



**VILLAGE OF WESTON  
NOTICE OF PUBLIC HEARING  
ON APPLICATION FOR REZONE  
#REZN-5-15-1511**

**NOTICE IS HEREBY GIVEN** that on **Monday, June 8, 2015, at 6:00 p.m.**, the Village of Weston Plan Commission will hold a public hearing at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to an application REZN-5-15-1511, having been filed with the Village Clerk by Matthew Hable, 7102 Brehm Street, Weston, WI 54476, requesting a rezone from AR Agriculture & Residential to RR-5 Rural Residential-5 Acre, to allow him to build a home on lands described as:

The South 948 feet of the West 500 feet of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 33, Township 28 North, Range 8 East, in the Village of Weston, Marathon County, Wisconsin, except the South 33 feet thereof used for public highway purposes. This property described consists of 10.5 acres, and is located on Nick Avenue, west of Heeren Street.

The hearing notice and applicable application materials are available on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), by noon on the day of the hearing. 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, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 21<sup>st</sup> day of May, 2015

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, 2015 and Monday, June 1, 2015.

# Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application  
 Village of Weston/ETZ  
 Date: 05/15/2015

Permit No. : REZN-5-15-1511

Payment:  Cash  Check No. 1885



5500 Schofield Ave  
 Weston, WI 54476

**FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING**

## PROPOSALS AND FEES

<input type="checkbox"/>	Conditional Use (Residential)		\$ 250.00
<input type="checkbox"/>	Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Conditional Use Amendment		\$ 250.00
<input checked="" type="checkbox"/>	Rezone (Official Zoning Map Amendment)		\$ 250.00
<input type="checkbox"/>	Conditional Use and Rezone (Residential)		\$ 400.00
<input type="checkbox"/>	Conditional Use and Rezone (Non-Residential)	\$400.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Comprehensive Plan Map Amendment		\$ 350.00
<input type="checkbox"/>	Comprehensive Plan Map Amendment with Rezone		\$ 500.00
<input type="checkbox"/>	Comprehensive Plan Text Amendment		\$ 200.00
<b>TOTAL:</b>			\$ 250.00

## APPLICANT INFORMATION

Applicant Name: Matthew P. Hable  Agent\*  Property Owner  
 Mailing Address: 7102 Brehm St Phone: \_\_\_\_\_  
Weston, WI 54476 Email: \_\_\_\_\_

\* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: Matthew & Jacqueline Hable Contact Name: Matthew P. Hable  
 Mailing Address: 7102 Brehm St Phone: \_\_\_\_\_  
Weston, WI 54476 Email: \_\_\_\_\_

## PROJECT SITE SPECIFICATIONS

Project Address: PT-192-2808-334-0997 Lot Size(ft<sup>2</sup>): 474,000  
(or PIN if no address) Acres: 10.5  
 Property Zone: AR (Agriculture and Residential) Proposed Rezone: RR-5 (Rural Residential 5 acres)  
 Current Future Land Use Designation: Single family residential-unsewered Proposed Future Land Use Designation: N/A  
 Legal Description: See Attached Form

## PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

**CONDITIONAL USE:** Following acceptance of a complete application, the Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance

1

with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

**REZONE:** The Plan Commission (or Extraterritorial Zoning Committee) shall hold a public hearing on all proposed amendments to the Official Zoning Map. Following the public hearing, and after consideration of comments provided therein, the Plan Commission or Committee shall review the proposed amendment to the Official Zoning Map and shall within 45 days of the public hearing make a recommendation to the Village Board that the application be granted as requested, modified, or denied. If the Commission or Committee fails to make a recommendation within this timeframe, the proposed amendment shall be forwarded to the Village Board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant. Nothing in this Chapter requires Town Plan Commission or Town Board action on proposed amendments to the Official Zoning Map in the ETZ Area.

---

### CONDITIONAL USE REQUIREMENTS

---

N/A

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations is required to be attached to this application.

Has the written description and location been attached?  Yes  No

Written justification is required for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached?  Yes  No

Does the Conditional Use Permit involve exterior building or site improvements?  Yes  No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete.

**Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed):**

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and any other plan, program or ordinance adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

---

---

---

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

---

---

---

NIA

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

---

---

---

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

---

---

---

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

---

---

---

**Issuance and Recording of Permit.** Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant, and shall make record of the conditional use permit on the Official Zoning Map.

**Effect of Denial.** No conditional use permit application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

**Termination of an Approved Conditional Use.** Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter or the approved conditional use permit shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined for original granting of a conditional use permit.

**Time Limits on the Development of Conditional Use.** The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this Section, "operational" shall be defined as occupancy of the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) and shall be based upon a showing of acceptable justification.

**Discontinuing an Approved Conditional Use.** Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.

**Change of Ownership.** All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use

N/A

permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

**Uses Now Regulated as Conditional Uses That Were Legal Land Uses (Permitted-by-Right or as Conditional Uses) Prior to the Effective Date of This Chapter.** A use now regulated as a conditional use that was a legal land use--either permitted-by-right or as a conditional use--prior to March 18, 2015 shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this Section.

