



VILLAGE OF WESTON NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Zoning Board of Appeals on **Tuesday, September 9, 2014, at 5:00 p.m.**, at the Village Municipal Center located at 5500 Schofield Avenue, Weston, Wisconsin, to hear comments and concerns related to the following setback variance requests:

VARI-8-14-1473 – Ron and Laureen Glaman, of Large LLC, dba Vino Latte, 4204 Schofield Avenue, Weston, WI 54476, requesting a west side yard parking lot setback reduction from 10 feet to 8 feet, an east side yard parking lot setback reduction from 10 feet to 4 feet, and a front (street) yard parking lot setback reduction from 15 feet to 0 (zero) feet, to allow for the construction of a paved parking lot, on property described as: CSM #2479, Volume #9, Page #263; part of the southwest ¼ of the southwest ¼, of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. This parcel consists of .350 acres and is addressed as 4204 Schofield Avenue.

VARI-8-14-1475 – Doug and Jaci Bender, JD 5000, LLP, PO Box 174, Weston, WI 54476, requesting a front (street) yard building setback reduction from 30 feet to 22 feet, to allow for the construction of a Village required refuse and recycling enclosure structure to be added to the east side of their existing garage, on property described as: Lot 8, Block 16, of Crestwood Acres 5th Addition, located in Section 17, of Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. This parcel consists of approximately 29,218 square feet or .671 acres, and is addressed at 5002 Camp Phillips Road.

Beginning Monday, August 25, 2014, the application materials and proposed ordinance changes will be available for public inspection in the office of the Village Clerk, and will also be available on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded to the Village of Weston Zoning Board of Appeals, Valerie Parker, Zoning Board of Appeals Secretary, 5500 Schofield Avenue, Weston, WI 54476, or e-mailed to vparker@westonwi.gov, **by noon on the day of the public hearing**. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 21st day of August, 2014

Sherry L. Weinkauff
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Tuesday, August 26, 2014, and Tuesday, September 2, 2014.

Variance Application

Planning and Development
Village of Weston
Date: 08-18-14

Permit No.: VARI-8-14-1475

Payment: Cash Check No. _____



5500 Schofield Avenue
Weston, WI 54476
(715) 359-6114

Variance

~~\$400.00 FEE~~ ^{N/A} [48/4890]

-- ALL FIELDS MUST BE FILLED OUT TO BE PROCESSED PLEASE PRINT LEGIBLY --

Applicant Information:

Business Name: Village of Weston
Contact Name: Valerie Parker
Mailing Address: 5500 Schofield Avenue
Weston, WI 54476
Phone Number: 715-241-2607
Email Address: vparker@westonwi.gov

Owner Information:

Business Name: JDS000, LLP
Contact Name: Doug + Jaci Bender
Mailing Address: PO Box 174
Weston, WI 54476
Phone Number: 715-359-0660
Email Address: bender@benderrent.com

Applicant is: Owner Agent Other: _____

If applicant is not the owner, a Letter of Authorization from ALL PROPERTY OWNERS must be provided.

Property Information:

Property Site Address: 5002 Camp Phillips Rd. PIN: 192-2808-171-0044
Weston, WI 54476 Parcel Size: 29,218 sq. ft. / .671 acres
Acquisition Date: 12-31-1996 Existing Zoning: R3-Residential Multi-Family
Existing Use of Property: 8-unit efficiency apartment building.

Have there been previous applications for variances been filed in connection with these premises? Explain.

Not that I am aware of.

- Reason request:
- Reduction in yard requirements
 - Reduction in setback requirements
 - Insufficient lot width
 - Reduction in off-street loading facilities
 - Increase maximum distance between off-street parking facilities and use
 - Insufficient lot area
 - Same off-street parking facilities for two or more uses
 - Reduction in off-street parking facilities

Please provide the following on separate documents:

- One copy of a registered surveyor's plat of survey or legal description
- In detail, state the variance request and reasoning regarding the aforementioned selected item. Explain why the variance is necessary and why the request is not considered a self-induced hardship.

