



**Revised Notice: Please note the corrected meeting date below.
The previous notice that was sent out indicated June 16th, but should have read
Monday, June 13, 2016.**

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, June 13, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-16-1585 Bonnie DeChamps, Hurckman Mechanical, Inc., PO Box 10977, Green Bay, WI 54307, requesting a conditional use permit for Hurckman Mechanical, Inc., at 5807 Prairie Street, Suite B, to allow for both a light industrial use and outdoor storage or wholesaling use within the B-3 Zoning District.

REZN-5-16-1586 Gary Guerndt, 7306 Ryan Street, Weston, WI 54476, requesting a rezoning from AR (Agricultural and Residential) to RR-2 (Rural Residential – 2 Acre), on property addressed as 8303 Ryan Street, to allow for the construction of a single family home.

CU-5-16-1588 Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, requesting a conditional use to allow the storage of a propane fueling tank on property located within a WHP-B (Wellhead Protection – Zone B) Overlay District, addressed as 6204/6206 and 6300/6400 Alderson Street.

The hearing notice and applicable application materials are available for public inspection 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 emailed to vparker@westonwi.gov, by noon on the day of the 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, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 26th day of May, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 30, 2016 and Monday, June 6, 2016.

SCHOFIELD AVE

4903

5009

0

5104

5202

5209

5801

WESTFAIR



5807

5107

5207

0

PRAIRIE STREET

MESKER STREET

5903

5900

5906

5910

5907

PRAIRIE STREET

MESKER STREET

6005

5006

6006

5108

6010

E. JELINEK AVE

Village of Weston Marathon County, WI



OFFICIAL ZONING MAPS

Map Date: 6/3/2016
 Adoption Date (Village): 4/20/2016
 Adoption Date (ETZ): 4/20/2016
 Adoption Date (Town): 1/23/2016



Map By: Technology Services Department, Village of Weston



Legend

- 5807_Prairie_St
 - Village of Weston
 - Extraterritorial Zoning (ETZ) Boundary
 - Town of Weston
 - Right-of-way
 - Parcel Boundary
 - Wetland
 - Surface Water
- ZONING DISTRICTS**
- AR - Agriculture and Residential
 - PR - Parks and Recreation
 - RR-2 - Rural Residential-2 Acre
 - RR-5 - Rural Residential-5 Acre
 - SF-L - Single Family Residential-Large Lot
 - SF-S - Single Family Residential-Small Lot
 - 2F - Two Family Residential
 - MF - Multiple Family Residential
 - MH - Manufactured Home
 - INT - Institutional
 - B-1 - Neighborhood Business
 - B-2 - Highway Business
 - B-3 - General Business
 - BP - Business Park
 - LI - Limited Industrial
 - GI - General Industrial
- OVERLAY ZONING DISTRICTS**
- Design - Commercial Corridor
 - Design - Condominium
 - Design - Renaissance
 - Design - Rail-to-Trail
 - Design - Weston Marketplace
 - Village of Weston Shoreland Zoning
 - Marathon County Shoreland Zoning - Town and ETZ only
- WELLHEAD PROTECTION ZONES**
- Zone A
 - Zone B



May 10, 2016

E-Mail Only

Bonnie DeChamps
Hurckman Mechanical Industries, Inc.
PO Box 10977
Green Bay, WI 54307

Re: Partially Approved Zoning Permit (ZONE-5-16-6708) 5807 Prairie Street, Suite B, Weston

Dear Bonnie,

Thank you for submitting your Commercial Zoning and Sign Permit applications.

First of all, the zoning district that this property falls within is the B-3 (General Business) Zoning District. There is a Wellhead Protection – Zone A (WHP-A) Overlay District on this property as well; however, it should not impact your business use. Through the review of the submitted operational plan, it has been determined that the following land uses will be occurring on the above-mentioned property:

- Office Use (94.4.05(1)) – Permitted Use within the B-3 Zoning District;
- Indoor Storage or Wholesaling (94.4.05(1)) or Light Industrial (94.4.08(1)) – Conditional Use within the B-3 Zoning District; and
- Outdoor Storage or Wholesaling (94.4.06(1)) – Conditional Use within the B-3 Zoning District.

