

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS**



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, August 14, 2017, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-17-1637 Mitch King, M & G Properties, LLC, 6205 Municipal Street, Weston, requesting a Conditional Use Permit to allow for the continued operation of a recycle and material storage site (Solid Waste Disposal, Composting, and/or Recycling Facility land use), on properties within the LI (Limited Industrial) Zoning District, and WHP-B (Wellhead Protection-Zone B) Overlay District, described as:

- 1) 192-2808-211-0954, Lot 2 of Certified Survey Map #16731, Volume 78, Page 80, Document #1663956. This parcel is located directly west of 6205 Municipal Street, and consists of 11.651 acres.
- 2) 192-2808-211-0957, addressed as 6205 Municipal Street, and described as Section 21, Township 28 North, Range 8 East, part of the NE 1/4 of the NE 1/4 - Parcel 2, CSM #10224, Vol. 42, Pg. 47, DOC# 1137052. Excepting Wandering Springs West Addition. Excepting CSM #11013, Vol. 46, Pg. 65, DOC# 1190730. Excepting Mary Lane. Excepting CSM #12217, Vol. 52, Pg. 105, DOC# 1263949. Excepting beginning 30' N of the SW Corner of Lot 1, CSM #15859, Vol. 72, Pg. 130, DOC# 1575123, N 135.01' W 65' S 135.17' E 65' to the point of beginning, including the S 30' of Lot 1, CSM #15859, Vol. 72, Pg. 130, DOC# 1575123.

REZN-7-17-1651 Randy Worden, WRJ Properties, LLC, R7505 Hines Road, Ringle, on behalf of the Village of Weston, requesting a rezoning from INT (Institutional) Zoning District to GI (General Industrial) Zoning District, on the West 135 feet of Lot One (1) of Parcel One of Certified Survey Map No. 9813 recorded In Volume 40 of Certified Survey Maps on Page 36 located in part of the Southeast ¼ of the Northwest ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. The parcel is located directly east of 8008 Technology Drive, Weston WI 54476 (PIN 192 2808 232 0951).

REZN-7-17-1652 Jennifer Higgins, Village of Weston, requesting a rezoning from BP (Business Park) Zoning district to LI (Limited Industrial) Zoning District, on Lot 4, of Weston Business and Technology Park – South, addressed as 8808 Progress Way, Village of Weston, Marathon County, Wisconsin. This parcel consists of 3.769 acres.

CU-7-17-1653 Gerald Drewa, Badgerland Overhead Door, 667 South County Road Y, Hatley, on behalf of the Village of Weston, requesting a Conditional Use Permit to allow for Indoor Sales & Service and Outdoor Storage or Wholesaling land uses within the LI (Limited Industrial) Zoning District, on Lot 4, of Weston Business and Technology Park – South, addressed as 8808 Progress Way, Village of Weston, Marathon County, Wisconsin. This parcel consists of 3.769 acres.

CU-7-17-1655 Mike Mohr, REI Engineering, 4080 N. 20th Avenue, Wausau, on behalf of Troy Galster, Greenheck Fan Corporation, 400 Ross Avenue, Schofield, requesting a Conditional Use Permit to allow for the Outdoor Storage or Wholesaling land use in a LI (Limited Industrial) Zoning District, with WHP-B (Wellhead Protection – Zone B) Overlay District. This parcel is addressed as 4545 Alderson Street, and consists of 13.07 acres, and described as Section 17, Township 28 North, Range 8 East, part of the NW ¼ of the NW ¼, - Parcels 2 & 3 of CSM #3488, Vol. 13, Pg. 83, DOC #818264. Also Parcel 1 of CSM #8783, Vol. 34, Pg. 161, DOC #1058597. This parcel includes Parcel 1, of CSM #10968, Vol. 46, Pg. 20, DOC #1187962.

CU-7-17-1657 Irvin Rybacki, Rybacki Properties, LLC, 4101 Schofield Avenue, Weston, requesting a Conditional Use Permit to allow for an Outdoor Alcohol Area accessory use within the B-2 (Highway Business) Zoning District, at property addressed as 4103 Schofield Avenue (Crafties, LLC). This parcel is also described as Parcel 1 of CSM #6943, Vol. 26, Pg. 136, DOC #974167, and contains .8 acres.

