

**VILLAGE OF WESTON, WISCONSIN
RESOLUTION NO. 2017-017**

- A RESOLUTION,** adopting a policy for the acquisition of property from the D.C. Everest School District's Weston Elementary School property to assist in the implementation of the Camp Phillips Corridor Plan.
- WHEREAS,** Camp Phillips Road, also known as Marathon County Road X, is the major travel corridor into the village from Highway 29 and is under Marathon County jurisdiction.
- WHEREAS,** the Camp Phillips Corridor Plan (CPCP) was adopted on February 20, 2017 as a supplemental plan in Volume 3 of the Village's adopted Comprehensive Plan with the purpose of being a blueprint for future (re)development, zoning decisions, and public investment along the corridor.
- WHEREAS,** the village will use the CPCP as a basis for making future decisions concerning potential development activities and incentives for appropriate non-residential, mixed use, and redevelopment projects in conjunction with tax incremental district (TID) project plan(s).
- WHEREAS,** the Village is currently in the process of amending the TID#1 Project Plan and as part of this amendment process will be creating a Redevelopment Area #3 Project Plan within TID #1.
- WHEREAS,** as part of the amendment process, the Village must include a list of proposed infrastructure and related projects as shown in Exhibit A.
- WHEREAS,** the CPCP calls for collaboration with the D.C. Everest School District to make modifications at Weston Elementary School and the intersections of Camp Phillips Road with Ross and Sternberg Avenues to reduce or eliminate traffic conflicts and improve pedestrian safety on the Camp Phillips Corridor.
- WHEREAS,** removal of direct access to adjacent property on the Camp Phillips Corridor is a critical component of the plan to improve the long-term safety and functionality of the Corridor.

WHEREAS, a combination of public and private financial resources will be needed to execute the Plan.

WHEREAS, Marathon County desires assistance from the Village to acquire property for future right of way to accomplish the long-term goals for the Camp Phillips Corridor and said property acquisition must be accomplished in advance of street reconstruction.

WHEREAS, if the Village wishes to implement the directions outlined in Exhibit B, the Village will need to include this project in the amendment to the TID #1 Project Plan and develop a policy regarding the acquisition of any property needed to implement the Plan along the Camp Phillips Corridor.

WHEREAS, Per Wis. Stat. §62.22, the governing body of any municipality, may by gift, purchase or through condemnation acquire property, real or personal, within or outside the municipality, for parks, recreation, water systems, sewage or waste disposal, airports or approaches thereto, cemeteries, vehicle parking areas, and for any other public purpose; may acquire real property within or contiguous to the city, by means other than condemnation, for industrial sites; may improve and beautify the same; may construct, own, lease and maintain buildings on such property for public purposes; and may sell and convey such property. The power of condemnation for any such purpose shall be as provided by ch. [32](#).

WHEREAS, Village staff has requested guidance from Village appointed and elected officials to the following policy questions:

1. Should the Village begin working with the DC Everest School District to acquire land along Camp Phillips Road and coordinate construction design and reconfiguration of the school's access to eliminate the direct access from Camp Phillips Road and improve internal vehicular traffic?
2. Should the Village apply for a Transportation Alternatives Program Grant (formerly known as Safe Routes to School) to help fund improved pedestrian accommodations as well as changes to the driveway and parking configurations?

WHEREAS, the Village Public Infrastructure Committee (PIC) met on March 13, 2017 to discuss the policy for acquisition of property and

recommended to the Board of Trustees for staff to begin working with the school district on right-of-way acquisition, design of the reconfiguration of access and internal traffic, and to apply for applicable grants to pay for the improvements.

WHEREAS,

the Village Plan Commission met on March 13, 2017 to discuss the policy for acquisition of property and recommended to the Board of Trustees for staff to begin working with the school district on right-of-way acquisition, design of the reconfiguration of access and internal traffic, and to apply for applicable grants to pay for the improvements.

BE IT RESOLVED

by the Board of Trustees for the Village of Weston the Board of Trustees direct staff to begin working with the school district on right-of-way acquisition, design of the reconfiguration of access and internal traffic, and to apply for applicable grants to pay for the improvements.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 20 day of the month of March, 2017.