What this means is that only the office use would be permitted in this building at this time; and prior to storing any materials/supplies on this property (other than business vehicles), you (or the property owner) must first apply for a Conditional Use Permit. This is done through a public hearing before the Village's Plan Commission. The Plan Commission meets the 2nd Monday of each month, at 6pm. You would need to submit the application (attached) and pay the fee. In order to have this request on the June 13th Plan Commission meeting agenda, we would need the application materials by Friday, May 20th. This allows us the necessary time to put together the public hearing notice, which is posted twice as a legal ad in the Wausau Daily Journal, the two weeks leading up to the public hearing, and mailed to all the adjacent property owners.

You can find a copy of our zoning code and the applications on our website: www.westonwi.gov/zoning. Our Commercial Land Use Types can be found on page 4-15 (or the 46th page of the entire document). There is a table of Land Use Category Types, which starts on the 27th page of the zoning code. Here you will see what land use types are permitted, conditional, or prohibited within certain zoning districts.

With your operational plan, we need to know how many employees are anticipated, and the hours of operation.

If you choose to continue moving forward in opening your office here, there is one other application that we will need from you, which is the Occupancy Certificate application. There is also a \$50.00 fee associated. This fee helps to cover the costs of the inspections performed by our Building Inspector and our SAFER Fire Inspector, which will occur just prior to you opening to the public.

Weston Municipal Center

5500 Schofield Avenue • Weston, WI 54476 • Phone: (715) 359-6114 • Fax: (715) 359-6117

www.westonwi.gov

Your submitted sign permit application is being reviewed by Jared Wehner, Assistant Planner. To complete the sign application, a picture of the sign will also need to be submitted. He can be reached at jwehner@westonwi.gov.

Please call or e-mail me so that we can discuss this situation. I can be reached at 715-241-2607, or via e-mail at vparker@westonwi.gov. If I am not available, you can also contact the general Planning & Development Department (PlanDev@westonwi.gov), or you can call our office at (715) 359-6114.

Sincerely,



Valerie Parker
Planning Technician
Planning & Development Department

Cc: Planning & Development Staff
Marty Christiansen, SAFER Fire Inspector
Tom Krautkramer, Copper Halo, LLC (tom.kramer@copperhalo.com)
Marv Anderson, PDM Construction (pdmmarv@frontier.com)

5-5-2016

OPERATIONAL PLAN REQUIRED

The following components are required in the operational plan:

(1) detailed description of the activities and process which will be taking place on the above stated property. This includes all principal uses, accessory uses and temporary uses (please see the use chart in Chapter 94 Article 3 of the zoning code);

Primarily Office and Storage Use

(2) a statement regarding outdoor storage and a detailed description of the materials being proposed to be stored (are there hazardous materials?);

Possibly utility trailer and pipe racking

(3) a statement regarding the impacts on the neighboring parcels. What is the anticipated increase in traffic? The number of employees working on site. Drop-off and/or pick-up of materials and/or products (what times will these occur?);

No impact to neighboring parcel. Location is being used as a satellite office

(4) Existing facilities at the proposed site. Will there be the need to add or reduce the facilities (this includes parking spaces and square footage of the building/space occupied or outdoor storage);

Possibly if a fabrication facility is brought to the Council for approval, but not at this time.

(5) what additional licenses are required to operate? A copy

None

(6) please include any other pertinent information.

None

Conditional Use

Permit Application

Village of Weston

Date: 5-19-16

Permit No. : CU-S-16-1585

Payment: Cash Check No. 200260

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

PROPOSALS AND FEES

| | | |
|---|---|-----------|
| <input type="checkbox"/> Conditional Use (Residential) | | \$ 250.00 |
| <input checked="" type="checkbox"/> Conditional Use (Non-Residential) | \$250.00 + \$10.00/Acre over 10 Acres = | \$ _____ |
| <input type="checkbox"/> Conditional Use Amendment | | \$ 250.00 |
| TOTAL: | | \$ _____ |

APPLICANT INFORMATION

Applicant Name: HUCKMAN MECHANICAL INC Agent* Property Owner TENANT
Mailing Address: P.O. Box 10977 Phone: 920 327 4242
GREEN BAY, WI 54307 Email: BONNIEDECHAMPS@HUCKMAN.COM

* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: COPPERHALL, LLC Contact Name: TOM KRAUTKRAMER
Mailing Address: P.O. Box 75 Phone: 715-574-9343
WESTON, WI 54476 Email: TOM.KRAUTKRAMER@COPPERHALL.COM

PROJECT SITE SPECIFICATIONS

Project Address: 5807 PENELOPE ST. #B Lot Size(ft²): 63,765 sq'
(or PIN if no address) WESTON, WI Acres: 1.464
Property Zone: B3 Current Future Land Use Designation: GEORGE OF MICHIGAN
Legal Description: _____

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Town Clerk shall schedule a public hearing before the Plan Commission to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

CONDITIONAL USE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations is required to be attached to this application.

