

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING
AMENDMENT TO COMPREHENSIVE PLAN & OFFICIAL ZONING MAP**



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, June 8, 2020, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to consider the proposed amendments to the Comprehensive Plan and the Official Zoning Map. The purpose of the Public Hearing is to accept public comments on the proposed amendment.

The Village is requests that the future land use map & official zoning map be amended to change the land use designations and zoning designation on the following properties owned by the Village:

1. Project #20200161 –

- a. **4707 Camp Phillips Rd** – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
- b. **4106 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
- c. **4204 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969)

2. Project #20200162 –

A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin

Commencing at the South ¼ corner of Section 23, thence N 33o 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the Easterly R/W of Zinser Street; thence N 0o 06' 04" E, 382.14 feet along the Easterly R/W of Zinser Street to the point of beginning of the parcel herein described; thence continuing N 0o 06' 04" E, 348.08 feet along the Easterly R/W of Zinser Street to the SW Corner of Lot 2 CSM No. 17438; thence S 89o 55' 55" E, 314.00 feet along the South line of Lot 2 to the Southeast corner thereof; thence N 0o 06' 04" E, 37.19 feet along the East line of Lot 2; thence S 89o 55' 55" E, 324.67 feet; thence S 0o 00' 00" E, 384.52 feet; thence N 90o 00' 00" W, 639.34 feet to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 234,271 SF or 5.38 Acres. Subject to all roadways and easements of record.

AND

Commencing at the South ¼ corner of Section 23, thence N 33o 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the point of beginning of the parcel herein described; thence N 0o 06' 04" E, 730.23 feet along the Easterly R/W of Zinser Street to the SW Corner of Lot 2 CSM No. 17438; thence S 89o 55' 55" E, 314.00 feet along the South line of Lot 2 to the Southeast corner thereof; thence N 0o 06' 04" E, 37.19 feet along the East line of Lot 2; thence S 89o 55' 55" E, 324.67 feet; thence S 0o 00' 00" E, 192.19 feet to the centerline of an ANR Gas pipeline easement; thence S 89o 55' 55" E, 642.34 feet along the centerline of said easement to the Westerly R/W of Progress Way; thence S 0o 13' 48" W, 578.46 feet along the Westerly R/W of Progress Way to the Northerly R/W of Weston Avenue; thence N 89o 47' 13" W, 1280.05 feet along the Northerly R/W of Weston Avenue to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record.

Land use designation from Park and Recreation to Industrial and zoning from AR Agriculture and Residential to LI Limited Industrial. (PIN 192 2808 234 0990)

All properties are currently owned by the Village of Weston.

The hearing notices with application materials is available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon, on Tuesday, June 2, 2020, to be included in the Plan Commission Meeting Packet. Any written comments received shall become part of the record. **All interested persons wishing to provide testimony during the Public Hearings will be given an opportunity to be heard. Due to the COVID-19 social distancing measures currently in place, no more than 10 people will be allowed in attendance at the meeting at one time. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to still participate and comment.**

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21st day of May 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, 2020 and Monday, June 1, 2020.

