VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will hold a public hearing on Monday, February 10, 2025, at 6:00 p.m., in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, to take testimony relative to the following:

Project #2025002 – Ryan Mattson, of Company23, 4105 Transport Way, Unit 3, Weston, requesting a Conditional Use Permit at 5107 Westfair Avenue, to allow for a Light Industrial Land Use within property Zoned B-3 (General Business) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit. The property is described as Lot 3, Block 2, of Weston Commercial Park, Section 16, Township 28 North, Range 08 East, Village of Weston Marathon County, WI. Total parcel area consists of 1.360 acres, and is addressed as 5107 Westfair Avenue.

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 submitted by noon on the date of the hearing 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, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

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

Dated this 23rd day of January 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, January 27, 2025, and Monday, February 3, 2025.

CONDITIONAL USE PERMIT
SUPPLEMENTAL REVIEW CRITERIA
VILLAGE OF WESTON

The following questions are a Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed). Thorough and complete answers assist Staff and Commissioners in review the application and reaching a determination. If you have questions with these questions, please contact staff at plandev@westonwi.gov or (715)241-2613. The Zoning Code and Comprehensive Plan can be found online at the Village's Website.

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

   Yes. The proposed conditional use complies with the performance standard listed in Section 94.4.08: Industrial Land Use Types. See attached project plan for our specific usage details..

2. Does the proposed conditional use in this location, as depicted on the required site plan, 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 as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, map, and ordinances adopted by the Village ? Explain how, or why not.

   No. No substantial or undue adverse impact. The property will be used as it stands today and remain unchanged with the exception of exterior finish. We intend to update some of the facade and where not updated, refinished.

3. Does 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?

   The proposed conditional use is in line with and nearly identical to other neighboring, pre-existing businesses including the previous owners.

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. The proposed conditional use is in line with and nearly identical to other neighboring, pre-existing businesses including the previous owners.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts? Explain how.

   With no adverse impacts and basically no change from the previous usage the proposed conditional use to impact benefit is 100%. Occupying this facility will provide us with the ability to provide additional job creation and economic growth to the area.

Valerie Parker

From: Carrie Edmondson
Sent: Thursday, November 21, 2024 3:59 PM
To: Ryan Mattson
Cc: PlanDev
Subject: RE: Company23 - Ryan Mattson - Building Zoning
Attachments: Light Industrial.pdf; 190125_CUP Sup Questions.pdf

HI Ryan,

Thank you for your email and for the additional information. The property located at 5107 Westfair Avenue is located within the B-3 General Business Zoning District. The use you described would fall under the Light Industrial designation in the Village Zoning Code (definition and performance standards attached). That use would require a Conditional Use Permit that would be reviewed by the Plan Commission. They meet the second Monday of each month. As we discussed due to the lead time on the public hearing notice requirement, the next meeting would be Monday, January 13, at 6:00 p.m.

The application would be submitted on the Village Website at www.westonwi.gov/epermits under Create Project (Category – Zoning, Type – Conditional Use Permit). The following items are required to be submitted and uploaded with the application:

- Completed Supplemental Review Criteria form (attached)
- Floor plan showing the layout and configuration within the building
- Site plan that includes a parking plan
- Project narrative and operational plan (operational plan should address the attached performance standards)
- $250 fee

If you have additional questions, please don't hesitate to reach out.

Regards,
Carrie

Carrie Edmondson, AICP
Associate Planner
Village of Weston, Wisconsin
4747 Camp Phillips Rd, Weston, WI 54476
Direct: 715-241-2639
Office: 715-359-6114
Email: cedmondson@westonwi.gov | **Website:** www.westonwi.gov

How did I do for you today? Please take some time to fill out our online Customer Service Survey. Thank you!

As a local governmental entity, the Village of Weston is subject to Wisconsin statutes relating to open records. Any e-mail received by anyone at the Village of Weston, as well as, any e-mail sent by someone from the Village of Weston, are subject to these laws. Unless otherwise exempted from the Open Records law, senders and receivers of Village e-mail should presume that any e-mail is subject to release upon request.

