



Village of Weston, Wisconsin

Meeting of the PLAN COMMISSION

During the 29th legislative session of the elected

Board of Trustees (2025 – 2026)

Monday, January 12, 2026, at 6:00 P.M.

Packet Prepared By:

Jennifer Higgins, Director of Planning & Development



Village of Weston, Wisconsin MEETING NOTICE

- Meeting of: **PLAN COMMISSION**
- Commissioners: **Cronin {c}, Zeyghami {vc}, Diesen, Guerndt, Hoffman, Jordan, Mumper**
- Staff: **Jennifer Higgins, Director of Planning & Development
Audrey Webster, Assistant Planner**
- Date/Time: **Monday, January 12, 2026, 6:00 p.m.**
- Location: **Weston Municipal Center (4747 Camp Phillips Road) – Board Room**
- Agenda: **The agenda packet will be sent out at least 3 days prior to the meeting.**
- Attendance: **All Village officials are encouraged to attend. Commissioners, Committee members, Department Directors, and guests, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum by sending an RSVP to the assigned Administrative Support person:**
- RSVP: **Valerie Parker, Plan Commission Secretary
(715) 241-2613
vparker@westonwi.gov**
- Questions: **Jennifer Higgins, Director of Planning & Development
(715) 241-2638
jhiggins@westonwi.gov**

This notice was posted at the Municipal Center, 4747 Camp Phillips Road, Weston and was e-mailed to local media outlets (Print, TV, and Radio) on 1/05/2026.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. No actions will be taken by any other board, commission, or committee of the Village, aside from the Village Plan Commission. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up to 24 hours prior to the date and time of the meeting. All final agendas will be posted on the Village's website at www.westonwi.gov and a hard copy posted at the Village Municipal Center.

Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, that requires the meeting or the materials to be in an accessible location or format, must contact the Weston Clerk's Department, by 12 noon, the Friday prior to the meeting, so any necessary arrangements can be made to accommodate each request.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
REGULAR MEETING AGENDA OF THE PLAN COMMISSION
Weston Municipal Center - Board Room
4747 Camp Phillips Road, Weston, WI 54476

Monday, January 12, 2026, at 6:00 p.m.

Some or all of the members of the Plan Commission, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference via the Zoom links listed below.

Join Zoom Meeting by Computer:

<https://zoom.us/j/5445915099>

Join Zoom Meeting by Phone:

+1 312 626 6799 US (Chicago)

Meeting ID: 544 591 5099

If the public wishes to speak under public comment or any hearings listed on the agenda, please fill out a [Public Comment form](#) (external web link) and register it with the Clerk prior to the start of the meeting, or please log in using the Zoom meeting information listed above and raise your hand to be recognized to speak.

1. Call to Order – Roll Call & Declaration of Quorum.
 - Plan Commission – Cronin {C}, Zeyghami {VC}, Diesen, Guerndt, Hoffman, Jordan, Mumper.
2. Open public comment period for items that do not appear on this agenda noted as public hearings.
3. Written Communications, Disclosures and Recusals. Members of the body should make any required disclosures or recusals during this time.
4. [Minutes from December 8, 2025, Meeting.](#)
5. [Public Hearing – Project #20250242](#) – Amendment to Approved Conditional Use Permit #20250242 for Turf MDs, 5605 Mesker Street.
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Discussion & action by the Plan Commission.
6. [Public Hearing – Project #20250439](#) – Modification to Approved Conditional Use Permit #20250439 for River View Construction, 4801 & 4803 Ross Avenue.
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Discussion & action by the Plan Commission.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION

7. [Public Hearing – Project #20230083 – Amendment to Approved Conditional Use Permit #20230083 for Stainless Holdings, LLC, 4305 Transport Way.](#)
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Discussion & action by the Plan Commission.
8. [Site Plan Approval per Sec. 94.4.09\(2\)\(l\) for Detached Accessory Structure \(for Residential Use\) at 5107 Aspen Street.](#)
9. [Discussion of an Internal Inspection Process for Conditional Use Permits in a Wellhead Protection Zone.](#)
10. [Discussion of Cul-de-Sac Regulations.](#)
11. [December 2025 Staff-Approved Certified Survey Maps and Site Plans.](#)
12. [December 2025 Building Permits.](#)
13. [Planning & Development Department Project Update Report.](#)
 - a. [2026 Planning & Development Work Plan](#)
14. Announcements & Commissioner Remarks
15. Next Regular Meeting Date - Monday, February 9, 2026, at 6 pm
16. Future Agenda Items or Staff Referrals
17. Adjourn Plan Commission

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may/might attend the above-noticed meeting to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). No official actions other than those of the Plan Commission and Joint Village & Town of Weston Extraterritorial Zoning Committee shall take place.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Village will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Village Clerk at 715-359-6114 or clerks@westonwi.gov to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the Village will make a good faith effort to accommodate your request.

This Agenda was posted at the Village Municipal Center, on www.westonwi.gov and transmitted to media partners on 1/8/2026. Questions can be directed to the Planning & Development Department at (715) 241-2613 or plandev@westonwi.gov.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE VILLAGE PLAN COMMISSION MEETING

held on Monday, December 8, 2025, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:03 p.m. Roll Call of Village Plan Commission (PC) by Secretary Parker.

Roll call indicated 6 PC members present.

<u>Member</u>	<u>Present</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	EXCUSED
Jordan, Joe	YES
Mumper, Roy	YES

Village Staff in attendance, in-person: Gebert, Higgins, Wodalski, Maguire, Webster, Meverden, and Parker

Village Staff in attendance, via Zoom: None

Other Village Representatives in attendance, in-person: Town of Weston Chairman, David Phelps, and Fire Marshal, Marty Christiansen

Other Village Representatives in attendance, via Zoom: None

Audience Members in attendance, in-person: There were 12 audience members present, in-person.

Audience Members in attendance, via Zoom: There were no audience members present, via Zoom.

2. Open Public Comment Period for items that do not appear on this agenda noted as public hearings. [0:00:25 Zoom Recording]

Jim Pinsonneault, 5002 Arrow Street, was present and brought up his opinion of the Village having a problem with equity, fairness, and consistency from project to project and in following the municipal code adopted by the Board of Trustees, have gave an example of the Conditional Use Permit Determination language in tonight's Public Hearing for Conditional Use Permit.

3. Written Communications, Disclosures, and Recusals. [0:02:34 Zoom Meeting Recording]

None.

4. Minutes from November 10, 2025, PC Meeting. [0:03:00 Zoom Recording]

Motion by Diesen, second by Mumper: to approve the November 10, 2025, PC meeting minutes.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES

5. Public Hearing – Project #20250447 – Rezone 5603 Business Highway 51 from PD (Planned Development) to B-2 (Highway Business) [0:03:23 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 6:06 p.m.

b. Presentation by Applicant and/or Staff

Higgins explained Kwik Trip, on Business Highway 51, purchased the Lebaakens property years ago, with plans to redevelop the entire site (by combining the parcels, removing the old Lebaakens building, and planning to construct a new Kwik Trip that would span across both properties). In 2021 they rezoned to the PD District to allow them to do all that they wanted (including moving fueling tanks). They had not proceeded with those plans to reconstruct their new Kwik Trip, and now are requesting approval to do two small remodels to their current convenience store instead. They are not changing the fuel pumps/tanks and not proceeding with the original approved site plan that was approved with the PD District so the PD district is not needed anymore, which is why we are proposing to rezone the property back to B-2.

c. Take Public Comment

None.

d. Close Public Hearing

Cronin closed the public hearing at 6:08 p.m.

f. Discussion & Recommendation to Board of Trustees by the Plan Commission

Higgins explained that Kwik Trip is planning to add a parking lot area on the north side of the building, and adding an extension to their bathrooms on the north, and adding a cooler on the east side (where they will be losing a few parking spaces).

Plan Commission then went through Determination, and answered as follows:

- 1 – Yes
- 2 – Yes
- 3 – Yes: #2 & #3
- 4 – Yes
- 5 – Yes

Motion by Diesen, second by Mumper: to recommend approval of Project #20250447 to the Board of Trustees.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guernndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

Higgins stated Kwik Trip is working on their site plan submittal now, and will probably start construction early next year.

6. Public Hearing – Project #20250447 – Rezone 9707 Anastasia Drive from RR-2 (Rural Residential – 2-Acre) to SF-L (Single-Family Residential) [0:9:10 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 6:11 p.m.

b. Presentation by Applicant and/or Staff

Higgins stated Agenda Items #6 & #7 go together (#6 is the Rezone and #7 is the Bull Junior View Subdivision Preliminary Plat). Chris Reedy has owned this property for a number of years. He had received approvals for the Carisbrooke Estates plat, in the early 2000's, but never completed it. Instead, he parceled off some smaller lots via certified survey maps. He is now looking to rezone and plat the last large existing 30-acre parcel that is there into 23 smaller residential lots. It was stated that this was originally zoned for 2-acre parcels, but this plat will have lots (ranging from 1-acre to 1.9 acre lots).

Guerndt questioned potential historical concerns with wells and septic systems and contamination, with them being smaller lots. He brought up the example of the Buska Street property, off of Shorey Avenue, where the owners had a mound system, where the property and two of the neighbors ended up with contaminated wells, and after 3 different well borings they could not get safe water, where the Village had to step in and extend public water to them. And how there was blasting involved in getting the extension to them. He stated he wants to know what the municipality's responsibility would be if this were to occur.

Guerndt brought up that while he is in support of this subdivision, he wants to be sure that by our accepting this plat, that the Village has no responsibility to bring sewer and water out there, if these mounds or wells fail. He explained how with mound systems, instead of an underground drain field, drain fields for mounds are above the ground and just soak in to the ground.

It was stated that since the County is who issues sanitary permits, it would be their purview to ensure that the way that the water flows would not contaminate the neighbors. It was stated that our Building Inspectors will not issue a new home permit until the sanitary permit comes in. Guerndt stated if they are unable to obtain a safe water sample, they may request public water be brought in. He just wants to be sure the Weston taxpayers will not be responsible for the costs if we suddenly need to run public services there.

Wodalski stated the soil by Buska Street is sandier. He stated those residents were also special assessed for the connections.

Higgins stated the rezone request is consistent with the Future Land Use map.

Higgins pointed out there is a temporary 12-foot easement, which runs north along the length of the east side of Lot 5, up along the east side of the two lots north of this, as a connection to Shorey Avenue, which will allow for ingress & egress to and from Shorey Avenue for emergency use only until a second dedicated access is provided to a public right-of-way, as currently, there is only one way into this proposed subdivision.

c. Take Public Comment

Dustin Vreeland, 6103 Dawn Street, Weston, was present to answer any questions.

Jim Pinsonneault, 5002 Arrow Street, and questioned if pedestrian accommodations will be required, as the Village requires these on others. He pointed out that the municipal code has cul-de-sacs shown as not allowed. He also asked if the Village could add a condition that Weston would not be financially responsible to provide safe water.

d. Close Public Hearing

Cronin closed the public hearing at 6:27 p.m.

e. Discussion & Recommendation to Board of Trustees by the Plan Commission

Wodalski stated that based on our ordinance, sidewalk is not required in rural areas, and in lieu of that they would instead make the pavement wider. He stated the access road is being provided because this will currently be one long cul-de-sac, but that they do show future connections to other adjoining properties, not owned by the developer.

There were examples of other subdivisions that previously just had future connections shown, but that ultimately got extended when the adjacent lands were developed.

There was discussion on the end of the road (being either a hammer head or a full cul-de-sac). It was stated that the Developer will maintain the emergency access point until the time a future road goes in. It was also stated that the plat should be contingent on SAFER approval of the 12-foot access easement and the layout of the dead ended roadways.

The Commission went through the Determination:

- 1. Yes
- 2. Yes
- 3. Yes: #2, #3
- 4. Yes
- 5. Yes

Motion by Guerndt, second by Mumper: to recommend approval of Project #20250447 to the Board of Trustees.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

7. Project #20231088 – Preliminary Plat of Bull Junior View Subdivision [0:41:10 Zoom Meeting Recording]

Higgins pointed to the recommended conditions noted in the Request for Consideration document, in the meeting packet, and how this is where we can add the requirement of the Fire Department approval as a separate requirement or wrap it into Condition #3. She described each of the proposed conditions.

Diesen stated he would like something added to this so when we start issuing occupancy, the easement trail is brushed out for public safety equipment to access in case of emergency.

Motion by Mumper, second by Zeyghami: to approve Project #20231088, with the 7th condition added to include Plat being reviewed and approved by SAFER for the 12-foot wide easement access trail and on the style/size of cul-de-sacs, and that the trail be brushed and accessible before any occupancy is issued, and that the trail be maintained. Q: Guerndt questioned how long is the developer responsible for maintaining the easement access trail. Wodalski stated per the Development Agreement, the developer maintains the easement access trail in perpetuity until an actual road is built. Motion carried.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

8. Public Hearing – Project #20250439 – Conditional Use Permit at 4801 & 4803 Ross Avenue, to allow for a salt storage bin within the WHP-A (Wellhead Protection – Zone A) Overlay District. [0:47:44 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 6:50 p.m.

b. Presentation by Applicant and/or Staff

Nick Bancuk, Marathon Technical Services, 1699 Schofield Avenue, Schofield, stated he was contacted by the owner, who received a letter from the Village, which stated they had a salt shed in an area where that type of storage is not allowed without a Conditional Use Permit, because of it falling within the Wellhead Protection District (Zone A). He stated that the structure that currently covers the salt is mostly enclosed, and he proposed a plan to the owner to add a small curb in front of the structure so that if rainwater ever got in there, it could not run out. He stated the owner has agreed to sweep up salt left in front of the structure after every time they are loading trucks to make sure it does not create an issue.

Guerndt stated that while he understands the concept of the proposed curb, he questioned just how they will plow over that. He stated how with the past salt shed approvals, we never required anything be placed out front like this (curb), as long as they were covered, we were fine.

Bancuk stated if the Village does not require the curb, they would prefer not to have it, as they were just offering this as a means to keep the runoff water in the salt shed. It was stated that the fully open side of the structure faces east, and that the south side has a small opening across near the top of the side. It was stated that unless it is raining sideways, rainwater does not really get in there. It was stated that the delivered salt gets dumped in front of the main opening, and then is pushed into the structure with a loader.

Zeyghami stated the asphalt there needs to be replaced, so that it is not all cracked up where salt residue can get down into the groundwater.

Scott Habeck, 4803 Ross Avenue, was present. He stated the grade runs south, but the site is fairly flat.

Wodalski stated this site is about 1,400 feet away from the wellhead. He pointed out that this site is also on the very edge of the Wellhead Protection A and Wellhead Protection B lines.

Jordan stated the biggest issue is the maintenance of the site, and the ability to enforce the discipline to manage the site to clean it up right. He stated if the asphalt is deteriorated to the point you can't clean it, you end up with salt residue, and would result in the requirement of expecting them to remediate the site in order to maintain the ability to clean it up.

Higgins explained that the Village received a complaint on this property, this past February. Dustin Gessert was on staff, as our Code Enforcement Officer, he went on site in May, but did not see signs of a salt shed, and he closed the case. However, we suspected they may have salt stored there again, as they operate a landscaping business out of that site, so Gebert suggested we send a letter. Webster just sent a letter, end of October, stating that if they were going to have salt on site, that they needed to bring their site into compliance, via Conditional Use Permit. River View replied right away and submitted the required information to get on tonight's agenda.

Zeyghami questioned if Habeck could potentially fully close the south side (facing the old tracks), where there is a small opening, and Habeck stated it would not be hard to close that side in. Habeck stated he has never seen the material in there bleed out from rain getting in there. He stated that the salt is only in there during the winter, and then they store erosion control matting in there during the summer. Habeck commented he could repave that area in front of it. Guerndt suggested Habeck could then raise the asphalt up so that it slopes inward toward the building, that way if rain water ever got in there, it would not drain away in other areas of the property.

c. Take Public Comment

Jim Pinsonneault, 5002 Arrow Street, made a statement on this project (see attached written statement).

Bill Kriewaldt, 5005 Arrow Street, stated that his property is directly across the street from this facility. He stated he does not want to see this salt storage there at all unless he gets some guarantee that the salt will be completely contained.

Dan Higginbotham, 2625 Northwestern Avenue, stated that he would like to see Weston do some testing of the storm outfalls, he is concerned once the runoff occurs that it all ends up in the river. He commented on how hundreds or thousands of tons of salt gets spread on all the roads year, and it all goes into the storm sewers, which end up in storm outfalls.

d. Close Public Hearing

Cronin closed the public hearing at 7:10 p.m.

f. Discussion & Recommendation to Board of Trustees by the Plan Commission

Guerndt commented the storing of salt on these sites is really no different than what is put on the roads. He stated a lot of businesses need the salt.

There was a question on when final inspections take place on these businesses to ensure they complied with their permits. Higgins stated we do not do occupancy inspections until the business contacts us that they have completed their planned improvements.

Guerndt suggested for new salt sheds, to put a condition on those that they can't put any salt in those, until the project is completed and an inspection has taken place.

Mumper stated everything is in order of magnitude, size, location. He gave the example of if there was going to be a salt shed the size of Lambeau Field 20 feet from a wellhead, then he would have a lot more concerns.

Mumber questioned Kriewaldt if he had any special concerns. Kriewaldt stated that he has been there about 2 ½ years, and he gets to absorb all the noise, though he understands the business was there before him. He requested that the Plan Commission go and view the site in person before they take action on this matter.

Wodalski stated the Village does test all our wells for chloride quarterly, and how they do fluctuate slightly seasonally. He stated the DNR has a chloride secondary standard that all our wells need to meet. He stated how we have changed some of our snow storage procedures. He stated we also monitor our stormwater outfalls, for dry weather flows, in August.

Mumper stated that his ask of Kriewaldt was if there have been any adverse impacts on his property, due to the salt storage on Habeck's property.

Zeyghami stated there should be a door or something in there enclosing this structure.

Habeck stated he has been storing salt over 12 years. Wodalski stated there have been no issues with water quality in this area.

Mumper suggested adding a requirement that these to be inspected in winters every couple years, and how we should add this for a future agenda item topic.

Jordan stated the reason for a Conditional Use Permit is to enforce the discipline of whatever it is that your expectation is (maintenance of the property and protect the water supply). He stated we need to hold Habeck accountable, in the event that there is a reason to be concerned. He supports this project, subject to maintenance accountability being done on the property.

Zeyghami stated once you get salt in the water supply, it is difficult to remove from the public system.

Guerndt agrees to require the maintenance to the pavement. Habeck verified that after the salt is dumped in front of the structure and pushed in, any salt left on the ground in front of the structure, is swept in.

Cronin commented on how when salt gets wet, it turns hard, and then you can't spread it. He stated he was recently at this site, after a snowfall, and the salt appeared to be dry under the structure. He suggested that we require the asphalt be repaired.

Higgins explained that Habeck had his business in there 12 years ago, which was done under an old code, and since they sold the business to River View we had tried to get a new Zoning Permit from River View, as we were not sure if they were operating as the same business.

Higgins then went through the staff recommended conditions, and how Plan Commission can add to or make changes to what staff has proposed.

There was discussion on the Kudronowicz CUP and how we required inspection reports to be submitted, a limit of 200 tons of salt stored in his structure, and pavement put down. There was further discussion on who does the inspections. Wodalski pointed out that some engineering firms, like REI, Becher Hoppe, etc. do those. There was discussion on our building inspectors doing the inspections, looking for obvious issues, like holes in the ground or walls of the structure, etc.

