



**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 Supervisors on Monday, October 20, 2008, 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-7-08-1020 Village of Weston Comprehensive Plan Future Land Use Map Amendment from Residential to Recreational: 2202 and 2210 Jelinek Avenue.

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 Plan Commission, Fred Schuster, Chairman, 5500 Schofield Avenue, Weston, WI 54476 or emailed to [jhiggins@westonwisconsin.org](mailto: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](mailto:jhiggins@westonwisconsin.org).

All interested parties will be heard.

Dated this 11<sup>th</sup> day of September 2008

Sherry L. Weinkauf  
Village Clerk



**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, September 8, 2008, at 6:00 p.m. to hear testimony relative to application CPMA-7-08-1020 having been filed with the Village Clerk by the Village of Weston Plan Commission, 5500 Schofield Avenue, 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 Recreational on the properties described below:

Lots 1 & 2 of Certified Survey Map #6888 Volume 26 Page 81 except the south 4.59 feet for road purposes. Also known as 2202 Jelinek Avenue and consisting of 0.41 acres.

And

Lot 3 of Certified Survey Map #6888 Volume 26 Page 81 except M746-208, the south 4.59 feet for road purposes. Also known as 2210 Jelinek Avenue and consisting of 0.743 acres.

It is the intent of the Village to add these properties to the Comprehensive Plan Future Land Use Map as future recreational lands so that someday these properties may be added to the adjacent Kennedy Park.

Written testimony may be forwarded to the Village of Weston Plan Commission, Fred Schuster, Chairman, 5500 Schofield Avenue, Weston, WI 54476 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.

Dated this 21<sup>st</sup> day of August, 2008

Sherry L. Weinkauff  
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Monday, August 25, 2008, and Monday, September 1, 2008.

**RESOLUTION #VW-12-08  
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 September 8, 2008, 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 2008 Comprehensive Plan Amendment Cycle:

- 1) CPMA-7-08-1020 having been filed with the Village Clerk by the Village of Weston, 5500 Schofield Avenue, 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 Recreational for 2202 and 2210 Jelinek Avenue.

**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.

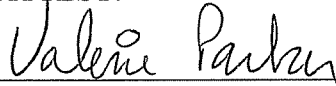
**NOW, THEREFORE, BE IT RESOLVED**, by the Village of Weston Plan Commission that the recommended Comprehensive Plan amendment is hereby adopted as a part of the Village of Weston Comprehensive Plan pursuant to s.62.23 and s.66.0295, Wis. Stats. and that the Plan Commission recommends said Comprehensive 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 8<sup>th</sup> day of September, 2008



Fred Schuster, Chairperson  
Village of Weston Plan Commission

ATTEST:



Valerie Parker  
Planning Commission Recording Secretary

Date Filed	7/11/2008
Amount Paid	N/C
Check No.	N/A
Application #	CPMA-7-08-1

**VILLAGE OF WESTON  
MARATHON COUNTY, WI  
APPLICATION FOR  
COMPREHENSIVE PLAN  
MAP AMENDMENT**



Revised 3/10/2008

Fee: \$250.00 Regular Meeting / \$350.00 Special Meeting

A comprehensive plan map amendment is a change or revision to a land use map designation assigned to a specific property (or properties). Applications for plan map amendments and the applicable fee **must be submitted/postmarked by July 15th** for consideration during the Village's annual comprehensive plan amendment cycle. Applicant will be notified of the date and place of meetings and the public hearing for this proposed amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

**1. Applicant Information**

Applicant Village of Weston Plan Commission Telephone (715) 359-6114  
 Address 5500 Schofield Avenue, Weston WI 54476  
 Email Address: jhiggins@westonwisconsin.org Fax (715) 359-6117

**2. Owner Information (If different than applicant)**

Owner Matthew and Keri Klug Telephone \_\_\_\_\_  
 Address 2202 Jelinek Avenue, Weston WI 54476  
 Email Address: \_\_\_\_\_ Fax \_\_\_\_\_

**3. Correspondence Address:** (This is the address to which all agendas, letters and other materials will be forwarded.)

