



Village of Weston, Wisconsin

**Meeting of the PLAN COMMISSION & JOINT
TOWN & VILLAGE EXTRATERRITORIAL ZONING
(ETZ) COMMITTEE**

**During the 29th legislative session of the elected
Board of Trustees (2025 – 2026)**

Monday, February 9, 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 AND JOINT VILLAGE & TOWN EXTRATERRITORIAL ZONING COMMITTEE**

Commissioners: **Cronin {c}, Zeyghami {vc}, Diesen, Guerndt, Hoffman, Jordan, Mumper**

Committee: **Cronin {c}, Phelps {vc}, Christiansen, Guerndt, Hull, Mumper**

Staff: **Jennifer Higgins, Director of Planning & Development
Audrey Webster, Assistant Planner**

Date/Time: **Monday, February 9, 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 2/02/2026.

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 AND JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE
Weston Municipal Center - Board Room
4747 Camp Phillips Road, Weston, WI 54476

Monday, February 9, 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

Public Comment Instructions:

If you wish to speak during the meeting—either during Public Comment or a specific hearing—please fill out a [Public Comment form](#) ^(external web link) and submit it to the Clerk prior to the start of the meeting, or log in to the meeting via Zoom using the information listed above and use the “Raise Hand” function to be recognized by the Chair.

Please note: Public comments are intended for members of the public to share their viewpoints, suggestions, or concerns with the Plan Commission. They are not intended for debate, argument, or back-and-forth discussion with Commission members, nor are they a forum for asking questions outside of the designated public comment or hearing periods. Comments should be respectful, concise, and limited to topics related to the agenda items or other Village matters.

1. Call to Order – Roll Call & Declaration of Quorum.
 - Plan Commission – Cronin {C}, Zeyghami {VC}, Diesen, Guerndt, Hoffman, Jordan, Mumper.
 - Extraterritorial Zoning Committee – Cronin {C}, Phelps {VC}, Christiansen, Guerndt, Hull, 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 January 12, 2025, Plan Commission Meeting.](#) (PC)
5. [Minutes from November 10, 2025, Joint Plan Commission and ETZ Committee Meeting.](#) (ETZ)
6. [Public Hearing – Discussion & Recommendation to the Board of Trustees on Adoption of 2025 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston.](#) (PC/ETZ)
 - a. Open Public Hearing.
 - b. Presentation by Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Discussion by Plan Commission & ETZ Committee.



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

- f. Action - Recommendation to Board of Trustees by the Plan Commission.
- g. Action - Recommendation to the Board of Trustees by the ETZ Committee.

- 7. Unfinished Business - Discussion of Cul-de-Sac Regulations.
 - a. [Discussion & Action on Resolution 2026-PC-001: A Resolution Recommending Adoption of Ordinance No. 26-002 to Amend Section 74.6.06 Street Dimensional Standards of the Subdivision Ordinance](#)

- 8. Adjourn ETZ Committee.

- 9. [Project # 20260017 – Preliminary Plat Approval - Preliminary Plat of Hinner Springs Second Addition \(Timber Ridge Builders/Riverside Land Surveying\)](#)

- 10. [Discussion and recommendation to Board of Trustees on Comprehensive Plan Draft Public Participation Plan.](#)

- 11. [January 2026 Staff-Approved Certified Survey Maps and Site Plans.](#)

- 12. [January 2026 Building Permits.](#)

- 13. [Planning & Development Department Monthly Project Update Report.](#)

- 14. Announcements & Commissioner Remarks
 - a. [Comprehensive Plan Community Survey](#) (external web link)

- 15. Next Regular Meeting Date - Monday, March 9, 2026, at 6 pm

- 16. Future Agenda Items or Staff Referrals
 - a. 2025 Planning & Development Annual Report.
 - b. Unfinished Business - Discussion of an Internal Inspection Process for Conditional Use Permits in a Wellhead Protection Zone.

- 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 2/4/2026. 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, January 12, 2026, 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 6:05 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	ABSENT
Guerndt, Gary	YES
Hoffman, Travis	YES
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 6 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. [0:00:40 Zoom Recording]

Jim Pinsonneault, 5002 Arrow Street, made public comment regarding salt storage shed inspections/regulations and on the Aspen Street Detached Structure agenda item.

3. Written Communications, Disclosures, and Recusals. [0:02:59 Zoom Meeting Recording]

Hoffman stated that he will need to recuse himself from Agenda Item #5.

4. Minutes from December 8, 2025, PC Meeting. [0:04:34 Zoom Recording]

Motion by Zeyghami, second by Mumper: to approve the December 8, 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	-----
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

Hoffman stepped into the audience at this time.

5. Public Hearing – Project #20250242 – Amendment to Approved Conditional Use Permit #20250242 for Turf MDs, 5605 Mesker Street [0:04:54 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 6:09 p.m.

b. Presentation by Applicant and/or Staff

Higgins explained that back in September the Plan Commission approved the CUP, along with conditions related to the proposed salt storage bin. This CUP was recorded with the Marathon County Register of Deeds. Since, the applicant has chosen not to install the salt storage bin, an amendment to the already approved/recorded CUP is required to modify the approved site plan to remove the salt storage bin. She stated they are still required to operate under a CUP due to the landscaping operations. She stated that our code provides 2 years to complete the site plan project, and if they do not complete the salt storage shed within that timeframe, their original CUP would become null and void and they would be required to cease operations. This amendment takes care of that.

Hoffman was present in audience to answer any questions.

c. Take Public Comment

Pinsonneault stated he is in favor of all of these CUP's and their amendments as proposed. He stated he supports the businesses. He questioned why the applicant is being required to amend the permit, versus just modifying it, such as the others tonight. He stated he is unable to find this amendment application in Evolve and questioned if the applicant paid for their application. He brought up the steps he had to take when filing an amendment to his own CUP, for his new business location, and having to pay a fee.

d. Close Public Hearing

Cronin closed the public hearing at 6:15 p.m.

f. Discussion & Action by the Plan Commission

Guerndt questioned Higgins what the difference between this and Pinsonneault's.

Higgins explained how the CUP's are submitted as a "project" in Evolve. She stated each project has stages, and on 12/19/2025, there was a CUP application amendment to CUP created. She stated this is in "under review" status as the application is still under review – before the Plan Commission. She stated this application has been paid for. She then clarified that everything on tonight's agenda has been paid for. Guerndt confirmed that staff is following the same protocol as they did for Pinsonneault's project.

Jordan questioned the restriction of "no loading and unloading in the front yard" within this CUP. Hoffman stated that what was happening was the mowing operations crew of TurfMD's was loading and unloading their equipment in the front parking area of the property, to lessen congestion in the year yard, due to other crews loading and unloading. He stated the residential tenants across the road filed noise complaints (from lawn mowers running prior to 8am. He stated they now do all loading in the back, without any problems.

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

1 – Yes

2 – Yes

3 – Yes

4 – Yes
5 – Yes

Motion by Guerndt, second by Jordan: to recommend approval of Conditional Use Permit #20250242, at 5605 Mesker Street. Q: Guerndt questioned if he needed to amend his motion to include the new conditions.

Motion by Guerndt, second by Jordan: to amend the original motion to include the draft Conditional Use Permit conditions that were included (#1 – 7, pg. 26 of meeting packet).

Yes Vote: 5 No Votes: 0 Abstain: 1 Not Voting: 1 Result: PASS

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

Roll call vote on the original Motion:

Yes Vote: 5 No Votes: 0 Abstain: 1 Not Voting: 1 Result: PASS

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

At 6:22 p.m., Hoffman returned to the Plan Commission.

6. Public Hearing – Project #20250439 – Modification to Approved Conditional Use Permit #20250439 for Riverview Construction, 4801 & 4803 Ross Avenue [0:17:52 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 6:23 p.m.

b. Presentation by Applicant and/or Staff

Higgins explained that this request is to modify the CUP that was approved for Riverview Construction, in December. Higgins gave the background, as provided in report, stating how while this was approved, the CUP was not signed or recorded yet, as of the time that it was discovered that the PC requirement of a 10-foot setback from the front of the salt bin would likely result in ongoing compliance and enforcement challenges during operations, due to the depth of the existing structure. She stated that the applicant is intending to make site improvements in the spring by re-asphalting the salt storage area and reinstalling the originally planned curbing to better contain the salt.

Higgins stated staff recommends approval of the modified CUP subject to the conditions outlined in the Determination document and draft CUP. She explained that the draft that is in tonight's packet would supersede and modify the previous action that the Plan Commission took.

She explained that she chose not to record the CUP, due to shortly after the December PC approval, it being discovered that that PC had approved would not have worked. This is when she, Maguire, and Meverden met with Nick Bancuk, of MTS, Scott Habeck, the property owner, and a representative of Riverview. She reiterated that the reason this CUP is coming back as a modification (not an amendment) is because it has not been recorded yet.

Mumper brought up the WI Supreme Courts decision, as it relates to zoning and how it applies to conditional use permits, regarding a hospital up by Minocqua. He stated that from what he understood is if a project is legally permitted, zoned effectively, and meets the performance standards requirements that we can't deny the request. The opponents would have to show legitimate proof of a hardship. Higgins referred to the landowners' bill of rights.

Guerndt confirmed the owner is requesting again to add back in the plans for that blacktop hump.

Zeyghami questioned how much they will be paving in the front. It was explained it is currently paved now, and they will be repairing the existing pavement. Zeyghami pointed out the poor condition of the pavement along with the amount of salt that is outside of the roofline.

Nick Bancuk, 1699 Schofield Avenue. He explained the planned pavement, which includes inside of the salt shed along with the drive area up to the Old Castle Glass property line. He also pointed out how the salt shed is only 23 feet deep, where if they were required to keep the salt 10 feet from the front of the shed, they lose over half of the capacity of the salt.

c. Take Public Comment

Pinsonneault stated to Mumper that State Statues states that Wisconsin is a "shall issue" State for CUP's (he referred to the costs he incurred for his CUP's). – the current condition of the site does not meet current requirements. He stated that just because their CUP is approved does not mean it currently meets the specifications set forth by Plan Commission. Pinsonneault questioned why he can't see an "Amendment" filed in Evolve, and questioned why we are treating this one differently than the previous one on the agenda. He stated that staff has been aware that this facility has been storing salt in this facility in a commercial capacity, in a wellhead zone. He pointed out that he filed two complaints on this property earlier this year, how both have been closed stating no violation found. He questioned when staff went to meet with representatives on site if there any violations noted or any enforcement performed. He stated how he supports this business, but how Riverview is being allowed to continue to operate in a non-conforming manner.

Bill Kriewaldt, 5005 Arrow Street, stated how the Riverview property looks like a dump with all the storage containers. He brought up how he can't have storage containers on his property, why is it okay to stack them up here. He stated if Habeck is not willing to make improvements to clean this up that the CUP should not be approved.

d. Close Public Hearing

Cronin closed the public hearing at 6:39 p.m.

e. Discussion & Action by the Plan Commission

Maguire stated when he was on site, all of the salt was contained within the shed. Maguire went through the photos that were included in the packet.

Cronin stated to replace the asphalt in the spring (when American Asphalt opens back up) and add that (originally planned) paved curb back in to avoid the 10-foot restriction, and repave the exterior as well.

Guerndt stated he did not realize how narrow this structure is during the last meeting, and agrees the curb will be the best way to contain it. He stated we can't really do a whole lot at the moment as you can't pave in the winter time. Guerndt pointed out how we have gravel roads that get salted and sanded, he stated we even have paved roads in Weston that are pretty cracked up. He stated he understands that this is in the Wellhead, and how we are trying to treat this as best we can with what we have to protect our water supply long term.

Mumper commented that there is a reason why the salt shed inspection is on our agenda. He stated how Pinsonneault is stating he wants to see the business run, but then at the same time Pinsonneault wants us to shut them down, how it is not compatible.

