

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, December 11, 2017, 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:

REZN-11-17-1675 John Roble, 5212 County Road J, Weston, WI 54476, on behalf of property owner Wood Haven Estates, LLC, 6413 Red Oak Court, Weston, WI 54476, is requesting a rezone from SF-L (Single-Family Residential – Large Lot) Zoning District to AR (Agriculture and Residential) Zoning District on an approximately 33' x 600' strip of land (.453 acres or 19,750 sq. ft.), currently zoned SF-L, owned by Wood Haven Estates, LLC (PIN 082-2808-144-0040), to allow this strip of land to be combined with the vacant 40-acre parcel to the north, owned by Edward & Lucille Roble (PIN 082-2808-141-0995).

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, December 5, 2017, 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 17th day of November 2017

Valerie Parker
ETZ Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, November 27, 2017, and Monday, December 4, 2017.

Village and Town of Weston Marathon County, Wisconsin



OFFICIAL ZONING MAP

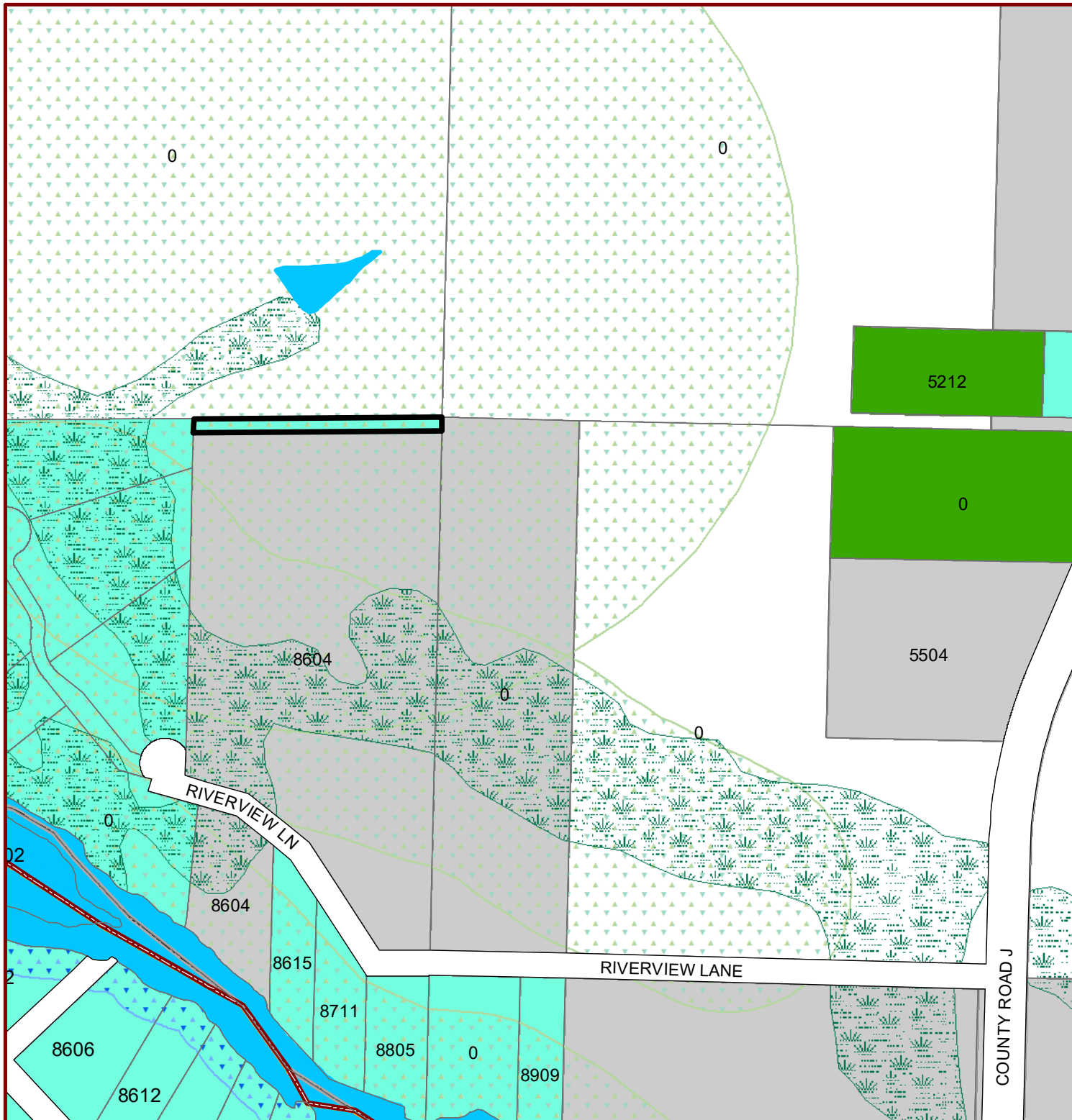
Map Date: 11/29/2017
Adoption Date (Village): 2/22/2017
Adoption Date (ETZ): 2/22/2017
Adoption Date (Town): 1/23/2016



