



**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

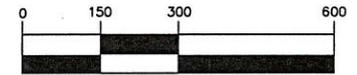
Published as a legal ad in the Wausau Daily Herald on Monday, May 30, 2016 and Monday, June 6, 2016.

Preliminary

CERTIFIED SURVEY MAP VOL___ PAGE___

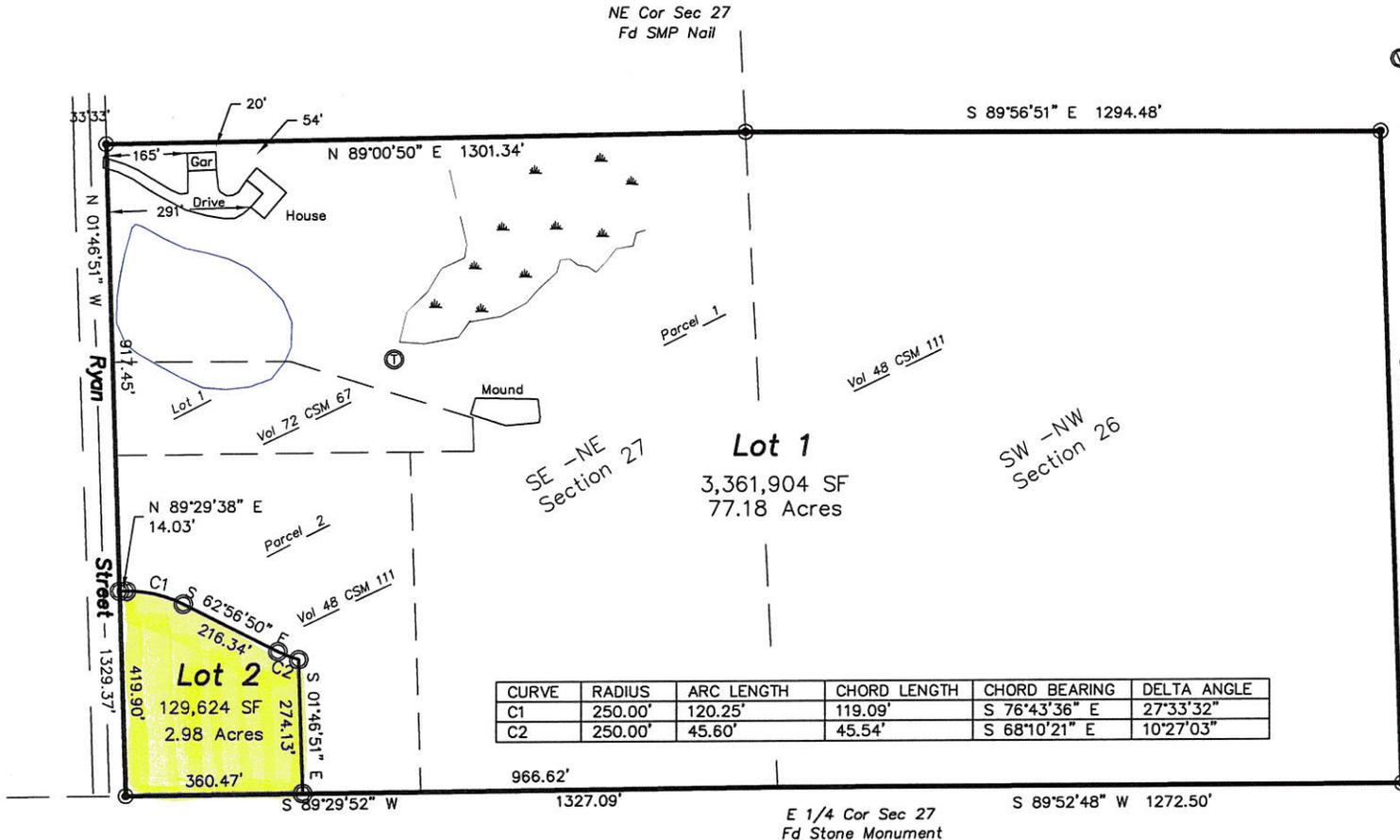
OF ALL OF PARCEL 1 AND ALL OF PARCEL 2 VOLUME 48 CERTIFIED SURVEY MAPS, PAGE 111 AND ALL OF LOT 1 VOLUME 72 CERTIFIED SURVEY MAPS, PAGE 67 BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, AND ALL OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 10 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

GRAPHIC SCALE



1 inch = 300ft.