Guerndt commented on how there is a moratorium on salt right now at the dock in Green Bay (and all other docks), where businesses have to look several states over (Arkansas) for supply. He stated we are trying to get through the resolution for this and do the best that we can to enforce what we can with the circumstances on hand. He pointed out how we have discussed how we can make sure this is further rectified and make sure someone is following up on this, which we will be discussing later tonight on how to implement that.

Zeyghami pointed out how in the pictures the salt is outside of the canopy and how they are going to maintain that. Maguire stated they are using a skid steer with an attached broom. Maguire stated the pictures were from prior to staff meeting on site, and when they met with them on site, it was cleaned up.

The Commission went through the Determination:

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

Motion by Mumper, second by Guerndt: to recommend approval of the modification of Conditional use Permit #20250439, as presented, allowing Riverview Construction, to have a salt storage shed within the WHP-A (Wellhead Protection – Zone A) Overlay District.

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	-----
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

7. Public Hearing – Project #20230083 – Amendment to Approved Conditional Use Permit #20230083 for Stainless Holdings, LLC, 4305 Transport Way [0:44:15 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 6:48 p.m.

b. Presentation by Applicant and/or Staff

Higgins stated this is for Conditional Use Permit Amendment #2, for their personal storage facility. She then explained the history of this project (from her report in the packet).

Higgins stated they changed from pole lights to building-mounted lights, since this is not what was previously approved. She read the conditions of this current draft amendment. She clarified this is an “amendment” as there were two prior recorded CUP’s on this.

Josh Weiseman, 4305 Transport Way, was present to answer questions.

c. Take Public Comment

Pinsonneault stated that he has been past this property a few times. He asked if the applicant was charged a \$250.00 fee or not, as it does not show on the public side of Evolve. Higgins answered yes.

Pinsonneault asked if staff actually went out there at night to measure the lumens to ensure those are what is shown on the plan.

d. Close Public Hearing

Cronin closed the public hearing at 6:54 p.m.

e. Discussion & Action by the Plan Commission

Maguire explained stated that when they were doing the close-out inspection, it was noted that there were some differences between what was completed and what was on the plans (as far as lighting). He stated he worked with Weiseman to get the appropriate lighting cut sheets. He stated when he was on site, at 5:00pm at night, taking light meter readings, it did not match what was originally shown. Weiseman had worked with a few different vendors then to get the lighting within a couple foot candles of the plans.

The Commission went through the Determination:

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

Motion by Guerndt, second by Zeyghami: to recommend approval of Amendment #2 to Conditional Use Permit #20230083 for Stainless Holdings, LLC, at 4305 Transport Way, to amend the originally approved sight lighting plan, subject to the conditions outlined in the Determination document.

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	-----
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

8. Site Plan Approval per Sec. 94.4.09(2)(1) for Detached Accessory Structure (for Residential Use) at 5107 Aspen Street [1:03:10 Zoom Meeting Recording]

Maguire explained the project, as provided in the staff report. He stated this does not require Conditional Use Permit, just Plan Commission approval, because they are proposing this structure between the front of the principal structure and the right-of-way.

Mumper questioned if this meets all other regulations, other than setbacks. Maguire stated once this structure is fixed in its permanent location, it will meet code, as far as setbacks and required minimum wind load. He showed an illustration which had options for locations that it would be allowed to go. Until the approved location is figured, we can't proceed with permitting this shed to be permanently installed. Maguire pointed out that the management is okay to moving the structure to any of the alternative locations shown on a map in the packet.

Sam Kopela, 5107 Aspen Street, Site Manager, was present stating he just needs to know what he has to do, and when he needs to move the shed.

Guerndt stated if owner is willing to relocate to other locations in the spring. He would ask to move in spring.

Motion by Guerndt, second by Mumper: that if the owner is willing to relocate the structure to any of the approved locations (as provided by staff), and the structure is then anchored, and compliant with meeting wind loads/snow loads, etc., that he would allow them temporarily leave the structure in its current location, to then be move in the spring. Question – Cronin questioned if we needed to set a deadline for the structure to be moved?

Motion by Guerndt, second by Mumper: to amend the original motion to add that the structure be moved to an approved location by May 15, 2026, weather permitting.

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	-----
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

Roll call vote on the original Motion:

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	-----
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

9. Discussion of an Internal Inspection Process for Conditional use Permits in a Wellhead Protection Zone [1:09:07

Zoom Meeting Recording]

Higgins stated a request came through by Plan Commission last month to discuss this. She stated that currently, the only salt storage sheds, within our wellhead protection zone are: Kudronowicz Lawn Care on Hilgemann Street, and River View Construction on Ross Avenue. She then provided more background as explained in her report, within the packet.

Hoffman stated the reason why Turf MD's opted not to do the salt shed at their location is because their contract with REI to do the study was going to cost them over \$5,000 and how the DNR got involved in the discussions too. Turf MD's felt it was too much red tape along with the potential financial impact on the business, so they opted to find a different offsite location for their salt storage.

Wodalski explained that the requirement of the study depends on the proximity the salt storage shed is from our public wells. There were questions about Todd Schroeder's property on Jamar Street, and whether he has submitted an environmental Impact Study? Wodalski stated that Schroeder's operation there has been there since the old code, where the restrictions were not as much.

Mumper commented that at his business, they used to have an underground storage tank. He stated he no longer has it because people became more aware of potential gas leaks that could contaminate the environment, and the municipality made their rules stricter and stricter along with adding more enforcement, codes, and requirements, that he eventually decided to just do away with it.

Guerndt questioned if staff could meet with Schroeder and discuss this with him, since his location is so very close to a public well. He stated how times have changed and we are all becoming more and more aware of what can contaminate the grounds. He would like to see staff meet with Schroeder to see if there is anything we can do to make is site at least somewhat compliant.

It was discussed that we should require the inspections to all salt storage sheds, but that those which are within the 1,200 feet of a public well would also be subject to submitting an environmental impact study.

Mumper suggested staff start to compile a list of all the salt shed locations in Weston and find out what other communities are doing, and if there is a difference on what is done based on if a property is inside or outside of a wellhead.

Wodalski stated that the WI DOT inspects the Village's salt shed annually in the summer.

Zeyghami stated that prior to any inspections, the salt should be moved out of the shed, so that we can inspect the floor area for cracks, etc.

It was also suggested to find out if we can enforce this on properties that have existed prior to the new code, and who do not have CUP's. The members agree to hold inspections in June and on an annual basis.

Wodalski stated the State does not make us remove the material prior to inspection. Maguire stated that in the summer River View stores mulch in the bin. It was stated that with the inspections, they are making sure that the overall structure is good, and the pad and apron are good, and everything is draining away as it should. Wodalski stated the amount of salt left in the bin from the previous winter, during inspection has to do with what the previous winter was like.

It was stated as far as enforcement, we would send a written notice for what needs to be fixed, similar to other code violations. We would provide a copy of the inspection report and then work with them on deadlines for getting issues fixed before the next winter season begins.

Guendt stated this can be tiered (as far as how we would handle these) based on the condition:

- 1) There is an issue and it needs to get fixed (normal wear and tear)
- 2) Something serious like the roof being half gone (egregious condition)

Cronin suggested having staff bring back something on how they would handle these, but with the caveat that some issues need to be handled immediately, versus later.

Maguire suggested we do perform a structural inspection in the summer months and an unannounced, operational inspection in winter months.

Mumper would like to know what other municipalities are doing. Zeyghami stated if this is in the DNR code, we could check the DNR Administrative Code and see what the requirement is, and we can do ours similarly or modify it to fit the situation.

Cronin questioned the requirement of doors. He stated we required Kudronowicz to add a door. Hoffman stated doors would help protect their investment. Cronin stated the DOT form does not require a door. Wodalski brought up that Kudronowicz's shed faces the west, where Riverview's faces the south.

Higgins stated should discuss #7, as to how we want to formalize this process - through Conditional Use Permit in the Zoning Code or through Administrative Policy.

It was stated that if this is done via Conditional Use Permit, then we could tie it to the requirements of inspections. Higgins stated if we put this into the Zoning Code, then it would only apply to new ones. It was stated staff may need to contact the attorney to see how we can apply this to everyone (and at minimum those with the WHP). Higgins stated if these are in the Wellhead, then they would need a CUP, but if we want to apply the inspections to everyone, it would probably require an ordinance amendment. Maguire stated that since nothing is codified in the code for this, we would currently have to leave it as those just within the wellhead, until we implement it. It was stated we would have to look

at an annual fee with an annual inspection, since this would be taking us away from other regular duties, plus there would be administrative time involved.

It was discussed that currently if we see an issue where a contractor is improperly storing/handling salt, we could call the DNR. There was then discussion on WI Statutes Chapter Trans 277 (Highway Salt Storage Requirements), and how we could apply language from here in our code.

Cronin stated that we can't really answer #7 in the RFC until we have more legal answers from the attorney.

Cronin stated as far as #8, we need to verify with our attorney that it would be legal for us to do this, and he stated he is not in favor of charging for inspections. He stated we don't want to end up in a situation where we don't have any lawn care or snowplow services in our area due to our having too many requirements and/or it's too expensive.

Cronin stated that right now this can be a referral, and one is in a wellhead, we go the route of CUP, and if staff notices a nuisance or receive a complaint, we turn it over to the DNR or DOT. He suggested we find out from other communities, such as Wausau to see what they do.

10. Discussion of Cul-de-Sac Regulations [1:54:33 Zoom Meeting Recording]

Wodalski summarized the report in the packet, and described the situations where we have allowed the cul-de-sacs. We are trying to work with developers on how to best develop their land and want to be able to tell them what is and what isn't allowed, in order to help make the best use of the land. Wodalski explained areas where there were cul-de-sacs that are not opened up and connected to other roadways.

It was discussed that our current code reads "cul-de-sac streets designed to have one end permanently closed shall not be permitted within the Village, except in areas where the topography or environmental constraints exist, as determined by the Public Works Director", and this is the area where we are looking to add an exception.

There was discussion on the radius of the cul-de-sac bulbs and to make sure that fire departments have access to move and turn around in there. There was discussion on sidewalks, and how in a neighborhood with sidewalks and a cul-de-sac the sidewalk generally ends at the bulb.

It was stated to add the phrase "as determined by the Public Works Director and approved by the Plan Commission".

Higgins stated that we would have to make an amendment to Chapter 74, which requires a public hearing.

11. December 2025 Staff-Approved Certified Survey Maps and Site Plans. [2:07:40 Zoom Meeting Recording]

12. December 2025 Building Permits

Motion by Mumper, second by Jordan: to acknowledge agenda Items #11 and 12.

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	-----
Guernndt, Gary	YES
Hoffman, Travis	YES

Jordan, Joe	YES
Mumper, Roy	YES

13. Planning & Development Department Project Update Report. [2:08:40 Zoom Meeting Recording]

Higgins referred to her report and also the Work Plan, which includes the Department’s 2026 goals, both within the meeting packet.

a. 2026 Planning & Development Work Plan

Cronin stated that he is a firm believer in setting lofty goals, as it pushes people to be better.

Motion by Mumper, second by Guerndt: to acknowledge agenda Item #13.

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	-----
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

14. Announcements & Committee/Commissioner Remarks/Staff Referrals [2:14:18 Zoom Recording]

Some of the Plan Commission Members shared their appreciation for the commitment and hard work of the Village staff.

Higgins stated she emailed the draft comprehensive plan community survey to BOT and PC last Friday. She would like to receive any of their comments before we make it public, in early February. She stated that the results of that survey will be coming back for review and discussion at a joint meeting before the BOT and PC, later this year, with the updated Comprehensive Plan.

15. Next Regular Meeting Date – Monday, February 9, 2026, at 6pm.

14. Future Agenda Items or Staff Referrals

15. Adjourn Plan Commission

Motion by Guerndt, second by Hoffman: to adjourn at 8:21 p.m.