Habeck stated he believes the most they put in this structure is 200 tons.

The Commission went through the Determination:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes

Motion by Guerndt, second by Mumper: to approve Project #20250439, contingent on the asphalt being in good service repair, an inspection to be done to be sure the structure is adequate and sound (roof and sidewalls are in good repair, and containing the salt within, and the asphalt to be replaced, that they can remove the proposed new curb, the calculation of allowable tonnage of salt is based on it being far enough back in building so it can't bleed out (about 10 feet from front) not exceeding 200 tons. Q: Zeyghami questioned why he proposed the curb. Bancuk stated his thought process was if it rained, the salt water would not bleed out and it would provide a clear delineation. Motion carried.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

9. Project 20250444 – Certified Survey Map with Road Right-of-Way Dedication for 2819 Ross Avenue (PIN 192-2808-172-0989) [1:45:33 Zoom Meeting Recording]

Higgins stated this is a large single-family lot off of Ross Avenue, where there is a house and garage currently located. The property owner uses it as a rental property. She pointed out the location of the Misty Pines Subdivision, and where there was a road stub left, located on the southeastern side of this lot in question. She stated now the owner/developer wants to extend that stub into this property, to access 3 proposed single-family lots. She pointed out there will be an outlot easement that runs up the eastern side of the proposed Lot 3, which will be used for a future utility easement and pedestrian access. She explained that the owner may be coming back later in the future to rezone Lot 4 for multi-family.

Higgins stated this particular agenda items is just for the approval of the road right-of-way dedication, and then it will go to Village Board.

There was a question if the proposed cul-de-sac has been approved by SAFER, which it has. Mumper stated if our code states we should avoid cul-de-sac's, but we still allow them, we should change language. Wodalski stated that we have put limits on these to be no more than 1,000 feet.

Higginbotham explained that part of the justification for this cul-de-sac is if you were to extend the existing road all the way up to Ross Avenue, you would be limited on the number of single-family homes you could develop.

Motion by Guerndt, second by Jordan: to recommend approval of Project #20250444. Q: Diesen questioned the strip for easement. It was explained that this will simply be a path that will also allow for the extension of utilities. Motion carried.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

10. Granite Ridge Subdivision Development Agreement – Request for Deviations from Standard Practices for Sidewalks & Driveway Aprons [1:58:11 Zoom Meeting Recording]

Higgins stated in October, the 87-lot Granite Ridge Subdivision was approved and staff is now working on the development agreement with the developer. The developer had requested some changes, to deviate from standard practices for sidewalks and driveway aprons. She read the request coming from the developer, as written in her report.

Cronin stated several other subdivisions who requested similar modifications, and were still required to install the sidewalks.

Motion by Mumper, second by Diesen: to recommend to deny the sidewalk apron request. Nick Bancuk stated the intent of request is to get sidewalks somewhere. It was explained that once this subdivision develops, we will reconstruct Old Costa Lane, and will add sidewalks that will connect to these. Wodalski stated the Municipal Street connection project was scheduled in 2028 and would provide additional sidewalk/path and another access out to Schofield Avenue

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

11. Evolve Software Presentation [2:07:53 Zoom Meeting Recording]
Maguire gave a presentation of the upgraded Evolve software system.

12. 2026 Plan Commission Meeting Schedule [2:25:40 Zoom Meeting Recording]
Higgins stated this is just next year's meeting schedule.

Motion by Mumper, second by Guerndt, to acknowledge the 2026 Plan Commission Meeting Schedule.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

13. November 2025 Staff-Approved Certified Survey Maps and Site Plans. [2:26:40 Zoom Meeting Recording]

14. November 2025 Building Permits

15. Planning & Development Department Project Update Report.

Motion by Jordan, second by Guerndt: to acknowledge agenda Items 13, 14, and 15.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

16. Announcements & Committee/Commissioner Remarks/Staff Referrals [2:28:18 Zoom Recording]

Guerndt questioned the Weston Avenue speed limit. Wodalski stated that will be discussed at the CLPS meeting in January.

17. Next Regular Meeting Date – Monday, January 12, 2026, at 6pm.

The Commissioners wished everyone a Merry Christmas.

14. Future Agenda Items or Staff Referrals

Mumper would like to the Conditional Use Permits in the WHP areas internal inspection process brought up? Also, to discuss the regulations on cul-de-sacs, and what is in the code.

15. Adjourn Plan Commission

Motion by Diesen, second by Jordan: to adjourn at 8:33 p.m.

Steve Cronin, Village Trustee and Plan Commission Chair

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary

Planning Commission 12/8/2025

#6 Will pedestrian accommodations be required in this subdivision? Why or why not? I see the other subdivision on the agenda tonight has a recommendation from staff requiring them, but this project does not have any mention.

#8

- First off, I am in support of this business and its operations. I think the Village of Weston in general is not at all business friendly, and does a horrendous job at working with the business community to educate, advise, and compromise with businesses to promote and facilitate the operations of new and existing businesses.
 - The following questions and statements, are to provide more clarity for the project, ensure this project is held to the same standards as other similar projects which have come before this body for a conditional use permit, and to protect the groundwater/drinking water quality for everyone.
- What date was this site changed from the previous use to the current use (snow removal/lawn care)?
- What year was the first year that it was first utilized in the capacity similar to the current use (ie. snow removal and lawn care business)?
- The conditional use permit application letter was dated November 6, 2025. What date did the current tenant begin storing salt on the site? Spoiler alert...its not 2025
 - IF... there was knowledge that a conditional use permit was required for this, and neither staff, nor the applicant found it appropriate to abide by the current regulations adopted by the Village of Weston board?
 - This exemplifies negligence by both parties, not good
- What date did Mr. Bancuk personally visit the site to make a determination utilizing his engineering expertise, that this structure and site meets and exceeds the performance standards defined in Weston Municipal code and the Wellhead protection Guidelines laid out by the Wisconsin Department of Natural Resources and Environmental Protection Agency?
 - Were there any deficiencies in his findings?
 - There was no report provided by the engineering firm in the packet
 - I personally noticed significant cracking is in the asphalt, and there are unsealed cracks between the asphalt and concrete floor of the structure. None of this is noted in the letter from Mr. Bancuk. I would hope a highly skilled and trained "P.E." professional engineer would not overlook something that a simple mechanic found in the dark in several seconds.
 - The loading area has significant cracking, and potholes/voids in the pavement. How will this impact infiltration to the soil in the area located so intimately close to multiple municipal wells?
 - Who else was on site with the engineer to provide input on the decision to deem this site compliant and "no risk" to the municipal water supply?
- Is staff aware that there is salt currently being stored on this site, which is not permitted to be there?

- When was the last time staff was on site to inspect it?
- There was a complainant case CV202500080 filed earlier this year.
 - What happened to this case?
 - When was it closed?
 - What date did a staff member visit the site to determine no violation was present?
 - Please provide a timeline of what happened from the time the complaint was filed, to the "no violation" finding was determined
 - Did staff contact the property owner about this violation?
- In the last conditionally permitted salt storage facility on Hilgeman street the following conditions were required:
 - Concrete block were to be sealed to the ground
 - Are the block on this site free of voids, cracks, and sealed to one another and the ground to prevent infiltration?
 - Sweeping of salt after the loading process was required
 - How will this site be swept if a 4.25" curb is constructed? The specific curb design is not called out
 - A limit of 200 tons of salt was put on the other site
 - Why is this site being treated differently? Are they allowed an unlimited amount of salt to be stored?
 - Doors were required to be installed on the new structure
 - I see no ask for doors here
 - On the same token, over one year later and there has not been doors installed on the Hilgeman salt shed either.
 - This is highly disturbing. The reason and purpose of requiring a conditional use permit is to protect our drinking water source, and staff has not found time in the last year to see if the other site became compliant with the guidelines set forth in the conditional use permit.
 - This basically is a complete waste of time and money for the applicant. He either, does all the stuff you ask him to, to get the permit...but when he doesn't comply with the demands and requirements, there is no consequence. This is completely unacceptable and shows a lack of integrity on both the applicant, and the staff who have been negligent in asking for compliance without consequence.
 - Really what we have here is a complete disregard for the safety of our drinking water supply. Shame on the applicant for not following the guidelines and more so shame on staff for not holding them accountable. You need to to better. This is disgusting.

**NOTICE OF PUBLIC HEARING BEFORE THE
VILLAGE OF WESTON PLAN COMMISSION**

The Village of Weston Plan Commission will hold a public hearing on **Monday, January 12, 2026, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, **4747 Camp Phillips Road, Weston, Wisconsin.**

An amendment to **Conditional Use Permit #2025-0242** for the property located at **5605 Mesker Street** has been filed by tenant **Nick Techel, Turf MDs**. The request seeks to amend the original conditional use permit to **remove the use of a salt storage bin** within the **WHP-A (Wellhead Protection – Zone A) Overlay District**. The **Light Industrial land use** approved under the original conditional use permit for property zoned **B-3 (General Business)** would remain unchanged.

A map of the affected area, project details, and full legal descriptions are available for review at the Weston Municipal Center or on the Village website at www.westonwi.gov.

All interested parties are encouraged to attend. Written comments may be submitted prior to the meeting to:

Planning & Development Department

Email: plandev@westonwi.gov

Phone: (715) 241-2613

Dated this **23rd day of December, 2025**.

Valerie Parker

Commission Clerk

Run Dates: December 29, 2025 and January 5, 2026



NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on **Monday, January 12, 2026, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road.

An amendment to **Conditional Use Permit #2025-0242** for the property located at **5605 Mesker Street** has been filed by tenant **Nick Techel, Turf MDs**. The request seeks to amend the original conditional use permit to **remove the use of a salt storage bin** within the **WHP-A (Wellhead Protection – Zone A) Overlay District**. The **Light Industrial land use** approved under the original conditional use permit for property zoned **B-3 (General Business)** would remain unchanged.

Conditional Use Permit to be amended: #20250242 recorded as Doc # 119229105 recorded in the Marathon County Register of Deeds.

Property Owner – T&A Hoffmann, LLC

Parcel: 192 2808 164 0994

Address: 5605 Mesker Street

Current Zoning: B-3 General Business

Acreage: 1.73 acres

Legal Description:

Part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 5561, recorded in Volume 20, Page 154, as Document No. 912150, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin.

All interested persons are encouraged to attend the public hearing and will be given the opportunity to provide testimony. Written comments may also be submitted prior to the meeting.

Question regarding this request may be directed to Jennifer Higgins, Director/Zoning Administrator, in the Planning & Development Department at (715) 241-2638, or by email at jhiggins@westonwi.gov.

Notice to Adjacent Property Owners and Municipalities:

In accordance with Wis. Stat. § 62.23(7)(d)2 and Weston Zoning Ordinance Chapter 94, notice of this public hearing has been mailed to property owners within 300 feet of the affected parcels and to any adjacent municipality within 1,000 feet.

Dated this 23rd day of December 2025.

Valerie Parker, Commission Clerk

Run: December 29, 2025 and January, 5, 2026.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, January 12, 2026
Description:	Public Hearing – Project #20250242 – Amendment to Approved Conditional Use Permit #20250242 for Turf MDs, 5605 Mesker Street Overlay District. (Techel/Turf MDs)
From:	Jennifer Higgins, Planning and Development Director/Zoning Administrator
Question:	Should the Plan Commission amend the Conditional Use Permit application as requested by Turf MD's to continue to remove the salt storage bin use within the B-3 (General Business) District and WHP-A (Wellhead Protection – Zone A) Overlay District as not to void the original CUP because the salt shed has not been constructed within the 2 years required by Code.

BACKGROUND

Scott Sann owns and operates Turf MD's, a landscape company providing commercial and residential lawn service and maintenance, hardscape maintenance, and snow removal.

In 2024, Turf MD's received a Conditional Use Permit (CUP) to operate at 5408 Westfair Avenue. In 2025, the business relocated to 5605 Mesker Street and obtained a new CUP for that location. The approved CUP included the allowance of a salt storage bin on the site. Both the light industrial land use and the salt storage bin, due to the property's location within the Wellhead Protection Area, required conditional use approval.

In September 2025, the Plan Commission approved the CUP and imposed additional conditions, including environmental studies and drainage improvements, to ensure that the proposed salt storage facility would not negatively impact the neighboring municipal well.

Since the September approval, the applicant has decided to forgo installation of the salt storage bin. This change to the approved site plan and use requires an amendment to the conditional use permit pursuant to Sec. 94.16.06(11)b.1. of the zoning code. Under this section, a conditional use permit may be automatically revoked if all buildings and improvements authorized by the CUP are not developed and the conditional use has not commenced within two years of final site plan approval, unless an extension is granted by the Commission based on circumstances beyond the applicant's reasonable control.

The original CUP also authorized use of the property for a light industrial land use to support operation of the business. Accordingly, the applicant is requesting that the Plan Commission amend the existing CUP to remove the salt storage bin and the conditions associated with its approval, while maintaining approval for the light industrial use.

The applicant has submitted an updated operational plan and site plan that excludes the salt storage bin. The primary building on the site is approximately 6,500 square feet, with an additional approximately 1,500-square-foot storage building located to the rear of the property. Business operations will continue Monday through Friday from 7:00 a.m. to 5:00 p.m. The company employs ten full-time, year-round employees and approximately eight to ten seasonal employees.

Outdoor storage of vehicles, equipment, soil piles, mulch piles, and miscellaneous hardscape pallet materials will be located behind the fenced area of the site. Consistent with the original CUP, screening will be required along the chain-link fence to meet the performance standards for the light industrial land use.

REQUEST FOR CONSIDERATION

An updated Determination Document has been provided and is attached for reference. This document offers additional detail and outlines recommended conditions for approval of the amended CUP. The Plan Commission may modify or add conditions as deemed necessary during the public hearing.

Based on the information provided, staff recommends approval of the amended conditional use permit, subject to conditions.

Attached Docs:	Plans, project narrative, CUP draft resolution, CUP Draft PC Determination.
Committee Action:	July 14, 2025 PC meeting and public hearing – action taken to defer for 30 days. August 11, 2025 PC meeting – action to defer for 30 days. September 8, 2025 PC Meeting – CUP #20250242 approved (Doc#1929105)
Fiscal Impact:	TBD
Recommendation:	Based on the information provided, staff recommend approval of the amended conditional use permit, subject to conditions.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] amending Conditional Use Permit #20250242, allowing Turf MD's, to continue to operate a Light Industrial land use within the B-3 (General Business) District and WHP-A (Wellhead Protection – Zone A) Overlay District

ADDITIONAL ACTION: Notify applicant of [Approval / Denial] [Staff]
If approved, record amended CUP with the Marathon County Register of Deeds [Staff]



Application for Conditional Use Permit
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **20250242** Hearing Date: **January 12, 2026**
Applicant: **Nick Techel & Scott Sann DBA Turf MD's, PO Box 165, Wausau, WI 54402**
Location: **5605 Mesker Street, Weston, WI 54476**
Description: **An amendment to a conditional use permit (CUP) to allow a light industrial use (landscape contractor) to continue in the B-3 General Business zoning district & remove the allowance of a salt storage bin in a WHP Wellhead Protection Zone.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Procedures and Administration, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Zoning: **B-3 General Business**

Definition: 94.2.02(3)(d) The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district B-3 General Commercial)

Definition: 94.4.08(1) **Light Industrial.** Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use in accordance with the requirements of Section 94.4.09(13). Landscape contractors and indoor aquaculture uses, which include the farming of aquatic organisms (plants and animals) under controlled conditions that are located entirely within an enclosed building and utilize recirculating (closed) system technology (including aquaponics), are considered "Light Industrial" uses. Primary food processing activities involving the processing of cabbage, fish and fish products, and meat products shall be considered and regulated as "Heavy Industrial" land uses. Breweries, distilleries, wineries, and coffee roasters that exceed one or more limitations of the "Micro-beverage Production Facility" land use are considered "Light Industrial" uses. Crematoriums shall be considered "Heavy Industrial" uses, except where accessory to a funeral home and where serving only customers of the funeral home.

Performance Standards:

1. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.
2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to completely screen all stored materials from view rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19. Chain link fence only. Slats will need to be added to provide the necessary screening.
3. No loading, unloading, or storage shall be permitted in the minimum required front yard.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property. N/A

5. The use shall comply with all of the performance standards in Article 12.
6. For indoor aquaculture uses, the following additional performance standards shall apply: **N/A**
 - a. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system.
 - b. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.
 - c. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.
 - d. The on-site retail sale of seafood or vegetables shall be considered an “Indoor Sales Incidental to Storage or Light Industrial Land Use” subject to the provisions of Section 94.4.09(13).
 - e. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.
7. New Light Industrial development within the AR and RM zoning districts shall be served by public sanitary sewer and water services. **N/A**
8. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

DETERMINATION (To be completed by the Plan Commission):

1. Is the proposed use consistent with the Village’s Comprehensive Plan and all other applicable ordinances and adopted plans?
2. Will the proposed use, at this location and as shown on the site plan, avoid causing significant negative impacts to nearby properties, the surrounding neighborhood, the environment, traffic, parking, public facilities, public property, or public rights-of-way, and will it protect public health, safety, and general welfare now and in the future?
3. Will the proposed use be compatible with nearby land uses in terms of type, intensity, and overall impact?
4. Is the proposed use located in an area that is adequately served by existing public services and infrastructure, and will it not place an unreasonable burden on public facilities, utilities, or services?
5. Do the expected public benefits of the proposed use outweigh any potential negative impacts, considering the applicant’s proposal and any conditions or measures proposed to reduce those impacts?

BACKGROUND INFORMATION:

Scott Sann owns and operates Turf MD’s, a landscape company providing commercial and residential lawn service and maintenance, hardscape maintenance, and snow removal.

In 2024, Turf MD’s received a Conditional Use Permit (CUP) to operate at 5408 Westfair Avenue. In 2025, the business relocated to 5605 Mesker Street and obtained a new CUP for that location. The approved CUP included the allowance of a salt storage bin on the site. Both the light industrial land use and the salt storage bin, due to the property’s location within the Wellhead Protection Area, required conditional use approval.

In September 2025, the Plan Commission approved the CUP and imposed additional conditions, including environmental studies and drainage improvements, to ensure that the proposed salt storage facility would not negatively impact the neighboring municipal well.

Since the September approval, the applicant has decided to forgo installation of the salt storage bin. This change to the approved site plan and use requires an amendment to the conditional use permit pursuant to Sec. 94.16.06(11)b.1. of the zoning code. Under this section, a conditional use permit may be automatically revoked if all buildings and improvements authorized by the CUP are not developed and the conditional use has not commenced within two years of final site plan approval, unless an extension is granted by the Commission based on circumstances beyond the applicant's reasonable control.

The original CUP also authorized use of the property for a light industrial land use to support operation of the business. Accordingly, the applicant is requesting that the Plan Commission amend the existing CUP to remove the salt storage bin and the conditions associated with its approval, while maintaining approval for the light industrial use. The applicant has submitted an updated operational plan and site plan that excludes the salt storage bin. The primary building on the site is approximately 6,500 square feet, with an additional approximately 1,500-square-foot storage building located to the rear of the property. Business operations will continue Monday through Friday from 7:00 a.m. to 5:00 p.m. The company employs ten full-time, year-round employees and approximately eight to ten seasonal employees.

