



**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, October 12, 2015, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

**REZN-9-15-1543 Mike Korpela, 2079 Sundial Avenue, Kronenwetter, on behalf of owner Myron Stankowski, 4203 Howland Avenue, requesting a rezone from RR-5 (Rural Residential-5 Acre) to RR-2 (Rural Residential-2 Acre) to allow for the division of 2.005 acres from a 17.010 acre parcel of land, for the purpose of selling 2.005 acres with the existing home, and to construct a new home on the remaining 15.006 acres. This property is currently described as (PIN 192-2808-333-0991) All of Lot 2 of CSM #5371 Vol. 19 Pg. 240, and that part of the NW 1/4 of the SW 1/4, of Section 33, Township 28 North, Range 8 East, Village of Weston Marathon County. This parcel currently addressed as 4203 Howland Avenue, and consists of 17.010 acres.**

CU-9-15-1545 Randy Thiel, Oldcastle Building Envelope, 930 Single Avenue, Wausau, requesting a conditional use permit, on property addressed as 5103 Janice Avenue (PIN 192-2808-161-0967) and 5010/5012 Mesker Street (PIN 192-2808-161-0963), which these parcels are proposed to be combined, and to allow for the existing heavy industrial use within the LI (Limited Industrial) zoning district. These parcels are currently described as CSM #4163, Vol. 15, Pg. 161, Document #855556, and CSM #4023, Vol. 15, Pg. 21, Document #846968, both within Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County.

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](mailto: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, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 24th day of September, 2015

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 28, 2015 and Monday, October 5, 2015.

# VREELAND ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

CERTIFIED SURVEY MAPS - SUBDIVISIONS - GOVERNMENT PERMITS - LAND PLANNING

Date 9-16-2015

Village of Weston  
5500 Schofield, Ave  
Weston, WI 54476

Dear Madam or Sir,

I formally request that a 2 acre parcel with the existing home know as 4203 Howland Avenue be rezoned from RR-5 to RR-2. The remnant of this parcel contains 15 acres and will support a future home upon it if the rezone is permitted. If the rezone is not permitted it would become quite difficult to build on the remaining property. It would push the home roughly 800 feet away from Howland Avenue and close to the existing transmission lines. Several parcels in this area are currently zoned RR-2 so we find there are no conflicts with surrounding zoning. The remaining 15 acre parcel will remain RR-5.

Please consider the proposed rezone so we can move forward on the construction of a new home.

Respectfully requested,



Timothy G. Vreeland

# Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application  
 Village of Weston/ETZ  
 Date: 09-16-15

Permit No. : REZN-9-15-1543

Payment:  Cash  Check No. 11696

**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 type="checkbox"/>	Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Conditional Use Amendment		\$ <u>250.00</u>
<input checked="" type="checkbox"/>	Rezone (Official Zoning Map Amendment)		\$ <u>250.00</u> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">VP</span>
<input type="checkbox"/>	Conditional Use and Rezone (Residential)		\$ <u>400.00</u>
<input type="checkbox"/>	Conditional Use and Rezone (Non-Residential)	\$400.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Comprehensive Plan Map Amendment		\$ <u>350.00</u>
<input type="checkbox"/>	Comprehensive Plan Map Amendment with Rezone		\$ <u>500.00</u>
<input type="checkbox"/>	Comprehensive Plan Text Amendment		\$ <u>200.00</u>
<b>TOTAL:</b>			\$ _____

## APPLICANT INFORMATION

Applicant Name: Tim Vreeland  Agent\*  Property Owner  
 Mailing Address: 6103 Dawn Street Phone: 715-241-0947  
Weston, WI 54476 Email: tim@vreelandassociates.us

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

Property Owner: Myron Stankowski Contact Name: Mike Korpela (buyer)  
 Mailing Address: 2204 Fairway Court Phone: \_\_\_\_\_  
Mission, TX 78572 Email: \_\_\_\_\_

## PROJECT SITE SPECIFICATIONS

Project Address: 4203 Howland Ave Lot Size(ft<sup>2</sup>): 87,337  
 (or PIN if no address) Acres: 2.005  
 Property Zone: RR-5 Proposed Rezone: RR-2  
 Current Future Land Use Designation: \_\_\_\_\_ Proposed Future Land Use Designation: \_\_\_\_\_  
 Legal Description: See attached CSM

## PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

**CONDITIONAL USE:** Following acceptance of a complete application, the Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) 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

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5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

No

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6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes, the existing home will sit well on a 2 acre parcel. Several parcels in the immediate area are zoned RR-2.