Name: Matthew and Keri Klug Telephone \_\_\_\_\_  
 Address: 2202 Jelinek Avenue, Weston, WI 54476  
 Email Address: \_\_\_\_\_ Fax \_\_\_\_\_

4. Applicant is (Check one): Owner ( ) Agent ( ) Other ( ) \_\_\_\_\_  
 (If Applicant is not the owner, provide letter of Authorization from All Property Owners) (Specify)

5. The present Owner acquired legal title to the subject property on 6/14/2002  
 (Date)

6. Property location & address: 2202 Jelinek Avenue

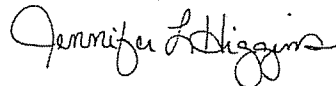
7. Parcel I.D. Number: 192 2808 184 0975

8. Parcel Size/Dimension: (Square feet/Acres) .481 acres

9. Existing Use of Property: single family residential
10. Future Land Use of Property (Future Land Use Map Designation): Future Residential
11. Proposed Future Land Use (by Applicant): Recreational
12. Existing Zoning: R-1
13. Proposed Zoning change (if Applicable): PUL (Public & Utility Lands) - at a future date
14. Surrounding Future Land Use/Zoning Classification/Existing Use: Recreational/PUL/Kennedy Park

15. On a separate sheet of paper, please thoroughly address the following:
- a. Why the comprehensive plan map amendment is being proposed.
  - b. Justification and support for the proposed map amendment. Examples might include a discussion of changes that have occurred in the area of the proposed plan map amendment since the comprehensive plan's adoption, consistency of the proposed amendment with the adopted comprehensive plan and/or how the proposed change will benefit the community.
16. Please attach (preferably on 8.5"X11" or 11"X17" paper) the following:
- a. A vicinity map
  - b. An accurate map showing the specific parcels subject to the amendment request; and,
  - c. Any additional information that you believe supports your request.

I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.



\_\_\_\_\_  
Signature of Applicant

**Applicant attendance at this hearing is not mandatory, but is strongly recommended.**

State of \_\_\_\_\_

County of \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(Seal)

**For Staff Use Only**

Date Filed: 7/11/2008

Application #: CPMA-7-08-1020

Reviewed by Village Staff

Date: 7/11/2008

Forwarded to the Village Plan Commission

Date: 8/21/2008

Date of Public Hearing: 9/8/2008

Recommendation of the Village Planning Commission: M/S/P Maloney/Hancock to approve CPMA-7-08-1020

Resolution #: VW-12-08

Resolution Adoption Date: 9/8/2008

**NOTE: This is only a recommendation. Requires adoption of ordinance by Village Board to become effective.**

30-Day Public Review Period Began on: September 15, 2008

Forwarded to the Village Board on: September 15, 2008

Date of Plan Amendment Public Hearing: October 20, 2008 at 6 pm

Ordinance #: \_\_\_\_\_

Ordinance Approved: \_\_\_\_\_

Ordinance Published: \_\_\_\_\_

Sent to Statutory Distribution List: \_\_\_\_\_

Map Amendment: (Adopted / Denied)

\_\_\_\_\_  
Village President

VILLAGE OF WESTON  
MARATHON COUNTY, WI  
APPLICATION FOR  
COMPREHENSIVE PLAN  
MAP AMENDMENT



Date Filed 7/11/2008  
Amount Paid N/C  
Check No. N/A  
Application # CPMA-7-08-1

Revised 3/10/2008

Fee: \$250.00 Regular Meeting / \$350.00 Special Meeting

A comprehensive plan map amendment is a change or revision to a land use map designation assigned to a specific property (or properties). Applications for plan map amendments and the applicable fee **must be submitted/postmarked by July 15th** for consideration during the Village's annual comprehensive plan amendment cycle. Applicant will be notified of the date and place of meetings and the public hearing for this proposed amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

1. Applicant Information

Applicant Village of Weston Plan Commission Telephone (715) 359-6114  
Address 5500 Schofield Avenue, Weston WI 54476  
Email Address: jhiggins@westonwisconsin.org Fax (715) 359-6117

2. Owner Information (If different than applicant)

Owner Edmund & Elaine Midlikowski Telephone \_\_\_\_\_  
Address 2210 Jelinek Avenue, Weston WI 54476  
Email Address: \_\_\_\_\_ Fax \_\_\_\_\_

