



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 18-009

AN ORDINANCE TO APPROVE THE REZONING OF 4.398 ACRES OF LAND FROM AR AGRICULTURE AND RESIDENTIAL TO RR-5 RURAL RESIDENTIAL-5 ACRE AND 4.787 ACRES OF LAND FROM RR-5 RURAL RESIDENTIAL-5 ACRE TO AR AGRICULTURE AND RESIDENTIAL, EAST OF SKRZYPCHAK LANE, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

WHEREAS, the Extraterritorial Zoning Committee of the Village of Weston having held a public hearing on the 12th day of March, 2018, 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-2-18-1681) of Thomas H Costa and Diane C Costa, owner of record, for the following territory:

4.398 acres comprising a part of the AR Agriculture and Residential zoning district, is hereby designated **RR-5 Rural Residential-5 Acre** - described Commencing at the East $\frac{1}{4}$ of Section 12; Thence North $88^{\circ}38'47''$ West along the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1305.76 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, which is the point of beginning; Thence South $1^{\circ}56'19''$ East along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 147.31 feet; Thence North $88^{\circ}39'26''$ West, 1300.42 feet to the West line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence North $3^{\circ}43'49''$ West, along said West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 147.65 feet to Northwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence South $88^{\circ}39'26''$ East along said North line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1305.04 feet to the point of beginning; located in Section 12, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin; and

4.787 acres comprising a part of the RR-5 Rural Residential-5 Acre zoning district, is hereby designated **AR Agriculture and Residential** - described Commencing at the East $\frac{1}{4}$ of Section 12; Thence North $88^{\circ}38'47''$ West along the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1305.76 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence South $1^{\circ}56'19''$ East along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 147.31 feet; Thence North $88^{\circ}39'26''$ West, 1300.42 feet to the West line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, which is the point of beginning; Thence South $3^{\circ}43'49''$ East, along said West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1139.30 feet to the Southwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence North $89^{\circ}24'42''$ West along the North line of Lot 3 of Certified Survey Map No. 17011 recorded in Volume 80 of Certified Survey Maps on Page 73, 165.36 feet to the East line of Lots 1, 2, 3, 4 of Clearview Heights; Thence North $5^{\circ}31'27''$ West along said East

line 1145.23 feet; Thence South 88°39'26" East, 201.53 feet to the point of beginning; located in Section 12, 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 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 19th day of March, 2018.

BOARD OF TRUSTEES

By: Barbara Ermeling
Barbara Ermeling, its President

Attest:

Sherry Weinkauf
Sherry Weinkauf, its Clerk

APPROVED: 3-19-18

PUBLISHED: 3-21-18

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Outlot 1 of Certified Survey Map Number 16645 recorded in Volume 77 of Certified Survey Maps on Page 144 located in part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin.

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Outlot 1 of Certified Survey Map Number 16645 recorded in Volume 77 of Certified Survey Maps on Page 144 located in part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 12; Thence North 88°38'47" West along the monumented North line of said Northeast 1/4 of the Southeast 1/4, 1305.76 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 and the point of beginning; Thence South 01°56'19" East along the monumented East line of said Northwest 1/4 of the Southeast 1/4, 1303.53 feet to the monumented South line of said Northwest 1/4 of the Southeast 1/4; Thence North 87°46'31" West along said monumented South line, 302.46 feet to the Northeast line of said Outlot 1 of Certified Survey Map Number 16645; Thence South 42°05'06" East along said Northeast line, 966.88 feet to the West right-of-way line of County Road "J"; Thence South 44°42'09" West along said West right-of-way line, 66.10 feet to the Southwest line of said Outlot 1 of Certified Survey Map Number 16645; Thence North 42°05'06" West along said Southwest line, 1035.01 feet to said monumented South line of said Northwest 1/4 of the Southeast 1/4; Thence North 87°46'31" West along said monumented South line, 871.31 feet to the Southeast corner of said Northwest 1/4 of the Southeast 1/4; Thence North 89°24'42" West along the North line of Lot 3 of Certified Survey Map Number 17011 recorded in Volume 80 of Certified Survey Maps on Page 73, 165.36 feet to the Southeast corner of Lot 1 of Clearview Heights; Thence North 05°31'27" West along the East line of Lots 1, 2, 3, 4, and 5 of Clearview Heights, 1864.96 feet to a point located 67 feet, more or less, from the thread of the Unnamed Creek, said point also being the point of beginning of a meander line along the East side of said Unnamed Creek; Thence North 34°31'56" East along said meander line, 175.07 feet; Thence North 44°09'25" West along said meander line, 835.45 feet to a point on the monumented North line of said Southeast 1/4 of the Northwest 1/4, said point located 160 feet, more or less, from the thread of said Unnamed Creek and the end of the meander line along the East side of said Unnamed Creek; Thence South 88°11'57" East along said monumented North line, 659.32 feet to the monumented East line of said Southeast 1/4 of the Northwest 1/4; Thence South 03°44'49" East along said monumented East line, 1299.45 feet to the Center 1/4 corner of said Section 12; Thence South 88°39'26" East along said monumented North line of said Northwest 1/4 of the Southeast 1/4, 1305.04 feet to the point of beginning.

