



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, September 12, 2022, 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 #20220294** – Timber Ridge Builders, LLC, 131575 County Road L, Athens WI 54411, requesting a Conditional Use Permit at 7111 Brianna St to allow for Section 94.4.02(1) G & H to be waived and modified, within the 2F (Two Family Residential) Zoning District, as described as: Lot 31 of First Addition to Brehm’s Whispering Wind Addition (PIN 192-2808-243-0033)

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, September 6, 2022, to be included in the Plan Commission Meeting Packet.

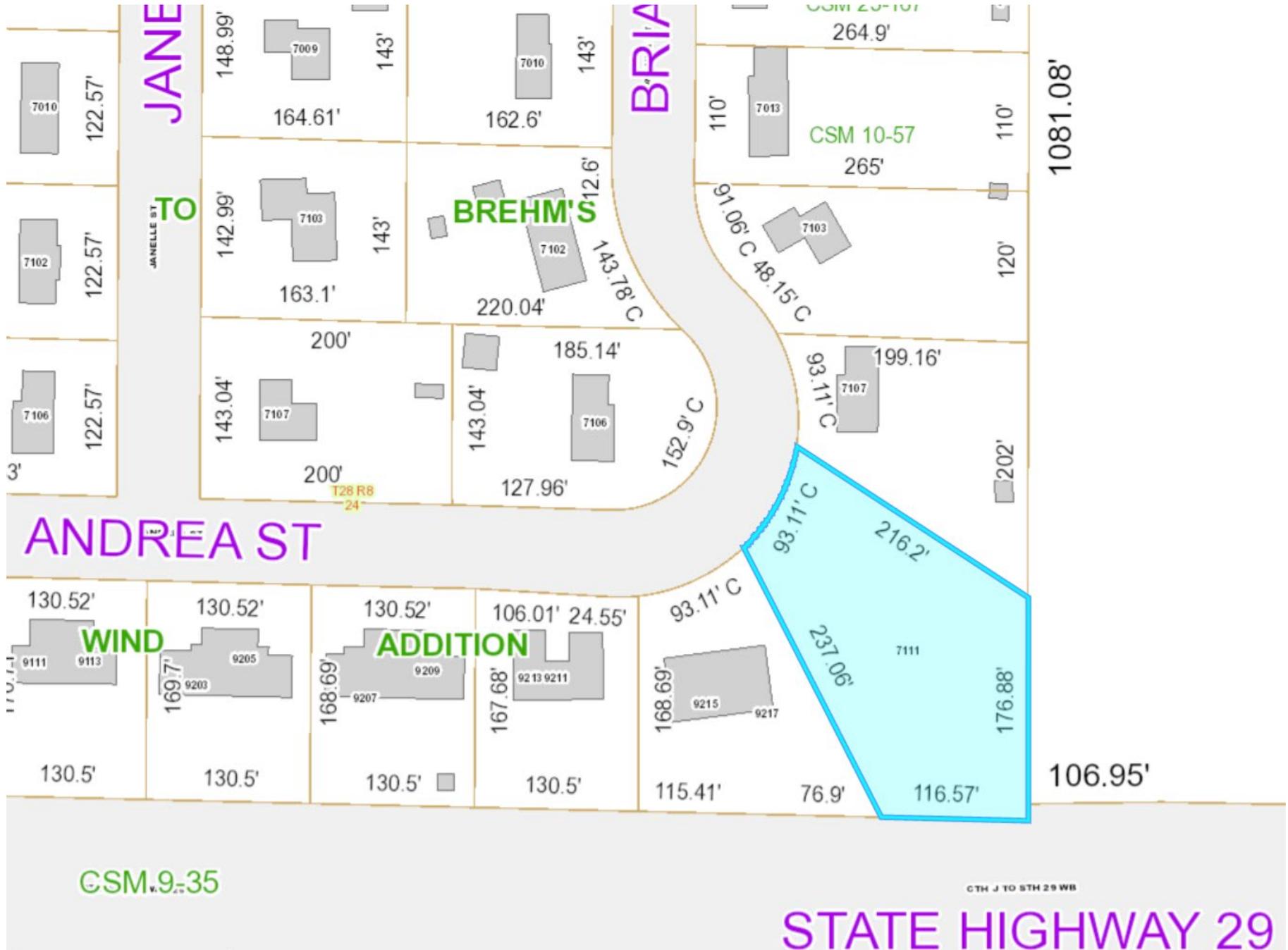
All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. Interested persons who are unable to attend the meeting in-person have the option to attend the meeting via a Zoom link that will be provided on the meeting agenda, where they can still participate and comment.