Outdoor storage of vehicles, equipment, soil piles, mulch piles, and miscellaneous hardscape pallet materials will be located behind the fenced area of the site. Consistent with the original CUP, screening will be required along the chain-link fence to meet the performance standards for the light industrial land use.

The CUP is required to allow the business use in the B3 zoning district and the salt bin in the Wellhead Protection District Zone.

CURRENT PROPERTY CONDITIONS:

The subject property is 1.73 acres and a 6500 sq ft commercial building and 1500 sq ft storage buildings exist on site. It used to be occupied by Woosters Garage. There is a fenced in yard (chain-link) on the property where the equipment and landscape supplies will be kept.

PLAN COMMISSION ACTION taken for CUP original approval 9/8/25

1) Approve the Conditional Use Permit at 5605 Mesker Street, with the following conditions:

1. The use of the property and construction of the structure shall be consistent with the site plan, operational plan and salt bin specs as submitted and as shown in "Exhibit A".
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. An environmental impact study or environmental assessment prepared by a licensed environmental engineer shall be submitted prior to the building permit being issued for the salt storage bin.
4. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to completely screen all stored materials from view from rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19.
5. Loading and unloading are prohibited in the required front yard.
6. The use shall comply with all of the performance standards in Article 12.

7. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
8. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

Exhibit A documents that were attached:

- Operational Plan/Project Narrative
- Salt Storage Overview
- Site Plan
- Salt Shed Plan drawing 1
- Drainage Plan
- Salt Shed Plan drawing 2
- Salt Shed Plan drawing 3

PLAN COMMISSION ACTION OPTIONS for 1/12/26 AMENDMENT:

1) Amend the Conditional Use Permit at 5605 Mesker Street, with the following conditions:

1. The use of the property and construction of the structure shall be consistent with the site plan, operational plan and salt bin specs as submitted and as shown in "Exhibit A".
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to completely screen all stored materials from view from rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19.
4. Loading and unloading are prohibited in the required front yard.
5. The use shall comply with all of the performance standards in Article 12.
6. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
7. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
8. **Any other conditions the PC sees fit after the hearing.**

2) Deny the Conditional Use Permit Amendment at 5605 Mesker Street.

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20250242
AMENDMENT #1

This CONDITIONAL USE PERMIT AMENDMENT #1 is issued as of 12th day of January, 2026, by the PLAN COMMISSION of the VILLAGE OF WESTON to SCOTT SANN & TURF MD'S, located at 5605 Mesker Street, Weston, WI 54476. This Amendment supersedes and overrides the previously approved and recorded Conditional Use Permit recorded with the Marathon County Register of Deeds as Document No. 1929105.

WHEREAS, T&A HOFFMANN, LLC is the owner of the property described below, located within the Village of Weston, and the property is subject to a lease agreement under which SCOTT SANN & TURF MD'S operates a light industrial use; and

WHEREAS, the subject property is located in the B-3 General Business Zoning District, in which a light industrial use is permitted by conditional use permit; and

WHEREAS, the property is more particularly described as follows:

Part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 5561, recorded in Volume 20, Page 154, as Document No. 912150, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin; and

WHEREAS, Scott Sann & Turf MD's previously received a conditional use permit to allow a light industrial use and a salt storage bin on the subject property, pursuant to Section 94.4.08(1) of the Village of Weston Zoning Ordinance; and

WHEREAS, the applicant no longer proposes to construct or utilize a salt storage bin on the subject property and has submitted a petition requesting an amendment to the approved conditional use permit to remove the salt storage bin from the permitted use; and

WHEREAS, the conditional use permit amendment application was duly filed with the Village Zoning Administrator, determined to be complete, reviewed by Village staff, and placed on the Plan Commission agenda; and

WHEREAS, following staff review, Plan Commission review, investigation, and a duly noticed public hearing held on January 12, 2026, the Plan Commission finds that the proposed amendment meets the standards and criteria for conditional use permits set forth in the Village of Weston Zoning Ordinance, including Section 94.16.06; and

WHEREAS, upon discontinuance of the approved light industrial use on the subject property for a period exceeding three hundred sixty-five (365) consecutive days, the conditional use permit shall become null and void, and the burden of proof shall be on the property owner to demonstrate continuous operation during such period; and

WHEREAS, all requirements and conditions of the approved conditional use permit shall run with the land and remain binding upon current and future owners, except where otherwise limited by the zoning ordinance or by specific conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Village of Weston hereby grants Conditional Use Permit Amendment #1 to T&A Hoffmann, LLC and Scott Sann & Turf MD's for the property described above, to allow a light industrial use as defined in Section 94.4.08(1) of the Village of Weston Zoning Ordinance. The previously approved salt storage bin is hereby removed from the conditional use permit.

The conditional use permit, as amended, is subject to the following conditions:

1. The use of the property and any associated structures shall be consistent with the approved site plan and operational plan on file with the Village, as shown in Exhibit A.

Exhibit A

DRAFT

Turf MD's
5605 Mesker St. Weston, WI 54476
715-846-5075
turfmds.com
Updated Application Date: 12/19/25

Turf Md's is a landscaping company that provides services for residential and commercial customers. These services include but are not limited to: Lawn Mowing, Fertilizing, Plant/Bed Maintenance, Spring/Fall Clean Up, Hardscaping, Softscaping, and Snow Removal. At 5605 Mesker St. we store, maintain, and load/unload all of our equipment. We have (10) full time employees and (8-10) seasonal employees. Operating hours are Monday - Friday 7AM-5PM.

5605 Mesker Street will be used to facilitate a landscaping company with all of the equipment maintenance, crew operations, and material storage that comes with it. Outside we will store (8) trucks, (10) trailers, front end loader, temporary material piles, and miscellaneous hardscape pallet materials. We have roughly (15) employee parking spaces along the north fence and (6-8) employee parking spots in front and behind the office space portion of the building. Our main Building is roughly 6,500 SF and our storage building in the back is roughly 1,500 SF.

Turf MD's will ensure environmental protection by closely monitoring and instructing proper equipment maintenance protocols. We will minimize noise and traffic by starting earlier in the morning than the typical morning rush. We do not use any restricted use pesticides and elect to use more environmentally safe chemicals. All waste materials are disposed of and paid for off site. We will store a few pallets of salt inside the main building during the winter season. Dumpsters will be stored in the back of the lot by our material storage building.

Employee Parking
≈ (20) spots

Temporary Rock Piles

Temporary Topsoil Pile

Utility Truck + trailer Parking
60'x170'

Recycling and Garbage Dumpsters



Shop

Office

Temporary Mulch pile

Fabric shed

Storage shed

1

**NOTICE OF PUBLIC HEARING BEFORE THE
VILLAGE OF WESTON PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on **Monday, January 12, 2026 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider modification to an approved Conditional Use Permit (**Project 20250439**) per Sec. 94.16.06(13) for River View Construction at **4801 & 4803 Ross Avenue**.

Legal Description of the Property:

Part of the Southwest 1/4 of the Northeast 1/4 and Part of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 6355, recorded in Volume 23, Page 183, as Document No. 945024, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin. (192 2808 161 0966)

A copy of the application materials is available for public inspection at the Weston Municipal Center during regular business hours and can also be accessed on the Village of Weston's website at <http://westonwi.gov/421/Public-Hearing-Notices>.

All interested parties are encouraged to attend the hearing and provide comments. Written statements may be submitted in advance to **Valerie Parker, ETZ Committee Secretary, 4747 Camp Phillips Road, Weston, WI 54476**, or emailed to vparker@westonwi.gov.

Dated: **December 23, 2025**.

Valerie Parker, Commission Clerk

Legal Ad Run: December 29, 2025, and January 5, 2026



NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on **Monday, January 12, 2026, at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider a modification to an approved Conditional Use Permit (**Project 20250439**) per Sec. 94.16.06(13) for River View Construction at **4801 & 4803 Ross Avenue**.

Property Owner – 4801 Ross Avenue, LLC

Parcel: 192 2808 161 0966

Current Zoning: LI Light Industrial

Acreage: 3.4 acres

Legal Description:

Part of the Southwest 1/4 of the Northeast 1/4 and Part of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 6355, recorded in Volume 23, Page 183, as Document No. 945024, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin.

All interested persons are encouraged to attend the public hearing and will be given the opportunity to provide testimony. Written comments may also be submitted prior to the meeting.

Question regarding this request may be directed to Jennifer Higgins, Director/Zoning Administrator, in the Planning & Development Department at (715) 241-2613, or by email at plandev@westonwi.gov.

Notice to Adjacent Property Owners and Municipalities:

In accordance with Wis. Stat. § 62.23(7)(d)2 and Weston Zoning Ordinance Chapter 94, notice of this public hearing has been mailed to property owners within 300 feet of the affected parcels and to any adjacent municipality within 1,000 feet.

Dated this 23rd day of December 2025.

Valerie Parker, Commission Clerk

Run: December 29, 2025, and January 5, 2026.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, January 12, 2025
Description:	Public Hearing – Project #20250439 – Modification to Approved Conditional Use Permit (CUP) #20250439 for River View Construction, 4801 & 4803 Ross Avenue. (Habeck/River View Construction)
From:	Jennifer Higgins, Planning and Development Director/Zoning Administrator Roman Maguire, Building Inspector
Question:	Should the Plan Commission modify the Conditional Use Permit issued in December 2025?

BACKGROUND

In December 2025, the Plan Commission approved a Conditional Use Permit (CUP) for River View Construction to allow a salt storage shed, subject to specific conditions included in the Commission's approval motion.

Following Plan Commission approval, staff (Maguire, Meverden, and Higgins) met on-site with the applicant and Nick Bancuk, MTS, to review the approved conditions and proposed site operations. During this meeting, staff raised concerns regarding the Plan Commission's condition requiring a 10-foot setback from the front of the salt bin for the placement of salt. Based on normal operational practices, staff and the applicant agreed that this requirement would likely result in ongoing compliance and enforcement challenges.

Additionally, the applicant indicated an intent to make site improvements in spring 2026 to enhance environmental protection measures, including: • Re-asphalting the salt storage area to improve cleanup and reduce the potential for salt runoff; and • Reinstalling curbing that had previously been removed by the PC approvals, to better contain salt and manage runoff.

To reflect these discussions, the applicant submitted a revised site plan and a cross section of the salt storage shed. These materials demonstrate the proposed operational layout and improvements discussed during the site meeting.

At the time this new information became available, staff was still drafting the conditional use permit and signatures had not yet been obtained. Pursuant to Section 94.16.06(11)(c) of the Village of Weston Zoning Ordinance, staff is requesting that the Plan Commission modify the Conditional Use Permit originally approved in December 2025, as the use, operation, and associated site improvements would not be fully compliant with the previously approved conditions.

Section 94.16.06(11)(c) further authorizes the Plan Commission to initiate modification proceedings by following the procedures outlined in subsections (5) and (6), which require notice and a public hearing. This item has therefore been scheduled as a public hearing.

RECOMMENDED CONDITIONS

The recommended conditions are consistent with those applied to the Village's only other active salt storage Conditional Use Permit (Westfair Avenue) and are intended to improve enforceability while maintaining groundwater protection standards:

REQUEST FOR CONSIDERATION

1. The use of the property and construction of the salt storage shed shall be consistent with the approved site plan, operational plan and salt bin specifications, as submitted and attached hereto as Exhibit A.
2. Any changes to the approved use, structure, design, or location shown in Exhibit A shall require submittal and approval of a new conditional use permit application or amendment, as determined by the Zoning Administrator.
3. The amount of salt stored on-site is approved for up to two hundred (200) tons. Any increase beyond this amount shall require approval of a conditional use permit amendment.
4. The applicant shall furnish an inspection report for the salt storage shed on an annual basis. Said report shall be submitted to the Village of Weston Zoning Administrator no later than June 1 of each year.
5. The use shall comply with all applicable performance standards set forth in Article 12 of the Village Zoning Ordinance.
6. No use is authorized unless conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any applicable law, ordinance, order, or rule of the Village of Weston, Marathon County, the State of Wisconsin, the United States, or any other duly constituted authority, except only to the extent that this permit specifically authorizes the use described herein.
7. Should any provision, paragraph, or phrase of this conditional use permit be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, such determination shall not affect the validity of the remaining provisions, which shall continue in full force and effect.

STAFF RECOMMENDATION

An updated Determination Document has been provided and is attached for reference. This document provides additional detail and outlines recommended conditions for approval of the modified Conditional Use Permit. The Plan Commission may modify or add conditions as deemed necessary during the public hearing.

Based on the information provided, staff recommends approval of the modification to Conditional Use Permit #20250439, subject to the conditions outlined in the Determination Document and Draft CUP.

Attached Docs:	Plans, project narrative, CUP supplemental questions, CUP draft resolution, CUP Draft PC Determination, cross section of salt storage bin, site plan of repaving area.
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Committee Action:	CUP approved December 8, 2025, with conditions
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Fiscal Impact:	TBD
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Recommendation:	Staff recommends modify the Conditional Use Permit with the conditions outlined in the Determination document and Draft CUP.
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RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

REQUEST FOR CONSIDERATION

I move to [approve / deny] the modification of Conditional Use Permit #20250439, allowing River View Construction, to have a salt storage shed within the WHP-A (Wellhead Protection – Zone A) Overlay District

ADDITIONAL ACTION: Notify applicant of [Approval / Denial] [Staff]

If approved, record CUP with the Marathon County Register of Deeds [Staff]



Application for Conditional Use Permit
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **20250439** Hearing Date: **January 12, 2026**
Applicant: **Nicholas Bancuk Project Engineer at Marathon Technical Services LLC, 1699 Schofield Ace, Suite 115, Schofield, WI 54476**
Location: **4801 Ross Ave, Weston, WI 54476**
Description: **Modification of an approved conditional use permit (CUP) allowing a salt storage shed located in the LI Limited Industrial zoning district and in the WHP-A Overlay District. Pursuant to Section 94.16.06(11)(c) of the Village of Weston Zoning Ordinance, staff is requesting that the Plan Commission modify the Conditional Use Permit originally approved in December 2025, as the use, operation, and associated site improvements would not be fully compliant with the previously approved conditions.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Procedures and Administration, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Zoning: **LI Limited Industrial**
Definition: The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)

Sec 94.6.03 WHP Wellhead Protection Area Overlay District

5. Conditional Use Permit Application Review Requirements.

- a. Application. In addition to conditional use permit application requirements in Section 94.16.06, the request shall include an environmental impact study or environmental assessment prepared by a licensed environmental engineer. Said report shall be forwarded to an engineer designated by the Village for recommendation and final decision by the Village. The applicant shall reimburse the Village for all consultant fees associated with this review at the invoiced amount plus administrative costs.
- b. Criteria. General criteria for conditional use permit approval are included within Section 94.16.06(7). In its consideration of conditional use permit applications for one of the listed conditional uses in subsection (4) within the associated Wellhead Protection Area overlay district, the Plan Commission shall also consider the following additional criteria:
 - i. The Village's responsibility as a public water supplier to protect and preserve public health, safety and welfare.
 - ii. The potential of the proposed use to seriously threaten or degrade groundwater quality.
 - iii. The availability of alternative uses, locations, and operational characteristics, and the cost, effect, and extent of availability of such alternatives.
 - iv. The proximity of the applicant's property to other potential sources of contamination or vulnerable activities or uses.
 - v. The then-existing condition of the associated well, well field, well recharge area, and the vulnerability to further contamination.

- vi. The direction of flow of groundwater and other factors in the area of the applicant's property which may affect the speed of the groundwater flow, including topography, depth of soil, extent of aquifer, depth to water table, and location of private wells.
 - vii. The zone of contribution for, or distance from, the associated well within which the proposed use is located.
 - viii. Any other hydrogeological data or information which is available from any public or private agency or organization.
 - ix. The potential benefit, both economic and social, from the approval of the application.
- c. Approval Conditions. In its approval of any conditional use permit within the Wellhead Protection Area overlay district, the Plan Commission may impose conditions to provide:
- i. Environmental and/or safety monitoring to indicate whether the potential sources of contamination may be emitting any contaminants.
 - ii. A financial guarantee in a form and amount determined by the Village for future monitoring and cleanup costs.
 - iii. Any requirement authorized for existing potential sources of contamination and land uses under subsection (6).

DETERMINATION (To be completed by the Plan Commission):

1. Is the proposed conditional use consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village

2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village.

3. Does the proposed conditional use will maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

BACKGROUND INFORMATION:

In December 2025, the Plan Commission approved a Conditional Use Permit (CUP) for River View Construction to allow a salt storage shed, subject to specific conditions included in the Commission's approval motion. Following Plan Commission approval, staff (Maguire, Meverden, and Higgins) met on-site with the applicant and Nick Bancuk, MTS, to review the approved conditions and proposed site operations. During this meeting, staff raised concerns regarding the Plan Commission's condition requiring a 10-foot setback from the front of the salt bin for the placement of salt. Based on normal operational practices, staff and the applicant agreed that this requirement would likely result in ongoing compliance and enforcement challenges.

Additionally, the applicant indicated an intent to make site improvements in spring 2026 to enhance environmental protection measures, including: • Re-asphalting the salt storage area to improve cleanup and reduce the potential for salt runoff; and • Reinstalling curbing that had previously been removed by the PC approvals, to better contain salt and manage runoff.

To reflect these discussions, the applicant submitted a revised site plan and a cross section of the salt storage shed. These materials demonstrate the proposed operational layout and improvements discussed during the site meeting. At the time this new information became available, staff was still drafting the conditional use permit and signatures had not yet been obtained. Pursuant to Section 94.16.06(11)(c) of the Village of Weston Zoning Ordinance, staff is requesting that the Plan Commission modify the Conditional Use Permit originally approved in December 2025, as the use, operation, and associated site improvements would not be fully compliant with the previously approved conditions.

Section 94.16.06(11)(c) further authorizes the Plan Commission to initiate modification proceedings by following the procedures outlined in subsections (5) and (6), which require notice and a public hearing. This item has therefore been scheduled as a public hearing.

CURRENT PROPERTY CONDITIONS:

The subject property is 3.4 acres with eight storage buildings on site, 810 sq ft, 886 sq ft, 805 sq ft, 1510 sq ft, 3230 sq ft, 1213 sq ft, 752 sq ft, and 1145 sq ft. The salt storage shed on the property is constructed of cement blocks and a metal roof.

PLAN COMMISSION ACTION – DECEMBER 8, 2025

Motion by Guerndt, second by Mumper: to approve Project #20250439, contingent on the asphalt being in good service repair, an inspection to be done to be sure the structure is adequate and sound (roof and sidewalls are in good repair, and containing the salt within, and the asphalt to be replaced, that they can remove the proposed new curb, the calculation of allowable tonnage of salt is based on it being far enough back in building so it can't bleed out (about 10 feet from front) not exceeding 200 tons. Q: Zeyghami questioned why he proposed the curb. Bancuk stated his thought process was if it rained, the salt water would not bleed out and it would provide a clear delineation. Motion carried.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	-----
Jordan, Joe	YES
Mumper, Roy	YES

PLAN COMMISSION ACTION OPTIONS FOR JANUARY 12, 2026:

1) Modify the Conditional Use Permit at 4801 Ross Ave, with the following conditions:

1. The use of the property and construction of the salt storage shed shall be consistent with the approved site plan, operational plan and salt bin specifications, as submitted and attached hereto as Exhibit A.
2. Any changes to the approved use, structure, design, or location shown in Exhibit A shall require submittal and approval of a new conditional use permit application or amendment, as determined by the Zoning Administrator.
3. The amount of salt stored on-site is approved for up to two hundred (200) tons. Any increase beyond this amount shall require approval of a conditional use permit amendment.
4. The applicant shall furnish an inspection report for the salt storage shed on an annual basis. Said report shall be submitted to the Village of Weston Zoning Administrator no later than June 1 of each year.
5. The use shall comply with all applicable performance standards set forth in Article 12 of the Village Zoning Ordinance.

