



**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, March 8, 2021, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following:

1. Project #20210042 Dan Higginbotham, of Plover River Land Co., 2625 Northwestern Ave Wausau WI 54403, on behalf of property owners, Ronald & Mary Dassler, 221987 County Road J, Schofield Ave, requesting a rezone of a portion of their property at 8101 County Road J from AR (Agriculture and Residential) Zoning District to B3 (General Business) Zoning District as described as:

A parcel of land being all of Lot 1 of proposed CSM to be recorded in 2021 except the portion already zoned B3 described in Doc No. 856181 being about 7.07 Acres located in the Northeast ¼ of the Northeast ¼ of Section 25, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Parcel is identified as PIN 192-2808-251-0999.

And a portion of their property at 8101 County Road J from AR (Agriculture and Residential) Zoning District to RR-5 (Rural Residential – 5 Acre) Zoning District as described as:

A parcel of land being part of the Southeast ¼ of the Northeast ¼ of Section 25, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin more particularly described as follows: Commencing at the Northeast Corner of Section 25; thence S 0° 26' 20" W, 1837.94 feet along the East line of the Northeast ¼ of Section 25 to the Northeast corner of Lot 3 of a proposed CSM and the point of beginning of the parcel herein described; thence continuing S 0° 26' 20" W, 799.62 feet along the East line of the Northeast ¼ of Section 25 to the East ¼ corner thereof; thence N 89° 30' 37" W, 88.49 feet along the East-West ¼ line of Section 25 to the Easterly R/W of County Road J; thence N 28° 22' 33" W, 907.93 feet along the Easterly R/W of County Road J; thence N 90° 00' 00" E, 526.11 feet to the East line of the Northeast ¼ of Section 25 and the point of beginning of the parcel herein described. Said parcel contains 245,508 Square Feet or 5.64 Acres. Parcel is identified as PIN 192-2808-251-0997

2. Project #20210053 Brad Larson, of Don Nikolai Construction, 8867 E. 29th Street, Marshfield WI 54449, on behalf of FTF Properties LLC, 9004 Progress Way, Weston, WI 54476, to allow for the addition of an outdoor dust collector at FTF Properties LLC's property at 9004 Progress Way, within the LI (Limited Industrial) Zoning District, which the use falls under the Heavy Industrial Land Use, which is only allowed within the LI Zoning District through a Conditional Use Permit. The property is described as:

Weston Business and Technology Park South – Lot 6, consisting of 4.4950 Acres. Parcel is identified as PIN 192-2808-243-0050

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>.

