



**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, April 8, 2019, 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 #20191292** Rick Drewek, of Richard Drewek Revocable Trust, 2094 Pasque Flower Place, Kronenwetter, WI 54455, requesting a Conditional Use Permit, pursuant to 94.4.09(2)11, to allow for a proposed Accessory Structure (for Residential Use) exceeding both the maximum accessory structure floor area and maximum accessory building height, on a property within the MF (Multiple Family Residential) Zoning District, D-RT (Design – Rail-to-Trail) Overlay Zoning District, and the WHP-B (Wellhead Protection-Zone B) Overlay Zoning District, described as:

Lot 2 of Certified Survey Map #15419, of Vol. 70, Pg. 1, Document #1535134, Section 16 T28N R8E, Village of Weston, Marathon County, Wisconsin. This vacant parcel is addressed as 4702 Ross Avenue and consists of 3.526 acres.

**Project #20191293** Mike Lewandowski, 5310 Willow Street, Weston, WI 54476, on behalf of Herbert and Joyce King, 6303 Von Kanel Street, Weston, WI 54476, requesting to rezone vacant land from SF-S (Single-Family – Small Lot) Zoning District to SF-L (Single-Family – Large Lot) Zoning District, with WHP-B (Wellhead Protection-Zone B) Overlay District, to allow that piece of land to be combined with 6303 Von Kanel Street, zoned SF-L (Single-Family – Large Lot) Zoning District, with WHP-B (Wellhead Protection-Zone B) Overlay District, for property access purposes, and is described as:

Of part of a parcel of land described in Document Number 1432907, located in part of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, and further described as follows:

Commencing at the North 1/4 corner of said Section 21; Thence South 00°20'45" East along the North - South 1/4 line, 1086.00 feet; Thence North 89°49'47" East, 33.00 feet to the East right-of-way line of Von Kanel Street and the point of beginning; Thence continuing North 89°49'47" East, 151.00 feet to the East line of a parcel of land described in Document Number 1432907; Thence South 00°20'45" East along said East line, 197.85 feet to the North line of Parcel 1 of Certified Survey Map Number 10742 recorded in Volume 44 of Certified Survey Maps on Page 184; Thence North 30°44'18" West along said North line of Parcel 1, 2.19 feet to the East line of Parcel 2 of Certified Survey Map Number 10684 recorded in Volume 44 of Certified Survey Maps on Page 126; Thence North 00°22'18" West along said East line, 100.08 feet to the North line of said Parcel 2 of Certified Survey Map Number 10684; Thence South 89°49'00" West along said North line, 149.85 feet to said East right-of-way line of Von Kanel Street; Thence North 00°20'45" West along said East right-of-way line, 95.93 feet to the point of beginning.

That the above described parcel of land contains 14,597 square feet or 0.335 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](mailto:vparker@westonwi.gov), by noon on Tuesday, April 2, 2019, to be included in the Plan Commission

Meeting Packet. All interested persons attending the Public Hearing will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21<sup>st</sup> day of March 2019

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, March 25, 2019 and Monday, April 1, 2019.