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

By: 
BARBARA ERMELING, President

ATTEST:
By: 
DANIEL GUILD, Administrator

FILED:
By: 
SHERRY WEINKAUF, Clerk

EXHIBIT A

Village of Weston
Marathon County, Wisconsin



Map 6 - Proposed Infrastructure and Related Projects



Map Date: 3/9/2017

Adoption Date (Village): 2/23/2017

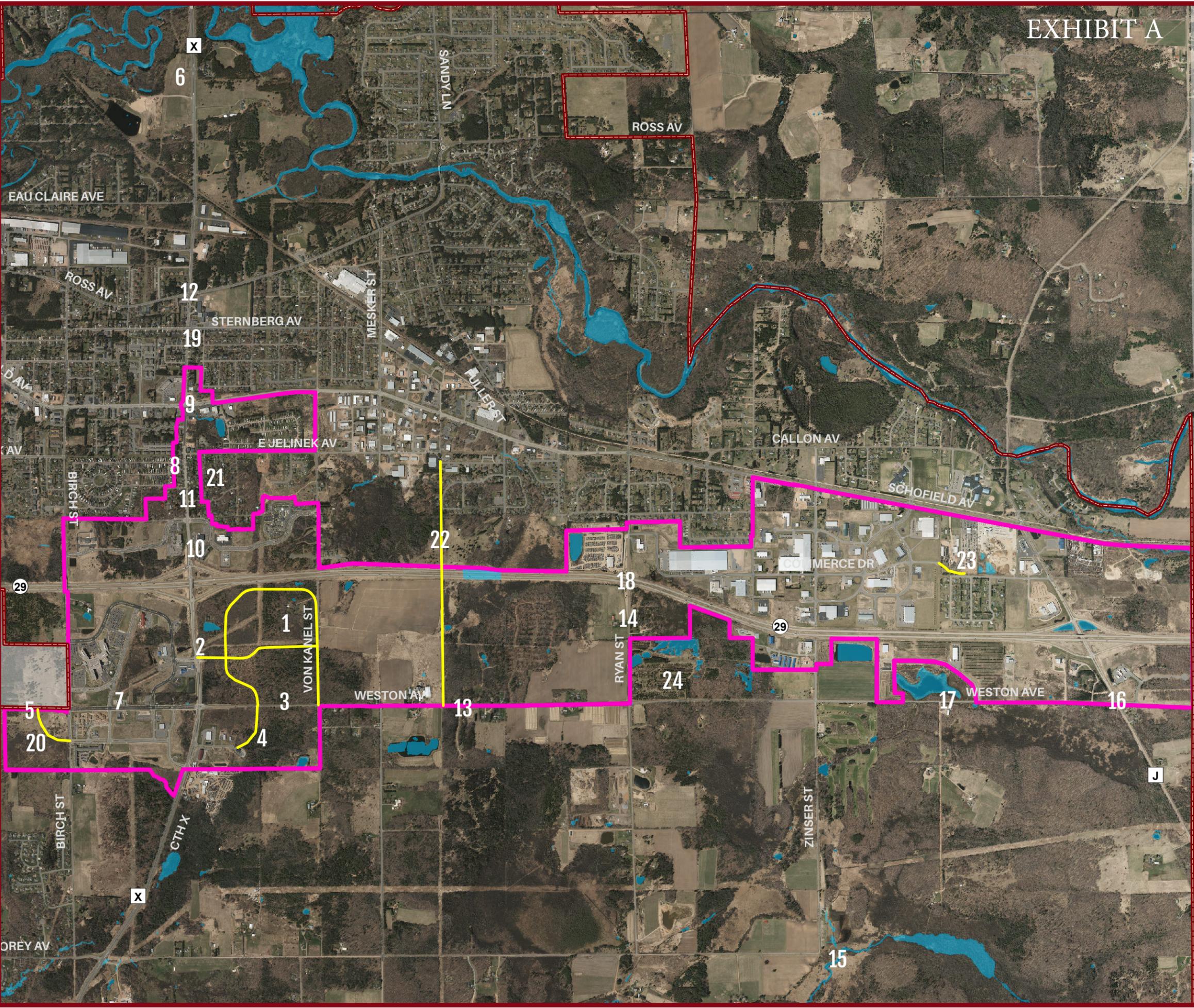
Map by the Technology Services Department
Village of Weston



