

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 and Joint Village & Town of Weston Extraterritorial Zoning (ETZ) Committee, on Monday, November 11, 2024, at approximately, or shortly after, 6:00 p.m., at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20240354 - Tim Vreeland, of Vreeland Associates, on behalf of client Bruce Johnson, requesting a rezone from RR-5 (Rural Residential – 5 Acre) to RR-2 (Rural Residential – 2 Acre) on a portion of land to be subdivided for residential purposes.

The area of land to be rezoned is described as:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 88 ° 33'46" E ALONG THE SOUTH LINE OF TALIESIN WAY 515.00 FEET; THENCE S 1-19-32" W 563.70 FEET TO A POINT LYING 160 FEET MORE OR LESS FROM THE THREAD OF THE EAU CLAIRE RIVER AND THE BEGINNING OF A MEANDER LINE; THENCE N 53°50'47" W ALONG THE MEANDER LINE 627.77 FEET TO A POINT LYING 150 FEET MORE OR LESS FROM THE THREAD OF THE EAU CLAIRE RIVER AND THE END OF THE MEANDER LINE; THENCE N 1-22-31" E ALONG THE WEST LINE OF SAID LOT 1 362.28 FEET TO THE POINT OF BEGINNING. INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE THREAD OF THE EAU CLAIRE RIVER. THE AREA TO BE REZONED CONTAINS ±8.25 ACRES.

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 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 October 2024

Valerie Parker
Plan Commission and ETZ Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, October 28, 2024, and Monday, November 4, 2024.



6103 Dawn St.
Weston, WI 54476
Phone #: 715-241-0947

October 21st, 2024

Jennifer Higgins
Planning & Development Director
Zoning Administrator
Village of Weston
4747 Camp Phillips Road, Weston, WI 54476

Hi Mrs. Higgins,

We are proposing a 4-lot subdivision of land located at the intersection of County Road J and Taliesin Way, Parcel ID number 08228081330974. In the proposed land division, we are asking for a rezone of Lot 1 and Lot 2 of the proposed certified survey map to RR-2 from RR-5. We would like Lot 3 and 4 to remain RR-5 at this time.

Thanks,

Tim Vreeland
Vreeland Land Surveyors & Engineers

CERTIFIED SURVEY MAP

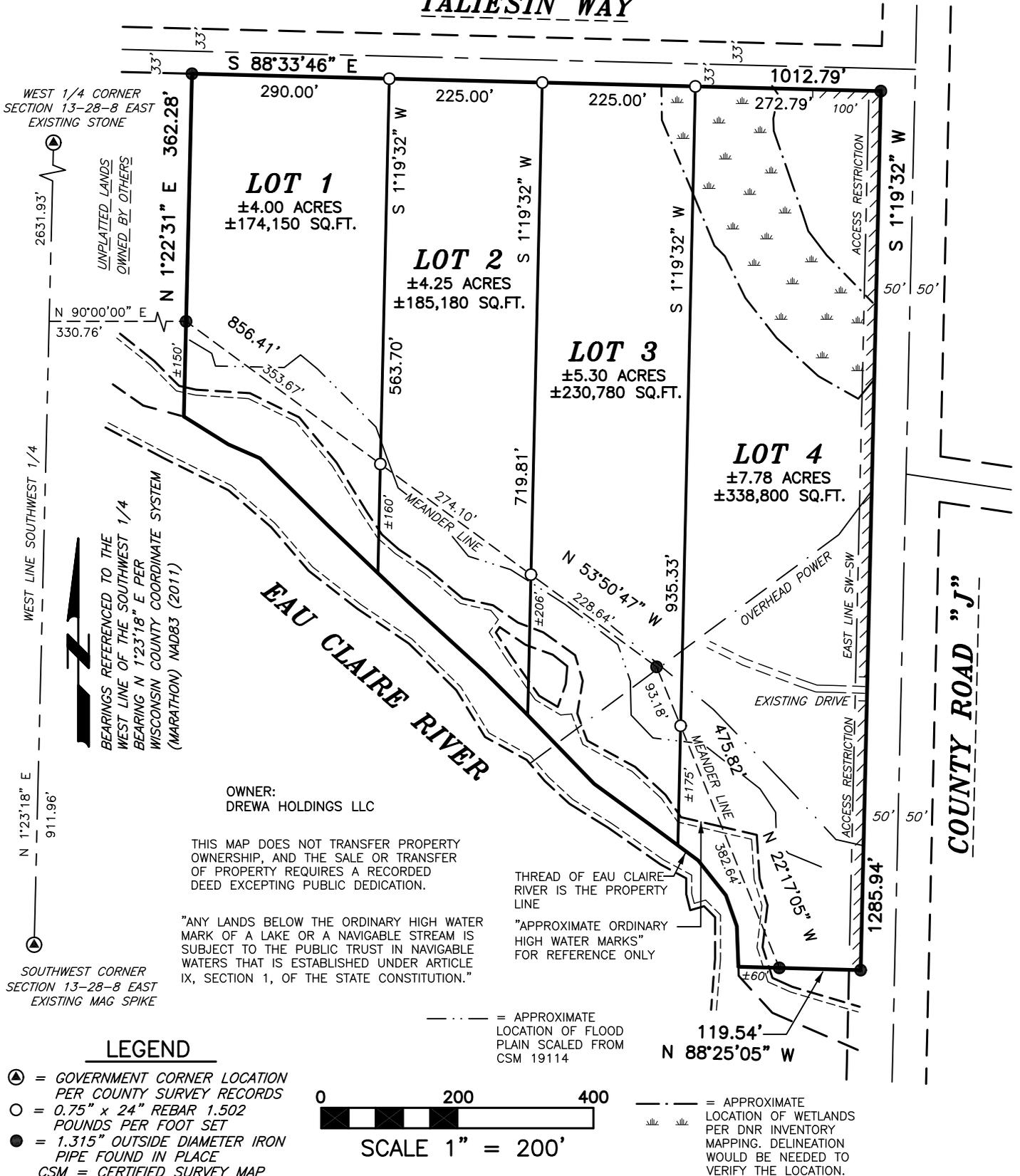
MARATHON COUNTY NO. _____

LOT 1 OF CSM 19114 AS DOC. #1849287, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: BRUCE JOHNSON	
FILE #: 24-0456 JOHNSON	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

SHEET 1 OF 2 SHEETS

TALIESIN WAY



Village of Weston Marathon County, WI



ZONING MAP



Map Date: 10/30/2024
Adoption Date: 2/27/2023



LEGEND



Affected Parcel

MUNICIPAL FEATURES



Sections (Polygons)



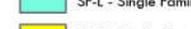
Village of Weston Incorporated Boundary



Right-of-Way



Surface Water



Wetland Presence

ZONING DISTRICTS



PR - Parks and Recreation



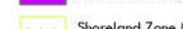
SF-L - Single Family Residential-Large Lot



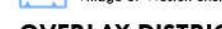
SF-S - Single Family Residential-Small Lot



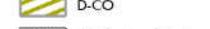
2F - Two Family Residential



INT - Institutional



B-3 - General Business



LI - Limited Industrial



GI - General Industrial



Shoreland Zone (Town)

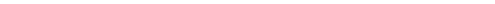


Village of Weston Shoreland Overlay

OVERLAY DISTRICTS



D-CO



AR-Cluster (Number of building symbols equals maximum units)