Steve Cronin, Village Trustee and Plan Commission Chair
 Jennifer Higgins, Director of Planning & Development
 Valerie Parker, Recording Secretary



Public Comment Form

This form must be completed and handed to the Clerk prior to the start of a meeting.

Please state which meeting this is for: Village Board of Trustees
 Other: Planning

Full Name: Jim Pansobanard Date: 1, 12, 26

Phone Number: (714) - 22 - 0540 Email Address: jpansob@ins320.com

Your Address: 5002 Arrow St

Do you wish to make an oral statement? Yes: No:

Meeting Date: 1/12/26 Agenda Item: (if applicable) _____

Comments: (Please use backside of sheet if you need more room) 3, 1, 7, 8, 9, 10

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE VILLAGE PLAN COMMISSION AND JOINT VILLAGE & TOWN OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE MEETING

held on Monday, November 11, 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 6:08 p.m.

Roll Call of Village Plan Commission (PC) by Secretary Parker.

Roll call indicated 7 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	YES
Jordan, Joe	YES
Mumper, Roy	YES

Roll Call of Joint Village & Town of Weston Extraterritorial Zoning Committee (ETZ) by Secretary Parker.

Roll call indicated 6 ETZ members present.

<u>Member</u>	<u>Present</u>
Cronin, Steve {Chair}	YES
Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	YES
Mumper, Roy	YES

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

Village Staff in attendance, via Zoom: None

Other Village Representatives in attendance, in-person: None

Other Village Representatives in attendance, via Zoom: None

Audience Members in attendance, in-person: There were 2 audience members present, in-person.

Audience Members in attendance, via Zoom: There was 1 audience member present, via Zoom.

2. Open Public Comment Period for items that do not appear on this agenda noted as public hearings. [0:00:45 Zoom Recording]

None.

3. Written Communications, Disclosures, and Recusals. [0:01:16 Zoom Meeting Recording]

None.

4. Minutes from October 13, 2025, Plan Commission Meeting. [0:01:30 Zoom Recording]

Motion by Diesen, second by Guerndt: to approve the September 8, 2025, PC meeting minutes.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 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	YES
Jordan, Joe	YES
Mumper, Roy	YES

Motion by Hull, second by Christiansen: to approve the October 13, 2025, ETZ meeting minutes.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	YES
Mumper, Roy	YES

5. 5. Public Hearing – Proposed Zoning Code Amendments Affecting Portable Outdoor Storage Units and Residential Accessory Buildings Including Greenhouses and Chicken Enclosures and Coops [0:02:08 Zoom Recording]

a. Open Public Hearing

Cronin opened the hearing at 6:10 p.m.

b. Presentation by Applicant and/or Staff

Higgins referred to changes that were made based on last meeting, affecting portable outdoor storage units and residential accessory buildings, including green houses and chicken enclosures and coops. She pointed out two minor typos brought to her attention today from Hull. She explained the first one was on page 20, under the Performance Standards 1.(b) the references subsection should have been “7”, not “6”, and then under 7.(a), “Temporary Shelter pursuant to Section 94.10.10”, the Section should read “94.4.10(10)”.

Higgins referred to the report in the packet where Roffers laid out what is changing, and why and where the changes are. She stated these changes will handle the portable storage containers, but then also makes a few changes for the residential greenhouses and chicken coops and containers (enclosures).

Guerndt questioned the allowable limit on number of containers, which is up to 3 without a Conditional Use Permit. Guerndt questioned if that still applies if the containers are within a fully enclosed fence, where you can’t see in (as far as if you can have more). He stated how they have more than that within his enclosed fence out on Zinser Street. After some discussion, Higgins stated the amendments we are referencing here are for the commercial and mixed-use districts, not industrial, where he is at.

c. Take Public Comment

None.

d. Close Public Hearing

Cronin closed the public hearing at 6:22 p.m.

e. Recommendation by Staff

Higgins stated staff recommends forwarding the proposed amendments to the Village Board as presented.

f. Discussion and Action by Plan Commission

Motion by Diesen, second by Zeyghami: to recommend forwarding the proposed amendments, as presented, to the Board of Trustees for approval. Q: Guerndt questioned on 7.(c)(i) where it states the containers need to be attached to a finished, permanent foundation. Maguire stated that is only if used as permanent structure. Higgins stated that section is for all detached accessory structures in non-residential lots, and explained this section calls out things that are not required for hoop barns and temporary storage containers, etc. It was stated you can't use these on a permanent basis in residential areas unless they meet other requirements. Motion Carried.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 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	YES
Jordan, Joe	YES
Mumper, Roy	YES

Motion by Guerndt, second by Mumper: to recommend forwarding the proposed amendments, as presented, to the Board of Trustees for approval.

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	YES
Mumper, Roy	YES

6. Adjourn ETZ Committee

Motion by Guerndt, second by Christiansen: to adjourn at 6:28 p.m.

7. Public Hearing – Project #20250414 – Conditional Use Permit and Site Plan Review for Clubhouse Expansion at Crane Meadows Golf Course, 8103 Weston Avenue. (PC). [0:20:23 Zoom Meeting Recording]

a. Open Public Hearing

Cronin opened the hearing at 6:29 p.m.

b. Presentation by Applicant and/or Staff

Higgins explained they are proposing a just under 2,000 square foot addition to the existing Club House, at Crane Meadows Golf Course, because it is an Active Outdoor Public Recreation Use, it requires a Conditional Use Permit, in the AR Zoning District, to expand the use. She stated we do not have a complete site plan for the Commission to review, which is usually what we like to have before bringing something to Plan Commission. Wodalski stated the applicant just handed him a rough drawing representing the utility plan. Higgins stated we are still missing the lighting plan, grading plan, and drainage plan. Also, there is a question on if any mechanical equipment will be added. She stated it is up to Plan Commission to decide how they want to proceed with this tonight, as far as their comfort level of allowing staff to continue to work with them to get the requested plans or if they need to come back next month.

Wodalski stated he would like to receive a drainage plan showing where the water is shedding off. Wodalski stated he is good with the water and sewer, and how he is not sure how much grading they will do once the ground freezes.

Maguire stated the addition has been submitted to WI DSPS for plan review and we received permission to start letter, for if we issue them a permit.

c. Take Public Comment

Mike Juedes, the General Manager of the project, 162967 Townline Road, was present. He stated as far as the grading, they are not digging down at all, just removing topsoil, and placing slab on grade, the land will get built up a couple inches to match the existing. He stated as far as any water runoff, there is a pond on Hole #1, where the water will run to, and the land already slopes that way.

Wodalski asked Juedes if he could put that in writing or somehow, show it on a plan sheet that you are not changing anything.

Guerndt explained to Juedes that the Village is just trying to cover themselves in case anything happens, as far as flooding into the owner's building. Guerndt suggested to Juedes to shoot the slab elevations right now and the four corners of it, take that out 10 to 15 feet and shoot that same elevation. Then if you know you have to take it up a couple of inches, just show that slope with arrows. He stated that Wodalski has to have that in order to approve it.

Zeyghami questioned if he puts the building on grade, where it is, that it will not have any water problems.

Dan Weilep, 3604 Weston Avenue, who owns the property, stated they have not had any water in the building. He stated they have had water up to the building, but the slab sits about 2 – 3 inches above the highest water mark there. Dan is not concerned with how flat the area is out there.

Juedes explained the way they are going to do this, being slab on grade, is it is going to be sheeted down to the slab and then buried down a foot, then up, and there will be a waterproof membrane to protect any water from coming in there.

d. Close Public Hearing

Cronin closed the public hearing at 6:37 p.m.

e. Recommendation by Staff

Higgins handed out the draft CUP. Staff would then attach the approved site plan as Exhibit A when it gets recorded.

f. Discussion and Action by Plan Commission

Missing drainage and Juedes stated lighting should come in the next day or two.

Cronin asked how soon they are looking to get started. Juedes stated they were hoping to get the silt fence installed and take the topsoil off this Wednesday or Thursday. He stated he has the people ready who are doing the plumbing, which has to be done before the concrete can get poured.

Juedes stated he can get the drainage plan to Wodalski tomorrow. He stated the lighting plan/photometrics are supposed to be coming in the next day or two.

Higgins asked if he is adding any additional heating, ventilation, or air conditioning equipment outside of the building. Juedes stated a condensing unit. Higgins stated we need to see where it will be and make sure that it gets screened from public view appropriately.

Cronin stated as long as Juedes and Weilep have a clear understanding of what is needed he is comfortable with them working with staff.

Diesen recommended Juedes contact his electrician right away tomorrow.

Jordan stated he would be comfortable with staff working with them on the final review of the plan.

Hoffman questioned the parking lot being gravel. Higgins stated they are not modifying the parking area, but as soon as they change the parking lot, it will have to be brought up to code.

Determination:

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

Motion by Guerndt, second by Mumper: to recommend approval with staff working through the site plan on obtaining the photometrics, HVAC, and drainage. Question: Zeyghami questioned if there is a requirement, by ordinance, that the 1st floor elevation be above the centerline of the road. Maguire was not able to answer that question at this time. It was discussed that there is already an existing building, they are not going to want to have a step up into the addition. Guerndt questioned Weilep if there is a stipulation required that he sign off stating he would not come back after the Village, if he would sign it. Weilep stated he would sign something. Weilep stated if he has to build the addition higher, he will not do the addition. Weilep stated the building is not in the floodplain. Higgins stated this will come off of the site plan approval, which is it not yet approved, as they still have to check the grades. We will not have an answer until then. Cronin stated once staff has a chance to look at the grades, if there is an issue, this would come back then. Motion carried.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

Member (PC)

Voting

Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

Juedes stated that he will shoot the grades tomorrow and get those over to staff right away.

Maguire instructed Juedes to apply for an Early Start permit.

8. Site Plan Approval for Detached Accessory Structure (for Residential Use) at 4907 Aspen Street (PC) [0:43:56 Zoom Meeting Recording]

Higgins explained the previous owner of this building still resides there, and has received authorization from the new owner to construct a 24' x 28' accessory structure (2-car garage). She stated this meets all the requirements; however, because it is being located in front of the apartment building, it requires Plan Commission approval.

It was stated that they will still have enough parking stalls for what is required, and the building will be the minimum 10 feet from the principal structure. Meverden confirmed this meets all standards,

Motion by Diesen, second by Jordan: to recommend approval of the Detached Accessory Structure (for Residential Use) at 4907 Aspen Street.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 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	YES
Jordan, Joe	YES
Mumper, Roy	YES

9. October 2025 Staff-Approved Certified Survey Maps and Site Plans. [0:49:00 Zoom Meeting Recording]

Motion by Mumper, second by Diesen: to acknowledge the October 2025 Staff-Approved Certified Survey Maps and Site Plans.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 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	YES
Jordan, Joe	YES

10. October 2025 Building Permits [0:49:21 Zoom Meeting Recording]

Maguire explained we currently have 73 permits issued right now. He stated there is one in the que and another one that is being discussed. Maguire stated they performed a final inspection on a 2nd home in River Bank subdivision.

Motion by Diesen, second by Hoffman: to acknowledge October 2025 Building Permits.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 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	YES
Jordan, Joe	YES
Mumper, Roy	YES

11. Planning & Development Department Project Update Report. [0:50:55 Zoom Recording]

Higgins provided a summary of her report. There was some discussion on the new Evolve software, and Jordan requested if once staff feels they are far enough along with that, if they could provide a demonstration at an upcoming meeting.

Motion by Jordan, second by Guerndt: to acknowledge October 2025 Building Permits.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 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	YES
Jordan, Joe	YES
Mumper, Roy	YES

12. Announcements and Committee/Commissioner Remarks/Staff Referrals [0:59:40 Zoom Recording]

Higgins introduced Audrey Webster, our new Assistant Planner. Audrey provided her background.

