

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING
AMENDMENT TO COMPREHENSIVE PLAN & OFFICIAL ZONING MAP



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, June 8, 2020, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to consider the proposed amendments to the Comprehensive Plan and the Official Zoning Map. The purpose of the Public Hearing is to accept public comments on the proposed amendment.

The Village is requests that the future land use map & official zoning map be amended to change the land use designations and zoning designation on the following properties owned by the Village:

1. **Project #20200161 –**

- a. **4707 Camp Phillips Rd** – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
- b. **4106 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
- c. **4204 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969)

2. **Project #20200162 –**

A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin

Commencing at the South ¼ corner of Section 23, thence N 33o 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the Easterly R/W of Zinser Street; thence N 0o 06' 04" E, 382.14 feet along the Easterly R/W of Zinser Street to the point of beginning of the parcel herein described; thence continuing N 0o 06' 04" E, 348.08 feet along the Easterly R/W of Zinser Street to the SW Corner of Lot 2 CSM No. 17438; thence S 89o 55' 55" E, 314.00 feet along the South line of Lot 2 to the Southeast corner thereof; thence N 0o 06' 04" E, 37.19 feet along the East line of Lot 2; thence S 89o 55' 55" E, 324.67 feet; thence S 0o 00' 00" E, 384.52 feet; thence N 90o 00' 00" W, 639.34 feet to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 234,271 SF or 5.38 Acres. Subject to all roadways and easements of record.

AND

Commencing at the South ¼ corner of Section 23, thence N 33o 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the point of beginning of the parcel herein described; thence N 0o 06' 04" E, 730.23 feet along the Easterly R/W of Zinser Street to the SW Corner of Lot 2 CSM No. 17438; thence S 89o 55' 55" E, 314.00 feet along the South line of Lot 2 to the Southeast corner thereof; thence N 0o 06' 04" E, 37.19 feet along the East line of Lot 2; thence S 89o 55' 55" E, 324.67 feet; thence S 0o 00' 00" E, 192.19 feet to the centerline of an ANR Gas pipeline easement; thence S 89o 55' 55" E, 642.34 feet along the centerline of said easement to the Westerly R/W of Progress Way; thence S 0o 13' 48" W, 578.46 feet along the Westerly R/W of Progress Way to the Northerly R/W of Weston Avenue; thence N 89o 47' 13" W, 1280.05 feet along the Northerly R/W of Weston Avenue to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record.

Land use designation from Park and Recreation to Industrial and zoning from AR Agriculture and Residential to LI Limited Industrial. (PIN 192 2808 234 0990)

All properties are currently owned by the Village of Weston.

The hearing notices with application materials is 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, June 2, 2020, to be included in the Plan Commission Meeting Packet. Any written comments received shall become part of the record. **All interested persons wishing to provide testimony during the Public Hearings will be given an opportunity to be heard. Due to the COVID-19 social distancing 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 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 21st day of May 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, 2020 and Monday, June 1, 2020.