0 0.03 0.06 0.12 Miles

LEGEND

- 08228081440040
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Surface Water
- Wetland
- 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
- Village of Weston Shoreland Overlay Zoning
- Marathon County Shoreland Overlay Zoning



Rezone

Permit Application
Village of Weston/ETZ
Date: 11-03-2017

Permit No. : REZN-11-17-1675

Payment: ☐ Cash ☒ Check No. 12701

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

FEE

☒ Rezone (Official Zoning Map Amendment)

\$ 250.00 ✓

APPLICANT INFORMATION

Applicant Name: John Roble ☐ Agent* ☒ Property Owner
Mailing Address: 5212 County Road J Phone: 715 359 6800
Weston, WI 54476 Email: _____

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

Property Owner: Wood Haven Estates LLC Contact Name: John Roble
Mailing Address: 6413 Red Oak Ct Phone: 715 359 6800
Weston, WI 54476 Email: _____

PROJECT SITE SPECIFICATIONS

Project Address: 082-2808-144-0040
(or PIN if no address)

Lot Size(ft²): 19,750

Acres: 0.453

Property Zone: _____

Proposed Rezone: NA

Current Future Land
Use Designation: Residential

Proposed Future Land
Use Designation: OUTLOT to AG

Legal Description: Lot 3 of Wood Haven County Plat

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

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.

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 rezoning 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. 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 Rezoning 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

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

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.

NO

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 attaching outlot to existing parcel that is in AG

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

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?

NO

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.

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.

Jonathon D. Roble
Signature of Applicant

10-10-17

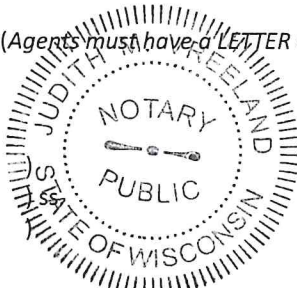
Date

Jonathon D. Roble
Print Applicant Name

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

STATE OF WISCONSIN

COUNTY OF MARATHON



Personally appeared before me this 30th day of October 20 17, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Judith M Kreeland
Notary Public