Jordan questioned with Code enforcement, is MBPD still assisting. It was discussed how we have a very good working relationship with their Community Service Officers. She stated how they are meeting with us more frequently when school is not in session, as they serve as the School Resource Officers too.

13. Next Regular Meeting Date – Monday, December 8, 2025, at 6pm.

15. Future Agenda Items or Staff Refer

Hoffman stated he will not be at the next meeting.

16. Adjourn Plan Commission

Motion by Mumper, second by Diesen: to adjourn PC at 7:13 p.m.

Steve Cronin, Village Trustee and Plan Commission Chair

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary

**NOTICE OF PUBLIC HEARING BEFORE VILLAGE OF WESTON PLAN COMMISSION AND
JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Monday, February 9, 2026, at approximately 6:00 p.m., or shortly thereafter**, in the **Village Board Room, Weston Municipal Center, 4747 Camp Phillips Road, Weston, Wisconsin**, before the **Village of Weston Plan Commission and the Joint Town & Village of Weston Extraterritorial Zoning (ETZ) Committee**.

The purpose of the hearing is to receive public comment regarding the **proposed adoption of the 2026 Official Zoning Map and the 2026 Official Extraterritorial Zoning (ETZ) Map** for the Village of Weston.

All interested persons, including property owners within the Village of Weston and the ETZ area of the Town of Weston, may appear and be heard.

The proposed maps and related materials are available for public inspection at the Weston Municipal Center during regular business hours and on the Village's website at **westonwi.gov**.

No rezoning action will be taken at this hearing. Any zoning changes would require a separate rezoning application and additional public notice as required by law.

Dated this **22nd day of January, 2026**.

Valerie Parker
Commission & Committee Clerk

Publish: January 26, 2026, and February 2, 2026



NOTICE OF PUBLIC HEARING

ADOPTION OF 2025 OFFICIAL ZONING MAP AND OFFICIAL EXTRATERRITORIAL ZONING MAP FOR THE VILLAGE OF WESTON

Date: Monday, February 9, 2026

Time: Approximately 6:00 p.m., or shortly thereafter

Location: Village Board Room, Weston Municipal Center
4747 Camp Phillips Road, Weston, WI 54476

Purpose of the Public Hearing

The Village of Weston Plan Commission and the Joint Town & Village of Weston Extraterritorial Zoning (ETZ) Committee will hold a public hearing to receive public comment and to **discuss and make a recommendation to the Board of Trustees regarding the proposed adoption of the 2026 Official Zoning Map and the 2026 Official Extraterritorial Zoning (ETZ) Map** for the Village of Weston.

The Official Zoning Map is adopted annually to document zoning classifications within the Village and the ETZ area as close to January 1 of the applicable year as practicable for historical and administrative recordkeeping purposes.

Who May Participate

All interested persons, including property owners within the Village of Weston and the Extraterritorial Zoning (ETZ) area of the Town of Weston, may attend the public hearing and be heard.

Additional Information

The proposed maps and related materials are available for public inspection at the Weston Municipal Center during regular business hours.

Please note: **No rezoning action will be taken at this hearing.** Any zoning changes would require the filing of a separate rezoning application and additional public notice as required by Wisconsin Statutes and the Village of Weston Zoning Ordinance.

Next Steps

Following the public hearing, the Plan Commission and ETZ Committee may forward a recommendation to the Board of Trustees. Final action on adoption of the Official Zoning Map and Official ETZ Map will be taken by the Board of Trustees at a subsequent meeting.

Contact

For questions regarding this public hearing, please contact the Planning & Development Department at the Weston Municipal Center.

Dated: January 22, 2026

Valerie Parker

Commission & Committee Clerk

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission/ETZ Committee, February 9, 2026
Description:	Public Hearing - Discussion and recommendation to the Board of Trustees on Adoption of 2026 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston.
From:	Jennifer Higgins, Director of Planning & Development
Question:	Should the Plan Commission and Joint Town & Village Extraterritorial Zoning (ETZ) Committee recommend approval to the Board of Trustees of the annual update to the 2026 Official Zoning Map and Official Extraterritorial Zoning (ETZ) Map for the Village of Weston?

Background

The Village of Weston adopts an Official Zoning Map on an annual basis for both the Village and the Extraterritorial Zoning (ETZ) area. The purpose of this annual adoption is to maintain an accurate historical record of zoning classifications as close to January 1 of the applicable year as practicable.

Adopting the Official Zoning Map annually allows the Village to reference a single consolidated map and ordinance for historical and administrative purposes, rather than relying on multiple individual rezoning approvals adopted throughout the year. This practice supports consistent recordkeeping, transparency, and efficient administration of the Zoning Ordinance.

The proposed 2026 Official Zoning Map and Official ETZ Map reflect zoning classifications previously approved through duly noticed rezoning actions. No new rezonings or parcel-specific zoning changes are proposed as part of this action.

Public Hearing

A public hearing is being held concurrently with this item to receive public comment regarding the proposed adoption of the 2026 Official Zoning Map and Official ETZ Map. No zoning changes or rezoning approvals will be acted upon as part of this public hearing.

Attached Docs:	Draft Official Zoning Map for the Village and Town ETZ Area
Committee Action:	None
Financial Impact:	None
Recommendation:	Staff recommends that the Plan Commission and Joint Town & Village Extraterritorial Zoning (ETZ) Committee recommend approval of the 2026 Official Zoning Map and Official ETZ Map to the Board of Trustees.

Recommended Language for Official Action

I move to recommend approval to the Board of Trustees of the annual update to the Official Zoning Map and Official Extraterritorial Zoning (ETZ) Map.

REQUEST FOR CONSIDERATION

- Additional action:** Forward recommendation to the Board of Trustees (Staff)
- Adoption of ordinance approving the 2026 Official Zoning Map and Official ETZ Map (Board of Trustees)
- Publication of Ordinance (Staff)
- Posting of the adopted zoning maps (Staff)



OFFICIAL ZONING MAP

Map Date: 1/26/2026
Adoption Date (Village): 2/17/2025
Adoption Date (ETZ): 2/17/2025
Adoption Date (Town): 1/22/2019



Map by Nate Crowe of the Technology Services Department
Village of Weston



LEGEND

MUNICIPAL FEATURES

- Village of Weston Incorporated Boundary
- Town of Weston Unincorporated Boundary
- Sections (Polygons)
- Right-of-Way
- Wetland Presence
- Surface Water
- Village of Weston Shoreland Overlay

WELLHEAD PROTECTION OVERLAY

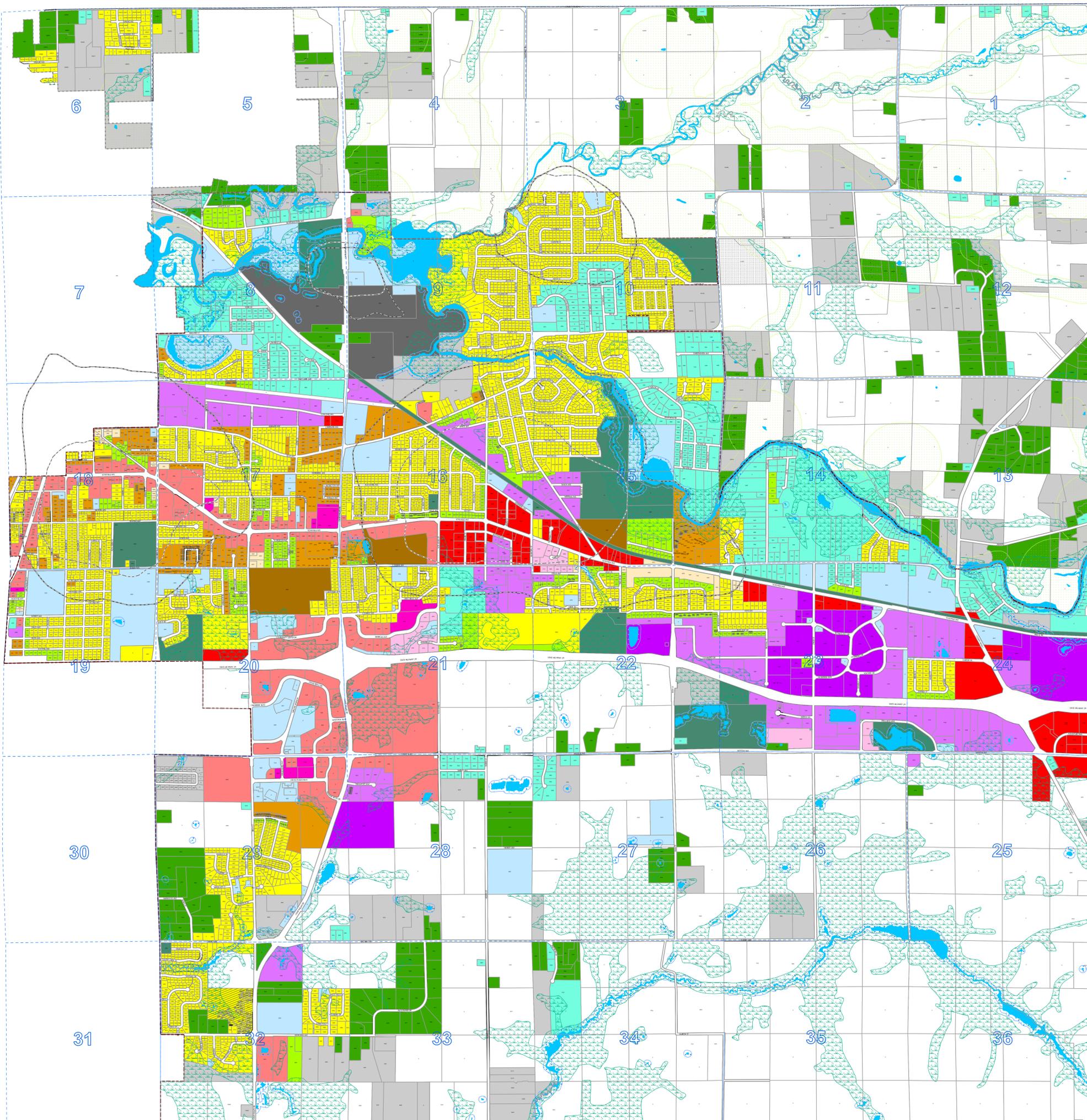
- Zone A 1-Year Municipal Well Recharge Area
- Zone B 5-Year Municipal Well Recharge Area

ZONING DISTRICTS

- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial
- RM - Rural Mixed
- PD - Planned Development
- AR-Cluster (Number of building symbols equals maximum units allowed)

OVERLAY DISTRICTS

- D-CO



REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission & ETZ Committee, February 9, 2026
Description:	Discussion & Action on Resolution 2026-PC-001: A Resolution Recommending Adoption of Ordinance No. 26-002 to Amend Section 74.6.06 Street Dimensional Standards of the Subdivision Ordinance.
From:	Jennifer Higgins, Planning & Development Director/Zoning Administrator Michael Wodalski, Public Works Director
Question:	Should the Plan Commission recommend the proposed changes as suggested by staff as it goes on to the Village Board for public hearing and final approvals?

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.

The current ordinance creates an absolute prohibition on permanent cul-de-sacs within the Village, while real-world site conditions and long-range street connectivity planning sometimes make a through-street infeasible or undesirable. This has resulted in case-by-case approvals that are functionally exceptions but lack clear codified standards, creating inconsistency and legal ambiguity.

Through internal staff discussion and discussion at the January 12, 2026 Plan Commission meeting, it was noted that this practice is not explicitly reflected in the code. Staff & Commissioners believe it may be beneficial to formalize this approach by adding a limited exception to the existing cul-de-sac standards.