Has the written description and location been attached?

Yes No

Written justification is required for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached?

Yes No

Does the Conditional Use Permit involve exterior building or site improvements?

Yes No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete.

Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and any other plan, program or ordinance adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

Yes

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

No All Properties Adjacent Have
SIMILAR USES

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

Yes

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

Yes

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

New Business Location In Weston Area

PROCESS, TERMS AND CONDITIONS

Issuance and Recording of Permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant, and shall make record of the conditional use permit on the Official Zoning Map.

Effect of Denial. No conditional use permit application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

Termination of an Approved Conditional Use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter or the approved conditional use permit shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined for original granting of a conditional use permit.

Time Limits on the Development of Conditional Use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this Section, "operational" shall be defined as occupancy of the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) and shall be based upon a showing of acceptable justification.

Discontinuing an Approved Conditional Use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.

Change of Ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

Uses Now Regulated as Conditional Uses That Were Legal Land Uses (Permitted-by-Right or as Conditional Uses) Prior to the Effective Date of This Chapter. A use now regulated as a conditional use that was a legal land use--either permitted-by-right or as a conditional use--prior to March 18, 2015 shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this Section.

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.**

Bonnie M DeChamps

5-19-16

Signature of Applicant

Date

Bonnie M DeChamps

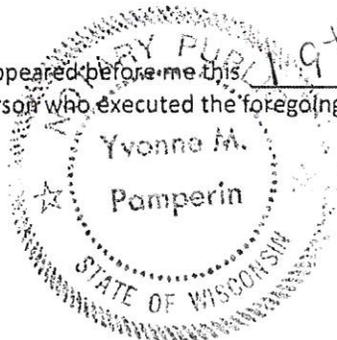
Print Applicant Name

Property Owner Agent (Agents must have a LETTER OF AUTHORIZATION from all property owners)

TENANT

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally appeared before me this 19th day of May 20 16, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Yvonne M Pamperin
Notary Public
My Commission Expires: November 3, 2019

STAFF REVIEW

PIN: 192-2808-164-0097

Zoning: B-3 + WHP-A Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: _____

Publication of Notice Date 1: 05-30-16

Publication of Notice Date 2: 06-06-16

Conditional Use Permit Review:

PC/ETZ Meeting Date: 06-13-16

CUP No.: CU-5-16-1585

Approved Approved w/ Conditions Denied

Site Plan No.: _____

Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

| | |
|------------------------------|---|
| Name of Establishment: _____ | License Number: _____ |
| CLPS Meeting Date: _____ | <input type="checkbox"/> Recommend <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied |
| VB Meeting Date: _____ | <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied |

Recorded Date: _____

Document No.: _____

COPPER HALO LLC

PO BOX 75
Schofield, WI 54476
Main 715-574-9343 Fax 800-816-5175

May 19, 2016
Village of Weston
5500 Schofield Ave., Weston, WI 54476

Dear Village of Weston, I authorize Marv Anderson from the company PDM Construction, LLC to represent my company Copper Halo LLC with respect to seeking a conditional use permit for Hurckman Mechanical Industries, Inc. at the property located at 5807 Prairie Street, Weston, WI 54476.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Krautkramer", written over a horizontal line.

Tom Krautkramer
Member | COPPER HALO LLC

T. 715-574-9343 F. 1-800-816-5175

MAIL TO: P.O. Box 75 | Schofield, WI 54476

PLAT OF SURVEY

ALL OF LOT 4 OF BLOCK 1 OF WESTON COMMERCIAL PARK, LOCATED IN SECTION 21,
TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

| | | |
|---|---|-----------------------------|
| VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us | PREPARED FOR: <h2 style="text-align: center; margin: 0;">JASON MAKI</h2> | |
| FILE #: M-483 MAKI | DRAFTED BY: TIMOTHY G. VREELAND | DRAWN BY: JASON J. PFLIEGER |