From: Ryan Mattson <rpm@company23.com>
Sent: Thursday, November 21, 2024 9:21 AM
To: Carrie Edmondson <cedmondson@westonwi.gov>
Subject: Company23 - Ryan Mattson - Building Zoning

Carrie,

Company23 is a small manufacturing company. We are currently on Transport Way in the Multi-tenant building. We design and manufacture specialty automotive tools as well as electric vehicle chargers. Our operations for both product lines are nearly identical. We purchase already cut / bent sheet metal, weld the pieces together, and then send them out for painting / plating / coating. Once returned to us we do the final assembly and then store / package / ship. We do a small amount of tubing cutting, edge sanding, and drilling. We also do a small amount of grinding when something comes back not quite prepared properly or needs repair, but it is otherwise not part of our normal fabrication process.

For machinery we have welders, cold saw, drill presses, weld smoke eater, and a forklift.

We are in the middle of becoming a distributor and service location for an electric vehicle battery company. For this business we would store their products, ship them, and potentially repair some items.

In the future we would like to consider CNC machining centers and laser cutting machinery.

Thanks,
Ryan Mattson
Business Operations Manager
Company23
www.company23.com

Village of Weston

Marathon County, Wisconsin

5107 Westfair Ave
Utility Overview Map

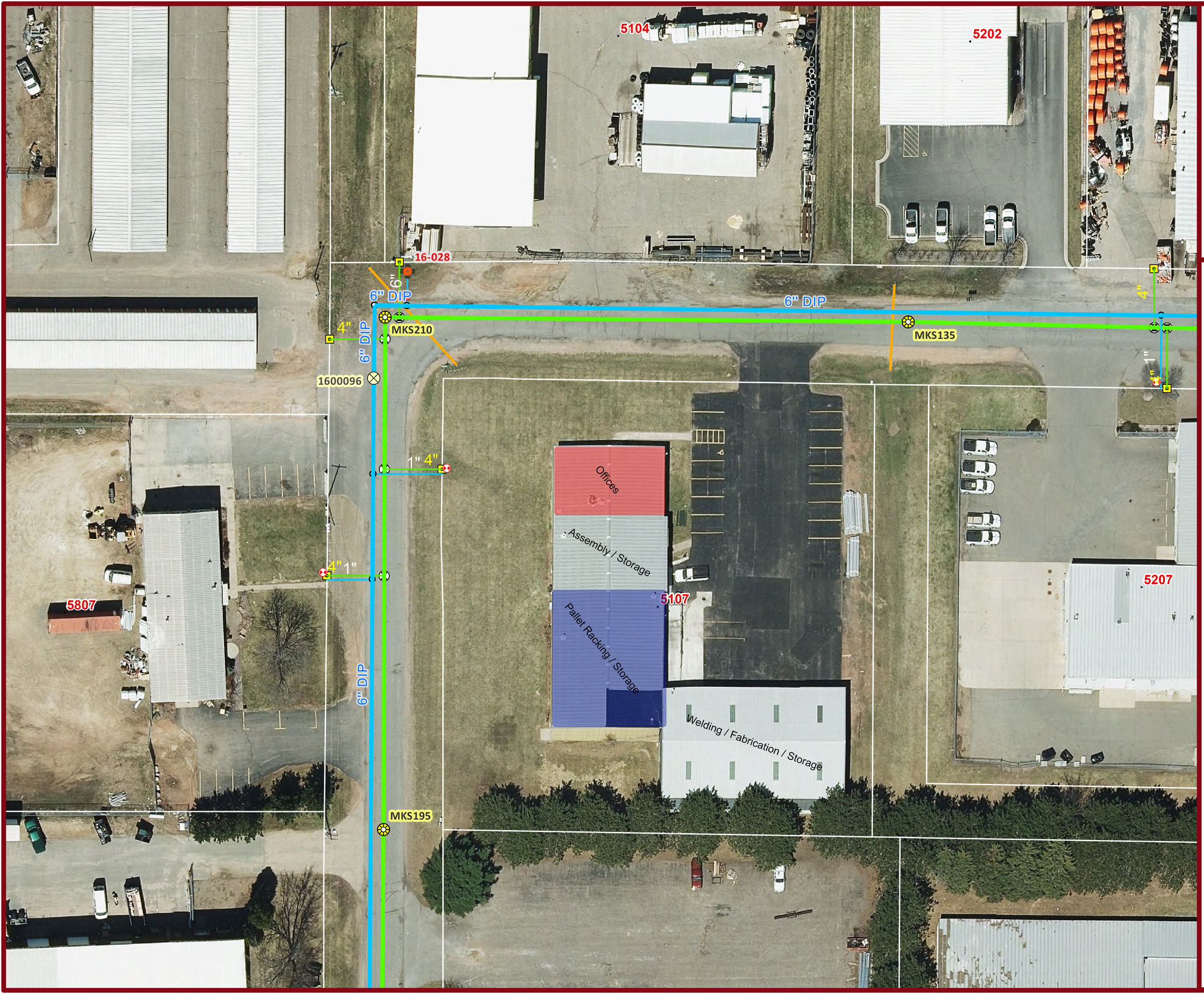
Map Date: 11/22/2024

Adoption Date (Village): N/A

Created By: Village of Weston

N W E S

0 37.5 75 150 Feet



Legend

- Weston.DBO.CurbStopGPS
- Water Abandoned Points
- Water Abandoned Lines
- Water Construction Lines

Water System Valves

- <all other values>

Valve Type

- Ball
- Butterfly
- Cone
- Gate
- Plug
- Water Test Stations
- Water Sampling Stations
