



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING
AMENDMENT TO COMPREHENSIVE PLAN**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Board of Trustees on Monday, August 15, 2011, at 6:00 p.m. at the Village Municipal Center located at 5500 Schofield Avenue, Weston, Wisconsin, to hear comments and concerns related to the proposed Comprehensive Plan Amendments for the Village of Weston Comprehensive Plan. The purpose of the Public Hearing is to consider the potential amendments listed below to the Comprehensive Plan Future Land Use Map of the Comprehensive Plan.

CPMA-5-11-1189 - Valdres Springs, LLC, 1105 Arnold Street, Rothschild, WI 54474, requesting a Comprehensive Plan Map Amendment to change the future land use designations on the Future Land Use Map from Residential to Commercial on the property described as Lots 5 through 14 of Valdres Springs located in Section 21 of Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Also known as 4504 & 4506 E. Everest Avenue, 4602 & 4604 Valdres Springs Court, 4606 & 4608 Valdres Springs Court, 4610 & 4612 Valdres Springs Court, 4802 & 4804 Barbican Avenue, 4806 & 4808 Barbican Avenue, 4810 & 4812 Barbican Avenue, and 4814 & 4816 Barbican Avenue.

CPMA-5-11-1191 - Weston Properties, LLC., 5811 Camp Phillips Road, Weston, WI 54476, requesting a Comprehensive Plan Map Amendment to change the future land use designations on the Future Land Use Map from Residential to Commercial on the property described as Part of the Southwest quarter of the southwest quarter commencing 497.6 feet north and 33 feet east of the southwest corner, north 125 feet, east 200 feet, south 125 feet and west 200 feet to the beginning. The property is also known as 5905 Camp Phillips Road and is approximately 0.57 acres.

Copies of the proposed Comprehensive Plan Amendments are available for review at the Village Municipal Center during regular business hours or can be accessed on the Village's Comprehensive Plan website located at <http://www.westonwisconsin.org/planning/compplan/proposedamend.php>.

Written testimony may be forwarded to the Village of Weston Board, Fred Schuster, President, 5500 Schofield Avenue, Weston, WI 54476 or emailed to jhiggins@westonwisconsin.org before the time of the hearing. All interested persons will be given an opportunity to be heard. Any person planning to attend needing special accommodations in order to participate should call the Village at (715) 359-6114.

For more information regarding this public hearing, or to obtain a copy of the proposed Plan amendments, please contact Jennifer Higgins, Community Development Director, (715) 241-2638 or via email at jhiggins@westonwisconsin.org.

All interested parties will be heard.

Dated this 7th day of July, 2011


Sherry L. Weinkauff
Village Clerk

Published as a legal ad in the Monday, July 11, 2011, and Monday, August 8, 2011 editions of the Wausau Daily Herald.

**RESOLUTION #VW-10-11
VILLAGE OF WESTON**

**ADOPTION OF THE RECOMMENDED AMENDMENTS TO THE COMPREHENSIVE
PLAN AS PREPARED BY THE
VILLAGE OF WESTON PLAN COMMISSION**

WHEREAS, the Village Board of the Village of Weston established a Plan Commission for the purposes of preparing and amending a recommended Comprehensive Plan for the Village of Weston; and

WHEREAS, on April 3, 2006 the Village Board adopted the Village of Weston Comprehensive Plan to promote public health, safety, and welfare of the Village by effectively guiding long-range growth and development within the Village and its statutory extraterritorial planning jurisdiction.

WHEREAS, Article XVI. Comprehensive Plan was created in the Village Code of Ordinances to provide procedures and criteria for amending and updating the Village of Weston Comprehensive Plan.