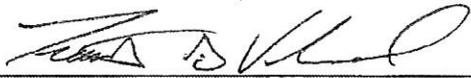
SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JASON MAKI, I SURVEYED AND MAPPED LOT 4 OF BLOCK 1 OF WESTON COMMERCIAL PARK, LOCATED IN SECTION 21, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE S 89°57'19" E ALONG THE SOUTH LINE OF THE SE1/4, 427.41 FEET; THENCE N 0°14'53" E 693.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°14'53" E ALONG THE WEST LINE OF SAID LOT 4, 220.07 FEET; THENCE S 89°55'51" E ALONG THE NORTH LINE OF SAID LOT 4, 289.66 FEET TO THE WEST LINE OF PRAIRIE STREET; THENCE S 0°07'53" W ALONG THE WEST LINE OF PRAIRIE STREET 219.87 FEET; THENCE N 89°58'11" W ALONG THE SOUTH LINE OF SAID LOT 4, 290.11 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

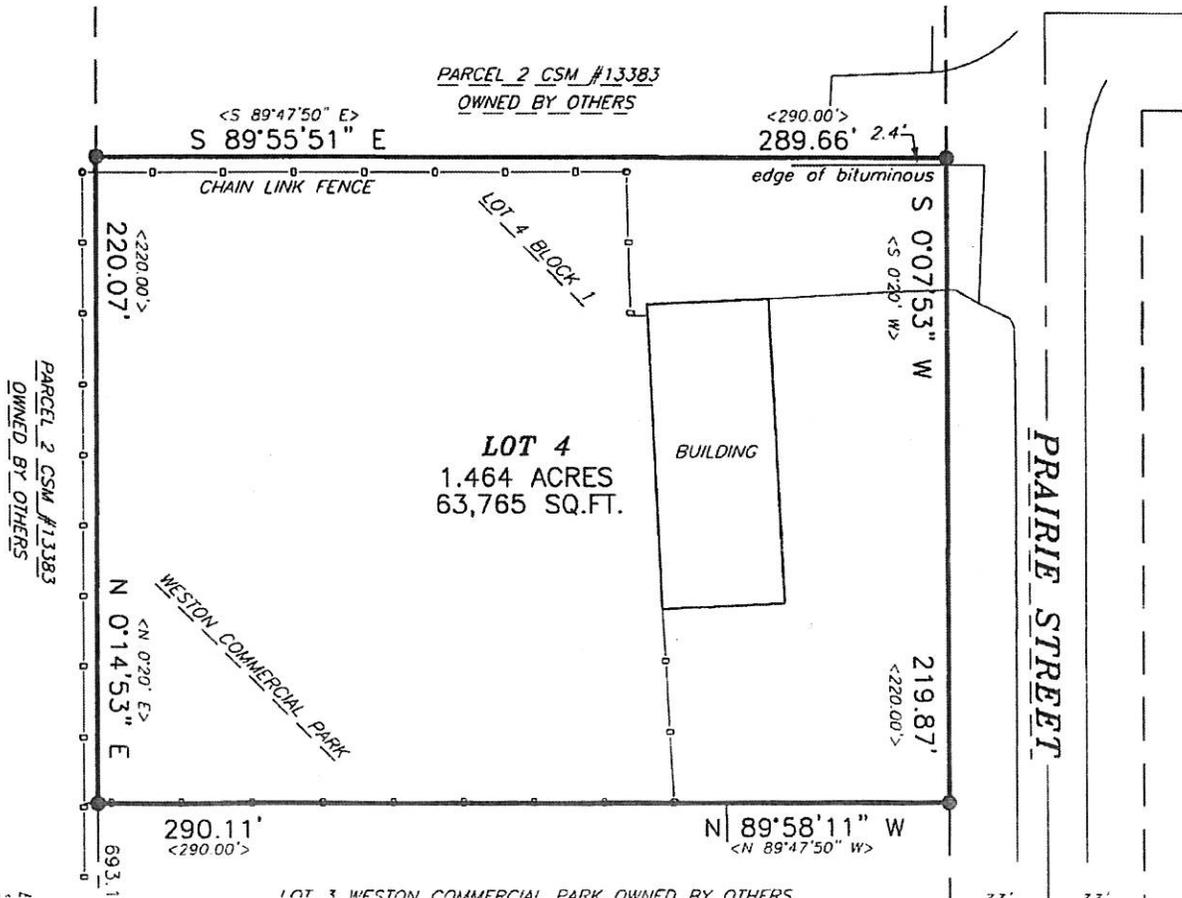
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



