

**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, July 9, 2018, 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:

REZN-6-18-1696 Dan MacDonald, of Highland Community Church, 1005 N 28th Avenue, Wausau, WI 54401, requesting a rezone from B-3 (General Business) to INT (Institutional) and, on property addressed as 6505 County Road J (PIN 192-2808-242-0964), described as Lot 2 of CSM#16134, Vol. 74, Pg. 88, Document #1603397. This parcel consists of 3.063 acres. The purpose of this rezone is to allow this parcel to be combined with 6615 County Road J.

REZN-6-18-1698 Bill Aubrey, of Bayland Buildings, Inc., 3323 Bay Ridge Street, Oneida, WI 54155, for Scott and Carmen Sauer, of Sauer Properties, LLC, 8510 Enterprise Way, Weston, requesting a rezone from B-3 (General Business) to GI (General Industrial), on property addressed as 8503 Schofield Avenue (192-2808-231-0958), described as Parcel 1 of CSM#11966, Vol. 51, Pg. 54, Document #1243783. This parcel consists of 1.194 acres. The purpose of this rezone is to allow this parcel to be combined with 8510 Enterprise Way.

Conditional Use Permit request by Mike Masgay, of Tine & Cellar, 3806 Schofield Avenue, Weston, WI 54476, and Victor Anderson, of Lokre Development, PO Box 3044, Plover, WI 54467, to allow for the Outdoor Alcohol Area land use (as described in 94.4.09(16)) within the B-2 (Highway Business) and D-WM (Weston Marketplace Overlay) Districts, addressed as 3806 Schofield Avenue (192-2808-174-0894), described as Lot 1 of CSM#11806, Vol. 50, Pg. 94, Document #1234452. This parcel consists of 8.278 acres (Project 20180035).

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, July 3, 2018 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 21st day of June 2018

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 25, 2018 and Monday, July 2, 2018.

Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 6/27/2018
Adoption Date: 4/18/2018



LEGEND

3806 Schofield Avenue

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

ZONING DISTRICTS

SF-S Single Family Residential-Small Lot

MF Multiple Family Residential

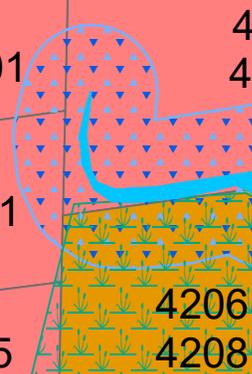
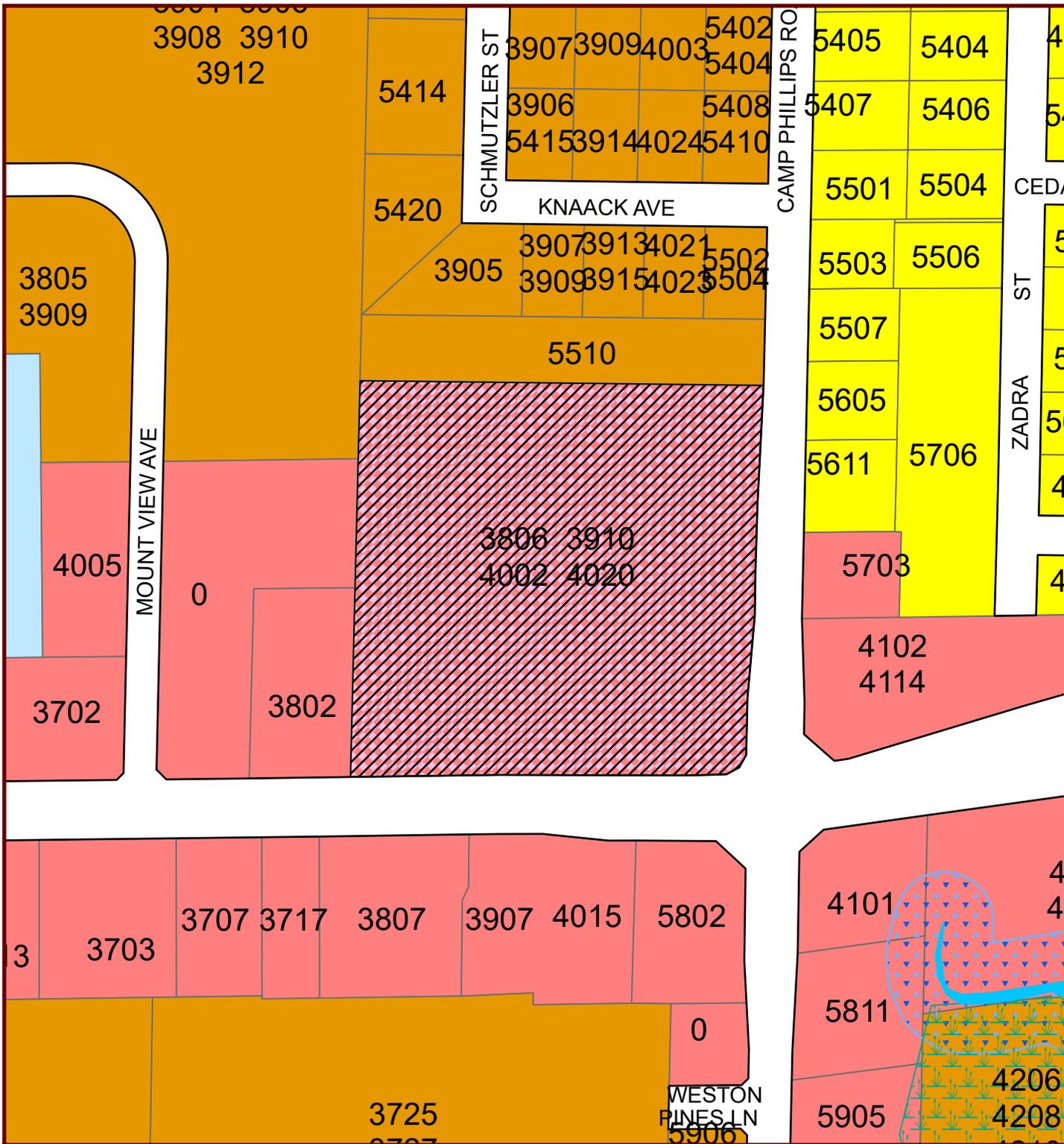
INT Institutional

