

**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, February 12, 2024, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20240011 - Nhialong Thao, 3004 Hampton Ave, Wausau, WI 54403, requesting a Conditional Use Permit for an Agricultural Use in the RR-2 (Rural Residential 2-acre) zoning district.

The property is described as:

HAMPTON LOTS 8 & 9 Consisting of 2.77 Acres (PIN 192-2808-082-0049) and addressed as 3004 Hampton Ave.

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 25 day of January 2024

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, January 29, 2024, and Monday, February 5, 2024.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, February 12 th , 2024.
Description:	Project #20240011 – Nhialong Thao, 3004 Hampton Ave, PIN 192-2808-082-0049, requesting a Conditional Use Permit for an Agricultural Use in the RR-2 (Rural Residential 2-acre) zoning district.
From:	Aaron Anklam, Assistant Planner
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Nhialong Thao for an Agricultural Use at 3004 Hampton Ave?

BACKGROUND

Nhialong Thao would like to construct a 34x96 (3,264 sq ft) Greenhouse on their property for personal Agricultural Use. The proposed greenhouse would cover their existing garden. The USDA (United States Department of Agriculture) is offering them a grant for the greenhouse. The Agricultural Use will be growing food for personal use, no farm animals are proposed. The greenhouse will not be utilized as a business.

The greenhouse will be constructed out of galvanized tubing and greenhouse film. The greenhouse meets all principal building setbacks for the RR-2 zoning district. Since the greenhouse will be the principal structure for the Agricultural Use, the only performance standard that the structure needs to meet is principal building setbacks in the RR-2 District per 94.4.09(2) – “All structures that are utilized for Agricultural Land Use Types (as listed in Section 94.4.03), that exceed 2,000 square feet in floor area, are within a rural and open space or RM zoning district, or are on parcels over 10 acres in area shall instead be regulated as a principal structure, and not as a “Detached Accessory Structure.” Since the greenhouse is being used for an Agricultural Use, a hoop styled building is permitted.

Attached Docs:	Site plan, Building plans, Project narrative, CUP supplemental questions, Performance standards, Draft CUP.
Committee Action:	N/A
Fiscal Impact:	N/A
Recommendation:	Staff recommends approval of the Conditional Use Permit.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20240011, allowing Nhialong Thao to have an Agricultural Use at 3004 Hampton Ave.

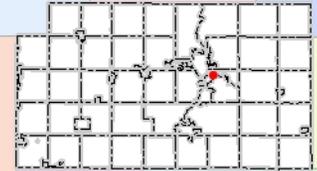
ADDITIONAL ACTION:	Notify applicant of [Approval / Denial] [Staff] If approved, record CUP with the Marathon County Register of Deeds [Staff] If approved, issue a building permit for the Greenhouse. [Staff]
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Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- DNR Wetland Areas
- 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