 TIMOTHY G. VREELAND R.L.S. 2291

DATED THIS 6TH DAY OF MAY, 2012

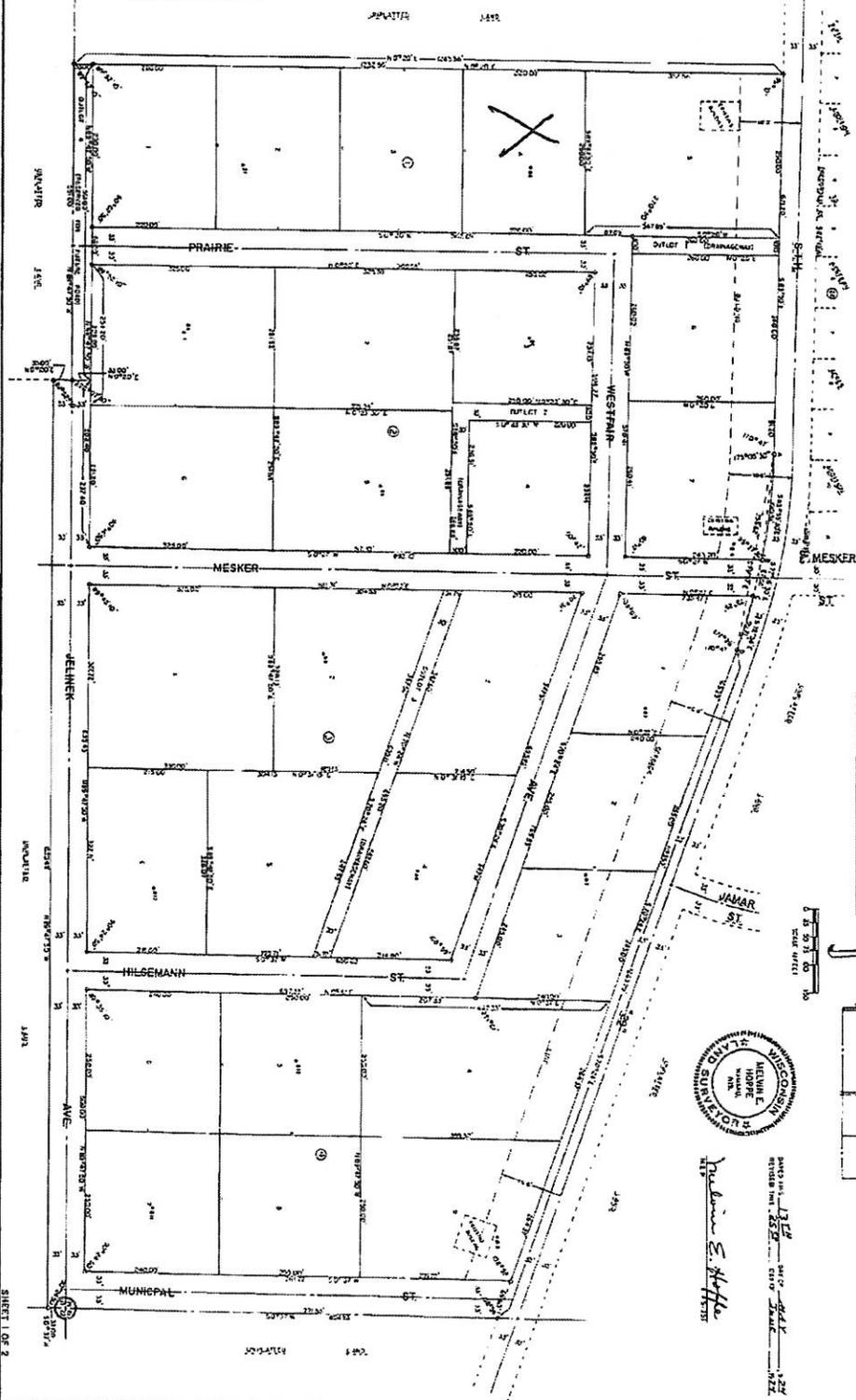


1977-78 15... 181
 REGISTERED OFFICE
 Located in County, WI.
 City of...
 State of...
 Date of...
 In Witness Whereof, I have hereunto set my hand and the seal of the State of Wisconsin, at the City of... on the... day of... 1977.

| NO. | SECTION | AREA | PERCENTAGE |
|-----|---------|------|------------|
| 1 | 100' | 100' | 100% |
| 2 | 100' | 100' | 100% |
| 3 | 100' | 100' | 100% |
| 4 | 100' | 100' | 100% |
| 5 | 100' | 100' | 100% |
| 6 | 100' | 100' | 100% |
| 7 | 100' | 100' | 100% |
| 8 | 100' | 100' | 100% |
| 9 | 100' | 100' | 100% |
| 10 | 100' | 100' | 100% |

WESTON COMMERCIAL PARK

CONSISTING OF A PART OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.