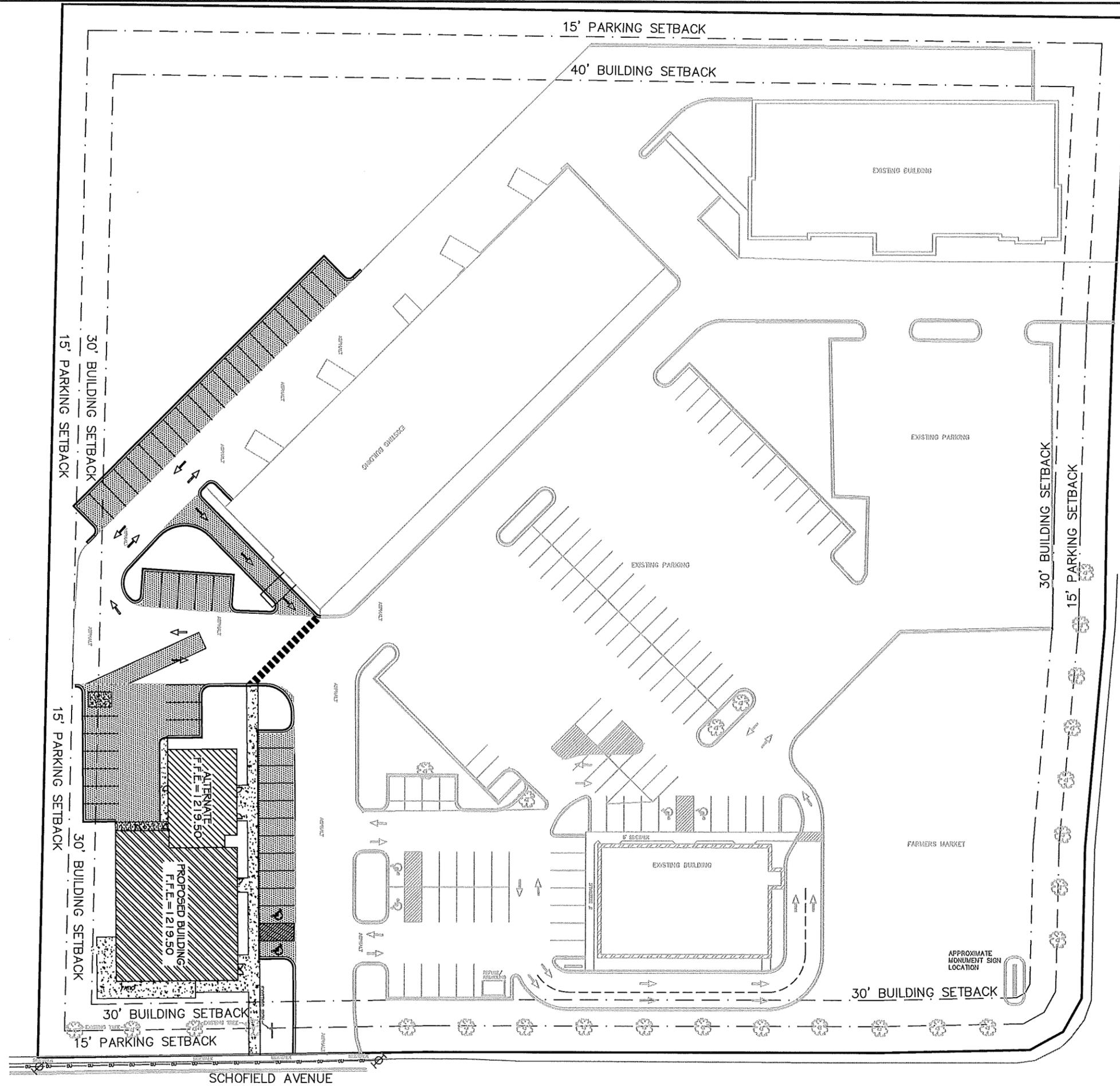
B-2 Highway Business

OVERLAY ZONING DISTRICTS

D-WM Design: Weston Marketplace Overlay

Village of Weston Shoreland Overlay





MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: DMV
APPROVED: MMT & NSB
PROJECT #: 1832

OVERALL SITE PLAN
TINE & CELLAR
VILLAGE OF WESTON, MARATHON CO.

SCALE
1" = 60'
SHEET NO.
1
OF 7 SHEETS

Operational Plan For Tine & Cellar Restaurant in Weston, WI

May 29, 2018

1) OWNER APPLICANT & HISTORY

Mike Masgay, a Wausau WI. resident will be the proprietor. Mike got his start in the food industry in Door County, where he said he spent a lot of time as a child and young adult. Then he found his way to Wausau, helping to open Mickey's Pool Hall, now known as Sconni's Alehouse & Eatery at 1239 Schofield Ave. In Plover, he opened Mikey's Bar and Grill, 3018 Village Park Dr., and in 2016 he opened A-Soshel, 3056 Village Park Dr. in Plover, which has a similarly massive slate of brews.

2) RESTAURANT DESCRIPTION & PROPOSED USE

Tine & Cellar won't be exactly like any of the places listed above, though. It's going to be a two-level restaurant, with lots of windows, a patio and ample seating for approximately 200 people when the patio is available. Tine & Cellar will boast one of the largest beer offerings in central Wisconsin with 100 taps. The restaurant will also offer a rotating craft cocktail menu and bring European food to the table. It will still be a friendly space to gather with friends or grab a beer after work, more of a social environment, where people can get to know others," As for the beer selection, the restaurant will be using a tap system that's rare in the region which will retain the carbon dioxide levels in the beer, and won't transfer flavors of past beers in the tap lines. The system will keep the beer tasting like it was just put into the keg, The restaurant will also feature a controlled environment above ground cellar, not just to store wine, but to age and condition beer too. All of the staff will be required to complete training, too, that will help them identify the right beer for everyone's palette, maybe even those who think they don't like beer. The restaurant will do lunch and dinner every day, with a full brunch menu on Saturday and Sunday.