I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

Signature: Valerie Parker Date: 08-18-14

APPLICANT ATTENDANCE AT THE HEARING IS MANDATORY.

Valerie Parker

From: Valerie Parker
Sent: Thursday, August 7, 2014 9:05 AM
To: 'Doug Bender'
Subject: RE: Refuse/Recycling & Enclosure plans at 5002/5006 Camp Phillips Road

Will do. Thank you and have a wonderful day!!

Valerie

From: Doug Bender [mailto:bender@benderrent.com]
Sent: Thursday, August 7, 2014 7:39 AM
To: Valerie Parker
Subject: Re: Refuse/Recycling & Enclosure plans at 5002/5006 Camp Phillips Road

Good morning Valerie,

Yes, please proceed with applying for the variance. Appreciate all your help.

Enjoy the day
Jaci

On Aug 6, 2014, at 3:54 PM, "Valerie Parker" <vparker@westonwi.gov> wrote:

08/06/14

Hi Jaci,

First of all, again, I apologize that this keeps getting delayed. You mentioned the other day that Doug would like to get going on this enclosure project, while he is available now (plus Fall is coming quickly). I was just talking to Jen and Scott about your proposed enclosure. With the setback issues here, this definitely needs to go before the Zoning Board of Appeals (which I was hoping to come up with something between our meeting and now to avoid taking these through ZBA). I'll need to schedule this meeting, which if I can get attendance acknowledgment of the ZBA Committee Members quickly enough, we could get something set possibly for the last week of this month yet. Hopefully that is not too late for you and Doug with your project.

Could you reply to this e-mail granting Weston authority to apply for this variance on your behalf.

I'll keep you included throughout the meeting planning process so that you know when it will occur.

Valerie

Valerie Parker
Administrative Specialist
Planning & Development Department
Village of Weston
5500 Schofield Avenue
Weston, WI 54476
PH: [\(715\) 241-2607](tel:(715)241-2607)

FX: [\(715\) 359-6117](tel:7153596117)
vparker@westonwi.gov
www.westonwisconsin.org

From: Valerie Parker
Sent: Thursday, July 3, 2014 3:00 PM
To: Jaci & Doug Bender (bender@benderrent.com)
Cc: Jennifer Higgins (jhiggins@westonwi.gov); Kyle Casper; Jared Wehner; Scott Tatro
Subject: Refuse/Recycling & Enclosure plans at 5002/5006 Camp Phillips Road

07/03/14

Hi Jaci and Doug,

Thanks again for meeting with me and Kyle to discuss your particular situation at your property (5002 & 5006 Camp Phillips Road) for refuse and recycling and the enclosure you would like to construct.

A goal of mine is to write up a procedure or process of approval for these proposed enclosures as they start to come in. In speaking with Jen, other than the form that was sent to you with your letter, we are not requiring you to complete other applications or pay any permit fees.

I asked Scott Tatro about your plans to extend the roof of your garage to cover the enclosure area, and he said you do not need State approved plans for this work (garages are treated different from living spaces), the concrete block enclosure you were describing (8' from the building to 24' along the side of the building, 6' tall) should be fine. However, in reading our setback table, with this property being zoned Residential Multi-Family (R-3), this enclosure area can be no closer to the property line than 30 feet. I am guessing there is not 30 feet of space between the property line and where your enclosure would end up. This is where a variance would be needed. Knowing that there will be other similar cases, I would like to talk to more property owners to gather information on who else would need a variance from setbacks to construct enclosures, and then perhaps bring these all at one time before the Zoning Board of Appeals (perhaps in August). If you could draw up the plans for your enclosure, listing the distance to the property line (from the existing building, and then from the proposed addition) this will help in explaining the situation with your property.

