TOWN OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. TW 2026-03

AN ORDINANCE TO APPROVE THE REZONING OF APPROXIMATELY 3.012 ACRES OF PROPERTY LOCATED AT 156955 TOWNLINE ROAD FROM RR-5 RURAL RESIDENTIAL – 5 ACRE TO RR-2 RURAL RESIDENTIAL – 2 ACRE

WHEREAS, Dustin Vreeland, 6103 Dawn Street, Weston, Wisconsin, on behalf of Baumann Dairy Farm, LLC, 157636 Townline Road, Wausau, Wisconsin, has submitted Project No. 20260273 requesting the rezoning of approximately 3.012 acres of property located at 156955 Townline Road, Town of Weston, Marathon County, Wisconsin, from RR-5 Rural Residential – 5 Acre to RR-2 Rural Residential – 2 Acre; and

WHEREAS, the proposed rezoning is being requested in conjunction with a proposed Certified Survey Map creating a 3.012-acre parcel identified as **Lot 1**, containing approximately 131,208 square feet; and

WHEREAS, the Town of Weston Plan Commission held a public hearing on September 15, 2026, regarding the application described below and thereafter considered the application and adopted its recommendation and findings regarding the proposed rezoning; and

WHEREAS, the Plan Commission submitted its recommendation and findings to the Town Board of Supervisors, and the Town Board has considered the application, the Plan Commission's recommendation and findings, and all testimony and information presented regarding the proposed rezoning; and

NOW THEREFORE, the Town Board of Supervisors of the Town of Weston does ordain as follows:

SECTION 1: REZONING. The following property, currently zoned RR-5 Rural Residential – 5 Acre, is hereby rezoned to RR-2 Rural Residential – 2 Acre:

The proposed 3.012-acre Lot 1, consisting of approximately 131,208 square feet, as shown on the Certified Survey Map prepared for Baumann Dairy Farm, LLC, located at 156955 Townline Road, Town of Weston, Marathon County, Wisconsin, and legally described as follows:

All of Outlot 1 of Certified Survey Map No. 14450, recorded in Volume 64 on Page 87, and part of the Northwest ¼ of the fractional Northwest ¼ of Section 5, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, consisting of the proposed 3.012-acre Lot 1 shown on the Certified Survey Map.

SECTION 2: OFFICIAL ZONING MAP. The Town Clerk shall make the necessary alterations to the official zoning map of the Town of Weston to reflect the zoning classification change approved by this Ordinance.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This Ordinance shall take effect upon approval by the Town Board of Supervisors and the Marathon County Board of Supervisors, and upon publication as required by law. The rezoning approved by this Ordinance shall not become effective until approval has been received from both the Town Board of Supervisors and the Marathon County Board of Supervisors in accordance with Section 94.16.03(9) of the Town of Weston Zoning Ordinance.

Dated the 15th day of September, 2026.

BOARD OF SUPERVISORS

By: David Phelps
David Phelps, its Chair

Attest:
Robin Huempfner
Robin Huempfner, its Clerk

APPROVED: 9/15/2026

PUBLISHED: 11/17/2026