1/12/26 COMMISSION DISCUSSION – DECIDED CODE DIRECTION

One option discussed by the Commission would be to amend the existing code to allow limited flexibility where topography or environmental constraints exist. At the January 12, 2026, Commission

REQUEST FOR CONSIDERATION

meeting it was decided to recommend a change that included Plan Commission approval after consideration of a recommendation by the Director of Public Works. Staff made the requested changes and made additional refinements to clarify the limited nature of the exception. The following changes to Sec. 74.6.06 Street Dimensional Standards are being presented for Plan Commission review and recommendation to the Board of Trustees for their approval:

(e) Cul-de-sac Streets. Streets designated to have one end permanently closed shall not be permitted within the Village except where the Plan Commission determines that topographic conditions, environmental features, or the protection of natural resources prevent reasonable street connectivity. Such determination shall be made by the Plan Commission after consideration of a recommendation from the Director of Public Works.

Within the extraterritorial area, and where streets are temporarily terminated at the boundary of a subdivision for future extension, 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 shall be designed in accordance with Village engineering standards and approved by the Director of Public Works. Permanent cul-de-sacs approved under this subsection shall not be based solely on development convenience or lot yield considerations.

Wisconsin Statutes Chapters 61, 62.23, 80.08, 236, and 703 authorize local governments to adopt subdivision ordinances regulating land division within the Village and its extraterritorial jurisdiction to protect public health, safety, and welfare and to guide orderly development consistent with the Comprehensive Plan.

Wis. Stats governing land division in the Village require the Village Plan Commission to review and recommend any new or proposed amendments to the Village's general land division ordinance prior to public hearing and adoption by the Village Board.

Staff have drafted a Draft Ordinance to make the changes to Sec. 74.6.06 as recommended by the Plan Commission. The proposed amendment maintains the Village's policy preference for interconnected street networks while establishing objective criteria for limited exceptions.

Staff also present a draft resolution, **Resolution No. 2026-PC-001**, the Commission can approve at the February meeting to serve as their required recommendation to the Board if they are in favor of the proposed changes.

The recommendation would then be forwarded to the Board of Trustees at the Public Hearing Scheduled for Monday, February 16, 2026.

REQUEST FOR CONSIDERATION

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

Discussion Prompts for PC: To help guide the discussion **toward findings**, not opinions, the Commission should review the following.

- 1. Connectivity vs. Constraints**
Does the Commission agree that the current code does not adequately address situations where physical or environmental constraints make street connections impractical?
- 2. Consistency in Application**
Would codifying this limited exception improve consistency and defensibility compared to case-by-case interpretation?
- 3. Scope of Exception**
Is the proposed language sufficiently narrow to prevent overuse while allowing flexibility where truly warranted?
- 4. Authority Structure**
Is the Commission comfortable with the Plan Commission making the final determination based on Public Works Director's recommendation?
- 5. Community Impact**
Do Commissioners believe this change maintains the Village's goal of interconnected street networks while recognizing real site limitations?

Committee Action: At the December 8, 2025 meeting, the Plan Commission directed staff to place this item on a future agenda for discussion. It was further discussed at their January 12, 2026 meeting and staff was directed to proceed with an ordinance amendment.

Fiscal Impact: No direct fiscal impact is anticipated. In limited cases, permanent cul-de-sacs may result in minor long-term maintenance implications; however, these are expected to be infrequent and site-specific.

Recommendation: Staff recommends approval of the proposed ordinance amendment to clarify and formalize standards for limited permanent cul-de-sacs and recommends the Plan Commission adopt Resolution No. 2026-PC-001 recommending the amendment to the Village Board.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move that the Plan Commission adopt Resolution No. 2026-PC-001 recommending approval of the proposed amendment to Chapter 74, Section 74.6.06(e) of the Village Code to allow limited permanent cul-de-sacs where topographic or environmental constraints prevent reasonable street connectivity, subject to Plan Commission findings as outlined in the staff report, and direct staff to forward this recommendation to the Village Board for public hearing and final action.

REQUEST FOR CONSIDERATION

ADDITIONAL ACTION:

Adoption of Ordinance Amendments at the February 16, 2026 Board of Trustees Meeting [BOT]
Publication of Ordinance [Staff]
Update of Municipal Code Section on Website [Staff]



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2026-PC-001

A RESOLUTION RECOMMENDING ADOPTION OF ORDINANCE NO. 26-002 TO AMEND SECTION 74.6.06 STREET DIMENSIONAL STANDARDS OF THE SUBDIVISION ORDINANCE.

WHEREAS, Wisconsin Statutes Chapters 61, 62.23, 80.08, 236, and 703 authorize local governments to adopt subdivision ordinances regulating the division of land within the Village and its extraterritorial jurisdiction to protect public health, safety, and welfare and to guide orderly development consistent with the Comprehensive Plan; and

WHEREAS, Chapter 74 “Subdivision Regulations” of the Municipal Code currently serves as the Village’s general land division ordinance; and

WHEREAS, Wis. Stats governing land division in the Village require the Village Plan Commission to review and recommend any new or proposed amendments to the Village’s general land division ordinance prior to public hearing and adoption by the Village Board; and

WHEREAS, the Plan Commission finds that the proposed amendment maintains the Village’s policy preference for interconnected street networks while establishing objective criteria for limited exceptions where topographic conditions, environmental features, or natural resource protection prevent reasonable street connectivity; and

WHEREAS, the Plan Commission further finds that codifying these standards improves consistency, transparency, and legal defensibility in the administration of the Subdivision Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the Village of Weston hereby recommends that the Village Board adopt Ordinance No. 26-002 amending Chapter 74 “Subdivision Regulations,” Section 74.6.06, as reflected in Exhibit A, following the required public hearing.

PASSED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 9th day of the month of February 2026.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: _____
STEVE CRONIN, Village Plan Commission Chair

ATTEST:

By: _____
VALERIE PARKER, Plan Commission Secretary

EXHIBIT A

DRAFT

**VILLAGE OF WESTON
ORDINANCE 26-002**

**AN ORDINANCE AMENDING SECTION 74.6.06 OF THE SUBDIVISION
ORDINANCE RELATING TO DIMENSIONAL STANDARDS**

WHEREAS, Wisconsin Statutes Chapters 61, 62.23, 80.08, 236, and 703 authorize local governments to adopt subdivision ordinances regulating land division within the Village and its extraterritorial jurisdiction to protect public health, safety, and welfare and to guide orderly development consistent with the Comprehensive Plan; and

WHEREAS, Chapter 74 “Subdivision Regulations” of the Municipal Code currently serves as the Village’s general land division ordinance; and

WHEREAS, the Village Board has received and accepts the recommendation of the Plan Commission regarding the proposed amendment; and

WHEREAS, the Village Board conducted a public hearing on February 16, 2026, preceded by a Class 2 notice, and following such hearing considered public comments and the recommendation of the Plan Commission and determined the proposed changes to be consistent with Wisconsin Statutes governing land division and in the best interest of the long-term public health, safety, and general welfare of the community and the orderly and beneficial development of the Village in accordance with the Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED THAT the Board of Trustees of the Village of Weston, in the State of Wisconsin, does ordain as follows:

SECTION 1: **AMENDMENT** “Sec 74.6.06 Street Dimensional Standards” of the Weston Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 74.6.06 Street Dimensional Standards

1. **Base Dimensional Standards.** The minimum right-of-way width, roadway width, sidewalk requirements, and parking requirements for proposed public streets are as specified in Figure 6.06(1).
2. **Additional and Alternative Standards.**
 - a. If the Village’s official map or Comprehensive Plan provides for alternative requirements, such as different right-of-way width or an on-street bicycle lane, the Director of Public Works may substitute the alternative requirements for those listed in Figure 6.06(1).
 - b. Extension of existing streets that exceed the standards in Figure 6.06(1) shall be developed to conform to the existing street dimension or taper to the

dimensions noted in that figure, as determined by the Director of Public Works.

- c. Cross-sections for freeways, expressways, parkways, and boulevard streets shall be based upon detailed engineering studies submitted with the subdivision plat.
- d. The Village may require on-street bike lanes on arterial streets and on collector streets with current or expected heavy traffic volumes, and/or where advised within the Comprehensive Plan. Where on-street bike lanes are required, the width of each bike lane shall not be less than 4 feet, not including the gutter section. Such width shall be in addition to the width required by Figure 6.06(1). Placement of bike lanes shall be in accordance with the AASHTO Guide for the Development of Bicycle Facilities.

e.

~~Cul-de-sac streets designated to have one end permanently closed shall not be permitted within the Village.~~

~~Within the extraterritorial area and where streets are temporarily ended at the edges of a plat, cul-de-sac streets 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.~~

~~Such cul-de-sac bulb shall be of a design approved by the Director of Public Works.~~

Cul-de-sac Streets. Streets designated to have one end permanently closed shall not be permitted within the Village except where the Plan Commission determines that topographic conditions, environmental features, or the protection of natural resources prevent reasonable street connectivity. Such determination shall be based on a recommendation from the Director of Public Works.

Within the extraterritorial area, and where streets are temporarily terminated at the boundary of a subdivision for future extension, 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 shall be designed in accordance with Village engineering standards and approved by the Director of Public Works. Permanent cul-de-sacs approved under this subsection shall not be based solely on development convenience or lot yield considerations.

- f. Roundabout intersections shall be designed in accordance with WisDOT's Facilities Development Manual (FDM) or the FHWA Guide (NCHRP Report 672), as determined by the Director of Public Works.

Figure 6.06(1): Minimum Public Street Design Requirements ¹

Type of Street ¹	Right-of-way width (feet)	Street Width (feet) ²	Sidewalks Required ³	On-Street Parking? ²
Arterial	100 ⁴	46-52 ⁵	Yes, both sides	No
Collector	80 ⁴	33-41 ⁵	Yes, both sides ⁷	Determined on a case-by-case basis
Local	60-66 ^{4 5}	24-33 ⁵	Yes, both sides ^{7,8, 9}	Yes, on at least one side ⁶
Alley	17	16	No	No

NOTES: ¹ See Article 14 in Chapter 94 for alternative requirements within the PD Planned Development and N Neighborhood zoning districts.

² Street width includes pavement width, plus the width of the gutter section of the curb where curbing is present or proposed. The Village may require extra street width and/or off-street parking where adjacent land uses are expected to generate significant on-street parking demand, such as schools, parks, and other public and institutional uses.

³ All sidewalks shall be concrete and five feet in width. The Village may substitute a single 10-foot wide asphalt multiuse path for a sidewalk on both sides of the street where consistent with Village plans, safe pedestrian access, and best practices for multiuse path placement consistent with Sec. 74.06.11.

⁴ Or as indicated on the Village’s Official Map.

⁵ Upon recommendation of the Director of Public Works, the Plan Commission shall establish the exact right-of-way or pavement width on each street within the ranges specified in this figure.

⁶ One-sided parking shall be located on the north and east sides of streets unless otherwise determined by the Director of Public Works.

⁷ In rural areas (defined as adjacent zoning being primarily SF-L, RR-2, RR-5, or AR) The Village may substitute paved shoulders for a sidewalk on both sides. Total pavement width shall be a minimum of 28-ft to accommodate a 10-ft travel lane and 4-ft paved shoulder in each direction. Pavement striping shall delineate the boundary between the paved shoulders and vehicle lanes.

⁸ The requirement for sidewalks on both sides of a street may be waived on short dead end streets (less than 400 ft in length) with fewer than 100 vehicle trips per day (based on the Institute of Transportation Engineers (ITE) Manual) and with no prospect of connection to other pedestrian facilities, as determined by the Village Board.

⁹ Sidewalk requirements for existing streets being reconstructed may be

determined based on the most recent sidewalk and trail map.

SECTION 2: SEVERABILITY CLAUSE If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

SECTION 3: EFFECTIVE DATE This Ordinance shall take effect upon passage and publication as provided by law.