Village of Weston Marathon County, WI



FUTURE LAND USE MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

Project #20200162 Parcels

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Surface Water

Future Land Use

Agriculture

Business/Office Park

Commercial

Environmental Corridor

Industrial

Institutional

Mixed Use

Multifamily Residential

Park and Recreation

Planned Neighborhood

Single Family Residential - Sewered

Single Family Residential - Unsewered

Two Family Residential



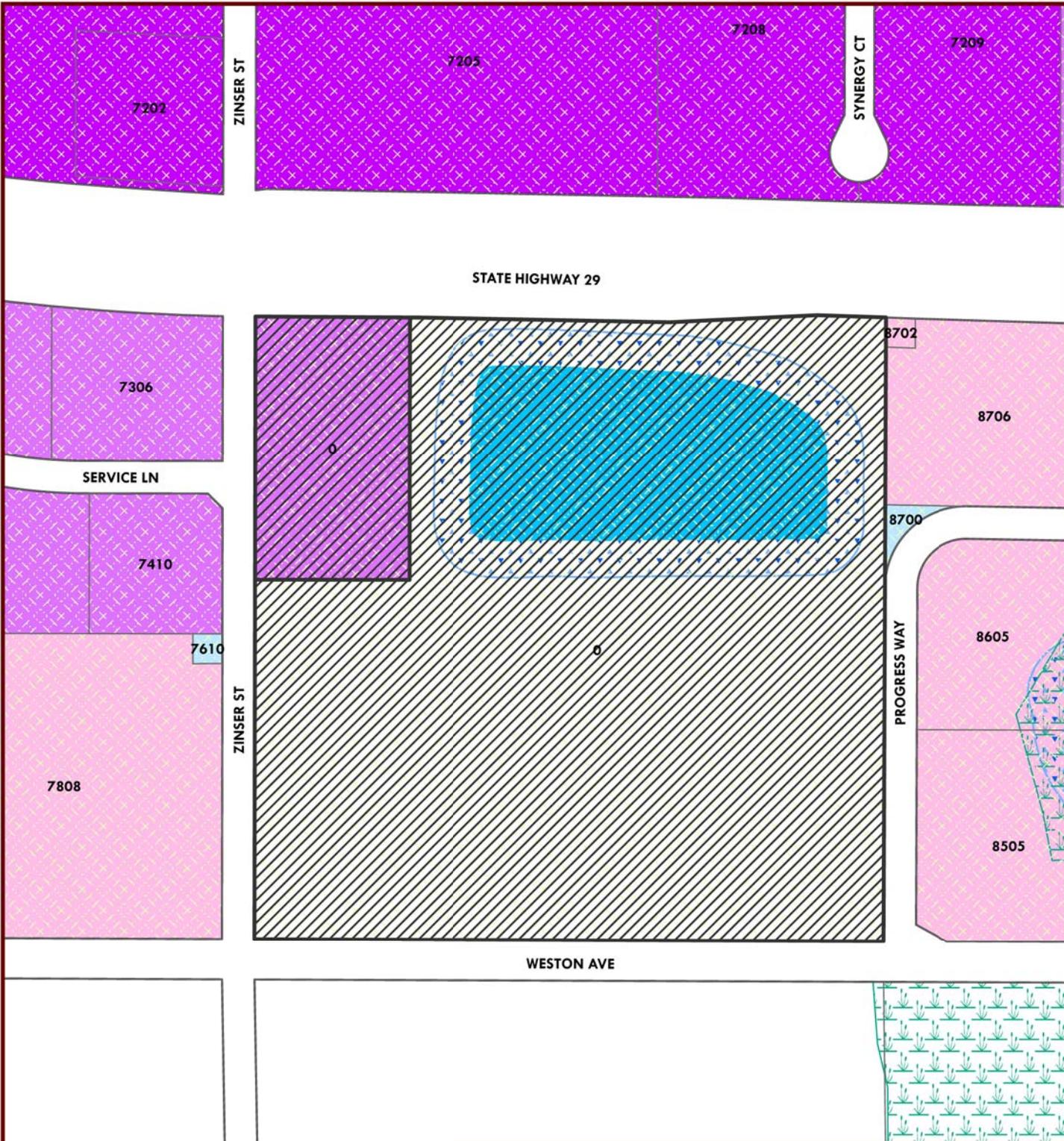
Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

