



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 17-039

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM SF-L SINGLE-FAMILY RESIDENTIAL LARGE LOT DISTRICT TO AR AGRICULTURE AND RESIDENTIAL; ON AN APPROXIMATELY 33' X 600' STRIP OF LAND (.453 ACRES OR 19,750 SQ. FT.), OWNED BY WOOD HAVEN ESTATES, LLC (PIN 082-2808-144-0040), TO ALLOW THIS STRIP OF LAND TO BE COMBINED WITH THE VACANT 40-ACRE PARCEL TO THE NORTH, OWNED BY EDWARD & LUCILLE ROBLE (PIN 082-2808-141-0995), SECTION 14 T28N R8E, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

WHEREAS, the Extraterritorial Zoning Committee of the Village of Weston having held a public hearing on the 11th day of December 2017, on the application described below for the zoning of the property described herein; and

WHEREAS, the Extraterritorial Zoning Committee having thereafter filed its written recommendations and findings with the Village Board, and the said Board having received and approved the recommendation of said Committee;

NOW THEREFORE, the Village Board of the Village of Weston do ordain as follows:

SECTION 1: On the application (ETZ-REZN-11-17-1675) of property owner Wood Haven Estates, LLC, for the following territory now comprising a part of SF-L Single-Family Residential – Large Lot zoning district, located in Section 14, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

AR – Agriculture and Residential – .453 acre Outlot 1 shown on the attached Exhibit A, located in the northeast quarter of the southeast quarter of Section 14, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin.

BE IT FURTHER RESOLVED that the foregoing amendment to the zoning district designation shall take effect upon the publication of this ordinance. If the rezoning of any lands by this Ordinance does not take effect within 180 days of the date hereof, this Ordinance shall become null and void and the zoning for such lands shall remain unchanged.

SECTION 2: The Clerk shall make necessary alterations upon the Official Extraterritorial Zoning Map of the Village of Weston to reflect the changes in the zoning classifications of the property described herein.

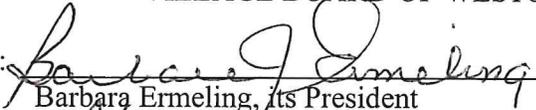
SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 18th day of December 2017.

VILLAGE BOARD OF WESTON

By: 
Barbara Ermeling, its President

Attest: 
Sherry Weinkauff, Village Clerk

APPROVED: 12|18|17

PUBLISHED: 12|20|17

Notice of Newly Enacted Ordinance

Please take notice that the Village Board of Weston, Wisconsin enacted the following Ordinance on December 18, 2017:

Ordinance No. 17-039 to rezone Land from SF-L Single-Family Residential Large Lot District to AR Agriculture and Residential; on an approximately 33' X 600' Strip of Land (.453 Acres or 19,750 Sq. Ft.), Owned by Wood Haven Estates, LLC (PIN 082-2808-144-0040).

The full text of the above Ordinance may be obtained at the office of the Village Clerk, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at <http://www.westonwi.gov>.

Dated this 19th day of December 2017
Sherry Weinkauf, Village Clerk

Published: 12/20/2017

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON WI 544764333

Notice of Newly Enacted Ordinance
Please take notice that the Village Board of Weston, Wisconsin enacted the following Ordinance on December 18, 2017:
Ordinance No. 17-039 to rezone Land from SF-L Single-Family Residential Large Lot District to AR Agriculture and Residential; on an approximately 33' X 600' Strip of Land (.453 Acres or 19,750 Sq. Ft.), Owned by Wood Haven Estates, LLC (PIN 082-2808-144-0040).
The full text of the above Ordinance may be obtained at the office of the Village Clerk, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at <http://www.westonwi.gov>.
Dated this 19th day of December 2017
Sherry Weinkauff, Village Clerk
Run: Dec. 20, 2017 WNAXLP