Village of Weston Marathon County, WI



FUTURE LAND USE MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019

0 175 350 700 Feet

LEGEND

4707 Camp Phillips Rd & 4106, 4204 Ross Ave

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

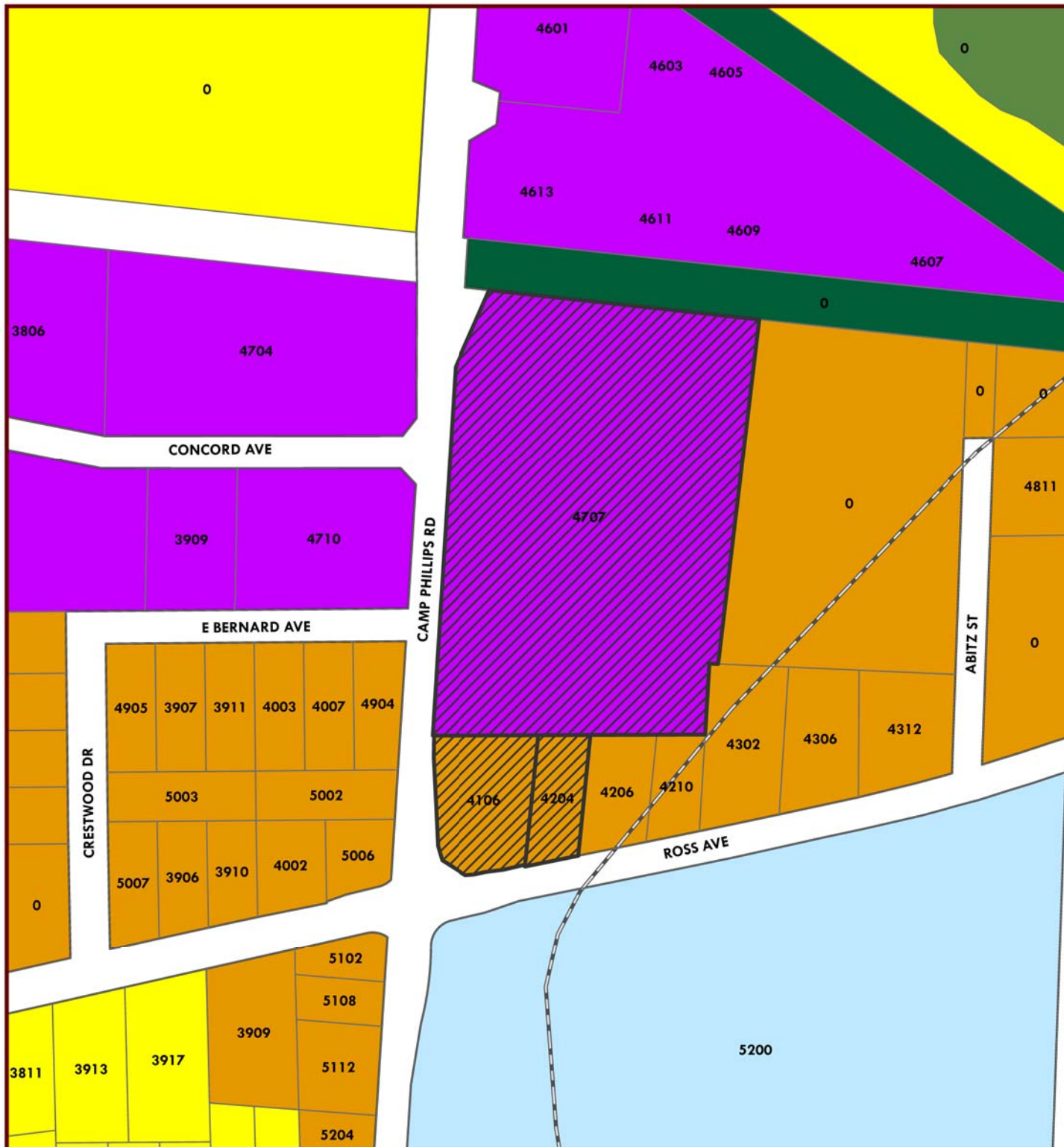
Right-of-Way

WELLHEAD PROTECTION OVERLAY

Zone B 5-Year Municipal Well Recharge Area

Future Land Use

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



Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019