- Water Mains
- Water Hydrants
- Water Pumps

Water Network Structures

- <all other values>

Structure Type

- Treatment Plant
- Enclosed Storage Facility
- Water Lateral Lines
- Water Casings
- Sewer Manholes
- Sewer Pressurized Mains
- Sewer Gravity Mains
- Abandoned Sewer Line
- Sewer Fittings
- Sewer Lateral Lines

Sewer Network Structures

Structure Type

- Discharge Structure
- Diversion Chamber
- Diversion Point
- Junction Chamber
- Lift Station
- Production Well
- Pump Station
- Split Manhole
- Storage Basin
- Tide Chamber
- Treatment Plant
- Sewer System Valves
- Sewer Clean Outs
- Sewer Taps
- Sewer Service Connections
- Sewer Casings
- Storm Inlets
- Storm Manholes
- Storm Gravity Mains
- Storm Culverts
- Storm System Valves
- Storm Clean Outs
- Storm Detention Areas
- Weston Parcel

American National

Commercial Real Estate
Due Diligence Management

3465 South Arlington Rd Suite E#183
Akron, OH 44312

866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

COLUMBIA PIPE PORTFOLIO

SURVEYOR CERTIFICATION

5107 WESTFAIR AVENUE
WESTON, WI 54476
COUNTY OF MARATHON

TO: COLUMBIA PIPE & SUPPLY CO.; FERGUSON ENTERPRISES, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL, LLC.; AKERMAN LLP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 1, 2020.

JASON M. PAGE
SURVEYOR LICENSE #:3012
IN THE STATE OF WISCONSIN
DATE OF PLAT OR MAP: 1/2/2020
DATE OF LAST REVISION: 2/7/2020

NETWORK REFERENCE #20191781-4

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
SURVEY UPDATES: SURVEYS@AMNATIONAL.NET

WISCONSIN
JASON M. PAGE
S-3012
JASPER, IN
LAND SURVEYOR
3-9-2020

DRAWN BY: R.H.
JOB REF. # 19-7290

Legal Description

LOT THREE (3) IN BLOCK TWO (2) OF WESTON COMMERCIAL PARK, IN THE TOWN (NOW VILLAGE) OF WESTON, MARATHON COUNTY, WISCONSIN PURSUANT TO THE PLAT RECORDED JANUARY 13, 1975 AS DOCUMENT NO. 676727.

