

**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, at 6:00 p.m., or shortly thereafter, on Monday, December 11, 2023, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20230188 Dustin Vreeland, on behalf of owner Apex Capital Ventures, LLC, requesting a Conditional Use Permit, to allow for a Personal Storage Facility within the B-3 (General Business) Zoning District, on a 4.96-acre property addressed as 8211/8311 Schofield Avenue, Weston.

The property is currently vacant and legally described as Certified Survey Map #1806, recorded in Volume 7, Page 192, Document No. 738369, excepting Document #1171717 (Highway), and Parcels 1 & 2 of Certified Survey Map #1929, recorded in Volume 8, Page 13, Document No. 743188, excepting Document #1171719 (Highway), located in part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 231 0955).

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 17 day of November 2023

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, November 27, 2023, and Monday, December 4, 2023.

SITE PLAN NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVELS TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET OF FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- ALL SANICUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDMR TECHNICAL STANDARDS.

SITE PLAN LEGEND

- 1 18" STANDARD MOUNTABLE CURB
SEE DETAIL ON C9
- 2 18" REFLECT MOUNTABLE CURB
SEE DETAIL ON C9
- 3 PROPOSED CURB TRANSITION
(STANDARD TO REFLECT)
- 4 PROPOSED 1' CURB CUT
SEE DETAIL ON C9
- 5 PROPOSED FLAT CURB
SEE DETAIL ON C9
- 6 PROPOSED 3.5" ASPHALT WITH 8" BASE COURSE
SEE DETAIL ON SHEET C9
- 7 PROPOSED SNOW STORAGE
- 8 PROPOSED INFILTRATION BODINS
SEE DETAILS ON SHEET C7
- 9 PROPOSED MEDIUM RIPRAP W/ GEOTEXTILE FABRIC

	TOTAL
LOT AREA	215,894 sqft.
BUILDING AREA	66,380 sqft.
PAVED AREA	104,173 sqft.
TOTAL IMPERVIOUS AREA	172,253 sqft. (80%)
GREEN SPACE	42,415 sqft. (20%)

**PRIVATE UTILITIES NOT LOCATED
UNDERGROUND UTILITIES**

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

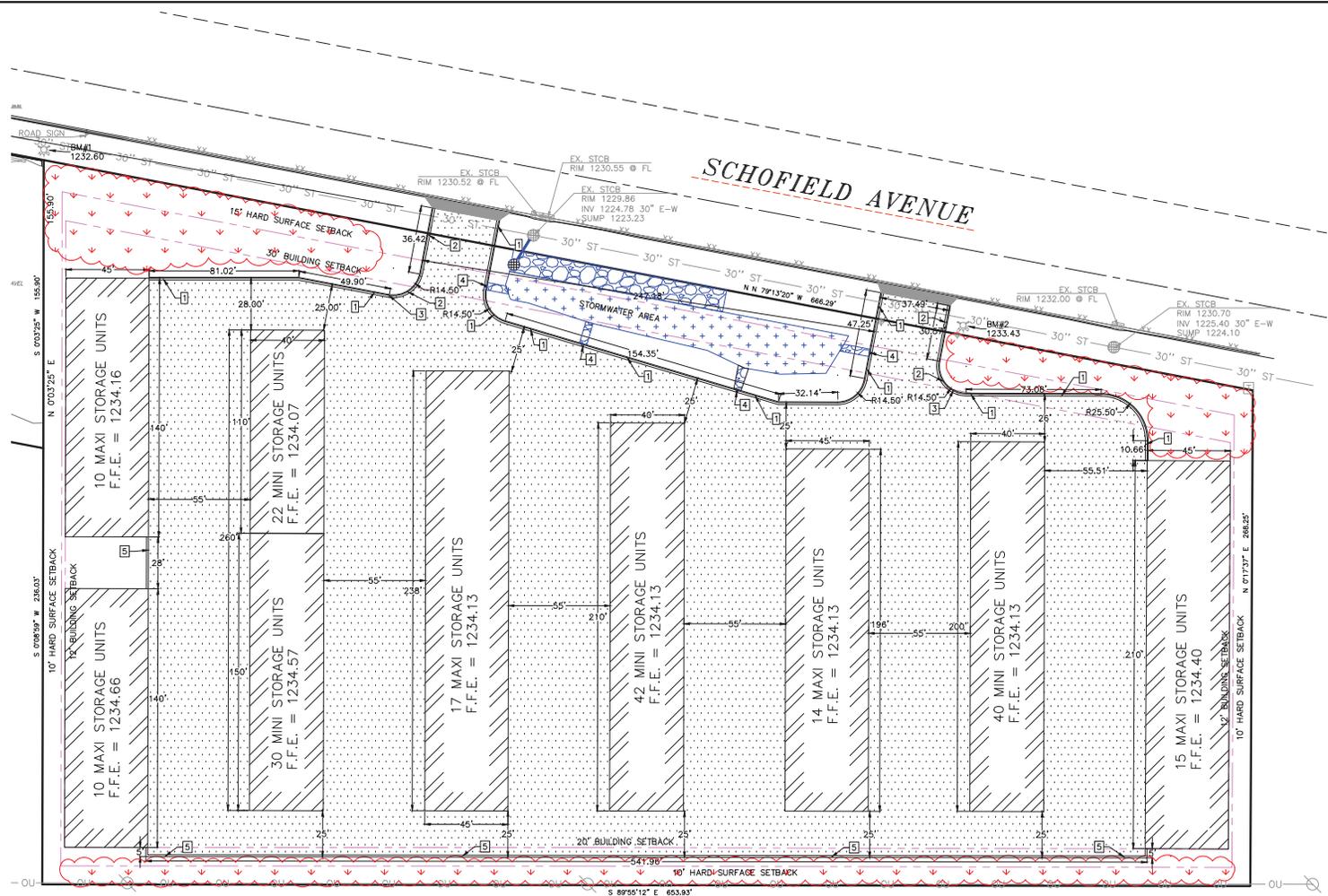
SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY WATER LINE, SANITARY, AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGER'S HOTLINE.

SCALE NOTE:
 IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.



STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION
DV	11/1/23	BUILDING SIZES PER OWNERS EMAIL

TITLE PAGE:

PROPOSED SITE PLAN

PROJECT: **MWMS WESTON STORAGE**

LOCATION: **VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN**



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
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PREPARED FOR: **VESTEDNEST PROPERTY GROUP LLC**

PLAN DATE: **NOVEMBER 8th, 2023**

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DE
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 30'
SHEET: C4