PASSED AND ADOPTED BY THE VILLAGE OF WESTON BOARD OF TRUSTEES

	AYE	NAY	ABSENT	ABSTAIN
Mark Maloney	_____	_____	_____	_____
Barbara Ermeling	_____	_____	_____	_____
Hooshang Zeyghami	_____	_____	_____	_____
Joseph Jordan	_____	_____	_____	_____
Luis Lopes-Serrao	_____	_____	_____	_____
Mark Kern	_____	_____	_____	_____
Steve Cronin	_____	_____	_____	_____

Presiding Officer

Attest

Mark Maloney, Village President,
Village of Weston

Pamela Brehm, Village Clerk, Village
of Weston

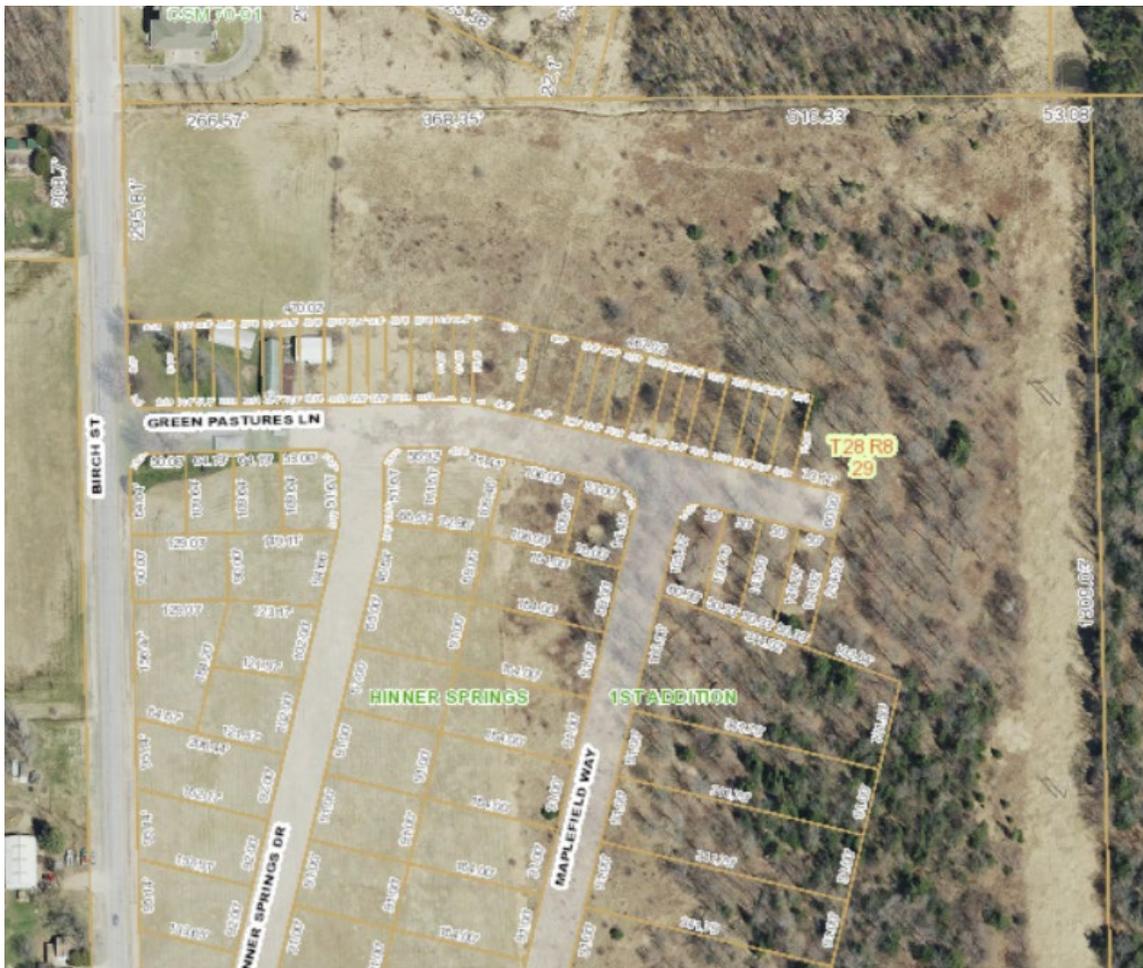
REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, February 9, 2026
Description:	Project # 20260017 – Preliminary Plat Approval Preliminary Plat of Hinner Springs Second Addition (Timber Ridge Builders/Riverside Land Surveying)
From:	Jennifer Higgins, Planning & Development Director/Zoning Administrator Michael Wodalski, Director of Public Works Audrey Webster, Assistant Planner
Question:	Should the Plan Commission recommend approval of the Preliminary Plat to the Board of Trustees, and if so, are there any conditions or required changes prior to Final Plat review?

BACKGROUND

The Preliminary Plat of Hinner Springs Second Addition proposes a 13-lot subdivision intended for twin homes and single-family residential development.

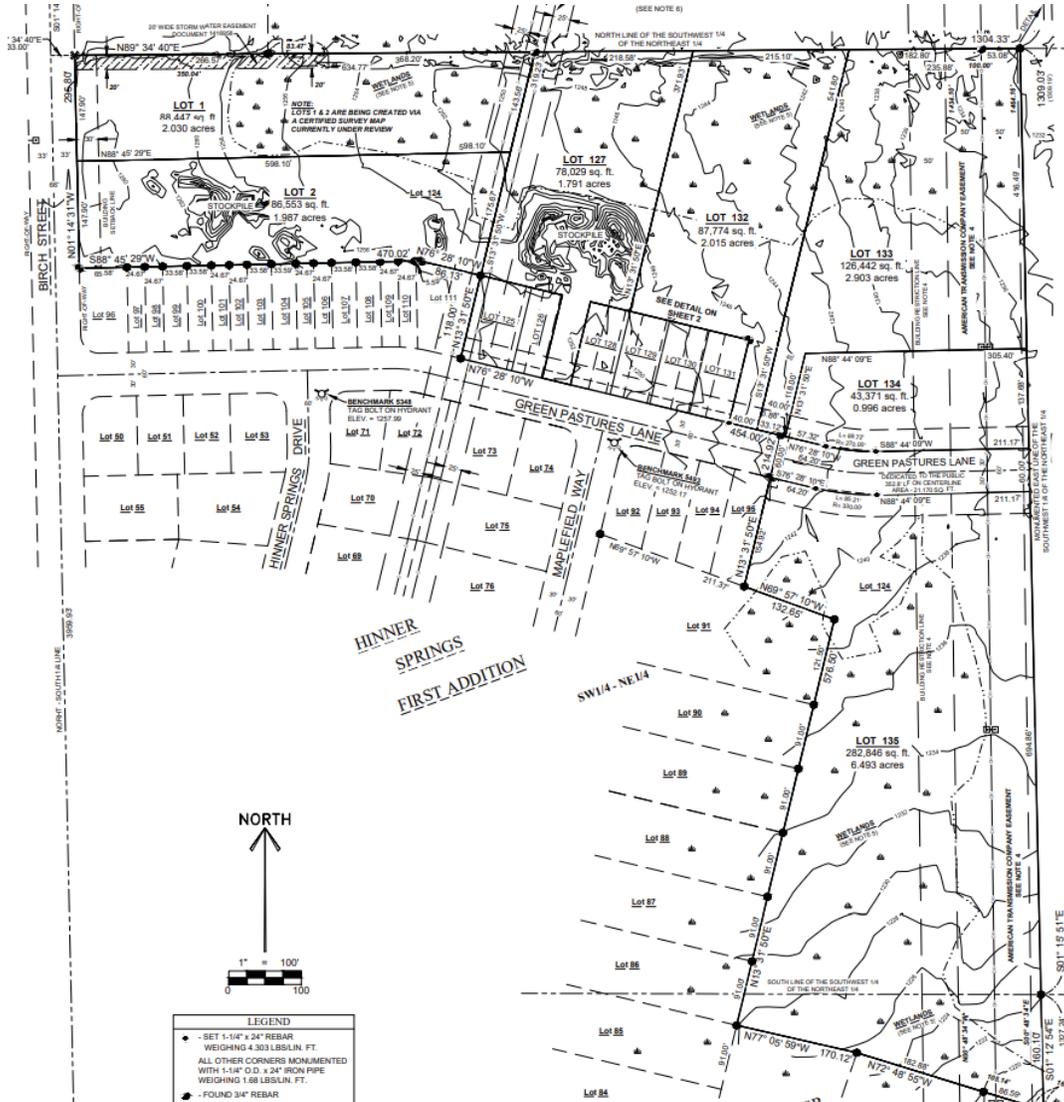
The originally approved Hinner Springs First Addition included sites for two fourplex buildings and a larger apartment complex site along the north side of the property.



REQUEST FOR CONSIDERATION

The current proposal modifies that plan by:

- Replacing the fourplex sites with twin home lots
- Dividing the former apartment complex parcel into seven single-family residential lots
- Extending Green Pastures Lane east to the property line for future connectivity



Proposed home values are anticipated to be consistent with the existing Hinner Springs development, generally in the \$350,000–\$450,000 range depending on home type. The street will be a typical urban street with curb, gutter & sidewalks.

Preliminary engineering plans are under review with the Director of Public Works. Approved construction plans and an executed Development Agreement will be required prior to Final Plat approval.

STAFF REVIEW & CONDITIONS

Staff presents the Preliminary Plat for consideration with the following recommended conditions of approval:

1. Park & Recreation Impact Fee:

- Payment of the Park & Recreation Impact Fee at the time of building permit issuance in lieu of a land dedication for parkland, consistent with Village policy.

REQUEST FOR CONSIDERATION

2. **Public Improvements:**

- Approval of plans for all public improvements by the Director of Public Works in accordance with Chapter 74 and all other applicable Village construction standards.
- Construction or financial security for street, sidewalk, sanitary sewer, water, storm sewer, and related infrastructure shall be provided in accordance with Village standards.

3. **Utilities & Easements:**

- All utility easements (WPS, Charter, Frontier, and others) shall be shown on the final plat.
- Verification letters from each utility provider shall be submitted, confirming receipt of the plat and acceptance of easement locations and dimensions.
- Any required drainage or access easements shall be shown and dedicated as part of the final plat.

4. **Mail Delivery:**

- Developer shall coordinate with the United States Postal Service to determine Postmaster-approved locations for centralized mail delivery units (CBUs), if required.

5. **Development Agreement & Performance Guarantee:**

- Execution of a Development Agreement in accordance with Section 74.703, including:
 - Financial security or bond for public improvements based on the level of completion at the time of final plat filing.
 - Conditions under which building permits may be issued.

6. **Stormwater Management & Grading:**

- Developer shall provide stormwater management plans, grading plans, and erosion control plans in accordance with Village standards.
- Permanent stormwater maintenance responsibilities and easements shall be documented and accepted by the Village prior to final plat approval.

7. **Lot Design & Zoning Compliance:**

- Lot sizes, setbacks, and densities shall comply with the Village zoning ordinance.
- Any future lot combinations or reconfigurations must meet minimum standards in Chapter 74 and the zoning code.

8. **Environmental Considerations:**

- All wetlands, floodplains, and environmentally sensitive areas shall be identified and properly documented.
- Necessary state or federal permits and any required mitigation must be obtained prior to final plat recording.

9. **Final Plat Approval:**

- The final plat must be reviewed and approved by the Village Engineer/Director of Public Works prior to recording.
- All conditions of preliminary plat approval must be fully satisfied in the final plat.

10. **Other Conditions:**

- Any additional conditions deemed necessary by the Plan Commission at the February 6, 2026 meeting.

Attached Docs:	Proposed Preliminary Plat of Hinner Springs Second Addition (Staff reviewed)
Committee Action:	None to date.
Fiscal Impact:	To be determined. The proposal reduces overall density compared to the previously approved multifamily concept.