My Commission Expires: 11/15/2019

STAFF REVIEW

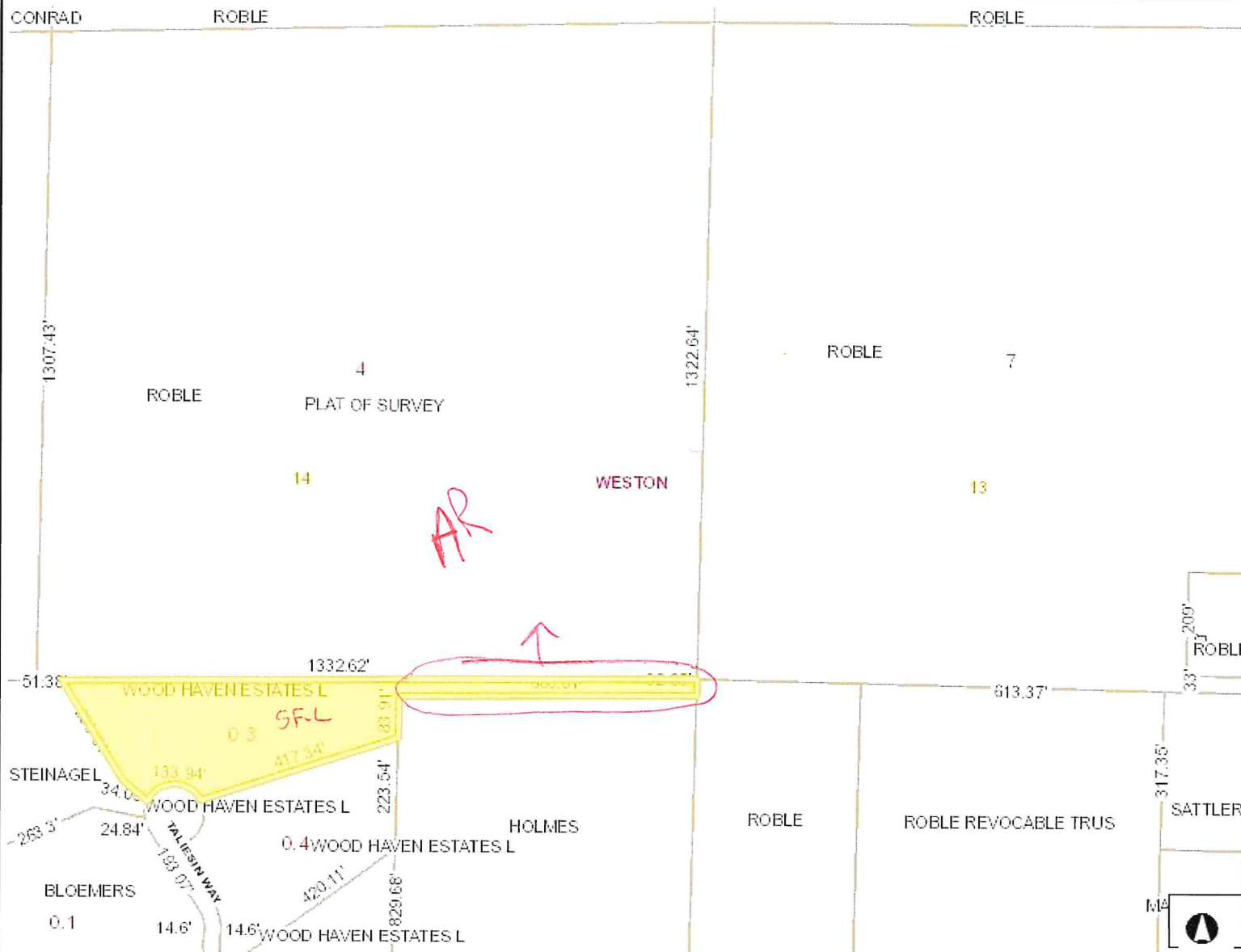
PIN: _____ Zoning: _____ ☐ Village ☐ ETZ
Filed After the Fact: ☐ Yes ☐ No Fine Imposed: ☐ Yes ☐ No Amount: _____
Publication of Notice Date 1: _____ Publication of Notice Date 2: _____

Rezone Review:

Public Hearing Date: _____ Rezone No.: _____
Proposed Zoning: _____ FLU: _____
Petition was: ☐ Approved ☐ Denied
Adoption Date: _____ Ordinance No.: _____
Publication Date: _____



Land Information Mapping System



Legend

- Parcel Annotations
- Owner Last Names
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- County-wide Buildings
- Municipalities

150.00 0 150.00 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

11/06/17
12:13:54

PIN 082 2808 144 0040
Parcel 41 085000 000 003 00 00
Adr 0
Own 1 WOOD HAVEN ESTATES L LC B

Town of WESTON

Status: ACTIVE

General Parcel Information:

PIN. : 37 082 4 2808 144 0040 Town of WESTON
Parcel Number : 41 0850 000 003 00 00 Parcel Status: ACTIVE
Sale Date. . . : 10/02/2009 Sale Type. . : Blank
Sale Amount. . : 180,000 Transfer Tax : 540.00
Deed Type. . . : Warranty Deed
Deed Reference: 1554172
MAILING ADDRESS WOOD HAVEN ESTATES LLC

6413 RED OAK CT

WESTON

WI 54476

USA

F2=Owners

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

11/06/17
12:13:58

PIN 082 2808 144 0040
Parcel 41 085000 000 003 00 00
Adr 0
Own 1 WOOD HAVEN ESTATES L LC B