0 175 350 700 Feet

LEGEND



4707 Camp Phillips Rd & 4106, 4204 Ross Ave

MUNICIPAL FEATURES



Village of Weston Incorporated Boundary



Right-of-Way

WELLHEAD PROTECTION OVERLAY



Zone B 5-Year Municipal Well Recharge Area

ZONING DISTRICTS



PR - Parks and Recreation



RR-5 - Rural Residential-5 Acre



SF-L - Single Family Residential-Large Lot



SF-S - Single Family Residential-Small Lot



MF - Multiple Family Residential



INT - Institutional



B-3 - General Business



LI - Limited Industrial



GI - General Industrial

Overlay Districts



D-CO



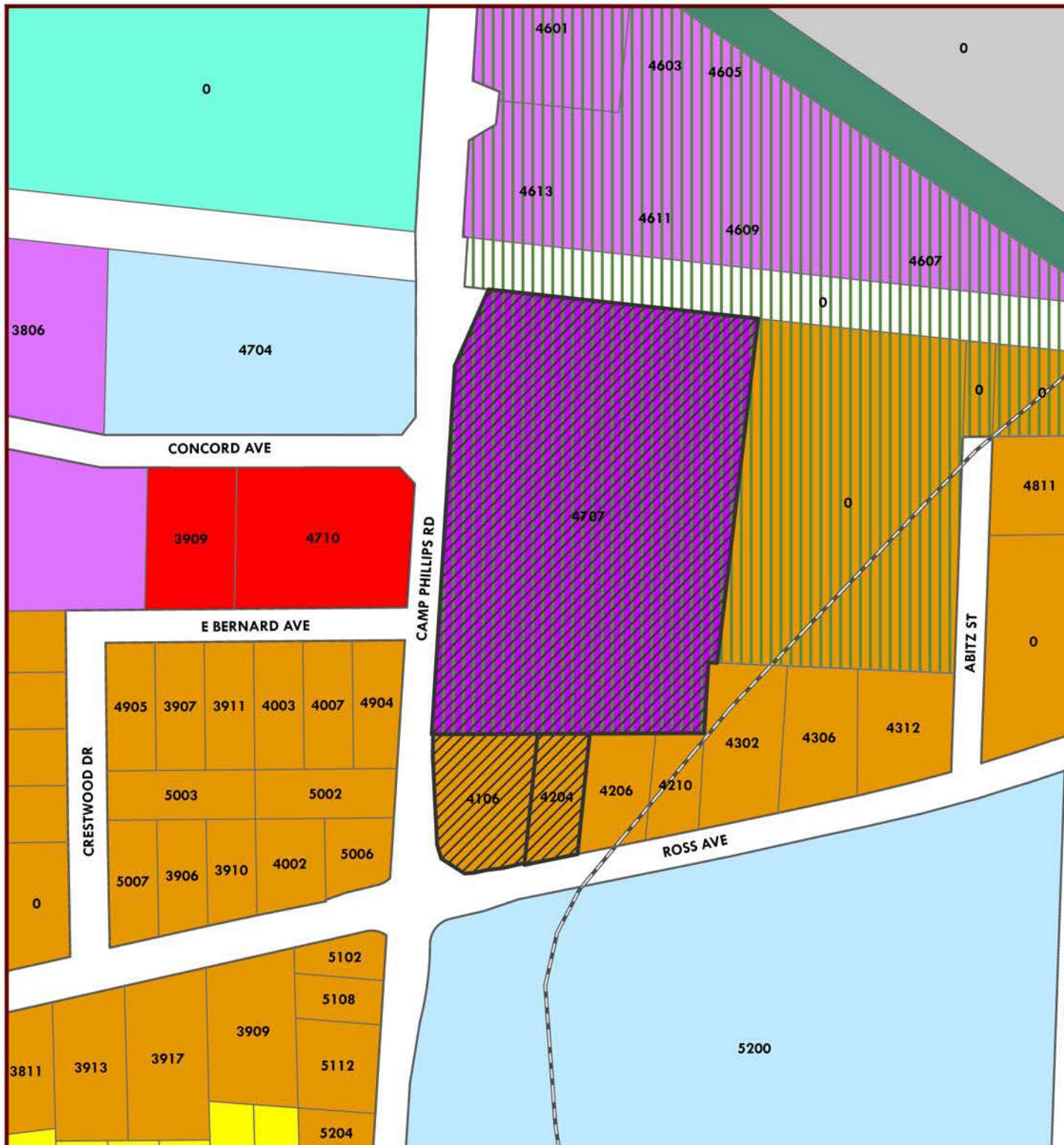
D-R



D-RT



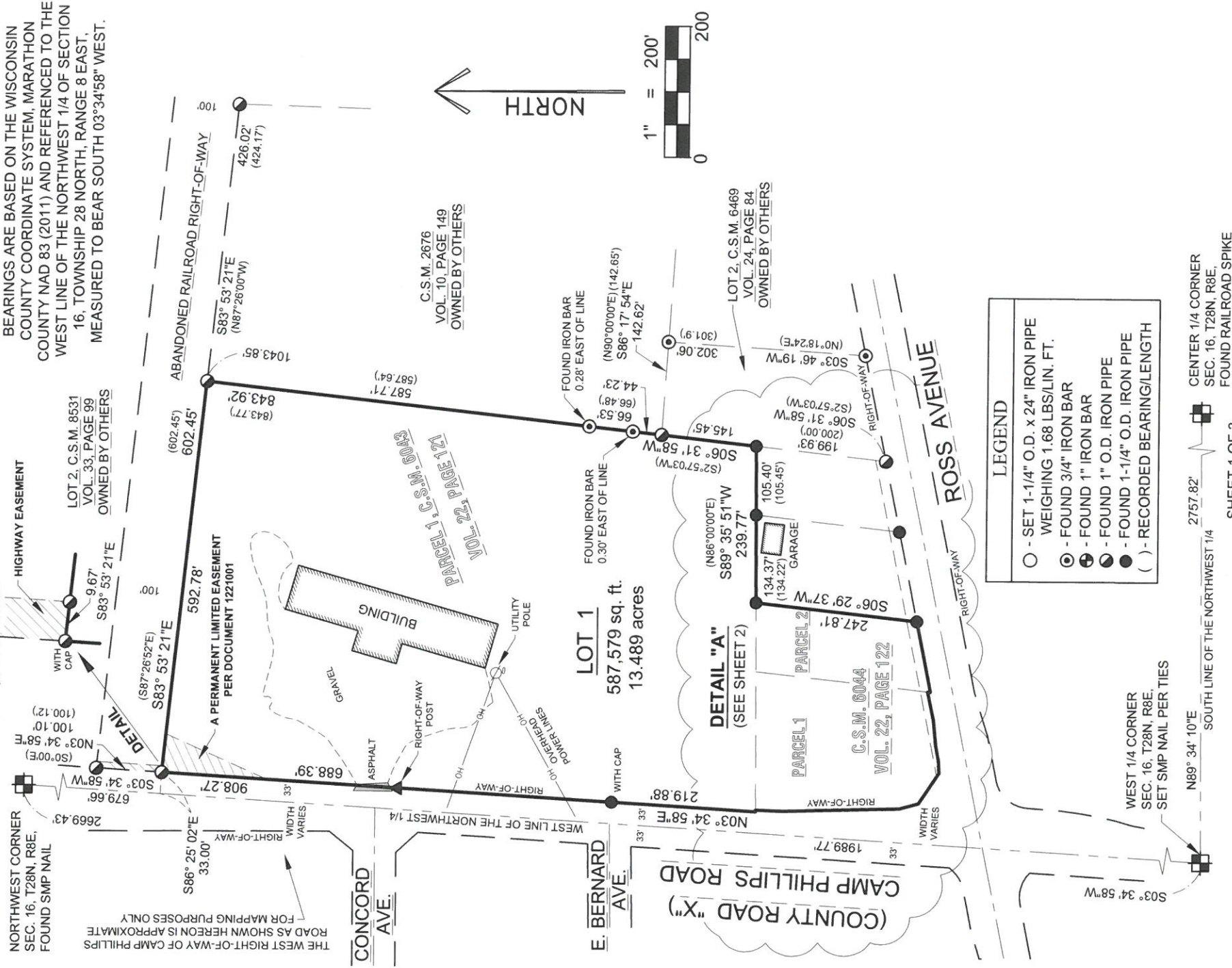
D-WM



Preliminary

**MARATHON COUNTY
CERTIFIED SURVEY MAP NO.**

Of Parcel 1 of Certified Survey Map Number 6043 recorded in Volume 22 of Certified Survey Maps on Page 121, of Parcel 2 and part of Parcel 1 of Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122 located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