3) NUMBER OF EMPLOYEES

We will staff initially up to 42 employees full and part time in rotating shifts.

4) DAYS & HOURS OF OPERATION

The perceived hours of business operation are between
11:00 AM to 12:00 AM Monday thru Thursday,
11:00 AM to 2:00 AM Fridays ,
9:00 or 10:00 AM (for brunch) to 2:00 AM Saturdays
9:00 or 10:00 AM (for brunch) to 12:00 AM Sundays

All deliveries to the facility will be between 8:00 AM to 5:00 PM.

5) OUTDOOR STORAGE & REFUSE

There will be no hazardous materials stored onsite.
The outside Refuse area will be completely enclosed and will consist of materials matching the building. There will be an exterior grease interceptor which will be serviced through a licensed local waste hauler. Waste and recycling will also be contracted through a licensed local disposal company.

6) PARKING AND TRAFFIC

Parking and storage areas are sufficient as planned on the proposed site plan, for all operations. Employees will be using the new stalls generated behind the existing north building, and the shared areas in the retail development will serve the patrons. Traffic flows will continue as existing with exits both to Camp Phillips Rd and Schofield Ave. There should be no impact on the neighboring properties as all are similar businesses, with offsetting business hours.

7) BUILDING CONSTRUCTION

The building will be constructed as a metal frame and bar joist building with a conventional rubber roof system, and walls consisting of steel stud framing, masonry, natural cedar siding, and accented concealed fastener architectural metal panels. There will be a substantial amount of glass with some areas having operable functions to allow for a limited open air concept. The patio area will be completely secured with an ornamental metal 6 foot high fence,

8) ADDITIONAL LICENSING

All restaurant and food preparation licenses and inspections will be obtained through the Marathon County Health Dept and the State of WI as required.
The Village of Weston liquor license has been applied for.