- Ⓧ Ⓣ SEPTIC VENT/TANK
- Ⓦ WELL
- 1" X 24" OD IRON PIPE WEIGHING 1.13 LBS/LINEAL FOOT SET
- FOUND 2" I. PIPE
- ⊙ FOUND 1" I. PIPE
- ⊠ FOUND GOV'T CORNER
- () RECORD DATA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	120.25'	119.09'	S 76°43'36" E	27°33'32"
C2	250.00'	45.60'	45.54'	S 68°10'21" E	10°27'03"

SHEET 1 OF 2

SURVEY PROVIDED BY:

PLOVER RIVER LAND CO., INC. 156 KENT ST WAUSAU, WI 54403 (715)449-2229

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC 27 ASSUMED TO BEAR N 2° 52' 40" W

Guerndt Re-zone description AG to RR-2

A parcel of land being part of Parcel 2 of Volume 48 Certified Survey Maps, Page 111 being part of the Southeast ¼ of the Northeast ¼ of Section 27, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin more particularly described as follows:

Commencing at the East ¼ Corner of Section 27; thence S 89° 29' 52" W, 966.62 feet along the South line of the Southeast ¼ of the Northeast ¼ of Section 27 to the point of beginning of the parcel herein described; thence continuing S 89° 29' 52" W, 360.47 feet along the South line of the Southeast ¼ of the Northeast ¼ of Section 27 to the Southwest corner of Parcel 2 Volume 48 Certified Survey Maps, Page 111 and the Easterly R/W of Ryan Street; thence N 01° 46' 51" W, 419.90 feet along the Easterly R/W of Ryan Street; thence N 89° 29' 38" E, 14.03 feet; thence Southeasterly 120.25 feet along the arc of a 250.00 foot radius curve concave to the Southwest whose long chord bears S 76° 43' 36" E, 119.09 feet; thence S 62° 56' 50" E, 216.34 feet; thence Southeasterly 45.60 feet along the arc of a 250.00 foot radius curve concave to the Northeast whose long chord bears S 68° 10' 21" E, 45.54 feet; thence S 01° 46' 51" E, 274.13 feet to the South line of the Southeast ¼ of the Northeast ¼ of Section 27 and the point of beginning of the parcel herein described.

Said parcel contains 129,624 Square Feet or 2.98 Acres.
Subject to all roadways and easements of record.

Village of Weston Marathon County, WI

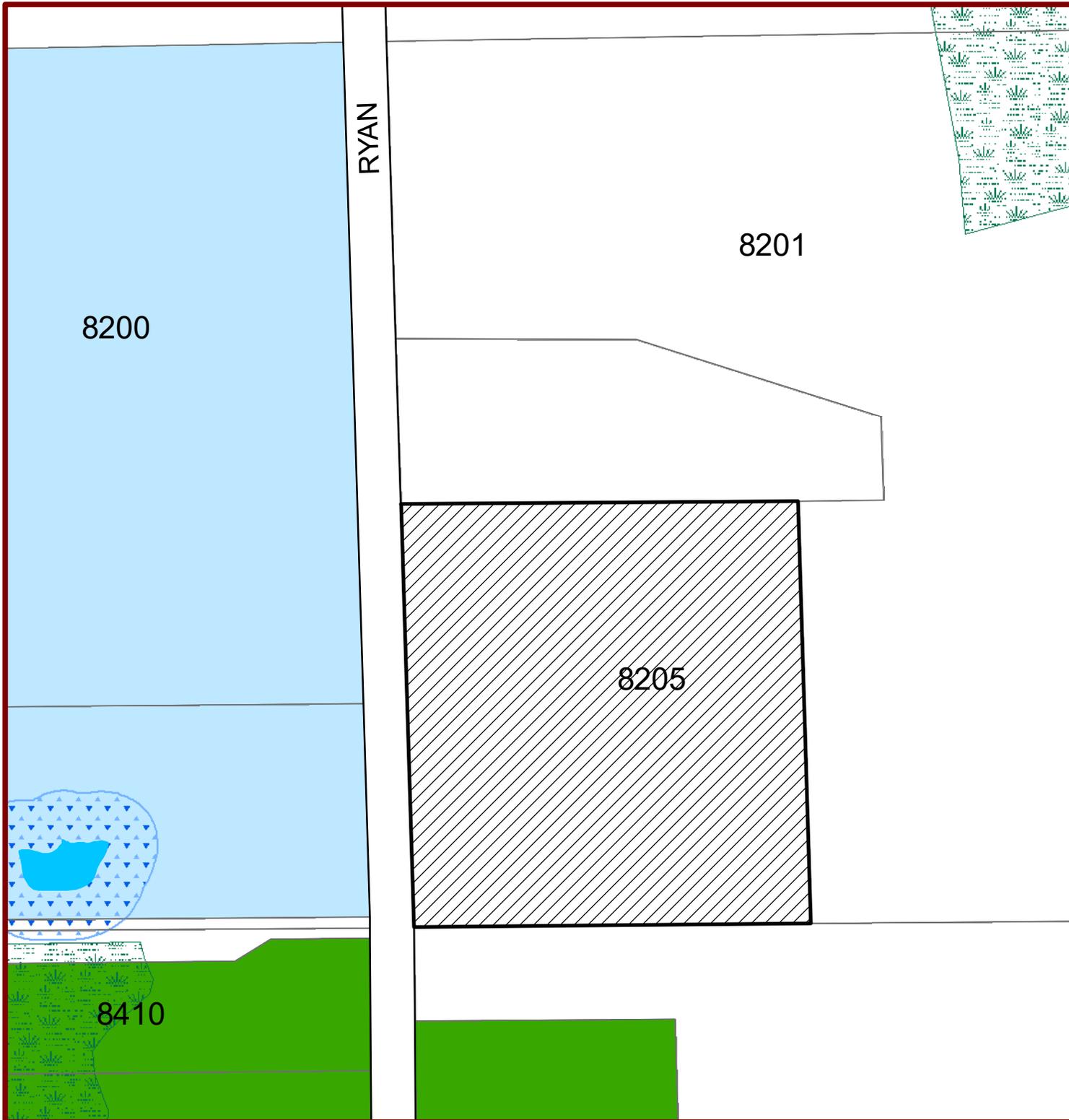
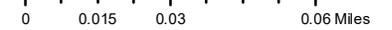