ALL EXISTING UTILITIES ARE SHOWN AND THE INSTALLATION OF NEW UTILITIES IS THE RESPONSIBILITY OF THE OWNER. THE SHOWN UTILITIES ARE BASED ON THE RECORD PLANS ON FILE IN THE OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER.



Michael E. Hoffmann
 Registered Professional Engineer
 Wisconsin License No. 12345

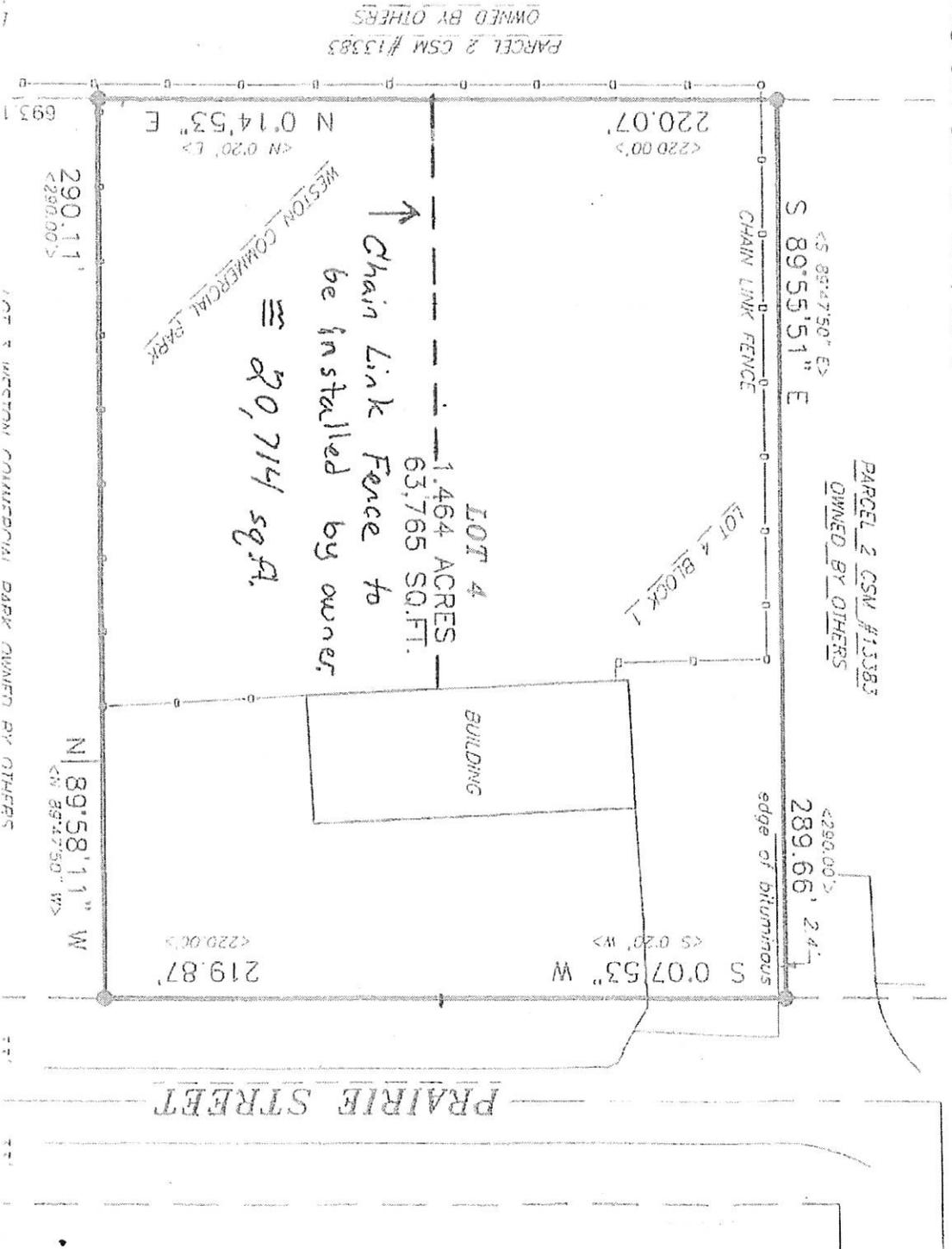
THIS INSTRUMENT HAS BEEN RECORDED IN THE OFFICE OF THE CLERK OF COURTS, MARATHON COUNTY, WISCONSIN, ON THE... DAY OF... 1977.