Lastly, I brought up that you technically need separate refuse and recycling services for the 5002 property from the 5006 property. Jen advised me that with these properties having shared access, there should be a shared access agreement in place. Along with this, we should obtain a "shared services" agreement (for refuse/recycling), so that we have some documentation, in case one or both of these properties ever were to sell.

If you could give me a week or so to compile more information, we could go from there, and in the meantime, if you could draw up your enclosure plans, that would be great as well.

Have a great 4th of July weekend. I'll be in contact again soon.

Valerie Parker
Administrative Specialist
Planning & Development Department
Village of Weston
5500 Schofield Avenue
Weston, WI 54476
PH: [\(715\) 241-2607](tel:7152412607)

FX: [\(715\) 359-6117](tel:7153596117)
vparker@westonwi.gov
www.westonwisconsin.org

PIN 192,2808,171,0044 Village of WESTON
Parcel 62,021400,016,008,00,00 Status: **ACTIVE**
Adr 1,5002 CAMP PHILLIPS RD WESTON 54476 0000
Own 1 JD 5000 LLP B

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1998					1 CRESTWOOD ACRES 5TH ADD
					2 LOT 8 BLK 16
1987					1 CRESTWOOD ACRES 5TH
					2 ADDITION
					3 LOT 8 BLK 16

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

29,218 sq. ft.

6207

Per Michael-

The building is 30 feet
from right-of-way.

(VP)

08/18/14

Summary of Variance Request for Doug and Jaci Bender, JD5000, LLP, for the property addressed as 5002 Camp Phillips Road, Weston.

The Village of Weston Planning & Development Department has started a refuse and recycling compliance project, requiring property owners of multi-family dwellings to have their properties in compliance with the Village's Solid Waste Ordinance, as it relates to providing proper sized refuse and recycling containers in the form of either carts or dumpsters, and that those are screened or enclosed by an enclosure comprised of wood, brick, or other materials approved by Planning & Development staff.

Doug and Jaci Bender would like to construct an enclosure off of the east side of the garage at their property addressed as 5002 Camp Phillips Road. This enclosure is planned to be 24 feet long (across the east side of the garage) and extend 8 feet out from the garage. The current distance from the edge of their garage to the right-of-way is 30 feet. This enclosure would bring them out 22 feet from the right-of-way. Per the Zoning Code, the minimum street yard setback in the R3 Zoning District is 30 feet. Benders would need an 8 foot street yard setback variance.

Since the enclosure requirement has been initiated by Village Staff, and based on the layout of the property, with this being the most practical location and safest location for their hauler to access the containers, Village Staff is requesting the approval of the is variance on behalf of the property owners.

Village of Weston
Valerie Parker
5500 Schofield Avenue
Weston, WI 54476

August 3, 2014

Valerie,

Enclosed is our enclosure plan being submitted for the mandatory garbage and recycle enclosure for the location located at 5006/5002 Camp Phillips Road. Please let us know ASAP if we can proceed with this plan as submitted.

Also,

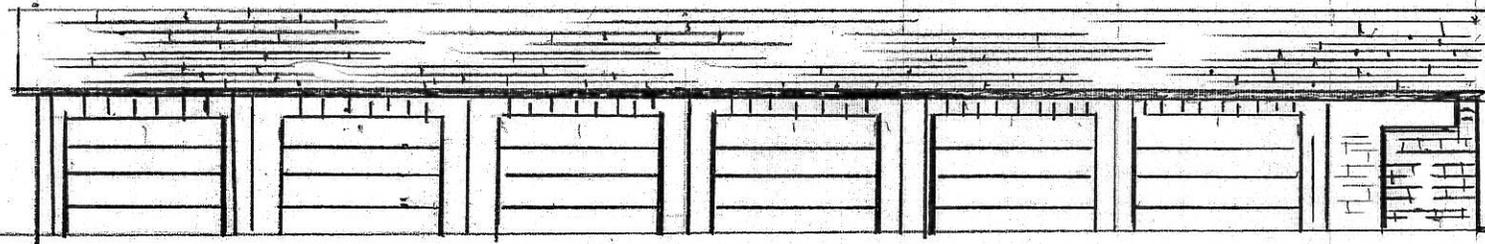
Enclosed is a sample of a artificial green turf that was acquired at Menards. (currently on sale for \$1.29 sqft with 11% rebate) We would like to request that this to be installed in the median in front of 5006 Camp Phillips Road as a test, with **no** shrubs, plants, etc. The shrubs/plants have been replaced periodically and still do not survive. A current example of this turf has been installed in the City of Wausau in front of Applebees last August, 2013. This has gone thru one summer and one long winter and it looks beautiful. This would be a step in the right direction to help make this intersection looking better at a minimal cost.