17.76 0 17.76 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

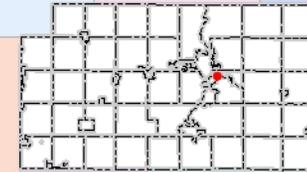
Notes



Land Information Mapping System

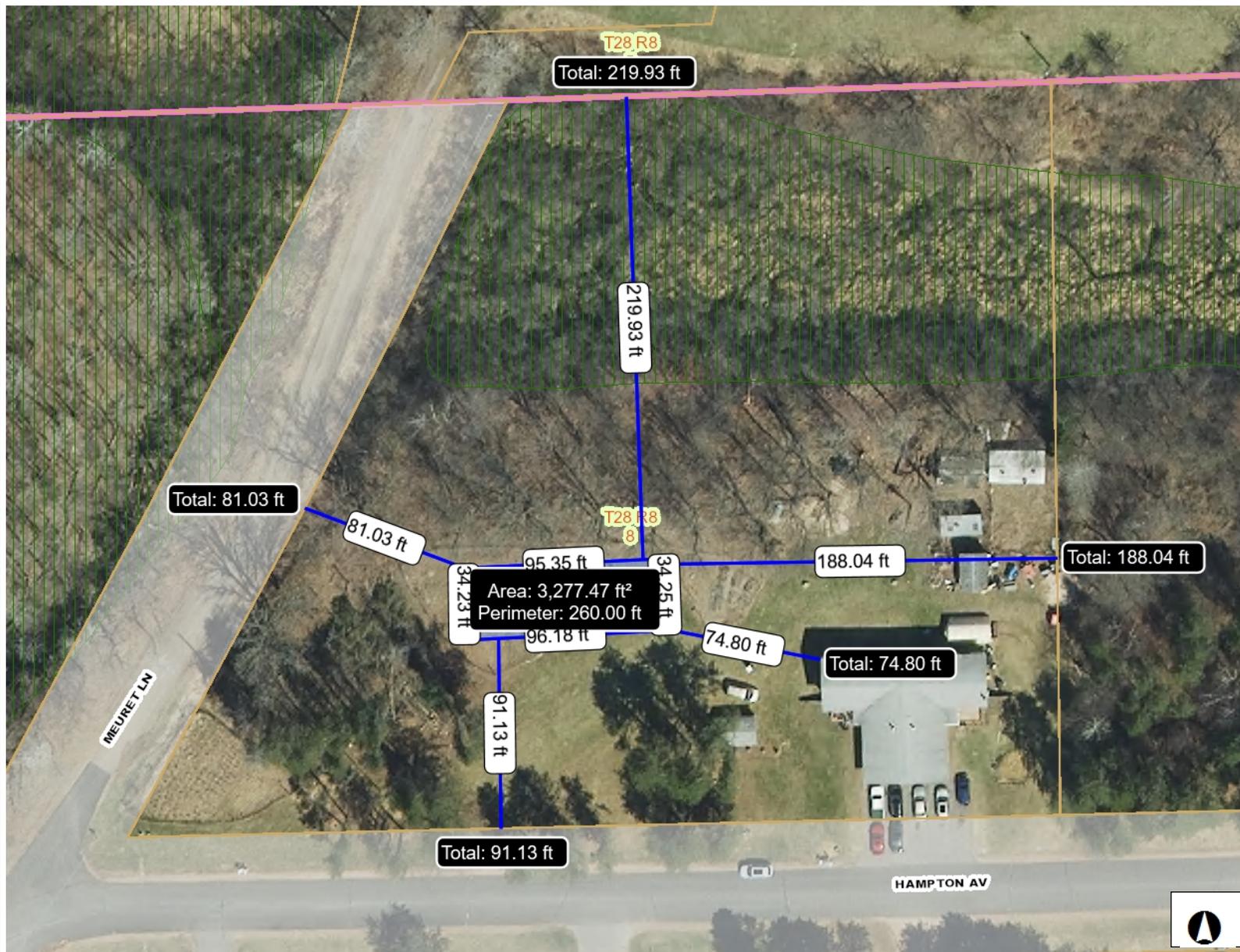
TAYLOR

LINCOLN



WOOD

PORTAGE



Legend

- Road Names
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35.52 0 35.52 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes

2024

NOLT'S MIDWEST Produce Supplies

COMMERCIAL GROWERS
CATALOG

3160 140th St, Charles City IA 50616
Fax (641) 228-4258 Email: NoltsMidwest@MailBug.com
Ph. (641) 228-4496



Specializing in Vegetable Growing Supplies and Equipment

PLASTICULTURE
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DRIP & MICRO IRRIGATION
GREENHOUSE & NURSERY

Add up your Discounts!

4% if ordered by 01/10/24

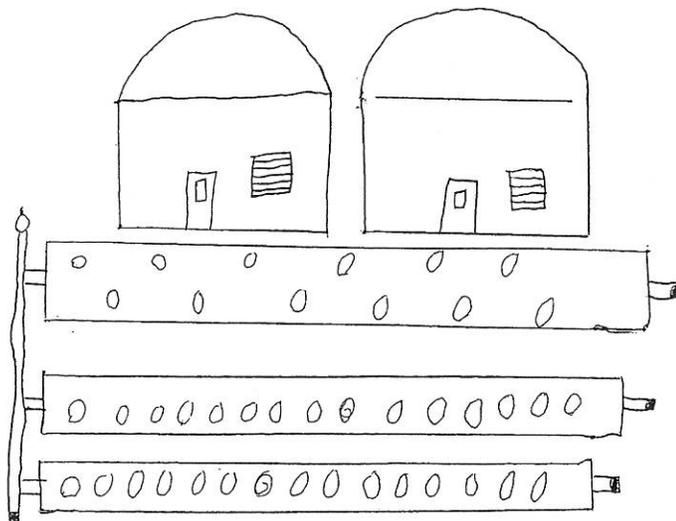
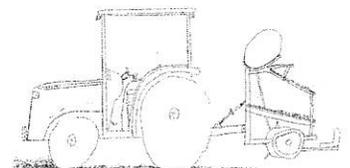
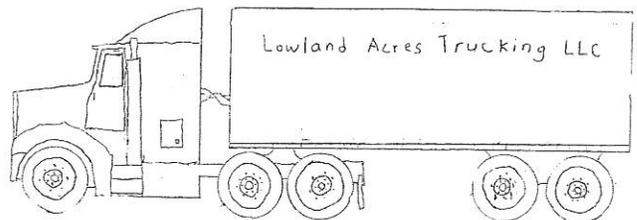
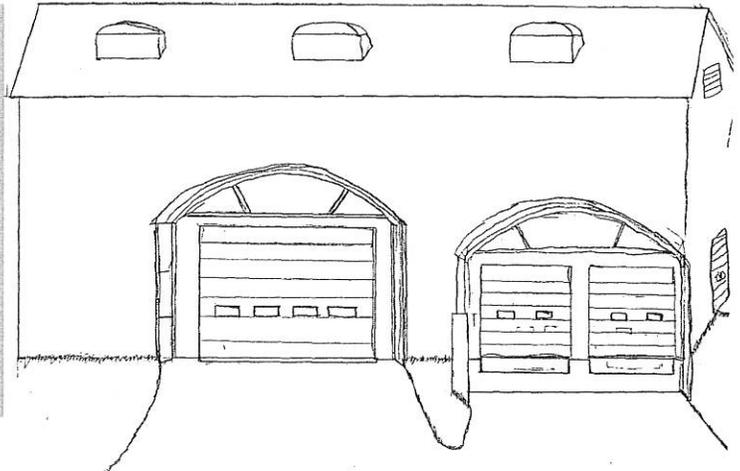
Select Volume Discount	\$ 1000+	1%
based on total of 1 time order	5000+	2%
	10000+	3%