THE SHIELD

DATED THIS 6TH DAY OF MAY, 2012

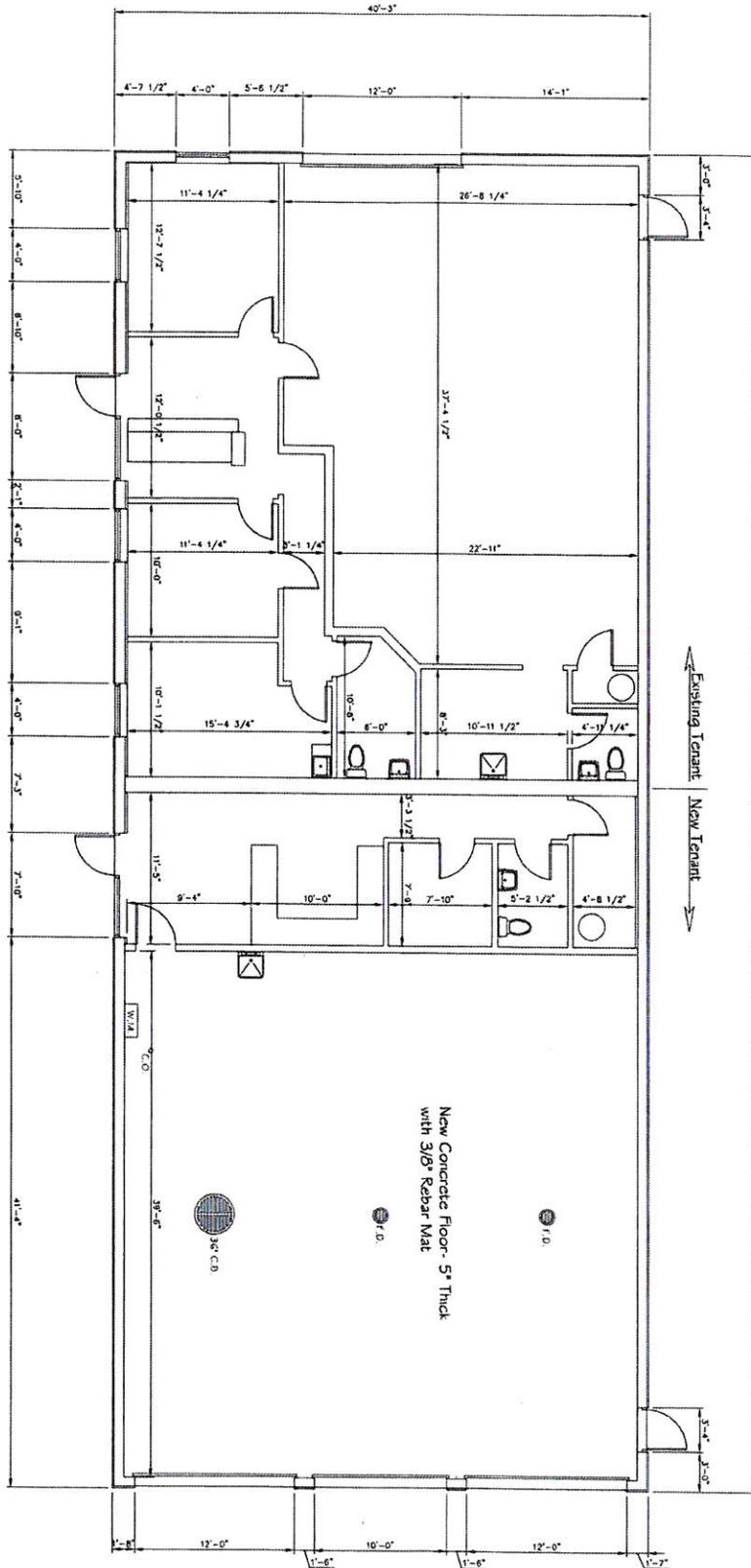
TIMOTHY G. VREELAND

R.L.S. 2291



LOT 4 WESTON COMMERCIAL PARK OWNED BY OTHERS

PRAIRIE STREET



Floor Plan
Scale: 1/4" = 1'-0"

