



## 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 1<sup>st</sup> 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 1<sup>st</sup> 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](mailto: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.

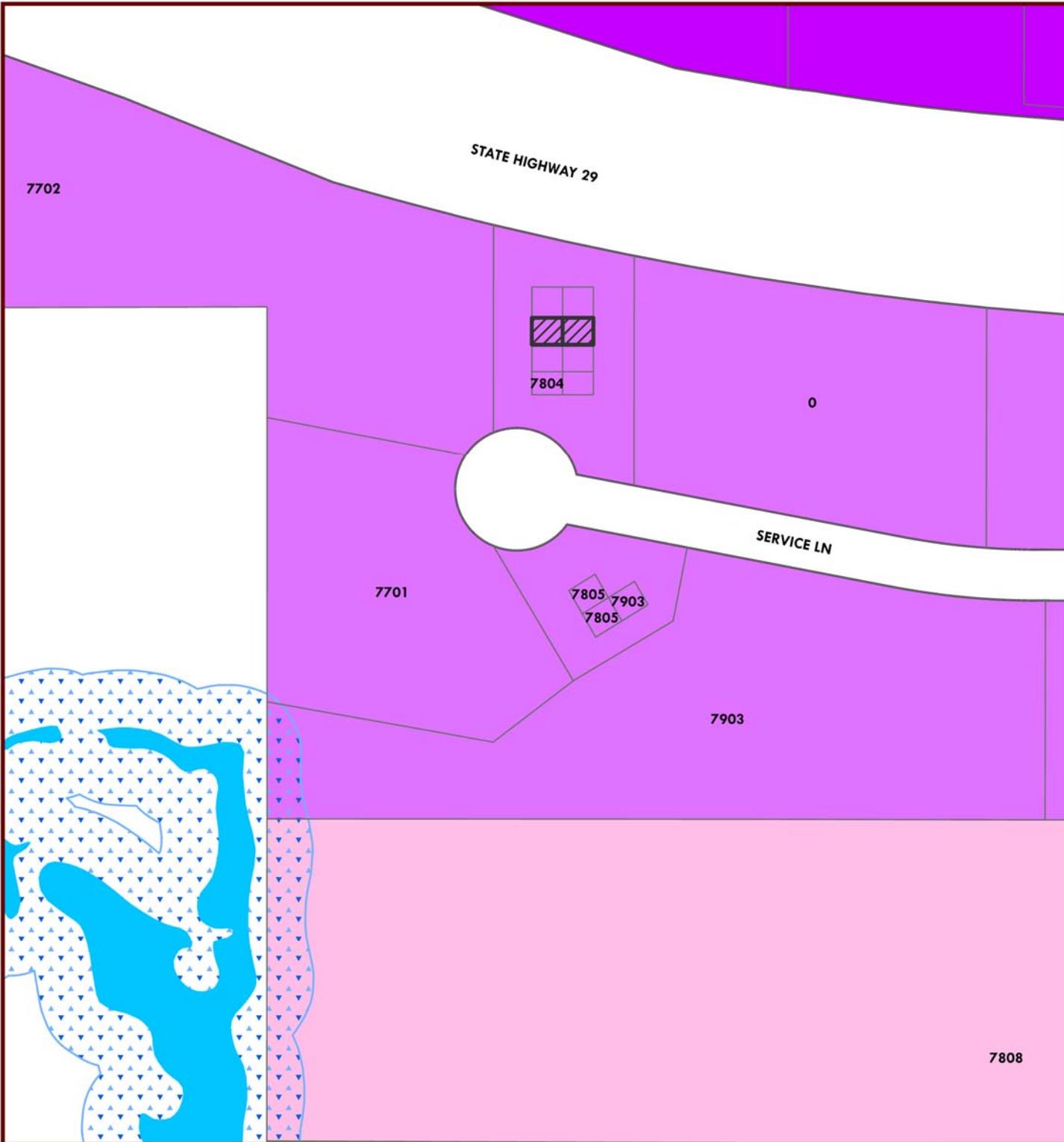
# Village of Weston Marathon County, WI



## OFFICIAL ZONING MAP



Map Date: 5/21/2020  
Adoption Date: 2/21/2019



### LEGEND

7804 Service Ln

### MUNICIPAL FEATURES

- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence
- Surface Water
- Village of Weston Shoreland Overlay

### ZONING DISTRICTS

- AR - Agriculture and Residential
- RR-2 - Rural Residential-2 Acre
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial

### Overlay Districts

- D-CO
- D-R
- D-RT
- D-WM

# Written Justification of Conditional Use

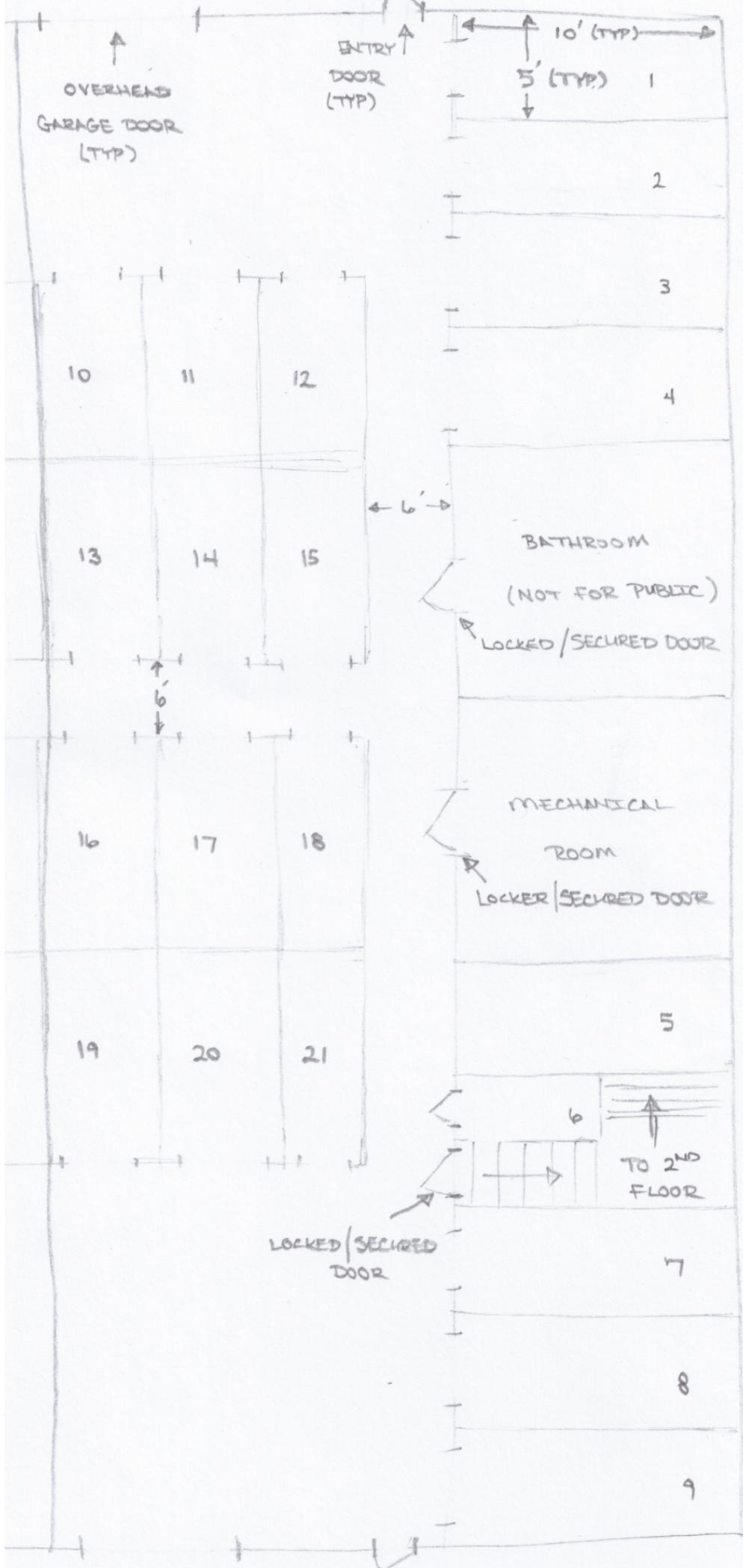
Regarding:

Aaron Pince  
7804 Service Lane, #6  
Weston, WI 54476

I believe that the addition of a secured, monitored, and temperature-controlled storage facility would be a great benefit to the area. Storage facilities are widely used, however, there are not many options that give the public a place to store their personal belongings while avoiding the cold, heat, and other weather-related conditions. This storage would flow nicely with the other surrounding storage units that are currently available across the street by another company. Although this might seem like competition, of sorts, I believe that this storage facility will draw more attention to the area and bring additional public to the storage company across the street as well. The public will have the opportunity to choose what is best for their own personal needs, and both businesses will benefit.

Additionally, this proposed facility would not change the layout or structure of the current land or businesses that surround the area. The building location is already present, and all work would be completed on the interior side of the structure only.

Public traffic in the area would only slightly increase. As with all storage facilities, there is a level of traffic, but it is very minimal from day to day. The average person does not visit their storage unit on a frequent basis. There would not be any additional impact on the natural environment as the exterior structure and parking space is already complete. Since the current zoning of this area is Limited Industrial (LI), I believe that this conditional use proposal will fit nicely with the surrounding area, developments, and businesses.



\* NOTE: NOT TO SCALE