



**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, November 13, 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 #20230276** – Dustin Vreeland, Vreeland & Associates, on behalf of property owner Thomas Umlauf, Green Tree Construction, Inc., requesting a rezone from AR (Agriculture and Residential) Zoning District to SF-S (Single Family Residential - Small Lot) Zoning District, on a 33.860-acre parcel, along Ross Avenue, recently annexed into the Village of Weston from the Town of Weston, and now legally described as:

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE S 89°45'53" W ALONG THE EAST - WEST 1/4 LINE 1323.04 FEET AND TO THE POINT OF BEGINNING; THENCE S 3° 40'14" E ALONG THE WEST LINE OF LOT 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 18856 1279.96 FEET TO THE NORTH LINE OF ROSS AVENUE; THENCE S 89°57'13" W ALONG THE NORTH LINE OF ROSS AVENUE 703.88 FEET; THENCE N 3°19'20" W 376.73 FEET; THENCE S 89.38'36" W 626.84 FEET TO THE EAST LINE OF POWER'S SUBDIVISION; THENCE N 3° 19'20" W ALONG THE EAST LINE OF POWER'S SUBDIVISION 901.79 FEET; THENCE N 89°45'53" E ALONG THE SOUTH LINE OF SANDY MEADOW NORTH FIRST ADDITION 1322.87 FEET TO THE POINT OF BEGINNING.

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 26th day of October 2023

Valerie Parker  
Plan Commission Secretary



# ZONING MAP



Map Date: 10/31/2023  
Adoption Date (Village): 4/XX/2018  
Adoption Date (ETZ): 4/XX/2018  
Adoption Date (Town): 1/23/2016



**Parcel of Land to be Rezoned from AR to SF-S**

## LEGEND

- Parcel to be Rezoned
- MUNICIPAL FEATURES**
- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence
- Surface Water
- Village of Weston Shoreland Overlay
- Address Point - Village of Weston
- Address Point - Town of Weston
- 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
- ZONING DISTRICTS**
- AR
- INT
- RR-2
- RR-5
- SF-L
- SF-S
- <all other values>
- OVERLAY DISTRICTS**
- D-CO
- D-R
- D-RT
- D-WM
- MUNICIPAL FEATURES**
- Wetlands - Town of Weston
- AR-Cluster (Number of building symbols equals maximum units allowed)