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

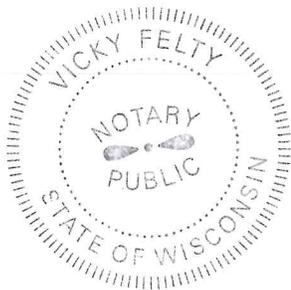
VOUCHER APPROVAL

2017

Account Number: GWM-WES425
Order Number: 0002613569
No. of Affidavits: 1
Total Ad Cost: \$14.85
Published Dates: 12/20/17

Account Number: 10-0656925 -321-000
Description: ~~WDH~~ WDH publication fees Ord No. 17-039
Approved by: [Signature] 1/12/18
Initials Date

(Signed) [Signature] (Date) 12-26-17
Legal Clerk



Signed and sworn before me

[Signature]

My commission expires 9-19-21

WESTON VILLAGE OF
Re: Ords 17-039

**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET**

MTG/DATE: Board of Trustees – 12/18/17

FROM: Jennifer Higgins, Director of Planning and Development

DESCRIPTION: Ordinance No. 17-039: An Ordinance to Approve the Rezoning of Land from SF-L Single-Family Residential Large Lot District to AR Agriculture and Residential; on an Approximately 33' X 600' Strip of Land (.453 Acres or 19,750 Sq. Ft.), Owned by Wood Haven Estates, LLC (PIN 082-2808-144-0040), to Allow this Strip of Land to be Combined with the Vacant 40-Acre Parcel to the North, Owned by Edward & Lucille Roble (PIN 082-2808-141-0995), Section 14 T28N R8E, Town of Weston, Marathon County, Wisconsin.

ACTION:	<input checked="" type="checkbox"/> Approve	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
	<input type="checkbox"/> Deny	<input type="checkbox"/> Policy	<input type="checkbox"/> Report
	<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input type="checkbox"/> Resolution

QUESTION:
Should the Board approve the rezone request for Ordinance No. 17-039 (draft attached) at their meeting on 12/18/17?

BRIEF:
John Roble would like to purchase a small sliver of land that is attached to Lot 3 of the Wood Haven County Plat Subdivision. He is asking the 0.453 acre parcel to be rezoned so that it can be combined with the AR zoned parcel that his family currently owns to the east. The strip attached to Lot 3 makes for an odd shaped lot and this will clean up what I believe to be the remnants of the old meets and bounds survey method. Adding the sliver to Mr. Roble's property will clean up and make Lot 3 more uniform.

RECOMMEND: Director recommends approval.

COMMITTEE: ETZ endorsed approval at their 12/11/17 meeting.

REQUEST: Approve Ordinance No. 17-039 under New Business

Is there an additional briefer & reference documents which have been attached to this report?

Application for Rezone

**REZONE DETERMINATION BY THE JOINT TOWN/VILLAGE OF WESTON
EXTRA-TERRITORIAL ZONING COMMITTEE**

Application/Petition No.: **REZN-11-17-1675** Hearing Date: **December 11, 2017**
Applicant: **John Roble, 5212 County Road J, Weston, WI 54476, on behalf of property owner Wood Haven Estates, LLC, 6413 Red Oak Court, Weston, WI 54476**
Location: **Riverview Ln, Weston, WI 54476**
Description: **an approximately 33' x 600' strip of land (.453 acres or 19,750 sq. ft.), currently zoned SF-L, owned by Wood Haven Estates, LLC (PIN 082-2808-144-0040), to allow this strip of land to be combined with the vacant 40-acre parcel to the north, owned by Edward & Lucille Roble (PIN 082-2808-141-0995).**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston ETZ Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston ETZ Committee:

GENERAL INFORMATION:

Current Zoning: **SF-L Single-Family Residential – Large Lot**
Definition: 94.2.02(2)(a) The SF-L district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. New development within this district shall be served by public sanitary sewer and water services, but may have roadways with a rural cross section (e.g., roadside swales). The SF-L district generally requires a minimum lot size between those required in the RR and SF-S districts. The SF-L district is intended for areas planned for single family residential development, or for portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: S-R Suburban Residence and R-E Residential Estate)

Proposed Zoning **AR Agriculture and Residential**
Definition: 94.2.02(1)(a) The AR district is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low density residential development. The AR district is also intended for areas planned for denser development in the Comprehensive Plan, but not yet suited for such denser development due to lack of public utilities or services in the area, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors. (Predecessor districts: AG, RR-10)

Future Land Use: **Single Family Residential - Sewered**
FLU Description: **Single Family Residential - Sewered**
Single family residences, home occupations, and small-scale institutional and recreational uses, all served by a public sanitary sewer system.