# Village of Weston Marathon County, WI



## OFFICIAL ZONING MAP



Map Date: 3/25/2019  
Adoption Date: 2/21/2019



### LEGEND

4702 Ross Avenue

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

### ZONING DISTRICTS

PR Parks and Recreation

RR-5 Rural Residential-5 Acre

SF-S Single Family Residential-Small Lot

2F Two Family Residential

MF Multiple Family Residential

INT Institutional

B-2 Highway Business

LI Limited Industrial

GI General Industrial

RM Rural Mixed

### OVERLAY ZONING DISTRICTS

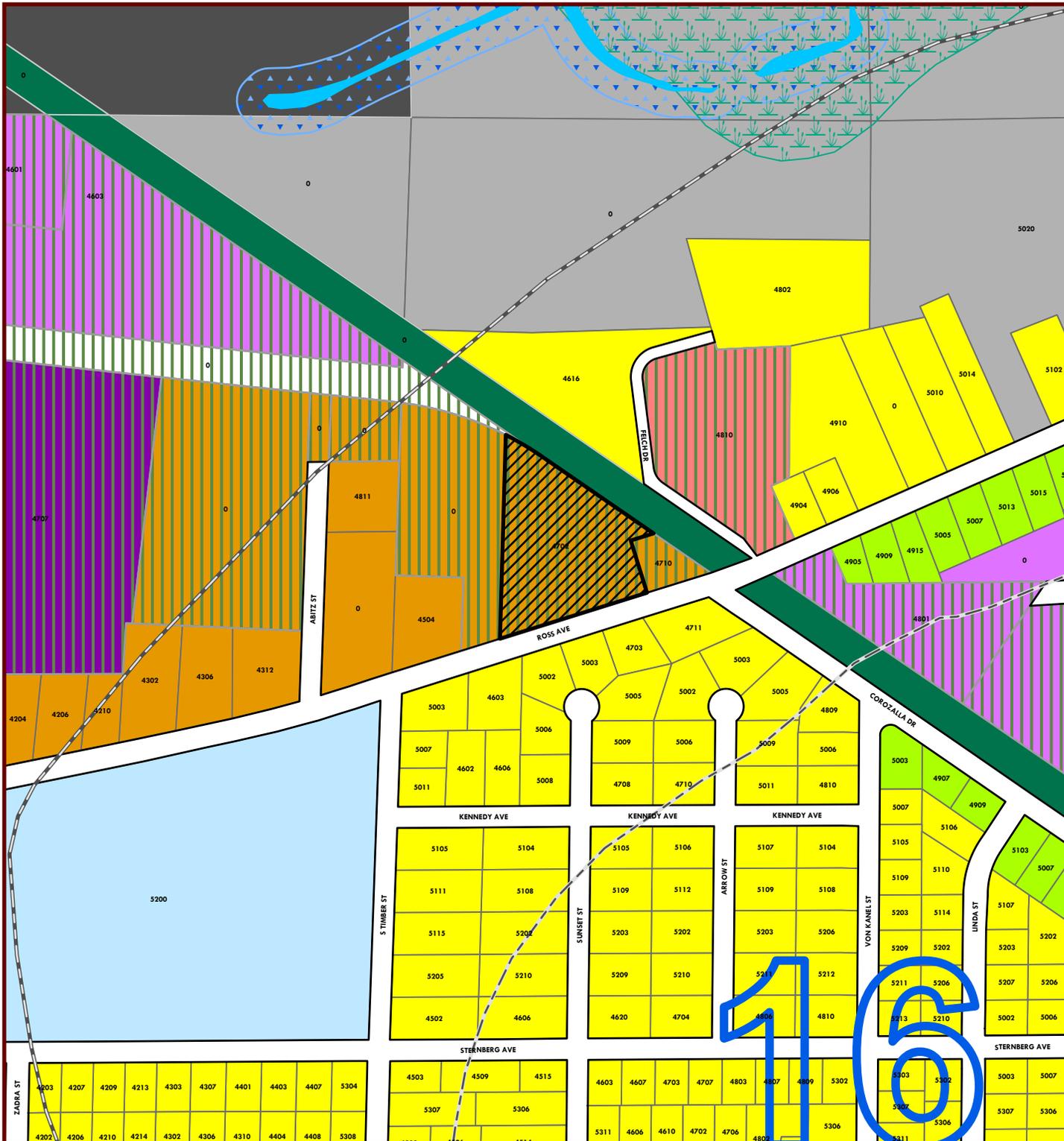
D-RT Design: Rail-to-Trail Overlay

Village of Weston Shoreland Overlay

### WELLHEAD PROTECTION OVERLAY

Zone A 1-Year Municipal Well Recharge Area

Zone B 5-Year Municipal Well Recharge Area



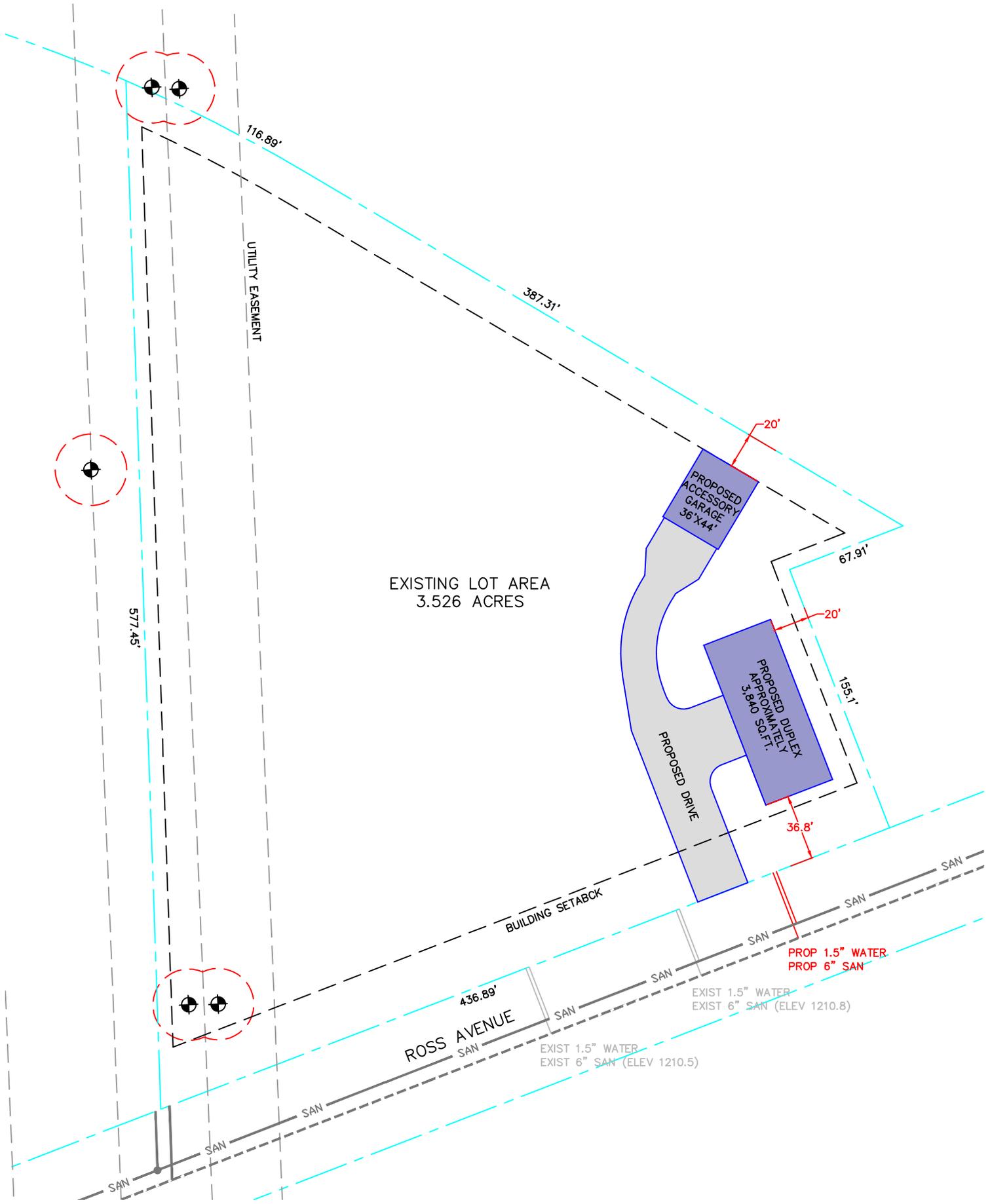
## Project Narrative

The proposed development at 4702 Ross Avenue is for a two-family residential dwelling and a detached accessory garage. The parcel is currently zoned MF, Multi-Family Residential. A two-family dwelling is an allowed use within the current zoning district. An accessory structure is also allowed within the current zoning.