6. No use is authorized unless conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any applicable law, ordinance, order, or rule of the Village of Weston, Marathon County, the State of Wisconsin, the United States, or any other duly constituted authority, except only to the extent that this permit specifically authorizes the use described herein.
7. Should any provision, paragraph, or phrase of this conditional use permit be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, such determination shall not affect the validity of the remaining provisions, which shall continue in full force and effect.
8. **Any other conditions the PC sees fit after the hearing.**

2) Deny the Conditional Use Permit Modification at 4801 Ross Ave.



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G

DOCK
F





VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20250439

This CONDITIONAL USE PERMIT is issued as of 12th day of January, 2026, by the PLAN COMMISSION of the VILLAGE OF WESTON to SCOTT HABECK, RIVER VIEW CONSTRUCTION of 4801 Ross Ave, Weston, WI 54476, and supersedes and modifies a previous action taken by the PLAN COMMISSION on December 8, 2025.

WHEREAS, 4801 ROSS AVENUE LLC is the owner of the property described below in the Village of Weston, which property is subject to a lease agreement whereby SCOTT HABECK, RIVER VIEW CONSTRUCTION intends to utilize a salt storage shed in the Wellhead Protection District Zone A – (WHP-A) Zoning District.

WHEREAS, the said property upon which said activity is to take place is more particularly described as follows:

Part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 5561, recorded in Volume 20, Page 154, as Document No. 912150, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin.

WHEREAS, the property described above is in the LI LIMITED INDUSTRIAL with a Wellhead Protection Area Overlay District (WHP-A) Zoning District, which permits a salt storage shed by conditional use permit;

WHEREAS, SCOTT HABECK, RIVER VIEW CONSTRUCTION has requested a conditional use permit for the property with permission from 4801 ROSS AVENUE LLC's pursuant to Section 94.6.03 *WHP Wellhead Protection Area Overlay District* of the Village of Weston Zoning Ordinance, to allow a salt storage shed on the premise;

WHEREAS, a petition for a conditional use permit was duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after Village professional staff determined the application to be complete, and

WHEREAS, following staff review, Plan Commission review, investigation and a duly noticed public hearing held on January 12, 2026, the Plan Commission, after giving full consideration to the criteria and standards for granting a conditional use permit as set forth in the Village Ordinance, including Section 94.16.06, approved said application in writing;

WHEREAS, upon the discontinuance of the salt storage shed use on the premises for a period exceeding three hundred sixty-five (365) consecutive days, the conditional use permit shall automatically become invalid. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during such period; and

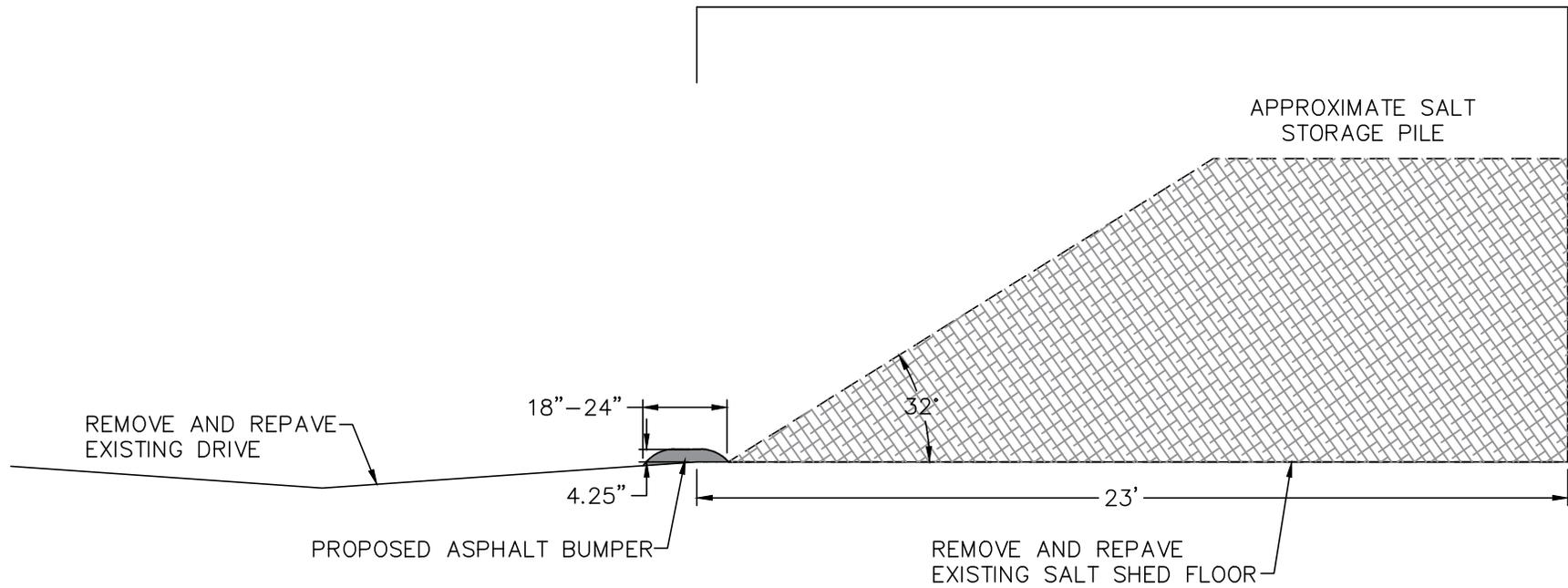
WHEREAS, all requirements and conditions of this conditional use permit shall run with the land and shall remain in effect regardless of changes in ownership, except where otherwise limited by the zoning code or by the specific condition attached to this permit.

NOW, THEREFORE, BE IT RESOLVED, that the PLAN COMMISSION of the Village of Weston, Marathon County, Wisconsin, hereby grants 4801 ROSS AVENUE LLC and SCOTT HABECK, RIVER VIEW CONSTRUCTION a conditional use permit for the property described above for a salt storage shed as defined in 94.6.03(4) of the Village Zoning Ordinance, subject to the following conditions:

1. The use of the property and construction of the salt storage shed shall be consistent with the approved site plan, operational plan and salt bin specifications, as submitted and attached hereto as Exhibit A.
2. Any changes to the approved use, structure, design, or location shown in Exhibit A shall require submittal and approval of a new conditional use permit application or amendment, as determined by the Zoning Administrator.
3. The amount of salt stored on-site is approved for up to two hundred (200) tons. Any increase beyond this amount shall require approval of a conditional use permit amendment.

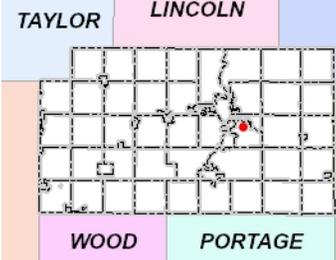
Exhibit A

DRAFT





Land Information Mapping System



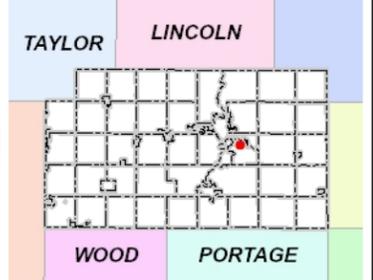
- Legend**
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
- 2020 Orthos Countywide
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

20.87 0 20.87 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



- Legend**
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

55.42 0 55.42 Feet
 NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

NOTICE OF PUBLIC HEARING BEFORE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on **Monday, January 12, 2026 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider a modification to the site lighting plan included in the approved Conditional Use Permit (**Project 20230083**), pursuant to Sec. 94.16.06(13) of the Village Code, for Stainless Holdings, LLC at **4305 Transport Way**.

Legal Description of the Property:

Lot 7 in the Stone Ridge Business Center located in part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-282-0007).

A copy of the application materials is available for public inspection at the Weston Municipal Center during regular business hours and can also be accessed on the Village of Weston's website at <http://westonwi.gov/421/Public-Hearing-Notices>.

All interested parties are encouraged to attend the hearing and provide comments. Written statements may be submitted in advance to **Valerie Parker, ETZ Committee Secretary, 4747 Camp Phillips Road, Weston, WI 54476**, or emailed to vparker@westonwi.gov.

Dated: **December 23, 2025**.

Valerie Parker, Commission Clerk

Legal Ad Run: December 29, 2025, and January 5, 2026

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, January 12, 2026
Description:	Public Hearing – Project #20230083 – Amendment to Approved Conditional Use Permit #20230083 for Stainless Holdings, LLC, 4305 Transport Way.
From:	Roman Maguire, Building Inspector Jennifer Higgins, Planning and Development Director
Question:	Should the Plan Commission approve Conditional Use Permit Amendment #2 for Stainless Holdings, LLC to amend the originally approved site lighting plan for a personal storage facility within the LI (Limited Industrial) zoning district, pursuant to Sec. 94.4.06(3)?

BACKGROUND

August 14, 2023: The Plan Commission approved the original Conditional Use Permit and Commercial Site Plan for a personal storage facility at 4305 Transport Way.

December 9, 2024: The Plan Commission approved Amendment #1, which included a revised site plan, drainage plan, and building elevations. Amendment #1 reduced the number of buildings from six to three, modified building elevations, and adjusted drainage to accommodate the revised site configuration. Landscaping changes were minimal, with no change to point values or species; three plantings were relocated to account for the revised building footprint. The undeveloped portion of the site to the east was seeded with minimal topographical change.

Amendment #2 – Site Lighting

During fall 2025 closeout site inspections, Building Inspection staff identified field-installed changes to the site lighting that differed from the approved lighting plan. Specifically, approved pole lights were replaced with building-mounted lighting. Light meter testing indicated the installed fixtures did not align with the previously approved photometrics.

Staff requested updated lighting specifications and photometric data reflecting the lighting as installed. The applicant submitted revised lighting plans, which have been reviewed and verified by the Building Inspector. The updated plans demonstrate compliance with applicable code requirements.

An updated Determination Document has been provided and is included in the packet. The document outlines the basis for approval and includes recommended conditions to ensure ongoing compliance. The Plan Commission may modify or add conditions as deemed necessary during the public hearing.

Attached Docs:	Hearing Notice, Updated Site Lighting Plan (Photometrics and Fixture Specifications), Notice of Determination, Draft Conditional Use Permit (Amendment #2)
Committee Action:	The Plan Commission approved the Conditional Use Permit and Commercial Site Plan on 8/14/23. The PC approved Amendment #1 of the Conditional use Permit & a new site plan and building elevations on was approved on December 9, 2024.
Fiscal Impact:	To be determined.

REQUEST FOR CONSIDERATION

Recommendation: Based on the submitted materials and staff review, staff recommends approval of Conditional Use Permit Amendment #2, subject to the conditions outlined in the Determination Document. The updated lighting plans meet all applicable code requirements.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

The Commission or Committee may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial. Any action to approve or amend the proposed conditional use permit requires a majority vote of Commission or Committee members in attendance. Nothing in this Chapter requires town plan commission or town board action on proposed conditional use permits in the ETZ Area.

I move to [approve / deny] Amendment #2 to Conditional Use Permit #20230083 for Stainless Holdings, LLC at 4305 Transport Way to amend the originally approved site lighting plan, subject to the conditions outlined in the Determination Document.

ADDITIONAL ACTION: Notify applicant of [Approval / Denial] [Staff]
Recording of CUP Amendment #2
Closeout of Site Plan Project File #20230083



Application for Conditional Use Permit Amendment
**CONDITIONAL USE PERMIT AMENDMENT DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **20230083** Hearing Date: **January 12, 2026**
Applicant: **Stainless Holdings, LLC**
Location: **4305 Transport Way, Weston, WI 54476**
Description: **A conditional use permit amendment #2 amending site lighting for a personal storage facility use within the LI (Limited Industrial) zoning district per Sec. 94.4.06(3) at 4305 Transport Way**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Zoning: **Limited Industrial (LI) Zoning District**

Definition: The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)

Definition: **Personal Storage Facility.** Includes indoor storage of items entirely within partitioned buildings with individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as mini-warehouses.

Performance Standards:

- a. In addition to the building design standards in Section 94.10.03, buildings and facility shall be designed to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and other structures shall complement surrounding development and be consistent with any building design standards within the Comprehensive Plan.
- b. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property and public rights-of-way.
- c. The Plan Commission or Extraterritorial Zoning Committee may restrict or limit unit doors facing a public street right-of-way or property not in an industrial zoning district, or may otherwise require that any such doors be screened from view with berms, landscaping, and/or opaque fencing.
- d. Facility shall be limited to indoor storage of household items and similar durable goods. No live animals, perishable items, odor producing materials (see Section 94.12.15), flammable or explosive materials (see Section 94.12.17), toxic or noxious materials (see Section 94.12.18), or hazardous materials (see Section 94.12.20) shall be stored on site.
- e. No storage unit may have any other function aside from storage, including but not limited to any retail, wholesale, workshop, hobby shop, manufacturing, residential, lodging, or service use.
- f. No outdoor storage of materials shall be permitted on site, with the exception of an outdoor trash or recycling receptacle, if proposed and approved as part of the site plan and screened in accordance with Section 94.12.06.
- g. To prevent unauthorized access, each storage unit shall be outfitted with quality commercial locks and the Plan Commission or Extraterritorial Zoning Committee may require gated access to the facility and/or security fencing.

- h. The Plan Commission or Extraterritorial Zoning Committee may require that the project be equipped with a digital security camera(s) that records site activity, with footage made available to the Everest Metro Police Department upon suspicion of criminal activity.
- i. All storage units shall gain access from the interior of the building or site, as opposed to direct access from units to public streets.
- j. The Plan Commission or Extraterritorial Zoning Committee may deny or limit a conditional use permit, where required, if it determines that the location, size, quantity, job or tax base creation, or other applicable characteristics of the proposed facility are incompatible with the economic development goals and objectives of the Village, including those within the Comprehensive Plan and any approved tax incremental district project plan.
- k. Minimum Required Off-Street Parking: one space for each employee on the largest work shift.

DETERMINATION (To be completed by the Plan Commission):

If the applicant meets, or agrees to meet, all of the applicable requirements specified in this Chapter and conditions imposed by the Plan Commission or the Extraterritorial Zoning Committee, the Commission or Committee shall under Wis. Stats. § 62.23(7)(de)2.a. grant the conditional use permit. The Village may require written agreement from the applicant in a form prescribed by the Village Attorney.

Any decision to grant or deny the conditional use permit must be supported by substantial evidence, as that term is defined in Wis. Stats. § 62.23(7)(de)1.b. Any condition or modification must be related to the purpose of this Chapter, reasonable, measurable to the extent practicable, and based on substantial evidence.

To the extent consistent with Subsections (a) and (b), no conditional use permit shall be granted unless the Plan Commission or the Extraterritorial Zoning Committee finds that the use authorized thereby meets the following criteria:

1. Is the proposed use consistent with the Village's Comprehensive Plan and all other applicable ordinances and adopted plans?
2. Will the proposed use, at this location and as shown on the site plan, avoid causing significant negative impacts to nearby properties, the surrounding neighborhood, the environment, traffic, parking, public facilities, public property, or public rights-of-way, and will it protect public health, safety, and general welfare now and in the future?
3. Will the proposed use be compatible with nearby land uses in terms of type, intensity, and overall impact?
4. Is the proposed use located in an area that is adequately served by existing public services and infrastructure, and will it not place an unreasonable burden on public facilities, utilities, or services?
5. Do the expected public benefits of the proposed use outweigh any potential negative impacts, considering the applicant's proposal and any conditions or measures proposed to reduce those impacts?

BACKGROUND INFORMATION:

August 14, 2023: The Plan Commission approved the original Conditional Use Permit and Commercial Site Plan for a personal storage facility at 4305 Transport Way.

December 9, 2024: The Plan Commission approved Amendment #1, which included a revised site plan, drainage plan, and building elevations. Amendment #1 reduced the number of buildings from six to three, modified building elevations, and adjusted drainage to accommodate the revised site configuration. Landscaping changes were minimal, with no

change to point values or species; three plantings were relocated to account for the revised building footprint. The undeveloped portion of the site to the east was seeded with minimal topographical change.

During fall 2025 closeout site inspections, Building Inspection staff identified field-installed changes to the site lighting that differed from the approved lighting plan. Specifically, approved pole lights were replaced with building-mounted lighting. Light meter testing indicated the installed fixtures did not align with the previously approved photometrics.

Staff requested updated lighting specifications and photometric data reflecting the lighting as installed. The applicant submitted revised lighting plans, which have been reviewed and verified by the Building Inspector. The updated plans demonstrate compliance with applicable code requirements.

CURRENT PROPERTY CONDITIONS:

The property is a 6.39 acre parcel and development of the previously approved personal storage facility is complete. However, upon site plan project closeout inspection, the lighting installed did not match what was approved. .

PLAN COMMISSION ACTION OPTIONS:

*Sec. 94.16.06(6) Review and Action by the Plan Commission or Extraterritorial Zoning Committee. Within 60 days after the public hearing, or an extension of said period requested in writing or electronic format by the applicant and granted by the Commission or Committee, the Plan Commission or Extraterritorial Zoning Committee shall take final action on the conditional use permit request. Prior to acting on a conditional use permit application, the Plan Commission or the Extraterritorial Zoning Committee may request further information and/or additional reports from the Zoning Administrator, the applicant, outside experts and/or any other source. **The Commission or Committee may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial. Any action to approve or amend the proposed conditional use permit requires a majority vote of Commission or Committee members in attendance.** Nothing in this Chapter requires town plan commission or town board action on proposed conditional use permits in the ETZ Area.*

1) Approve the amendment to the Conditional Use Permit, with the following conditions: Please note the below are staff recommendations. PC may make changes as they see fit following the hearing testimony. This option requires a majority vote of Commission members in attendance.

1. All conditions of the original Conditional Use Permit #20230083 approved August 14, 2023, and Conditional Use Permit 20240392 Amendment #1 approved December 9, 2024, shall remain in full force and effect unless specifically modified herein.
2. The approved site lighting for the development shall be in accordance with the updated site lighting plan, photometric study, and fixture specifications submitted by the applicant and approved by the Village, attached hereto as Exhibit A.
3. Any future changes, modifications, or additions to the approved site lighting plan shall require review and approval by the Village Approval Authority prior to installation.
4. No use is hereby authorized unless conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance, nor to waive compliance with any applicable federal, state, county, or Village law, ordinance, rule, or regulation.
5. In the event the Personal Storage Facility use is discontinued for a period exceeding 365 consecutive days, this Conditional Use Permit shall become null and void. The burden of proof shall be on the property owner to demonstrate continuous operation during such period.
6. Should any section, sentence, clause, or phrase of this Conditional Use Permit be determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

2) Deny the amendment to the Conditional Use Permit. Reasons for denial are as follows (substantial evidence must be provided that reasonable people would accept as support for a conclusion).