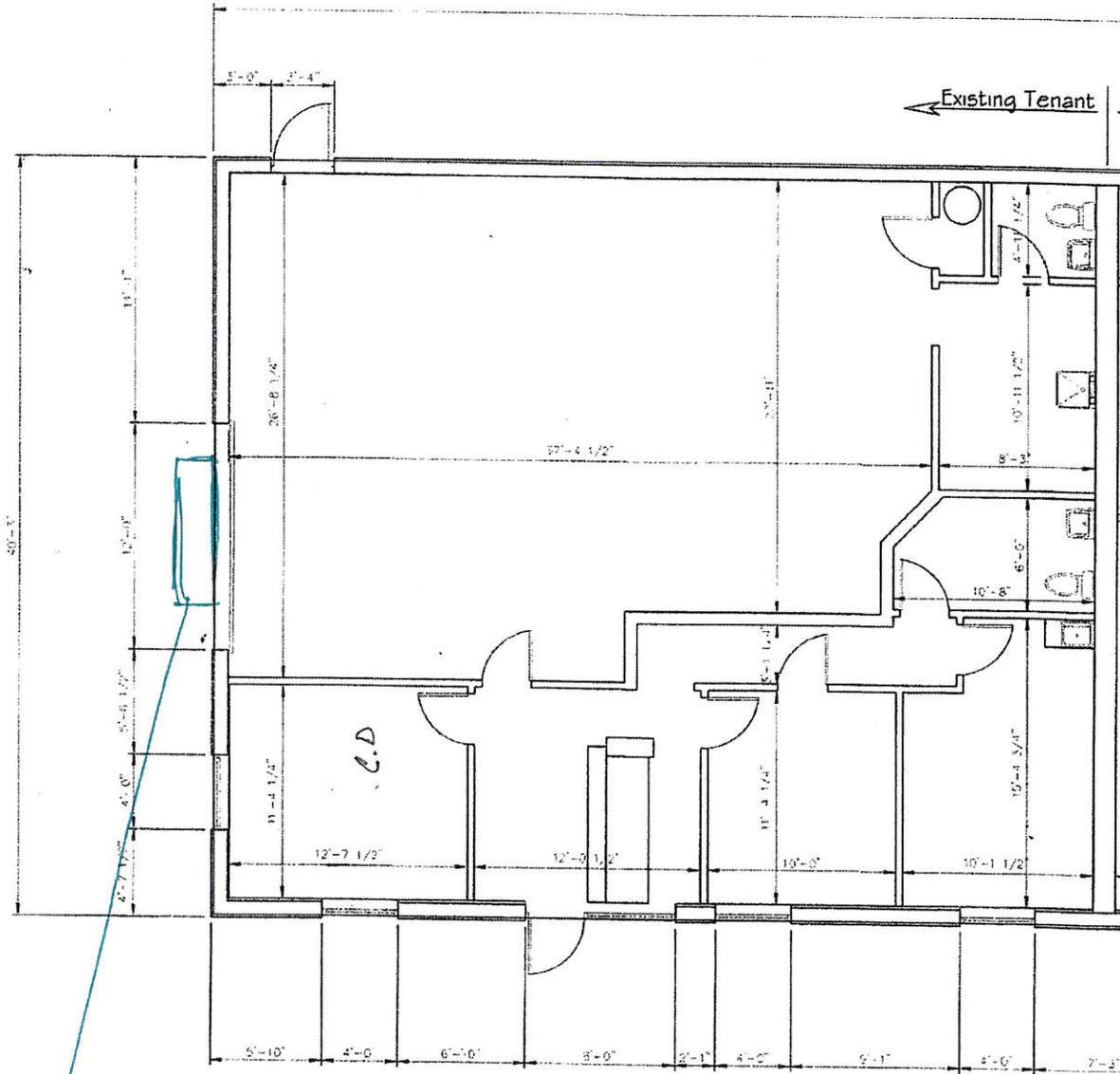


PROJECT
5807 Prairie Street
Suite A
Weston, WI 54476

PDM
CONSTRUCTION LLC

8600 White Pine Ct
Wausau, WI 54403
Phone: (715) 355-4700

OWNER
Copper Halo LLC
P.O. Box 75
Weston, WI 54476



- Sign to be placed on side of building

- Front Door will also have HMI Logo

Floor Plan
Scale: 1/4" = 1'-0"