



**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, on Monday, September 11, 2023, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20230224 – Dan Higginbotham, Plover River Land Company, on behalf of property owner Johanna Hoffman, requesting a rezone from SF-S (Single Family Residential – Small Lot) Zoning District to B-2 (Highway Business) Zoning District, on the south 0.44-acre area of 1409 Post Avenue, Weston. The section of property being rezoned is currently located in the back yard of 1409 Post Ave, legally described as Lot 2, Block 3, of the Mylrea Acre Lots Subdivision, also described as Parcel 2 of Certified Survey Map No. 9899, recorded in Volume 40, page 122, Document No. 1116743, located in Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 183 0020). The applicant is looking to add the 0.44-acre area from 1409 Post Avenue to 5804 Business Highway 51.

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 24th day of August 2023

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, August 28, 2023, Sunday, September 3, 2023.

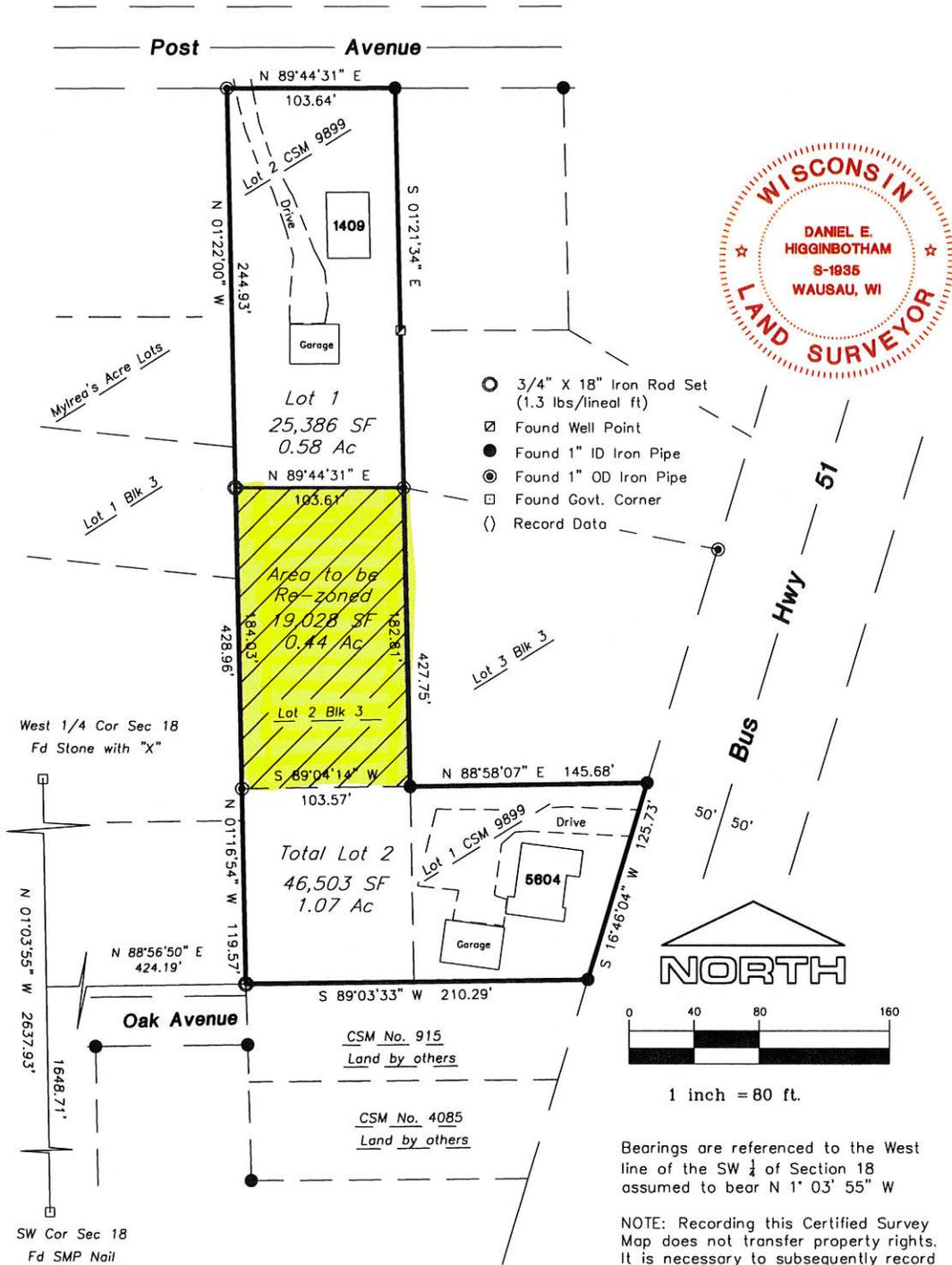
1409 Post Avenue Re-zoning Project Narrative

Two sisters – Johanna Hoffman and Irene Te Paske own parcels addressed as 1409 Post Avenue and 5604 Bus Hwy 51. The 1409 Post Avenue parcel is currently zoned SF-S (Johanna, at 1409 Post Avenue, says that she paid for and was granted a re-zone from Residential to Commercial in the past). Irene's parcel at 5604 Bus Hwy 51 is shown as a B-2 Zone.

Irene is in the process of selling her parcel and some of Johanna's as shown on the uploaded CSM. To do so, they need a CSM to re-divide the parcel. When re-divided the southerly parcel would consist of both Residential and Commercial property. I am submitting a re-zoning request on behalf of Johanna to re-zone the portion of her land being sold with Irene's to a B-2 zoning. After the re-division each parcel will meet their respective zoning requirements.