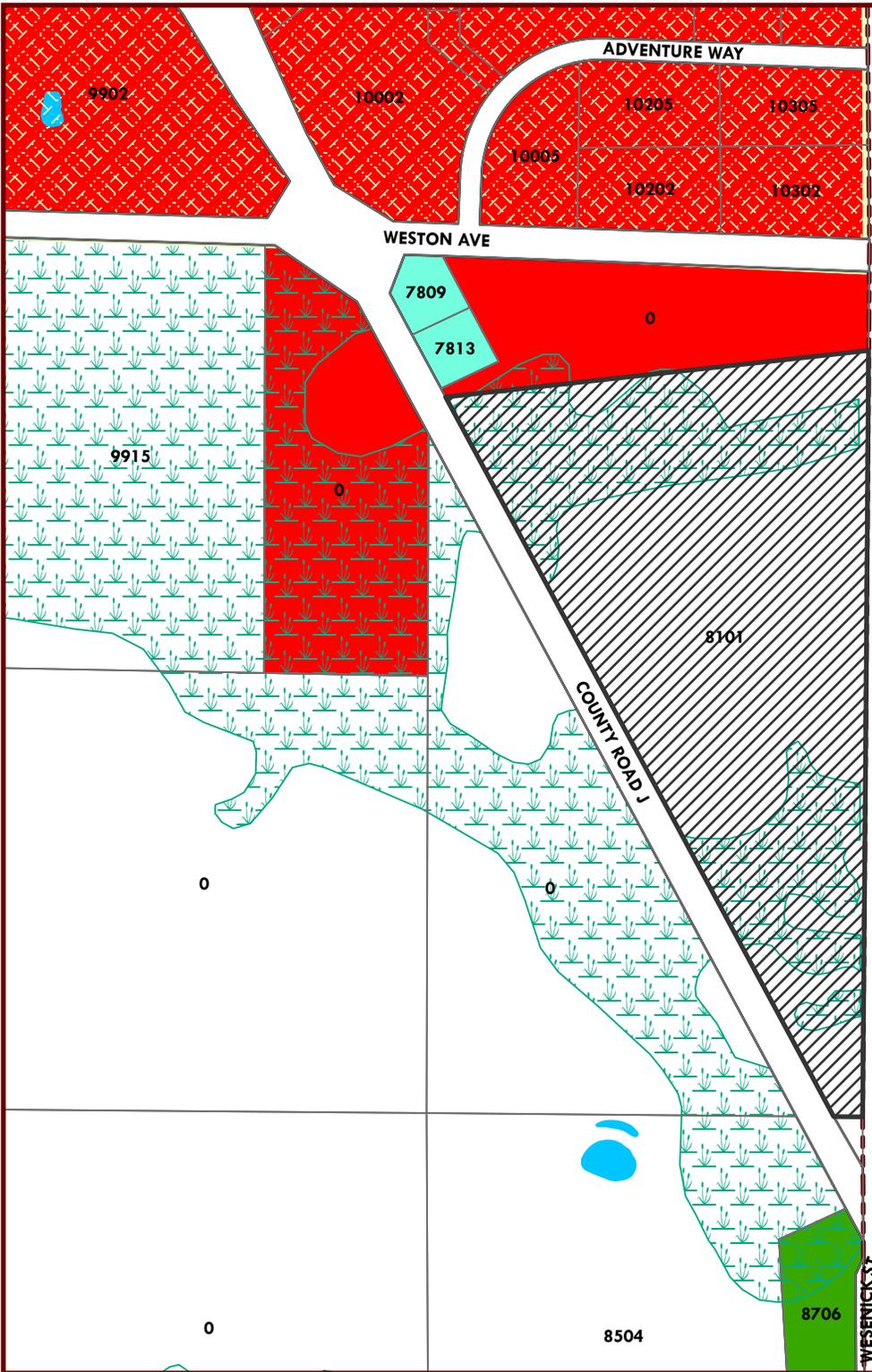
Written testimony must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon, on Tuesday, March 2, 2021, to be included in the Plan Commission Meeting Packet. **All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. Due to the COVID-19 social distancing and Safer at Home 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 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 18th day of February 2021

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, February 22, 2021 and Monday, March 1, 2021.



TOWN OF RINGLE

Village of Weston Marathon County, WI



ZONING MAP



Map Date: 2/23/2021
Adoption Date: 2/21/2019



LEGEND

- 8101 County Road J
- MUNICIPAL FEATURES**
- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence
- Surface Water