Legend

- New Roads
- TIF 1 Boundary
- Weston Boundary
- Surface Water

- 1 SE Quadrant (Camp Phillips Centre) Development Projects
- 2 Camp Phillips Road Reconstruction, Segment D (Weston Ave to STH 29, including Weston Avenue intersection)
- 3 Weston Ave Reconstruction (Camp Phillips to Von Kanel)
- 4 Extension of Transport Way
- 5 Weston Avenue Reconstruction, Segment A (Birch Street to Alderson Street)
- 6 Well 7 Construction
- 7 Weston Avenue Water Tower
- 8 Camp Phillips Corridor Land Acquisition and Preparation - Community Center Drive to Schofield Avenue
- 9 Schofield Avenue and Camp Phillips Road Intersection Reconstruction
- 10 Camp Phillips Road Reconstruction, Segment C (Community Center Dr/Barbican Ave intersection south to STH 29)
- 11 Camp Phillips Road Reconstruction, Segment A (Community Center Drive to Schofield Avenue)
- 12 Camp Phillips and Ross Avenue Intersection
- 13 Weston Ave Reconstruction (Von Kanel to Ryan St)
- 14 Ryan Street Reconstruction (Between Commerce Drive and Weston Avenue)
- 15 Bull Jr Creek Stormwater and Flood Management
- 16 Weston Avenue/CTH J Intersection Improvements
- 17 Weston Ave Reconstruction (Ryan St to CTH J)
- 18 New Highway 29 Interchange at Ryan Street
- 19 Camp Phillips Road Reconstruction, Segment B (Schofield Avenue to Ross Avenue)
- 20 Northwestern Expansion of Cross Pointe Boulevard to Weston Avenue (through Life Is Good property)
- 21 Camp Phillips Corridor Potential Relocation Expenses
- 22 Southerly Extension of Municipal Street
- 23 Access Road to Connect Weston Business and Technology Park to CTH J
- 24 SEWER SERVICE TO PROHASKA Tree Farm Park