WHEREAS, members of the public were invited to make comments at a meeting held on June 13, 2011, by the Village Plan Commission, wherein the following Comprehensive Plan amendment herein adopted was reviewed and commented upon by members of the public; and

WHEREAS, the Village of Weston Plan Commission has reviewed the recommended amendment to the Comprehensive Plan at a regular monthly meeting; and

WHEREAS, the Village of Weston Plan Commission reviewed the following Comprehensive Plan Amendment Applications, found these applications to meet the criteria outlined in Sec. 94.239 Approval Criteria warranting inclusion in this resolution and the 2011 Comprehensive Plan Amendment Cycle:

- 1) CPMA-5-11-1189 having been filed with the Village Clerk by Valdres Springs, LLC., 1105 Arnold Street, Rothschild, WI 54474 requesting a Comprehensive Plan Map Amendment to change the future land use designations on the Future Land Use Map from Residential to Commercial on the properties known as 4504 & 4506 E. Everest Avenue, 4602 & 4604 Valdres Springs Court, 4606 & 4608 Valdres Springs Court, 4610 & 4612 Valdres Springs Court, 4802 & 4804 Barbican Avenue, 4806 & 4808 Barbican Avenue, 4810 & 4812 Barbican Avenue, and 4814 & 4816 Barbican Avenue.
- 2) CPMA-5-11-1191 having been filed with the Village Clerk by Weston Properties, LLC., 5811 Camp Phillips Road, Weston, WI 54476 requesting a Comprehensive Plan Map Amendment to change the future land use designations on the Future Land Use Map from Residential to Commercial on the property known as 5905 Camp Phillips Road.

WHEREAS, members of the public, adjacent and nearby local governmental units, and Marathon County will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Village Board for the Comprehensive Plan proposed amendment; and

WHEREAS, after said public hearing, the Village Board will decide whether to adopt by ordinance the proposed amendment to the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the Village of Weston; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

NOW, THEREFORE, BE IT RESOLVED, by the Village of Weston Plan Commission that the recommended Comprehensive Plan amendment is hereby adopted as a part of the Village of Weston Comprehensive Plan pursuant to s.62.23 and s.66.0295, Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan Amendment to the Village of Weston Board for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Adopted this 13 day of June, 2011



Fred Schuster, Chairperson

Village of Weston Plan Commission

ATTEST:



Valerie Parker

Planning Commission Recording Secretary

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

AN ORDINANCE TO AMEND THE VILLAGE OF WESTON COMPREHENSIVE PLAN

The Village Board of the Village of Weston, Marathon County, Wisconsin, do ordain as follows:

SECTION 1: Pursuant to section 62.23(2) and 66.1001(4) of the Wisconsin Statutes, the Village of Weston is authorized to amend, extend or add to the Comprehensive (Master) Plan or carry out any part of the subject matter in greater detail.

SECTION 2: The Village Board of the Village of Weston, Marathon County, Wisconsin, has adopted written comprehensive plan amendment procedures outlined in Secs. 94.236 through 94.242 of the Village zoning code which include criteria to determine if a comprehensive plan amendment is warranted.

SECTION 3: The plan commission of the Village of Weston has reviewed the proposed comprehensive plan amendments CPMA-5-11-1189 and CPMA-5-11-1191 and have directed staff to include these proposed amendments in a resolution to the Village Board.

SECTION 4: The plan commission of the Village of Weston, by a majority vote of the entire commission recorded in its official minutes, has adopted resolution #VW-10-11, which includes CPMA-5-11-1189 and CPMA-5-11-1191, recommending the Village Board adopt the proposed amendments by ordinance for the 2011 comprehensive plan amendment cycle.

SECTION 5: The Village has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6: The Village Board of the Village of Weston, following a public hearing held on August 15, 2011 for the proposed amendments recommended by the Planning Commission in #VW-10-11, has approved CPMA-5-11-1189 and CPMA-5-11-1191 to be included in this ordinance for the 2011 comprehensive plan amendment cycle by a majority vote of the entire Board recorded in its official minutes.

SECTION 7: The Village Board of the Village of Weston, Marathon County, Wisconsin, does, by enactment of this ordinance, formally adopt CPMA-5-11-1189 and CPMA-5-11-1191 as amendments to the original document, "Comprehensive Plan of the Village of Weston," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 8: Any amendments to the Comprehensive Plan shall have the same force and effect as the original adopted plan of April 2006.

SECTION 9: This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication as required by law.