REQUEST FOR CONSIDERATION

Recommendation: Based on the information submitted to date, Staff recommends that the Plan Commission forward a recommendation of approval of the Preliminary Plat to the Board of Trustees, subject to the conditions outlined above.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

Sec. 74.3.02 (5) Village Plan Commission Recommendation. Except as provided under subsection (6), the Plan Commission shall review the plat for conformance with applicable plans, ordinances, and statutes and shall forward its recommendation on the preliminary plat to the Village Board. The Commission's recommendation shall be to approve, approve with conditions, or reject the plat and shall include the reasons for rejection if that is the recommended action.

If the PC accepts staff's conditions for approval, the recommended action to the BOT would be as follows:

I move that the Plan Commission recommend to the Village Board of Trustees approval of the Preliminary Plat for Hinner Springs Second Addition (Project #20260017), submitted by Timber Ridge Builders and Riverside Land Surveying, subject to the following conditions:

1. **Park & Recreation Impact Fee**
Payment of the Park & Recreation Impact Fee at the time of building permit issuance in lieu of parkland dedication.
2. **Public Improvements**
Approval of plans for all public improvements by the Director of Public Works in accordance with Chapter 74 and applicable Village construction standards. Construction of required improvements or provision of financial security for streets, sidewalks, sanitary sewer, water, storm sewer, and related infrastructure.
3. **Utilities & Easements**
All utility easements shall be shown on the Final Plat, and written verification shall be provided from each utility provider confirming review and acceptance of easement locations and dimensions. Required drainage and access easements shall be dedicated with the Final Plat.
4. **Mail Delivery**
Coordination with the United States Postal Service for Postmaster-approved centralized mailbox unit locations, if required.
5. **Development Agreement & Performance Guarantee**
Execution of a Development Agreement in accordance with Section 74.703, including financial security for public improvements and conditions governing building permit issuance.
6. **Stormwater Management & Grading**
Submittal and approval of stormwater management, grading, and erosion control plans. Permanent stormwater maintenance responsibilities and easements shall be documented prior to Final Plat approval.
7. **Lot Design & Zoning Compliance**
All lots shall comply with applicable zoning district requirements. Any future lot reconfiguration shall meet Chapter 74 and zoning standards.
8. **Environmental Compliance**
Identification of wetlands, floodplains, and environmentally sensitive areas, and acquisition of any required state or federal permits prior to Final Plat recording.
9. **Final Plat Review**
The Final Plat shall be reviewed and approved by the Village Engineer/Director of Public Works prior to recording, and all Preliminary Plat conditions shall be satisfied.

REQUEST FOR CONSIDERATION

10. Additional Conditions

Any additional conditions deemed necessary by the Plan Commission during the February 9, 2026 meeting.”

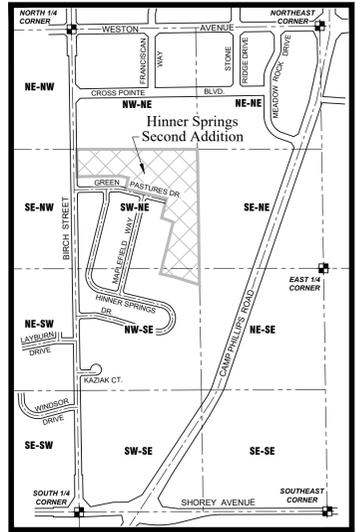
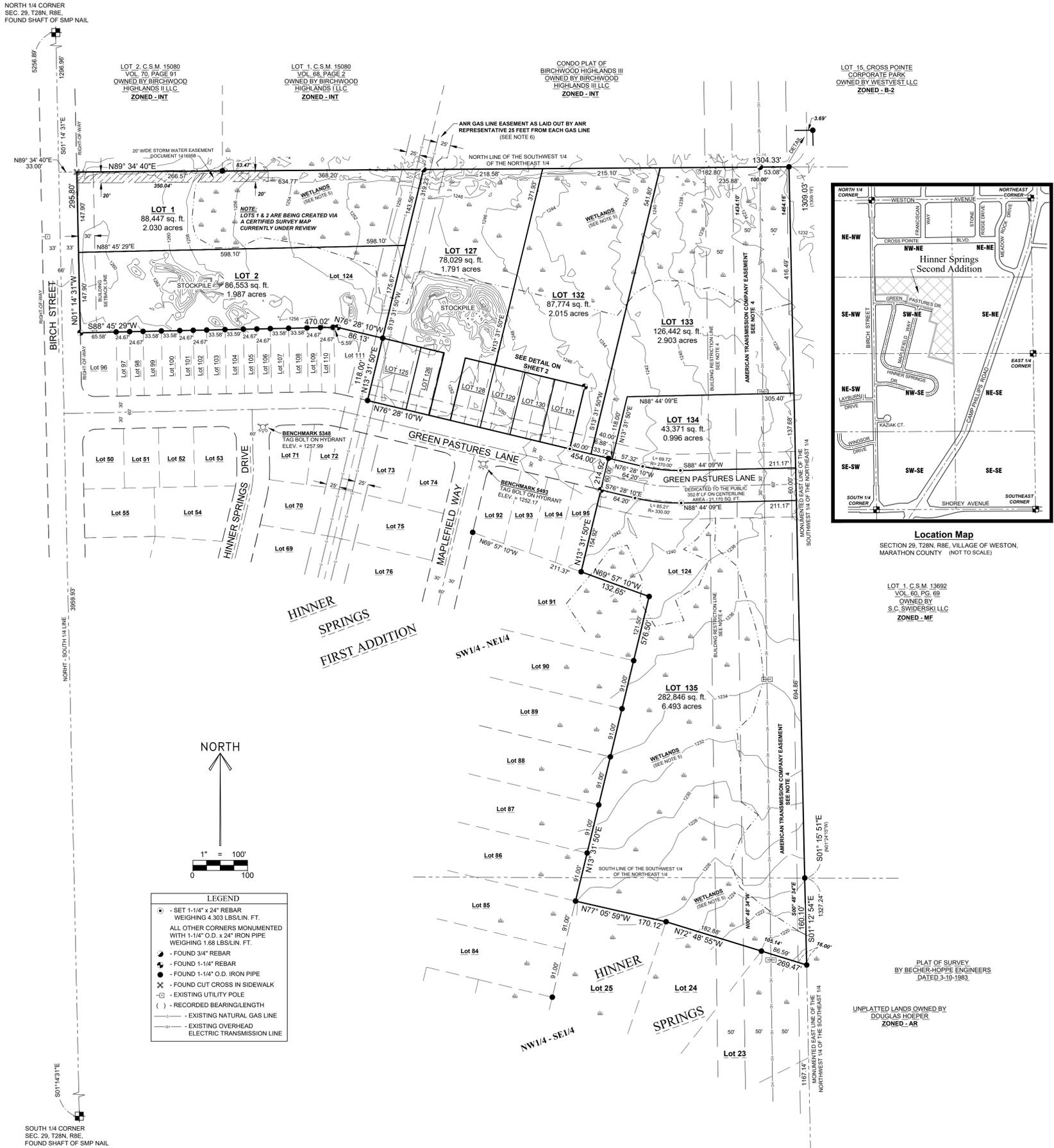
ADDITIONAL ACTION:

Forward recommendation to the BOT for 2/16/26 meeting
BOT Consideration of Resolution to approve Preliminary Plat
Future reviews and approvals of final plat
Recording of final plat at MCROD

REVIEWED & APPROVED
BY J. HIGGINS, ZONING ADMIN.
01/16/2026 10:11:48 AM

**PRELIMINARY PLAT OF
HINNER SPRINGS SECOND ADDITION**

All of Lots 112 thru 124 of Hinner Springs First Addition located in part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 29,
Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

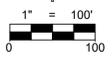


Location Map
SECTION 29, T28N, R8E, VILLAGE OF WESTON,
MARATHON COUNTY (NOT TO SCALE)

LOT 1, C.S.M. 13692
VOL. 60, PAGE 159
OWNED BY
S.C. SWIDERSKI LLC
ZONED - MF

PLAT OF SURVEY
BY BECHER-HOPPE ENGINEERS
DATED 3-10-1983

UNPLATTED LANDS OWNED BY
DOUGLAS HOEPER
ZONED - AB



LEGEND	
	- SET 1-1/4" x 24" REBAR WEIGHING 4.303 LBS/LIN. FT.
	ALL OTHER CORNERS MONUMENTED WITH 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
	- FOUND 3/4" REBAR
	- FOUND 1-1/4" REBAR
	- FOUND 1-1/4" O.D. IRON PIPE
	- FOUND CUT CROSS IN SIDEWALK
	- EXISTING UTILITY POLE
	- RECORDED BEARING/LENGTH
	- EXISTING NATURAL GAS LINE
	- EXISTING OVERHEAD ELECTRIC TRANSMISSION LINE

NOTES

- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE NORTH - SOUTH 1/4 LINE OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 01°14'31" EAST.
- ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO BENCHMARK DJ4378, A BRONZE WISDOT DISK IN CONCRETE AT THE NORTHEAST CORNER OF RYAN STREET AND SCHOFIELD AVENUE IN WESTON. ELEVATION = 1219.60
- THE TOTAL AREA OF THE PLAT IS 854,855 SQUARE FEET OR 19.625 ACRES, MORE OR LESS.
- THE ATC TRANSMISSION LINE EASEMENT IS RECORDED IN DOCUMENT NUMBER 537438. THIS EASEMENT IS FROM 1961 AND SPECIFIES TWO "H" POLE TRANSMISSION LINES AND A WIDTH OF 50 FEET FROM THE CENTERLINE OF EACH LINE. ONLY THE EAST TRANSMISSION LINE HAS BEEN BUILT, BUT THE EXHIBIT "A" IN THIS DOCUMENT SHOWS A FUTURE TRANSMISSION LINE 50 FEET WEST OF THE NOW EXISTING LINE. THEREFORE IT MAY BE POSSIBLE THAT THE EASEMENT EXTENDS ANOTHER 50 FEET WEST IF THIS TRANSMISSION LINE WOULD BE CONSTRUCTED IN THE FUTURE.
- WETLANDS SHOWN HEREON WERE DELINEATED BY STAR ENVIRONMENTAL ON SEPTEMBER 30, 2025 AND LOCATED ON OCTOBER 17, 2025 BY RIVERSIDE LAND SURVEYING.
- THE GAS LINE EASEMENT IS 25 FEET FROM THE GAS LINE PER ANR REPRESENTATIVE. THE FLAGS IN THE STRAIGHT SECTION WERE NOT FIT TO CREATE A STRAIGHT LINE, BUT THE TWO GAS LINES ARE NOT A CONSISTENT DISTANCE APART OR ARE THE TWO GAS LINES PARALLEL. THE EASEMENT AS SHOWN HEREON IS BASED ON THE FLAGS AS LOCATED ON JUNE 9TH, 2016.
- FLOOD ZONE DESIGNATION "X" FOR THE PROPERTY SHOWN HEREON FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MARATHON COUNTY, VILLAGE OF WESTON, MAP NUMBER 55073C0414F, EFFECTIVE DATE AUGUST 22, 2010. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- THE CURRENT ZONING IS MULTI-FAMILY RESIDENTIAL - MF. LOTS 125, 126, 128-131 ARE PLANNED TO UTILIZE THE ZERO LOT LINE BUILDING SETBACK AS TWIN HOME LOTS.