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 must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on Tuesday, August 8, 2017 to be included in the Plan Commission Meeting Packet. All interested persons attending the Public Hearing will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 27th day of July, 2017

Valerie Parker
Plan Commission Secretary

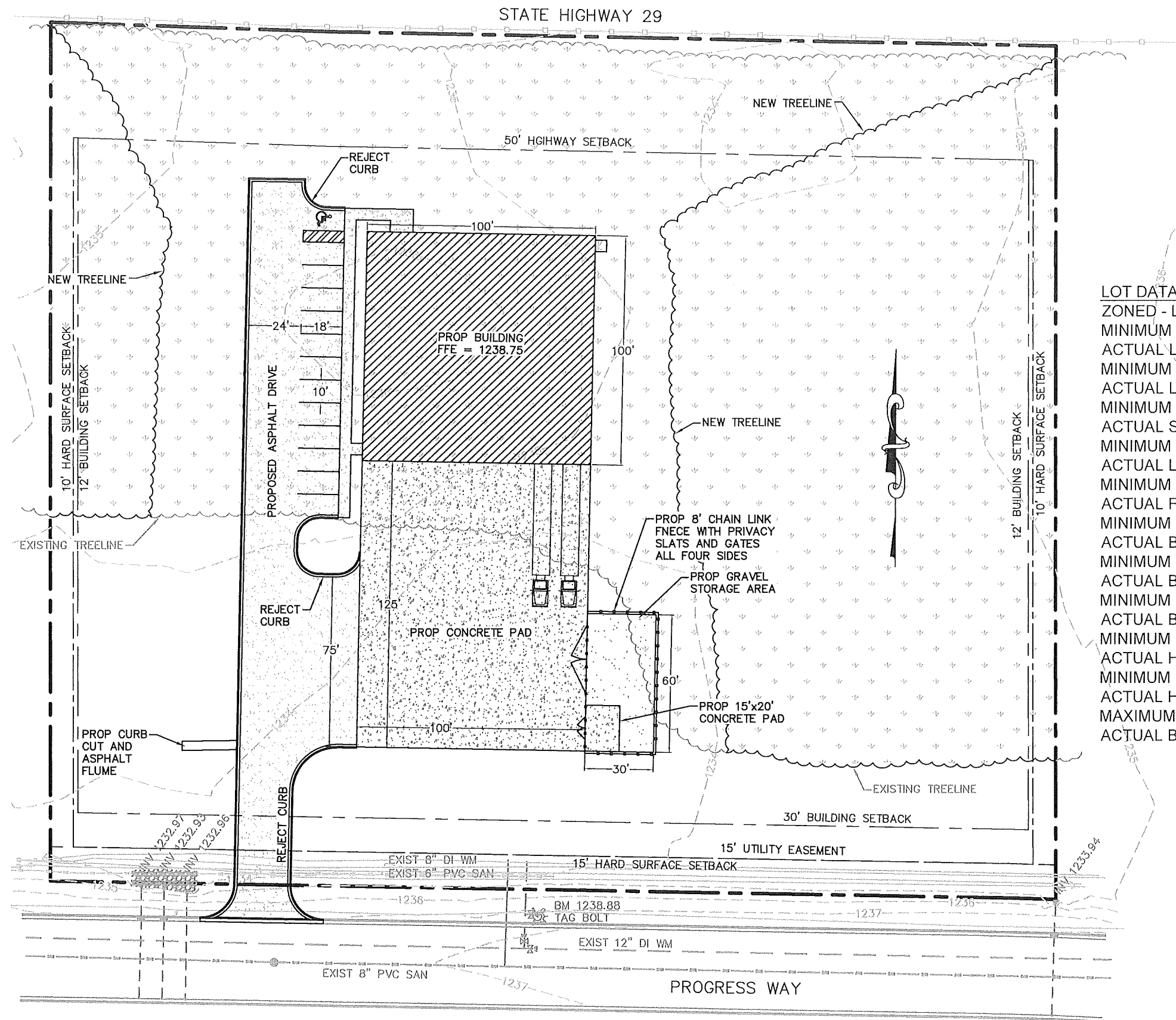
Published as a legal ad in the Wausau Daily Herald on Monday, July 31, 2017 and Monday, August 7, 2017.

A horizontal scale bar with tick marks at 0, 0.02, 0.04, and 0.08 Miles.

