



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, June 8, 2020, 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:

Project #20200127 Jim Pinsonneault, 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance use within the B-2 (Highway Business) Zoning District at 3702 Schofield Ave described as:

Lot 1 of CSM Vol 67 PG 160 (#15078 (DOC #1500475), Part of the SE ¼ of the SE ¼, Section 17, T28N, R8E, Village of Weston, Marathon County, Wisconsin The Parcel is identified as PIN 192-2808-174-0883.

Project # 20200157 Aaron Pince, 523 McIndoe Street Wausau, WI 54403, requesting a Conditional Use Permit to allow a Personal Storage Facility within the LI (Limited Industrial) Zoning District at 7804 Service Lane, Units #3 & 6 described as:

Units #3 & 6 of Wausau 29 Commercial Condominium Plat 1st Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin. The Parcel is identified as PIN 192-2808-233-0024.

Project #20200164 Colin Durnen of 52 Properties on behalf of Illinois Avenue Housing, 1141 Main St, Stevens Point, WI 54481, requesting a Conditional Use Permit to allow a Personal Storage Facility within the MF (Multiple Family Residential) Zoning District at 4311 Schofield Ave described as:

Parcel A of CSM Vol 5 PG 206 (#1279) (DOC #712660) in the S1/2 of the SW1/4 of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin; including CSM Vol 19 PG 269 (#5401) (DOC #906347) AND CSM Vol 12 PG 59 (#3189) (DOC #801042) Except that part as described as follows: Commencing at the SW Corner of CSM Vol 18 PG 99 (#4931) (DOC #888335) N to NE Corner of Lot 9 of Indian Hills 1st Addition Continuing N 206.45 feet, thence N 85° E, 443.8 feet, thence S 11° E, 478.58 feet, thence Northwesterly to NW Corner of CSM Vol 12 PG 59 (#3189) (DOC#801042) Southerly 252.72 feet to N Line of E Jelinek Ave, thence Westerly 308.88 feet, thence S 6 feet, then W 298.12 feet to Point of Beginning. The Parcel is identified as PIN 192-2808-163-0943.

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, June 2, 2020, to be included in the Plan Commission Meeting Packet. **All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. Due to the COVID-19 social distancing measures currently in place, no more than 10 people will be allowed in attendance at the meeting at one**

time. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to participate and comment.

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21st day of May 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, and Monday, June 1, 2020.

Patriot Auto
3702 Schofield Avenue
Project Narrative

In January 2015 I was able to make a lifelong dream come true, I opened my own automotive repair shop. I found commercial property, signed a lease, and remodeled the property to suit my needs. June 29, 2015 our doors were open for business as Patriot Auto Repair LLC. We have always strived to achieve 100% customer satisfaction in providing honest, reputable, repair work on automobiles and light trucks. Initially I ran the entire operation myself. Over the past five years, as our success continues to grow, I have added on two full time and one part time employee, and we are bursting at the seams.

Patriot Auto Repair draws clients from all over the state of Wisconsin to have their vehicles serviced and maintained. We regularly service clients who come from Butternut, WI all the way down to Madison and Waukesha. They make the drive to Weston, so that the professionals at Patriot Auto Repair can provide the level of care and attention to detail that their late model car requires. These individuals also find themselves fueling their vehicles at local gas stations, enjoying the shopping and food available in nearby Weston businesses while their vehicle is being serviced.

Fast forward to August of 2019. I attended a meeting at the Village of Weston. During this meeting the new Schofield Avenue Corridor Plan was unveiled for all to see. It consisted of some great ideas and visions on how we could make our great community even better than it is. How we could improve traffic patterns, add appropriate signage, and encourage growth on one of the highest traveled roadways of the village. In this meeting it was stated by Mark Roffers, "The most underutilized parcels of land in the village are on Schofield Avenue located between Birch street and Camp Phillips road." Some of those parcels are located at the intersection of Birch, while others are located to the east near Mount View Avenue, such as this one.

This got me thinking. The current building I am in is nearing the end of its service life. It will be in need of major renovations or replacement in the near future. I utilized the guidance from the plan and set out on how to facilitate finding a new home for Patriot Auto Repair. The property located on 3702 Schofield Avenue was called out in the corridor plan as a "priority development or redevelopment site," and it appeared to be just the spot. I hired on Keller construction to complete a preliminary site plan and then met with Village officials to see if this would be a feasible project in their eyes. After getting some good input and insight on what the village wanted to see from me, I had plans drawn up, bids for a building submitted, and began to secure financing for the building and land.

