



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2016-017

**A RESOLUTION TO APPROVE THE PRELIMINARY PLAT OF MISTY PINES
SUBDIVISION**

WHEREAS, pursuant to Wis. Stats. Chapters 61, 62.23, 80.08, 236 and 703, the Village of Weston is authorized to regulate and control the division of land within the Village and its extraterritorial area; and

WHEREAS, G&S Investments, LLC has submitted the preliminary plat of **Misty Pines Subdivision**, attached as Exhibit A, for acceptance and approval; and

WHEREAS, the Village of Weston Plan Commission reviewed said preliminary plat at their meeting of September 12, 2016 and has recommended conditional approval of said plat; and

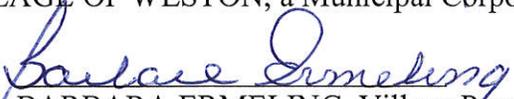
NOW THEREFORE BE IT RESOLVED, the VILLAGE OF WESTON BOARD OF TRUSTEES hereby approve the recommendation of the Plan Commission to approve the Preliminary Plat for Misty Pines Subdivision, with a typical street cross section of 24 feet of pavement with a 2-foot curb, infiltration swale/ditch and 5 foot sidewalks on both sides, subject to the following conditions:

1. Update owner contact information to include email address.
2. Update Surveyor contact information to include email address.
3. Add Engineer contact information.
4. Increase R.O.W. width to 66 feet at east end of Sternberg, reducing to 60 feet at common lot boundary of Lots 41& 42 and west of lot 43 to allow for transition of street and sidewalk construction.
5. Add access restrictions to:
 - a. The entire north line (Ross Avenue) and the north 67 feet of the east side (Misty Pines Lane) of Lot 1.
 - b. The west 69 feet of the south line of Lot 11 (Archer Street)
 - c. The west 65 feet of the north line of Lot 14. (Archer Street)
 - d. The west 65 feet of Lot 15 (Sternberg Ave.)
 - e. The entire west line (Fox Street) and the west 92 feet of the north line (Sternberg Ave.) of Lot 32
6. Add a 15-foot wide snow storage easement parallel to the access control area of Lots 11 and 14.
7. Add all building setback lines to the preliminary plat (Sec. 74.3.04, (c), 6.
 - a. 30-foot front yard
 - b. 8-foot side yard (interior lot line)
 - c. 20-foot rear yard
 - d. 20-foot non-drive side yard of corner lot (for interior corner lots 4, 12, 17, 19, 23, 26, 31, 43, show 30-foot setback on both street sides with a note on the Preliminary Plat indicating front or side yard designation is determined based on the street from which the lot is accessed)
8. Show lot lines on corner lots with a minimum 25-foot radius per Sec. 74.6.10(4) and show setback lines consistent with the property boundaries.

9. Show vision triangles at R.O.W. lines at all intersections per Section 71.6.01 (2)
10. Add minimum first floor building elevations based on proposed average centerline elevation of street(s) fronting each lot. In lieu of indicating these elevations on the plat they may be indicated in a table on the plat.
11. Show WPS, Charter, and Frontier easements and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
12. Show all proposed easements and include a note(s) as to the purpose of the easement and the grantee(s).
13. Provide a note on the plat that property owners are required to maintain any storm water easements.
14. Provide a note on the plat that fences may be placed in the storm water easement however, they may be removed due to Village need to access the stormwater areas. Cost to reinstall the fence will be at the owner's expense.
15. Provide a note on the plat that property owners are to maintain and preserve the drainage ditches and swales along the boulevard.
16. Payment of Parkland Dedication Fees of \$11,956 (49 lots at \$244 per lot), or dedication of parkland as required by the Park and Recreation Committee, or combination of fee and parkland dedication consistent with the Village's Comprehensive Outdoor Recreation Plan.
17. Approval of plans for public improvements by the Director of Public Works/Director of Services in accordance with the requirements of Chapter 74 and other construction standards of the Village of Weston including street tree planting.
18. Execution of a Development Agreement in accordance with Section 74.7.03 which requires a performance guarantee (i.e., financial security, bond, etc.) for public improvements based on the level of completeness of the public improvements at the time of filing of the final plat and which also includes the conditions upon which building permits may be issued, among other things.

ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, on 19th day of the month of September, 2016.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: 
BARBARA ERMELING, Village President

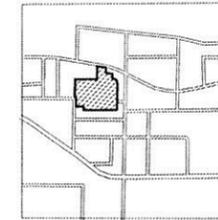
ATTEST:
By: 
SHERRY WEINKAUF, Village Clerk

EXHIBIT A

PRELIMINARY PLAT

MISTY PINES

OF ALL OF LOTS 1, 2 AND 3 OF VOLUME 32 CERTIFIED SURVEY MAPS PAGE 145 AND ALL OF LOT 3 OF VOLUME 30 CERTIFIED SURVEY MAPS, PAGE 191 LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN



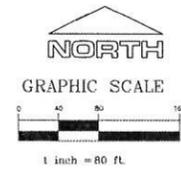
Location Sketch
Section 17-28-08
Scale: 1"=200'

LEGEND

- ▲ 30' Frontyard setback shown (varies on corner lots)
- ⊕ FOUND 2" I. PIPE
- ⊙ FOUND 1" I. PIPE
- SET 1 3/16" X 30" IRON ROD WEIGHING 3.76 LBS./LIN. FT.
- ⊙ PUBLIC LAND SURVEY CORNER
- ⊙ RECORD DATA
- ⊙ 1" X 24" IRON PIPE WEIGHING 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT CORNERS AND OUTLOT CORNERS

OWNER:
C & S Investments
7306 Zinser Street
Weston, WI 54476
715-355-0717

SURVEYOR:
Plover River Land Co., Inc.
156 Kent Street
Wausau, WI 54403
715-449-2229



SHEET 1 OF 1

MISTY PINES

OF THE SE 1/4 OF THE NW 1/4
SEC. 17, T 28 N, R 8 E
VILLAGE OF WESTON, MARATHON COUNTY
WISCONSIN

DRAFTED BY: DM CHECKED BY:

DATE: AUGUST 15, 2016 JOB NO.:

REVISION DATE:

PLOVER RIVER LAND CO., INC.
150 KENT STREET, WAUSAU, WI 54403
(715) 449-2229

**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review**

REQUEST FROM: **JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT
KEITH DONNER, DIRECTOR OF SERVICES**

ITEM DESCRIPTION: **RESOLUTION NO. 16-017 A RESOLUTION TO APPROVE THE
PRELIMINARY PLAT OF MISTY PINES SUBDIVISION**

DATE/MTG: **BOARD OF TRUSTEES; MONDAY, SEPTEMBER 19, 2016**

POLICY QUESTION: Should the Board of Trustees approve the preliminary plat with the conditions proposed by the Plan Commission?

RECOMMENDATION TO: I make a motion to approve Resolution No. 16-017.

LEGISLATIVE ACTION:

- | | | |
|---|------------------------------------|--|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input checked="" type="checkbox"/> Resolution |
-

FISCAL IMPACT ANALYSIS:

- | | |
|--|-----|
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budgeted Expenditure: | N/A |
| <input type="checkbox"/> Budgeted Revenue: | N/A |
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|---|------------------------------------|
| <input type="checkbox"/> WI Statue: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input checked="" type="checkbox"/> Municipal Code: | Chapter 74 Subdivision Regulations |
| <input type="checkbox"/> Municipal Rules: | _____ |
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PRIOR REVIEW: PIC – 8/29/16 Meeting
PC – 9/12/16 Meeting

BACKGROUND: The Village has been approached by landowner G&S Investments for a 49 lot single family subdivision in an infill area of the Village near Pick N Save. Staff has already received approval of the road names from Marathon County. Staff and the Planning Commission have come up with a list of conditions that need to be addressed by the owners prior to final plat approval by the Village. They are listed in the attached resolution we are asking for your approval on at the 9/21/16 meeting.

Attachments – Resolution No. 16-017