**REZONE REQUIREMENTS**

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

Written justification is required for the proposed rezone consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached?  Yes  No

Does the rezone involves exterior building or site improvements?  Yes  No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.

**Comparison of Proposed Rezone with Required Review Criteria (complete below or on an attached sheet as needed):**

1. Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or why not.

Yes, as this property meets all requirements for a 10.5 acre lot according to the Comprehensive Plan.

2. Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Section 94.1.03 of the Village's zoning ordinance? Explain how, or why not.

Yes, as this property meets all 12 of the purposes expressed in Section 94.1.03 of the Village of Weston's zoning ordinance.

3. Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In other words, is the subject property developed in a way that is not allowed under its current zoning? If yes, please explain.

Yes, as this property doesn't have enough acres to be AR (Agriculture and Residential). According to the Village of Weston's zoning ordinance in order to be zoned AR (Agriculture and Residential) you need a minimum of 20 acres and this property is only 10.5 acres.

4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

Yes, because it is a newly developed property taking it under 20 acres there fore it can no longer be zoned AR (Agriculture and Residential) and now falls under RR-5 (Rural Residential

5 acres).

5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

No, as far as I am aware the growth patterns or rates have not changed since this land was zoned as it is now.

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes, as this property will be used in the same way it has been. Those ways include having buildings on it, hunting, pasturing animals and growing crops.

**Village Board.** The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

**Effect of Denial.** No application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

### COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

By August 1st of each year, the Zoning Administrator shall obtain Plan Commission approval of a Comprehensive Plan amendment schedule, with the intent to adopt any Comprehensive Plan amendments in that annual amendment cycle by February of the following year.

Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by the annual application deadline established in the approved amendment schedule, using a Village provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.

In addition to such applications, Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.

The Zoning Administrator shall refer all proposed amendments under subsections (a) and (b) to the Plan Commission, within 30 days following the latest required date of submittal.

The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the case of a site-specific Future Land Use map amendment, the Zoning Administrator shall also provide written notification to all property owners within 100 feet of the site.

After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.

N/A

5

V/A

Following the Commission recommendation by resolution, and after a required 30 day public hearing notice period under Wisconsin Statutes, the Village Board shall hold a public hearing for the purpose of receiving public comment regarding the merits of the proposed amendments that have been recommended by resolution of the Plan Commission.

Following the public hearing, the Village Board may adopt all or some of the recommended Comprehensive Plan amendments by ordinance, either as recommended or with modifications.

**Comparison of Proposed Comprehensive Plan Amendment with Required Review Criteria (complete below or on an attached sheet as needed):**

1. Is the proposed Comprehensive Plan Map Amendment consistent with the Comprehensive Plan? Explain how, or why not.

---

---

---

2. Has the amendment been reviewed and denied during a previous comprehensive plan amendment cycle?  Yes  No

3. Would the amendment or projected development that would result will not create an adverse impact on public services and facilities, unless such impact will be successfully mitigated? Explain how, or why not.

---

---

---

4. Would the projected development that would result from the amendment create an undue or adverse impact on surrounding properties, and will it be consistent with or upgrade the character of the site and the surrounding neighborhood? Explain how, or why not.

---

---

---

5. Would the amendment or projected development that would result create an adverse impact on the following, unless such impact will be successfully mitigated: public facilities; public services; the natural environment including trees, slopes, and groundwater; any landmarks or other historically significant structures or properties? Explain how, or why not.

---

---

---

6. Is the amendment justified by a change in Village actions or neighborhood characteristics? Explain how, or why not.

---

---

---

7. **[MAP AMENDMENT ONLY]** Does the change correct a mapping error of the Future Land Use Map? If so, explain.

---

---

---

6)

NIA

8. Is there a community or regional need identified in the Comprehensive Plan for the proposed land use or service? Explain how, or why not.

---

---

---

9. Is the proposed amendment consistent with other Village plans, policies, and regulations? Explain how, or why not.

---

---

---

10. Does the amendment respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies? Explain how, or why not.

---

---

---

11. **[MAP AMENDMENT ONLY]** Does the amendment better implement applicable Comprehensive Plan polices than the current map designation? Explain how, or why not.

---

---

---

12. Does the amendment address a deficiency in the Comprehensive Plan as identified by the Plan Commission or Village Board? Explain how, or why not.

---

---

---

**Revocation.** Any approved Comprehensive Plan amendment may be reversed by the Village Board outside the regular amendment period upon the findings of any of the following:

- (a) The approval was obtained by fraud or other intentional or misleading representations, or
- (b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the Comprehensive Plan or Village ordinances, or
- (c) The amendment is being implemented in a manner that is detrimental to the public health or safety.