Development Policies:

- 1. Promote interconnection in road and trail networks within and among neighborhoods.**
- 2. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.**
- 3. Pursue single family residential infill opportunities where feasible.**

Typical Implementing Zoning Districts:

- SF-S and SF-L Single Family Residential**

- **N Neighborhood, where the village approves a unique design, layout, theme, or lot sizes**

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?

Yes.

2. Does the rezoning further the purpose and intent of this Chapter?

Yes.

3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?

1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
2. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
3. Growth patterns or rates have changed, thereby creating the need for a rezoning.

Yes. #1. The sliver of land is better served to be with the Roble parcel than Lot 3 of Woodhaven.

4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Yes. This rezone will not affect the density of development.

BACKGROUND INFORMATION:

John Roble would like to purchase a small sliver of land that is attached to Lot 3 of the Wood Haven County Plat Subdivision. He is asking the 0.453 acre parcel to be rezoned so that it can be combined with the AR zoned parcel that he currently owns to the east. The strip attached to Lot 3 makes for an odd shaped lot and this will clean up what I believe to be the remnants of the old meets and bounds survey method. Adding the sliver to Mr. Roble's property will clean up and make Lot 3 more uniform.

CURRENT PROPERTY CONDITIONS:

ETZ ACTION OPTIONS: (Process is outlined in Sec. 94.16.03(6))

- 1) **ETZ recommends approval of the rezone request and forwards the recommendation on to the Village Board at their 12/18/17 meeting.**
- 2) **ETZ recommends approval of the rezone request with modifications and forwards the recommendation on to the Village Board at their 12/18/17 meeting.**
- 3) **ETZ recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 12/18/17 meeting.**
- 4) **ETZ takes no action and the request moves on to the Village Board at their 12/18/17 meeting with no recommendation.**

ETZ ACTION:

The ETZ Committee chose option #1 above recommending approval of the rezone request to the Village Board.

VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

- 1) Board approves the rezone request per the ETZ recommendation by adopting Ord. No. 17-039 as written. (simple majority required)
- 2) Board approves the rezone request with modifications to Ord. No. 17-039. – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.
- 3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.

BOARD ACTION:

The Board chose option #1 above approving the rezone request.

Board of Trustees Determination on 12/18/17:

