



## 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, December 12, 2022, at approximately, 6:00 p.m., or shortly thereafter, at the NEW Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

1. **Project #20220392** – Dan Detert, REI Engineering, on behalf of property owner Ryan Street Rentals, LLC, requesting a Conditional Use Permit to construct and operate a personal storage facility within the LI (Limited Industrial) zoning district per Sec. 94.4.06(3), on property known as 6508 Ryan Street (PIN 192-2808-221-0985).

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, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), by noon on Tuesday, December 6, 2022, 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. Interested persons who are unable to attend the meeting in-person have the option to attend the meeting via a Zoom link that will be provided on the meeting agenda, where they can still 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 22nd day of November 2022

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, November 28, 2022, and Monday, December 5, 2022.



Location Map for Conditional Use Permit Request at 6508 Ryan Street to construct and operate a personal storage facility.

## Operational Plan

Proposed conditional use for "Storage Buildings".

The proposed development plan is intended to be a typical mini storage facility, with the exception of security. This property would be fully fenced and secured with a key card renters can use to enter at the gated entrance 24/7. The buildings would be laid out per the concept plan to maximize land while yet allowing proper drainage to a stormwater pond and providing perimeter space for snow removal. In addition, a proposed "green" border along north and west sides of property, along with fencing, would create a gradual transition from single family residential to heavier business activities to the south. Lighting would be laid out in a proper fashion as to not impede on the residential properties to the north. Buildings would be "Trache brand" built buildings, which are your typical steel mini storage buildings.

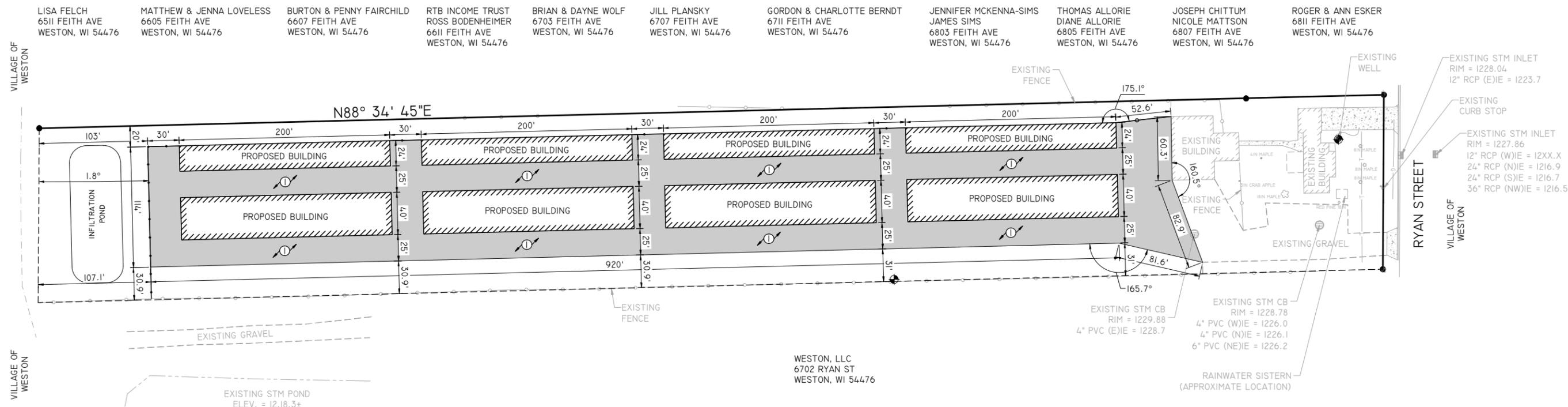
Overall, the intent is to utilize this property to the greatest extent while acknowledging the challenges of buffering the single-family homes from what is currently a salvage yard and future use of possible industrial area to the south.

**NOTES:**

- (A) BUILDINGS ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, N88°34'45"E, AS TAKEN FROM THE SURVEY.
- (B) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

**KEYED NOTES**

- I. ASPHALT PAVEMENT. SEE DETAIL A/C100.



LIGHT DUTY	HEAVY DUTY
SURFACE COURSE (4 LT 58-28S) 1.5"	SURFACE COURSE (4 LT 58-28S) 1.75"
BINDER COURSE (4 LT 58-28S) 1.5"	BINDER COURSE (3 LT 58-28S) 2.25"
BASE AGGREGATE 8"	BASE AGGREGATE 8"

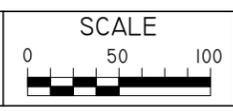
NOTES:  
1. BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.  
2. ASPHALT TO BE CONSIDERED LIGHT DUTY UNLESS SPECIFIED OTHERWISE.

A  
C100

ASPHALT PAVEMENT  
NTS

DRAWING FILE: P:\15900-5999\5973-REVI DESIGN\DWG\LAN\5973A-C100-SITE.DWG LAYOUT: C100  
PLOTTED: OCT 27, 2022 - 3:30PM PLOTTED BY: DAN

**REI Engineering, INC.**  
4080 N. 20TH AVENUE  
WAUSAU, WISCONSIN 54401  
PHONE: 715.675.9784, FAX: 715.675.4060  
EMAIL: MAIL@REIENGINEERING.COM



DATE	REVISION	BY	CHKD	SURVEYED BY: JLR	DESIGNED BY: DDD	SURVEY DATE:
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 10/24/22
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

**SITE PLAN**  
RYAN STREET RENTALS, LLC  
6508 RYAN ST.  
WESTON, WISCONSIN 54476

**REI**  
REI No. 5973A  
SHEET C100