

**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, August 14, 2017, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-17-1637 Mitch King, M & G Properties, LLC, 6205 Municipal Street, Weston, requesting a Conditional Use Permit to allow for the continued operation of a recycle and material storage site (Solid Waste Disposal, Composting, and/or Recycling Facility land use), on properties within the LI (Limited Industrial) Zoning District, and WHP-B (Wellhead Protection-Zone B) Overlay District, described as:

- 1) 192-2808-211-0954, Lot 2 of Certified Survey Map #16731, Volume 78, Page 80, Document #1663956. This parcel is located directly west of 6205 Municipal Street, and consists of 11.651 acres.
- 2) 192-2808-211-0957, addressed as 6205 Municipal Street, and described as Section 21, Township 28 North, Range 8 East, part of the NE 1/4 of the NE 1/4 - Parcel 2, CSM #10224, Vol. 42, Pg. 47, DOC# 1137052. Excepting Wandering Springs West Addition. Excepting CSM #11013, Vol. 46, Pg. 65, DOC# 1190730. Excepting Mary Lane. Excepting CSM #12217, Vol. 52, Pg. 105, DOC# 1263949. Excepting beginning 30' N of the SW Corner of Lot 1, CSM #15859, Vol. 72, Pg. 130, DOC# 1575123, N 135.01' W 65' S 135.17' E 65' to the point of beginning, including the S 30' of Lot 1, CSM #15859, Vol. 72, Pg. 130, DOC# 1575123.

REZN-7-17-1651 Randy Worden, WRJ Properties, LLC, R7505 Hines Road, Ringle, on behalf of the Village of Weston, requesting a rezoning from INT (Institutional) Zoning District to GI (General Industrial) Zoning District, on the West 135 feet of Lot One (1) of Parcel One of Certified Survey Map No. 9813 recorded In Volume 40 of Certified Survey Maps on Page 36 located in part of the Southeast ¼ of the Northwest ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. The parcel is located directly east of 8008 Technology Drive, Weston WI 54476 (PIN 192 2808 232 0951).

REZN-7-17-1652 Jennifer Higgins, Village of Weston, requesting a rezoning from BP (Business Park) Zoning district to LI (Limited Industrial) Zoning District, on Lot 4, of Weston Business and Technology Park – South, addressed as 8808 Progress Way, Village of Weston, Marathon County, Wisconsin. This parcel consists of 3.769 acres.

CU-7-17-1653 Gerald Drewa, Badgerland Overhead Door, 667 South County Road Y, Hatley, on behalf of the Village of Weston, requesting a Conditional Use Permit to allow for Indoor Sales & Service and Outdoor Storage or Wholesaling land uses within the LI (Limited Industrial) Zoning District, on Lot 4, of Weston Business and Technology Park – South, addressed as 8808 Progress Way, Village of Weston, Marathon County, Wisconsin. This parcel consists of 3.769 acres.

CU-7-17-1655 Mike Mohr, REI Engineering, 4080 N. 20th Avenue, Wausau, on behalf of Troy Galster, Greenheck Fan Corporation, 400 Ross Avenue, Schofield, requesting a Conditional Use Permit to allow for the Outdoor Storage or Wholesaling land use in a LI (Limited Industrial) Zoning District, with WHP-B (Wellhead Protection – Zone B) Overlay District. This parcel is addressed as 4545 Alderson Street, and consists of 13.07 acres, and described as Section 17, Township 28 North, Range 8 East, part of the NW ¼ of the NW ¼, - Parcels 2 & 3 of CSM #3488, Vol. 13, Pg. 83, DOC #818264. Also Parcel 1 of CSM #8783, Vol. 34, Pg. 161, DOC #1058597. This parcel includes Parcel 1, of CSM #10968, Vol. 46, Pg. 20, DOC #1187962.