Village of Weston Shoreland Overlay Zoning

8505

0



LOT DATA:

ZONED - LI - LIGHT INDUSTRIAL
MINIMUM LOT AREA - 30,000 SQ. FT.
ACTUAL LOT AREA - 164,190 SQ. FT.
MINIMUM LOT WIDTH - 80 FEET
ACTUAL LOT WIDTH - 440.4 FEET
MINIMUM STREET FRONTAGE - 40 FEET
ACTUAL STREET FRONTAGE - 440.4 FEET
MINIMUM LANDSCAPE AREA - 15%
ACTUAL LANDSCAPE AREA - 77.6%
MINIMUM FLOOR AREA - 0.5
ACTUAL FLOOR AREA - 0.06
MINIMUM BUILDING FRONT & STREET SIDE SETBACK - 30 FEET
ACTUAL BUILDING FRONT & STREET SIDE SETBACK - 186 FEET
MINIMUM BUILDING INTERIOR SIDE SETBACK - 12 FEET
ACTUAL BUILDING INTERIOR SIDE SETBACK - 139 FEET
MINIMUM BUILDING REAR SIDE SETBACK - 20 FEET
ACTUAL BUILDING REAR SIDE SETBACK - 87 FEET
MINIMUM HARD SURFACE FRONT & STREET SIDE SETBACK - 10 FEET
ACTUAL HARD SURFACE FRONT & STREET SIDE SETBACK - 61 FEET
MINIMUM HARD SURFACE INTERIOR & REAR SIDE SETBACK - 5 FEET
ACTUAL HARD SURFACE INTERIOR & REAR SIDE SETBACK - 88 FEET
MAXIMUM BUILDING HEIGHT - 2 STORIES/30 FEET
ACTUAL BUILDING HEIGHT - 2 STORIES/21 FEET

REVISION DATE

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

SITE PLAN

BADGERLAND OVERHEAD DOORS
8808 PROGRESS WAY

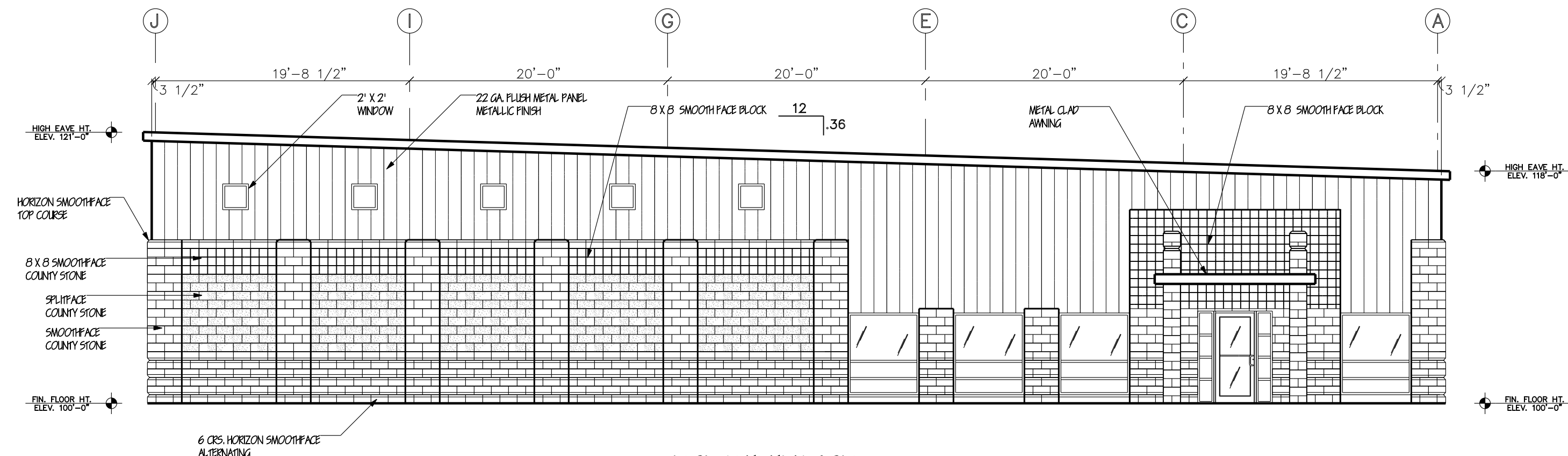
SCALE

1" = 50'

SHEET NO.