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**Village Board.** The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

**Effect of Denial.** No 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.

### COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

By August 1st of each year, the Zoning Administrator shall obtain Plan Commission approval of a Comprehensive Plan amendment schedule, with the intent to adopt any Comprehensive Plan amendments in that annual amendment cycle by February of the following year.

Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by the annual application deadline established in the approved amendment schedule, using a Village provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.

In addition to such applications, Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.

The Zoning Administrator shall refer all proposed amendments under subsections (a) and (b) to the Plan Commission, within 30 days following the latest required date of submittal.

The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the case of a site-specific Future Land Use map amendment, the Zoning Administrator shall also provide written notification to all property owners within 100 feet of the site.

After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.

**STAFF REVIEW**

PIN: 192-2808-333-0941 Zoning: RR-5  Village  ETZ  
Filed After the Fact:  Yes  No Fine Imposed:  Yes  No Amount: \_\_\_\_\_  
Publication of Notice Date 1: 09-28-15 Publication of Notice Date 2: 10-05-15

**Conditional Use Permit Review:**

PC/ETZ Meeting Date: \_\_\_\_\_ CUP No.: \_\_\_\_\_  
 Approved  Approved w/ Conditions  Denied Site Plan No.: \_\_\_\_\_  
Adoption Date: \_\_\_\_\_

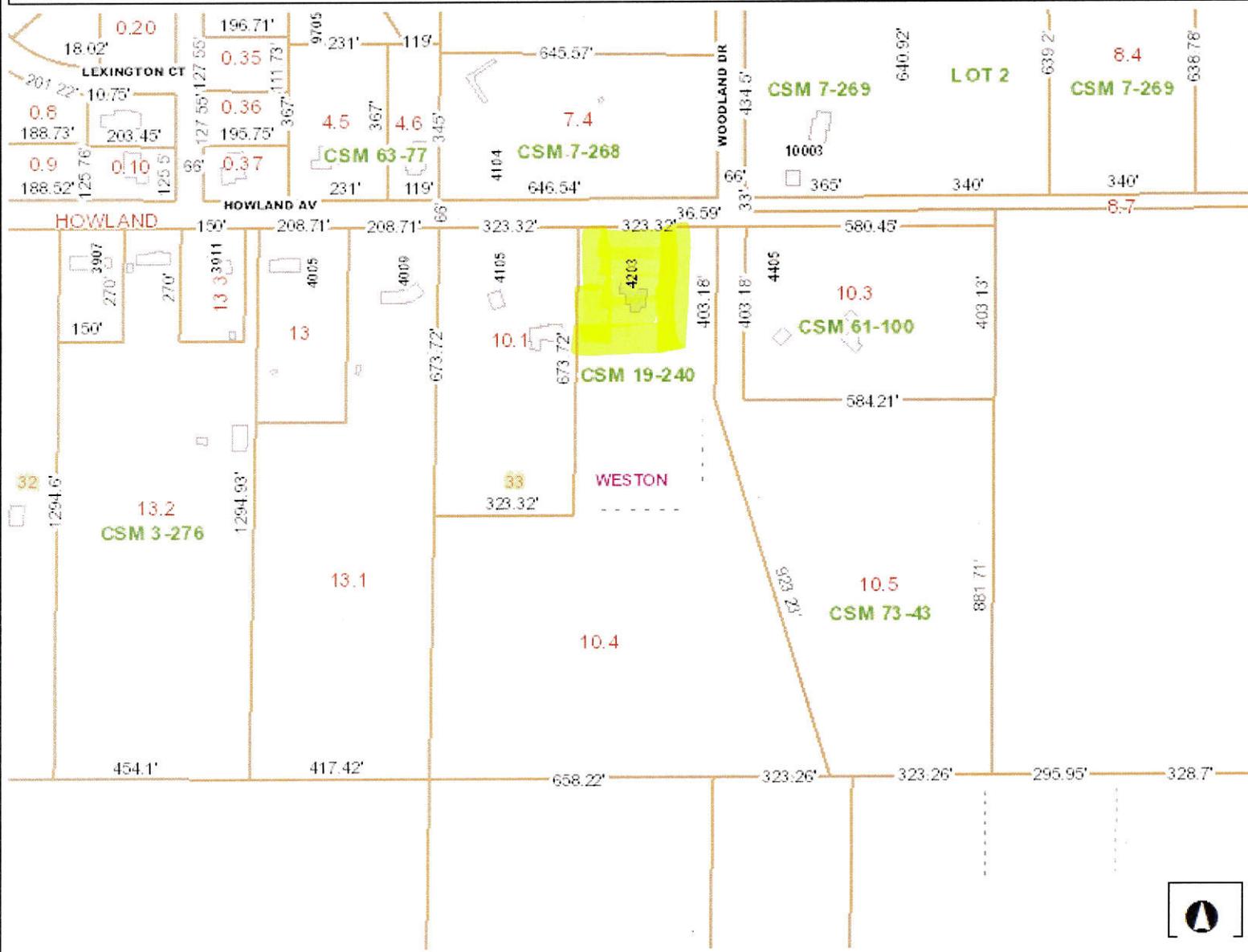
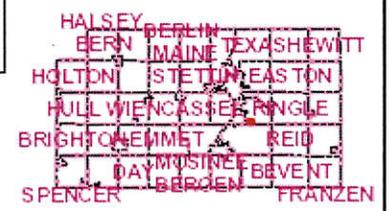
**Conditional Use Permit Review (Outdoor Commercial Entertainment Only)**