1% if picked up in person

1% for written orders

1% cash or check with order

Discount Applies To All Prices In This Catalog



MOST ITEMS IN STOCK FOR IMMEDIATE DELIVERY

CUSTOMER APPRECIATION DAY

Wednesday, Dec. 20th, 2023

Vendor Reps/Displays,
Refreshments & Light Meal

10 AM to 3:00 PM

Coffee & Donuts 9:00 AM

Coupon for attending

WE SHIP DAILY VIA:

Spee-Dee, Fedex, UPS, USPS and Motor Freight
OUR DISCOUNTS SAVE YOU \$\$\$ ON FREIGHT

STORE HOURS

Monday through Friday 8 AM to 5 PM
December thru June Saturdays 8 AM to 12 PM

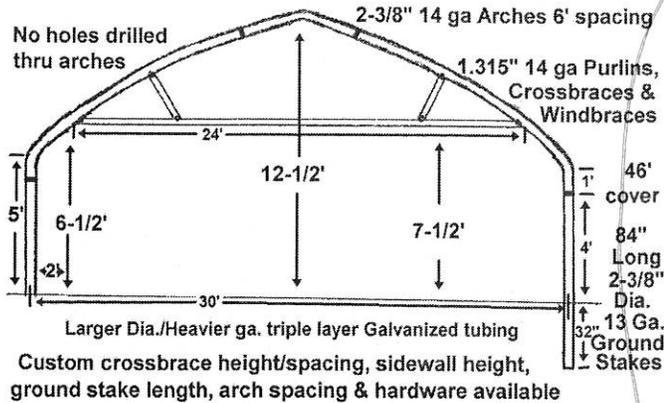
All Prices Are Fob Charles City, IA (except items indicated with FOB point) and Are Subject to Change Without Notice.

**CLOSED on all Christian Holidays including:
Good Friday, March 29th & Ascension Day, May 9th**

Greenhouse Frames Only

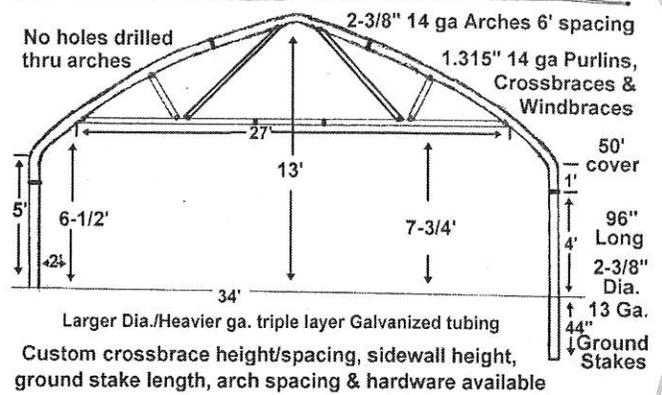
These frames feature 2-3/8" arches, 6' arch spacing and 5' straight sides..
Allow 4-8 weeks for delivery. 1-2 weeks for pickup

30' Gothic Greenhouse, 5' Straight Sides



Crosstie assembly on each arch except end arches, has 5 purlins and 4 wind braces. Hardware: cross connectors & pipe straps for fastening purlins, bolts & pipe straps for baseboard, end wall

34' Gothic Greenhouse, 5' Straight Sides



Crosstie assembly on each arch except end arches, has 7 purlins and 8 wind braces. Hardware: cross connectors & pipe straps for fastening purlins, bolts & pipe straps for baseboard, end wall brackets, instructions and stake driving head.

Size	Price	Optional 6' Sidewall add:	Optional W bracing for crossties	Optional 4' Knee Braces
30' x 48'	\$3,000.00	\$67.50	\$252.00	\$203.04
30' x 72'	\$4,430.00	\$97.50	\$364.00	\$293.28
30' x 96'	\$5,700.00	\$127.50	\$476.00	\$383.52
30' x 144'	\$8,350.00	\$187.50	\$700.00	\$562.50

Size	Price	6' to 7' Sidewall with 4' Knee Braces add
34' x 72'	\$5,950.00	\$488.28
34' x 96'	\$7,600.00	\$638.52
34' x 144'	\$10,900.00	\$939.00
34' x 198'	\$14,600.00	\$1277.04

30' Northern Gothic, 5' Straight Sides

Same as above except: 4' arch spacing. Capable of carrying more wind and snow load. Use in heavy snow fall areas.

Size	Price	Optional 6' Sidewall add:	Optional W bracing for crossties
30' x 48'	\$4,300.00	\$97.50	\$364.00
30' x 72'	\$6,150.00	\$142.50	\$532.00
30' x 96'	\$8,400.00	\$187.50	\$700.00
30' x 144'	\$11,800.00	\$277.50	\$1036.00

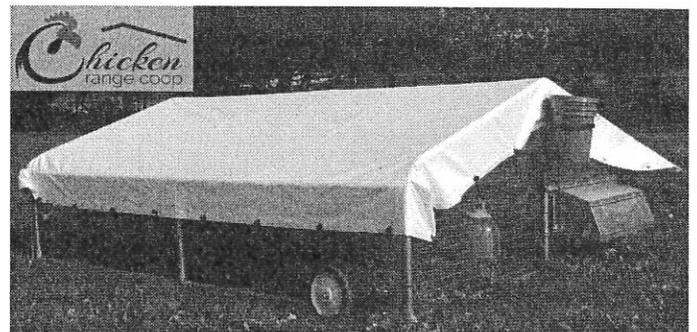
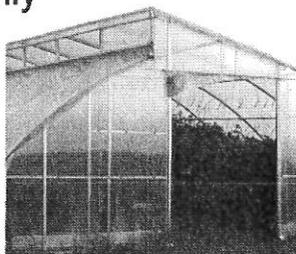
34' Northern Gothic, 5' Straight Sides

Same as above right except: 4' arch spacing. Carries more wind and snow load. Use in heavy snow fall areas.

