



**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, October 9, 2023, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20230129 – Bruce Guss, 7902 Alderson Street, Schofield, requesting a Conditional Use Permit for the use of Outdoor Storage and Light Industrial, on a 1.01-acre property located at 6406 Schofield Ave, Weston. The property is and legally described as Certified Survey Map No. 107299 recorded in Volume 44, Page 171, Certified Survey Map #10729, Document No. #1173901, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-153-0946).

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 submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate, should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21st day of July 2023

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Sunday, September 25, 2023, and Monday, October 2, 2023.



Village and Town of Weston
Marathon County, Wisconsin

OFFICIAL ZONING MAP

Map Date: 9/21/2023
Adoption Date (Village): 4/XX/2018
Adoption Date (ETZ): 4/XX/2018
Adoption Date (Town): 1/23/2016



LEGEND

MUNICIPAL FEATURES

- Village of Weston Incorporated Boundary
- Right-of-Way
- 6406 Schofield Ave

MUNICIPAL FEATURES

- Wetland Presence
- 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
- RM - Rural Mixed
- PD - Planned Development

Code_

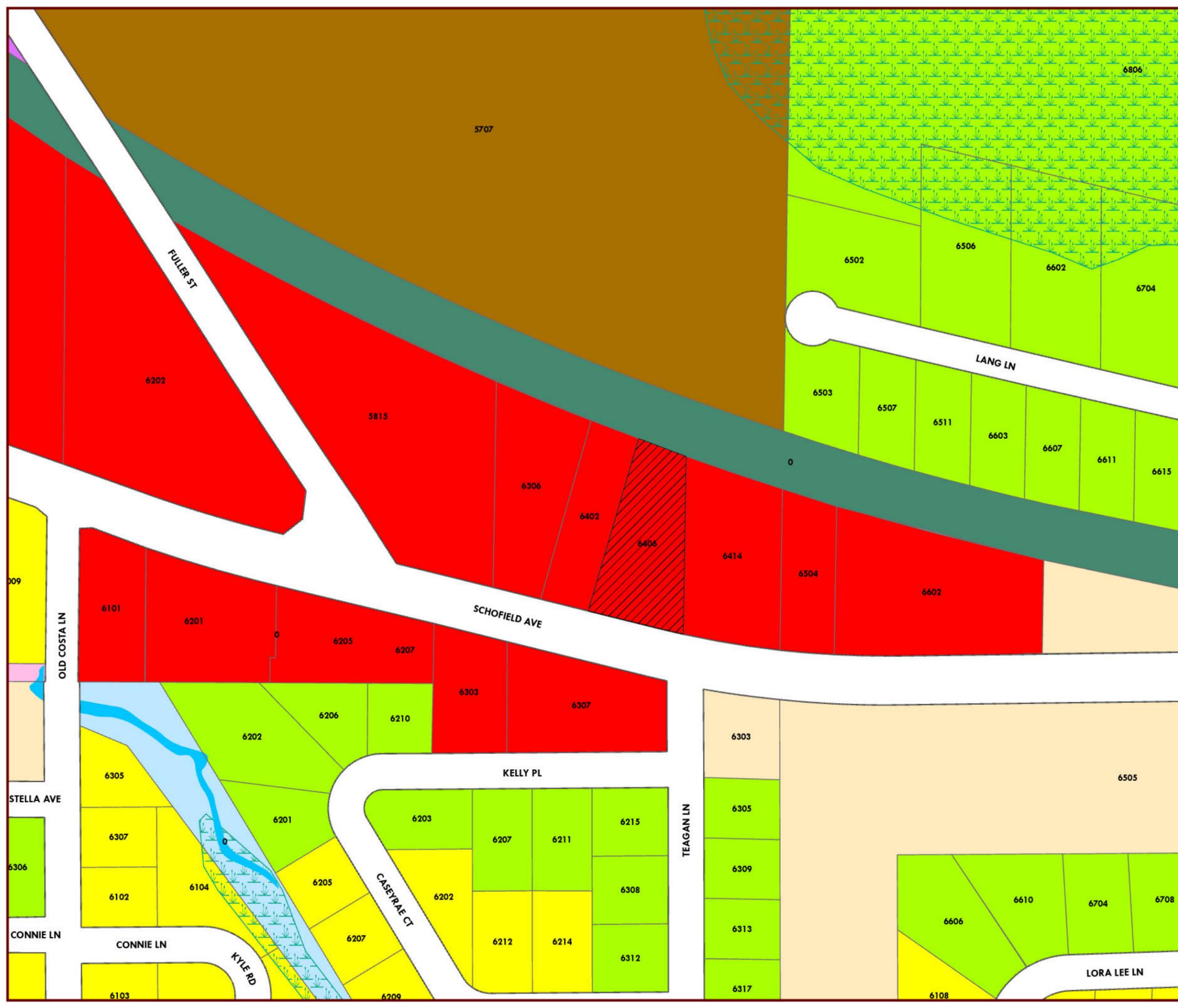
- AR
- INT
- RR-2
- RR-5
- SF-L
- SF-S
- <all other values>

OVERLAY DISTRICTS

- D-CO

MUNICIPAL FEATURES

- Wetlands (Town)
- AR-Cluster (Number of building symbols equals maximum units allowed)



Operational Plan for B.U.G. Drywallers in Weston WI

June 30th 2023

- 1) Owner applicant and history:
 - a. Property co-owned by Bruce Guss and Mandy Habeck under BUG Properties LLC
 - b. Business owner, Bruce Guss, sole owner of BUG Drywallers LLC
 - c. Bruce has been operating a successful construction company since 2000. Although it began as a drywall entity, Bruce has expanded over the years into concrete, commercial buildings (including Tine & Cellar and AT&T in Weston) and most recently added country-wide storage unit erections through Trachte Building Systems.
- 2) Description and Proposed Use
 - a. BUG Drywallers is more than just drywall. It is a construction company that has expanded over the years to serve in commercial building projects from concrete, excavating, trucking, wood and steel contracting to storage unit erection. The subject building site was home of BUG Drywallers until a devastating loss from a fire on the night of December 27th, 2022. The proposed building site is a result of said fire. We would like to build a building that can properly house the tools, supplies and materials for the company to operate in an organized fashion. The new building would be beneficial for indoor storage, leaving the outdoor space for proper navigational ways in and out of the property.
 - b. The placement of this building on the lot is extremely important to the safety of our employees, drivers, and neighboring businesses customers and employees. The curve of Schofield Ave makes the visibility difficult to safely pull in and out of this space. The fact that this property has two driveways also helps with the neighboring businesses, the greenhouse and the auto repairs facility, utilize said driveways to safely enter and exit their businesses as well.
- 3) Number of employees
 - a. BUG Drywallers employes 5-8 employees, full and part time, seasonal work. Said employees meet at this site in the mornings to grab tools, equipment and materials. And then head to the job site.
- 4) Days and hours of operation
 - a. The perceived houses of business operation are between 7 AM – 9 PM Sunday through Monday.
- 5) Outdoor storage & refuse
 - a. There will be no hazardous materials stored on the property. We will continue to utilize the garbage services of Harter's Disposal, a 4-yard dumpster, which will be enclosed.
- 6) Parking and Traffic
 - a. Parking is sufficient as planned on the proposed site plan.
- 7) Building Construction
- 8) Additional Licensing
 - a. No additional licensing is required.