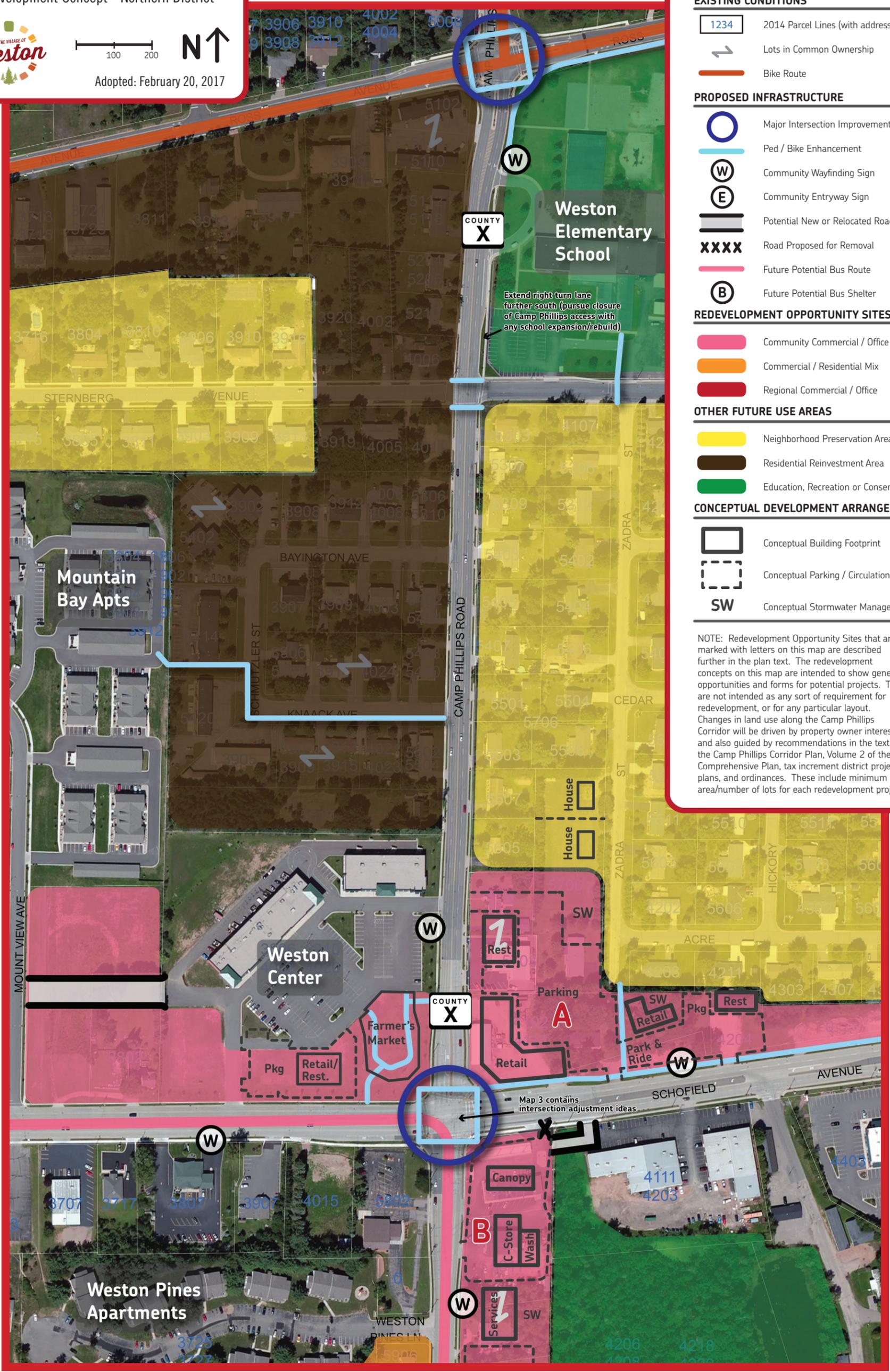
Camp Phillips Corridor Plan

Map 2

Development Concept - Northern District



Adopted: February 20, 2017



LEGEND

EXISTING CONDITIONS

- 1234 2014 Parcel Lines (with addresses)
- Lots in Common Ownership
- Bike Route

PROPOSED INFRASTRUCTURE

- Major Intersection Improvement
- Ped / Bike Enhancement
- Community Wayfinding Sign
- Community Entryway Sign
- Potential New or Relocated Road
- Road Proposed for Removal
- Future Potential Bus Route
- Future Potential Bus Shelter

REDEVELOPMENT OPPORTUNITY SITES

- Community Commercial / Office
- Commercial / Residential Mix
- Regional Commercial / Office

OTHER FUTURE USE AREAS

- Neighborhood Preservation Area
- Residential Reinvestment Area
- Education, Recreation or Conservation

CONCEPTUAL DEVELOPMENT ARRANGEMENT

- Conceptual Building Footprint
- Conceptual Parking / Circulation
- Conceptual Stormwater Management

NOTE: Redevelopment Opportunity Sites that are marked with letters on this map are described further in the plan text. The redevelopment concepts on this map are intended to show general opportunities and forms for potential projects. They are not intended as any sort of requirement for redevelopment, or for any particular layout. Changes in land use along the Camp Phillips Corridor will be driven by property owner interest, and also guided by recommendations in the text of the Camp Phillips Corridor Plan, Volume 2 of the Comprehensive Plan, tax increment district project plans, and ordinances. These include minimum land area/number of lots for each redevelopment project.

Chapter 3: Northern District Directions

The northern district of the Camp Phillips Corridor is depicted on Map 2. It includes Weston Elementary School, residential neighborhoods, and Weston Center. Of the three districts, the northern district is planned for the least amount of change. Still, improvements are advised. While Camp Phillips Road reconstruction also affects other districts, it is mainly discussed in this chapter.

3.1. Collaborate on Weston Elementary School Related Improvements

Weston Elementary School—a D.C. Everest School District school of approximately 570 students—anchors the north end of the Camp Phillips Corridor planning area. The school occupies a 23.78 acre site, with the school building on the west and a large open field on the east. Bus access and teacher parking is from Sternberg Avenue, while parent pick-up and drop-off occurs in the loop west of the school, from Camp Phillips Road. While Weston Elementary School has a large attendance area, it also draws students from nearby neighborhoods, some on foot.

To support the School, the village wishes to preserve the integrity, safety, and family-friendliness of the single-family residential neighborhood to its south, and promote reinvestment and redevelopment in the largely rental, multiple family area to its west across Camp Phillips Road. These initiatives are described later in this chapter.

In collaboration with the School District, Marathon County, and area property owners, the village seeks to enhance Weston Elementary School and its site as a neighborhood school and gathering place, and to improve safe transportation access. Suggested improvements include the following.

3.1.1. Support School Expansion or On-site Rebuilding if Necessary

Weston Elementary School is an asset and anchor for the surrounding neighborhood. As it approaches capacity and ages, the village supports options that will retain and modernize the School at this location. The large site area would support a significant expansion, or, if necessary, the construction of a brand new elementary school building on the same site to replace the current building. In such event, the village supports a plan that would eliminate all driveway access from Camp Phillips Road (see further discussion below).