The installation of this product will save the village in labor of maintenance, watering, weeding, replanting and mowing providing it holds up. Looking forward to hear from the Village on this request.

Regards,

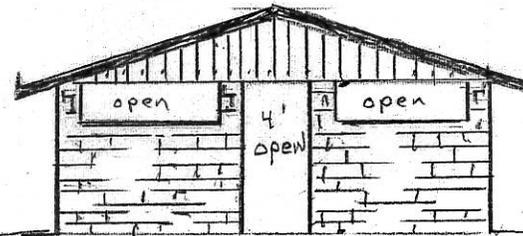
Doug & Jaci Bender
JD5000, LLP
P.O. Box 174
Schofield, WI 54476
715-359-0660

Garbage & Recycle enclosure for 5006 and 5002 Cam Phillips Road 8' x 24' concrete decorator block



Looking North from
the Parking Lot

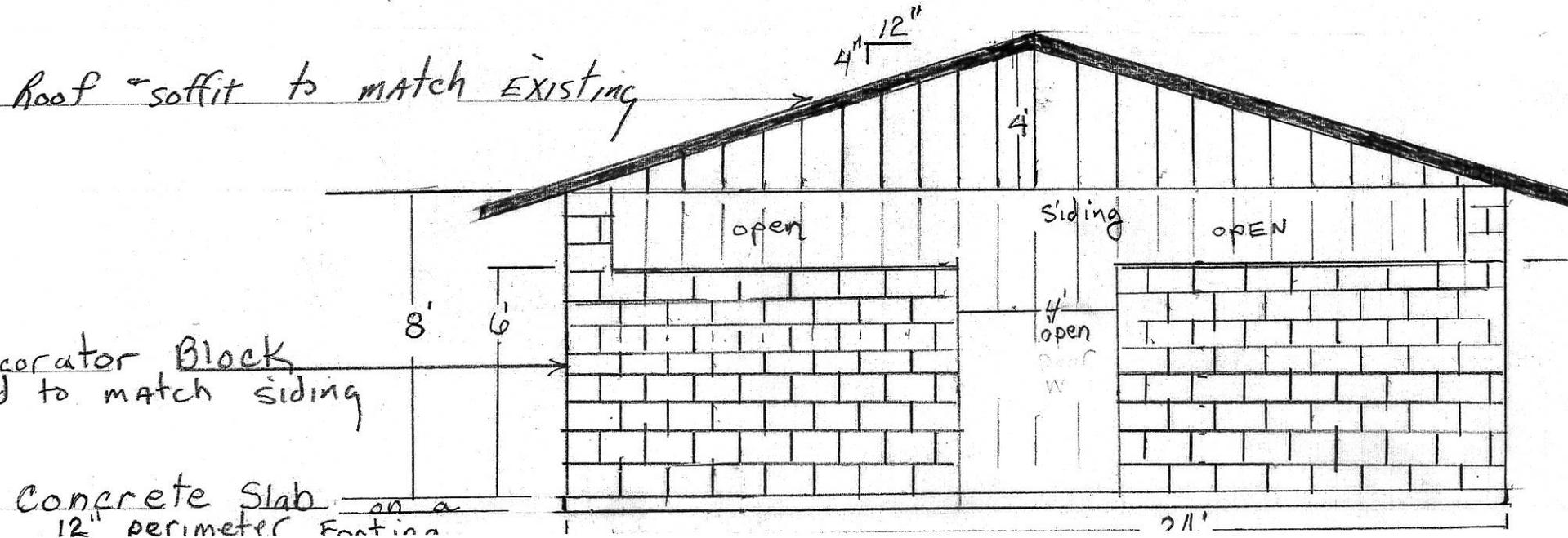
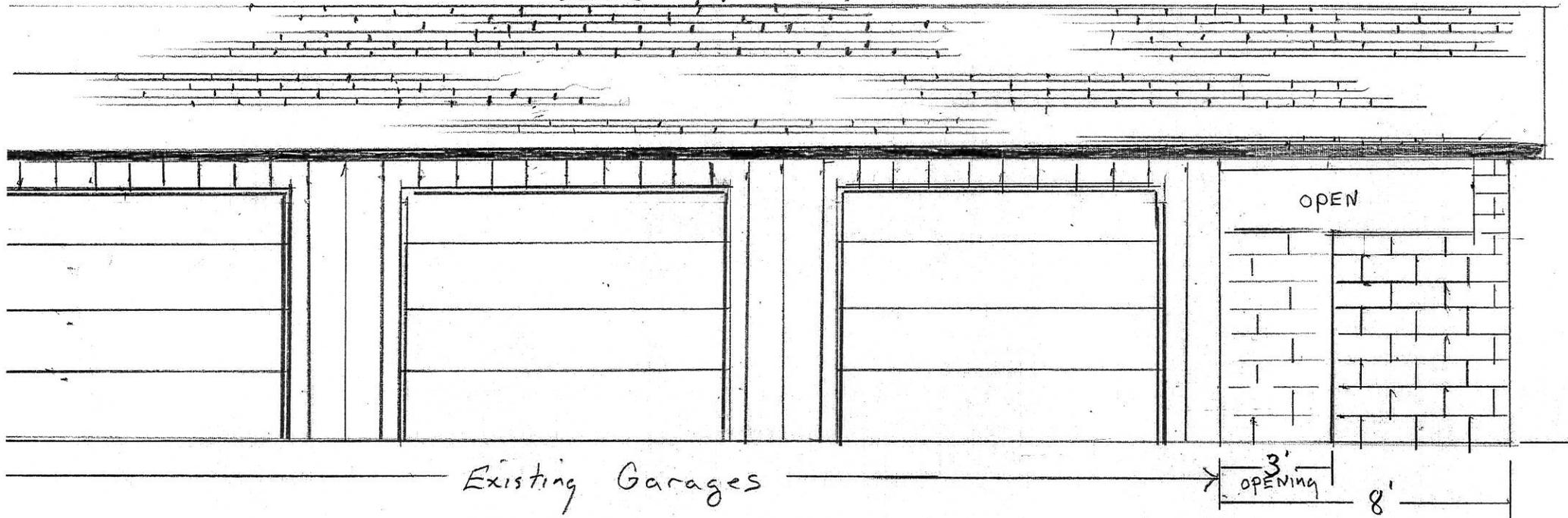
26' →
to EDGE
of sidewalk ↗



Scale $3/32" = 1 \text{ foot}$

Looking West from
Camp Phillips

Scale 1/4" = 1 foot.