3. Correspondence Address: (This is the address to which all agendas, letters and other materials will be forwarded.)

Name: Edmund & Elaine Midlikowski Telephone \_\_\_\_\_  
Address: 2210 Jelinek Avenue, Weston, WI 54476  
Email Address: \_\_\_\_\_ Fax \_\_\_\_\_

4. Applicant is (Check one): Owner ( ) Agent ( ) Other ( ) \_\_\_\_\_  
(If Applicant is not the owner, provide letter of Authorization from All Property Owners) (Specify)

5. The present Owner acquired legal title to the subject property on 6/14/2002  
(Date)

6. Property location & address: 2210 Jelinek Avenue

7. Parcel I.D. Number: 192 2808 184 0976

8. Parcel Size/Dimension: (Square feet/Acres) .743 acres

9. Existing Use of Property: single family residential
10. Future Land Use of Property (Future Land Use Map Designation): Residential
11. Proposed Future Land Use (by Applicant): Recreation
12. Existing Zoning: R-1 Single Family - 15,000 sq ft minimum lot size
13. Proposed Zoning change (if Applicable): N/A
14. Surrounding Future Land Use/Zoning Classification/Existing Use: Kennedy Park is zoned PUL and is shown as Recreation on the future land use map. There is DCE school property and single family lots across the street that are zoned R-1 Single Family and are shown as future residential on the FLU map.
15. On a separate sheet of paper, please thoroughly address the following:
- a. Why the comprehensive plan map amendment is being proposed.
  - b. Justification and support for the proposed map amendment. Examples might include a discussion of changes that have occurred in the area of the proposed plan map amendment since the comprehensive plan's adoption, consistency of the proposed amendment with the adopted comprehensive plan and/or how the proposed change will benefit the community.
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- a. A vicinity map
  - b. An accurate map showing the specific parcels subject to the amendment request; and,
  - c. Any additional information that you believe supports your request.

I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.

*Jennifer Higgins*

\_\_\_\_\_  
Signature of Applicant

**Applicant attendance at this hearing is not mandatory, but is strongly recommended.**

State of \_\_\_\_\_

County of \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, by

\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(Seal)

**For Staff Use Only**

Date Filed: 7/11/2008

Application #: CPMA-7-08-1020

Reviewed by Village Staff Date: 7/11/2008

Forwarded to the Village Plan Commission Date: 8/21/2008

Date of Public Hearing: 9/8/2008

Recommendation of the Village Planning Commission: M/S/P Maloney/Hancock to approve CPMA-7-08-1020

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Resolution Adoption Date: 9/8/2008

**NOTE: This is only a recommendation. Requires adoption of ordinance by Village Board to become effective.**

30-Day Public Review Period Began on: September 15, 2008

Forwarded to the Village Board on: September 15, 2008

Date of Plan Amendment Public Hearing: October 20, 2008 at 6 pm

Ordinance #: \_\_\_\_\_

Ordinance Approved: \_\_\_\_\_

Ordinance Published: \_\_\_\_\_

Sent to Statutory Distribution List: \_\_\_\_\_

Map Amendment: (Adopted / Denied)

\_\_\_\_\_  
Village President

**STAFF REPORT  
VILLAGE OF WESTON  
2202 & 2210 JELINEK AVENUE  
COMPREHENSIVE PLAN MAP AMENDMENT REQUEST FROM  
RESIDENTIAL TO RECREATIONAL  
CPMA7-08-1020**

**Date:** September 2, 2008

**Report Prepared By:** Jennifer Higgins, Community Development Director

**Action Requested:** To change the Comprehensive Plan Future Land Use Map Future Land Use Designation from Residential to Recreational.

**Applicant Name:** Village of Weston, 5500 Schofield Avenue

**Property Owner:** Matthew & Keri Klug, 2202 Jelinek Avenue  
Edmund & Elaine Midlikowski, 2210 Jelinek Avenue

**Date of Public Hearing:** September 8, 2008 at 6 pm Village Municipal Center

**Summary:** The applicant has requested that the Comprehensive Plan Future Land Use Map be amended to show this property as future recreational lands so that it can be rezoned to PUL (Public and Utility Lands) to allow for these properties to be added to Kennedy Park at a future date.