The parcel was purchased at the end of December 2019 to allow ease of securing financing for the new building vision on this real estate. 3702 Schofield Avenue is a vacant parcel of land consisting of .883 acres. This parcel has been undeveloped since the earliest recorded documents and photographs dating back to 1938 in the Weston area. The proposed site would be utilized to construct a state-of-the-art automotive repair facility, a park and create a local land mark and attraction as an asset to the Schofield Avenue Corridor Plan.

Currently this parcel is vacant land, housing noxious weeds, looking unattractive, and it is underutilized, undervalued real estate. It has the potential to be one of the first projects completed in the vision of the recently adopted Schofield Avenue Corridor plan. The corridor plan calls out, redevelopment of decaying buildings and land, as well as the development of vacant land.

The Schofield Avenue Corridor Plan states: "In Volume 2 of its Plan, the village suggests that "Weston should be able to achieve reinvestment and redevelopment along heavily traveled roads that form its community image," including Schofield Avenue. Through Volume 2, the village further advises that it will "promote mixed-use development and redevelopment along and near Schofield Avenue as a way to enhance the village's economy, viability and image," recognizing that "current land uses in these areas are often not representative of their modern 'highest and best use,' nor do they sometimes benefit from the higher traffic that these roads now experience. Also as relayed in Volume 2, one of Weston's overarching economic goals is to support business retention and development that adds jobs, products, services, and value to the village to maintain its affordable tax rate and enhance its vitality. The village encourages business retention, recruitment, and expansion in the basic economic sectors of the community (i.e., those that generate new economic activity serving customers from beyond Weston)."

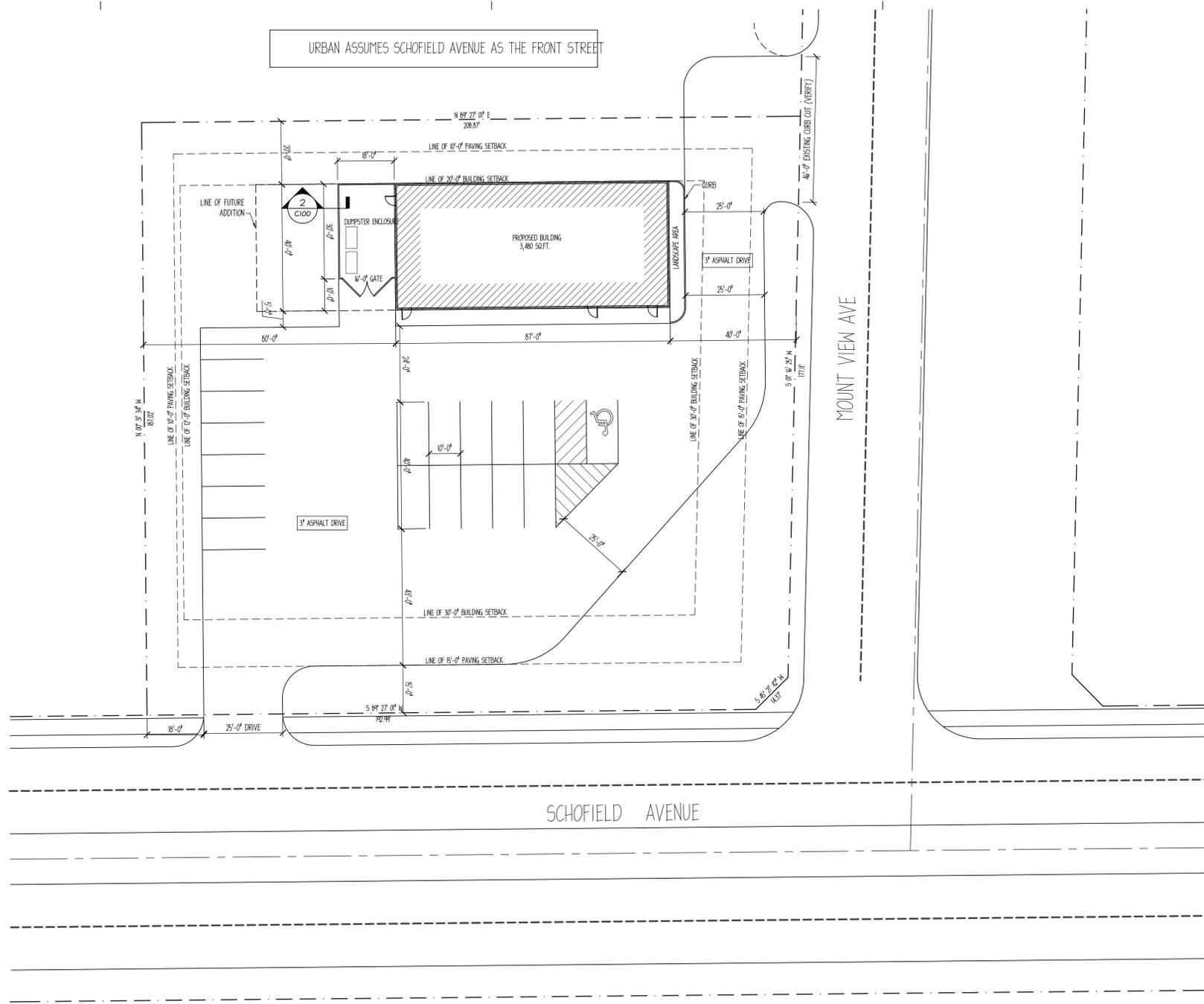
The proposed construction on this property would have three parts to it.