That the above described parcel of land contains 2,490,442 square feet or 57.173 acres, more or less including those lands lying between the above described meander line and the thread of the Unnamed Creek and the lot lines extended to the thread of the creek;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Thomas Costa, Owner of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Marathon County and the Town of Weston in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 14TH day of FEBRUARY 2018

Nathan J. Wincentsen

Riverside Land Surveying LLC

Nathan J. Wincentsen

P.L.S. No. 2539



Joint Village and Town of Weston Extraterritorial Zoning Approval Certificate:

Reviewed and Approved under Chapter 74 of the Village Municipal Code.

By Jennifer L. Higgins

Date 3/23/18

Village of Weston Zoning Department

SHEET 3 OF 3

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------|
|  RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 email - mail@riversidelandsurveying.com | DRAWN BY M.F.L. | DATE FEBRUARY 12, 2018 |
| | CHECKED BY N.J.W. | PROJECT NO. 2773 |
| | PREPARED FOR: THOMAS COSTA | |

Notice of Newly Enacted Ordinance

Please take notice that the Village Board of Weston, Wisconsin enacted the following Ordinance on March 19, 2018:

Ordinance No. 18-009: An Ordinance to Approve the Rezoning of 4.398 Acres of Land from AR Agriculture and Residential To RR-5 Rural Residential-5 Acre and 4.787 Acres of Land from RR-5 Rural Residential-5 Acre to AR Agriculture and Residential, East of Skrzypchak Lane, Town of Weston, Marathon County, Wisconsin.

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 March 2018
Sherry Weinkauff, Village Clerk

Published: 3/21/18

Notice of Newly Enacted Ordinance
Please take notice that the Village Board of Weston, Wisconsin enacted the following Ordinance on March 19, 2018:
Ordinance No. 18-009: An Ordinance to Approve the Rezoning of 4.398 Acres of Land from AR Agriculture and Residential To RR-5 Rural Residential-5 Acre and 4.787 Acres of Land from RR-5 Rural Residential-5 Acre to AR Agriculture and Residential, East of Skrzypchak Lane, Town of Weston, Marathon County, Wisconsin.
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 March 2018
Sherry Weinkauff, Village Clerk
Run: March 21, 2018 WNAXLP

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

MTG/DATE: Board of Trustees – 03/19/18

FROM: Jennifer Higgins, Director of Planning and Development

DESCRIPTION: Ordinance No. 18-009: An Ordinance to Approve the Rezoning of 4.398 Acres of Land from AR Agriculture and Residential To RR-5 Rural Residential-5 Acre and 4.787 Acres of Land from RR-5 Rural Residential-5 Acre to AR Agriculture and Residential, East of Skrzypchak Lane, 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. 18-009 (draft attached) at their meeting on 3/19/18 per the recommendation of the ETZ Committee?

BRIEF:

Thomas and Diane Costa have submitted a 2-lot certified survey map for approval (via Riverside Land Surveying), which adjusts property boundaries, prompting the requiring of this rezone for the purpose of selling the southern lot to a second party.

A Public Hearing was held on 3/12/18. No one spoke in opposition. The ETZ recommends approval of the rezone.

RECOMMEND: Director recommends approval of Ord. No. 18-009 as presented.

COMMITTEE: Endorsed by the ETZ Committee following a Public Hearing (3/12/18).

REQUEST: Approve Ordinance No. 18-009 under Ordinances/Resolutions

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

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, March 12, 2018, 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:

ETZ-REZN-2-18-1681 Nathan Wincentsen, of Riverside Land Surveying, LLC, 6304 Kelly Place, Weston, WI 54476, on behalf of property owner Thomas & Diane Costa, 3502 County Road J, Weston, WI 54476, is proposing to reconfigure 4 existing vacant parcels into 2 vacant parcels through CSM (Certified Survey Map):

- 1) PIN 082-2808-122-0991, Zoned RR-5 (Rural Residential 5-Acre), Consisting of 12.130 Acres
- 2) PIN 082-2808-123-0973, Zoned RR-5 (Rural Residential 5-Acre), Consisting of 5.470 Acres
- 3) PIN 082-2808-124-0998, Zoned AR (Agriculture and Residential), Consisting of 38.100 Acres
- 4) PIN 082-2808-124-0982, Zoned AR (Agriculture and Residential), Consisting of 1.51600 Acres

The applicant and owner are requesting a rezone, in order to complete the CSM. The owner is requesting to rezone a portion of PIN 082-2808-124-0998 from RR-5 to AR, in order to combine a portion of this parcel with PIN 082-2808-124-0998; and is requesting to rezone a portion of PIN-082-2808-124-0998 from AR to RR-5, in order to combine a portion of this parcel with PIN 082-2808-122-0991.

