

**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, at 6:00 p.m., or shortly thereafter, on Monday, October 9, 2023, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

**Project #20230244** Jeremy Zahn, 3020 Nick Ave, Mosinee, WI 54455, is requesting a Conditional Use Permit at 3020 Nick Ave, to exceed the allowed amount of Accessory Structure Floor Area in the AR (Agriculture and Residential) Zoning district.

The property is described as:

**SEC 33-28-08 PT OF SW 1/4 SW 1/4 - LOT 1 CSM VOL 75 PG 23 (#16224) (DOC# 1613122)**  
Consisting of 20 Acres (PIN 192-2808-333-0985), and addressed as 3020 Nick 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](mailto: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 21st day of September 2023

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Sunday, September 25, 2023, and Monday, October 2, 2023.



# OFFICIAL ZONING MAP



Map Date: 8/30/2023  
 Adoption Date (Village): 4/XX/2018  
 Adoption Date (ETZ): 4/XX/2018  
 Adoption Date (Town): 1/23/2016



## LEGEND

- 3020 Nick Avenue
- MUNICIPAL FEATURES**
- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence
- Surface Water
- Weston.DBO.AddressPoint\_w
- Weston.DBO.AddressPoint\_t
- ZONING DISTRICTS**
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial
- RM - Rural Mixed
- PD - Planned Development
- Code\_**
- AR
- INT
- RR-2
- RR-5
- SF-L
- SF-S
- <all other values>
- OVERLAY DISTRICTS**
- D-CO
- MUNICIPAL FEATURES**
- Weston.DBO.wetlands\_t
- AR-Cluster (Number of building symbols equals maximum units allowed)

## Proposed Conditional Use at 3020 Nick Avenue

8/29/2023

Planning Development/Village of Weston

4747 Camp Phillips Road

Weston, WI 54474

RE: Proposed Conditional Use Permit at 3020 Nick Avenue

We are looking to build an additional garage at 3020 Nick Avenue with dimensions of 40' wide by 60' deep. This building is strictly being used for storage purposes only and nothing else. The building location will be approximately 236' off the right of way of Nick Avenue, 17' off of the east property line on the northeast corner of the building and 15' off of the east property line on the northwest corner of the building. The new building will be constructed of the same building materials as the other buildings on the property.

Current detached garage is 36' x 44' (1,584 sq ft) with a peak height of 21'-4".

The peak height of the new garage will be 24'-8 3/16".

The peak height of the house is 27'-6", which is coming from the rear side of the house due to being on a hill.

We believe that the location we have chosen will have zero impact on the surrounding neighbors due to the fact that it is in a heavily wooded area where we are looking to build. All finished land grade and landscaping will be completed to have zero impact on the environment.

Please feel free to reach out with any questions.

Respectfully,

Jeremy Zahn

3020 Nick Avenue

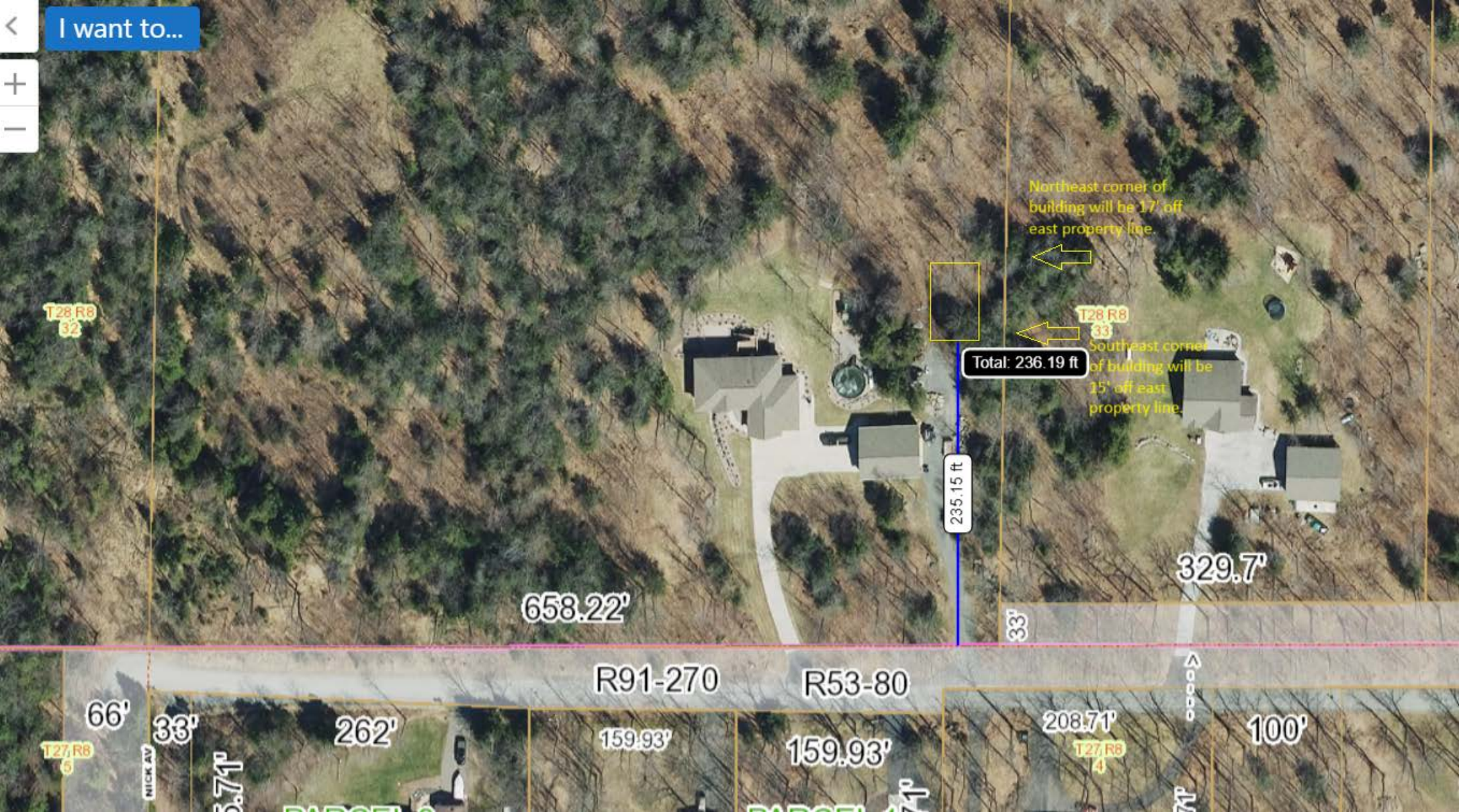
Mosinee, WI 54455

715-571-1197

[jzahn@csmillc.net](mailto:jzahn@csmillc.net)



I want to...



T28 R8  
32

T28 R8  
33

Total: 236.19 ft

235.15 ft

658.22'

329.7'

33'

R91-270

R53-80

ROOSEVELT

T27 R8  
6

T27 R8  
4

66'

33'

262'

159.93'

159.93'

208.71'

100'

5.71'

71'

Northeast corner of building will be 17' off east property line.

Southeast corner of building will be 15' off east property line.