Adopted this 15th day of August 2011

WESTON VILLAGE BOARD

By: Fred Schuster

Fred Schuster, its President

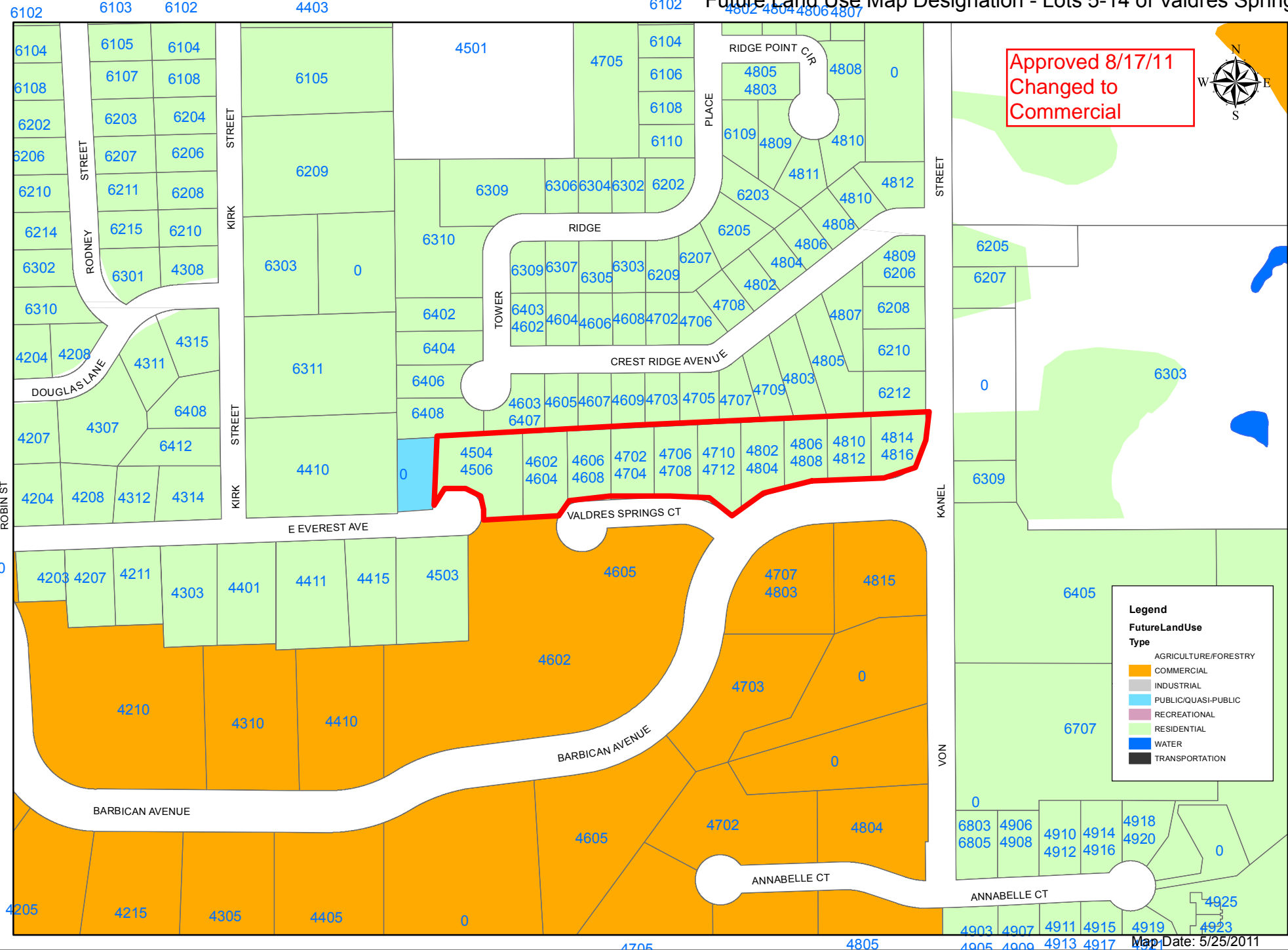
ATTEST:

Sherry Weinkauf

Sherry Weinkauf, its Clerk

APPROVED: 8/15/11

PUBLISHED: 8/17/11



Approved 8/17/11
 Changed to
 Commercial



Legend
Future Land Use Type

AGRICULTURE/FORESTRY
COMMERCIAL
INDUSTRIAL
PUBLIC/QUASI-PUBLIC
RECREATIONAL
RESIDENTIAL
WATER
TRANSPORTATION