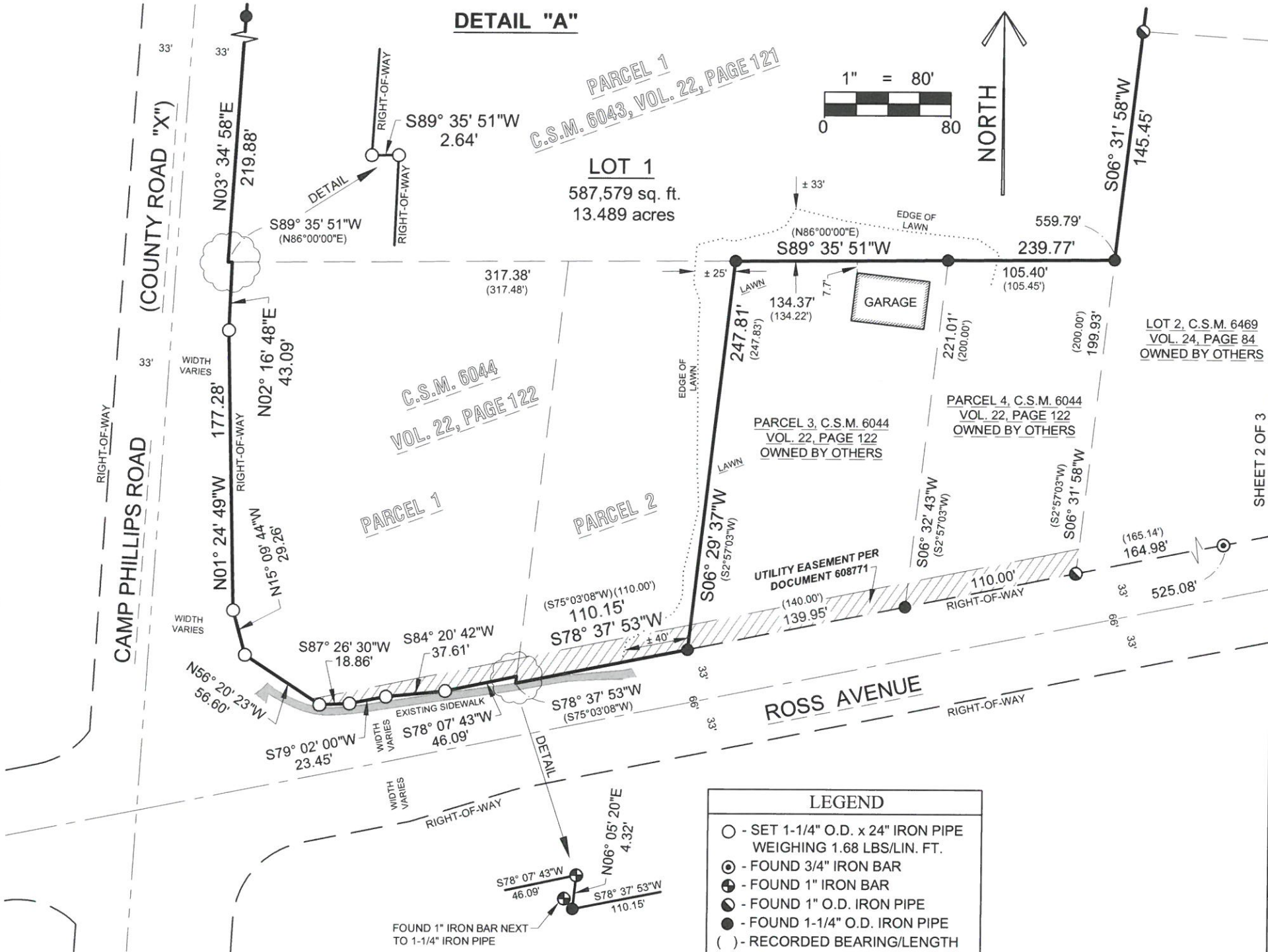


 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com		DRAWN BY M.F.L.	DATE NOVEMBER 14, 2019
		CHECKED BY K.J.W.	PROJECT NO. 3182
		PREPARED FOR: VILLAGE OF WESTON	

Preliminary

MARATHON CO. CERTIFIED SURVEY MAP NO.