71

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.**

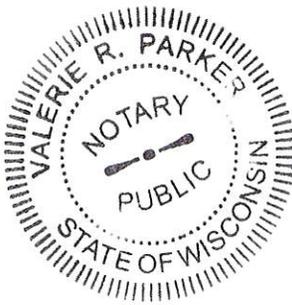
Matthew P. Hable Signature of Applicant 5-15-15 Date

MATTHEW P. HABLE Print Applicant Name

Property Owner  Agent (Agents must have a LETTER OF AUTHORIZATION from all property owners)

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF MARATHON )

Personally appeared before me this 15<sup>th</sup> day of May 20 15, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Valerie R. Parker Notary Public  
My Commission Expires: 05-17-2019

**Legal Description:** The South 948 feet of the West 500 feet of the SW 1/4 of the SE 1/4 of Section 33, Township 28 North, Range 8 East, in the Village of Weston, except the South 33 feet thereof used for public highway purposes.

**Written Justification:** This lot should be changed from AG to RR-5 because it is 10.5 acres and will be use for a single family home, along with small-scale institutional and recreational uses and low-intensity agricultural uses. See the map for the general locations of buildings.

MORTGAGE

Document Number

Document Name

Matthew P. Hable & Jacqueline S. Hable, husband and wife

("Mortgagor," whether one or more) mortgages to James S. Esker & Carol M. Esker, as survivorship marital property, its successors or assigns ("Mortgagee," whether one or more), to secure payment of \$ 39,000.00 evidenced by a note or notes, or other obligation ("Obligation") dated of even date executed by above Mortgagors

to Mortgagee, and any extensions, renewals and modifications of the Obligation and refinancings of any such indebtedness on any terms whatsoever (including increases in interest) and the payment of all other sums, with interest, advanced to protect the Property and the security of this Mortgage, and all other amounts paid by Mortgagee hereunder, the following property, together with all rights and interests appurtenant thereto in law or equity, all rents, issue and profits arising therefrom, including insurance proceeds and condemnation awards, all structures, improvements and fixtures located thereon, in Marathon County, State of Wisconsin ("Property"):

The South 948 feet of the West 500 feet of the SW 1/4 of the SE 1/4 of Section 33, Township 28 North, Range 8 East, in the Village of Weston, except the South 33 feet thereof used for public highway purposes.

Recording Area

Name and Return Address

PT-192-2808-334-0997

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

This is a purchase money mortgage. (is) (is not)

1. MORTGAGOR'S COVENANTS.

a. COVENANT OF TITLE. Mortgagor warrants title to the Property, except restrictions and easements of record, if any, and further excepting: any part used for public highway purposes.

b. FIXTURES. Any property which has been affixed to the Property and is used in connection with it is intended to become a fixture. Mortgagor waives any right to remove such fixture from the Property which is subject to this Mortgage.

c. TAXES. Mortgagor promises to pay when due all taxes and assessments levied on the Property or upon Mortgagee's interest in it and to deliver to Mortgagee on demand receipts showing such payment.

d. INSURANCE. Mortgagor shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Mortgagee may require, without co-insurance, through insurers approved by Mortgagee, in the amount of the full replacement value of the improvements on the Property. Mortgagor shall pay the insurance premiums when due. The policies shall contain the standard mortgage clause in favor of Mortgagee, and evidence of all policies covering the Property shall be provided to Mortgagee. Mortgagor shall promptly give notice of loss to insurance companies and Mortgagee. Unless Mortgagor and Mortgagee



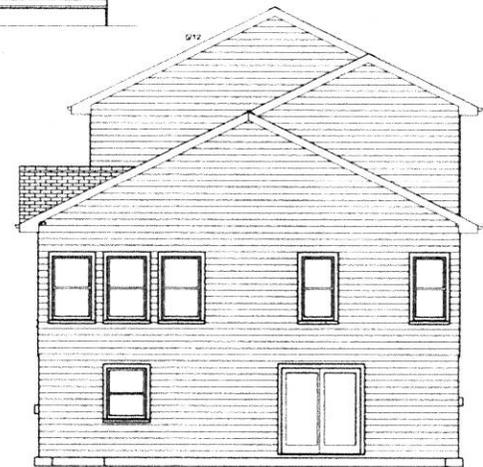
FRONT ELEVATION  
1/2" = 1'-0"



LEFT ELEVATION  
1/2" = 1'-0"



REAR ELEVATION  
1/2" = 1'-0"



RIGHT ELEVATION  
1/2" = 1'-0"

1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. 2. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. 3. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. 4. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. 5. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING.