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 25th day of August 2022

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, August 29, 2022, and Sunday, September 4, 2022.



CTH J TO 5TH 29 WB

STATE HIGHWAY 29

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, September 12, 2022
Description:	Public Hearing – Project #20220294– Timber Ridge Builders, 131575 County Road L, Athens WI 54411, requesting a Conditional Use Permit to allow for Section 94.4.02(1) G & H to be waived and modified, within the 2F (Two Family Residential) Zoning District at 7111 Brianna Street (192 2808 243 0033).
From:	Emily Wheaton, Assistant Planner
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Timber Ridge Builders to waive and modify Section 94.4.02(1) G & H at 7111 Brianna Street?

BACKGROUND

Timber Ridge Builders has submitted a Conditional Use Permit request to waive and modify performance standards for a two family home they wish to build at 7111 Brianna Street. The property is zoned 2F Two Family Residential Zoning District. Specifically, the applicant is looking to waive performance standards G and H of Section 94.4.02(1) for Two Family Homes. These performance standards regulate the amount of garage width that can face a front yard, see below.

- g. The side of any residence facing the front yard shall not be less than 24 feet in width, not including attached garages, carports, and open decks. The ratio of each residence's length to its width shall be no greater than 5 to 2. Therefore, a minimum 24-foot long residence must be at least 9 feet 7 inches wide.
- h. The width of attached garages with front yard facing garage doors shall be limited to a maximum of 60 percent of the overall width of the residence as it faces the front yard.

The proposed design of the house denotes 42 feet of garage and 22 feet of house facing the front yard. This means the house does not meet the requirement of 24 feet of the house facing the front yard as well as the garage will exceed the 60/40% ratio of garage (65%) to house facing the front yard. Timber Ridge Builders are requesting the performance standards be waived to only have 22 feet facing the front yard as well as having 65% of garage face the front yard. The house will meet all other elements of the zoning code.

Attached Docs:	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20220294, Site Plan and Building Elevations.
Committee Action:	None to date.
Fiscal Impact:	None
Recommendation:	Staff recommends approval of the Conditional Use Permit with the attached conditions.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20220294, allowing Section 94.4.02(1) G & H to be waived and modified at 7111 Brianna Street.

ADDITIONAL ACTION: Notify applicant of [approval / denial] [Staff]



To: Village of Weston
5500 Schofield Avenue
Weston, WI 54476

Date: August 16, 2022

From: Tappe Wilde Rentals, LLC
Timber Ridge Builders, LLC

Re: Conditional Use Permit for New-Single Family and Two-Family Construction

Dear Village of Weston,

We are requesting a conditional use permit for construction of a new multi-family unit at the following address:

7111 Brianna St
Weston, WI 54476

The reason for a conditional use permit pertains to the following zoning requirements that are not met based on our elevation plan for our new multi-family unit:

a) The side of any residence facing the front yard shall not be less than 24 feet in width, not including attached garages, carports, and open decks. The ratio of each residence's length to its width shall be no greater than 5 to 2. Therefore, a minimum 24-foot long residence must be at least 9 feet 7 inches wide.

b) The width of attached garages with front yard facing garage doors shall be limited to a maximum of 60 percent of the overall width of the residence as it faces the front yard.

According to our building plan, there is 22 feet of building facing the front yard and the garage is 64% of the front of the structure.

With the need for new and affordable housing in Weston, we find this conditional use permit justified on the following grounds relating to our new multi-family unit:

- Our intention is to provide quality and affordable housing for village of Weston residents. Given the fact that we would have to increase the size of the main structure of our building to meet the zoning requirements, this only means increased building costs and rent for future tenants of this duplex.
- We also own multiple other units in the Village of Weston of the same floor plan, design and size as this proposed structure, specifically citing the following duplexes near the lot we are seeking the conditional use permit for:

- 9211, 9213 Andrea St
Weston, WI 54476
- 7110, 7112 Brehm St
Weston, WI 54476

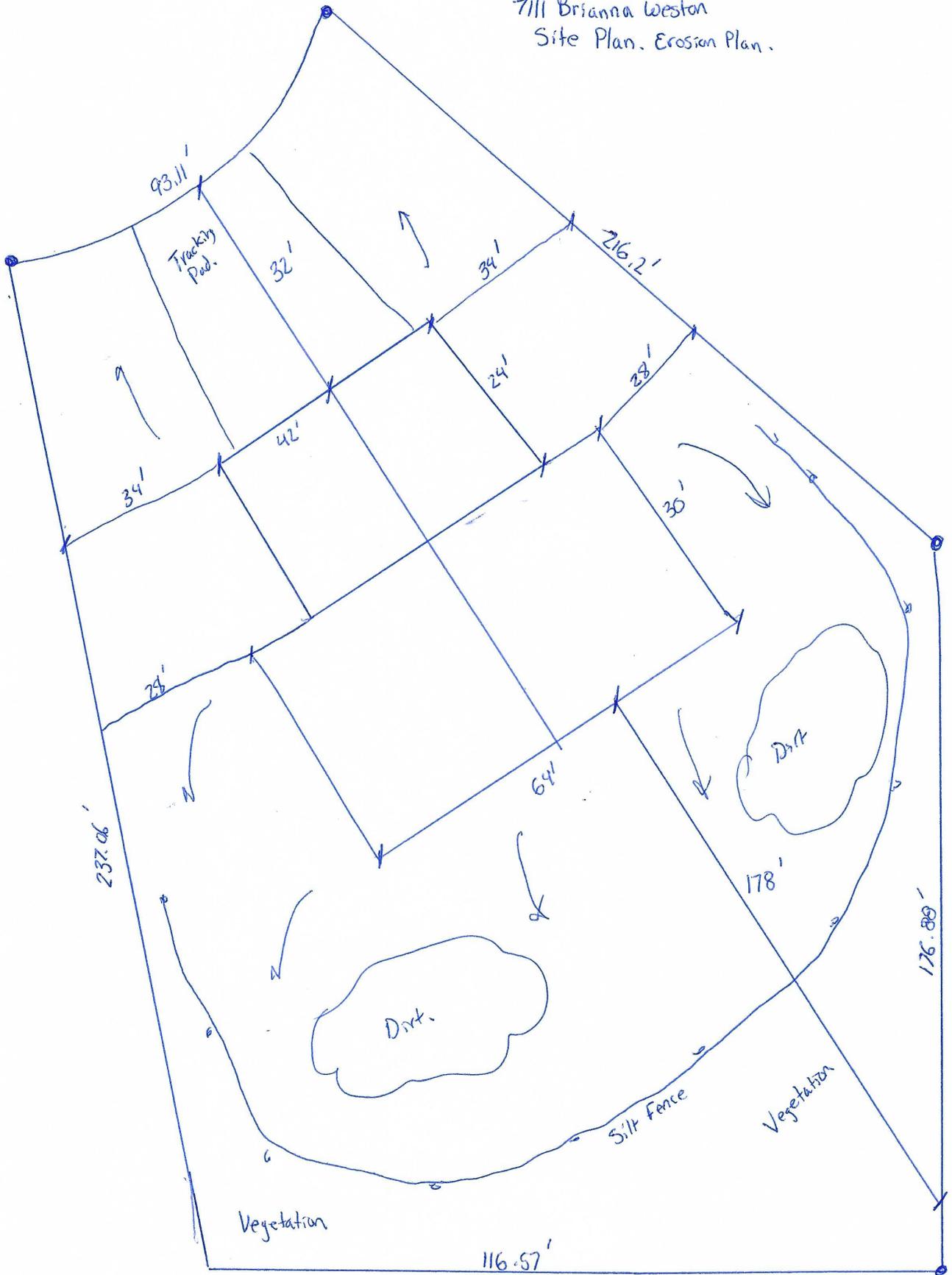
Our goal is to offer quality, affordable housing for residents. With increased costs in material, labor, and labor shortages, it will only cause rent for our tenants to be much less affordable if we are required to alter our building plan and the size of the proposed duplex.

Based on the statements above, we respectfully request a conditional use permit for the construction of our new two-family unit, based on our current building plan.

Respectfully Submitted,

Tappe Wilde Rentals, LLC
Timber Ridge Builders, LLC

7111 Brianna Weston
Site Plan. Erosion Plan.





REAR ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



FRONT ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

CUSTOM DUPLEX
PRELIMINARY SET

DUPLEX C
JOB LOCATION

Timber Ridge
BUILDERS
WESTON, WISCONSIN

VIZIONDESIGN
GROUP

DATE:
3/7/2022
DRAWN BY:
VDG : APV
SHEET:
A-2