Town of WESTON

Status: ACTIVE

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2010	3.176				

1 WOOD HAVEN
2 LOT 3 INCL 1/5 INT IN OUT-
3 LOT 2 & 1/3 INT IN OUTLOT 3

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

11/06/17
12:14:19

PIN 082 2808 141 0995
Parcel 41 142808 004 000 00 00
Adr 0
Own 1 ROBLE EDWARD F P (LIFE EST)

Town of WESTON

Status: ACTIVE

General Parcel Information:

PIN. : 37 082 4 2808 141 0995 Town of WESTON
Parcel Number : 41 142808 004 000 00 00 Parcel Status: ACTIVE
Sale Date. . . : 8/05/2003 Sale Type. . : ADDITIONAL PARCELS
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Quit Claim
Deed Reference: D448-564 M621-988 M775-798 1303050 1303051 1314034--->
MAILING ADDRESS EDWARD & LUCILLE ROBLE
LLC
4102 PINE RIDGE LN
WESTON WI 54476 USA

F2=Owners

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

11/06/17
12:14:25

PIN 082 2808 141 0995
Parcel 41 142808 004 000 00 00
Adr 0
Own 1 ROBLE EDWARD F P (LIFE EST)

Town of WESTON

Status: ACTIVE

Parcel Descriptions:

1 Description(s) on File

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

1987	40.000				
------	--------	--	--	--	--

1					SEC 14-28-08
2					SE 1/4 NE 1/4
3					ADD'L DEEDS:1443069 1461599

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

Valerie Parker

From: Tim Vreeland <tim@vreelandassociates.us>
Sent: Wednesday, August 16, 2017 5:15 PM
To: Valerie Parker
Subject: RE: Roble survey

Hi Val,

Thanks for the response. I knew we needed to survey both, just didn't know if the rezone had to be done right of way. I will get the info submitted.

Tim

-----Original Message-----

From: Valerie Parker [mailto:vparker@westonwi.gov]
Sent: Wednesday, August 16, 2017 4:46 PM
To: 'Tim Vreeland (tim@vreelandassociates.us)' <tim@vreelandassociates.us>
Cc: Jennifer Higgins <jhiggins@westonwi.gov>; Jared Wehner <jwehner@westonwi.gov>
Subject: RE: Roble survey

Hi Tim,

Jen shared with me the process that would need to occur:

This will require a rezone, and your CSM should show both parcels being reconfigured. You will want to submit the rezone application with the CSM application, as the CSM and rezone would be acted on at the same ETZ (Joint Town & Village Extraterritorial Zoning) Committee meeting.

ETZ meets during the Village PC meetings, which are held the 2nd Monday of each month. The ETZ will make a recommendation to the Village Board on the rezone, and will make a recommendation to the Town Board on the CSM.

The rezone would then go to the Village Board for approval at their next meeting (which is typically that following Monday); and if the rezone is approved, the CSM is then forwarded to the next Town Board Meeting, who typically meets the 3rd Tuesday of the month.

Let us know if you have other questions.

Valerie

-----Original Message-----

From: Valerie Parker
Sent: Wednesday, August 16, 2017 3:44 PM
To: 'Tim Vreeland (tim@vreelandassociates.us)' <tim@vreelandassociates.us>
Cc: Jennifer Higgins <jhiggins@westonwi.gov>; Jared Wehner <jwehner@westonwi.gov>
Subject: FW: Roble survey

Hi Tim,

I am assuming you are talking that strip above the Holmes property that connects to that northernmost Wood Haven Estates lot.

I would say that it would need to be rezoned to be connected to the Roble property, but wonder if this 33' strip is meant for future ROW, which may prevent the sale? (Jen/Jared, your comments).

Valerie

-----Original Message-----

From: Tim Vreeland [mailto:tim@vreelandassociates.us]

Sent: Wednesday, August 16, 2017 11:12 AM

To: Valerie Parker <vparker@westonwi.gov>

Subject: Roble survey

Hi Val,

The Roble's will be purchasing a 33' strip of lands owned by Wood Haven Estates. I'm sure the town is going to want to see a CSM on this and the 33' strip which will be an outlot and the remainder. Will a rezone be needed at the same time as the CSM, since the Roble property is zoned AG and and the Wood Haven property is zoned SFL?.

Let me know,

Thanks,

Thanks,

Tim Vreeland

Vreeland Associates

6103 Dawn Street

Weston, WI 54476

Office #: 715-241-0947

Email: tim@vreelandassociates.us

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