3

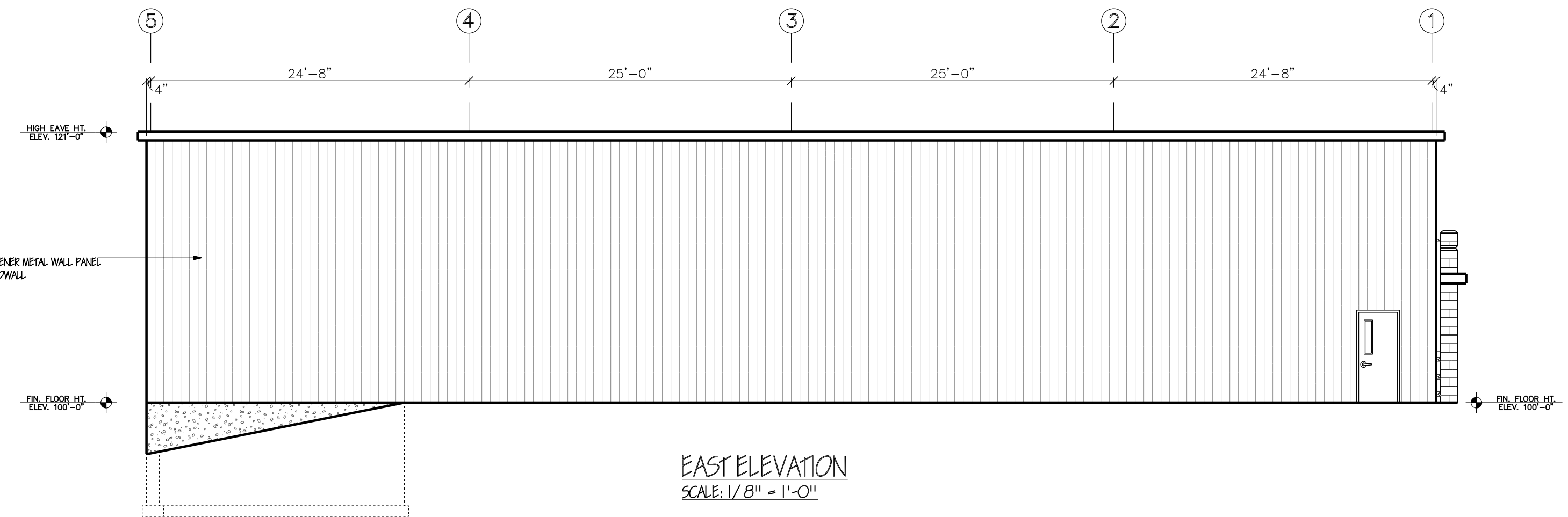
OF 9 SHEETS



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

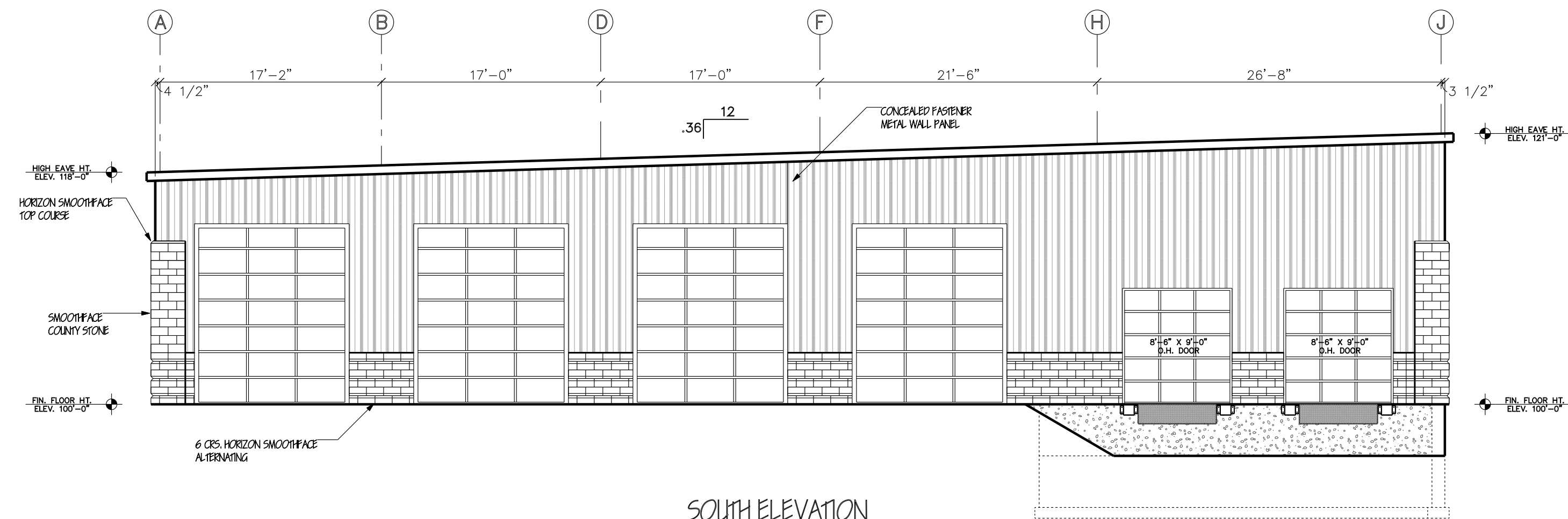
AREA CALCULATIONS:		
AREA	SQ. FT.	RATIO
WALL (GROSS)	1,889	100
DOORS	41	.022
WINDOWS	140	.074
MASONRY	966	.51
METAL WALL	756	.39