A Rezoning Exhibit Map of the portions of the two parcels being rezoned is attached. The legal description of the two portions of parcels being rezoned is described as follows:

Legal description of parcel to be rezoned from AR to RR-5

Of part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 28 North, Range 8 East, Town Weston, Marathon County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ of Section 12; Thence North $88^{\circ}38'47''$ West along the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1305.76 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, which is the point of beginning; Thence South $1^{\circ}56'19''$ East along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 147.31 feet; Thence North $88^{\circ}39'26''$ West, 1300.42 feet to the West line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence North $3^{\circ}43'49''$ West, along said West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 147.65 feet to Northwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence South $88^{\circ}39'26''$ East along said North line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1305.04 feet to the point of beginning;

Said parcel of land contains 191,592 sq. ft. or 4.398 acres more or less.

Legal description of parcel to be rezoned from RR-5 to AR

Of part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 28 North, Range 8 East, Town Weston, Marathon County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ of Section 12; Thence North $88^{\circ}38'47''$ West along the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1305.76 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence South $1^{\circ}56'19''$ East along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 147.31 feet; Thence North $88^{\circ}39'26''$ West, 1300.42 feet to the West line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, which is the point of

beginning; Thence South 3°43'49" East, along said West line of said Northwest ¼ of the Southeast ¼, 1139.30 feet to the Southwest corner of said Northwest ¼ of the Southeast ¼; Thence North 89°24'42" West along the North line of Lot 3 of Certified Survey Map No. 17011 recorded in Volume 80 of Certified Survey Maps on Page 73, 165.36 feet to the East line of Lots 1, 2, 3, 4 of Clearview Heights; Thence North 5°31'27" West along said East line 1145.23 feet; Thence South 88°39'26" East, 201.53 feet to the point of beginning;

Said parcel of land contains 208,503 sq. ft. or 4.787 acres more or less.

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, March 6, 2018, 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 22nd day of February, 2018

Valerie Parker
ETZ Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, February 26, 2018, and Monday, March 5, 2018.

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON WI 544764333

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:

Account Number: GWM-WES425
Order Number: 0002754261
No. of Affidavits: 1
Total Ad Cost: \$171.60
Published Dates: 02/26/18, 03/05/18

VOUCHER APPROVAL

Account Number: 10-06-56925 -321-000
Description: ETZ REZN 2-18-1681
Costa WDH rezoning hearing notice
Approved by [Signature] 3/23/18
Initials Date
\$171.60

(Signed) [Signature] (Date) 3/5/18
Legal Clerk

Signed and sworn before me

[Signature]

BERGEN GORNOWICH
Notary Public
State of Wisconsin

My commission expires 12-14-2021

WESTON VILLAGE OF
Re: Monday, March 12, 2018

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, March 12, 2018, 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:

- ETZ-REZN-2-18-1681 Nathan Wincentzen, of Riverside Land Surveying, LLC, 6304 Kelly Place, Weston, WI 54476, on behalf of property owner Thomas & Diane Costa, 3502 County Road J, Weston, WI 54476, is proposing to re-configure 4 existing vacant parcels into 2 vacant parcels through CSM (Certified Survey Map):
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The applicant and owner are requesting a rezoning, in order to complete the CSM. The owner is requesting to rezone a portion of PIN 082-2808-124-0998 from RR-5 to AR, in order to combine a portion of this parcel with PIN 082-2808-124-0998; and is requesting to rezone a portion of PIN-082-2808-124-0998 from AR to RR-5, in order to combine a portion of this parcel with PIN 082-2808-122-0991.

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Commencing at the East ¼ of Section 12; Thence North 88°38'47" West along the North line of the Northeast ¼ of the Southeast ¼, 1305.76 feet to the Northeast corner of said Northwest ¼ of the Southeast ¼, which is the point of beginning; Thence South 1°56'19" East along the East line of said Northwest ¼ of the Southeast ¼, 147.31 feet; Thence North 88°39'26" West, 1300.42 feet to the West line of the Northwest ¼ of the Southeast ¼; Thence North 3°43'49" West, along said West line of said Northwest ¼ of the Southeast ¼, 147.65 feet to Northwest corner of said Northwest ¼

Public Notices

of the Southeast ¼; Thence South 88°39'26" East along said North line of the Northwest ¼ of the Southeast ¼, 1305.04 feet to the point of beginning; Said parcel of land contains 191,592 sq. ft. or 4.398 acres more or less.

