



**NOTICE OF PUBLIC HEARING  
VILLAGE OF WESTON PLAN COMMISSION**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Village of Weston Plan Commission, on Monday, January 9, 2023, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, Board Room, 4747 Camp Phillips Road, Weston, WI 54476 for a rezoning request at 2900 Schofield Avenue:

**Project #20220443** Intercity State Bank, 962 Grand Avenue, Schofield WI, requesting a rezone of 2900 Schofield Avenue from B-2 (Highway Business) Zoning District to PD (Planned Development) Zoning District on the property described as:

Lot 1 of Certified Survey Map # 7623, Vol 29 Page 86, Document #1006923; Being Part of Lot 1 of Block 1 of Mount View Addition to the Town of Weston, located in Section 17, T28N, R8E, Village of Weston, Marathon County, Wisconsin

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), will be brought to the hearing and entered into the hearing record.

**All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.**

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 22<sup>nd</sup> day of December, 2022

Valerie Parker  
Plan Commission Secretary



Wausau • Schofield • Weston

## RELATIONSHIPS BUILT ON TRUST

December 16, 2022

Village of Weston Plan Commission  
4747 Camp Philips Road  
Weston, WI 54476

Commission members,

Thank you for considering our request for a zoning change related to the prospective construction of a new bank office located at 2900 Schofield Avenue in Weston. Below is a brief summary intended to provide background on Intercity State Bank and our desire to reinvest in the Weston community.

### Project Narrative

Intercity State Bank was founded in 1952 on Grand Avenue in Schofield to specifically serve the banking needs of the residents of Weston, Schofield, Rothschild and Wausau. At that time, the only banks were in the downtown area or west of Wausau. In 1990, the existing Weston office at 2900 Schofield Avenue was opened in the site of a former church. Continued renovations to this facility have become economically unfeasible which creates this opportunity for a brand new office at the same location. Intercity State Bank is family-owned and remains focused on serving the communities of Schofield, Weston, Wausau, Rothschild and Kronenwetter.

### Vision for the Bank

Facilities within our target market remain in the communities of Schofield, Weston and Wausau. While Intercity enjoys relationships with customers throughout Wisconsin, the construction of this new facility will solidify our commitment to the residents and businesses of the Village of Weston. After an extensive review of potential alternative locations in the Weston area, we feel that we can best serve the community from the existing location with this proposed new office.

PO Box 560 • Schofield, WI 54476-0560

[intercitystatebank.com](http://intercitystatebank.com)



Member  
**FDIC**



Wausau • Schofield • Weston

## RELATIONSHIPS BUILT ON TRUST

Most financial institutions with a presence in the Wausau area continue to expand into other parts of Wisconsin and the Midwest, which frequently results in fewer resources available to serve our communities. We believe that this expansion has created strong growth opportunities within the Weston, Schofield and Wausau and surrounding area. The residents and small businesses have become accustomed to local decision making, local servicing and volunteering with their bankers in the community. Our investment into this new facility will better position us to provide traditional community banking services and employment opportunities to our neighbors.

### Vision for remnant parcel

Intercity State Bank will continue to work with the Village of Weston to secure a developer for the remnant parcel whose vision matches the Village's comprehensive plan. The remnant parcel will be very attractive to developers due to the close proximity to popular retail and service businesses as well as quick access to other parts of the community. We expect to create two parcels rather than a condo-type ownership.

### Financing

This project will be self-financed. We will work with the Village to explore any reasonable municipal support for the infrastructure needed to accommodate the expanded use of this parcel.

Sincerely,

A handwritten signature in black ink that reads "C. Pfender".

Christopher R. Pfender  
Executive Vice President

PO Box 560 • Schofield, WI 54476-0560

[intercitystatebank.com](http://intercitystatebank.com)



Member  
**FDIC**

**SHEET INDEX**

- C1.0 CONCEPTUAL SITE PLAN
- A1.1 FLOOR PLAN
- A1.2 BASEMENT/FOUNDATION PLAN
- A1.3 ROOF PLAN
- A2.0 BUILDING ELEVATIONS
- A3.0 SECTIONS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A7.0 REFLECTED CEILING PLANS
- T2.0 SPECIFICATIONS

**BUILDING & FIRE AREA SQUARE FOOTAGES**

FLOOR AREAS	SUB-TOTAL
SECOND FLOOR	N/A
FIRST FLOOR	6,024 S.F.
CANOPIES (COLUMN SUPPORTED)	1,008 S.F.
BASEMENT	1,421 S.F.
BUILDING AREA SUB-TOTALS	8,453 S.F.
MEZZANINES	N/A
FIRE AREA TOTALS	8,453 S.F.