Size	Price	6' to 7' Sidewall add:	Optional 4' Knee Braces Add:
34' x 48'	\$5,900.00	\$195.00	\$293.28
34' x 72'	\$8,000.00	\$285.00	\$383.52
34' x 96'	\$10,400.00	\$375.00	\$564.00
34' x 144'	\$15,000.00	\$555.00	\$834.72

Roll up Roof Vent Frame Only

A roof vent is the most efficient natural ventilation, combine with one roll up side on opposite side of greenhouse. Recommended when heating: Double layer inflated poly and roll lock to create a tight seal (not included). Works with 30' and 34' frames (above).



Options shown: Water system w/ a 5 gallon bucket mounted on the outside, supplying a Bell Waterer and rollaway nestbox. Moving is done quickly by raising the lift handle (approx. 50 lb) on one end which lowers the wheels on the other end via an attached cable.

Grazing pens are designed to be portable & lightweight, w/ low peak height to endure windy conditions. A rollup handle on the tarp allows easy access over the side.

Constructed of 2" tubing and 1x2" wire, all galvanized. A welded frame with heavy duty poly ties to attach the wire. The cover tarp is 10 oz material, w/10 yr life expectancy.

Item #	Description	Price
ICK0608	6' x 8' Chicken Coop	\$1,050.00
ICK1012	10' x 12' Chicken Coop	\$1,325.00
ICKB(H&W)	Bucket Holder & Bell Waterer	\$105.00
ICKPA	2' x 12' Side Panel (wind protection)	\$58.50
ICKHF	22 lb Hanging Feeder	\$30.00
ICKNB	Roll Away Nest Box	\$289.00

GREENHOUSE (HIGH TUNNEL) PACKAGES

Gothic frames with 5' straight sides, 2-3/8" dia arches on 6' spacing. Includes two layers of plastic and roll-up sides. You will need (treated) lumber to frame gables (2x4/4x4), for baseboards (2x8/2x10), for hip boards (at top of straight side) (2x6), and doors. You may need electrical wiring, propane and water lines. Optional items we carry are: Doors, roll-lock (recommended to lockdown roll-up sides especially when heating), polycarbonate twin wall sheeting and/or galvanized square tubing (for gables), heaters, exhaust and circulating fans, air inlet shutters and motors, black ground cover, temperature alarms, purlins/conduit for hanging baskets or plant support, shade.

30' x 72'

Qty	Unit	Item #	Item Name	Rate	Amount
1	ea	Z3072	30x72 (5' Side) Gothic Greenhouse Fra	4,430.00	4,430.00
1	ea	S4614150	14x150' 6 ml SunView 4 CLEAR	189.00	189.00
1	ea	GGA500	70003-901 3/4"x500 Batten Tape	38.00	38.00
1	ea	GEA1480	IB148-C 4 Bolt Blower 148 CFM w/cord	72.00	72.00
1	ea	GEA1481	VBMBRKT-SQ 4 bolt Mounting Kit MIB148	17.00	17.00
2	ea	PPT06	97539 6"x48 Poly Patch Tape	24.50	49.00
52	ea	GPS020	2-3/8" HD 3 hole Pipe Strap	0.85	44.20
104	ea	GLB25015	1/4x1.5" Glv Lag Bolt PF110-2420-024	0.10	10.40
2	Bag/100	GFA21215	4H1224 1-1/2" #12 SS Self Drilling TekS	19.80	39.60
4	Bag/100	GFA2121	4H1216 1" #12 SS Self Drilling TEKS	15.40	61.60
1	ea	KIR48150	K50 IR/AC 48x150' 6 Mil Klerks	720.00	720.00
24	Pieces	GFA10	12' Single WireLock Base	9.00	216.00
3	Bundle/50	GFA104	21-ZZW4-50 4' ZigZag Wire	44.00	132.00
18	Pieces	GFA5RBC	8' Roll-Bar Cap	6.25	112.50
2	ea	GFAM04	5:1 GearCrank w/1.315" adp.	84.00	168.00
2	ea	GGP1010185	0.995 x 18 Rnd x 123" Swedged	9.50	19.00
1	ea	GFA5RPH2X	RPH2x59 Roll-pipe Hanger/2" Board 9/	19.00	19.00
2	ea	GFA5RBBDD	RBBDD59 Roll-bar Baseboard Deflector 9	17.50	35.00
1	Spool/350'	GFA5CR	1/4"Rope NeoBraid Black 100% poly	39.00	39.00
1	Bag/25	GFA5RH	Aluminum Rope Hook RHALumx500	23.00	23.00
26	ea	ZES04003	889-6961 4" ZP Eye Screw 5/16"	0.80	20.80
Total:				\$ 6,455.10	

34' x 96'

Qty	Unit	Item #	Item Name	Rate	Amount
1	ea	Z3496	34x96 (5' Side) Gothic Greenhouse Fra	7,600.00	7,600.00
1	ea	T4614150	14x150' 6 Mil Tufflite IV	189.00	189.00
1	ea	GGA500	70003-901 3/4"x500 Batten Tape	38.00	38.00
1	ea	GEA1480	IB148-C 4 Bolt Blower 148 CFM w/cord	72.00	72.00
1	ea	GEA1481	VBMBRKT-SQ 4 bolt Mounting Kit MIB148	17.00	17.00
2	ea	PPT06	97539 6"x48 Poly Patch Tape	24.50	49.00
68	ea	GPS020	2-3/8" HD 3 hole Pipe Strap	0.85	57.80
136	ea	GLB25015	1/4x1.5" Glv Lag Bolt PF110-2420-024	0.10	13.60
3	Bag/100	GFA21215	4H1224 1-1/2" #12 SS Self Drilling TekS	19.80	59.40
5	Bag/100	GFA2121	4H1216 1" #12 SS Self Drilling TEKS	14.00	70.00
1	ea	T4650	TIV650 50x100' 6 Mil Tufflite IV	450.00	450.00
1	ea	KIR50	K50 IR/AC 50x100' 6 Mil Klerks	500.00	500.00
29	Pieces	GFA10	12' Single WireLock Base	9.00	261.00
3	Bundle/50	GFA104	21-ZZW4-50 4' ZigZag Wire	44.00	132.00
24	Pieces	GFA5RBC	8' Roll-Bar Cap	5.75	138.00
2	ea	GFAM07	GCP7:1x1.3 7:1 HD Gear Crank Asy	148.00	296.00
2	ea	GGP130816S	1.315 x 16 Rnd x 99" Swedged	10.50	21.00
2	ea	GFA5RPH2X	RPH2x59 Roll-pipe Hanger/2" Board 9/	19.00	19.00
2	ea	GFA5RBBDD	RBBDD59 Roll-bar Baseboard Deflector 9	17.50	35.00
1	Spool/350'	GFA5CR	1/4"Rope NeoBraid Black 100% poly	39.00	39.00
1	Bag/25	GFA5RH	Aluminum Rope Hook RHALumx500	23.00	23.00
26	ea	ZES04003	889-6961 4" ZP Eye Screw 5/16"	0.80	20.80
Total:				\$ 10,100.60	

Add End Wall

30' x 96'

Qty	Unit	Item #	Item Name	Rate	Amount
1	ea	Z3096	30x96 (5' Side) Gothic Greenhouse Fra	5,700.00	5,700.00
1	ea	S4614150	14x150' 6 ml SunView 4 CLEAR	189.00	189.00
1	ea	GGA500	70003-901 3/4"x500 Batten Tape	38.00	38.00
1	ea	GEA1480	IB148-C 4 Bolt Blower 148 CFM w/cord	72.00	72.00
1	ea	GEA1481	VBMBRKT-SQ 4 bolt Mounting Kit MIB148	17.00	17.00
2	ea	PPT06	97539 6"x48 Poly Patch Tape	24.50	49.00
68	ea	GPS020	2-3/8" HD 3 hole Pipe Strap	0.85	57.80
136	ea	GLB25015	1/4x1.5" Glv Lag Bolt PF110-2420-024	0.10	13.60
3	Bag/100	GFA21215	4H1224 1-1/2" #12 SS Self Drilling TekS	19.80	59.40
5	Bag/100	GFA2121	4H1216 1" #12 SS Self Drilling TEKS	14.00	70.00
1	ea	S4648	48x100' 6 ml SunView 4 CLEAR	432.00	432.00
1	ea	KIR48	K50 IR/AC 48x100' 6 Mil Klerks	480.00	480.00
28	Pieces	GFA10	12' Single WireLock Base	9.00	252.00
3	Bundle/50	GFA104	21-ZZW4-50 4' ZigZag Wire	44.00	132.00
24	Pieces	GFA5RBC	8' Roll-Bar Cap	5.75	138.00
2	ea	GFAM04	5:1 GearCrank w/1.315" adp.	84.00	168.00
2	ea	GGP1010185	0.995 x 18 Rnd x 123" Swedged	9.50	19.00
1	ea	GFA5RPH2X	RPH2x59 Roll-pipe Hanger/2" Board 9/	19.00	19.00
2	ea	GFA5RBBDD	RBBDD59 Roll-bar Baseboard Deflector 9	17.50	35.00
1	Spool/350'	GFA5CR	1/4"Rope NeoBraid Black 100% poly	39.00	39.00
1	Bag/25	GFA5RH	Aluminum Rope Hook RHALumx500	23.00	23.00
26	ea	ZES04003	889-6961 4" ZP Eye Screw 5/16"	0.80	20.80
Total:				\$ 8,023.60	

34' x 144'