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20230083
AMENDMENT 2

This CONDITIONAL USE PERMIT AMENDMENT #2 is issued as of 12^h day of January 2026, by the PLAN COMMISSION of the VILLAGE OF WESTON to STAINLESS HOLDINGS LLC, for property located at 4305 Transport Way, Weston, Wisconsin, 54476.

WHEREAS, STAINLESS HOLDINGS LLC is the owner of the property described below in the Village of Weston, and intends to operate a PERSONAL STORAGE FACILITY (STORAGE UNITS), a conditional use; and

WHEREAS, the subject property is legally described as follows:

Lot 7 in the Stone Ridge Business Center located in part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (192-2808-282-0007);

WHEREAS, the subject property is zoned LI – LIMITED INDUSTRIAL under the Village of Weston Zoning Ordinance, which permits a Personal Storage Facility as a conditional use pursuant to Section 94.4.06(3); and

WHEREAS the Plan Commission approved the original Conditional Use Permit and Commercial Site Plan for a Personal Storage Facility at 4305 Transport Way on August 14, 2023; and

WHEREAS, on December 9, 2024, the Plan Commission approved Conditional Use Permit Amendment #1, which included a revised site plan, drainage plan, and building elevations, and which Amendment #1 remains in full force and effect; and

WHEREAS, STAINLESS HOLDINGS, LLC has requested Conditional Use Permit Amendment #2 to amend the originally approved site lighting plan to reflect lighting fixtures installed on-site; and

WHEREAS, updated site lighting plans, including photometric data and fixture specifications, have been submitted and reviewed by Village staff and verified to meet applicable code requirements; and

WHEREAS, a petition for Conditional Use Permit Amendment #2 was duly filed with the Village Zoning Administrator, determined to be complete, reviewed by Village staff, and scheduled for Plan Commission consideration following a duly noticed public hearing held on January 12, 2026; and

WHEREAS, after review of the application materials, staff reports, and public testimony, the Plan Commission finds that the request meets the standards and criteria for a conditional use permit amendment as set forth in the Village of Weston Zoning Ordinance, including Section 94.16.06.

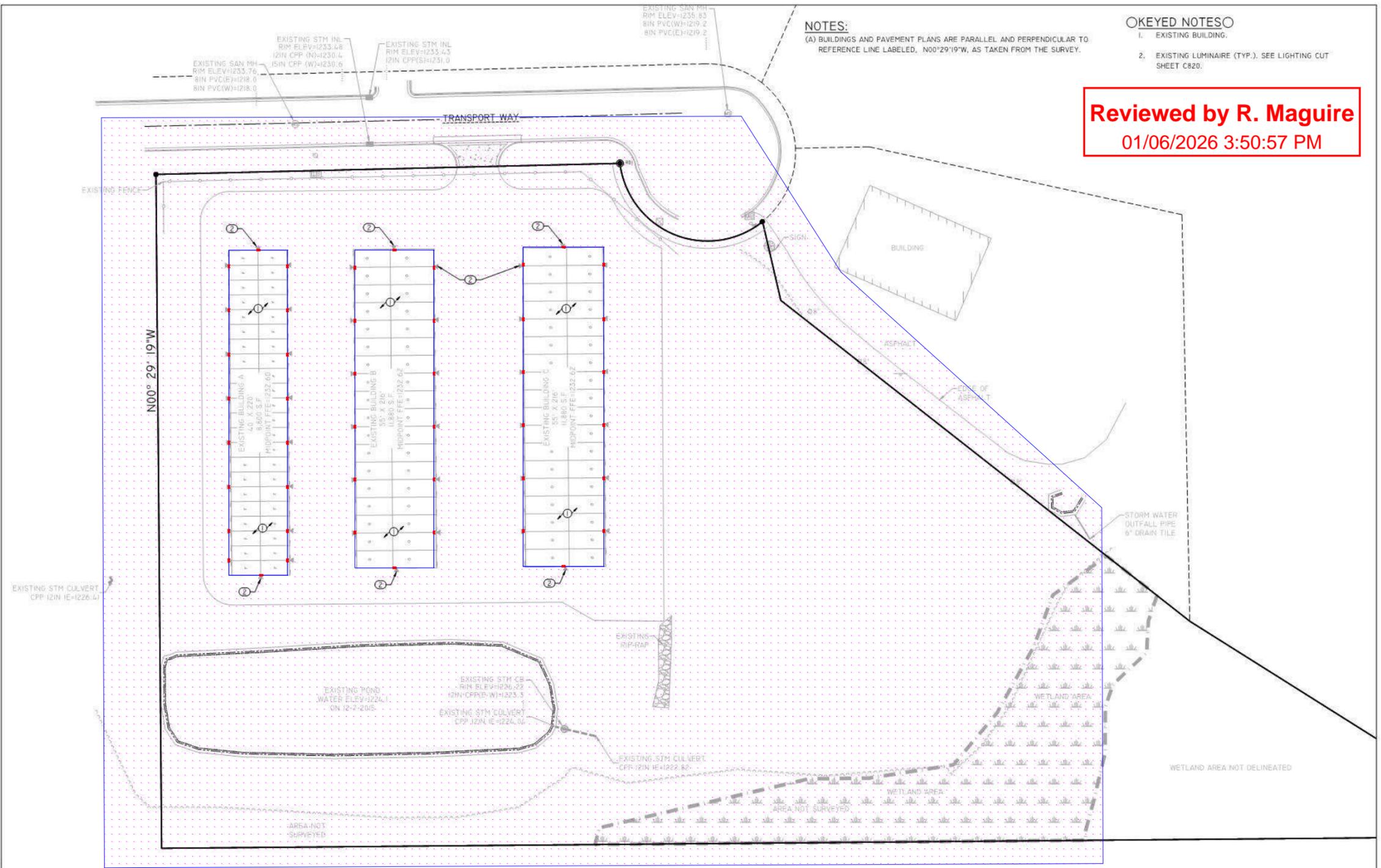
NOW, THEREFORE, BE IT RESOLVED, that the PLAN COMMISSION of the Village of Weston, Marathon County, Wisconsin, hereby approves Conditional Use Permit Amendment #2 for STAINLESS HOLDINGS, LLC for the operation of a Personal Storage Facility (Storage Units) as defined in Section 94.4.06(3), subject to the following conditions:

Exhibit A

Approved Site Lighting

DRAFT

DRAWING FILE: P:\11005-7169B-1-WISCONSIN STORAGE\DRAWING\PLANS - 2024\7169B-C100-LIGHTING_LAYOUT_PLAN.CWG; LAYOUT: C100
 PLOTTED: Nov 21, 2025 - 2:31pm PLOTTED BY: MATTHEW



NOTES:
 (A) BUILDINGS AND PAVEMENT PLANS ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, N00°29'19"W, AS TAKEN FROM THE SURVEY.

KEYED NOTES
 1. EXISTING BUILDING.
 2. EXISTING LUMINAIRE (TYP.). SEE LIGHTING CUT SHEET C820.

Reviewed by R. Maguire
 01/06/2026 3:50:57 PM



#	Date	Comments

Revisions

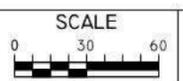
Jason Fremming
 Checked By:
 Date: 1/6/2026
 Scale:

APS Rentals

REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE 75.675.9767 FAX 75.675.9865
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHKD.

SURVEYED BY: AJB, DH	DESIGNED BY:	SURVEY DATE: 11-05-2024
SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 11/21/2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

LIGHTING LAYOUT PLAN
 STAINLESS HOLDINGS, LLC.
 TRANSPORT WAY
 WESTON, WI 54476

REI
 REI No. 7169B
 SHEET C100

Luminaire Schedule

Symbol	Qty	Label	Description	Tag	Luminaire Watts
□	46	BD-MSBD-100W	100 WATT - 10800 LUMEN WALL PACK		95.6



#	Date	Comments

Revisions

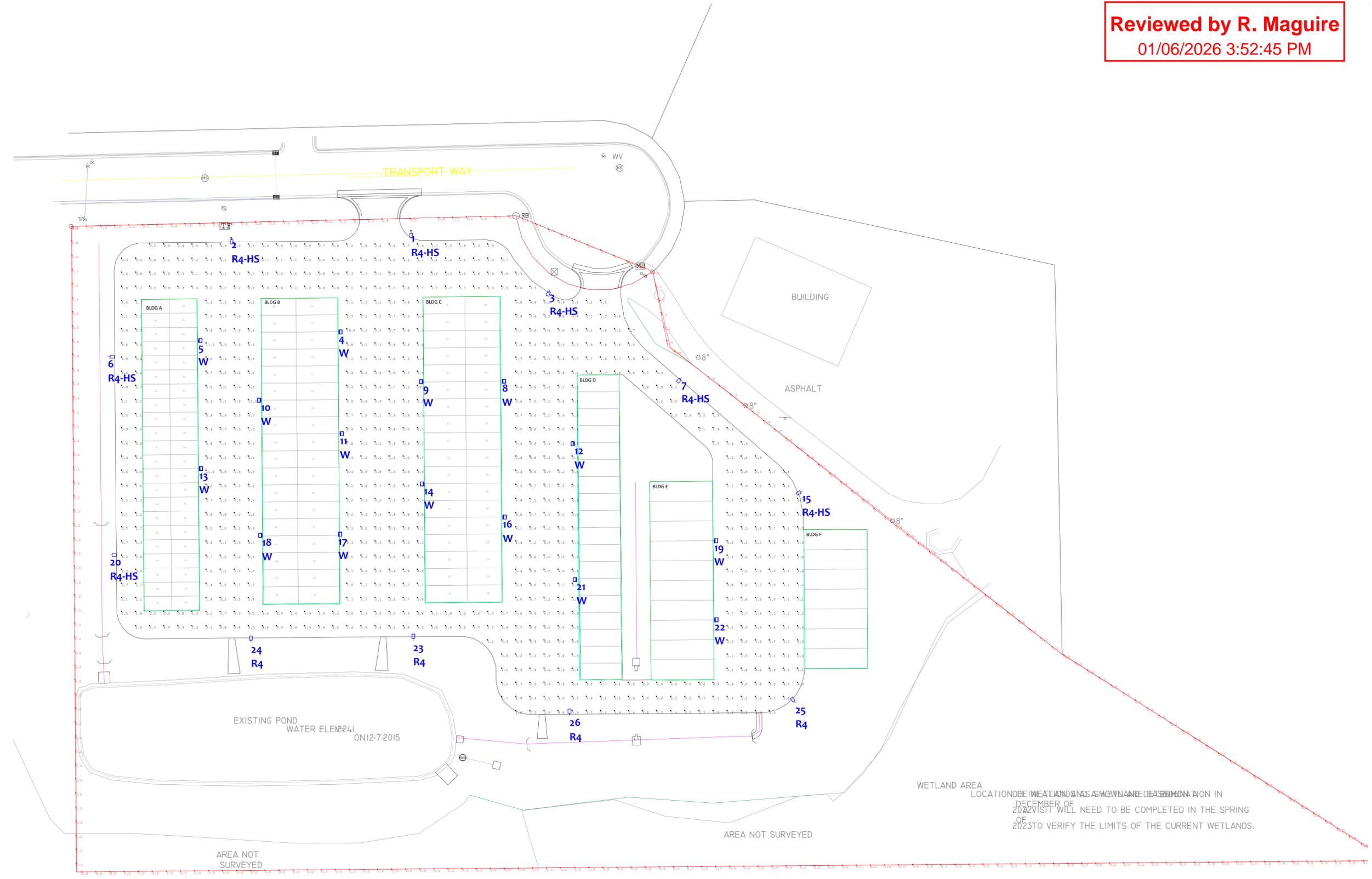
Jason Fremming
 Checked By:
 Date: 1/6/2026
 Scale:

APS Rentals

Reviewed by R. Maguire
01/06/2026 3:52:45 PM



Lighting Design Solutions, Inc. (Schofield & Milwaukee)
 P.O. Box 375
 Schofield, WI 54476
 1.888.357.7070 Office
 715.693.2594 Fax
 N78W14573 Appleton Ave #101
 Menomonee Falls, WI 53051
 Design@LightingDesignSolutions.com
 www.LightingDesignSolutions.com



Scale: 1 inch= 33 Ft.

Luminaire Schedule			
Scene: GENERAL			
Symbol	Qty	Label	Description
	4	R4	LED ROADWAY LIGHT ON 20' POLE
	7	R4-HS	LED ROADWAY LIGHT WITH HOUSE SIDE SHIELD ON 20' POLE
	15	W	LED FULL GLASS FRONT WALL PACK

Calculation Summary			
Scene: GENERAL			
Label	Units	Avg	Max/Min
LOT CALCS	Fc	1.96	58.00
PROPERTY LINE	Fc	0.09	N.A.

These plans, schedules, calculations, and lighting concepts are the property of Lighting Design Solutions (LDS) and are not to be shared, reproduced, viewed, or used in any manner without the explicit written permission of LDS. All luminaires and accessories purchased for this project are to be supplied by LDS unless other arrangements that include additional reimbursement for design costs are codified in a pre-approved written agreement with LDS.

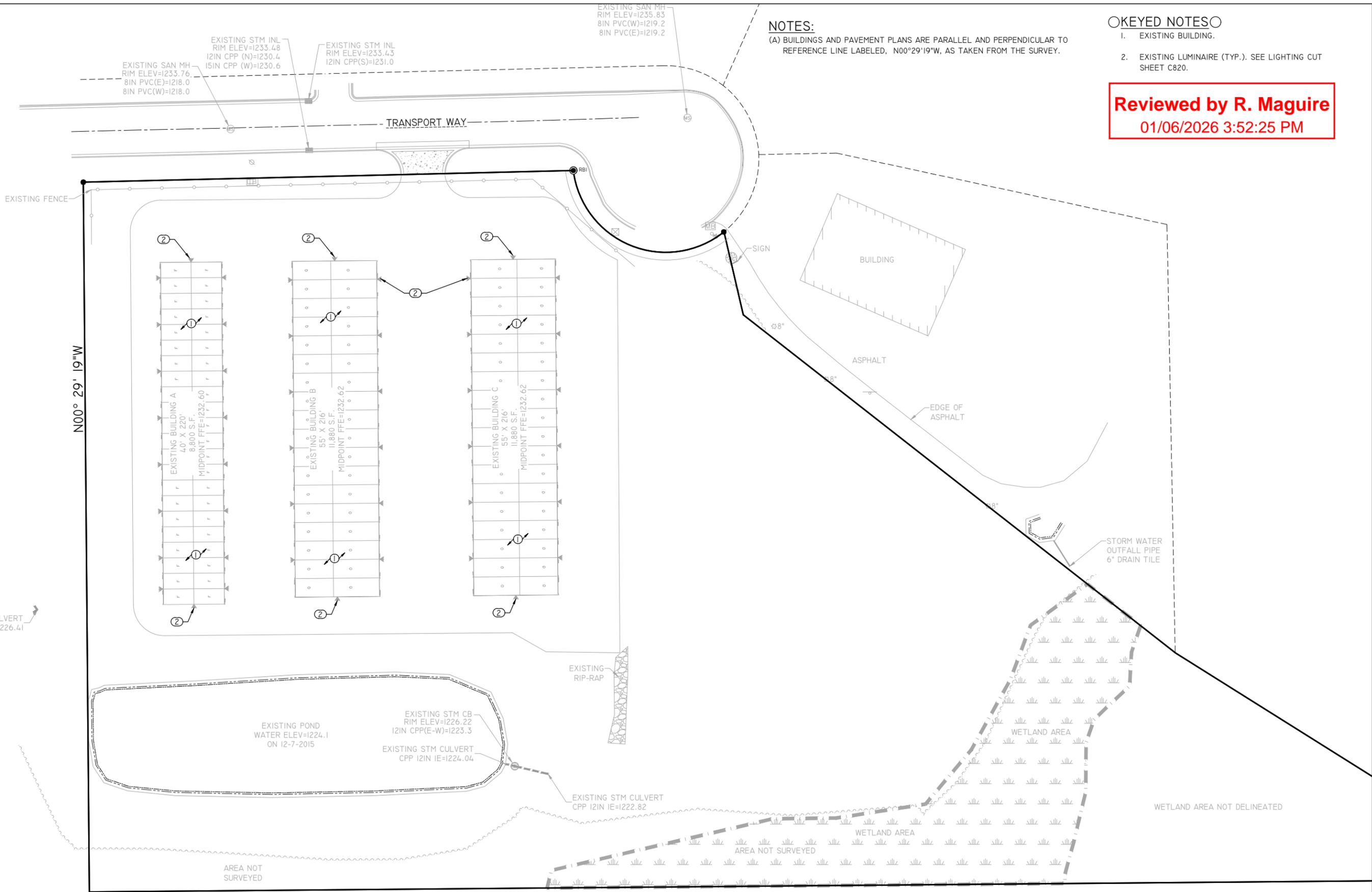
These plans are not approved for construction unless specifically noted. They have not been reviewed or approved by any local or state agency, nor has the building owner confirmed final acceptance of the design or materials. Once approved, the final product details, voltages, accessories and quantities are the responsibility of the installing contractor and are to be fully verified by the contractor prior to release or order. Lead time for luminaires will vary but should be assumed to be 4-6 weeks after release unless specifically noted as "in-stock" or "quick ship" on the LDS Project Quotation.

Lighting performance and energy calculations are based on photometric data provided by the specified manufacturers, expected site finishes, anticipated energy costs, current rebate programs, and the projected operational use of the facility. Lighting Design Solutions, Inc. accepts no responsibility for variances resulting from inaccurate or changed data files, drawings, reflectance values, or rebate programs, and guarantees no alternate funding or rebate payment.

PROJECT INFORMATION:	DRAWN BY:	REVIEWED BY:	DATE
STAINLESS HOLDINGS TRANSPORT WAY WESTON, WI	A. THOMER	A. THOMER	
CONTRACTOR:	APPROVED BY:		
REI ENGINEERING, INC 4080 N 10TH AVE WAUSAU, WI 54401 715-675-9784	D. DRUMEL		
			DATE: 05/31/2023

To request the Project Quotation for these materials or to place the order, please contact:
 Sales@LightingDesignSolutions.com or call us at 1-888-357-7070

DRAWING FILE: P:\7100-7199\7169B - WIESMAN STORAGE\DRAWING\PLANS - 2024\7169B-C100-LIGHTING LAYOUT PLAN.dwg LAYOUT: C100
 PLOTTED: Nov 21, 2025 - 2:31PM PLOTTED BY: NATHANP



NOTES:
 (A) BUILDINGS AND PAVEMENT PLANS ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, N00°29'19"W, AS TAKEN FROM THE SURVEY.

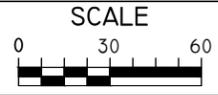
- KEYED NOTES**
- EXISTING BUILDING.
 - EXISTING LUMINAIRE (TYP.). SEE LIGHTING CUT SHEET C820.

Reviewed by R. Maguire
 01/06/2026 3:52:25 PM

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 4080 N. 20TH AVENUE
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 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHKD	SURVEYED BY: AJB, DH	DESIGNED BY:	SURVEY DATE: 11-05-2024
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 11/21/2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

LIGHTING LAYOUT PLAN
 STAINLESS HOLDINGS, LLC.
 TRANSPORT WAY
 WESTON, WI 54476

REI
 REI No. 7169B
 SHEET C100

Illuminate Your Space Like Daylight!