Approve 7-0

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

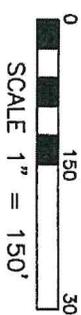
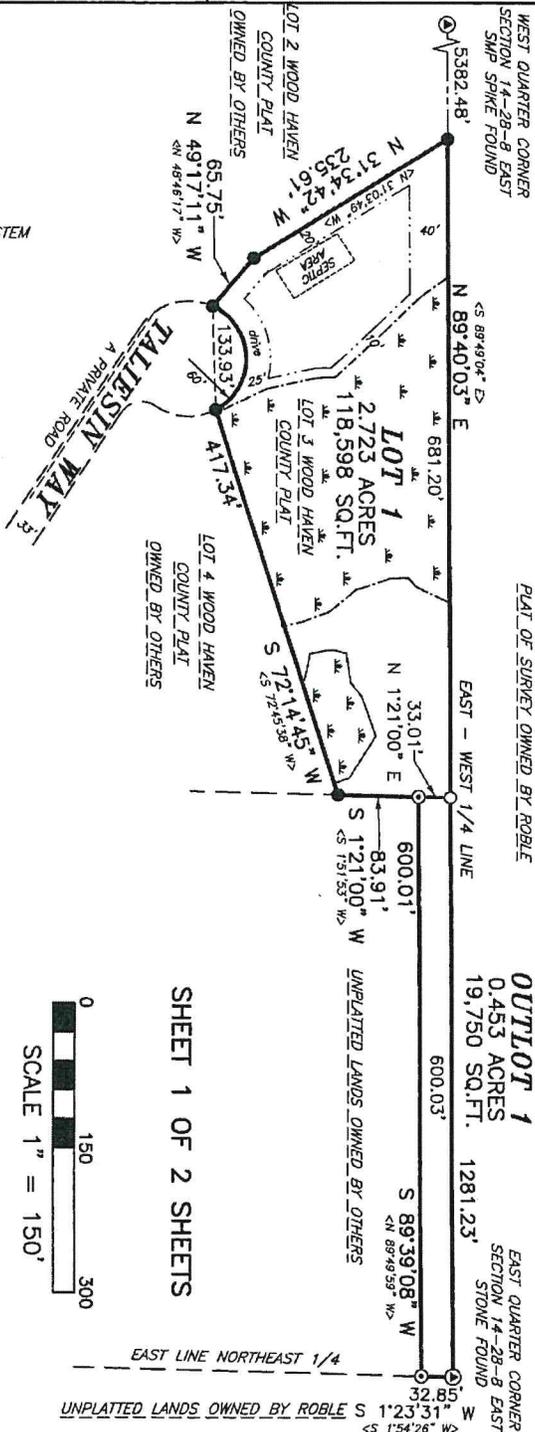
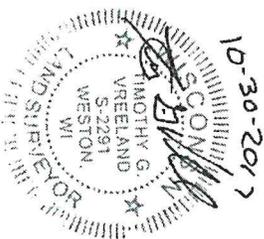
ALL OF LOT 3 OF WOOD HAVEN COUNTY PLAT, LOCATED IN THE NORTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH,
RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 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;">JOHN ROBLE</h2>
FILE #: R-214-17 ROBLE	DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: TIMOTHY G. VREELAND	

OUTLOT RESTRICTION
 OUTLOT 1 OF THIS MAP IS TO BE ATTACHED BY DEED TO ADJACENT LANDS
 AND TOGETHER BE CONSIDERED AS ONE PARCEL FOR ALL PURPOSES
 INCLUDING TAXATION OR UNTIL A LEGAL REDIVISION IS RECORDED.


 BEARINGS REFERENCED TO THE
 EAST - WEST 1/4 LINE
 BEARING N 89°40'03" E PER
 WISCONSIN COUNTY COORDINATE SYSTEM
 (MARATHON) NAD83 (2011)

CURVE DATA
 RADIUS = 60.00'
 CHORD = S 88°11'11" W 107.81'
 CENTRAL ANGLE = 127°53'50"
 DISTANCE ON CURVE IS ARC



SHEET 1 OF 2 SHEETS

LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION
- = PER COUNTY SURVEY RECORDS
- = 1.315" OD x 24" IRON PIPE
- = POUNDS PER FOOT SET
- = 1" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = 1.25" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- = APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY MAPPING, DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.
- = PREVIOUSLY RECORDED AS BUILDING SETBACK LINES

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 3 OF WOOD HAVEN COUNTY PLAT, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

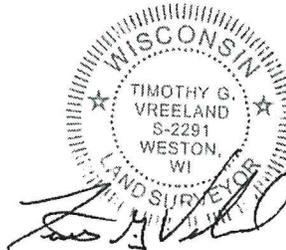
SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JOHN ROBLE, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 3 OF WOOD HAVEN COUNTY PLAT, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE S 1°23'31" W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER 32.85 FEET; THENCE S 89°39'08" W ALONG THE SOUTH LINE OF SAID LOT 3 600.01 FEET; THENCE S 1°21'00" W ALONG THE EAST LINE OF SAID LOT 3 83.91 FEET; THENCE S 72°14'45" W ALONG THE SOUTH LINE OF SAID LOT 3 417.34 FEET; THENCE 133.93 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND ALONG THE NORTH LINE OF TALIESIN WAY WHOSE RADIUS IS 60.00 FEET, WHOSE CENTRAL ANGLE IS 127°53'50" AND WHOSE CHORD BEARS S 88°11'11" W 107.81 FEET; THENCE N 49°17'11" W ALONG THE WEST LINE OF SAID LOT 3 65.75 FEET; THENCE N 31°34'42" W ALONG THE WEST LINE OF SAID LOT 3 235.61 FEET; THENCE N 89°40'03" E ALONG THE NORTH LINE OF SAID LOT 3 1281.23 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 30TH DAY OF OCTOBER, 2017
SURVEY PERFORMED OCTOBER 17TH, 2017