BEING THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-991134WI1-MIA, WITH AN EFFECTIVE DATE AND TIME OF NOVEMBER 12, 2019 AT 8:00 AM.

Site Information

LOT THREE (3) IN BLOCK TWO (2) OF WESTON COMMERCIAL PARK
OWNER: PIPE COLUMBIA AND SUPPLY
APN: 192280816401 03
TOTAL AREA:
59,261± SQ. FT.
1.360± ACRES

Legend of Symbols & Abbreviations

SURVEY FEATURES

- PS — PARKING SPACE(S)
- SQ. FT. — SQUARE FEET
- N/F — NOW OR FORMERLY
- C/L — CENTERLINE OF ROAD
- C/P — CONCRETE PAD
- R/W — RIGHT-OF-WAY
- BHL — BUILDING HEIGHT LOCATION
- (M) — MEASURED/CALCULATED DIMENSION
- (R) — RECORD DIMENSION

EASEMENTS

- UTILITY EASEMENT LINE

UTILITY LINES

- BOUNDARY LINE
- OHP — OHP — OVERHEAD POWER LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- X — X — FENCE LINE

SURVEY FEATURE HATCHES

- NO PARKING AREA

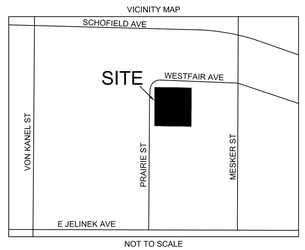
SURVEYING SYMBOLS

- FOUND MONUMENT AS NOTED

UTILITY SYMBOLS

- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- TELEPHONE PEDESTAL
- ELECTRICAL BOX
- HANDICAP PARKING
- GRATED INLET
- SIGN

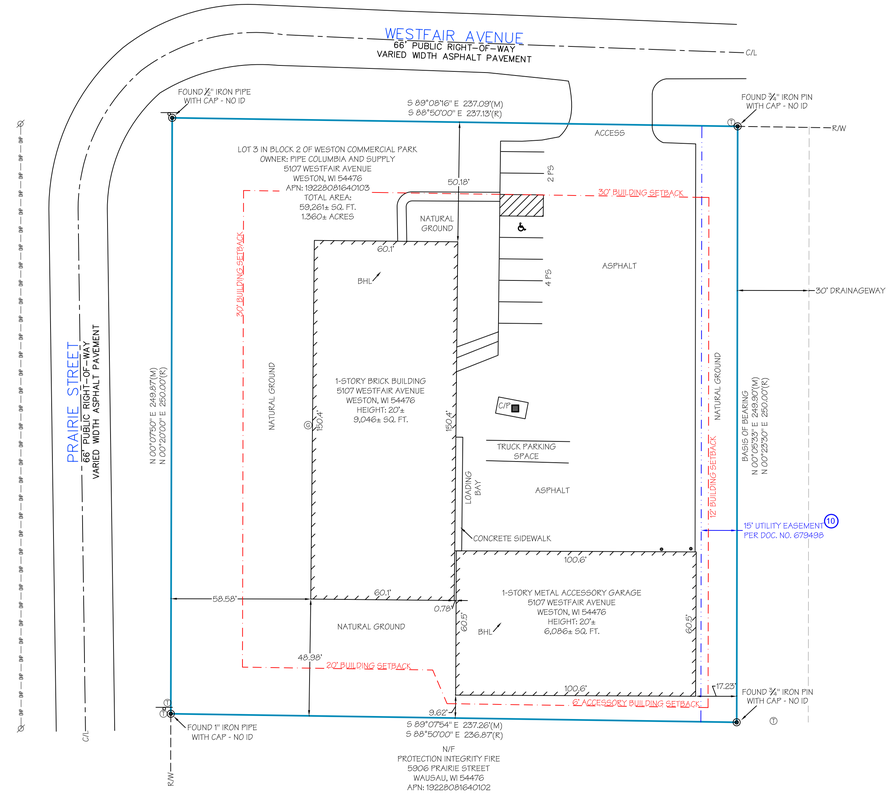
VICINITY MAP



NOT TO SCALE

SCALE: 1" = 30'