Qty	Unit	Item #	Item Name	Rate	Amount
1	ea	Z34144	34x144 (5' Side) Gothic Greenhouse Fra	10,900.00	10,900.00
1	ea	S4614150	14x150' 6 ml SunView 4 CLEAR	189.00	189.00
1	ea	GGA500	70003-901 3/4"x500 Batten Tape	38.00	38.00
1	ea	GEA1480	IB148-C 4 Bolt Blower 148 CFM w/cord	72.00	72.00
1	ea	GEA1481	VBMBRKT-SQ 4 bolt Mounting Kit MIB148	17.00	17.00
2	ea	PPT06	97539 6"x48 Poly Patch Tape	24.50	49.00
100	ea	GPS020	2-3/8" HD 3 hole Pipe Strap	0.85	85.00
200	ea	GLB25015	1/4x1.5" Glv Lag Bolt PF110-2420-024	0.10	20.00
4	Bag/100	GFA21215	4H1224 1-1/2" #12 SS Self Drilling TekS	19.80	79.20
6	Bag/100	GFA2121	4H1216 1" #12 SS Self Drilling TEKS	14.00	84.00
1	ea	S4650150	50x150' 6 ml SunView 4 CLEAR	675.00	675.00
1	ea	KIR50150	K50 IR/AC 50x150' 6 Mil Klerks	750.00	750.00
37	Pieces	GFA10	12' Single WireLock Base	9.00	333.00
4	Bundle/50	GFA104	21-ZZW4-50 4' ZigZag Wire	44.00	176.00
36	Pieces	GFA5RBC	8' Roll-Bar Cap	5.75	207.00
2	ea	GFAM13	GCP13:1x1.3 13:1 HD Gear Crank Asy	185.00	370.00
2	ea	GGP130816S	1.315 x 16 Rnd x 99" Swedged	10.50	21.00
2	ea	GFA5RPH2X	RPH2x59 Roll-pipe Hanger/2" Board 9/	19.00	38.00
2	ea	GFA5RBBDD	RBBDD59 Roll-bar Baseboard Deflector 9	17.50	52.50
1	Spool/350'	GFA5CR	1/4"Rope NeoBraid Black 100% poly	39.00	78.00
2	Bag/25	GFA5RH	Aluminum Rope Hook RHALumx500	23.00	46.00
46	ea	ZES04003	889-6961 4" ZP Eye Screw 5/16"	0.80	36.80
Total:				\$ 14,316.50	

30' x 144'

Qty	Unit	Item #	Item Name	Rate	Amount
1	ea	Z30144	30x144 (5' Side) Gothic Greenhouse Fra	8,350.00	8,350.00
1	ea	S4614150	14x150' 6 ml SunView 4 CLEAR	189.00	189.00
1	ea	GGA500	70003-901 3/4"x500 Batten Tape	38.00	38.00
1	ea	GEA1480	IB148-C 4 Bolt Blower 148 CFM w/cord	72.00	72.00
1	ea	GEA1481	VBMBRKT-SQ 4 bolt Mounting Kit MIB148	17.00	17.00
2	ea	PPT06	97539 6"x48 Poly Patch Tape	24.50	49.00
100	ea	GPS020	2-3/8" HD 3 hole Pipe Strap	0.85	85.00
200	ea	GLB25015	1/4x1.5" Glv Lag Bolt PF110-2420-024	0.10	20.00
4	Bag/100	GFA21215	4H1224 1-1/2" #12 SS Self Drilling TekS	19.80	79.20
6	Bag/100	GFA2121	4H1216 1" #12 SS Self Drilling TEKS	14.00	84.00
1	ea	S4648150	48x150' 6 ml SunView 4 CLEAR	648.00	648.00
1	ea	KIR48150	K50 IR/AC 48x150' 6 Mil Klerks	720.00	720.00
36	Pieces	GFA10	12' Single WireLock Base	9.00	324.00
4	Bundle/50	GFA104	21-ZZW4-50 4' ZigZag Wire	44.00	176.00
36	Pieces	GFA5RBC	8' Roll-Bar Cap	5.75	207.00
2	ea	GFAM07	GCP7:1x1.3 7:1 HD Gear Crank Asy	148.00	296.00
2	ea	GGP130816S	1.315 x 16 Rnd x 99" Swedged	10.50	21.00
2	ea	GFA5RPH2X	RPH2x59 Roll-pipe Hanger/2" Board 9/	19.00	38.00
3	ea	GFA5RBBDD	RBBDD59 Roll-bar Baseboard Deflector 9	17.50	52.50
2	Spool/350'	GFA5CR	1/4"Rope NeoBraid Black 100% poly	39.00	78.00
2	Bag/25	GFA5RH	Aluminum Rope Hook RHALumx500	23.00	46.00
46	ea	ZES04003	889-6961 4" ZP Eye Screw 5/16"	0.80	36.80
Total:				\$ 11,626.50	

