

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, May 10, 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:

Project #20210137 Heath Tappe, of Denyon Homes, 5309 Schofield Ave, Weston, on behalf of property owners, William Hinner and Margaret Kaetterhenry, 172577 Boundary Rd, Hatley WI 54440, requesting the official zoning map and future land use map be amended to change the zoning designation and land use designations on the following properties owned by William Hinner and Margaret Kaetterhenry:

A rezoning of a portion of their property at 8111 Birch St (PIN 192-2580-291-0993) and a portion of their unaddressed parcel of approximately 33.8 acres (PIN 192-2808-291-0992) from RR-5 (Rural Residential- 5 Acre) Zoning District and AR (Agricultural and Residential) Zoning District to MF (Multiple Family Residential) Zoning District, and land use designation from Planned Neighborhood to Multiple Family Residential as described as:

Of part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 29; Thence North 01°14'31" West along the North-South 1/4 line, 1331.86 feet; Thence North 89°55'45" East, 33.01 feet to the East right-of-way line of Birch Street; Thence North 01°14'31" West along said East right-of-way line, 2214.48 feet to the point of beginning; Thence continuing North 01°14'31" West, 413.79 feet to the North line of said Southwest 1/4 of the Northeast 1/4; Thence North 89°34'40" East, 1304.33 feet to the East line of said Southwest 1/4 of the Northeast 1/4; Thence South 01°15'51" East along said East line, 1309.03 feet; Thence South 01°12'54" East along the East line of the Northwest 1/4 of the Southeast 1/4, 160.10 feet; Thence North 72°48'55" West, 269.47 feet; Thence North 77°05'59" West, 170.12 feet; Thence North 13°31'50" East, 576.50 feet; Thence North 69°57'10" West, 132.65 feet; Thence North 13°31'50" East, 214.92 feet; Thence North 76°28'10" West, 495.41 feet to the beginning of a tangential curve to the Left; Thence 58.53 feet along the arc of said curve, said curve having a radius of 227.00 feet, a central angle of 14°46'20", and a chord that bears North 83°51'20" West for a distance of 58.36 feet; Thence South 88°45'29" West, 425.30 feet to the point of beginning. That the above-described parcel of land contains 918,713 square feet or 21.091 acres, more or less.

And a rezoning of a portion of their property at 8111 Birch St (PIN 192-2580-291-0993) and a portion of their unaddressed parcel of approximately 33.8 acres (PIN 192-2808-291-0992) from RR-5 (Rural Residential- 5 Acre) Zoning District and AR (Agricultural and Residential) Zoning District to 2F (Two Family Residential) Zoning District, and land use designation from Planned Neighborhood to Two Family Residential as described as:

Of part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 29; Thence North 01°14'31" West along the North-South 1/4 line, 1331.86 feet; Thence North 89°55'45" East, 33.01 feet to the East right-of-way line of Birch Street; Thence North 01°14'31" West along said East right-of-way line, 2044.84 feet to the point of beginning; Thence continuing North 01°14'31" West, 169.64 feet; Thence North 88°45'29"

East, 425.30 feet to the beginning of a tangential curve to the right; Thence 58.53 feet along the arc of said curve, said curve having a radius of 227.00 feet, a central angle of 14°46'20", and a chord that bears South 83°51'20" East for a distance of 58.36 feet; Thence South 76°28'10" East, 495.41 feet; Thence South 13°31'50" West, 214.92 feet; Thence North 69°57'10" West, 211.37 feet; Thence North 56°47'42" West, 63.72 feet; Thence North 76°28'10" West, 184.00 feet; Thence North 82°11'14" West, 141.55 feet; Thence South 79°37'51" West, 62.88 feet; Thence South 88°45'29" West, 278.14 feet to the point of beginning. That the above-described parcel of land contains 169,481 square feet or 3.891 acres, more or less.