The proposed two-family dwelling will be approximately 3,840 square feet in size, including the attached garages. The proposed accessory garage will be 1,584 square feet. The main use of the garage will be for private storage by the land owner. It is anticipated that the garage will house a RV as well as smaller equipment. A convenience bathroom, utility sink, and floor drain are planned.

The Conditional Use is being applied for in order to construct an accessory garage that does not meet the code area and height restrictions. In order to park a RV inside of the garage, the height is required to exceed the code maximum of 15 feet. The owner proposes to limit the height of the accessory structure to the height of the two-family dwelling. These heights are proposed to be 17 feet, 6 inches. Along with the indoor RV storage, the owner proposes to store other personal equipment in the garage. To eliminate the need for multiple accessory structures or outdoor storage, the owner proposes to construct a larger garage to store everything indoors.

The exterior treatments of the two-family residence and the accessory structure are proposed to be similar in material and color.



EXISTING LOT AREA  
3.526 ACRES

PROP 1.5" WATER  
PROP 6" SAN

EXIST 1.5" WATER  
EXIST 6" SAN (ELEV 1210.8)

EXIST 1.5" WATER  
EXIST 6" SAN (ELEV 1210.5)

ROSS AVENUE

UTILITY EASEMENT

PROPOSED DRIVE

PROPOSED ACCESSORY GARAGE 36' X 44'

PROPOSED DUPLEX APPROXIMATELY 3,840 SQ. FT.

BUILDING SETBACK