3.1.2. Support Recreational Improvements

As described more completely in the Parks and Recreation chapter of Volume 2 of the village's Comprehensive Plan, the Weston Elementary School site is the preferred location for a large "boundless playground," serving the school, nearby neighborhoods, and the entire community. This may be best sited in the area of the former ice rink north of Sternberg Avenue.



3.1.3. Improve Pedestrian Safety

As depicted on Map 2, a variety of pedestrian improvements are advised in the Weston Elementary School area. These include two sets of flashing beacons and crosswalks with refuge medians across Camp Phillips Road at its intersection with Sternberg Avenue, enhancements to the crossing at Zadra Street and Sternberg Avenue for better door-to-door pedestrian safety, shifting the off-street path at the southeast corner of Camp Phillips Road and Ross Avenue further southeast to remove it further from auto traffic, and potentially extending an off-road, multi-use path along the north side of the school site to neighborhoods to the northeast. The Safe Routes to School Program, within the Transportation Alternatives Program (TAP-21), may be a good funding source.



This two-way stop intersection in a different municipality provides, across a free-flow four-lane road, a wide crosswalk, manually activated crossing beacons, a center refuge median, and a crossing guard to get elementary students to school safely.

3.1.4. Address Camp Phillips Road Driveway Access Concerns

Given the current school and site design, the driveway loop from and to Camp Phillips Road serves an important function as a drop-off site for students in their parents' vehicles. However, these two driveways and their function present traffic safety and flow concerns along Camp Phillips Road.

The village's preference is for all Weston Elementary School driveways on Camp Phillips Road to be closed, to fully address these concerns. This would necessarily be in conjunction with site circulation changes, and may be most feasible in conjunction with a school expansion or reconstruction project. In the nearer term, a southerly extension of the right-turn lane from Camp Phillips Road into the parent pick-up/drop-off loop would minimize traffic stoppages on Camp Phillips Road.

3.2. Maintain the Northern Neighborhood Preservation Areas

Map 2 indicates two "Neighborhood Preservation Areas" in the northern district, the largest of which is south of Sternberg Avenue and east of Camp Phillips Road. The village supports the continued single-family, owner-occupied character of this area. This may be accomplished, in part by:

- Reinforcing and improving residential edges to the west and south as land redevelops.

**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET**

MTG/DATE: Board of Trustees 03/20/17; CDA - 03/21/17

FROM: Daniel Guild, Administrator
Keith Donner, Director of Public Works and Utilities
Jennifer Higgins, Director of Planning and Development

DESCRIPTION: Proposed Resolution 2017-017 for the acquisition of property along Weston Elementary to assist in the implementation of the Camp Phillips Corridor Plan.

ACTION:	<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
	<input type="checkbox"/> Deny	<input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Report
	<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input checked="" type="checkbox"/> Resolution

QUESTION: Should the Board of Trustees adopt Resolution 2017-017 for the acquisition of property along Weston Elementary to assist in the implementation of the Camp Phillips Corridor Plan?

BRIEF: The Camp Phillips Corridor through the Village of Weston is a major arterial route within the Wausau urbanized area. Technical analysis and classification is not necessary to understand the importance of Camp Phillips Road for the Village of Weston. The Village's Comprehensive Plan and Tax Increment Finance District (TIF) plans include Camp Phillips Corridor improvements with the objective of improving the safety and functionality of Camp Phillips Road, particularly between State Trunk Highway 29 and Ross Avenue. A key component of achieving these objectives is the elimination of direct accesses (driveways) to Camp Phillips Road and improvements to key intersections. One key bottleneck area on the corridor is Weston Elementary during morning drop off and pickup. Elimination of the direct access to Camp Phillips Road and improvements to the Ross Avenue intersection would help aid in traffic flow and improve the functionality of the corridor.

FISCAL IMPACT: Subject to design and construction cost. Staff would apply for grants to help offset the cost of the project.

RECOMMEND: Staff begin working with the school district per the resolution.

COMMITTEE: Recommended to move forward at PIC & PC 3/13/17. Could go back in April if BOT does not want to act.

REQUEST: Direct staff to begin working with the school district on the proposed land acquisition and reconfiguration.

- Is there an additional briefer with this agenda item? **NO**
 Are there additional reference documents which have been attached to this report?

YES – Proposed resolution with policy questions