Project #20200162 Parcels

MUNICIPAL FEATURES

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

ZONING DISTRICTS

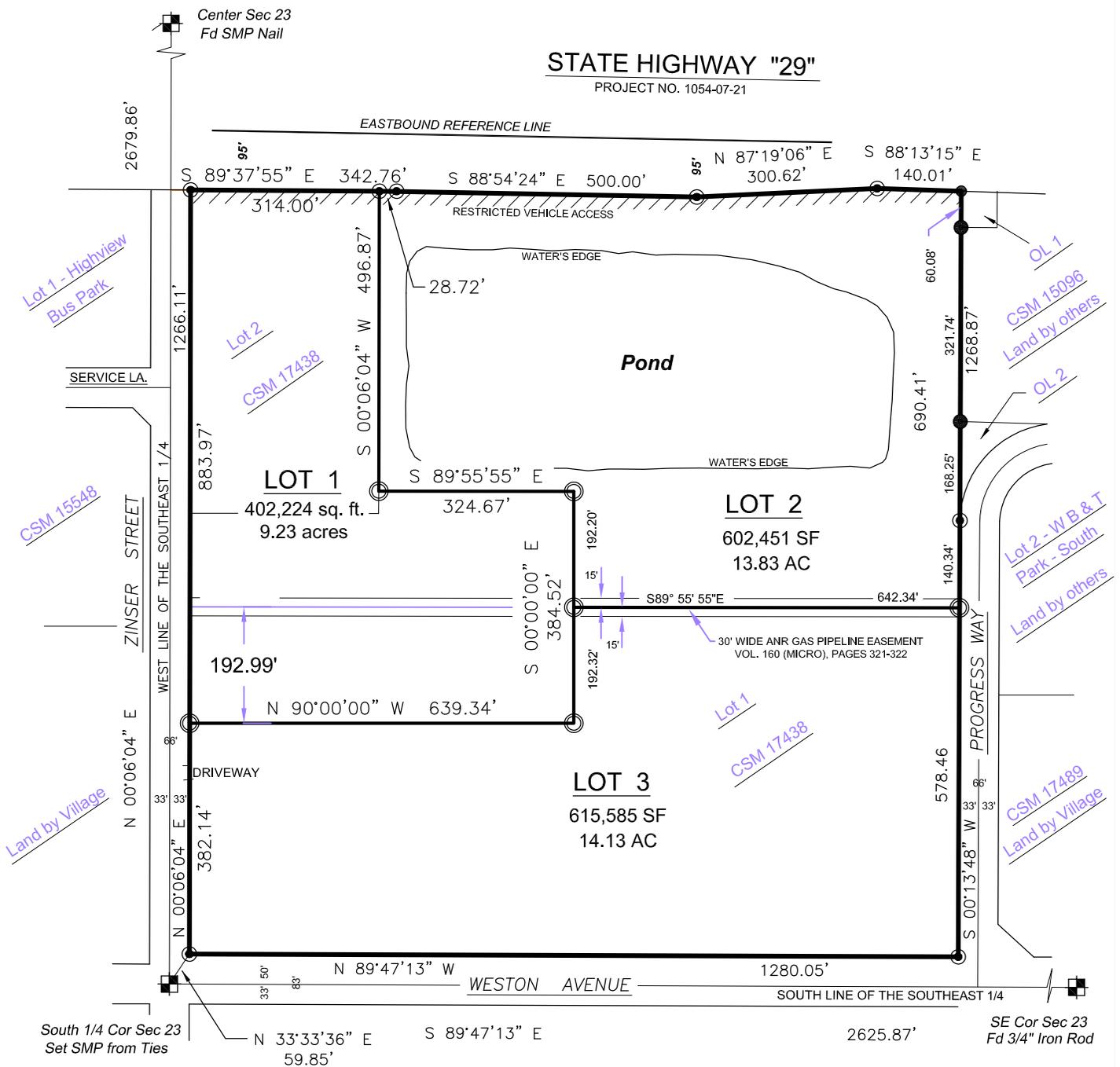
- AR - Agriculture and Residential
- PR - Parks and Recreation
- INT - Institutional
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial

Overlay Districts

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

Certified Survey Map No _____

OF ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 17438
 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23
 TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON
 MARATHON COUNTY, WISCONSIN



GRAPHIC SCALE



1 inch = 250ft.

BEARINGS ARE REFERENCED TO THE
 SOUTH LINE OF THE SE 1/4 OF SEC 23
 ASSUMED TO BEAR S 89° 47' 13" E

- 1" X 24" OD IRON PIPE WEIGHING
1.13 LBS/LINEAL FOOT SET
- FOUND 3/4" IRON ROD
- ⊙ FOUND 1" ID IRON PIPE
- () RECORD DATA