

**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, October 14, 2024, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20240269 - Kevin Ostrowski, of 6304 Hubert Avenue, requesting a conditional use permit at 6304 Hubert Avenue, to allow for the construction of a 1,280 square foot accessory building, that is 18 feet tall, for personal use, within the SF-L (Single-Family Residential – Large Lot) Zoning District, where the maximum allowed accessory building size within the SF-L District is 1,000 square feet, and the height 15 feet.

The property is described as Lot 4, of Pine Ridge Estates, Part of the SE 1/4, of the NW 1/4, of Section 10, Township 28 North, Range 08 East, Village of Weston, Marathon County, WI. Total parcel area consists of 1.32 acres and is addressed as 6304 Hubert Avenue.

Project #20240290 – Scott Sann, Turf MD's, 5408 Westfair Avenue, #4-5, requesting a conditional use permit at 5408 Westfair Avenue, Suite #4-5, to allow for a Light Industrial Land Use within property zoned B-3 (General Business) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit. (Project #20240290)

The property is described as Lot 2 of CSM #16835, Vol. 79, Pg. 36, Document #1672395, Part of the SE ¼, of the SE ¼, of Section 16, Township 28 North, Range 08 East, Village of Weston, Marathon County, WI. Total parcel area consists of 1.007 acres, and is addressed as 5408 Westfair Avenue, Suites #4-5.

Project #20220392 – Jeff Nowak, of Ryan Street Rentals, 1100 West Street, Suite 100, Wausau, requesting an amendment to Conditional Use Permit #20220392, at 6508 Ryan Street, to amend the project phasing timeline for the continued construction of a personal storage facility, within the LI (Limited Industrial) Zoning District.

The property is described as Part of the SW ¼, of the NE ¼, of Section 22, Township 28 North, Range 08 East, Village of Weston, Marathon County, WI. Total parcel area consists of 4.875 acres, and is addressed as 6508 Ryan Street.

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 26 day of September 2024

Valerie Parker
Plan Commission Secretary

REQUEST FOR CONSIDERATION

| | |
|-------------------------|--|
| Public Mtg/Date: | Plan Commission, October 14, 2024 |
| Description: | Project Update - Project #20220392 – Ryan Street Rentals, LLC, request for a Conditional Use Permit Amendment to amend the project phasing timeline for the continued construction of a personal storage facility within the LI (Limited Industrial) Zoning District, per Sec. 94.4.06(3), at 6508 Ryan Street, PIN 192-2808-221-0985. |
| From: | Carrie Edmondson, Associate Planner Travis Meverden, Building Inspector Jennifer Higgins, Planning and Development Director |
| Question: | Will the Plan Commission grant approval to the Conditional Use Permit Amendment to modify the project phasing timeline for the personal storage facility project at 6508 Ryan Street? |

BACKGROUND

The Conditional Use Permit for a Personal Storage Facility at 6508 Ryan Street was granted on March 13, 2023. As part of that approval a phasing timeline for the project was approved. The applicant is seeking to modify the project phasing timeline. At the September Plan Commission meeting, the Plan Commission directed the applicant to apply for a Conditional Use Permit Amendment to amend the phasing timeline. The current phasing plan is detailed below, with the highlighted items still outstanding:

Phase 1 – November 1, 2023

- Remove existing fence and existing snow storage building
- Clear and grub construction area
- Rough grade project area to allow proper drainage
- Construct infiltration pond area and seed landscape areas
- Pour concrete pads (2) on northeast end
- Install fence
- Install first lift of asphalt in entrance area

Phase 2 – September 1, 2024

- Plant trees along north property line (approved by PC from Phase 1 to Phase 2)
- Completion of four northern buildings (building 4 not yet completed)
- Pour concrete pads for the two building to the southeast
- Install fencing
- Install first lift of asphalt on the eastern half of the property

Phase 3 – November 1, 2025

- Pour two remaining concrete pads
- Construct four south storage buildings
- First lift of asphalt on the remainder of the site
- Plant trees along the south property line

Phase 4 – Spring 2026

- Install surface lift of asphalt

REQUEST FOR CONSIDERATION

The Conditional Use Permit Amendment would modify the phasing time as detailed below and in the attached plans.

Phase 2 – December 31, 2024

- Pour concrete pads (4)
- Construct north storage buildings (4)
- Install fence
- Install first lift of asphalt in east side of storage unit area
- Plant trees along north property line

Phase 3 – December 31, 2025

- Plant trees along south property line
- Pour remaining concrete pads (2)
- Construct south east storage buildings (2)
- Install first lift of asphalt on remainder of site

Phase 4 – December 31, 2026

- Construct south west storage buildings (2)
- Install surface lift of asphalt in fall of 2026

The only item staff would like to note is that typically the expectation with Conditional Use Permits is that all buildings be constructed within two years. The Conditional Use Permit was granted in 2023 and the project was originally expected to have all buildings completed by November of 2025. The Plan Commission may want to consider requiring that all buildings be completed by December 31, 2025.

Attached Docs: Phasing Plan

Committee Action: The Plan Commission approved the Conditional Use Permit and phasing plan on 3/13/23.

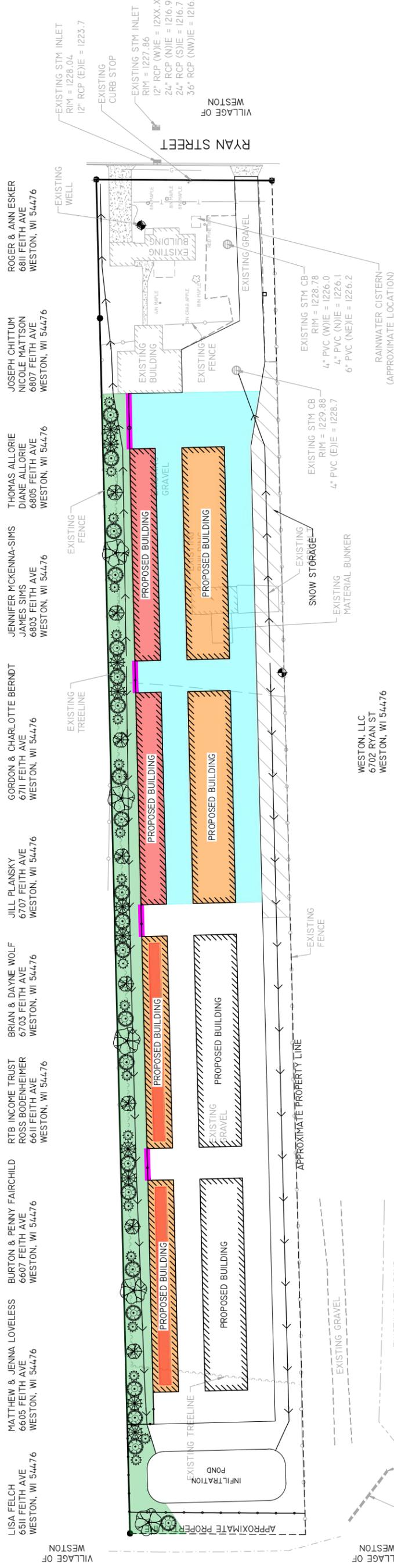
Fiscal Impact: N/A

Recommendation: Staff recommends approval of the Conditional Use Permit Amendment.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] the amendment to Conditional Use Permit #20220392 at 6508 Ryan Street to amend the project phasing timeline.

ADDITIONAL ACTION: Notify applicant of [Approval / Denial] [Staff]



PHASE 2 - 2024 ESTIMATED PROGRESS PLAN (DEC 31, 2024)

- FOUR CONCRETE PADS (4)
- CONSTRUCT NORTH STORAGE BUILDINGS (4)
- INSTALL FENCE
- INSTALL 1ST LIFT OF ASPHALT IN EAST SIDE OF STORAGE UNIT AREA
- PLANT TREES ALONG NORTH PROPERTY LINE

REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE 715.675.9786 FAX 715.675.0660
 EMAIL: MAIL@REIENGINEERING.COM

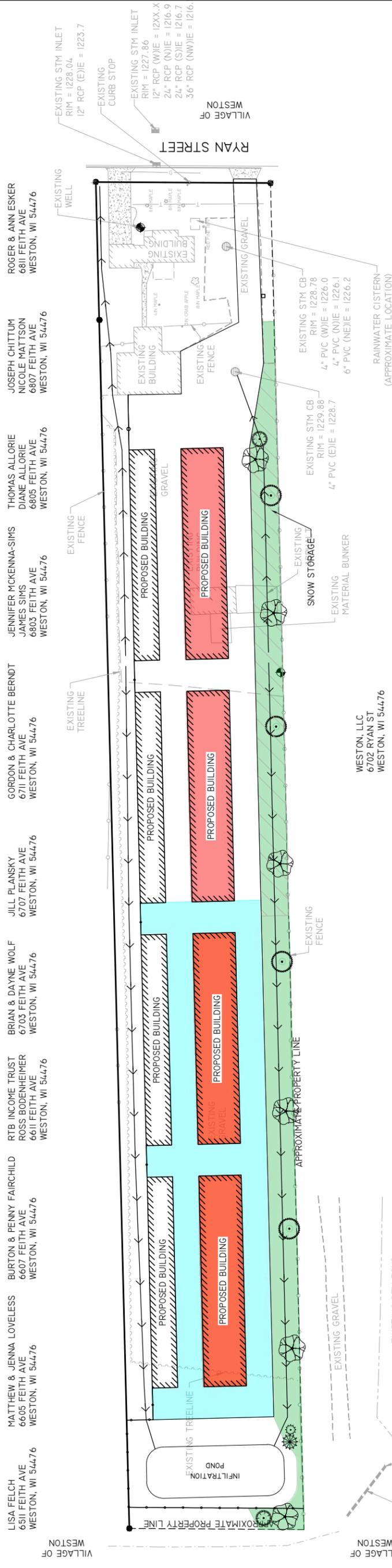
**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**

SCALE
 0 50 100

| DATE | REVISION | BY | CHKD | SURVEYED BY: | JLR | DESIGNED BY: | DDD | SURVEY DATE: |
|---------|-----------------|-----|------|-----------------|-----|--------------|----------|---------------------|
| 9/25/24 | REVISED PHASING | DDD | | SURVEY CHKD BY: | JWP | CIVIL | CHKD BY: | CIVIL DATE: 3/20/23 |
| | | | | SURVEY APVD BY: | JWP | CIVIL | APVD BY: | DRAWN BY: DDD |

PHASE 2 - 2024 ESTIMATED PROGRESS PLAN
 RYAN STREET RENTALS, LLC
 6508 RYAN ST.
 WESTON, WISCONSIN 54476

REI
 REI No. 5973A
 SHEET PH-2



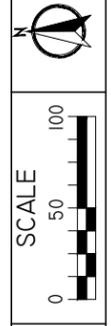
PHASE 3 - 2025 ESTIMATED PROGRESS PLAN (DEC. 31, 2025)

- PLANT TREES ALONG SOUTH PROPERTY LINE
- POUR REMAINING CONCRETE PADS (2)
- CONSTRUCT SOUTH EAST STORAGE BUILDINGS (2)
- INSTALL 1ST LIFT OF ASPHALT ON REMAINDER OF SITE

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9781 FAX: 715.675.0660
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



| DATE | REVISION | BY | CHKD | SURVEYED BY: | JLR | DESIGNED BY: | DDD |
|---------|-----------------|-----|------|-----------------|-----|----------------|-----|
| 9/25/24 | REVISED PHASING | DDD | | SURVEY CHKD BY: | JWP | CIVIL CHKD BY: | DDD |
| | | | | SURVEY APVD BY: | JWP | CIVIL APVD BY: | DDD |

PHASE 3 - 2025 ESTIMATED PROGRESS PLAN
 RYAN STREET RENTALS, LLC
 6508 RYAN ST.
 WESTON, WISCONSIN 54476

REI
 REI No. 5973A
 SHEET PH-3

- LISA FELCH
6511 FEITH AVE
WESTON, WI 54476
- MATTHEW & JENNA LOVELESS
6605 FEITH AVE
WESTON, WI 54476
- BURTON & PENNY FAIRCHILD
6607 FEITH AVE
WESTON, WI 54476
- RTB INCOME TRUST
ROSS BODENHEIMER
6611 FEITH AVE
WESTON, WI 54476
- BRIAN & DAYNE WOLF
6703 FEITH AVE
WESTON, WI 54476
- JILL PLANSKY
6707 FEITH AVE
WESTON, WI 54476
- GORDON & CHARLOTTE BERNDT
6711 FEITH AVE
WESTON, WI 54476
- JENNIFER MCKENNA-SIMS
JAMES SIMS
6803 FEITH AVE
WESTON, WI 54476
- THOMAS ALLORIE
DIANE ALLORIE
6805 FEITH AVE
WESTON, WI 54476
- JOSEPH CHITTUM
NICOLE MATTSON
6807 FEITH AVE
WESTON, WI 54476
- ROGER & ANN ESKER
6811 FEITH AVE
WESTON, WI 54476

WESTON, LLC
 6702 RYAN ST
 WESTON, WI 54476

EXISTING 24" CMP
 (APPROXIMATE LOCATION)
 ELEV. = 1218.3±

EXISTING 24" CMP
 (APPROXIMATE LOCATION)
 ELEV. = 1222.80

RAINWATER CISTERN
 (APPROXIMATE LOCATION)

EXISTING STM INLET
 RIM = 1228.04
 12" RCP (E)IE = 1223.7

EXISTING CURB STOP

EXISTING STM INLET
 RIM = 1227.86
 12" RCP (W)IE = 12XX.X
 24" RCP (N)IE = 1216.9
 24" RCP (S)IE = 1216.7
 36" RCP (NW)IE = 1216.

EXISTING WELL

EXISTING STM CB
 RIM = 1228.78
 4" PVC (W)IE = 1226.0
 4" PVC (N)IE = 1226.1
 6" PVC (NE)IE = 1226.2

EXISTING STM CB
 RIM = 1229.88
 4" PVC (E)IE = 1228.7

EXISTING STORAGE

EXISTING MATERIAL BUNKER

EXISTING TREELINE

EXISTING FENCE

EXISTING GRAVEL

EXISTING GRAVEL

EXISTING GRAVEL

EXISTING GRAVEL

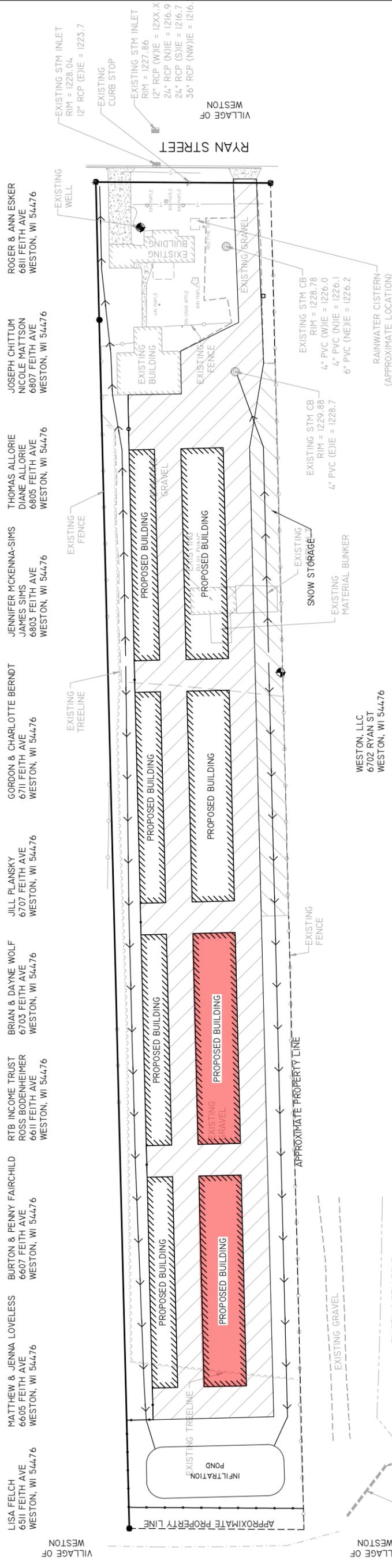
EXISTING CMP
 (APPROXIMATE LOCATION)

EXISTING CMP
 (APPROXIMATE LOCATION)

EXISTING GRAVEL

EXISTING GRAVEL

EXISTING GRAVEL



PHASE 4 - 2026 ESTIMATED PROGRESS PLAN (DEC. 31, 2026)

- CONSTRUCT SOUTH WEST STORAGE BUILDINGS (2)
- INSTALL SURFACE LIFT OF ASPHALT IN FALL OF 2026

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54981
 PHONE: 715.675.9788 FAX: 715.675.0660
 EMAIL: MAIL@REIENGINEERING.COM

**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**

SCALE
 0 50 100

| DATE | REVISION | BY | CHKD | SURVEYED BY: | DESIGNED BY: | DATE |
|---------|-----------------|-----|------|--------------|--------------|---------|
| 9/25/24 | REVISED PHASING | DDD | | JWP | DDD | 3/20/23 |

PHASE 4 - 2026 ESTIMATED PROGRESS PLAN
 RYAN STREET RENTALS, LLC
 6508 RYAN ST.
 WESTON, WISCONSIN 54476
REI
 REI No. 5973A
 SHEET PH-4



Building



Single Story
Low Pitch



Single Story
High Pitch

Wall Colors



Cream Beige

Door Colors



Cedar Red

Trim Colors



Cedar Red

Roof Colors

Low pitched buildings are most commonly purchased with a galvalume finish roof, as the roof is not typically visible from the ground.

COLOR OPTIONS

Please note:

Due to print production, color of the actual product may vary from the images shown here. Please ask for product samples to see the actual colors.

RAILING | FENCING | PERGOLAS



White



Sand



Adobe



Mocha Walnut*

*Mocha Walnut not available for pergolas.

DECKING



White



Green Teak



Adobe



Honey Maple



Mocha Walnut



Earl Grey



PS Pro Series Solid Privacy

PS Pro Series Solid Privacy

- 72" tall fence
- Each section includes:
1 3/4" x 5 1/2" Top and bottom rails
Steel reinforcing in bottom rail
7/8" x 6" tongue and groove planks
7/8" U channel
- Available in 6' & 8' sections
- Rails are crimped to securely snap into our routed post system with no additional hardware

Additional Information

- PS Pro Series Solid Privacy Fence is available in White, Sand, Adobe, and Mocha Walnut colors
- Matching gates available
- Posts and caps sold separately



Installation Guide



Dealer Login

PRODUCTS ▾

ABOUT US

SUPPORT

CONTACT US

Let's Get In Touch!



(563) 875-2110



1750 15th Ave SE
Box 302
Dyersville, IA 52040



(563) 875-2131



Facebook

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | Total Lamp Lumens | LLF | Description |
|--------|-----|--------|-------------|-------------------|-------|-----------------------------------|
| □ | 72 | 71152A | Single | 3298 | 0.900 | 30 Watt LED Full Cut-Off Wallpack |



| Revisions | | |
|-----------|------|----------|
| # | Date | Comments |
| | | |
| | | |
| | | |

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|--------------------------|
| Drawn By: Jason Fremming |
| Checked By: |
| Date: 3/20/2023 |
| Scale: |

ICS - RYAN ST



ICS - RYAN ST

Drawn By: Jason Fremming
 Checked By:
 Date:3/20/2023
 Scale:

| Revisions | # | Date | Comments |
|-----------|---|------|----------|
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VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT AMENDMENT #20220392

This CONDITIONAL USE PERMIT AMENDMENT 1 is issued as of the 14th day of October 2024, and overrides the previously approved and recorded CONDITIONAL USE PERMIT DOC#20220392 by the PLAN COMMISSION of the VILLAGE OF WESTON to RYAN STREET RENTALS LLC of 6508 Ryan Street, Weston, Wisconsin, 54476.

WHEREAS, RYAN STREET RENTALS LLC is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby RYAN STREET RENTALS LLC intends to build thereon a PERSONAL STORAGE FACILITY (STORAGE UNITS), related use. The said property upon which said activity is to take place is more particularly described as follows:

SEC 22-28-08 PT OF SW 1/4 NE 1/4 - S 1/2 N 1/2 N 1/2 THRF, Village of Weston, Marathon County, Wisconsin. (192-2808-221-0985)

WHEREAS, the property described above is in the LI LIMITED INDUSTRIAL Zoning District of the Village of Weston, which permits the use of a PERSONAL STORAGE FACILITY in said zoning district by conditional use permit; and

WHEREAS RYAN STREET RENTALS LLC has requested a conditional use permit for the property, per Section 94.3.05(Figure 3.05) which lists a Personal Storage Facility as a conditional use in the LI zoning district of the Village of Weston Zoning Ordinance, so as to allow the construction of a PERSONAL STORAGE FACILITY 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 October 14, 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 a PERSONAL STORAGE FACILITY 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 RYAN STREET RENTALS LLC a conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY (STORAGE UNITS) as defined in 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;" (see attached docs)
2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the personal storage facility shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years 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 advance of any construction;