CU-7-17-1657 Irvin Rybacki, Rybacki Properties, LLC, 4101 Schofield Avenue, Weston, requesting a Conditional Use Permit to allow for an Outdoor Alcohol Area accessory use within the B-2 (Highway Business) Zoning District, at property addressed as 4103 Schofield Avenue (Crafties, LLC). This parcel is also described as Parcel 1 of CSM #6943, Vol. 26, Pg. 136, DOC #974167, and contains .8 acres.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony must be submitted 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 Tuesday, August 8, 2017 to be included in the Plan Commission Meeting Packet. All interested persons attending the Public Hearing 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 27th day of July, 2017

Valerie Parker
Plan Commission Secretary

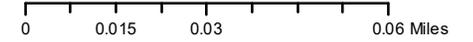
Published as a legal ad in the Wausau Daily Herald on Monday, July 31, 2017 and Monday, August 7, 2017.

Village and Town of Weston
Marathon County, Wisconsin



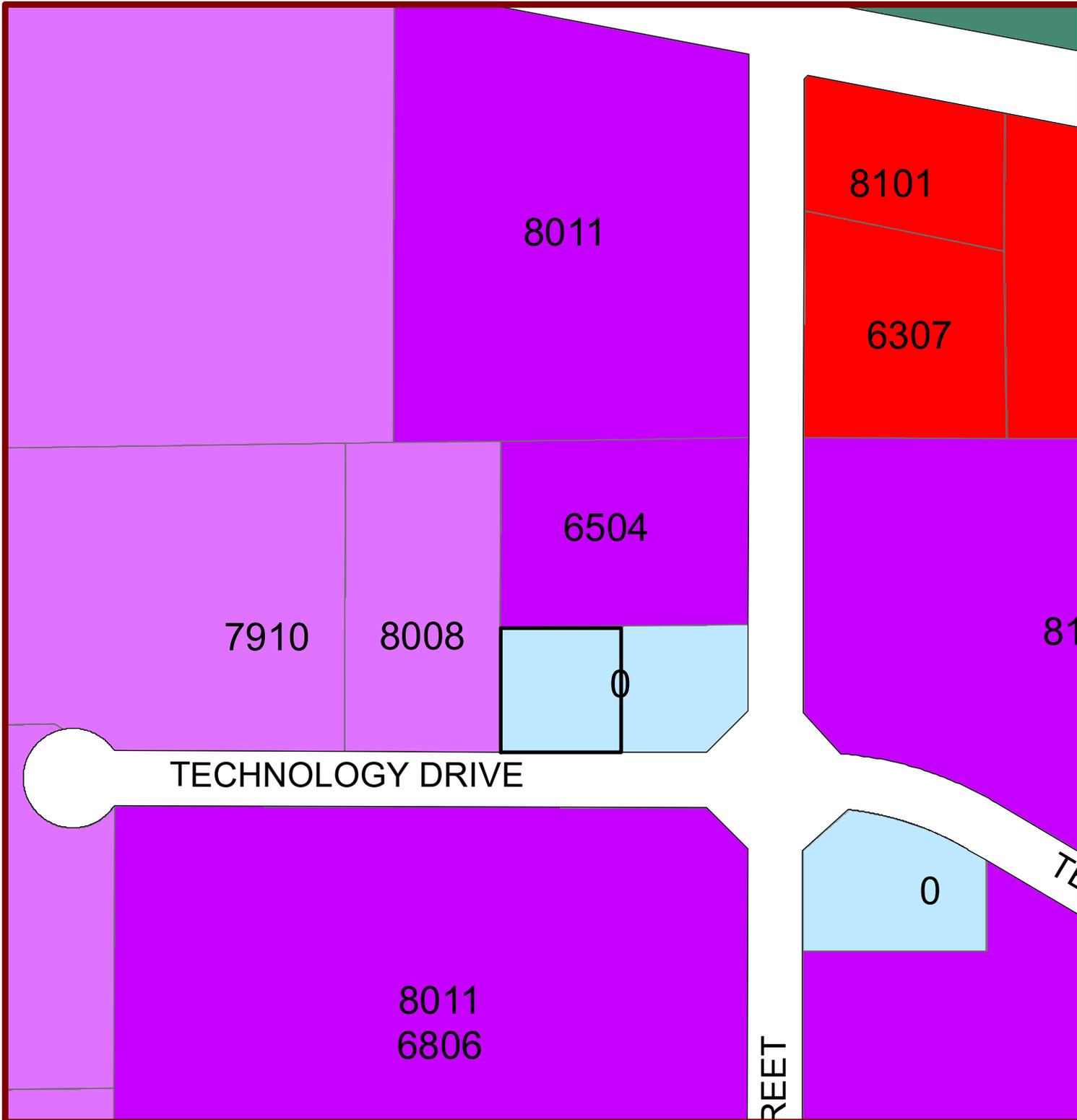
OFFICIAL ZONING MAPS

Map Date: 7/27/2017
Adoption Date (Village): 2/22/2017
Adoption Date (ETZ): 2/22/2017
Adoption Date (Town): 1/23/2016



LEGEND

- Village of Weston
- Right-of-way
- Parcel Boundary
- ZONING DISTRICTS**
- PR - Parks and Recreation
- INT - Institutional
- B-3 - General Business
- LI - Limited Industrial
- GI - General Industrial
- Warden Property