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.: \_\_\_\_\_

**Rezoning and Comprehensive Plan Amendment Review:**

Public Hearing Date: 10-12-15 Rezoning/EPA No.: REZN-9-15-1543  
Proposed Zoning: \_\_\_\_\_ Proposed FLU: Single Fam. Res - Sewered  
 Approved  Approved w/ Conditions  Denied Ordinance No.: \_\_\_\_\_  
Adoption Date: \_\_\_\_\_  
Publication Date: \_\_\_\_\_



- ### Legend
- Parcels
  - Land Hooks
  - Addresses
  - Section Lines/Numbers
  - Right Of Ways
  - County-wide Buildings
  - Road Names
  - Named Places
  - Municipalities



172.29 0 172.29 Feet



User\_Defined\_Lambert\_Conformal\_Conic

**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

### Notes

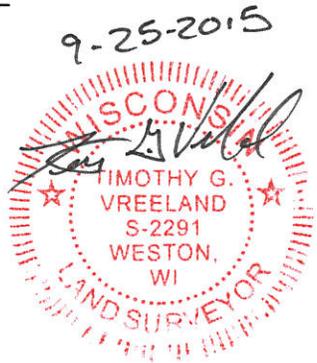
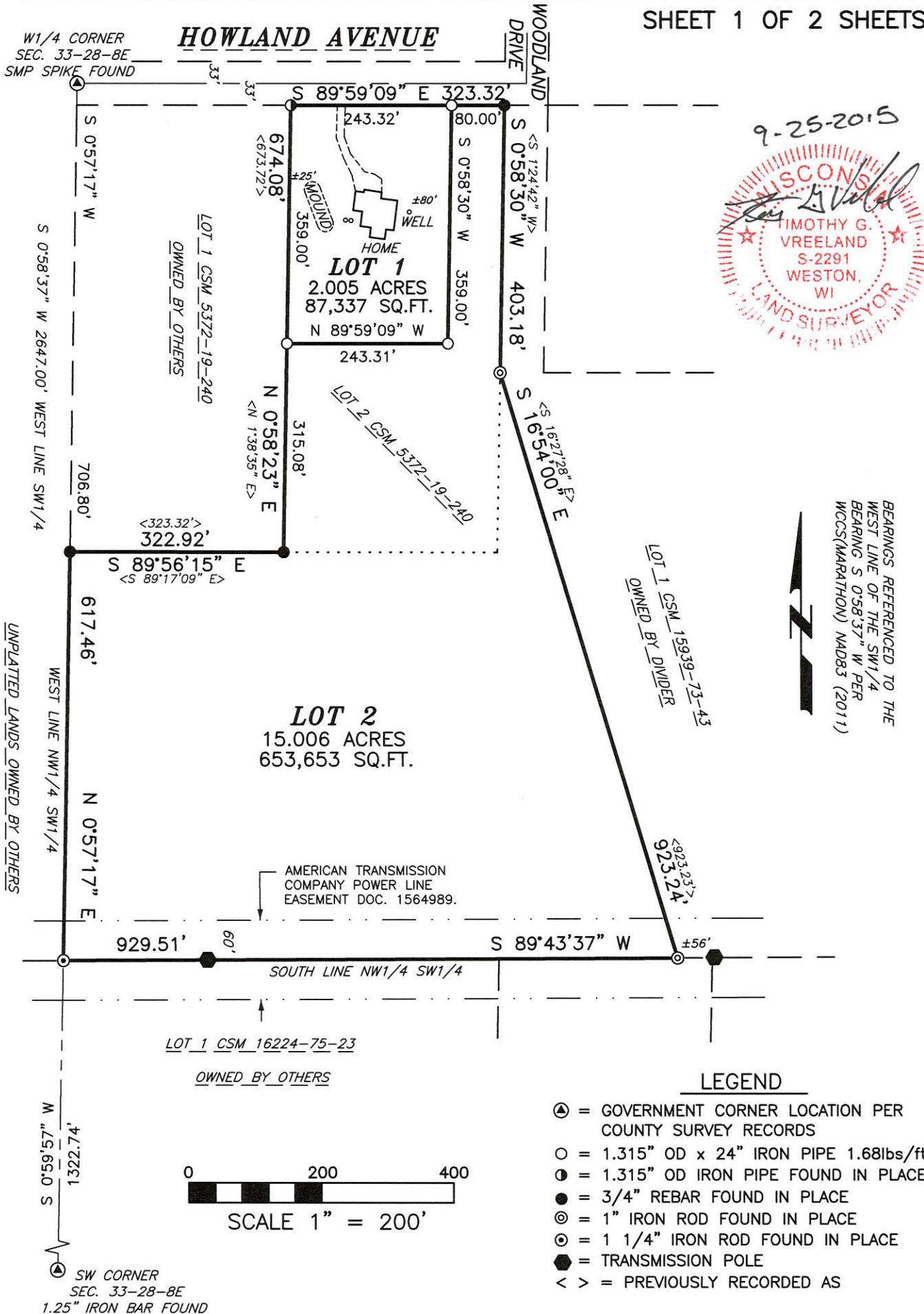
# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

ALL OF LOT 2 OF CSM 5371-19-240 AND THAT PART OF THE NW1/4 OF THE SW1/4 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: <h2 style="text-align: center; margin: 0;">MICHAEL KORPELA</h2>
FILE #: K-407 KORPELA	DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: TIMOTHY G. VREELAND	

