



VILLAGE OF WESTON NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on **Monday, September 8, 2014, at 6:00 p.m.**, at the Village Municipal Center located at 5500 Schofield Avenue, Weston, Wisconsin, to hear comments and concerns related to the following requests:

An Ordinance to Repeal, Amend, and Recreate Section 94.150(a) of the Municipal Code, relating to Section 94.150 "Parking Spaces Required, (a) Size of Parking Spaces".

CU-8-14-1478 – Matthew Gilbertson, 4304 Ross Avenue, Weston, WI, 54476, and Dave Plisch, 1419 Cleveland Avenue, Wausau, WI, 54401, requesting a conditional use permit to allow for an automotive dealership and detailing business, in the M1 (Manufacturing & Warehousing) Zoning District on the following property described as:

Lot 1 of CSM #16704, Volume #78, Page 53, Document #1662151, in Section 21, Township 8 North, Range 8 East, in the Village of Weston, Marathon County, Wisconsin. This parcel is also known as 5305 E. Jelinek Avenue, and consists of .424 acres.

CU-8-14-1479 – Joe Jordan, of Sedek Farms, LLC, 4102 Camp Phillips Road, Weston, WI 54476, requesting a conditional use permit, per Section 94.242(c), to allow within shorelands, earth movements, such as construction, altering or enlargement of waterways, removal of stream or lake bed materials, channel clearing, dredging, lagooning, grading, topsoil removal, filling, road cutting, ditching, and soil and water conservation structures, and

REZN-5-14-1450 – Joe Jordan, of Sedek Farms, LLC, 4102 Camp Phillips Road, Weston, WI 54476, requesting a rezone from RR (Rural Residential) zoning district to RR (Rural Residential) with OME (Overlay Mining Extraction) Zoning District to allow for the expansion of the existing Eau Claire River, LLC, non-metallic mining operation and the amendment of their current non-metallic mining operational plan.

The property description for both CU-8-14-1479 and REZN-5-14-1450 is described as:

All of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and all of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 8, Township 28 North, Range 8 East, lying south of the Eau Claire River, and northerly of the Chicago Northwestern Railroad right-of-way, in the Village of Weston, Marathon County, Wisconsin. The total acreage of the overall parcel is approximately 13.960 acres. The total area proposed to be excavated is approximately 7 acres. This property runs along the northwest border of property addressed as 3810 Camp Phillips Road.

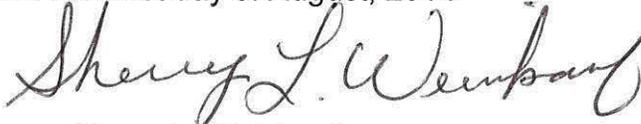
A copy of the Operation Plan along with the explanation of the proposed phase 2 mining is on file at the Village Municipal Center and can also be accessed on the Village's website at <http://www.westonwisconsin.org/planning/commission/pubhearingnotice.php>. The applicant intends to remove 120,000 cubic yards of sand from the site and construct two ponds on the site with a

requested completion date of December 31, 2019. The applicant is also requesting the ability to crush rock as part of this project, which the planned crushing and blending operations would occur west of the gas pipeline. The reclamation plan for the site is proposed to restore the property for long-term agricultural use, and eventual development.

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 Plan Commission, Valerie Parker, Plan Commission 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 Monday, August 25, 2014, and Monday, September 1, 2014.

Conditional Use Application

Planning and Development
Village of Weston
Date: 8/14/14

Permit No.: CU-8-14-1478

Payment: Cash Check No. 1021



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

Conditional Use

\$350.00 FEE

[48/4820]

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

Applicant Information:

Business Name: Western Auto Sales
Contact Name: Dave Plisch
Mailing Address: 1419 Cleveland Ave.
Wausau, WI 54401
Phone Number: 715-573-2189
Email Address: 3dave@wausausupply.com

Owner Information:

Business Name: Weston Sales
Contact Name: MATTHEW A GILBERTSON
Mailing Address: 4304 ROSS AV
WESTON WI 54476
Phone Number: 715-581-5559
Email Address: thewestonsales@gmail.com

Applicant is: Owner Agent Other: (owner, Matthew Gilbertson, signed below)
If applicant is not the owner, a Letter of Authorization from ALL PROPERTY OWNERS must be provided.

Property Information:

Property Site Address: 5305 E. JELINEK AVE PIN: 192-2808-211-0023
Acquisition Date: 12-06-2013 Parcel Size: .424 acres
Existing Zoning: M1 (Manufacturing + Warehousing)

Existing Use of Property: VACANT - building

Future Land Use of Property: Automotive sales + Detailing
Proposed Zoning Change: no zoning change

Surrounding future land use/Zoning Classification/
Existing Use: North: M1
South: M1
East: M1
West: M1

Is the property planned to be improved? Yes No Start Date: 9/9/14

Please provide the following on separate documents:

- One copy of a registered surveyor's plat of survey or legal description.
- The complete details of the conditional use and the reasoning behind the request. (REVERSE SIDE)
- Detailed site operational plan and the plan for site improvements along with timeframes.

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

Signature: [Signature] Date: 8/14/14

APPLICANT ATTENDANCE AT THE HEARING IS MANDATORY.

I WOULD LIKE TO BE ABLE TO LEASE
MY BUILDING/PROPERTY TO A STATE APPROVED
USED CAR DEALERSHIP. (DAVID PLISCH) WESTERN AUTO SALES

**Conditional Use Application
Review**

Planning and Development
Village of Weston
Date: 8-14-14

Permit No.: CU-8-14-1478

Payment: Cash Check No. 1021
Payment Received: \$350.00



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

Hearing Notice Published in WDH on 08-25-14 and 09-01-14

Hearing Notice Mailed to Surrounding Property Owners on _____

Forwarded to the Plan Commission on: _____

Public Hearing Date: _____

Recommendation of the Plan Commission: _____

Forwarded to the Village Board on: _____

Village Board Action: _____

Conditional Use: Approved Denied

Date Conditional Use Permit recorded at the County Register of Deeds: _____

Ordinance Publication Date: _____

Chairperson Signature



4' x 6'

UNLIGHTED

(1) SIDE

2' x 8'

UNLIGHTED

(1) SIDE

(LEASE) TO DAVID PLISCH 715-573-2189
"WESTERN AUTO SALES"

(SIGNS) OCCUPANCY



↑
9'
↓

← 70' →

MATTHEW GILBERTSON
4304 ROSS AVENUE
WESTON WI 54476

DAVE PLISCH
1419 CLEVELAND AVENUE
WAUSAU WI 54401

AL GILBERTSON
8005 BIRCH STREET #126
WESTON WI 54476

AL KOWALSKI
5200 N 41ST STREET
WAUSAU WI 54403

WI AUTO & TRUCK SALES
5307 E JELINEK AVENUE
WESTON WI 54476

BECKER PROPERTIES OF
WAUSAU LLC
5303 E JELINEK AVENUE
WESTON WI 54476

CURRENT BUSINESS
6155 MESKER STREET
WESTON WI 54476

M & G PROPERTIES LLC
6205 MUNICIPAL STREET
WESTON WI 54476

CURRENT BUSINESS
5405 E JELINEK AVENUE
WESTON WI 54476

BRIAN BEGGS
5207 E JELINEK AVENUE
WESTON WI 54476

CUSTOM GLASS PRODUCTS
7515 VENTURE CIRCLE
WESTON WI 54476

CURRENT BUSINESS
6005 MESKER STREET
WESTON WI 54476

RON LARSON
8503 LORI JODY LANE
WAUSAU WI 54403

CURRENT BUSINESS
5304 E JELINEK AVENUE
WESTON WI 54476

ANDREW BEAUMONT
7901 BLUEBELL DRIVE
WAUSAU WI 54401

CURRENT BUSINESS
5306 E JELINEK AVENUE
WESTON WI 54476

MEYER-PETERSON
ADJUSTMENT CO
PO BOX 19
WESTON WI 54476

CURRENT BUSINESS
6007 HILGEMANN STREET
WESTON WI 54476

PIN 192 2808 211 0023 Village of WESTON
 Parcel 62 043200 000 001 01 00 Status: **ACTIVE**
 Adr 1 5305 E JELINEK AVE WESTON 54476 0000
 Own 1 GILBERTSON MATTHEW A P

General Parcel Information:

PIN. : 37 192 4 2808 211 0023 Village of WESTON
 Parcel Number : 62 0432 000 001 01 00 Parcel Status: ACTIVE
 Sale Date. . . : 12/06/2013 Sale Type. . : Blank
 Sale Amount. . : 45,000 Transfer Tax : 135.00
 Deed Type. . . : Warranty Deed
 Deed Reference: 1663008
 MAILING ADDRESS MATTHEW A GILBERTSON
 4304 ROSS AVE
 WESTON WI 54476 0000 USA

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2013	.424				1 KING'S ADDITION 2 PT OF LOT 1 - LOT 1 CSM VOL 3 78 PG 53 (#16704) (DOC# 4 1662151)