34' x 198' with Drop Curtains

Qty	Unit	Item #	Item Name	Rate	Amount
1	ea	Z34198	34x198 (5' Side) Gothic Greenhouse Fra	14,600.00	14,600.00
-33	ea	GGP131214S	1.315 x 14 Rnd x 147" Swedged	18.50	-610.50
1	ea	S4614150	14x150' 6 ml SunView 4 CLEAR	189.00	189.00
1	ea	GGA500	70003-901 3/4"x500 Batten Tape	38.00	38.00
2	ea	GEA1480	IB148-C 4 Bolt Blower 148 CFM w/cord	72.00	144.00
2	ea	GEA1481	VBMBRKT-SQ 4 bolt Mounting Kit MIB148	17.00	34.00
2	ea	PPT06	97539 6"x48 Poly Patch Tape	24.50	49.00
136	ea	GPS020	2-3/8" HD 3 hole Pipe Strap	0.85	115.60
272	ea	GLB25015	1/4x1.5" Glv Lag Bolt PF110-2420-024	0.10	27.20
5	Bag/100	GFA21215	4H1224 1-1/2" #12 SS Self Drilling TekS	18.00	90.00
3	Bag/100	GFA2121	4H1216 1" #12 SS Self Drilling TEKS	15.40	46.20
1	ea	S4642200	42x200' 6 ml SunView 4 CLEAR	756.00	756.00
1	ea	KIR42200	K50 IR/AC 42x200' 6 Mil Klerks	840.00	840.00
9	Pieces	GFA10	12' Single WireLock Base	10.05	90.45
1	Bundle/50	GFA104	21-ZZW4-50 4' ZigZag Wire	44.00	44.00
66	ea	Pad12	RAEXT3877 Alum. Padlock OUTER, 12 ft	18.50	610.50
1	ea	Pad6	RAEXT3122 Alum. Padlock INNER, 6 ft	9.00	594.00
1	ea	PadTool	PolyLock Tool	17.00	17.00
40	ea	GGP1010185	Pair of 6x198" Drop Curtains (no conduit)	1,386.00	1,386.00
			0.995 x 18 Rnd x 123" Swedged	9.00	360.00
Total:				\$ 19,420.45	

Total for other sizes with Drop Curtains instead of Roll-UP sides:

30' x 72' \$ 6822.40

40

30' x 96' \$ 8484.00

30' x 144' \$ 12,122.40

34' x 96' \$ 10,520.05

34' x 144' 14,724.85

Nhialong & Maineng Thao

3004 Hampton Ave, Wausau, WI 54403. PIN: 192-2808-082-0049

715-218-1031 or 715-302-2499

mtmaineng@gmail.com

Property zoned: RR-2

Property size: 2.77 acres

Current land use: Duplex

Proposed Additional Use: Agricultural Use, listed as a Conditional Use in the RR-2 district.

RR-2 Zoning District Classification: Rural and Open Space

We would like to construct a 34x96 (3,264 sq ft) Greenhouse on our property. The area in which we are proposing to place the greenhouse is over our existing garden that we use to grow food for personal use. The USDA (United States Department of Agriculture) is offering us a grant for the greenhouse.

The greenhouse will be constructed out of galvanized tubing and greenhouse film. The greenhouse will be 13' to the peak and meets all principal building setbacks for the RR-2 zoning district. There will be no slab or gravel used as a foundation.

There will be no negative affects on the public or any of the neighbors as the existing location is already a garden and is surrounded by trees.

Important Notes:

1. The greenhouse will only be used for growing personal food. It will not be open to the public, and it will not be or become a business. There will be no selling the produce we grow on-site, and there will be no employees.
2. The greenhouse will not be used for storage.
3. We will not rent out any part of the greenhouse.
4. There will be no farm animals in the greenhouse or on-site.

**CONDITIONAL USE PERMIT
SUPPLEMENTAL REVIEW CRITERIA
VILLAGE OF WESTON**



The following questions are a Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed). Thorough and complete answers assist Staff and Commissioners in review the application and reaching a determination. If you have questions with these questions, please contact staff at plandev@westonwi.gov or (715)241-2613. The Zoning Code and Comprehensive Plan can be found online at the Village's Website.

1. Is the proposed conditional use consistent with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and all other plans, program and ordinances adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

Yes. The proposed CUP is consistent with the purposes, goals, objectives, policies, and standards of the Comprehensive Plan and Zoning Ordinance. "Agricultural Use" is listed as a Conditional Use in the RR-2 zoning district, and the RR-2 district falls within a rural and open space zoning district.

-
2. Does the proposed conditional use in this location, as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, map, and ordinances adopted by the Village ? Explain how, or why not.

The proposed location of the CUP and greenhouse does not negatively affect any nearby property in any manner. The existing space is already used as a garden and is surrounded by trees.

-
3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

Yes. The proposed CUP is consistent with the land uses as "Agricultural Use" is listed as a Conditional Use in the RR-2 zoning district and the RR-2 zoning district is labeled as rural and open space. There will be no impact on the environment as we are proposing to enclose an existing garden.

-
4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

Yes. The CUP will not utilize any public utilities or services as it is just a greenhouse.

-
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts? Explain how.

Yes. The location of the greenhouse will not have any impact on the public. The greenhouse will be used only for growing food for personal use, mostly vegetables and fruits. No sales of crops or renting out space within the greenhouse will occur.

Sec 94.4.03 Agricultural Land Use Types

1. **Agricultural Use.**

Any of the following activities conducted for the purpose of producing an income, livelihood, or for purposes related to any type of **hobby farm: crop or forage production**; keeping farm animals; beekeeping; nursery, sod, or Christmas tree production; maple syrup production; floriculture; aquaculture; forest management; enrolling land in a federal agricultural commodity payment program or a federal or **state agricultural land and conservation payment program**. Also includes an activity that is an integral part of, or incidental to, an Agricultural Use. Excludes any other separately listed land use in this Section, including but not limited to the Keeping of Farm Animals on a Residential Lot and School Sites, a Commercial Animal Establishment, and an Animal Fancier.