Legal description of parcel to be rezoned from RR-5 to AR

Of part of the Northeast ¼ of the Southwest ¼ of Section 12, Township 28 North, Range 8 East, Town Weston, Marathon County, Wisconsin, described as follows:

Commencing at the East ¼ of Section 12; Thence North 88°38'47" West along the North line of the Northeast ¼ of the Southeast ¼, 1305.76 feet to the Northeast corner of said Northwest ¼ of the Southeast ¼; Thence South 1°56'19" East along the East line of said Northwest ¼ of the Southeast ¼, 147.31 feet; Thence North 88°39'26" West, 1300.42 feet to the West line of the Northwest ¼ of the Southeast ¼, which is the point of beginning; Thence South 3°43'49" East, along said West line of said Northwest ¼ of the Southeast ¼, 1139.30 feet to the Southwest corner of said Northwest ¼ of the Southeast ¼; Thence North 89°24'42" West along the North line of Lot 3 of Certified Survey Map No. 17011 recorded in Volume 80 of Certified Survey Maps on Page 73,

Public Notices

165.36 feet to the East line of Lots 1, 2, 3, 4 of Clearview Heights; Thence North 5°31'27" West along said East line 1145.23 feet; Thence South 88°39'26" East, 201.53 feet to the point of beginning;

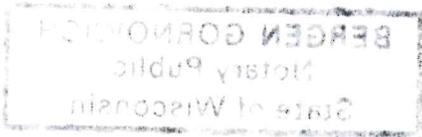
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Dated this 22nd day of February, 2018
 Valerie Parker
 ETZ Secretary

RUN: Feb. 26, March 5, 2018 WNAXLP



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

MTG/DATE: Extraterritorial Zoning Committee, March 12, 2018 at 6:00pm

FROM: Jared Wehner, Assistant Planner

DESCRIPTION: Public Hearing: Ordinance No. 18-009 to approve the rezoning of 4.398 acres of land from AR Agriculture and Residential to RR-5 Rural Residential 5-Acre and 4.787 acres of land from RR-5 Rural Residential 5-Acre to AR Agriculture and Residential, east of Skrzypchak Lane, Town of Weston, Marathon County, Wisconsin.

| | | | |
|----------------|----------------------------------------------------|-------------------------------------------|----------------------------------------------|
| ACTION: | <input checked="" type="checkbox"/> Approve | <input 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 Extraterritorial Zoning Committee recommend the 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. 18-009 (draft attached) at their meeting on March 19, 2018?

BRIEF: Thomas and Diane Costa have submitted a 2-lot certified survey map for approval (via Riverside Land Surveying), which adjusts property boundaries, prompting the requiring of this rezone for the purpose of selling the southern lot to a second party.

RECOMMEND: Staff recommends approval of the request

COMMITTEE: NONE

REQUEST: Recommend approval of Ord No. 18-009 to the Board of Trustees

Is there an additional briefer with this agenda item?

Are there additional reference documents which have been attached to this report?

Village and Town of Weston Marathon County, Wisconsin



OFFICIAL ZONING MAP

Map Date: 2/28/2018
Adoption Date (Village): 2/22/2017
Adoption Date (ETZ): 2/22/2017
Adoption Date (Town): 1/23/2016



0 0.045 0.09 0.18 Miles

LEGEND

- Property to be Rezoned
- Extraterritorial Zoning (ETZ) Boundary

parcels_t

ZONING DISTRICTS

- AR - Agriculture and Residential
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- Marathon County Shoreland Overlay Zoning



Legal description of parcel to be rezoned from AR to RR-5

Of part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 28 North, Range 8 East, Town Weston, Marathon County, Wisconsin, described as follows:

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Said parcel of land contains 191,592 sq. ft. or 4.398 acres more or less.

Legal description of parcel to be rezoned from RR-5 to AR

Of part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 28 North, Range 8 East, Town Weston, Marathon County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ of Section 12; Thence North $88^{\circ}38'47''$ West along the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1305.76 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence South $1^{\circ}56'19''$ East along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 147.31 feet; Thence North $88^{\circ}39'26''$ West, 1300.42 feet to the West line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, which is the point of beginning; Thence South $3^{\circ}43'49''$ East, along said West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 1139.30 feet to the Southwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence North $89^{\circ}24'42''$ West along the North line of Lot 3 of Certified Survey Map No. 17011 recorded in Volume 80 of Certified Survey Maps on Page 73, 165.36 feet to the East line of Lots 1, 2, 3, 4 of Clearview Heights; Thence North $5^{\circ}31'27''$ West along said East line 1145.23 feet; Thence South $88^{\circ}39'26''$ East, 201.53 feet to the point of beginning;

Said parcel of land contains 208,503 sq. ft. or 4.787 acres more or less.