SHEET 1 OF 2 SHEETS



W1/4 CORNER  
SEC. 33-28-8E  
SMP SPIKE FOUND

UNPLATTED LANDS OWNED BY OTHERS

LOT 1 CSM 5372-19-240  
OWNED BY OTHERS

LOT 1 CSM 15939-73-43  
OWNED BY DIVIDER

LOT 1 CSM 16224-75-23  
OWNED BY OTHERS

SW CORNER  
SEC. 33-28-8E  
1.25" IRON BAR FOUND

9705

4006

4010

4104

10003  
9903

HOWLAND AVE

4105

4009

4203

# Village of Weston

Marathon County, Wisconsin

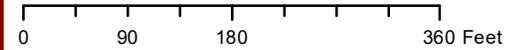


## FUTURE LAND USE

Map Date: 10/01/2015  
Adoption Date (Village): 03/18/2015  
Adoption Date (ETZ): 03/18/2015



Map by the Technology Services Department,  
Village of Weston



### Legend

- 4203 Howland Ave (Proposed via CSM)
- Parcel Boundary
- Village of Weston
- Right-of-way
- Surface Water
- Wetland

### FUTURE LAND USE

- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two Family Residential
- Multiple Family Residential
- Planned Neighborhood
- Commercial
- Business/Office Park
- Mixed Use
- Industrial
- Institutional
- Parks and Recreation
- Agriculture
- Environmental Corridor