**BUILDING CODE ANALYSIS**

**PROJECT ADDRESS**  
Street, City, State, Zip

**APPLICABLE CODES**  
2015 International Building Code (w/ WI Amendments)  
ASHRE Standard 90.1-2013  
2015 IBC (Level # Alteration)

**OCCUPANCY**  
B - BUSINESS  
Accessory Use  
N/A  
Incidental Use  
N/A  
High-Piled Combustible Storage NO  
Hazardous Materials NO  
Multiple Control Areas NO

**HEIGHT & AREA**  
Building Height: --"  
Number of Stories: --  
Total Building Area: -- S.F.  
Total Fire Area: -- S.F.  
Mixed/Separated Occupancies  
Unlimited Area Building NO

**CONSTRUCTION TYPE**  
Construction Classification VB  
Fire Separation Distance --"

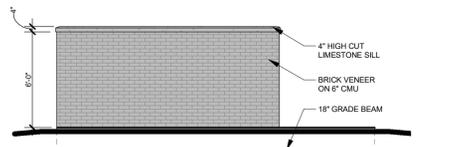
**FIRE PROTECTION SYSTEMS**  
Assumed Sprinkler Type NO  
Fire Alarm System NO

**MEANS OF EGRESS**  
Occupant Load --  
Panic Hardware NO

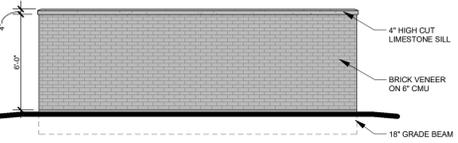
**STRUCTURAL DESIGN**  
Risk Category II  
Live Loads  
Roof Live Load 20 psf  
Second Floor/Mezz Live Load N/A  
Collateral Load 5 psf  
Snow Load  
Ground Snow Load 50 psf  
Exposure Factor 1.0  
Thermal Factor 1.0  
Wind Loads  
Wind Load 105 MPH  
Exposure Category B  
Earthquake Loads  
Seismic Site Class D

**PLUMBING SYSTEMS**  
Mens WC Required #  
Womens WC Required #  
Drinking Fountain #  
Other Source #

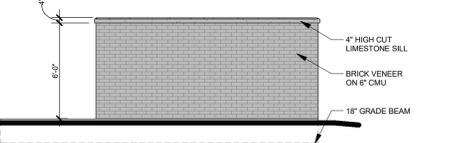
**MECHANICAL SYSTEMS**  
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU



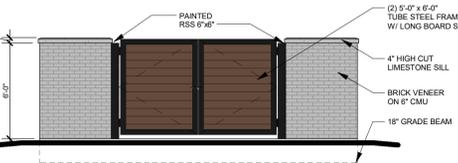
**NORTH ELEVATION - DUMPSTER ENCLOSURE**  
3/16" = 1'-0"



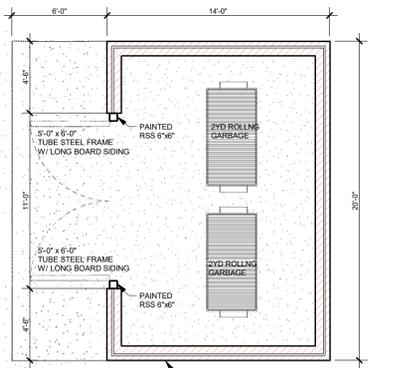
**EAST ELEVATION - DUMPSTER ENCLOSURE**  
3/16" = 1'-0"