TIMOTHY G. VREELAND P.L.S. 2291

APPROVED FOR RECORDING UNDER
THE TERMS OF THE MARATHON
COUNTY LAND DIVISION REGULATIONS.

BY _____

DATE _____
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO. _____

REVIEWED AND APPROVED FOR
RECORDING BY THE VILLAGE OF
WESTON.

DATE: _____

VILLAGE OF WESTON

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Joint Town and Village of Weston Extraterritorial Zoning Committee, on Monday, December 11, 2017, at approximately, or shortly after, 6:00 p.m., at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following:

REZN-11-17-1675 John Roble, 5212 County Road J, Weston, WI 54476, on behalf of property owner Wood Haven Estates, LLC, 6413 Red Oak Court, Weston, WI 54476, is requesting a rezone from SF-L (Single-Family Residential – Large Lot) Zoning District to AR (Agriculture and Residential) Zoning District on an approximately 33' x 600' strip of land (.453 acres or 19,750 sq. ft.), currently zoned SF-L, owned by Wood Haven Estates, LLC (PIN 082-2808-144-0040), to allow this strip of land to be combined with the vacant 40-acre parcel to the north, owned by Edward & Lucille Roble (PIN 082-2808-141-0995).

The hearing notice and applicable application materials are also 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 ETZ Committee, Valerie Parker, ETZ Committee Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon, on Tuesday, December 5, 2017, to be included in the meeting packet. 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 17th day of November 2017

Valerie Parker
ETZ Secretary

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

10-06-56925-321-000
ETZ Dec public
hearing notice publication
WDH
\$46.99

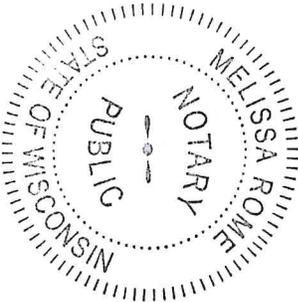
I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said newspaper, which published therein on:

VOUCHER APPROVAL

Account Number: GWM-WES425
Order Number: 0002549209
No. of Affidavits: 1
Total Ad Cost: \$93.99
Published Dates: 11/27/17, 12/04/17

Account Number: 10-06-56910-321-000
Description: PC Dec public
hearing notice pub WDH
Approved by [Signature] 12/18/17
Initials Date

(Signed) [Signature] (Date) 12 8 17
Legal Clerk



Signed and sworn before me

[Signature]

