



**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, December 13, 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 # 20210408 Denyon Homes, 5309 Schofield Ave, Weston, requesting a Conditional Use Permit at 5211 Lee Ave to allow for Sec. 94.4.02 (1) 7 and 8 to be waived and modified, within the 2F Two Family Residential Zoning District as described as:

Lot 11, Block 26 of the Fifth Addition to Western Acres Addition, Excluding Highway 1213343, Village of Weston, Marathon County, Wisconsin

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, December 7, 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. Interested persons who are unable to attend the meeting in-person have the option to attend the meeting via a Zoom link that will be provided on the meeting agenda, where they can still participate and comment. a 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 23rd day of November 2021

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, November 29, and Monday, December 6, 2021.

11/9/21

Denyon Homes

5309 Schofield Ave
Weston, WI 54476

715-574-6005

www.denyonhomes.com

Dear Village of Weston,

The proposed project on the lot at 5211 Lee Avenue in Weston is to be a 2 family duplex. We are asking for a conditional use permit because the garage doors make up more than 60% of the garage width of the building that will be facing the street. The proposed duplex is to be constructed on a narrow lot that does not allow us to meet the requirement.

Sincerely,

Josh Barkley

Project Manager

Village of Weston Marathon County, WI



ZONING MAP



Map Date: 10/18/2021
Adoption Date: 2/21/2019



LEGEND

5211 Lee Ave

MUNICIPAL FEATURES

- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence
- Surface Water

WELLHEAD PROTECTION OVERLAY

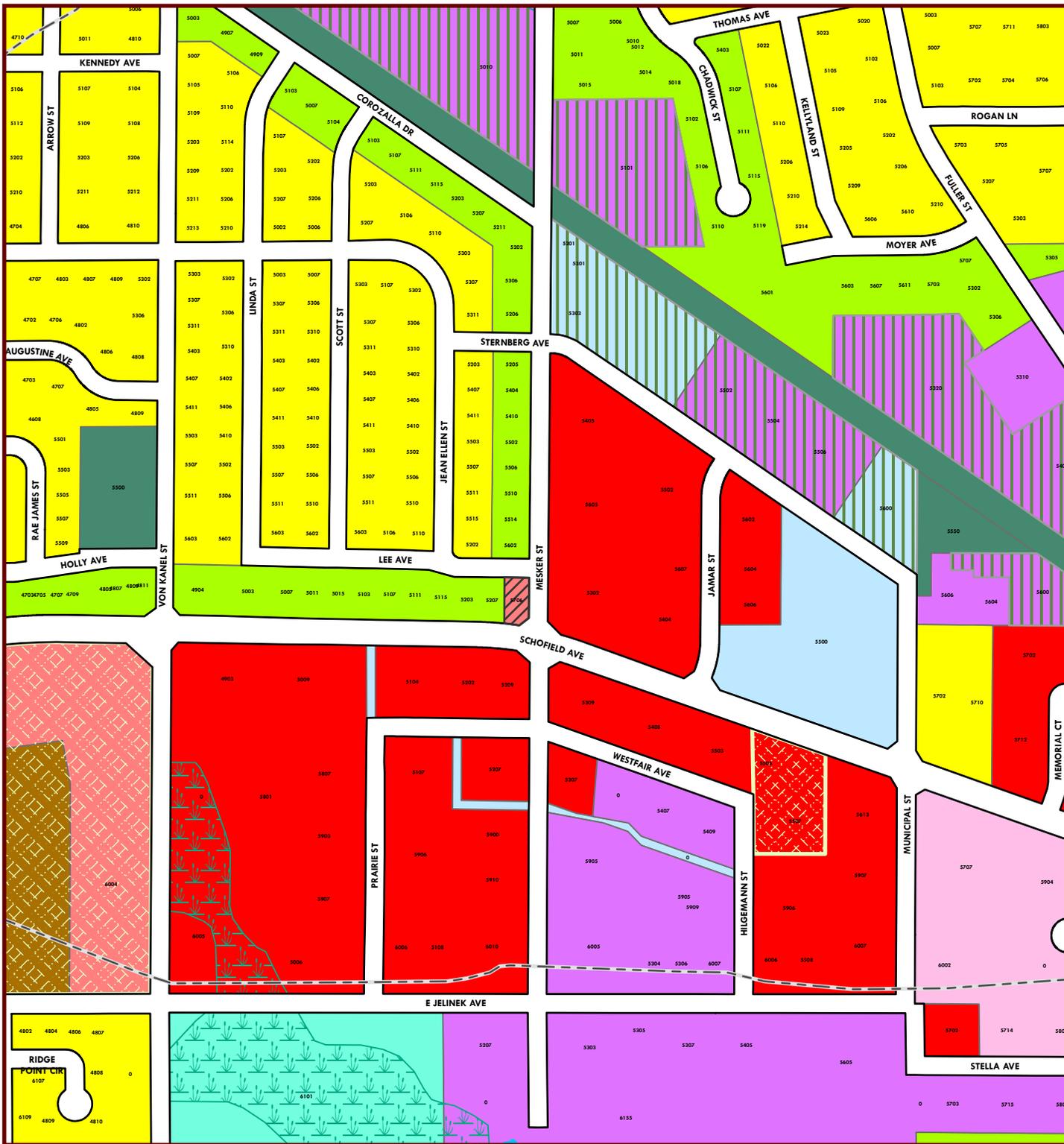
- Zone A 1-Year Municipal Well Recharge Area
- Zone B 5-Year Municipal Well Recharge Area

ZONING DISTRICTS

- PR - Parks and Recreation
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial

OVERLAY DISTRICTS

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



Lee Ave

90ft

30ft

8ft

162.68ft

136.69ft

30ft

Mesker St

50.4ft

50.88ft



North

Schofield Ave