Performance Standards:

1. Shall meet the requirements of the Village's Animal ordinance and the County's Animal Waste Management Ordinance, where applicable.
 - **N/A. No farm animals will be on-site. Greenhouse is for plants only.**
2. No farm animals shall be permitted as part of a principal Agricultural Use on a lot or parcel that is less than five acres in area, exclusive of existing public rights-of-way and road easements.
 - **N/A. No farm animals will be on-site. Greenhouse is for plants only.**
3. The keeping of hogs and pigs intended for slaughter or market, goats, roosters, or fur-bearing animals (other than rabbits and ferrets) shall not be permitted, except within the FP, AR, and RM districts or on a farm operation of at least 20 acres established before March 18, 2015.
 - **N/A. No hogs or pigs.**
4. Within any RR and RM district, hobby farms meeting the definition in Section 94.17.04, including not more than 25 animal units, and on a lot or parcel at least 10 acres in area, shall be allowed as permitted uses. All other Agricultural Uses shall be regulated as conditional uses in any RR or RM district.
 - **Hobby Farm Definition: "A type of agricultural use that produces food or fiber, or that houses horses or similar animals, but is operated for pleasure or supplemental income rather than for primary income and exceeds the limitations associated with the "keeping of farm animals on residential lots and school sites" land use."**
 - **The proposed Agricultural Use/Greenhouse meets the definition of a Hobby Farm, however there will be no farm animals on-site.**

5. Beekeeping is permitted subject to the standards in Section 94.4.09(10), except that that the number of beehives shall be limited to one for each 2,500 square feet of lot area.

- N/A. No bees.

6. The raising or keeping of farm animals shall be permitted at a density not to exceed one animal unit per every acre owned, not considering fractional amounts of acreage. The definition of an animal unit is in Section 94.17.04. The Zoning Administrator may approve modifications and exceptions to this animal unit density standard if, each year the normal density standard is to be exceeded, the land owner provides conservation compliance documentation from Marathon County signifying that the keeping of a higher density of animal units is in compliance with all NR 151 Agricultural Runoff Performance Standards and Prohibitions.

- N/A. No farm animals will be on-site. Greenhouse is for plants only.

7. Any area where farm animals are allowed to pasture or run shall be adequately fenced to keep them confined to such area.

- N/A

8. Except for a farm in existence before March 18, 2015, barns, poultry houses, or similar animal enclosures may be no closer than 50 feet from any lot line, except that poultry houses for not more than eight chickens or ducks need only meet the minimum setback requirement for accessory structures.

- Proposed Greenhouse is not classified as a barn, poultry house, or animal enclosure, but it does exceed 50' from any lot line.

9. This subsection does not establish regulations for household pets such as rabbits, ferrets, fish, song birds, potbelly pigs, cats, or dogs which are kept indoors. Household pets such as dogs or cats are regulated separately from this chapter through Chapter 10 of the Code. This subsection also does not establish regulations for the accessory use listed as "Keeping of Farm Animals on a Residential Lot and School Sites" in Section 94.4.09(10).

- N/A

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20240011

This CONDITIONAL USE PERMIT is issued as of 12th day of February 2024, by the PLAN COMMISSION of the VILLAGE OF WESTON to NHIALONG THAO of 3004 Hampton Ave, Wausau, WI 54403.

WHEREAS, NHIALONG THAO is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby NHIALONG THAO intends to use thereon an AGRICULTURAL USE related use. The said property upon which said activity is to take place is more particularly described as follows:

SEC 28-8-08 PT OF NE 1/4 NW 1/4 - HAMPTON LOTS 8 & 9 PIN 192-2808-082-0049

WHEREAS, the property described above is in the RR2 (RURAL RESIDENTIAL – 2 ACRE) Zoning District of the Village of Weston, which permits the use of an AGRICULTURAL USE in said zoning district by conditional use permit; and

WHEREAS, NHIALONG THAO has requested a conditional use permit for the property, per Section 94.4.03(1) Agricultural Use of the Village of Weston Zoning Ordinance, so as to allow an Agricultural Use (Greenhouse) on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held February 12, 2024, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of an AGRICULTURAL USE on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, all requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant NHIALONG THAO a conditional use permit for the property described above, for the use of an AGRICULTURAL USE (GREENHOUSE) as defined in 94.4.03(1) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The Agricultural use thereon shall be for those uses defined within, and shall be used per the attached site plan, as attached as “Exhibit A;”
2. Upon the use expanding beyond the terms listed within the site plan, attached as “Exhibit A,” then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The Agricultural use shall be in accordance with the site plan approved by the Village Approval Authority within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the RR2 (RURAL RESIDENTIAL – 2 ACRE) Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the VILLAGE OF WESTON, result in termination of the rights and privileges granted herein

Dated this 12th day of February 2024

WESTON PLAN COMMISSION

By: _____
Steve Cronin, its Chair

ATTEST:

Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally, came before this _____ day of February 2024, the above-named Steve Cronin, Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

Notary Public

My Commission expires on _____.

THIS INSTRUMENT DRAFTED BY:
Aaron Anklam, Village of Weston
Assistant Planner, Planning and Development
Weston, WI 54476

Exhibit A