My commission expires

1-12-2021

VILLAGE OF WESTON
NOTICE IS HEREBY GIVEN
Public hearing will be held before
of Weston Plan Commission
Town and Village of Weston
rial Zoning Committee, on
ember 11, 2017, at app
shortly after 6:00 p.m., at
Municipal Center, 5500 Scho
nue, Weston, WI 54476, to
ny relative to the following
Chapter 94 Zoning:
1. Ordinance No 17-037: An ordinance
amend Section 94.10.02(1) General
sign Requirements (for single-family a
two-family housing) to state, "All ne
single-family detached residence sh
meet the design requirements of Secti
94.4.02(1). Expansion or exterior remo
el (exceeding 50 percent of the equa
lized assessed value of the structure
at the time of the proposed project) of exis
ing single-family detached residence
shall meet the design requirements c
Section 94.4.02(1) to the extent deter
mined practical by the applicable site
plan approval authority. All new two-
family residence shall meet the design
requirements of Section 94.4.02(2). Ex-
pansion or exterior remodel (exceeding
50 percent of the equalized assessed
value of the structure at the time of the
proposed project) of existing two-family
residence shall meet the design require-
ments of Section 94.4.02(2) to the extent
determined practical by the applicable
site plan approval authority."
2. Ordinance No 17-038: An ordinance to
amend Figure 5.01(1) Rural, Open
Space, and Residential District Lot Di-
mensions and Intensity Standards cor-
recting footnote (a) to state, "Maximum
Accessory Structure Floor Area may be
increased by conditional use permit, sub-
ject to the procedures in Section
94.16.06, and per the standards in Sec-
tion 94.4.09(2)," as stated in and consis-
tent with Section 94.4.09(2)11.
The hearing notice and applicable appli-
cation materials are also available for
public inspection on the Village of West-
on website located at <http://westonwi.gov/421/Public-Hearing-Notices>. Proposed
Ordinances can be found on the Village's
website at <http://www.westonwi.gov/509/Proposed-Ordinances>.
Written testimony may be forwarded to
the Village of Weston Plan Commission,
Valerie Parker, Plan Commission and
ETZ Committee Secretary, 5500
Schofield Avenue, Weston, WI 54476,
or emailed to vparker@westonwi.gov, by
noon, on Tuesday, December 5, 2017, to
be included in the meeting packet. All
interested persons will be given an op-
portunity to be heard. Any person with
questions or planning to attend needing
special accommodations in order to par-
ticipate should call Valerie Parker, Plan-
ning Technician, Planning and Develop-
ment Department, at 715-241-2607.
Dated this 17th day of November 2017
Valerie Parker
Plan Commission and ETZ Secretary
RUN: Nov. 27, Dec. 4, 2017 WNAXLP

WESTON VILLAGE OF
Re: Ordinance Hearing 12/11

GANNETT WI MEDIA
435 EAST WALNUT ST.
PO BOX 23430
GREEN BAY, WI 54305-3430

GANNETT
Wisconsin Media
Delivering Customers. Driving Results.

PHONE 920-431-8298
FAX 877-943-0443
email: WDH-Legals@wdhmedia.com

**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET**

MTG/DATE: Plan Commission – 12/11/17

FROM: Jennifer Higgins, Director of Planning and Development

DESCRIPTION: Public Hearing - REZN-11-17-1675 John Roble, 5212 County Road J, Weston, WI 54476, on behalf of property owner Wood Haven Estates, LLC, 6413 Red Oak Court, Weston, WI 54476, is requesting a rezone from SF-L (Single-Family Residential – Large Lot) Zoning District to AR (Agriculture and Residential) Zoning District on an approximately 33' x 600' strip of land (.453 acres or 19,750 sq. ft.), currently zoned SF-L, owned by Wood Haven Estates, LLC (PIN 082-2808-144-0040), to allow this strip of land to be combined with the vacant 40-acre parcel to the north, owned by Edward & Lucille Roble (PIN 082-2808-141-0995).

ACTION:	<input checked="" type="checkbox"/> Approve	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
	<input type="checkbox"/> Deny	<input type="checkbox"/> Policy	<input type="checkbox"/> Report
	<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input type="checkbox"/> Resolution

QUESTION:
Should the ETZ Committee recommend approval of the rezone request application as presented and forward it on to the Board of Trustees to adopt the zoning change via Ordinance No. 17-039 (draft attached) at their meeting on 12/18/17?

BRIEF:
John Roble would like to purchase a small sliver of land that is attached to Lot 3 of the Wood Haven County Plat Subdivision. He is asking the 0.453 acre parcel to be rezoned so that it can be combined with the AR zoned parcel that his family currently owns to the east. The strip attached to Lot 3 makes for an odd shaped lot and this will clean up what I believe to be the remnants of the old meets and bounds survey method. Adding the sliver to Mr. Roble's property will clean up and make Lot 3 more uniform.

RECOMMEND: Director recommends approval.

COMMITTEE:

REQUEST: Approve REZN-11-17-1675 under ETZ Committee Business

-
- Is there an additional briefer with this agenda item?
 - Are there additional reference documents which have been attached to this report?