**SOUTH ELEVATION - DUMPSTER ENCLOSURE**  
3/16" = 1'-0"



**WEST ELEVATION - DUMPSTER ENCLOSURE**  
3/16" = 1'-0"

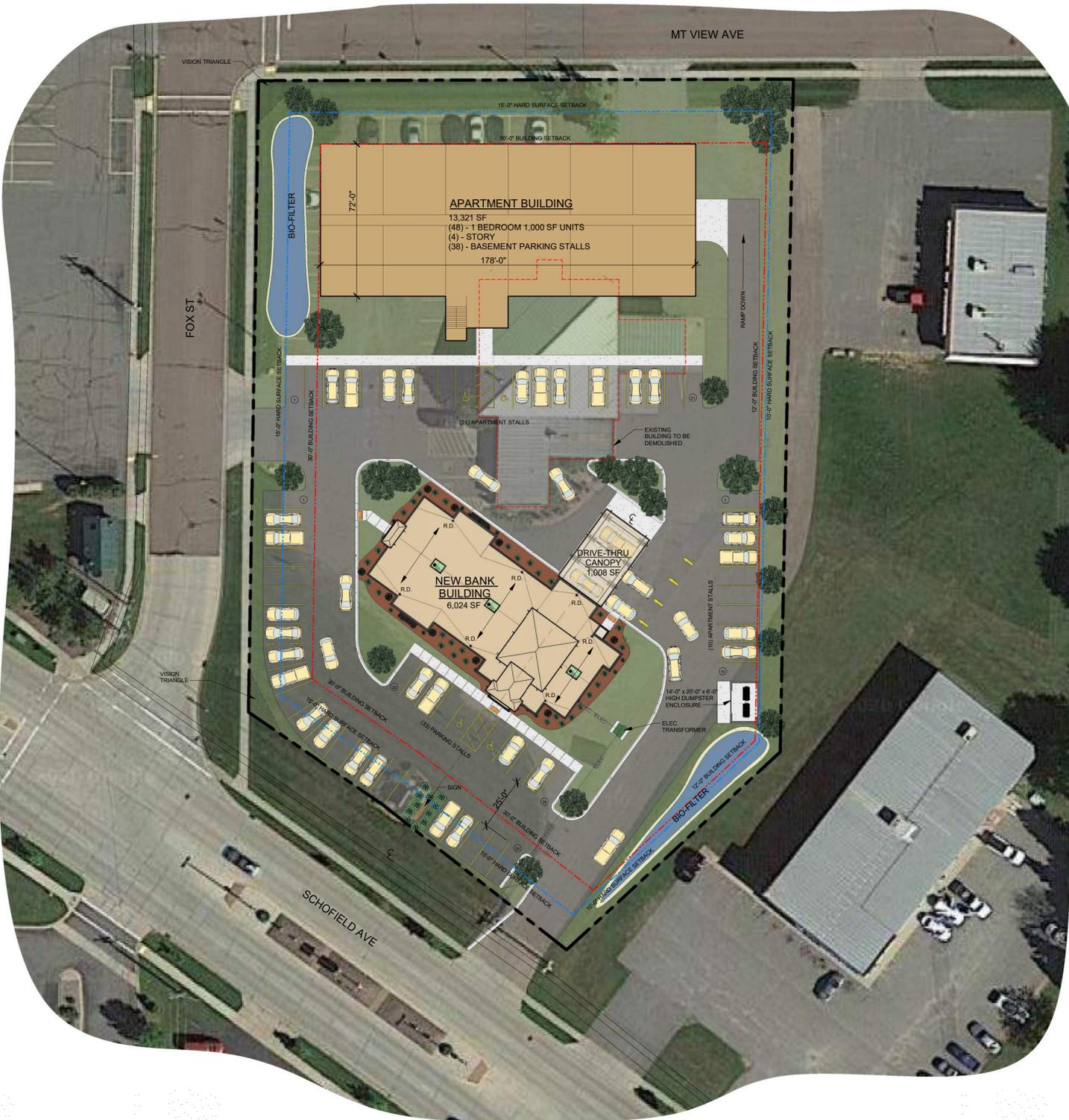


**DUMPSTER ENCLOSURE FLOOR PLAN**  
3/16" = 1'-0"

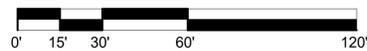


**ZONING INFORMATION**

ZONING: B-2 (D-CC OVERLAY DISTRICT)  
BUILDING SETBACKS:  
FRONT / STREET: 30'-0"  
SIDES: 12'-0"  
REAR: 20'-0"  
HARD SURFACE SETBACKS:  
FRONT: 15'-0"  
SIDES: 10'-0"  
REAR: 10'-0"



**CONCEPTUAL SITE PLAN**  
1" = 30'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
1216 State Road 55  
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Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
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MADISON  
711 Loh Dr.  
Sun Prairie, WI 53590  
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W204 N11509  
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Carmelton, WI 53022  
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FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW BRANCH FOR:  
**INTERCITY STATE BANK**  
VILLAGE OF WESTON,  
WISCONSIN

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**REVISIONS**

NO	DATE	BY
8	07.25.2022	ACM
9	08.10.2022	CDT
10	09.08.2022	TDP
11	10.14.2022	TDP
12	11.16.2022	TDP
13	12.01.2022	TDP

**PROJECT MANAGER:**  
V. NYSTROM

**DESIGNER:**  
S. KLESSIG

**DRAWN BY:**  
ACM

**EXPEDITOR:**  
-----

**SUPERVISOR:**  
-----

**PRELIMINARY NO.:**  
P20032

**CONTRACT NO.:**  
-----

**DATE:**  
02.24.2020

**SHEET:**  
**C1.0**

PROPOSED NEW BRANCH FOR:  
**INTERCITY STATE BANK**  
VILLAGE OF WESTON,  
WISCONSIN

PRELIMINARY - NOT FOR CONSTRUCTION



# INTERCITY STATE BANK

VILLAGE OF WESTON,

SCHOFIELD, WISCONSIN





# **NORTHEAST VIEW**



# **NORTHWEST VIEW**



# **SOUTHEAST VIEW**



# **SOUTHWEST VIEW**