**General Location of subject Property:** Lots 1 & 2 of Certified Survey Map #6888 Volume 26 Page 81 except the south 4.59 feet for road purposes. Also known as 2202 Jelinek Avenue and consisting of 0.41 acres. And Lot 3 of Certified Survey Map #6888 Volume 26 Page 81 except M746-208, the south 4.59 feet for road purposes. Also known as 2210 Jelinek Avenue and consisting of 0.743 acres.

**Existing Zoning:** The current zoning on the property is R-1 (Single Family Residential).

**Surrounding Zoning:** PUL (Public & Utility Lands) to the north, west and east. R-1 (Single Family Residential) to the south.

**Existing Land Use:** The properties currently contain single family homes.

**Surrounding Land Use:** The surrounding land use is currently Kennedy Park to the north, west and east. The DCE school district owns the land to the south and has a number of ball fields located there.

**Parcel Size:** The parcels are approximately 0.41 and 0.743 acres.

**Comprehensive Plan Map designation:** The property is currently designated as future residential on the comprehensive plan future land use map.

**Relevant Policies:**

➤ **Section 94.239 Approval Criteria (1) through (12)**

(a) The following criteria shall be considered in any review and approval of amendments to the Village of Weston Comprehensive Plan and Future Land Use map:

- (1) The change is consistent with the overall goals and objectives of the Village of Weston Comprehensive Plan.
- (2) The proposed amendment advances goals, policies and objectives of the Comprehensive Plan.
- (3) Consideration of the previous record if the amendment was reviewed and denied during a previous comprehensive plan review.
- (4) The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- (5) Development resulting from the change does not create an undue or adverse impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- (6) The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- (7) The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- (8) There is a change in Village actions or neighborhood characteristics that would justify a change.
- (9) The change corrects an error made in the original plan.
- (10) There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- (11) The proposed relationship of the proposed amendment to other village codes and regulations.
- (12) The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

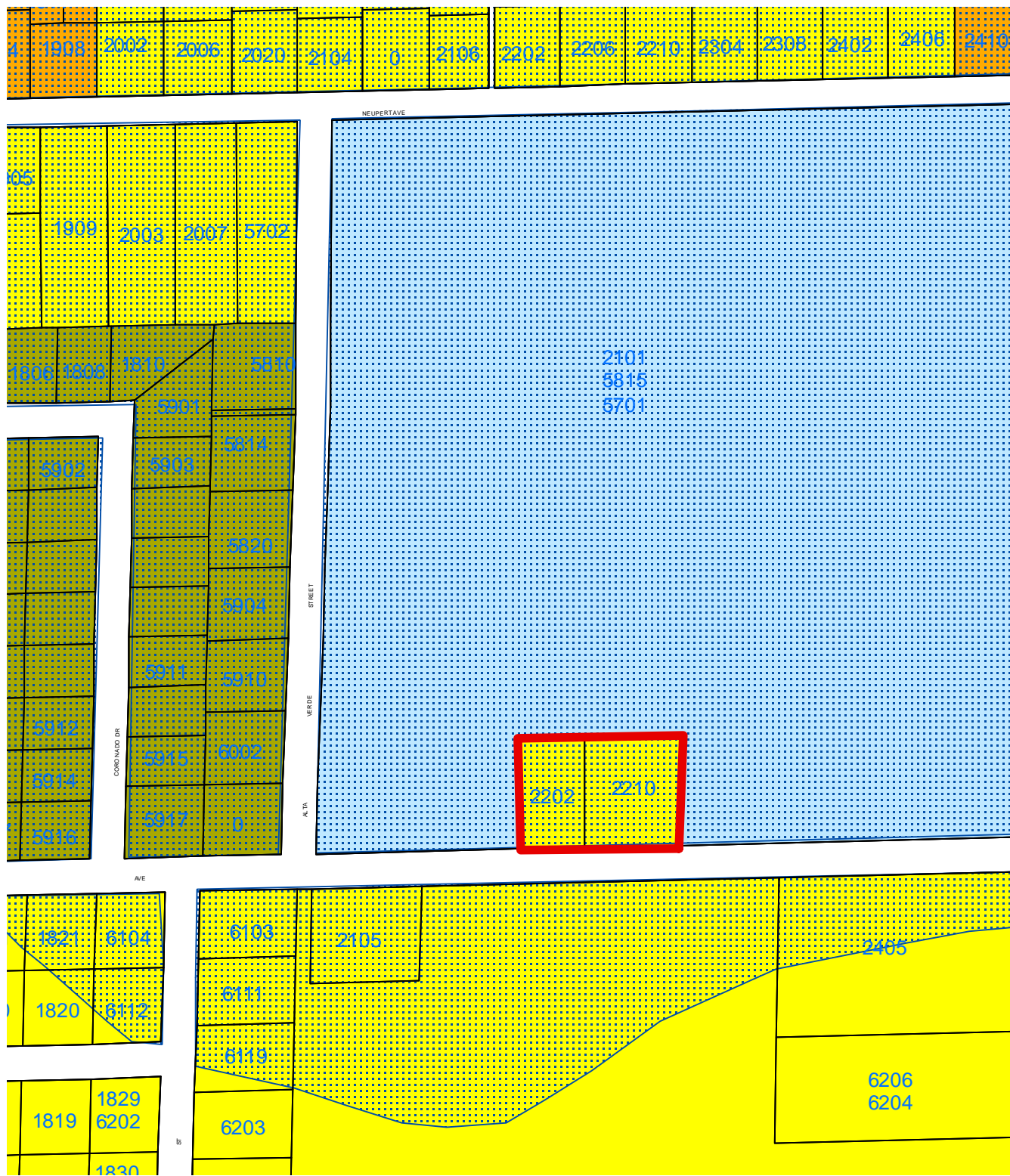
**(b) To change a designation, the proposed Future Land Use map amendment must do one of the following:**