JD 5000 LLP
PO Box 174
Weston, WI 54476

G&B Produce Inc
4707 Camp Phillips Road
Weston, WI 54476

Crestwood Weston LLC
PO Box 172
Mosinee, WI 54455



WAUSAU

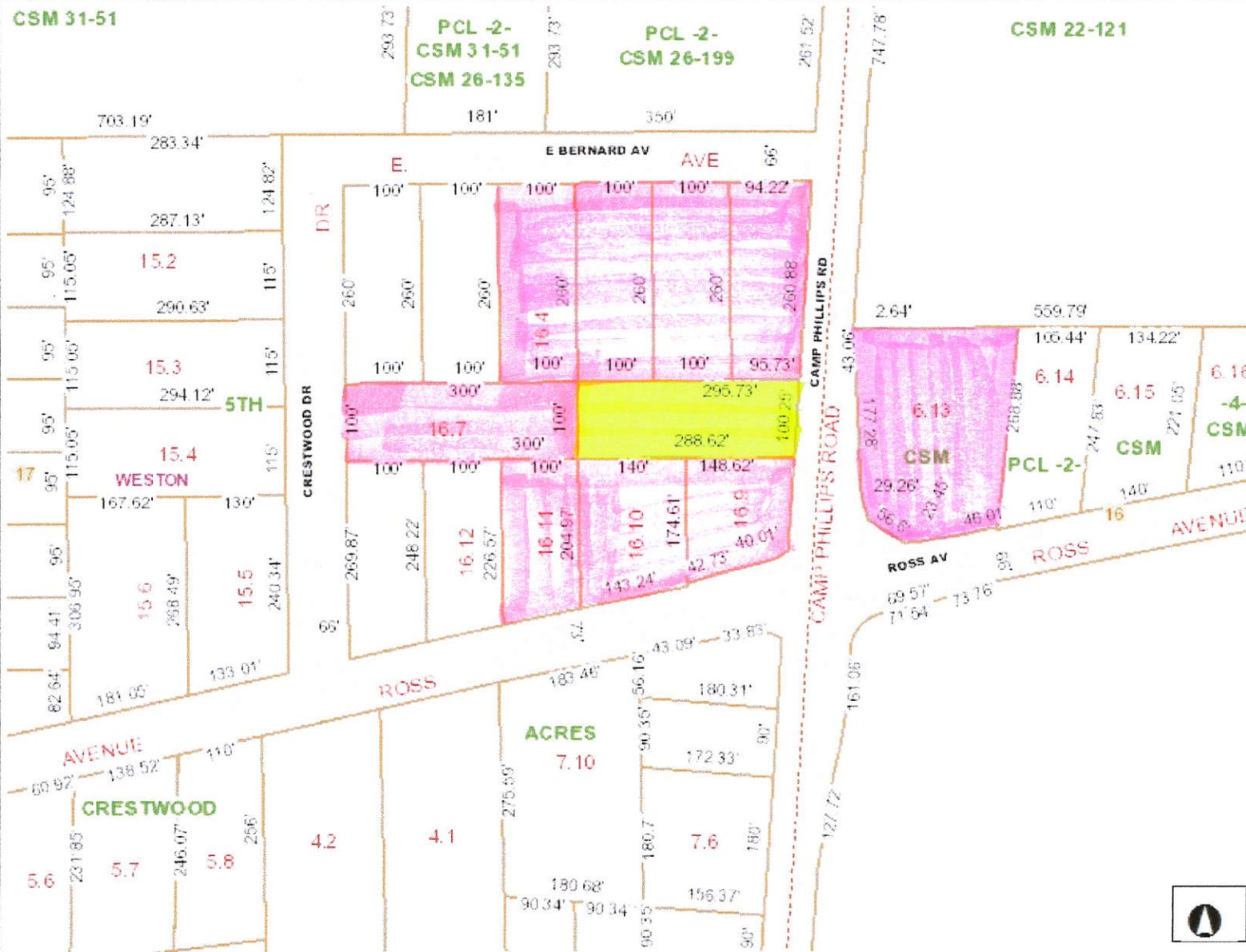
Land Information Mapping System

CSM 31-51

PCL -2-
CSM 31-51
CSM 26-135

PCL -2-
CSM 26-199

CSM 22-121



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Road Names
- Named Places
- Municipalities

Property requesting variance

Neighbors notified



96.90 0 96.90 Feet



User_Defined_Lambert_Conformal_Conic

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes