



**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, December 9, 2024, 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 #20240392 – Cory Schlosser, on behalf of the owner Stainless Holdings, LLC, requesting an amendment to Conditional Use Permit (Project #20230083), to modify the original proposal and reduce the construction footprint, on a 6.39-acre property, located at 4305 Transport Way, Weston. The property is legally described as Lot 7 in the Stone Ridge Business Center located in part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-282-0007).

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 18th day of November 2024

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, November 25, 2024, and Monday, December 2, 2024.



November 15, 2024

Transport Way Storage CUP - Project Description
Attn: Village of Weston - Planning & Zoning



Subject:

Conditional Use Permit Application
Project: Transport Way Storage
Parcel: 6207550000070000
Pin: 19228082820007

Dear Village of Weston, Planning and Zoning,

The Transport Way Storage project proposes the development of a vacant 6.39 acre parcel zoned LI (Limited Industrial) into a Personal Storage Facility. The zoning code defines this land use to include *“indoor storage of items entirely within partitioned buildings with individual access to each partitioned area.”* The proposed plan consists of 3 existing storage buildings, all of which are oriented perpendicular to Transport Way to reduce visibility of the storage doors and allow for efficient stormwater drainage towards the existing stormwater pond on the southern end of the property. The eastern side of the site is to be restored via seeding.

The overall site plan is intended to comply with all design standards & requirements set forth by the current Village of Weston zoning code concerning LI (Limited Industrial) zoning specific to Personal Storage Facilities. The zoning code describes the allowable uses within LI districts being *“geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities and other potential nuisances.”* The personal storage facility proposed aligns perfectly with this description and accommodates every such requirement. Further, upon analyzing adjacent land uses for potential conflicts, every abutting property is currently zoned LI (Limited Industrial) or GI (General Industrial) and are planned to remain as such in the future as indicated in the comprehensive plan. The property is also strategically located in close proximity to areas planned for the future growth of Commercial, Business/Office Park, Mixed Use/Flex and Residential which will result in an even higher demand for personal storage opportunities.

Therefore, we see no potential adverse impacts of this plan on this property, adjacent properties and surrounding community nor any conflicts with the current comprehensive plan. We determine the land use of a personal storage facility as the most suitable and appropriate use for this specific property to benefit the public and its current/future storage demand. The implementation of this development will provide the growing population of Weston and surrounding communities with more opportunities for storage for residents and businesses alike.

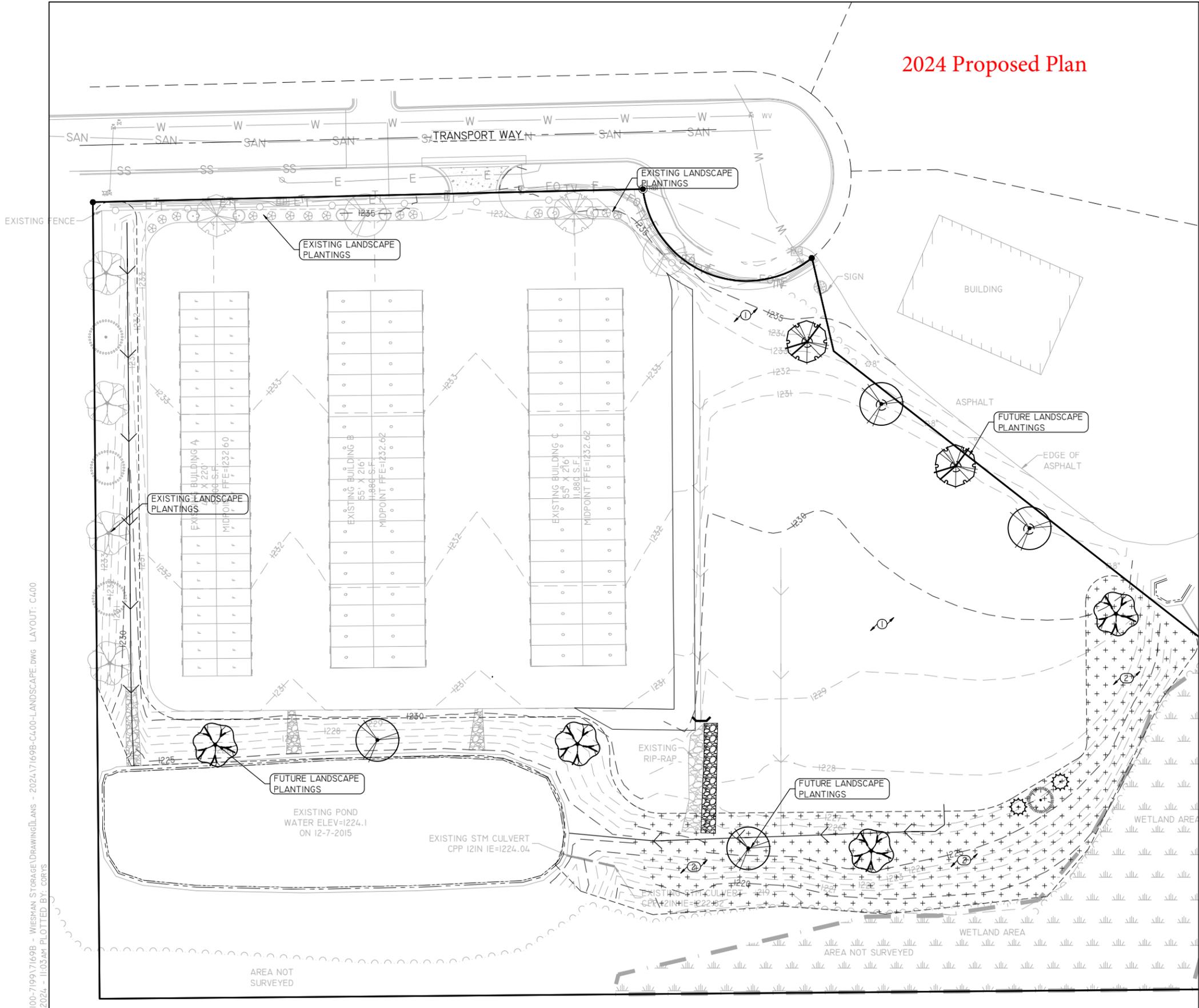
Sincerely,
REI Engineering, Inc.



RESPONSIVE. EFFICIENT. INNOVATIVE.

4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 www.REIengineering.com

2024 Proposed Plan



GENERAL NOTES:

- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (C) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER, WITH A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER. WARRANTY EXPIRES AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- (D) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 3"-4" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (E) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (F) LANDSCAPE CONTRACTOR SHALL INSTALL 'CURV-RITE' 1/8"x4" ALUMINUM EDGING (BRONZE COLOR) AROUND ALL PLANTING BEDS AS INDICATED ON THIS PLAN, UNLESS OTHERWISE SPECIFIED.
- (G) ALL TREES WITHIN LANDSCAPE PLAN SHALL BE PROPERLY STAKED WITH TWO STAKES MIN. USING BEST HORTICULTURE PRACTICES FOR DECIDUOUS AND/OR EVERGREEN TREE INSTALLATION.
- (H) ALL TREES/SHRUBS SPECIFIED WITHIN LANDSCAPE PLAN SHALL BE INSTALLED WITH ROOT FLARE EXPOSED ABOVE FINISH GRADE.
- (I) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

KEYED NOTES

1. (55,000 SF) TURF SEED, FERTILIZER & MULCH (HYDROSEED OR HAND BROADCAST) *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
2. (20,000 SF) PRAIRIE NURSERY, EROSION CONTROL MIX FOR MEDIUM SOILS, APPLY GLYPHOSATE HERBICIDE TO AREA WHEN MAJORITY OF WEEDS ARE 2"-3" TALL. WAIT 10 DAYS THEN FINELY TILL THE SOIL ONLY 1"-2" DOWN AND PLANT IMMEDIATELY BY HAND BROADCASTING OR UTILIZING BRILLION SEED DRILL (NO HYDROSEEDING PRAIRIE SEEDS). RAKE OR DRAG AREA LIGHTLY, COVERING THE SEED WITH ABOUT 1/4" TO 1/2" OF SOIL. ROLL AREA FIRMLY AFTER RAKING. MULCH PRAIRIE SEEDED AREAS LESS THAN 4:1 SLOPE WITH 1" OF WEED FREE STRAW MULCH. APPLY WISDOT CLASS II, TYPE C EROSION MAT IN SWALE BOTTOMS AND WISDOT NET-FREE CLASS I, URBAN TYPE B EROSION MAT ON SLOPING AREAS STEEPER THAN 4:1. REFER TO SHEET C200 NOTE E.

FUTURE LANDSCAPE PLANTINGS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
DECIDUOUS TREES					
	Fall Fiesta® Sugar Maple	Acer saccharum 'Baillista'	2" Cal.	B&B	4
	Sugar Maple	Acer saccharum	2" Cal.	B&B	2
	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	4
EVERGREEN TREES					
	Black Hills White Spruce	Picea glauca 'Densata'	5' Ht.	B&B	2
	White Spruce	Picea glauca	6' Ht.	B&B	1

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REI Engineering, INC.
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EMAIL: MAIL@REIENGINEERING.COM



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SCALE

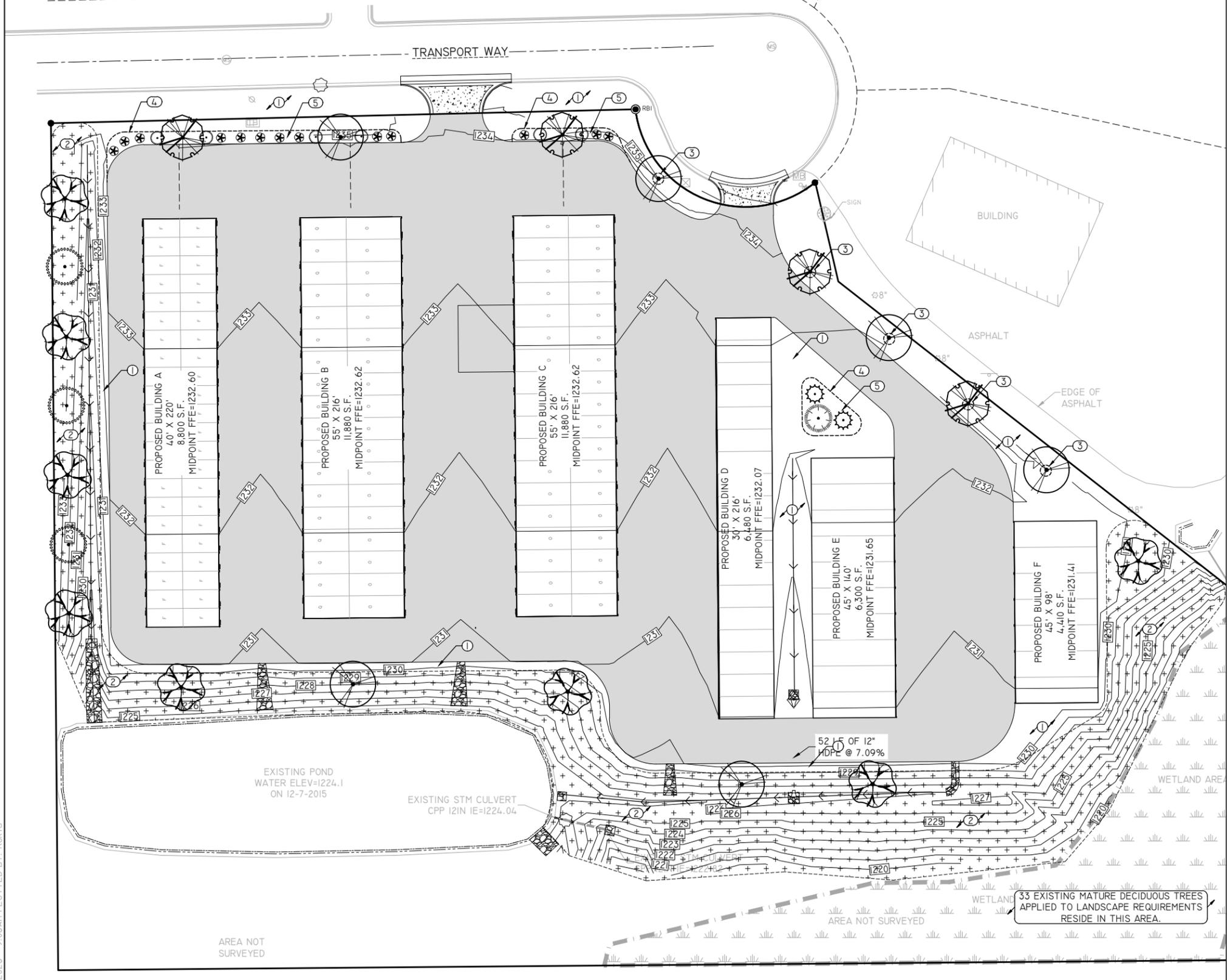


DATE	REVISION	BY	CHKD	SURVEYED BY: AJB, DH	DESIGNED BY:	SURVEY DATE: 11-05-2024
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 11/06/24
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: KJS

LANDSCAPE PLAN
STAINLESS HOLDINGS, LLC.
TRANSPORT WAY
WESTON, WI 54476

REI
REI No. 7169B
SHEET C400

2023 Approved Plan



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3. 6" DIAMETER WOOD MULCH RING, 3"-4" DEPTH, NATURAL COLOR, *ALL TREES PLANTED WITHIN SOD AND/OR SEEDED AREAS
4. ALUMINUM EDGING, CURV-RITE 200-SERIES, BRONZE COLOR
5. DECORATIVE WOOD MULCH, DARK BROWN COLOR, 3"-4" DEPTH

PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Sugar Maple	Acer saccharum	2" Cal.	B&B	4
	Fall Fiesta® Sugar Maple	Acer saccharum 'Baileya'	2" Cal.	B&B	6
	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	8
	Red Oak	Quercus rubra	2" Cal.	B&B	3
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	White Spruce	Picea glauca	6' Ht.	B&B	1
	Black Hills White Spruce	Picea glauca 'Densata'	5' Ht.	B&B	2
DECIDUOUS SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Bailey's Red Twig Dogwood	Cornus sericea 'Bailey'	5 gal.	Pot	6
EVERGREEN SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	3 gal.	Pot	13

DRAWING FILE: P:\7100-7199\7169B - WISMAN STORAGE\DRAWING\PLANS\7169B-L100-LANDSCAPE.dwg LAYOUT: L100
PLOTTED: JUL 13, 2023 - 9:03AM PLOTTED BY: KURTS

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				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 07/06/23
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

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REI
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