- (1) Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or
- (2) Better implement applicable comprehensive plan policies than the current map designation; or
- (3) Correct an obvious mapping error; or
- (4) Address an identified deficiency in the Comprehensive Plan.

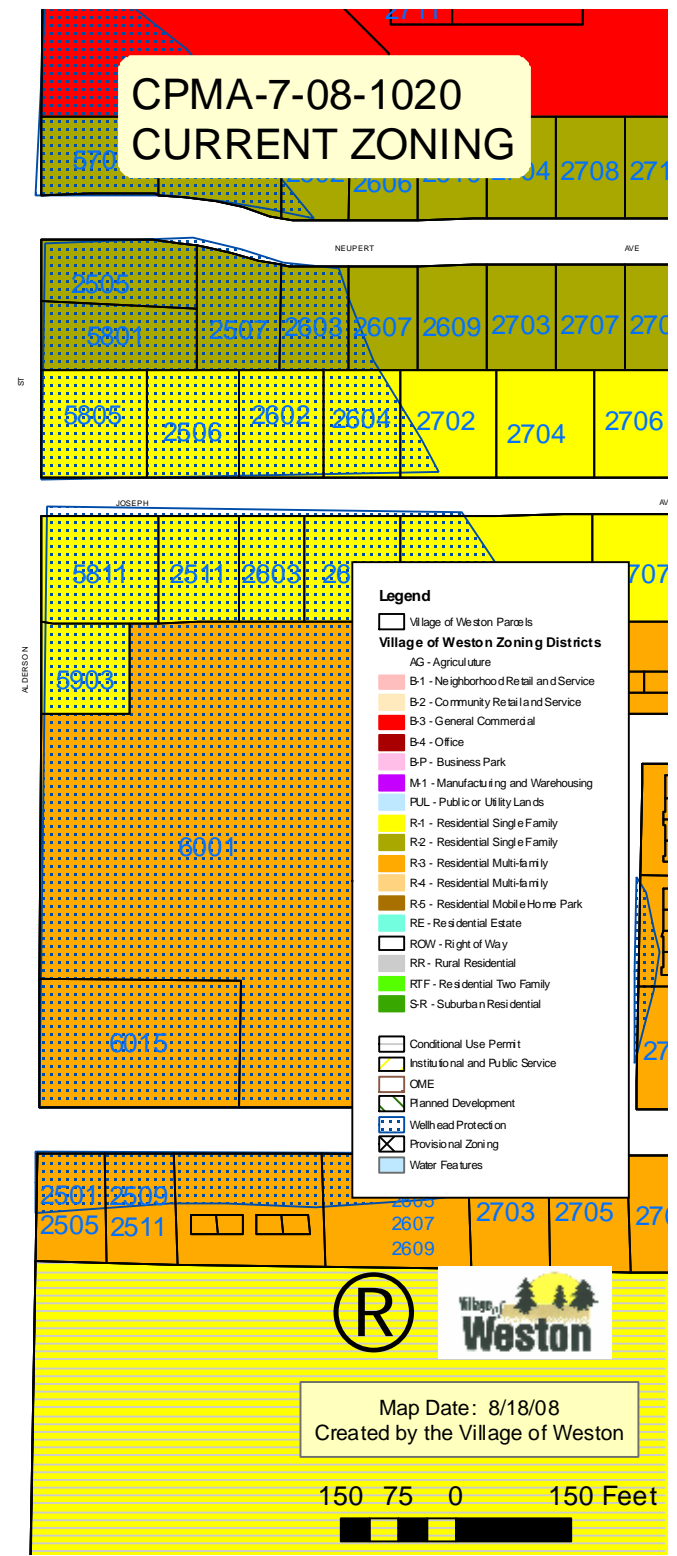
**(c) Comprehensive Plan amendment(s) shall be consistent with Village Planning Policies and the Village of Weston Comprehensive Plan goals, objectives and policies.**