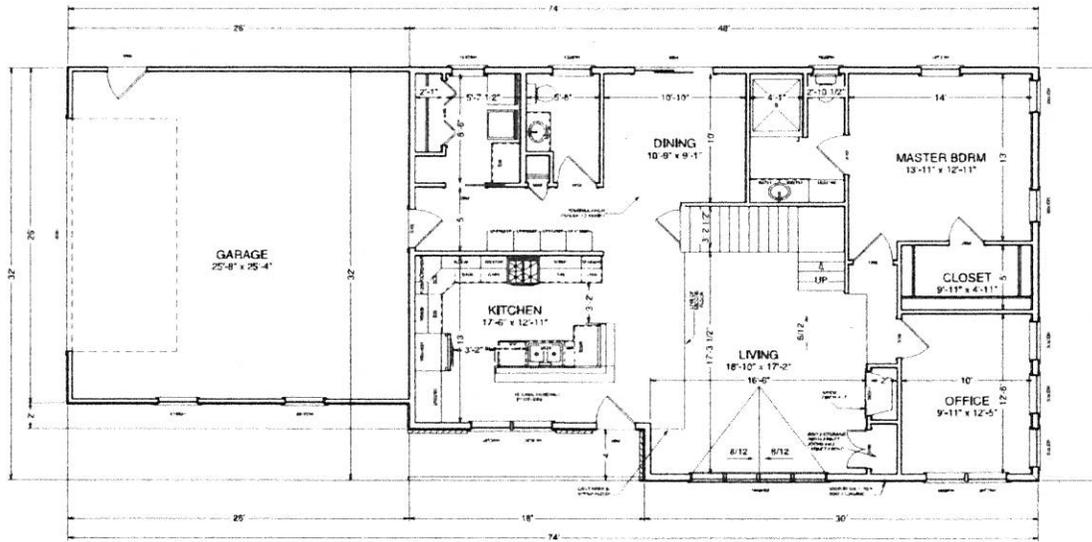
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. 2. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. 3. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. 4. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. 5. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING.

CUSTOM VIEW DESIGN

HABLE RESIDENCE

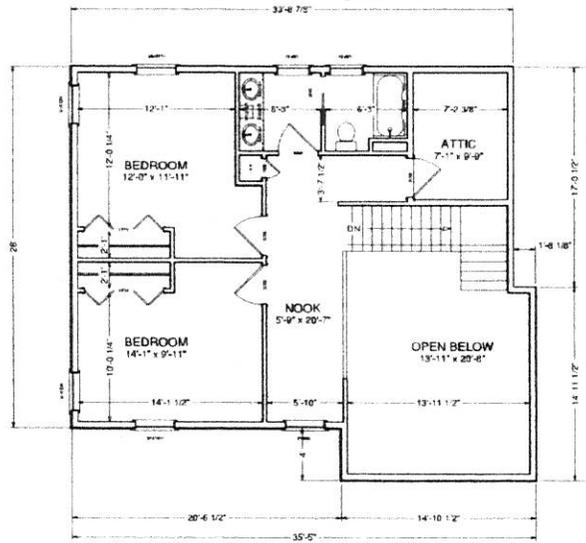
DWGS: 1001-1007  
DATE: 8/14/21

PAGE  
# 1



LIVING AREA  
1459 sq ft

FLOOR PLAN



LIVING AREA  
636 sq ft

2ND FLOOR PLAN

© 2010 The McGraw-Hill Companies. All rights reserved. This document is the property of The McGraw-Hill Companies. It is to be used for the project only and is not to be distributed, copied, or reproduced in any form without the prior written permission of The McGraw-Hill Companies. The McGraw-Hill Companies is not responsible for any errors or omissions in this document. The McGraw-Hill Companies is not liable for any damages, including consequential damages, arising from the use of this document. The McGraw-Hill Companies is not liable for any claims, including consequential claims, arising from the use of this document. The McGraw-Hill Companies is not liable for any claims, including consequential claims, arising from the use of this document.

THESE DIMENSIONS ARE THE INDICATED FINISH DIMENSIONS. FINISHES, MATERIALS, AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR THE APPLICABILITY OF THE DIMENSIONS TO THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE APPLICABILITY OF THE DIMENSIONS TO THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE APPLICABILITY OF THE DIMENSIONS TO THE PROJECT.