OFFICIAL ZONING MAPS

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

- Auto-Gumdt_ _Ryan_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

Rezone

Permit Application
Village of Weston/ETZ
Date: _____

To be invoiced

Permit No. : REZN-5-16-1586

Payment: Cash Check No. _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

FEE

Rezone (Official Zoning Map Amendment) \$ 250.00

APPLICANT INFORMATION

Applicant Name: Gary Guerdts Agent* Property Owner
Mailing Address: 7306 Zinser St Weston WI 54476
Phone: 715-302-0334
Email: garyg@pgainc.net

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

Property Owner: SAME Contact Name: _____
Mailing Address: _____ Phone: _____
Email: _____

PROJECT SITE SPECIFICATIONS

Project Address: 8303 Ryan St Lot Size(ft²): 2.98 Ac
(or PIN if no address) Acres: _____
Property Zone: A6 Proposed Rezone: RR-2
Current Future Land Use Designation: RR-2 Proposed Future Land Use Designation: _____
Legal Description: Lot 1 Pending CSM

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

REZONE: The Plan Commission (or Extraterritorial Zoning Committee) shall hold a public hearing on all proposed amendments to the Official Zoning Map. Following the public hearing, and after consideration of comments provided therein, the Plan Commission or Committee shall review the proposed amendment to the Official Zoning Map and shall within 45 days of the public hearing make a recommendation to the Village Board that the application be granted as requested, modified, or denied. If the Commission or Committee fails to make a recommendation within this timeframe, the proposed amendment shall be forwarded to the Village Board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant. Nothing in this Chapter requires Town Plan Commission or Town Board action on proposed amendments to the Official Zoning Map in the ETZ Area.

REZONE 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.

Written justification is required for the proposed rezone 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 rezone involves 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. 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.

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

1. Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or why not.

Yes. Comprehensive Plan shows future residential

2. Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Section 94.1.03 of the Village's zoning ordinance? Explain how, or why not.

Yes. This re-zone implements the Comprehensive Plan, Provides Adequate light and air, Prevents overcrowding, Promotes high quality design, and Manages growth and preserves community design.

3. Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In other words, is the subject property developed in a way that is not allowed under its current zoning? If yes, please explain.

No

4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

No.

5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

No. This land was placed in a holding zone (AG) awaiting a time when it would be converted to residential

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes. The properties south and southwest are of a similar nature and feel to this proposal.

Village Board. The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

Effect of Denial. No 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.

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.**

Dan Huguobotham for Gay Guerndt
Signature of Applicant

5/20/16
Date

Gay Guerndt
Print Applicant Name

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

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

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

Notary Public

My Commission Expires: _____

STAFF REVIEW

PIN: 192-2808-271-0987

Zoning: AR Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: _____

Publication of Notice Date 1: S-30-16

Publication of Notice Date 2: 6-6-16

Rezoning Review:

Public Hearing Date: 06-13-16

Rezoning No.: REZN-5-16-1586

Proposed Zoning: AR → RR-2

FLU: Agriculture

Petition was: Approved Denied

Adoption Date: _____

Ordinance No.: _____

Publication Date: _____