Smart Light Sensing, Banish the Darkness

 **10800LM**
Luminous Flux

 **100W**
High Power

 **5000K**
Color Temperature

 **IP65**
Waterproof



Energy-Efficient, Super Bright!

180 Premium LED Beads for Even, Radiant Illumination



180 LED Beads



 High Brightness  Low Light Decay  Long Lifespan  Energy Saving

3000+ Hours of Ultra-Longevity

Exceptional Quality, Long-Lasting Performance

- Robust Die-Cast Aluminum Construction
- Built to Last, Not Easily Deformed



3000+

Optimal Mounting Height

Wider illumination range ensured

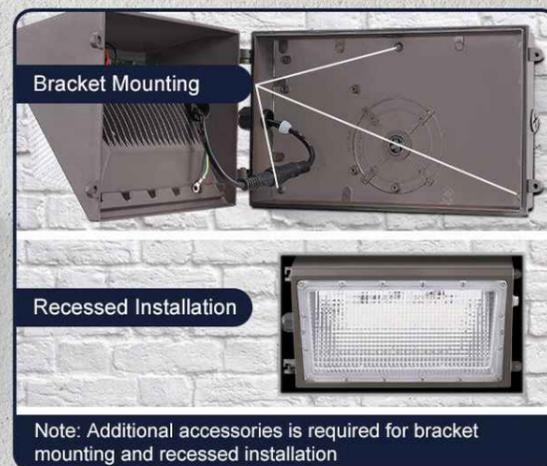


Versatile Installation Options

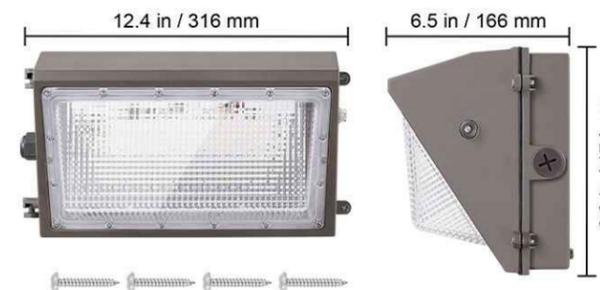
4 Exit Cable Directions for Flexible Wiring



Fixed Installation



Note: Additional accessories is required for bracket mounting and recessed installation



Item Model Number: **BD-MSBD-100W**
 Voltage & Frequency: **AC120V, 60Hz**
 Rated Power: **100W**
 Rated Color Temperature: **5000K**
 Rated Luminous Flux: **10800LM**
 Sensing Type: **Light Sensing**
 Waterproof Rating: **IP65**
 Number of Products: **2 PCs**
 Main Materials: **Die-casting Aluminum + PC**
 Net Weight: **7.18 lbs / 3.26 kg**
 Product Dimensions: **12.4 x 6.9 x 6.5 in**

DRAWING FILE: P:\7100-7199\7169B - WIESMAN STORAGE\DRAWING\PLANS - 2024\7169B-C820-LIGHTING CUT SHEET.dwg LAYOUT: C820 PLOTTED: Nov 21, 2025 - 11:01AM PLOTTED BY: ToddW

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHKD	SURVEYED BY: AJB, DH	DESIGNED BY:	SURVEY DATE: 11-05-2024
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 11/21/2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

LIGHTING CUT SHEET
 STAINLESS HOLDINGS, LLC.
 TRANSPORT WAY
 WESTON, WI 54476

REI
 REI No. 7169B
 SHEET C820

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, January 12, 2026
Description:	Site Plan Approval for Detached Accessory Structure (for Residential Use) at 5107 Aspen Street
From:	Roman Maguire, Building Inspector Audrey Webster, Assistant Planner
Question:	Should the Plan Commission allow the shed to occupy the land between the principal building and street right-of-way (Sec. 94.4.09(j))

BACKGROUND

The applicant, Jessica Strolle, is the District Manager for Schultz Property Management for the apartment complex located at 5107 Aspen Street. Ms. Strolle manages the property on behalf of the owner, Atlas II, LLC. The applicant is requesting approval to retain an existing 7 ft. by 7 ft. accessory shed that was installed on the property earlier this fall without a permit. Upon noticing the structure, staff contacted the owner and advised that the shed must either be removed or permitted. The owner elected to apply for the required permit, as the shed is intended to be used for storage of a snow blower.

The proposed accessory structure meets the requirements of Section 94.4.09 of the Zoning Code with the exception of subsections (l) and (m), which allow deviations with Plan Commission approval as part of an approved site plan.

Section 94.4.09(l) states that in all residential, RR-2, non-residential, and mixed-use zoning districts, and for all multi-family residences regardless of zoning district, no portion of a detached accessory structure shall be located between the principal building and a street right-of-way unless approved by the Plan Commission as part of a site plan.

Section 94.4.09(m) references Figures 5.01(1) and 5.01(2) for additional setback, floor area, building height, and coverage standards applicable to detached accessory structures in residential zoning districts.

Staff has identified alternative locations on the site where the shed could be placed while still maintaining reasonable access. These alternatives are shown on the attached map. The proposed location places the shed in close proximity to Aspen Street. Staff discussed the alternative locations with the applicant; however, the applicant has chosen to proceed with the proposed location.

If the Plan Commission approves the shed in its current location, the approved site plan will need to be revised to clearly show the required setback from the driveway. Structures located within a driveway vision triangle must maintain a minimum setback of 10 feet. A revised site plan reflecting this requirement will be necessary prior to issuance of a building permit and should be included as a condition of approval.

Additionally, staff notes that Trustee Ermeling previously raised concerns regarding sight visibility at this site. The Village has received complaints indicating that tenants have driven through the roadside

REQUEST FOR CONSIDERATION

ditches rather than using the designated driveway entrances, citing limited visibility due to existing garbage enclosures located along the right-of-way. Placement of the shed in the proposed location may further contribute to these visibility concerns.

Attached Docs: Site Plan, Building Plans, Section 94.4.09(2) Detached Accessory Structure (for Residential Use), Pictures of current shed, map of property with alternative locations

Committee Action: None.

Fiscal Impact: TBD.

Recommendation: Staff recommends it be moved to the east side of the parking lot. A location closer to the buildings. It would still be in front of the principal structure and require PC approvals regardless of what is decided.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

- 1) I recommend approval of the site plan as proposed allowing the detached accessory structure to be placed between the street right-of-way and the principal building on the lot, with verification that the structure is at least 10 feet from any driveway.
- 2) I recommend approval of the shed being placed in an alternative location (as decided by the PC)....
- 3) I recommend denial of the site plan as proposed.
- 4) Something else....

ADDITIONAL ACTION: Notification of Applicant (Staff)
Building permit issuance (Staff)

ASPEN ST



 Location of the proposed shed currently
 Alternative locations for proposed shed



5107





Specifications

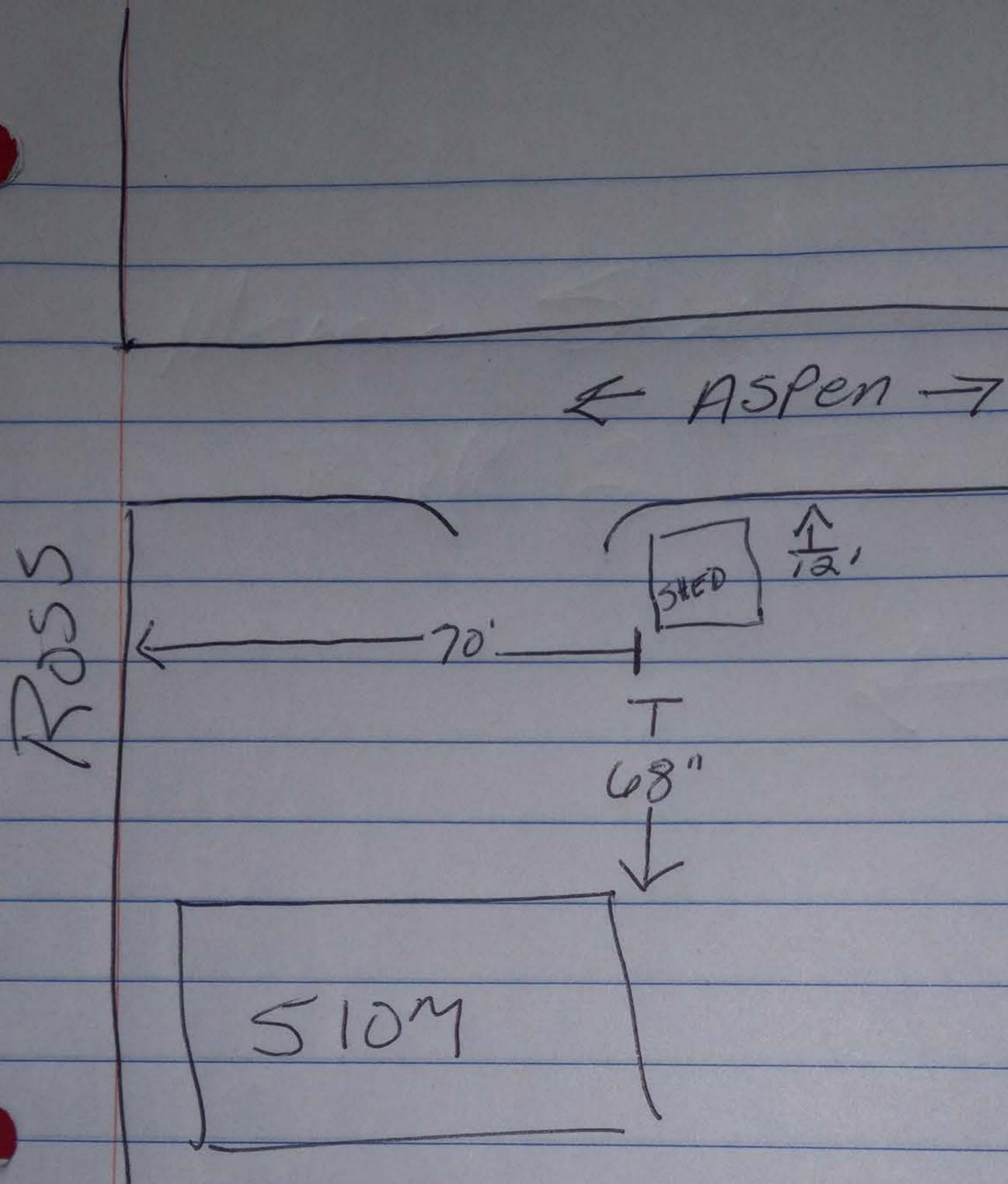
General			
Color/Finish Family	Brown	Siding Color	Sand
Series Name	Sutton	Trim Color	Slate

Dimensions			
Actual Exterior Length (Feet)	7	Door Opening Width (Inches)	60
Actual Exterior Peak Height (Feet)	8.54	Floor Storage Capacity (Cu. Feet)	322
Actual Exterior Width (Feet)	7.375	Foundation Length (Feet)	7.25
Actual Interior Length (Feet)	86.13	Foundation Width (Feet)	7.375
Actual Interior Peak Height (Feet)	8.3125	Package Height (Inches)	49.57
Actual Interior Width (Feet)	6.71	Package Length (Inches)	86.13
Common Exterior Length (Feet)	7	Package Weight (lbs.)	345
Common Exterior Size (W x L)	7-ft x 7-ft	Package Width (Inches)	27.03
Common Exterior Width (Feet)	7	Storage Capacity (Sq. Feet)	49
Common Size Range	Medium (6-ft x 5-ft to 10-ft x 8-ft)	Storage Capacity Range (Sq. Ft.)	Large (over 100 sq. ft.)
Door Opening Height (Inches)	27.034		

Features			
Floor Included	Yes	Number of Shelves	0
Installation Included	No	Number of Windows	2
Material	Resin	Warranty	10-year limited

Certifications			
CA Residents: Prop 65 Warning(s)	No		

Miscellaneous			
UNSPSC	30201700		



REAR of SHED to Aspen 12 feet
 SHED to ROSS 70 feet
 Front of SHED to 5107, 68 feet
 other side of SHED, length of property

Sec 94.4.09 Accessory And Miscellaneous Land Use Types

2. Detached Accessory Structure (for Residential Use).

An accessory structure serving a residential principal land use and building (e.g., a house or apartment building), but not attached to the principal building. Includes detached residential garages and carports (where permitted) designed primarily to shelter parked passenger vehicles, utility sheds as defined in Section 94.17.04, private recreation structures such as gazebos, and detached elevated decks or walkways associated with residential uses. All structures that are utilized for Agricultural Land Use Types (as listed in Section 94.4.03), that exceed 2,000 square feet in floor area, are within a rural and open space or RM zoning district, or are on parcels over 10 acres in area shall instead be regulated as a principal structure, and not as a “Detached Accessory Structure.”

Figure 4.09(2): Detached Accessory Structure (for Residential Use) Allowances

Principal Land Use	Zoning District	Maximum Permitted Type and Quantity of Detached Accessory Structure ¹	Minimum Distance from Other Buildings ²
Single-Family Detached Residence	FP, RM, AR and RR-5	Maximum of five ³	10 feet
	Any other zoning district	1 Detached Garage; and 1 Utility Shed; and 1 Gazebo	10 feet
Two-Family Residence	Any district where principal building located	1 Utility Shed per Housing Unit	10 feet
Multi-Family Residence	Any district where principal building located	*As approved through Site Plan Procedures	10 feet
Manufactured Home or Mobile Home	MH	1 Utility Shed ⁴ and 1 Carport ⁵ or 1 Detached Garage ⁶	5 feet from the accompanying home and 10 feet from all other buildings

¹The terms detached garage, utility shed, gazebo and carport are defined in Section 94.17.04.
² See Figures 5.01(1) and 5.01(2) for maximum floor areas, maximum lot coverage, minimum property line setbacks, and maximum heights relating to detached accessory buildings.
³ Except where approved by the Plan Commission as part of an approved site plan.
⁴ Each Utility Shed within the MH zoning district shall not be greater than 144 square feet in floor area with a 5-foot building separation.
⁵ Each Carport within the MH zoning district shall not be greater than 200 square feet in floor area with a maximum width of 10 feet.
⁶ Each Detached Garage within the MH zoning district shall not be greater than 344 square feet in floor area with a maximum width of 14 feet.

Performance Standards:

- a. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot.
- b. Except within the AR and RM zoning districts, no hoop building, tarp shed, or carport shall be a permitted as a Detached Accessory Structure (for Residential Use), except on a temporary basis for a maximum of five consecutive days within a 30-day period for a special event such as a sale on the property following issuance of a temporary use permit.

- c. The roof of each Detached Accessory Structure (for Residential Use), including those permitted under standard 2, shall be designed to withstand a minimum of a 40-pounds per square foot of snow load.
- d. All driveways built to serve Detached Accessory Structures (for Residential Use) are subject to associated standards under Section 94.12.08. Each Detached Accessory Structure (for Residential Use) shall be served by a driveway connected to a public road if used to shelter a motor vehicle or trailer, or where vegetative ground cover to an overhead door cannot be maintained in the determination of the Zoning Administrator or Building Inspector.
- e. The exterior walls of each Detached Accessory Structure (for Residential Use) shall be sided with wood, masonry, concrete, stucco, Masonite, horizontal vinyl or metal lap siding, or similar material approved by the Zoning Administrator. Vertical siding is also allowed in all RM and rural and open space zoning districts aside from RR-2. All exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.
- f. Roofs of Detached Accessory Structures (for Residential Use) shall be surfaced with any of the following materials: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; screw down metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the Zoning Administrator.
- g. Pole or ladder constructed buildings shall be permitted only within the RM and rural and open space zoning districts, except for the RR-2 district, and shall be subject to subsections 5. and 6. of this section.
- h. No Detached Accessory Structure (for Residential Use) shall involve or include the conduct of any business, trade, or industry, except for home occupations and residential businesses as described and limited elsewhere in this Article 4.
- i. No Detached Accessory Structure (for Residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meets all applicable requirements of the State for a dwelling and under Section 94.4.09(8).
- j. In all residential, RR-2 and non-residential and mixed-use zoning districts, and for all Multi-family Residences regardless of district, no portion of a Detached Accessory Structure (for Residential Use) shall occupy any land between the principal building on a residential lot and a street right-of-way, except where approved by the Plan Commission as part of an approved site plan.
- k. See Figures 5.01(1) and 5.01(2) for other setback, floor area, building height, and coverage standards associated with Detached Accessory Structures in residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure 5.01(1), except as allowed by a conditional use permit, subject to the procedures in Section 94.16.06 and all of the following standards for the Detached Accessory Structure:
 - 1. Not taller or have more floors above ground level than the principal building.
 - 2. Has a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof

slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.

3. Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
 4. Siding shall be of a similar material and color as the siding on the principal building, except that where the siding on the principal building is stone or brick, another compatible material may be selected.
 5. May not be located further toward the front lot line than the principal building.
 6. Shall meet all setback requirements normally applicable to principal buildings per Figure 5.01(2).
- l. Detached garages serving Multi-Family Residences shall be accompanied by a bufferyard meeting the requirements of Section 94.11.02(3)(d) between the garage and (a) the public right-of-way and (b) a property line abutting any residentially zoned property.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, January 12, 2026
Description:	PC Referral - Discussion of an Internal Inspection Process for Conditional Use Permits in a Wellhead Protection Zone.
From:	Jennifer Higgins, Planning & Development Director/Zoning Administrator Roman Maguire, Building Inspector Michael Wodalski, Public Works Director
Question:	This item is on the agenda at the direction of the Plan Commission following discussion at the December 8, 2025 meeting. Staff are seeking Plan Commission feedback and direction regarding the potential development of an internal inspection process for salt storage structures approved through Conditional Use Permits (CUPs) within the Wellhead Protection Zone.

BACKGROUND

At the December 8, 2025 Plan Commission meeting, the Commission directed staff to place this topic on a future agenda for further discussion. Specifically, the Commission expressed interest in how the Village could ensure consistent oversight of salt storage facilities located within the Wellhead Protection Zone.

Currently, the Village has the following approved or pending CUPs for salt storage sheds in the Wellhead Protection Zone:

- Kudronowicz Lawn Care – 5906 Hilgemann Street (Approved)
- Turf MD's – 5605 Mesker Street (Pending; applicant has requested a CUP amendment to remove the salt storage bin)
- River View Construction – 4801 Ross Avenue (Pending)

At this time, the Village does not have a formal annual inspection program for privately owned salt storage facilities permitted through a CUP. By comparison, the Village-owned salt storage facility located behind the Municipal Center is subject to annual Wisconsin Department of Transportation (WisDOT) inspections.

Proposed Concept for Discussion

Staff are proposing the consideration of an annual inspection program for salt storage facilities located within the Wellhead Protection Zone that have received CUPs. As a starting point, staff have reviewed the *WisDOT Road Chemical Storage Subsite Inspection Form*, which is used for annual inspections of municipal salt storage facilities.

Staff believe this form could be adapted for Village use to:

- Provide consistency in inspections from year to year
- Establish clear inspection criteria

REQUEST FOR CONSIDERATION

- Support protection of groundwater resources within the Wellhead Protection Zone

Staff are proposing that inspections occur annually in June, when salt storage facilities are typically empty or near-empty, allowing for a more thorough inspection.