First, a state of the art, clean, safe, reputable automotive repair shop would be constructed on the site. Construction would be commensurate with the plan guidelines and include high end architectural metal panels, glass store fronts, and use of masonry throughout the visible sides to appeal to the community. It will house the latest technology in automotive diagnostic and repair tools and equipment needed to service today's complex automobiles. This alone is a great asset to the community. It will also increase traffic and draw customers from surrounding communities to have their vehicles serviced.

Second, a portion of the parcel will be donated to the Village of Weston. It is to be used as a veteran's memorial park. There is no such park in existence in the village. There are many veterans who are proud to call Weston their home. What better way to give back to those who have given so much for us than by dedicating a park in their honor. This park would be in close proximity to the Weston farmer's market and the neighborhoods surrounding Mount View Avenue.

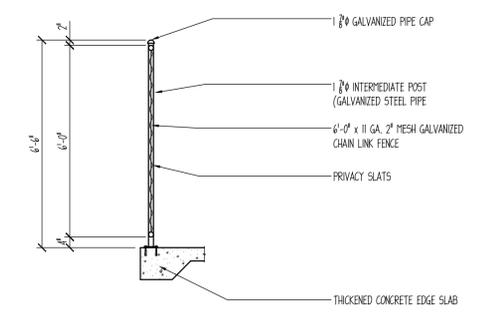
Third, a fixed or rotary winged aircraft would be loaned to the village from the Department of Defense, to be put on display in the park. This alone would create a draw to the already prosperous village of Weston. With the close proximity to shopping, restaurants and Highway 29 it could create many additional patrons to local businesses. It also sets off Schofield Ave from any other street in the village. It acts as a landmark and will be sure to make the list of those who visit the area.

In conclusion I hope that the village strongly considers supporting this opportunity to enhance the village's economy, retain and grow businesses, and utilize land areas to their highest and best uses.

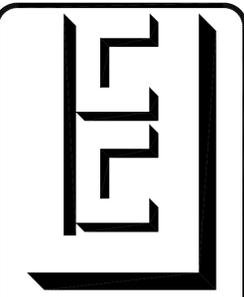


1 SITE PLAN
 C100 1" = 20'-0"

	LOT 1	TOTALS
LOT AREA	38,463 sqft.	38,463 sqft.
BUILDING AREA	3,400 sqft.	3,400 sqft.
PAVED AREA	19,670 sqft.	19,670 sqft.
TOTAL IMPERVIOUS AREA	23,350 sqft.	23,350 sqft. (60%)
GREEN SPACE	15,113 sqft.	15,113 sqft. (40%)



2 CHAIN LINK FENCE SECTION
 C100 3/8" = 1'-0"



**URBAN
 CONSTRUCTION
 COMPANY**

5909 N 39th Avenue
 Wausau, WI 54401
 TEL: 715-675-9425
 FAX: 715-675-9781

OWNER:
Patriot Auto

LOCATION:
Weston, WI

PROJECT:

CONSULTANT:

REVISIONS:

#	Date	Description
3	4-20-2020	Revised Dumpster Area
4	4-28-2020	Revised Dumpster Area and Location of Building
5	4-29-2020	Revised Dumpster Area and Location of Building
6	5-14-2020	Added Property for Park Area
7	5-20-2020	General Revision to the Plan

DRAWING #: 20-711
 PROJECT #: Preliminary
 DRAWN BY: KWA
 CHECKED BY:

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PLOT DATE:
 5/21/2020 8:26 AM
 Preliminary
 for Bid
 for Construction

SHEET TITLE
Site Plan

C100

SHEET OF