And a rezoning of a portion of their unaddressed parcel of approximately 33.8 acres (PIN 192-2808-291-0992) and all of their unaddressed parcel of approximately 39.73 acres (PIN 192-2808-294-0998) AR (Agricultural and Residential) Zoning District to SF-S (Single Family Residential – Small Lot) Zoning District, and land use designation from Planned Neighborhood to Single Family Residential-Sewered as described as:

Of part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 29; Thence North 01°14'31" West along the North-South 1/4 line, 1331.86 feet; Thence North 89°55'45" East, 33.01 feet to the East right-of-way line of Birch Street and the point of beginning; Thence North 01°14'31" West along said East right-of-way line, 2044.84 feet; Thence North 88°45'29" East, 278.14 feet; Thence North 79°37'51" East, 62.88 feet; Thence South 82°11'14" East, 141.55 feet; Thence South 76°28'10" East, 184.00 feet; Thence South 56°47'42" East, 63.72 feet; Thence South 69°57'10" East, 344.02 feet; Thence South 13°31'50" West, 576.50 feet; Thence South 77°05'59" East, 170.12 feet; Thence South 72°48'55" East, 269.47 feet to the East line of said Northwest 1/4 of the Southeast 1/4; Thence South 01°12'54" East along said East line, 1167.14 to the South line of said Northwest 1/4 of the Southeast 1/4; Thence South 89°55'45" West along said South line, 1304.36 feet to the point of beginning. That the above-described parcel of land contains 2,345,336 square feet or 53.842 acres, more or less.

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, May 4, 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. However, due to physical distancing recommendations and room size, in-person attendance by the public will be limited. Interested persons are encouraged to attend the meeting via the Zoom link that will be provided on the meeting agenda, where they can 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.

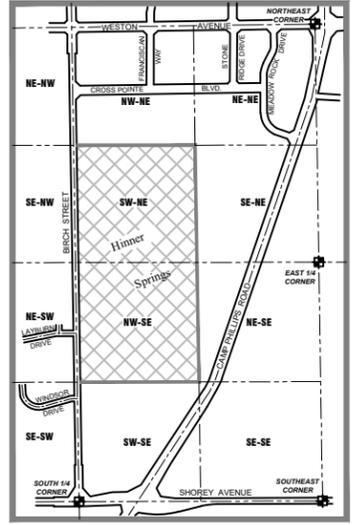
Dated this 22nd day of April 2021

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, April 26, 2021 and Monday, May 3, 2021.

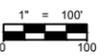
**PRELIMINARY PLAT OF
HINNER SPRINGS**

Of part of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 28 North, Range 8 East,
Village of Weston, Marathon County, Wisconsin.



Location Map
SECTION 29, T28N, R8E

NORTH



LEGEND	
	PROPOSED SOIL BORING
	FOUND 3/4\"/>
	FOUND RAILROAD SPIKE
	FOUND 1 1/4\"/>
	FOUND CHISELED "X" IN SIDEWALK
	EXISTING STORM MANHOLE
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING UTILITY POLE
	RECORDED BEARING/LENGTH
	RESTRICTED VEHICLE ACCESS