Attached Docs: WisDOT Road Chemical Storage Subsite Inspection form

Discussion Prompts for PC: To assist with discussion and provide clear direction to staff, the Plan Commission may wish to consider the following questions:

1. **Should the Village establish an internal inspection program** for salt storage facilities approved through Conditional Use Permits within the Wellhead Protection Zone?
 - Staff Notes / Options:
 - Proceed with a formal inspection program focused on groundwater protection
 - Maintain current approach with no routine inspections
 - Direct staff to return with a draft program for future consideration
2. **If an inspection program is established, should it apply to all existing and future CUPs** for salt storage facilities in the Wellhead Protection Zone, including currently approved and pending permits?
 - Staff Notes / Options:
 - Apply to all existing and future CUPs
 - Apply only to future CUPs
 - Apply to existing CUPs upon renewal, amendment, or complaint
3. **Is the WisDOT Road Chemical Storage Subsite Inspection Form an appropriate baseline** for the Village's inspections, with modifications as needed for privately owned facilities?
 - Staff Notes / Options:
 - Use WisDOT form with minor modifications
 - Develop a simplified Village-specific checklist
 - Use WisDOT form as a reference only
4. **How frequently should inspections occur?**
 - Annually (as proposed by staff)
 - At another interval
 - Only upon complaint or evidence of noncompliance

REQUEST FOR CONSIDERATION

- Staff Notes / Options:
 - Annually (staff-recommended)
 - Biennially
 - As-needed (complaint-based or triggered by permit changes)
5. **Is June an appropriate inspection timeframe**, when facilities are typically empty or near-empty, or should another timeframe be considered?
- Staff Notes / Options:
 - June inspections when salt bins are empty
 - Another fixed annual timeframe
 - Flexible timing based on operator schedules
6. **What level of enforcement or follow-up should be expected** if deficiencies are identified (e.g., written notice, corrective action timeline, re-inspection)?
- Staff Notes / Options:
 - Written notice with compliance deadline
 - Re-inspection required for significant deficiencies
 - Escalation through CUP enforcement if issues persist
7. **Should inspection requirements be formalized** through CUP conditions, an administrative policy, or an ordinance amendment?
- Staff Notes / Options:
 - Administrative policy adopted by staff
 - Standard CUP condition applied to relevant permits
 - Ordinance amendment for long-term consistency
8. **Are there concerns regarding staff capacity, costs, or legal considerations** that should be evaluated before moving forward?
- Staff Notes / Options:
 - Utilize existing staff resources
 - Evaluate cost recovery through permit or inspection fees
 - Seek legal review prior to implementation

Committee Action: At the December 8, 2025 meeting, the Plan Commission directed staff to place this item on a future agenda for discussion.

Fiscal Impact: To be determined. Potential impacts may include staff time associated with inspections and follow-up actions, depending on the scope and frequency established.

REQUEST FOR CONSIDERATION

Recommendation: No formal recommendation at this time. Staff are seeking Plan Commission discussion, feedback, and direction on whether to proceed with developing an internal inspection program and, if so, the desired scope and approach.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION
None. This item is intended for discussion and direction only.

ADDITIONAL ACTION: To be determined based on Plan Commission direction.



ROAD CHEMICAL STORAGE SUBSITE INSPECTION

Wisconsin Department of Transportation
DT1873 7/2019

1. Inspection Date	2. Site Identification Number	3. Subsite Label	4. Inspected By	6. Owner and Compliance Contact Name
5. Site Address (use house number or emergency response number including zip)				6a. Compliance Contact Telephone
7. Directions to Site Location				

8. Material stored at this subsite (Check only one) <input type="checkbox"/> Bulk road salt <input type="checkbox"/> Salt sand mixture (>5% salt by weight) <input type="checkbox"/> Liquid calcium chloride <input type="checkbox"/> Dry calcium chloride <input type="checkbox"/> Salt brine <input type="checkbox"/> Check if Sand/Salt mixture is less than or equal to 5% salt by weight	<input type="checkbox"/> Liquid magnesium chloride <input type="checkbox"/> Dry magnesium chloride <input type="checkbox"/> Ice ban <input type="checkbox"/> Various Liquids <input type="checkbox"/> Unknown	9. Note of Facility Type and Description Facility Type: Description:
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10. Pad and Apron at this subsite

10.1 Solid material is stored on a concrete or asphalt pad (If No or N/A, go to 10.2) Yes No N/A

10.1.1 Defects (cracks, holes, etc.) in **apron** are: No apron Not visible Absent Slight Moderate Severe

10.1.2 Defects (cracks, holes, etc.) in **pad** are: Not visible Absent Slight Moderate Severe

10.1.3 The pad under the stockpile is adequately raised, crowned or sloped to direct water away from the material. Yes No

10.2 If present, the design and condition of the berm serving this subsite or the entire site contains runoff on the site's surface. Yes No N/A

10.3 If present, a catch basin or holding pond serves only this subsite or this subsite along with other subsites. Yes No N/A

11. If this subsite is a structure	Repairs needed to				
Shed _____ Crib _____	11.1 The roof	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> N/A
Hi Arch _____ Other _____	11.2 The walls	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> N/A
Dome _____	11.3 The door(s)	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> N/A

12. If this subsite is a tank	Repairs needed to				
Single _____	12.1 The tank	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> N/A
Multiple _____ Num _____	12.2 The tank support structure	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> N/A
	12.3 Tank fixtures	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> N/A
	12.4 The spill containment device ...	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> N/A

13. If this subsite is a stockpile or crib

13.1 The material is completely covered or open only at the working face Yes No N/A

13.2 The covering material and seams, if any, are water tight Yes No N/A

13.3 The cover is sufficiently secured with weights or tied down Yes No N/A

14. Operating practices at this subsite

14.1 Material amount spilled on apron (not from active or recent use) None Slight Moderate Severe
(10'± around base of structure or stockpile)

14.2 Material amount spilled on grounds (not from active or recent use) None Slight Moderate Severe
(10' to 100'± around base of structure or stockpile)

14.3 Salt from runoff is contained within the salt storage area away from open water sources Yes No

14.4 Stored material is effectively protected from the elements Yes No N/A

14.5 Monthly material inventory records are available for this subsite Yes No Unknown

15. Inspector notes (use reverse side if necessary) Reverse side used

FORM DT1873 INSTRUCTIONS

Item 1 Enter the date of the inspection.

Items 2., 3., 5., 6., 6a., 7., 8., and 9. for registered subsites will already be populated. If any of the information included in these items has changed or is incorrect, cross out the information and write in the correct data.

Items 2., 3., 5., 6., 6a., 7., 8., and 9. for new (non-registered) subsites: Enter the new information for Items 6., 6a., 7., 8., and 9. Site Identification Numbers (Item 2.) and Subsite Label (Item 3.) will be established by WisDOT.

Item 4 Enter your first and last name.

Item 5 If a physical address (street number, street name, city, zip code) is not available for the site, provide a description of the site's location in relation to its surroundings.

Item 8 Whether a registered site or a new site, the response "Unknown" is used for empty or unknown material. "Various Liquids" (referring to tank subsites) is a placeholder term that also refers to an unknown material or will require a change to a material type.

For the checkbox in Item 8, a sand to salt ratio of 12:1 equals approximately 5% salt by weight. Check this box if the salt/sand subsite is less than 5% salt by weight.

Item 10.1.1 Stockpiles often do not have aprons like those for a shed, where the apron is in a fixed location relative to the shed. The apron for a stockpile is the area in front of the working face of the stockpile, typically extending outward approximately the length of a typical dump truck (approximately 20 to 25 feet).

Item 10.1.2 As product is removed from the stockpile, any paved area exposed is the pad. Mark as "Not Visible" if the pad is completely covered by material.

Section 11 Complete only if the subsite is a structure. Otherwise, all items are checked "N/A." Check the type of structure. Whether repairs needed are minor or major is determined according to the judgment of the inspector using criteria supplied by WisDOT (refer to the Salt Storage Self-Inspection Guidance Document, available at the link on the bottom of this page).

Section 12 Complete only if the subsite is a tank. Otherwise all items are checked "N/A." Check if the subsite is a single or multiple tank. Whether repairs needed are minor or major is determined according to the judgment of the inspector using criteria supplied by WisDOT (refer to the Salt Storage Self-Inspection Guidance Document, available at the link on the bottom of this page).

Section 13 Complete only if the subsite is a stockpile or a crib. Otherwise all items are checked "N/A."

Items 14.1., 14.2 Any of the stored material coarser than dust is deemed material. Material leaked from the door or cracks in the walls requires something other than "None."

Item 14.4 Material is adequately covered and not exposed to wind, rain, and snow.

Item 14.5 Monthly material inventory records kept using form DT1874 or other similar method.

Item 15 This is an area for the inspector to add notes to clarify responses or to provide more descriptive information, especially for those responses checked "Moderate, Severe, or Major."

Make sure all boxes in Items 10.2 through 14.5 are checked.

The Salt Storage Inspection Self-Inspection Guidance Document can be accessed at the following link:

<https://wisconsin.gov/Pages/doing-bus/local-gov/hwy-mnt/winter-maintenance/rd-slt-strg.aspx>

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, January 12, 2026
Description:	PC Referral - Discussion of Cul-de-sac Regulations.
From:	Jennifer Higgins, Planning & Development Director/Zoning Administrator Michael Wodalski, Public Works Director
Question:	This item is on the agenda at the direction of the Plan Commission following discussion at the December 8, 2025, meeting. Staff are seeking Plan Commission feedback and direction regarding the Village's current regulations for cul-de-sacs and whether modifications should be considered for future subdivision design.

BACKGROUND

At the December 8, 2025, Plan Commission meeting, the Commission requested that staff place cul-de-sacs on a future agenda for further discussion, specifically to review how cul-de-sacs are regulated under the current code and how those regulations are being applied.

Cul-de-sacs are regulated under **Chapter 74 Subdivision Regulations, [Sec. 74.6.06 Street Dimension Standards](#)**. Current code language provides that:

- Cul-de-sac streets designated to have one end permanently closed are not permitted within the Village.
- Within the extraterritorial area, and where streets are temporarily ended at the edges of a plat, cul-de-sac streets may be permitted but shall not exceed 1,000 feet in length, measured from the centerline of the intersecting street up to, but not including, the cul-de-sac bulb.
- The cul-de-sac bulb must be of a design approved by the Director of Public Works.

In recent developments, some cul-de-sacs have been approved as part of the platting process. These situations have generally occurred for one of two reasons: 1) Staff identified potential future development or street connection opportunities to adjacent properties or 2) Topographic or environmental constraints prevented streets from connecting.

Through internal staff discussion, it was noted that this practice is not explicitly reflected in the code. Staff believe it may be beneficial to formalize this approach by adding a limited exception to the existing cul-de-sac standards.

STAFF DISCUSSION – POTENTIAL CODE DIRECTION

One option discussed by staff would be to amend the existing code to allow limited flexibility where topography or environmental constraints exist. An example of potential language is provided below for discussion purposes only:

*Cul-de-sac streets designated to have one end permanently closed shall not be permitted within the Village **except in areas where topography or environmental constraints exist, as determined by the Public Works Director.** Within the extraterritorial area and where streets are temporarily ended at the edges of a plat, cul-de-sac streets are permitted, but shall not exceed 1,000 feet in*

REQUEST FOR CONSIDERATION

length measured from the centerline of the intersecting street up to, but not including, the cul-de-sac bulb.

This language is presented solely to facilitate discussion and does not represent a formal recommendation at this time.

Attached Docs: Chapter 74 Subdivision Regulations, [Sec. 74.6.06 Street Dimension Standards](#)

Discussion Prompts for PC:

1. **General Policy Direction**
 - Should the Village maintain the current 1,000-foot cul-de-sac limitation without exceptions, or is limited flexibility appropriate in certain situations?

Staff Notes / Options:

 - Maintain current code as written.
 - Allow limited exceptions under clearly defined conditions.
2. **Criteria for Exceptions**
 - If exceptions are allowed, what conditions should justify exceeding the 1,000-foot limit (e.g., topography, wetlands, floodplains, other environmental constraints)?

Staff Notes / Options:

 - Limit exceptions to physical or environmental constraints only.
 - Consider whether market or design efficiency factors should be excluded.
3. **Decision-Making Authority**
 - Is it appropriate for the Public Works Director to determine when an exception applies, or should Plan Commission review or approval be required?

Staff Notes / Options:

 - Administrative determination by Public Works Director.
 - Advisory review by Plan Commission.
 - Formal approval by Plan Commission as part of plat review.
4. **Long-Term Connectivity Considerations**
 - How should future street connectivity and extension opportunities be preserved when longer temporary cul-de-sacs are approved?

Staff Notes / Options:

 - Require stub streets or easements for future connections.
 - Limit length increases to areas with no realistic future connections.
5. **Consistency with Village Planning Goals**
 - Does allowing limited cul-de-sac flexibility align with the Village's broader land use, transportation, and subdivision design goals?

Committee Action: At the December 8, 2025 meeting, the Plan Commission directed staff to place this item on a future agenda for discussion.

Fiscal Impact: To be determined. No immediate fiscal impact is anticipated at this time.

REQUEST FOR CONSIDERATION

Recommendation: No formal recommendation at this time. Staff are seeking Plan Commission discussion, feedback, and direction on whether to proceed with potential code amendments.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION
None. This item is intended for discussion and direction only.

ADDITIONAL ACTION: To be determined based on Plan Commission direction.



**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET / REQUEST FOR CONSIDERATION**

DESCRIPTION: December Staff-approved Certified Survey Maps and Site Plans.

FROM: Jennifer Higgins, Director of Planning & Development
Valerie Parker, Planning Technician

FOR REVIEW BY: Plan Commission, 01/12/2026

POLICY QUESTION: Should the PC acknowledge the staff approvals as submitted by the Department?

ISSUE-IN-BRIEF: December Staff-approved Certified Survey Maps and Site Plans.

FISCAL IMPACT: TBD.

GUIDANCE: Director of Planning & Development recommends the PC acknowledge the report and place on file.

PRIOR REVIEW: No previous public review.

REQUEST: Acknowledge and place on file.

Is there an additional briefer with this agenda item?

Are there additional documents which have been attached to this report?

List of CSM's and Site Plans Approved by Staff Since the last PC Meeting:

Certified Survey Maps –

- Project #20250488 – Vreeland Assoc/Derek Kostuck, Parcel Reconfiguration: Ski Lane
- Project #20250456 – Vreeland Assoc/Derek Kostuck, Parcel Reconfiguration: Ski Lane
- Project #20250455 – Vreeland Assoc/Derek Kostuck, Parcel Reconfiguration: Willard Lane
- Project #20250473 – MRV Architects / Lokre Development, Parcel Combination/Division

Site Plans –

None.

****To view any of the above-approved projects (CSM's & Site Plans), visit: <https://evolvepublic.infovisionsoftware.com/weston/>, under the PROJECT heading, select **PROJECT SEARCH**. You can then search any of the above projects by name, address, or date range.****



VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET / REQUEST FOR CONSIDERATION

DESCRIPTION: Report re: December 2025 Building Permits

FROM: Roman Maguire, Building Inspector
Travis Meverden, Building Inspector

FOR REVIEW BY: Plan Commission, 01/12/2025
Board of Trustees, 01/19/2025

POLICY QUESTION: Should the PC & BOT acknowledge the December 2025 building permits issued as submitted by the Department?

ISSUE-IN-BRIEF: Monthly report from the Planning & Development Department – Building Inspections Division.

FISCAL IMPACT: \$50,896,678 in permit valuation
\$343,798 in permit fees
1,398 total permits issued (1,341 Village, 23 Town, 34 Rothschild) (YTD as of 12/31/2025)

Month of December 2025 Permits Issued.
Village of Weston - 42
Town of Weston - 3
Village of Rothschild - 2
\$3,021 received in permit fees.
\$402,498 in permit valuation

GUIDANCE: Inspectors recommend the PC & BOT acknowledge the report and place on file.

PRIOR REVIEW: No previous public review.

REQUEST: Acknowledge and place on file.

Is there an additional briefer with this agenda item?

Are there additional documents which have been attached to this report?

December 2025 Building Permits

Permits Issued

Date From 12/1/2025 and Date To 12/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
Town of Weston								
202501898	Accessory	163901 TOWNLINE RD, WESTON	0822808012099 2	MATTHEW WIRKUS			12/02/2025	\$4,400 \$40.00
202501909	Electrical	227335 CLEARVIEW DR, WESTON	0822808111099 9	RENEE MAUREEN RADCLIFFE REVOCABLE	Szews Electric		12/05/2025	\$10,500 \$65.00
202501897	Occupancy	163901 TOWNLINE RD, WESTON	0822808012099 2	MATTHEW WIRKUS	The Skull Guy		12/02/2025	\$100.00
							Town of Weston Permits Is	3
							Town of Weston Permits F	\$205
							Town of Weston Permits V	\$14,900
Village of Rothschild								
202501921	Special Assessment	1509 WOODWARD AVE, ROTHSCHILD	1762808303102 5	AMANDA BURES	Avenue Title		12/15/2025	\$15.00
202501922	Special Assessment	2112 SHOREY AVE, ROTHSCHILD	1762808304995 1	NATHAN SCHUCK	Avenue Title		12/15/2025	\$15.00
							Village of Rothschild Perm	2
							Village of Rothschild Perm	\$30
							Village of Rothschild Perm	
Village of Weston								

Permits Issued

Date From 12/1/2025 and Date To 12/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202501944	Accessory	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC			12/22/2025	\$6,500 \$116.00
202501889	Commercial Building	4613 CAMP PHILLIPS RD, WESTON	1922808162095 9	RICHARD BENDER RENTALS LLC	United Structures		12/01/2025	\$7,500 \$150.00
202501906	Commercial Building	3400 MINISTRY PKWY, WESTON	1922808204095 9	MCHS HOSPITALS INC	The Samuels Group		12/05/2025	\$150,176 \$100.00
202501895	Deck	2701 COUNTRY CREEK LN, WESTON	1922808322010 2	ROBERT SPRANGER			12/02/2025	\$67,000 \$75.00
202501940	Electrical	3315 STERNBERG AVE, WESTON	1922808174090 5	JOEL KRAUSE	CUNICO ELECTRIC LLC		12/16/2025	\$600 \$55.00
202501941	Electrical	4506 AUGUSTINE AVE, WESTON	1922808163005 3	MICHAEL VRANEY	Frasier's Plumbing, Heating, & Electrical		12/17/2025	\$4,891 \$55.00
202501896	Electrical	5709 WILLARD LN, WESTON	1922808143098 8	JUSTIN PETROSKE			12/02/2025	\$11,000 \$65.00
202501893	Electrical Comm	8000 COMMERCE DR, WESTON	1922808234001 2	JIM GREENHECK ENTERPRISES LLC	K and M Electric		12/02/2025	\$1 \$100.00
202501919	Electrical Comm	3604 MUSKIE DR, WESTON	1922808101005 8	JONATHAN WISE	Haggen Electric LLC		12/09/2025	\$3,000 \$100.00
202501900	Excavation	6205 BUSINESS HIGHWAY 51, WESTON	1922808192098 1	MKB WESTON LLC	Wisconsin Public Service		12/03/2025	\$75.00
202501907	Excavation				Wisconsin Public Service Corporation		12/05/2025	\$75.00
202501899	Excavation	5504 ZADRA ST, WESTON	1922808163098 0	CAROL FRAEDRICH	WISCONSIN PUBLIC SERVICE		12/03/2025	\$75.00
202501908	Excavation	6906 ZINSER ST, WESTON	1922808233096 7	KJM PROPERTY INVESTMENTS LLC	Wisconsin Public Service		12/05/2025	\$75.00
202501903	Fence	6210 KIRK ST, WESTON	1922808212006 3	RODNEY CHARNHOLM			12/04/2025	\$1,500 \$40.00
202501891	HVAC	2711 E NEUPERT AVE, WESTON	1922808173011 4	SHARON RUHL	WILL HEATING & COOLING INC		12/01/2025	\$0 \$40.00