- **Sec. 94.239 (b) (1) – To change a designation, the proposed Future Land Use map amendment must respond to a substantial change in conditions beyond the property owner’s control applicable to the area within which the subject property lies.**
- **Sec. 94.239 (c) Comprehensive Plan amendment shall be consistent with Village Planning Policies and the Village of Weston Comprehensive Plan goals, objectives and policies.**

**Future Actions that will need to be taken for the property:** If approved, the Plan Commission will need to approve a resolution recommending the comprehensive plan amendments for approval. The Village Board will then need to hold a 30-day public review period followed by a public hearing on the entire amended plan. For the amended plan to be approved, the Village Board will need to adopt the amended plan by ordinance. At the time that the Village purchases these properties, a rezone request will need to be made to rezone the properties to PUL so that they can be added to Kennedy Park.



CPMA-7-08-1020  
CURRENT ZONING



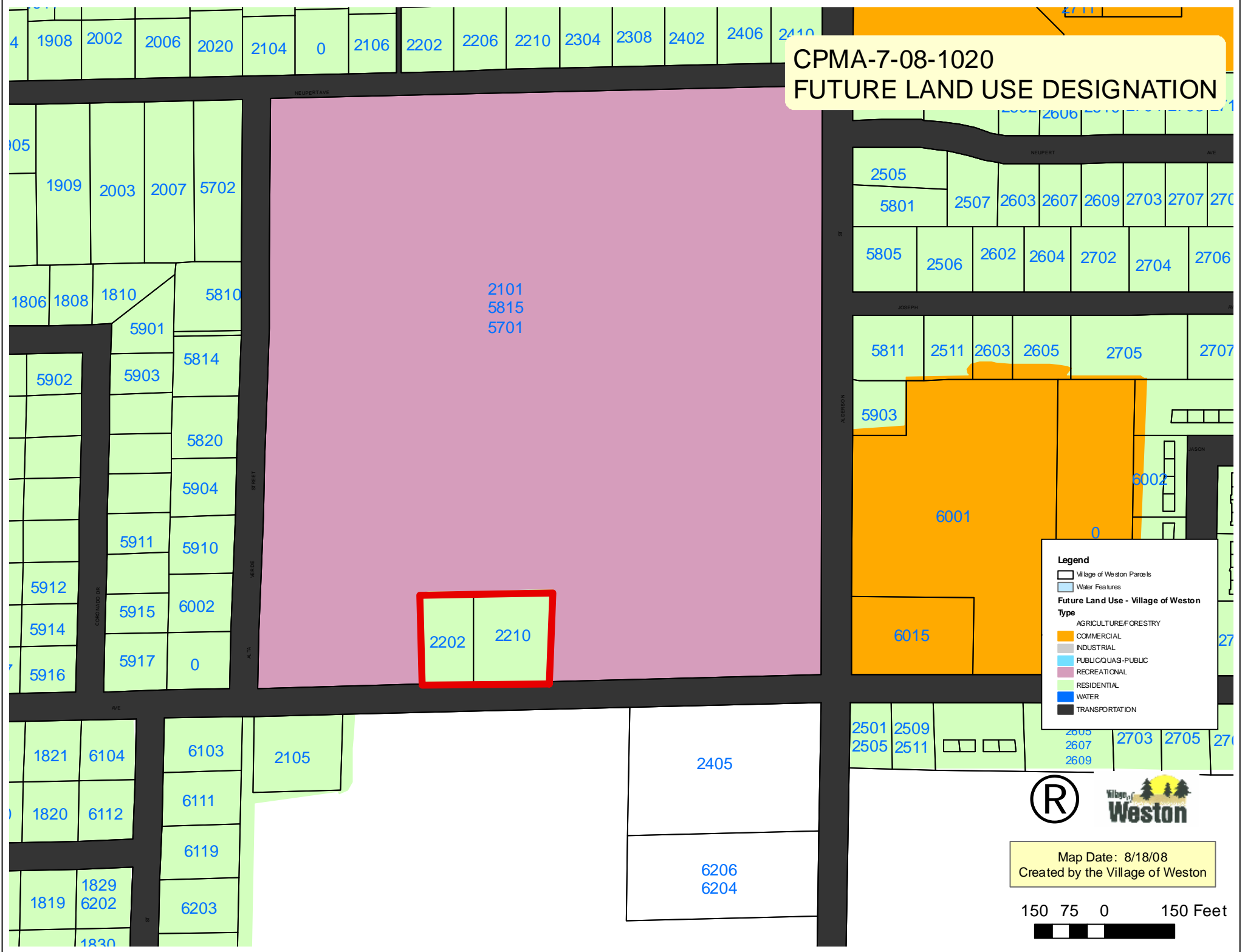
- Legend**
- Village of Weston Parcels
  - Village of Weston Zoning Districts**
  - AG - Agriculture
  - B-1 - Neighborhood Retail and Service
  - B-2 - Community Retail and Service
  - B-3 - General Commercial
  - B-4 - Office
  - BP - Business Park
  - M-1 - Manufacturing and Warehousing
  - PUL - Public or Utility Lands
  - R-1 - Residential Single Family
  - R-2 - Residential Single Family
  - R-3 - Residential Multi-family
  - R-4 - Residential Multi-family
  - R-5 - Residential Mobile Home Park
  - RE - Residential Estate
  - ROW - Right of Way
  - RR - Rural Residential
  - RTF - Residential Two Family
  - SR - Suburban Residential
  - Conditional Use Permit
  - Institutional and Public Service
  - OME
  - Planned Development
  - Wellhead Protection
  - Provisional Zoning
  - Water Features