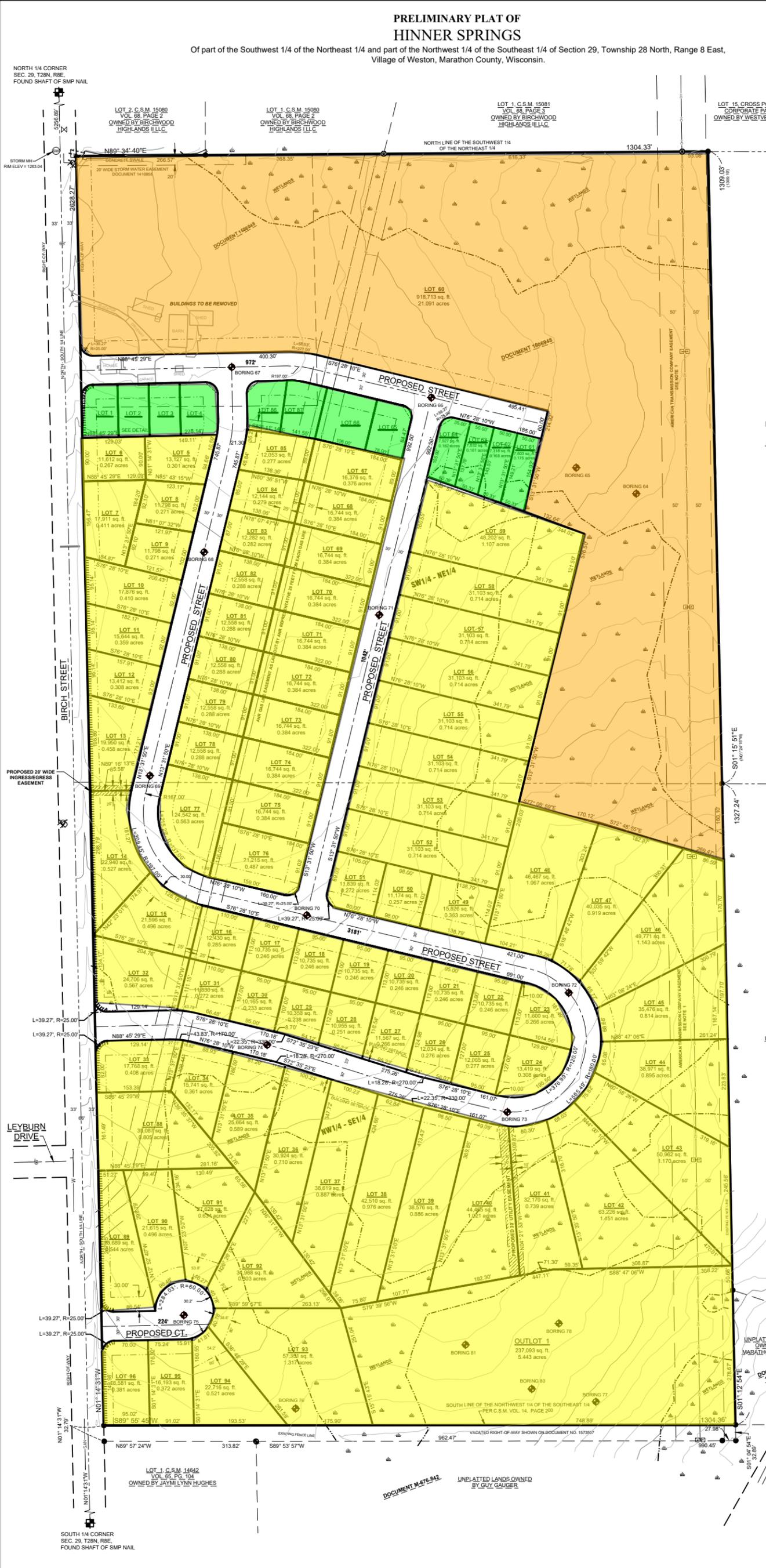
- NOTES**
1. THE ATC TRANSMISSION LINE EASEMENT IS RECORDED IN DOCUMENT NUMBER 537438. THIS EASEMENT IS FROM 1961 AND SPECIFIES TWO 1/4\"/>
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE NORTH - SOUTH 1/4 LINE OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 01°14'31\"/>
 3. WETLANDS SHOWN HEREON WERE DELINEATED BY STAR ENVIRONMENTAL AND LOCATED ON MARCH 20TH, 2016 AND ON JUNE 14TH.

- Proposed Multiple Family
- Proposed Two Family
- Proposed Single Family

PLAT OF SURVEY
BY BECHER-HOPPE ENGINEERS
DATED 3-15-1993

UNPLATTED LANDS OWNED BY
DIANE HOEPEL & LISA VEHLE

UNPLATTED LANDS OWNED BY
MARATHON COUNTY



SHEET
1 OF 1

PRELIMINARY PLAT OF HINNER SPRINGS
SECTION 29, T28N, R8 E, VILLAGE OF WESTON,
MARATHON COUNTY, WISCONSIN

REVISIONS:
SURVEYED BY: KJW / SMH
DRAWN BY: MFL / KJW
CHECKED BY: KJW
APPROVED BY:
DATE: APRIL 19, 2021

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

PROJECT No.
3444



OFFICIAL ZONING MAP

Map Date: 4/27/2021
 Adoption Date (Village): 2/21/2019
 Adoption Date (ETZ): 2/21/2019
 Adoption Date (Town): 1/22/2019

LEGEND

- 8111 Birch St
- MUNICIPAL FEATURES**
- Village of Weston Incorporated Boundary
- ETZ Extraterritorial Zoning Boundary
- Town of Weston Unincorporated Boundary
- Right-of-Way
- Surface Water
- Wetland Presence
- OVERLAY DISTRICTS**
- D-CO
- D-R
- D-RT
- D-WM
- AR-Cluster (Number of building symbols equals maximum units allowed)
- ZONING DISTRICTS**
- 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
- RM - Rural Mixed
- WELLHEAD PROTECTION OVERLAY**
- Zone A 1-Year Municipal Well Recharge Area
- Zone B 5-Year Municipal Well Recharge Area