Certified Survey Map No. _____

OF ALL OF LOTS 1 AND 2 OF CSM NO. 9899 LOCATED IN THE
 NORTHWEST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 18,
 TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON
 MARATHON COUNTY, WISCONSIN



Bearings are referenced to the West line of the SW 1/4 of Section 18 assumed to bear N 1° 03' 55" W

NOTE: Recording this Certified Survey Map does not transfer property rights. It is necessary to subsequently record a deed to transfer ownership.

Village of Weston Marathon County, WI



ZONING MAP



Map Date: 8/23/2023
Adoption Date: 2/27/2023



LEGEND

1409 Post Ave

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

ZONING DISTRICTS

SF-S - Single Family Residential-Small Lot

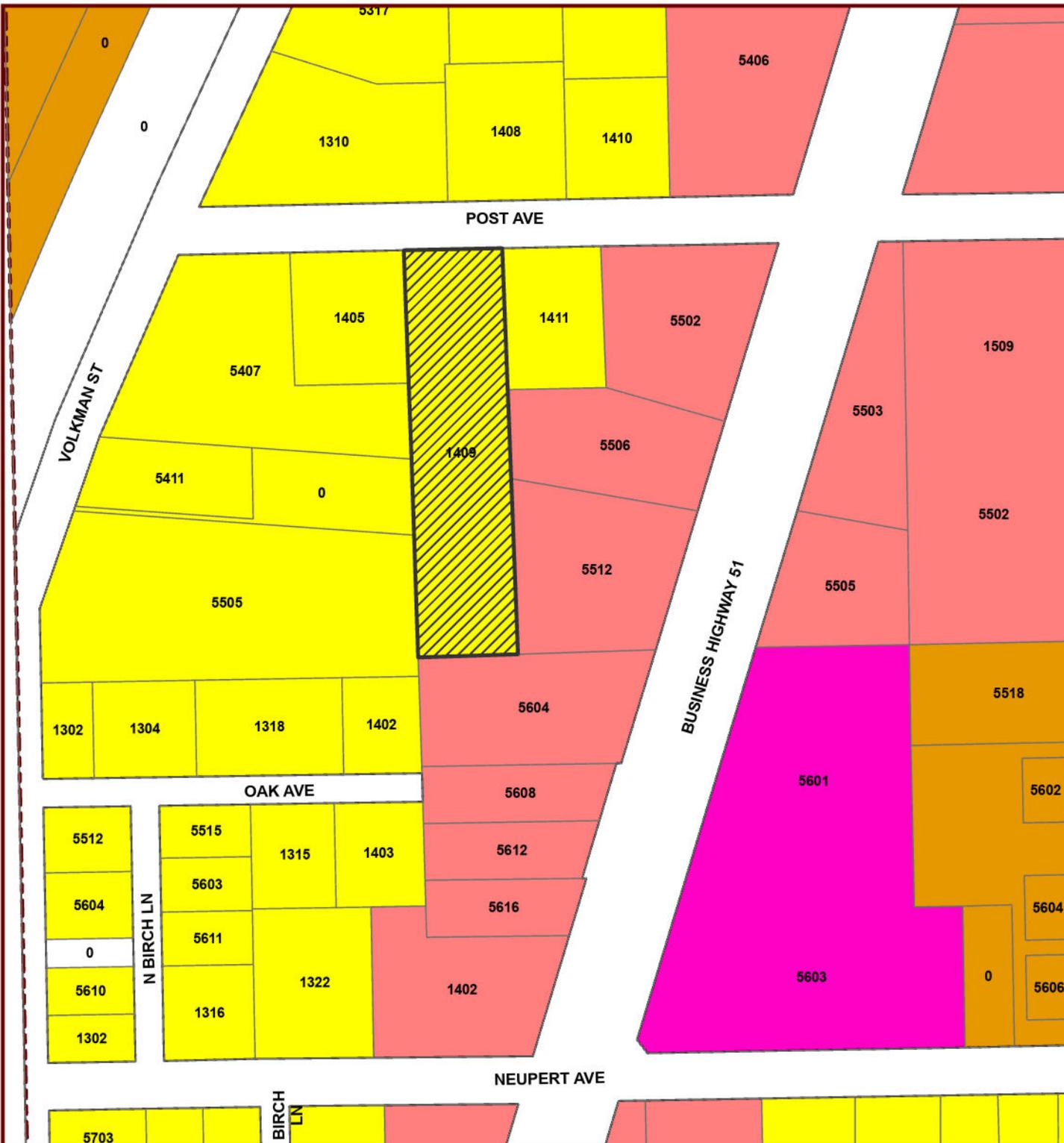
MF - Multiple Family Residential

B-2 - Highway Business

PD - Planned Development

OVERLAY DISTRICTS

D-CO



0

0

5317

1310

1408

1410

5406

POST AVE

1405

1411

5502

5407

VOLKMAN ST

0

5411

1408

5506

1509

5503

5502

5512

BUSINESS HIGHWAY 51

5505

5505

5518

1302

1304

1318

1402

5604

OAK AVE

5601

5602

5512

5515

1315

1403

5608

5602

5604

5603

5612

5604

0

5611

5616

5604

5610

N BIRCH LN

1322

1402

0

5606

1302

1316

NEUPERT AVE

5603

0

5606

BIRCH LN

5703