



**Revised Notice: Please note the corrected meeting date below.
The previous notice that was sent out indicated June 16th, but should have read
Monday, June 13, 2016.**

**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, June 13, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-16-1585 Bonnie DeChamps, Hurckman Mechanical, Inc., PO Box 10977, Green Bay, WI 54307, requesting a conditional use permit for Hurckman Mechanical, Inc., at 5807 Prairie Street, Suite B, to allow for both a light industrial use and outdoor storage or wholesaling use within the B-3 Zoning District.

REZN-5-16-1586 Gary Guerndt, 7306 Ryan Street, Weston, WI 54476, requesting a rezoning from AR (Agricultural and Residential) to RR-2 (Rural Residential – 2 Acre), on property addressed as 8303 Ryan Street, to allow for the construction of a single family home.

CU-5-16-1588 Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, requesting a conditional use to allow the storage of a propane fueling tank on property located within a WHP-B (Wellhead Protection – Zone B) Overlay District, addressed as 6204/6206 and 6300/6400 Alderson Street.

The hearing notice and applicable application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded 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 the day of the hearing. All interested persons 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 26th day of May, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 30, 2016 and Monday, June 6, 2016.

Lamers bus lines operational Plan:

Lamers Bus Lines will be leasing the bus parking area from the D.C. Everest School District which currently is using this parcel to park school buses for the use in the district.

Outdoor bus storage is already being utilized on this lot. Lamers will be bringing their bus inventory to the area because they have obtained the bus service contract for the School District. Lamers Bus Lines operates many of the new buses with propane and therefore are asking to place a temporary 18,000 gallon propane tank on site for the private use of fueling their buses. This is critical to the proper operation and control of the facilities.

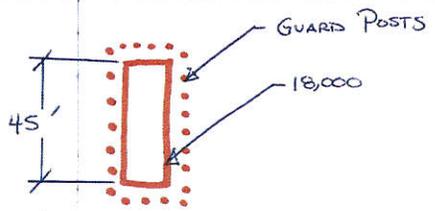
This site is already used for bus parking and office terminal use. The impact on the surrounding neighbors will not change. There will be no increase in traffic as it exists today. This is only a temporary location until Lamers can build its new state of the art facility at a new location.

Existing facilities on site will stay as is.

No additional license is required for this use.



TANK PROTECTED BY
6" \varnothing GUARD POST
ALL 4 SIDES.



Conditional Use

Permit Application
Village of Weston
Date: 5/26/2016

Permit No. : CU-5-16-1588

Payment: Cash Check No. _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

PROPOSALS AND FEES

<input type="checkbox"/> Conditional Use (Residential)		\$ <u>250.00</u>
<input checked="" type="checkbox"/> Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/> Conditional Use Amendment		\$ <u>250.00</u>
TOTAL:		\$ <u>250.00</u>

APPLICANT INFORMATION

Applicant Name: Allen Lamers Agent* Property Owner
Mailing Address: 2407 South Point Rd Phone: 920-362-0555
Green Bay, WI 54313 Email: allen@golamers.com

* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: D.C. Everest School **Contact Name:** Aaron Nelson
Mailing Address: 6300 Alderson Street Phone: 715-359-4221
Weston, WI 54476 Email: anelson@dce.k12.wi.us

PROJECT SITE SPECIFICATIONS

Project Address: 6206 Alderson St **Lot Size(ft²):** 37,426 ± ft.
(or PIN if no address) Weston, WI 54476 **Acres:** .86
Property Zone: INT- Institutional **Current Future Land Use Designation:** INT - INSTITUTIONAL
Legal Description: _____

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Town Clerk shall schedule a public hearing before the Plan Commission to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

CONDITIONAL USE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations is required to be attached to this application.

Has the written description and location been attached? Yes No

Written justification is required for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached?

Yes No

Does the Conditional Use Permit involve exterior building or site improvements?

Yes No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete.

Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and any other plan, program or ordinance adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

Yes, this is an existing school bus facility and the new tenant is using site as is. This is for a temporary propane bus fueling station only.

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

no, Propane tank fully protected by guard posts. STANDARD use for the facility

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

Yes, temporary tank only. on existing bus parking facility.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

Yes, private property for inspection and service

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

School bus fueling station. Yes

PROCESS, TERMS AND CONDITIONS

Issuance and Recording of Permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant, and shall make record of the conditional use permit on the Official Zoning Map.

Effect of Denial. No conditional use permit application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

Termination of an Approved Conditional Use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter or the approved conditional use permit shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined for original granting of a conditional use permit.

Time Limits on the Development of Conditional Use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this Section, "operational" shall be defined as occupancy of the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) and shall be based upon a showing of acceptable justification.

Discontinuing an Approved Conditional Use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.

Change of Ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

Uses Now Regulated as Conditional Uses That Were Legal Land Uses (Permitted-by-Right or as Conditional Uses) Prior to the Effective Date of This Chapter. A use now regulated as a conditional use that was a legal land use--either permitted-by-right or as a conditional use--prior to March 18, 2015 shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this Section.

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.**

Mark W. Nysted for ALLEN LAMERS

5-26-16

Signature of Applicant

Date

MARK W NYSTED

Print Applicant Name

Property Owner Agent (Agents must have a LETTER OF AUTHORIZATION from all property owners)

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally appeared before me this 26th day of May 20 16, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Douglas Stecker
Notary Public

My Commission Expires: 8/02/16



STAFF REVIEW

PIN: 192-2808-191-0998 6204/6206 Alderson
192-2808-191-0999 6300/6400 Alderson Zoning: INT/WHP-B Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____
Publication of Notice Date 1: 05-30-16 Publication of Notice Date 2: 06-06-16

Conditional Use Permit Review:

PC/ETZ Meeting Date: 06-13-16 CUP No.: CU-5-16-1588
 Approved Approved w/ Conditions Denied Site Plan No.: _____
Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

Name of Establishment: _____	License Number: _____
CLPS Meeting Date: _____	<input type="checkbox"/> Recommend <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied
VB Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied

Recorded Date: _____ Document No.: _____