0 30 60 90



Zoning Information

STATUS	PROPERTY IS CURRENTLY ZONED: "B-3" GENERAL BUSINESS DISTRICT		STATUS
ITEM	REQUIRED	OBSERVED	Contact info: Shelly Lahuis, Global Zoning LLC 262-347-7483 x 1 shelly.lahuis@globalzoning.com Marathon County Planning for Global Zoning Job # GZ 8723 Client Reference # 20191781 Dated: January 3, 2020
PERMITTED USE	BUILDING SUPPLY FACTORY	BUILDING SUPPLY FACTORY	
MIN. LOT AREA	30,000 SQ. FT.	59,261± SQ. FT.	
MIN. FRONTAGE	40'	237.09'	
MIN. LOT WIDTH	80'	237.09'	
MIN. SETBACKS FRONT	30'	50.18'	
MIN. SETBACKS SIDE	12'; 6' FOR ACCESSORY BUILDINGS	17.23'	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to Marathon County Planning for zoning laws and applicable codes.
MIN. SETBACKS REAR	20'; 6' FOR ACCESSORY BUILDINGS	9.62'	
MAX BUILDING HEIGHT	SEE NOTES	20'	Max Building Height: 3 Stories, 45' 1 Story, 20' for accessory buildings
PARKING REGULAR	SEE PARKING REQUIREMENTS	6	There is 1 Truck Parking Space located on the subject property.
PARKING HANDICAP	N/A	1	
PARKING TOTAL	7.57	7	

PARKING REQUIREMENTS:
Number of Parking Spaces Required: 1 Parking Space per 2,000 Feet (Section 94.4.06)(15,132 Square Feet÷2,000 = 7.57 Parking Spaces)

FLOOD NOTE: By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 55073C0418F, which bears an effective date of 07/22/2010 and is not in a Special Flood Hazard Area.

Title Commitment Information

BEING THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-991134WI1-MIA, WITH AN EFFECTIVE DATE AND TIME OF NOVEMBER 12, 2019 AT 8:00 AM.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Notes Corresponding to Schedule B

(9) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN WARRANTY DEED RECORDED ON APRIL 22, 1977, IN VOLUME 249 OF MICRO-RECORDS ON PAGE(S) 480, AS DOCUMENT NO. 712267. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

(10) UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF WISCONSIN, RECORDED ON APRIL 15, 1975, IN VOLUME 204 OF MICRO-RECORDS, ON PAGE(S) 82, AS DOCUMENT NO. 679498. (AFFECTS, PLOTTED AND SHOWN)

Encroachment Notes

NONE OBSERVED AT THE TIME OF SURVEY.

Miscellaneous Notes

(MN1) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

(MN2) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

(MN3) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(MN4) AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

(MN5) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

(MN6) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.

(MN7) TOTAL NUMBER OF PARKING SPACES IS 8, WHICH INCLUDES 1 DESIGNATED HANDICAPPED SPACE AND 1 TRUCK PARKING SPACE.

(MN8) COMPLETED FIELD WORK WAS JANUARY 1, 2020.

(MN9) THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS N00°05'33"E PER GPS COORDINATE OBSERVATIONS WISCONSIN STATE PLANE, CENTRAL ZONE, NAD83.
LATITUDE= 44°54'16.7161"N
LONGITUDE= 89°33'29.9879"W
CONVERGENCE ANGLE= -02°55'58.8389"
DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0001171849.

(MN10) THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WESTFAIR AVENUE AND MESKER STREET, WHICH IS APPROXIMATELY 300' FROM THE NE CORNER OF THE SUBJECT PROPERTY.

(MN11) THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WESTFAIR AVENUE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.

(MN12) NO POSTED ADDRESS AT THE TIME OF SURVEY.

(MN13) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

(MN14) THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

(MN15) NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

(MN16) THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.