ZONING DISTRICTS

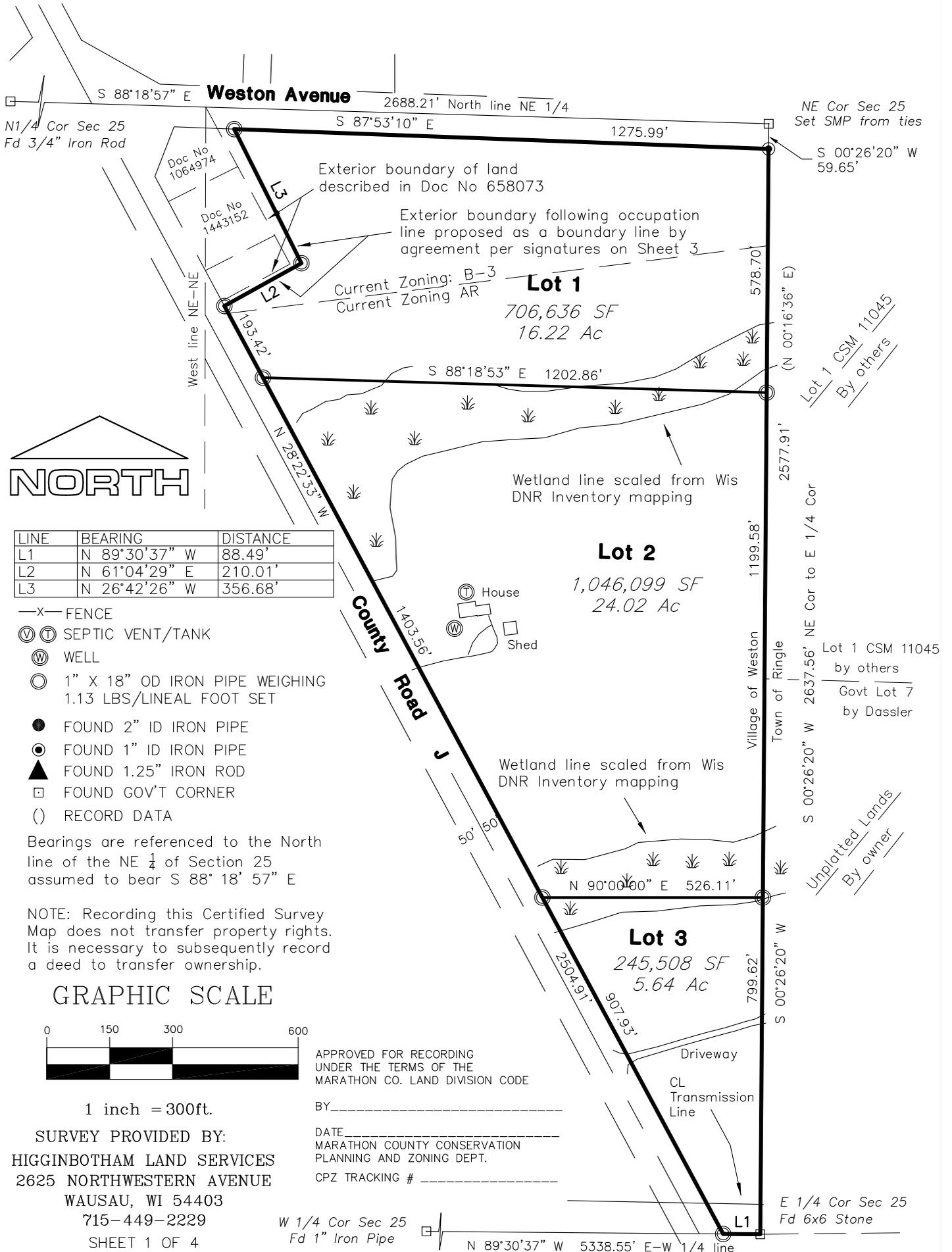
- AR - Agriculture and Residential
- RR-2 - Rural Residential-2 Acre
- SF-L - Single Family Residential-Large Lot
- B-3 - General Business

Overlay Districts

- D-CO
- D-R
- D-RT
- D-WM

Certified Survey Map No _____

OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 25, TOWNSHIP 28 NORTH, RANGE 8 EAST
VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN



W 1/4 Cor Sec 25
Fd 1" Iron Pipe

N 89°30'37" W 5338.55' E-W 1/4 line

E 1/4 Cor Sec 25
Fd 6x6 Stone

Lot 1 CSM 11045
By others

Lot 1 CSM 11045
by others
Govt Lot 7
by Dassler

Unplatted Lands
By owner

Exterior boundary of land described in Doc No 658073

Exterior boundary following occupation line proposed as a boundary line by agreement per signatures on Sheet 3

Current Zoning: B-3
Current Zoning: AR

Lot 1
706,636 SF
16.22 Ac

Lot 2
1,046,099 SF
24.02 Ac

Lot 3
245,508 SF
5.64 Ac

Wetland line scaled from Wis DNR Inventory mapping

Wetland line scaled from Wis DNR Inventory mapping

Driveway
CL Transmission Line

House
Shed