Of Parcel 1 of Certified Survey Map Number 6043 recorded in Volume 22 of Certified Survey Maps on Page 121, of Parcel 2 and part of Parcel 1 of Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122 located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" IRON BAR
●	FOUND 1" IRON BAR
⦿	FOUND 1" O.D. IRON PIPE
●	FOUND 1-1/4" O.D. IRON PIPE
()	RECORDED BEARING/LENGTH



RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476
email - mail@riversidelandsurveying.com

DATE
NOVEMBER 14, 2019

PROJECT NO.
3182

DRAWN BY
M.F.L.

CHECKED BY
K.J.W.

PREPARED FOR:
VILLAGE OF WESTON

Preliminary

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Parcel 1 of Certified Survey Map Number 6043 recorded in Volume 22 of Certified Survey Maps on Page 121, of Parcel 2 and part of Parcel 1 of Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122 located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Parcel 1 of Certified Survey Map Number 6043 recorded in Volume 22 of Certified Survey Maps on Page 121, of Parcel 2 and part of Parcel 1 of Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122 located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 16; Thence South 03°34'58" West along the West line of said Northwest 1/4, 679.66 feet; Thence South 86°25'02" East, 33.00 feet to the East right-of-way line of Camp Phillips Road, the South right-of-way line of the abandoned railroad right-of-way and the North line of said Parcel 1 of Certified Survey Map Number 6043 which is the point of beginning; Thence South 83°53'21" East along said North line of Parcel 1, 602.45 feet to the West line of Certified Survey Map Number 2676 recorded in Volume 10 of Certified Survey Maps on Page 149; Thence South 06°31'58" West along said West line of Certified Survey Map Number 2676 and the West line of Lot 2 of Certified Survey Map Number 6469 recorded in Volume 24 of Certified Survey Maps on Page 84, 843.92 feet to the North line of Parcel 4 of said Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122; Thence South 89°35'51" West along said North line of Parcel 4 and the North line of Parcel 3 of said Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122, 239.77 feet to the West line of said Parcel 3 of Certified Survey Map Number 6044; Thence South 06°29'37" West along said West line, 247.81 feet to the North right-of-way line of Ross Avenue; Thence South 78°37'53" West along said North right-of-way line, 110.15 feet; Thence North 06°05'20" East along said North right-of-way line, 4.32 feet; Thence South 78°07'43" West along said North right-of-way line, 46.09 feet; Thence South 84°20'42" West along said North right-of-way line, 37.61 feet; Thence South 79°02'00" West along said North right-of-way line, 23.45 feet; Thence South 87°26'30" West along said North right-of-way line, 18.86 feet to said East right-of-way line of Camp Phillips Road; Thence North 56°20'23" West along said East right-of-way line, 56.60 feet; Thence North 15°09'44" West along said East right-of-way line, 29.26 feet; Thence North 01°24'49" West along said East right-of-way line, 177.28 feet; Thence North 02°16'48" East along said East right-of-way line, 43.09 feet; Thence South 89°35'51" West along said East right-of-way line, 2.64 feet; Thence North 03°34'58" East along said East right-of-way line, 908.27 feet to the point of beginning.

That the above described parcel of land contains 587,579 square feet or 13.489 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a permanent limited easement per Document Number 1221001 and a utility easement per Document Number 608771;

That I have made this survey, division and map thereof at the direction of the Village of Weston, Buyer of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Village of Weston in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this _____ day of _____

Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717

Village of Weston Approval Certificate:

Reviewed and Approved under Chapter 74 of the Village of Weston Ordinance.

By _____

Date _____
Village of Weston Zoning Department

SHEET 3 OF 3

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.		DATE NOVEMBER 14, 2019
	CHECKED BY K.J.W.		PROJECT NO. 3182
	PREPARED FOR: VILLAGE OF WESTON		