Permits Issued

Date From 12/1/2025 and Date To 12/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202501943	HVAC Res	6302 ISAIAH ST, WESTON	1922808101000 1	PA HOUA XIONG	MALBRIT MECHANICAL INC.		12/22/2025	\$4,820 \$50.00
202501934	HVAC Res	5202 JANICE AVE, WESTON	1922808161000 4	XAI VANG AKA MOUA			12/17/2025	\$6,000 \$50.00
202501956	HVAC Res	6108 BABL LN, WESTON	1922808152014 3	KEVIN FOX	Frasiers Plumbing & Heating		12/31/2025	\$15,943 \$50.00
202501901	Minor Home Improvement	6406 CAMP PHILLIPS RD, WESTON	1922808201000 9	RM STEPHENS LLC	RM Stephens		12/03/2025	\$4,000 \$50.00
202501894	Minor Home Improvement	3103 SANDGATE CT, WESTON	1922808293005 3	KERI GRIFFIN			12/02/2025	\$24,966 \$50.00
202501890	Minor Home Improvement	8401 WINDSOR DR, WESTON	1922808293001 9	BRIAN WEILAND	REFINED CONSTRUCTI ON SERVICE		12/01/2025	\$28,370 \$50.00
202501942	Occupancy	3409 SCHOFIELD AVE, WESTON	1922808174005 4	RJFC HOLDINGS LLC			12/19/2025	\$75.00
202501939	Occupancy	5225 PINE ST, WESTON	1922808181098 6	F I C PROPERTIES LLC	Family Insurance Center		12/09/2025	\$75.00
202501954	Occupancy	5906 PRAIRIE ST, WESTON	1922808164010 2	BARTLETT CAPITAL GROUP LLC			12/30/2025	\$75.00
202501910	Plumbing	3806 SCHOFIELD AVE, WESTON	1922808174089 4	3910 SCHOFIELD AVENUE LLC	Winn's World		12/05/2025	\$7,400 \$100.00
202501905	Plumbing	5907 RIVER PINES CT, WESTON	1922808103008 6	CHRISTOPHER HARVEY	Badger HVAC, LLC DBA Best-1 Plumbing & Heating		12/05/2025	\$3,924 \$50.00
202501929	Plumbing	5507 RAE JAMES ST, WESTON	1922808163013 2	NICHOLAS OYER	Mad City Windows & Baths		12/15/2025	\$11,000 \$50.00
202501892	Plumbing	2907 WEILAND AVE, WESTON	1922808172009 8	PETER AND SUSAN CATTELINO TRUST	Tundraland/Le af Home		12/01/2025	\$18,015 \$50.00
202501946	Roof Commercial	7805 BIRCH ST, WESTON	1922808291003 5	FIRST PHOENIX-WESTONLLC	Ridge Top Exteriors		12/23/2025	\$2,992 \$100.00
202501950	Sign	3806 SCHOFIELD AVE, WESTON	1922808174089 4	3910 SCHOFIELD AVENUE LLC	Super Lettering & Signs Inc		12/30/2025	\$2,000 \$150.00

Permits Issued

Date From 12/1/2025 and Date To 12/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202501948	Sign	5225 PINE ST, WESTON	1922808181098 6	F I C PROPERTIES LLC	Super Lettering & Signs Inc		12/23/2025	\$6,000 \$125.00
202501945	Special Assessment	3405 CAESARS CT, WESTON	1922808322021 5	DAVID G ANDERSON TRUST	RUNKEL ABSTRACT		12/22/2025	\$40.00
202501937	Special Assessment	2717 SHEPHERD LN, WESTON	1922808202004 4	TIA HINTZ	The Closing Company, LLC		12/19/2025	\$40.00
202501920	Special Assessment	6155 MESKER ST, WESTON	1922808211095 2	FLETCHER & FLETCHER LLP	Knight Barry Title - QTax		12/12/2025	\$40.00
202501936	Special Assessment	3108 RUDOLPH DR, WESTON	1922808083004 5	KIM MCCABE	The Closing Company, LLC		12/19/2025	\$40.00
202501917	Special Assessment	5304 HEWITT AVE, WESTON	1922808094010 1	CONNIE BIELEN	County Land and Title Co.		12/08/2025	\$40.00
202501918	Special Assessment	5202 JACOB ST, WESTON	1922808091005 0	WARNECKE REVOCABLE TRUST	County Land and Title Co.		12/08/2025	\$40.00
202501914	Special Assessment	9510 VENETIAN WAY, WESTON	1922808322016 8	VINAY LUTHRA	County Land and Title Co.		12/08/2025	\$40.00
202501915	Special Assessment	3311 PORTAGE ST, WESTON	1922808102025 1	KRISTOPHER VANDORNICK	County Land and Title Co.		12/08/2025	\$40.00
202501916	Special Assessment	4919 ANNABELLE CT, WESTON	1922808211001 2	SUNNYSIDE VENTURES OF WISCONSIN INC	County Land and Title Co.		12/08/2025	\$40.00
202501947	Special Assessment	6304 ALTA VERDE ST, WESTON	1922808191007 6	LARRY GEURINK	Knight Barry Title - QTax		12/23/2025	\$40.00
202501957	Special Assessment	3007 BARCLAY WAY, WESTON	1922808172006 8	JULIA MANCL	Knight Barry Title - QTax		12/31/2025	\$40.00
							Village of Weston Permits	42
							Village of Weston Permits	\$2,786
							Village of Weston Permits	\$387,598

Permits Issued

Date From 12/1/2025 and Date To 12/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
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Total Permits Issued	47
Total Permits Fees	\$3,021
Total Permits Valuation	\$402,498
Total Finished Sq Ft	



Jennifer Higgins
Planning & Development Director

To: Plan Commission
Date: January 7, 2026
Re: Planning & Development Project Updates

1. 2026 Department Work Plan

Included in your packet is the 2026 Department Work Plan, provided for informational purposes. The Department and its staff support a wide range of Village services and, as such, the Plan includes an ambitious list of goals. While it is unlikely all goals will be completed within a single year, the Work Plan is intended to function as a multi-year roadmap.

The Department last undertook a similar effort in 2013 as part of a Village-wide strategic planning initiative; many of the projects identified at that time are only now reaching completion. The intent of the 2026 Work Plan is to help track progress, prioritize initiatives, and maintain continuity over time. Staff anticipate providing a similar plan annually to assist with long-term project management.

Several of the goals outlined in the Work Plan have also been incorporated into individual staff performance goals for 2026, based on areas of responsibility and expertise. The Plan Commission is asked to acknowledge receipt at the January 12 meeting. Staff welcome any comments or suggestions.

2. Comprehensive Plan Update –

The Comprehensive Plan Update remains in progress. Administrator Gebert and I will be reviewing the draft Community Survey with the consultant, Mark Roffers, on Friday. Following that meeting, the final draft survey will be emailed to the Plan Commission for review and comment.

Staff review of the first draft of Volume 1: Conditions and Issues is ongoing and has taken longer than anticipated due to concurrent project demands. Work on Volume 2 is anticipated to begin later this month. Additional details are expected following the upcoming consultant meeting, and staff will provide a verbal update at the January 12 Plan Commission meeting if we have anything.



**Jennifer Higgins
Planning & Development Director**

The first public planning community meet-and-greet event is tentatively scheduled for February and is being coordinated to coincide with the second public meeting for the Bicycle and Pedestrian Plan. More information will be provided as details are finalized.

3. Evolve Software Upgrade –

The Evolve software upgrade was launched in mid-December and has been successful. Staff have received positive feedback regarding the new features and functionality. Ongoing coordination with Evolve is focused on refining the backend and staff-facing components of the system.

The Inspection Software module was made available to Inspectors earlier this week. Additional training will be required before the module is fully implemented and used on a broader basis.

4. Commercial Building Inspections –

The Department continues to work toward offering commercial building inspection services. Additional updates will be provided as progress is made.

5. Request to vacate a portion of Everest Hilltop Addition Subdivision –

There are no new updates at this time. The Village Board approved the street vacation, and the adopted resolution has been forwarded to the landowner. The landowner is proceeding through Circuit Court to vacate the unbuilt portion of the subdivision located in Weston.

Interest in development of the property has slowed, and no special assessment requests have been received. As of January 7, 2026, the right-of-way continues to appear on Marathon County GIS mapping.

TAX INCREMENT DISTRICT (TIF) NO. 1

1. Fabick Cat, 9601 Christie Ln –

Site Plan approval was granted on June 27, 2025, and a building permit has been issued. Building 1 consists of an 18,443-square-foot expansion to add maintenance/service bays and office space. Building 2 is a 4,050-square-foot covered



**Jennifer Higgins
Planning & Development Director**

addition adjacent to the paint booth. A parking lot modification was submitted in October 2025; the owner is still evaluating whether to proceed.

2. **Wiesman Storage Units, 4305 Progress Way –**
CUP and Site Plan approved August 2024. Building permits issued April 2024. A CUP amendment was approved December 2024. During Project Completion Inspection in December 2025, staff learned the approved lighting plan was modified without approval. A second CUP amendment is scheduled for January 12, 2026.
3. **Weston Mini-Maxi Storage, 8211 Schofield Avenue –**
Under construction. Six buildings have received occupancy. A CUP amendment approved September 2025 increased units to 225. No further construction on final two buildings as of January 2026.
4. **C-Tech, 8311 Technology Dr –**
Under Construction - Building addition.
5. **C-Tech, 8000 Commerce Dr –**
Under Site Plan Review for a 42,500-square-foot showroom. Staff comments issued November 2025; resubmittal pending. Early footing and foundation approval granted November 2025.
6. **Wausau Supply, 8011 Technology Dr. –**
Landscaping revision under review. Project Completion Inspection pending.
7. **Norcon, Progress Way, Phase 1 – Cold Storage & Phase II - Office Building –**
Office building received temporary CO April 4, 2025. Outstanding site items remain. Staff to follow up in spring
8. **Gymsport –**
No new update. Anticipated CUP application not yet submitted.

TAX INCREMENT DISTRICT (TIF) NO. 2

1. **Brokaw Credit Union, 2006 Schofield Avenue –**



Jennifer Higgins
Planning & Development Director

Exterior remodel and small addition reviewed December 2025. Improvements include new siding, elevator, and canopy. Revisions pending.

2. **ABC Weston, 3200 & 3202 Schofield Avenue –**
Final occupancy issued for Building 1. Incentive payments complete for Building 1. No permit pulled for Building 2. Development Agreement expires December 31, 2026.
3. **Wendy's, 5401 Business Hwy 51 –**
Project Completion Inspection completed. Close-out paperwork underway.

PROJECTS OUTSIDE TIF DISTRICTS

1. **Badgerland Industries, 5311 Fuller St–**
Building addition approved April 2023. Under construction. Emergency egress information outstanding.
2. **Beyond the Office Door, 5801 Stella Ave –**
Under construction. No final inspection requested.
3. **TA Hoffman Warehouse Suites, 5804 Wayfair Ave –**
Dumpster enclosure and parking completed. Sign electrical burial pending. Final inspection anticipated spring.
4. **BUG Properties –**
CUP and Site Plan approved. Development Agreement executed January 2025. Under construction.
5. **Central WI Powersports –**
Cold storage building approved. Building permit issued September 2024. Project completion anticipated spring.
6. **Ryan Street Storage Units –**
CUP amended November 2024. Multiple buildings occupied. Project ready for close-out.
7. **Koble Investments 8-unit Apartment on Foothill –**
8-unit apartment occupancy issued. Final site work pending completion in Spring.
8. **Green Tree Acres Final Plat –**



Jennifer Higgins
Planning & Development Director

Plat and Development Agreement recorded. Phase 1 roads complete; homes under construction.

9. **Arrowhead Estates First Addition –**
Road complete. All lots sold. Homes under construction. First occupancy August 2025.
10. **Granite Ridge Subdivision –**
Final plat approved October 2025. Phasing and Development Agreement in progress. Temporary Use Permit under review for blasting/crushing of rock needed at site.
11. **Bull Junior View Subdivision - Reedy Subdivision off of Shorey Ave –**
Preliminary plat approved December 2025. Final plat pending.
12. **Hinner Springs First Addition Multi-family property –**
Mixed single-family and duplex development anticipated. Preliminary Plat expected February 2026.
13. **Weston Marketplace –**
GDP amendment approved 9/25. CSM approved 12/25 but not recorded. SIP pending.
14. **Kwik Trip, 5603 Business Highway 51 –**
Building addition under staff review. Includes expanded kitchen and cooler space and additional parking.



Planning & Development Department 2026 Work Plan

Mission

The Planning and Development Department’s mission is to provide solution-oriented services to the community through the application of professional skills, adopted plans, standards, and village codes and policies that facilitate the growth of the local economy, preserve the natural environment for current and future generations, enhances the quality of life promotes distinctive neighborhoods and a healthy community and involve citizens in decisions that affect them.

Our Guiding Principles

- Encourage public/private partnerships to direct the growth and development of the Village.
- Achieve long-range goals based on the consistent and equal implementation of the Village Code and Policies.
- Facilitating investment in, and enhancement of, the Village's residential, commercial, industrial, public, and natural resources.
- Remaining accessible to the public's right to open and respectful communication regarding Village policies and programs.
- Providing oversight and carrying out functions outlined in the Village's Subdivision Regulations and Zoning Code.
- Preservation of property values.

Core Services

Planning	Zoning
Building Inspections	Economic Development
Property Maintenance	Refuse & Recycling

Staff

Director of Planning & Development/Zoning Administrator	Jennifer Higgins
Building Inspector/Building Manager	Roman Maguire
Building & Property Inspector	Travis Meverden
Assistant Planner	Audrey Webster
Planning Technician	Valerie Parker
Commercial Electrical Inspector (PT)	Scott Tatro

Overall Department

2026 Goals

1. Complete 100% of Standard Operating Procedures (SOPs) for all core services by December 31, 2026, with quarterly progress benchmarks.
2. Ensure each employee attends at least one external training, and track completion in a department training log.
3. Identify and propose at least one new technology or process improvement to increase department efficiency.
4. Implement a cross-training plan to ensure coverage for key functions (e.g. Permits, inspections, zoning reviews, code enforcement).
5. Create a department-wide performance dashboard (permits, inspections, code enforcement, applications, turnaround times) and present updates quarterly.
6. Launch biannual “Planning & Development Highlights” report for the Board and public.
7. Update all department webpages for clarity, ease of use, and consistent branding.
8. Review the customer satisfaction survey for development applicants and permit users from the last few years. Make any needed changes to the survey for 2026.

Core Service - Planning

The Village of Weston is actively engaged in community planning initiatives to ensure quality, controlled development within our community. With the adoption of the Comprehensive Plan, long-range visioning, development review, and maintenance of development-related ordinances, residents can be assured that we are planning for the next 30 years and beyond! Developers and businesses can also utilize this information to see what a great place Weston currently is and will be into the future!

2026 Goals

1. Complete Comprehensive Plan Survey by Q2 2026, achieving a statistically valid response level.
2. Complete Comprehensive Plan Update – Phase 2 by year-end with Plan Commission adoption draft prepared.
3. Adopt a Public Engagement Plan for the Comprehensive Plan, including at least 3 public engagement events.
4. Update all development-related forms to increase clarity and reduce incomplete submissions.
5. Standardize development review timelines (e.g. target review time of 10 business days for zoning/site plan application) then track and report annually.
6. Create an interactive development projects map showing all active projects.

Core Service – Zoning

The Village of Weston is a zoned community. We use zoning to not only protect land owners from incompatible land uses that potentially could be adjacent to their property and to uphold land values, but also to guide the development within the Village in such a way that benefits the community as a whole. This holistic approach to zoning allows the Village to govern the use of its land to protect and enhance the character that makes Weston unique. These powers are granted by the State of Wisconsin through Wis. Stat. §62.23(7) which is derived from the 14th Amendment of the Bill of Rights. The zoning of our community is not something that is set in stone; these regulations change over time to fit new and changing land uses and can change at any time, so long that the health, safety and welfare of the citizens affected are upheld with the highest, unwavering regard.

2026 Goals

1. Conduct a comprehensive review of the Zoning Code and prepare a prioritized list of needed amendments by Q4 2026.
2. Audit conditional use permits (CUPs) and Zoning Approvals issued since 2020 to ensure compliance and track ongoing conditions.
3. Develop a zoning interpretation log to ensure consistency and institutional memory.

Core Service – Building Inspections

The Building Inspection division oversees new construction of and alterations to residential and commercial buildings; and the installation of electrical, heating, ventilation, and air conditioning systems, and plumbing. Plans for these developments or alterations are reviewed to ensure they meet a variety of municipal and State ordinances and codes.

2026 Goals

1. Develop and launch a Commercial Building Inspections Program with documented processes and checklists by Q3 2026.
2. Complete full implementation of the Inspection App in Evolve by Q2 2026, including staff training.
3. Create annual building activity and inspection report for Board review and public transparency.
4. Develop a new contractor onboarding packet that explains expectations, common issues, and inspection requirements.

Core Service – Economic Development

The Village and its economic development partners in the Wausau Metro Area, The Wausau Region Chamber of Commerce, MCDEVCO and WEDC are here to help promote and grow businesses so that they may become an essential part of the fabric of our community. Our mission is to work hand-in-hand with the local business community to attract new jobs, create entrepreneurial opportunities, and add value to the Village's economy to make it a vital part of Wisconsin.

2026 Goals

1. Create an inventory of available development sites (commercial and industrial) and publish it online.
2. Work with MCDEVCO, CWED and WEDC to develop an updated incentive policy or refinement of existing TIF guidelines.

Core Service – Property Maintenance

There are numerous ordinances (or laws) in the Village that pertain to property. Most of these have been enacted to protect and preserve the basic character and quality of life in our residential neighborhoods and commercial corridors. They control the accumulation of junk, trash, and vehicles, which are abandoned, inoperable, and/or in disrepair. The Village also has interest in ensuring that businesses and industries do not operate in an inconsistent manner which may compromise the health, safety, or character of our neighborhoods and commercial corridors.

2026 Goals

1. Maintain regular joint enforcement with MBMPD and publish monthly enforcement summaries.
2. Maintain the Citizens Guide to Residential Ordinances.
3. Utilize Evolve to ensure all complaints are investigated within 3-5 business days.
4. Track repeat offenders and develop a strategy to reduce repeat violations year over year.

Core Service – Refuse & Recycling

The Village provides refuse (garbage) and recycling services to all single-family homes up to 4-unit residential dwellings under a Village contract with a local hauler. Multi-family residential dwellings (5-units and over), private developments (under one tax parcel), and all commercial properties are required to contract on their own for refuse and recycling services.

2026 Goals

1. Publish the 2027 Refuse & Recycling Guide by November 2026 to allow for mailing to residents in mid-December.
2. Evaluate and report on refuse contract performance, including missed pickups, recycling contamination trends, and customer feedback.
3. Develop updated educational materials (graphics, social media posts, handouts) on recycling contamination reduction.