Map Date: 8/18/08  
Created by the Village of Weston



CPMA-7-08-1020  
 FUTURE LAND USE DESIGNATION

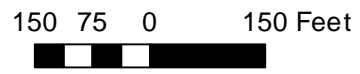


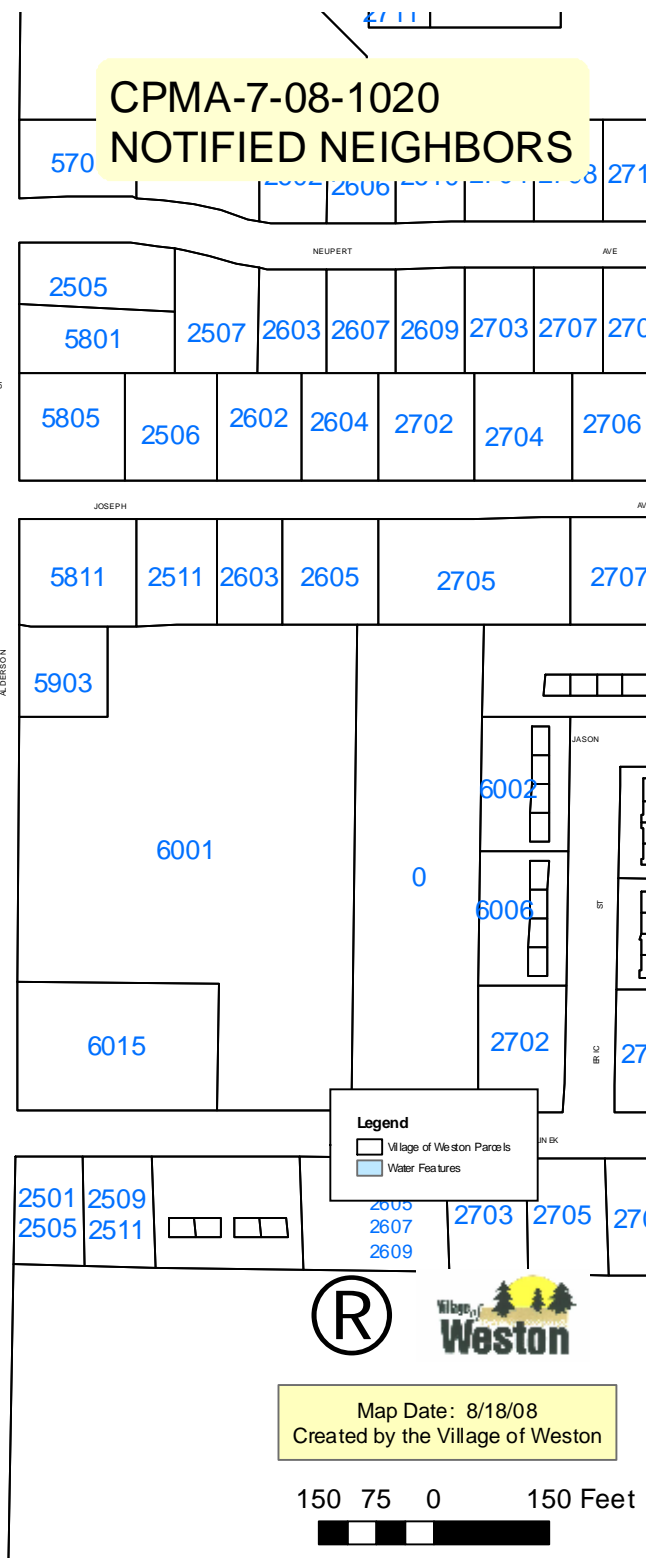
**Legend**

- Village of Weston Parcels
- Water Features
- Future Land Use - Village of Weston Type**
  - AGRICULTURE/FORESTRY
  - COMMERCIAL
  - INDUSTRIAL
  - PUBLIC/QUASI-PUBLIC
  - RECREATIONAL
  - RESIDENTIAL
  - WATER
  - TRANSPORTATION



Map Date: 8/18/08  
 Created by the Village of Weston





VILLAGE OF WESTON  
5500 SCHOFIELD AVE  
WESTON, WI 54476

EDMUND B MIDLIKOWSKI  
2210 JELINEK AVE  
WESTON, WI 54476

MATTHEW J KLUG  
2202 JELINEK AVE  
WESTON, WI 54476

D C EVEREST AREA SCHOOL  
6300 ALDERSON ST  
WESTON, WI 54476

DOA-Comp Planning Grant Program  
Joanna Schumann  
101 E. Wilson Street  
Madison, WI 53702-0001

NCWRPC  
Dennis Lawrence,  
210 McClellan  
Wausau, WI 54403

Marathon County CPZ Department.  
Diane Wessel,  
210 River Drive  
Wausau, WI 54403-5449

D.C. Everest Area School District  
Kristine Gilmore,  
6300 Alderson Street  
Weston, WI 54476

Wausau Headquarters Library  
300 N. First Street  
Wausau, WI 54403

Rothschild Area Branch Library  
211 Grand Avenue  
Rothschild, WI 54474

Town of Weston  
Joan Erdman,  
5209 Mesker Street  
Weston, WI 54476

Town of Ringle  
Paula Zynda,  
R16945 Mole Brook Rd  
Ringle, WI 54471

Town of Reid  
Leeann Budleski,  
2356 County Road Q  
Hatley, WI 54440-9581

Village of Kronenwetter  
Clerk  
1582 Kronenwetter Drive  
Mosinee, WI 54455

Village of Rothschild  
Sheila Pudelko,  
211 N. Grand Avenue  
Rothschild, WI 54474-1199

City of Schofield  
Clerk  
200 Park Street  
Schofield, WI 54476-1164

City of Wausau  
Kelly Michaels-Saager,  
407 Grant Street  
Wausau, WI 54403-4783