COLORS		
ITEM	COLOR	
EXTERIOR MASONRY	COUNTY MATERIALS SAND POINT	
FLUSH METAL WALL PANEL	LEADCOM METALLIC FINISH	
CONCEALED FASTENER METAL WALL PANEL	ASH GRAY	
SEMI-CONCEALED FASTENER METAL WALL PANEL	ASH GRAY	
STANDING SEAM METAL ROOF PANEL	GALVALUME	
WINDOW & DOOR TRIM	DARK BRONZE	



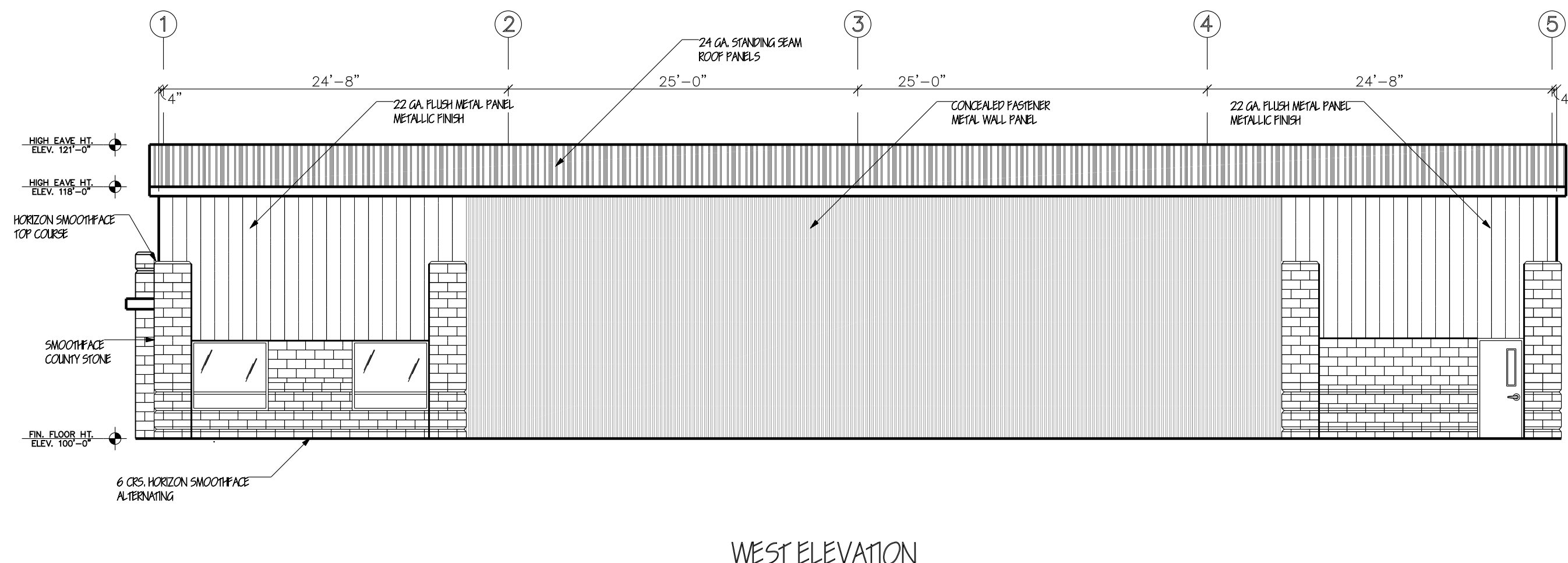
EAST ELEVATION
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS:		
AREA	SQ. FT.	RATIO
WALL (GROSS)	2,096	100
DOORS	21	.01
WINDOWS	0	0
MASONRY	0	0
METAL WALL	2,014	.99



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS:		
AREA	SQ. FT.	RATIO
WALL (GROSS)	1,889	100
DOORS	826	.44
WINDOWS	0	0
MASONRY	189	.10
METAL WALL	868	.46



WEST ELEVATION
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS:		
AREA	SQ. FT.	RATIO
WALL (GROSS)	1,759	100
DOORS	21	.012
WINDOWS	55	.032
MASONRY	909	.51
METAL WALL	1,392	.78