8011

8101

6307

6504

7910

8008

0

81

TECHNOLOGY DRIVE

8011
6806

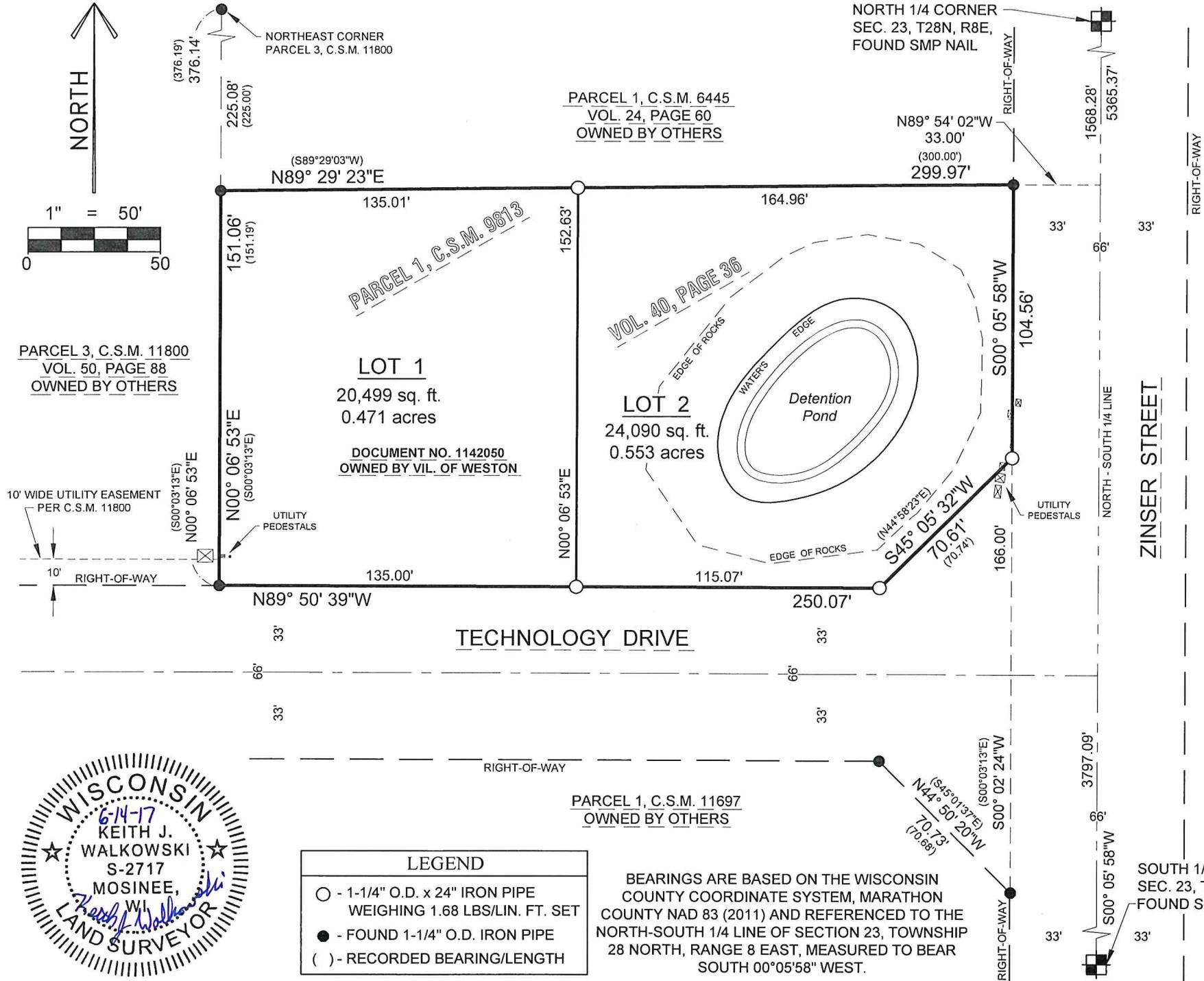
REET

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MARATHON CO. CERTIFIED SURVEY MAP NO.

Of part of Parcel 1 of Certified Survey Map Number 9813 recorded in Volume 40 of Certified Survey Maps on Page 36 located in part of the Northwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



LEGEND	
○	- 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
●	- FOUND 1-1/4" O.D. IRON PIPE
()	- RECORDED BEARING/LENGTH

RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com		DRAWN BY	DATE
		M.F.L.	JUNE 12, 2017
		CHECKED BY	PROJECT NO.
		K.J.W.	2628
		PREPARED FOR:	PREPARED BY:
			RANDY WORDEN

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of part of Parcel 1 of Certified Survey Map Number 9813 recorded in Volume 40 of Certified Survey Maps on Page 36 located in part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided part of Parcel 1 of Certified Survey Map Number 9813 recorded in Volume 40 of Certified Survey Maps on Page 36 located in part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 23; Thence South 00°05'58" West along the North - South 1/4 line, 1568.28 feet; Thence North 89°54'02" West, 33.00 feet to the West right-of-way line of Zinser Street and the point of beginning; Thence South 00°05'58" West along said West right-of-way line, 104.56 feet; Thence South 45°05'32" West