CUSTOM VIEW DESIGN

HABLE RESIDENCE

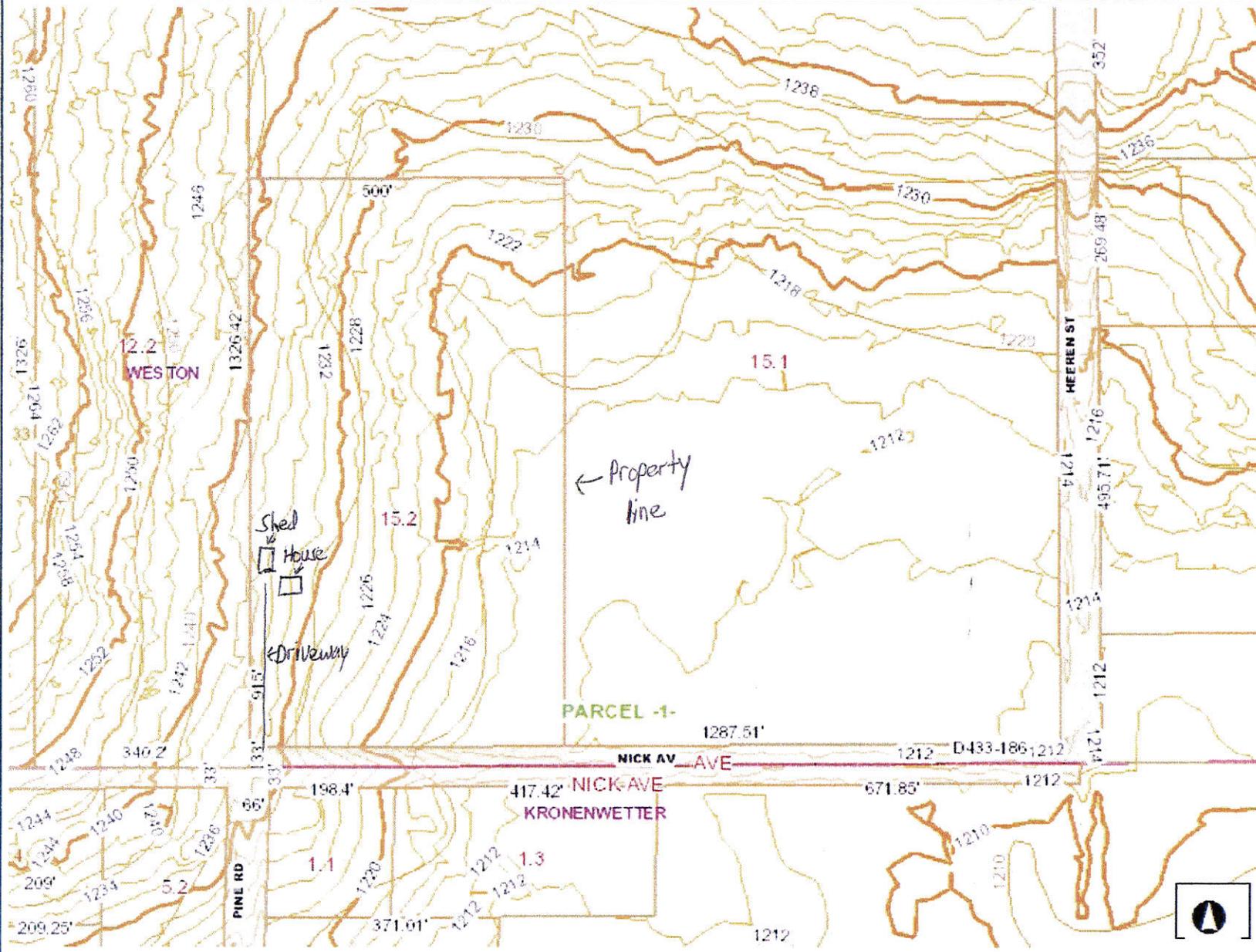
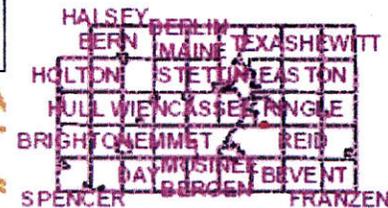
LIVING AREA 2397 SQ FT  
DATE: 3/14/2015

PAGE 3



WAUSAU

# Land Information Mapping System



### Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Road Names
- Named Places
- Municipalities
- County Benchmarks\_2000
- USGS Benchmarks
- County-wide 2ft Contours (2012)
  - Index
  - Intermediate
  - USGS 10ft Contours

118.59 0 118.59 Feet



User\_Defined\_Lambert\_Conformal\_Conic

**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

### Notes

# Village of Weston Official Zoning Map

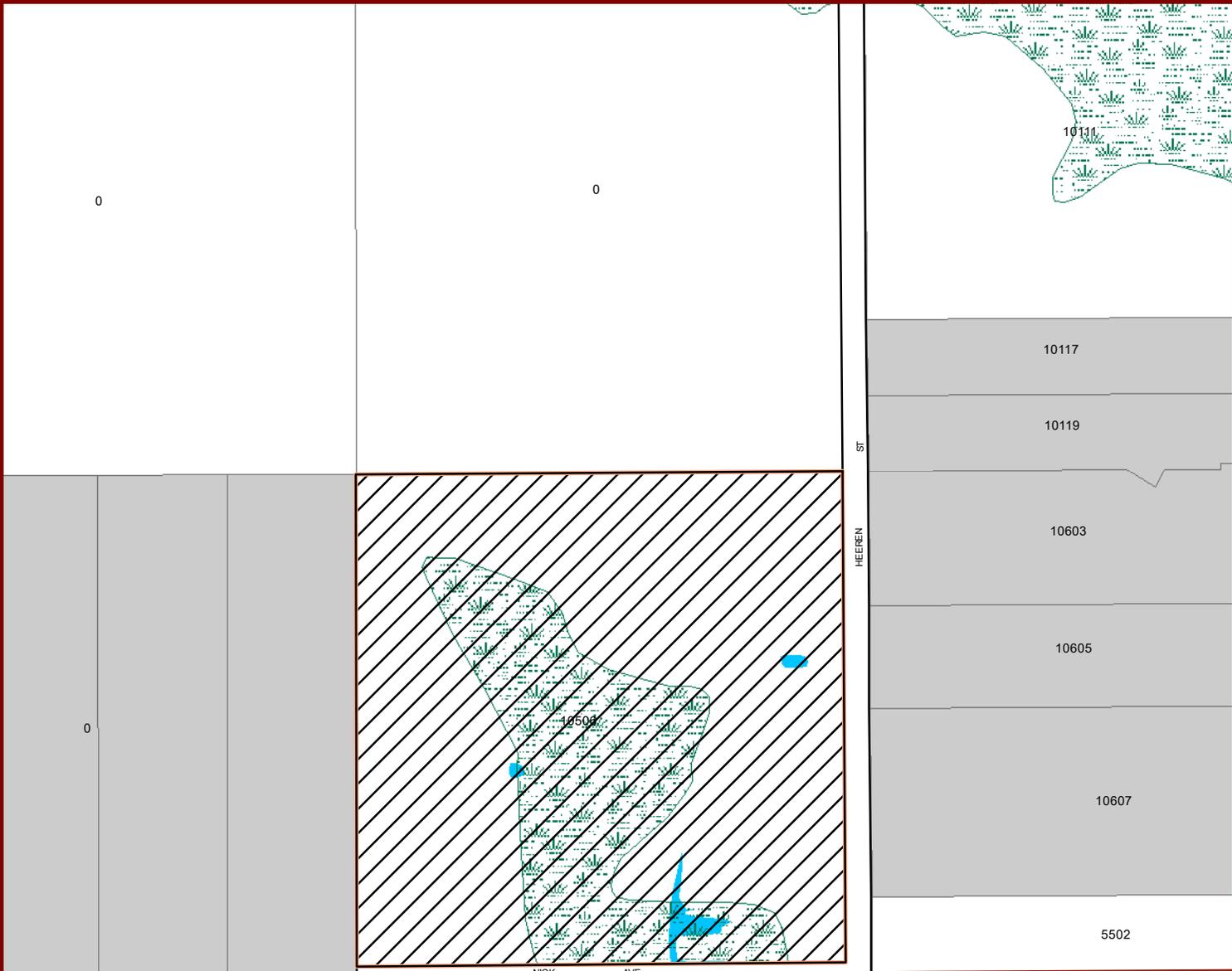
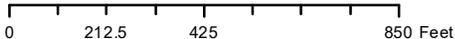


10506 Nick Avenue

Map Date: 05/15/2015



Created by the Village of Weston  
Tech. Services Department



**Legend**

-  10506 Nick Ave
  -  Village of Weston
  -  ROW
  -  Parcel Boundary
  -  Wetlands
  -  Surface Water
- Zoning District Designations**
-  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

**Design Overlay District**

-  D-Condominium
-  D-Rail-to-Trail
-  D-Commercial Corridor
-  D-Renaissance
-  D-Weston Center

**Wellhead Protection Zones**

-  A
-  B

# Village of Weston Future Land Use Map

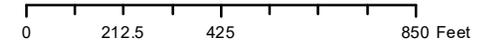


10506 Nick Avenue

Map Date: 05/15/2015



Created by the Village of Weston  
Tech. Services Department



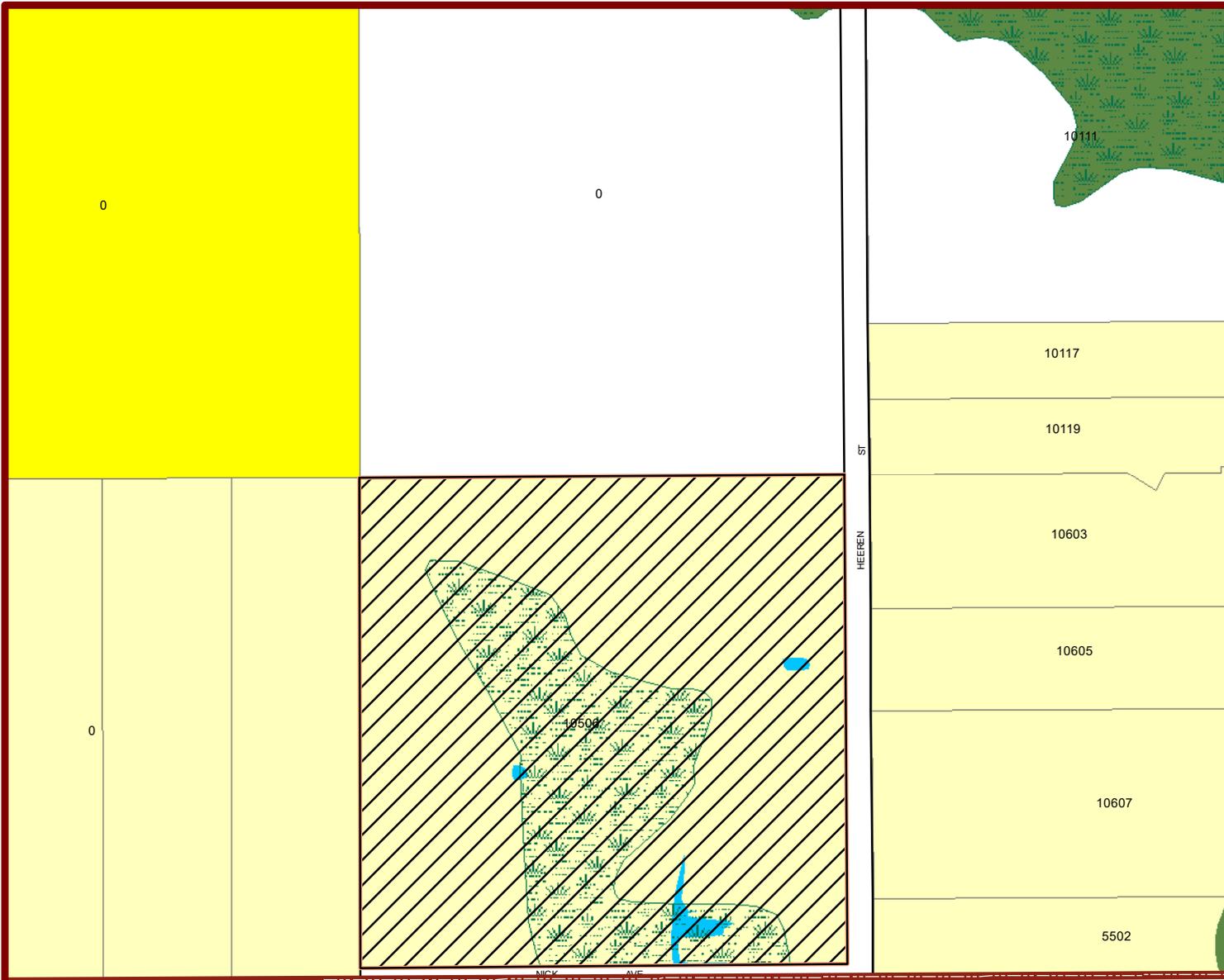
## Legend

- 10506 Nick Ave
- Village of Weston
- ROW
- Parcel Boundary
- Wetlands
- Surface Water

## 2015 Future Land Use

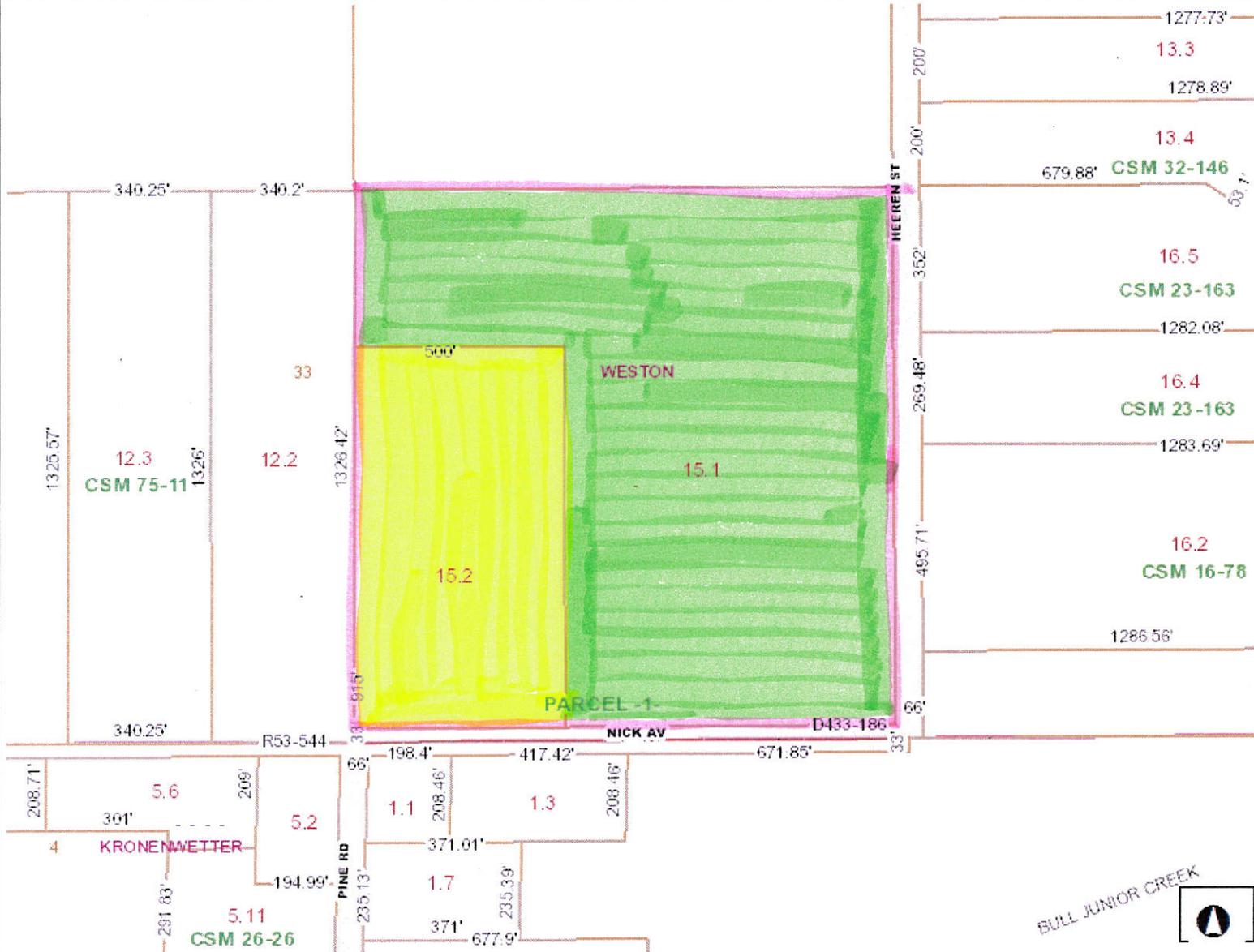
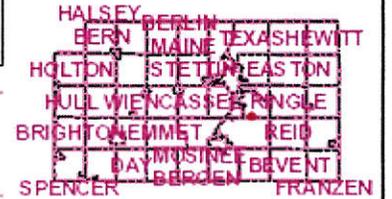
### Future Land Use Designations

- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two Family Residential
- Multiple Family Residential
- Planned Neighborhood
- Commercial
- Business/Office Park
- Mixed Use
- Industrial
- Institutional
- Parks and Recreation
- Agriculture
- Environmental Corridor





# Land Information Mapping System



- Legend**
- Parcels
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Road Names
  - Named Places
  - Municipalities

Original ~39.02-acre parcel

Remaining 28.52-acre parcel

Newly created 10.5-acre parcel

178.51 0 178.51 Feet



User\_Defined\_Lambert\_Conformal\_Conic

**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning. THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

LRS10801  
LRS108I

Land Records  
Browse

5/19/15  
11:10:28

PIN 192 2808 334 0985 Village of WESTON

Parcel 62 332808 015 002 00 00

Status: **ACTIVE**

Adr 0

Own 1 HABLE MATTHEW P P

General Parcel Information:

PIN. . . . . : 37 192 4 2808 334 0985 Village of WESTON  
 Parcel Number : 62 332808 015 002 00 00 Parcel Status: ACTIVE  
 Sale Date. . . : 12/26/2014 Sale Type. . : Blank  
 Sale Amount. . : 0 Transfer Tax : .00  
 Deed Type. . . : Warranty Deed  
 Deed Reference: 1684260  
 MAILING ADDRESS MATTHEW P HABLE  
 JACQUELINE S HABLE  
 7102 BREHM ST

WESTON WI 54476 USA

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2014	10.500				

1	SEC 33-28-08
2	PT OF SW 1/4 SE 1/4 -
3	W 500' OF S 948' THRF EX S
4	33' THRF

LRS10801  
LRS108I

Land Records  
Browse

5/19/15  
11:10:37

PIN 192 2808 334 0986 Village of WESTON

Parcel 62 332808 015 001 00 00

Status: **ACTIVE**

Adr 1 10506 HEEREN ST

WESTON

54476 0000

Own 1 ESKER JAMES S P (LIFE EST)

General Parcel Information:

PIN. . . . . : 37 192 4 2808 334 0986 Village of WESTON  
Parcel Number : 62 332808 015 001 00 00 Parcel Status: ACTIVE  
Sale Date. . . : 3/30/2009 Sale Type. . : Blank  
Sale Amount. . : 0 Transfer Tax : .00  
Deed Type. . . : Quit Claim  
Deed Reference: R66-8 1536385 1536386  
MAILING & PARCEL JAMES S ESKER  
CAROL M ESKER  
10506 HEEREN ST

WESTON WI 54476 0000 USA

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
------	-------	-------	-------	------------	-------------

2014	28.520				
------	--------	--	--	--	--

1					SEC 33-28-08
2					SW 1/4 SE 1/4 EX S 33' (RD)
3					EX W 500' OF S 948' THRF

PIN 192 2808 334 0997 Village of WESTON  
 Parcel 62 332808 015 000 00 00 Status: DELETED  
 Adr 1 10506 HEEREN ST WESTON 54476 0000  
 Own 1 ESKER JAMES S P (LIFE EST)

General Parcel Information:

PIN. . . . .: 37 192 4 2808 334 0997 Village of WESTON  
 Parcel Number : 62 332808 015 000 00 00 Parcel Status: DELETED  
 Sale Date. . . : 3/30/2009 Sale Type. . : Blank  
 Sale Amount. . : 0 Transfer Tax : .00  
 Deed Type. . . : Quit Claim  
 Deed Reference: R66-8 1536385 1536386  
 MAILING & PARCEL JAMES S ESKER  
 CAROL M ESKER  
 10506 HEEREN ST

WESTON WI 54476 0000 USA

Parcel Owner Names:

5 Owner Name(s) on File

#	Last	First	M	Jr/Sr	Misc	Type
1	ESKER	JAMES	S		(LIFE EST)	PERSON
2	ESKER	CAROL	M		(LIFE EST)	PERSON
3	ESKER	DANIEL	J			PERSON
4	ESKER	AMY	C			PERSON
5	ESKER	JACQUELINE	S			PERSON

Parcel Addresses:

1 Parcel Address(es) on File

#	House	Street	Unit	City	Zip
1	10506	HEEREN ST		WESTON	54476 0000

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1998	39.020				1 SEC 33-28-08 2 SW 1/4 SE 1/4 EX S 33' (RD)
1987	40.000				1 SEC 33-28-08 2 SW 1/4 SE 1/4