along said West right-of-way line, 70.61 feet to the North right-of-way line of Technology Drive; Thence North 89°50'39" West along said North right-of-way line, 250.07 feet to the East line of Parcel 3 of Certified Survey Map Number 11800 recorded in Volume 50 of Certified Survey Maps on Page 88; Thence North 00°06'53" East along said East line, 151.06 feet to the South line of Parcel 1 of Certified Survey Map Number 6445 recorded in Volume 24 of Certified Survey Maps on Page 60; Thence North 89°29'23" East along said South line, 299.97 feet to the point of beginning.

That the above described parcel of land contains 44,589 square feet or 1.024 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Randy Worden, Buyer of Lot 1 of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Marathon County and the Village of Weston in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

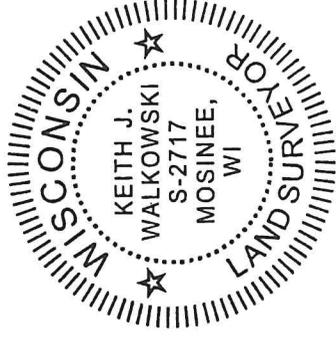
Dated this 14TH day of JUNE, 2017

Keith J. Walkowski

Riverside Land Surveying LLC

Keith J. Walkowski

P.L.S. No. 2717



Village of Weston Approval Certificate:
Reviewed and Approved under Chapter 74 of the Village of Weston Ordinance.

By _____

Date _____
Village of Weston Zoning Department

SHEET 2 OF 2



RIVERSIDE LAND SURVEYING LLC

6304 KELLY PLACE WESTON, WI 54476
PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	DATE JUNE 12, 2017
CHECKED BY K.J.W.	PROJECT NO. 2628
PREPARED FOR: RANDY WORDEN	