OWNER:
TIMBER RIDGE BUILDERS LLC
ALEX TAPPE & JOSEPH WILDE
131575 COUNTY ROAD "L"
ATHENS, WI 54411
(715) 846-0636
office@timberidgebuildersllc.com

SUBDIVIDER:
TIMBER RIDGE BUILDERS
ALEX TAPPE & JOSEPH WILDE
131575 COUNTY ROAD "L"
ATHENS, WI 54411
(715) 846-0636
office@timberidgebuildersllc.com

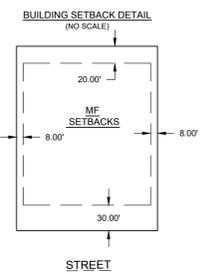
SURVEYOR:
RIVERSIDE LAND SURVEYING LLC
KEITH WALKOWSKI
5310 WILLOW STREET
WESTON, WI 54476
(715) 241-7500
keith@riversidelandsurveying.com

ENGINEER:
MARATHON TECHNICAL SERVICES
NICK BANCIUK, PE
1699 SCHOFIELD AVE., SUITE 115
SCHOFIELD, WI 54476
(715) 843-7292
nick@mtslc.net

SURVEYOR'S CERTIFICATE:

I, Keith J. Walkowski, Professional Land Surveyor S-2717, do hereby certify to the best of my knowledge and belief, that at the direction of Timber Ridge Builders, Owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said preliminary plat thereon is a correct and accurate representation of all existing land divisions and features and that the plat fully complies with the provisions of Chapter 236, Wisconsin Statutes and Chapter 74: Subdivision Regulations Village of Weston.

Dated this 12th day of January, 2026
Keith J. Walkowski
Riverside Land Surveying, LLC
Keith J. Walkowski
WI P.L.S. S-2717

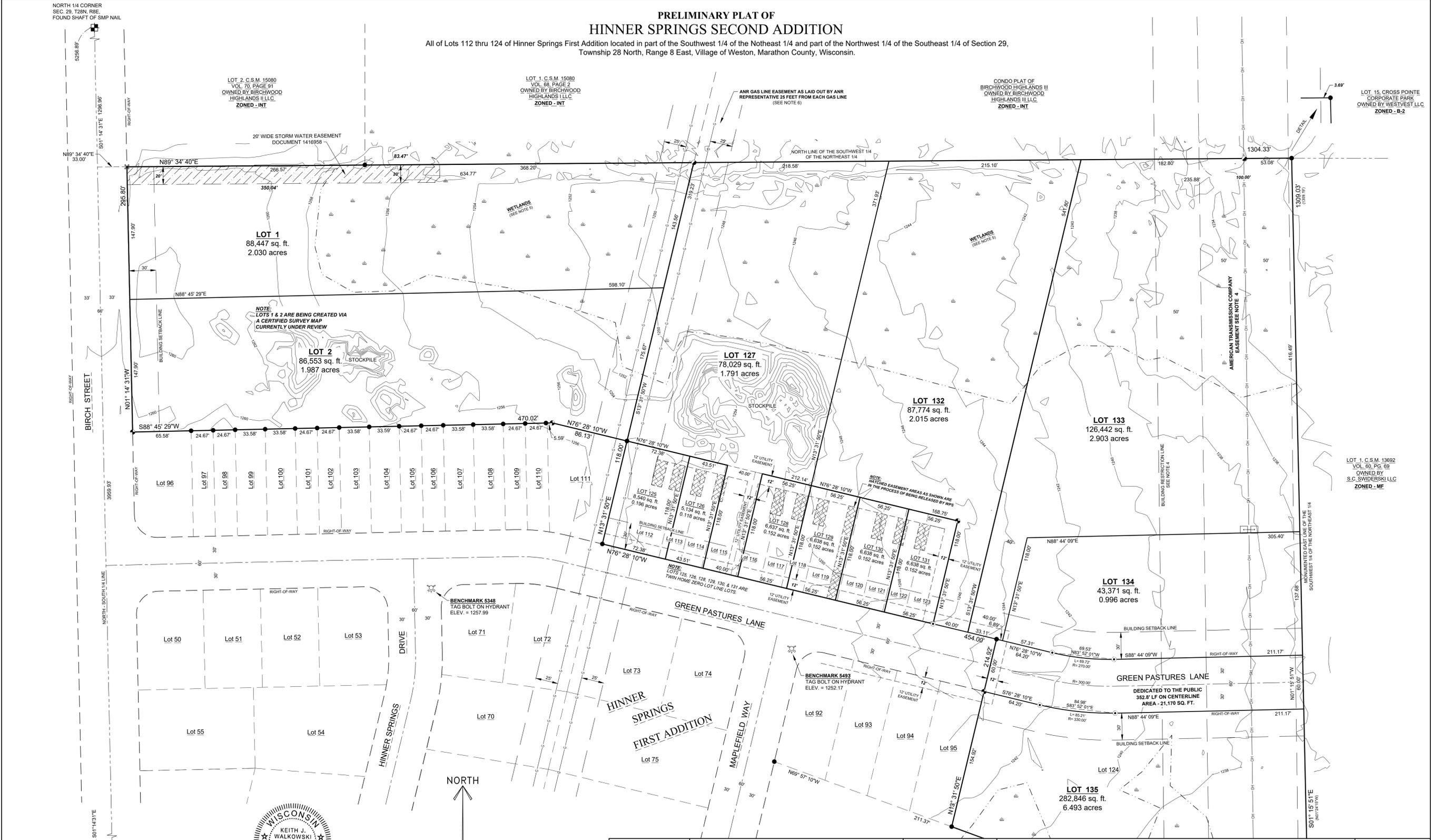


REVISIONS:
SURVEYED BY: KJW
DRAWN BY: MFL / KJW
CHECKED BY: KJW
FIELD WORK:
DRAFT DATE: JANUARY 12, 2026

**REVIEWED & APPROVED
BY J. HIGGINS, ZONING ADMIN.
01/16/2026 10:12:13 AM**

**PRELIMINARY PLAT OF
HINNER SPRINGS SECOND ADDITION**

All of Lots 112 thru 124 of Hinner Springs First Addition located in part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



NOTE:
LOTS 1 & 2 ARE BEING CREATED VIA
A CERTIFIED SURVEY MAP
CURRENTLY UNDER REVIEW

NOTE:
HATCHED EASEMENT AREAS AS SHOWN ARE
IN THE PROCESS OF BEING RELEASED BY WRE

NOTE:
LOTS 125, 126, 128, 129, 130 & 131 ARE
TWIN HOME ZERO LOT LINE LOTS



SHEET
2 OF 2

PRELIMINARY PLAT OF HINNER SPRINGS SECOND ADDITION
SECTION 29, T28N, R8E, VILLAGE OF WESTON,
MARATHON COUNTY, WISCONSIN

REVISIONS:	
SURVEYED BY:	KJW
DRAWN BY:	MFL / KJW
CHECKED BY:	KJW
FIELD WORK:	
DRAFT DATE:	JANUARY 12, 2026

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

PROJECT No.
4677

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, February 9, 2026
Description:	Discussion and recommendation to the Board of Trustees on the Draft Public Participation Plan for the Village of Weston Comprehensive Plan Update.
From:	Jennifer Higgins, Planning & Development Director/Zoning Administrator
Question:	Should the Plan Commission recommend that the Board of Trustees adopt a public participation strategy and procedure to support the 10-year update of Volumes 1 and 2 of the Village of Weston Comprehensive Plan?

BACKGROUND

Wisconsin Statutes §66.1001 requires that municipalities with zoning regulations maintain a comprehensive plan and update it at least once every ten years. The Village of Weston initiated its 10-year update to the 2016 Comprehensive Plan to ensure compliance with state law.

The Village's Comprehensive Plan is organized into three volumes:

- **Volume 1 – Conditions and Issues**
- **Volume 2 – Vision and Directions** (both last updated in October 2016)
- **Volume 3 – Supplemental Plans** updated as needed when adopting stand-alone small area or special purpose plans since 2016.

In 2025, the Village began a complete 10-year update of Volumes 1 and 2. Under §66.1001(4)(a), Wisconsin Statutes, the Village Board must adopt written procedures that foster public participation at every stage of the Plan update. These procedures must ensure:

- Wide distribution of draft Plan materials,
- Opportunities for the public to submit written comments, and
- A process for the Board to respond to public input.

The Village Board and Plan Commission will serve jointly as the Steering Committee for the Plan update. Both bodies recognize that meaningful public involvement is critical to ensure the Plan reflects public priorities and remains adaptable to future changes in conditions and community expectations.

The attached “**Public Participation Strategy and Procedures, Village of Weston Comprehensive Plan Volumes 1 and 2 Update**” outlines:

- Procedures to engage the public,
- Methods for distributing draft Plan materials,
- Opportunities for submitting written comments, and
- Mechanisms for responding to comments.

REQUEST FOR CONSIDERATION

Because the Steering Committee includes both the Plan Commission and Village Board, both bodies must review and approve the Public Participation Plan. Staff is therefore requesting that the Plan Commission review the draft document and make a recommendation to the Board of Trustees. The Board will consider approval via **Draft Resolution No. 2026-005** at its February 16, 2026, meeting.

Attached Docs: Draft Resolution No. 2026-005

Public Participation Strategy and Procedures for the Weston Comprehensive Plan Update

Committee Action: None to date.

Fiscal Impact: To be determined.

Recommendation: Staff recommends approval of the Draft Public Participation Plan and forwarding a recommendation to the Board of Trustees.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move that the Plan Commission recommend that the Board of Trustees adopt the Public Participation Strategy and Procedures for the 10-year update of Volumes 1 and 2 of the Village of Weston Comprehensive Plan, as presented in Draft Resolution No. 2026-005.

ADDITIONAL ACTION: Board of Trustees review and approval of Resolution No. 2026-005 at the February 16, 2026, meeting.

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
RESOLUTION NO. 2026-005



- A RESOLUTION,** adopting a public participation strategy and procedures in support of a 10-year update to Volumes 1 and 2 of the Village of Weston Comprehensive Plan (“Plan”), and subsequent amendments to the Plan.
- WHEREAS,** §66.1001, Wisconsin Statutes, requires that all municipalities with zoning regulations have a comprehensive plan and to update that plan at least once every ten years; and
- WHEREAS,** the Village has prepared its Plan in three volumes, with Volume 1—Conditions and Issues and Volume 2—Vision and Directions last updated in October 2016, and Volume 3—Supplemental Plans enhanced each time the Village has adopted a stand-alone small area or special purpose plan since 2016; and
- WHEREAS,** the Village has endeavored to complete a 10-year update to its Plan Volumes 1 and 2; and
- WHEREAS,** §66.1001(4)(a), Wisconsin Statutes requires that the Village Board adopt written procedures designed to foster public participation at every stage of its Plan update process, and that such written procedures provide for wide distribution of draft Plan materials, an opportunity for the public to submit written comments on the Plan materials, and a process for the Board to respond; and
- WHEREAS,** the Village Board believes that meaningful public involvement in its process to update Volumes 1 and 2 of its Plan is important to ensure that the Plan both meets the wishes and expectations of the public and remains pliable to future changes in conditions and opinions; and
- WHEREAS,** the attached “Public Participation Strategy and Procedures, Village of Weston Comprehensive Plan Volumes 1 and 2 Update” includes procedures to foster public participation, ensure distribution of draft Plan materials, provide opportunities for written comments, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Village Board hereby adopts the attached “Public Participation Strategy and Procedures, Village of Weston Comprehensive Plan Volumes 1 and 2 Update” as its public participation procedures for its Plan Volumes 1 and 2 update, and for subsequent periodic amendments to such updated Plan, meeting the requirements of §66.1001(4)(a), Wisconsin Statutes.

PASSED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 16th day of the month of February, 2026.

By: _____
MARK MALONEY, Village President

ATTEST:

By: _____
PAMELA BREHM, Village Clerk

Ayes: _____

Nays: _____



Public Participation Strategy and Procedures, Village of Weston Comprehensive Plan Volumes 1 and 2 Update

Meetings & Milestones*
Revised Draft Prepared: 1/9/26

Staff/Consultant Pre-meeting: *January 9, 2026*

- Revise draft community survey
- Discuss process to finalize Conditions & Issues volume update
- Discuss public participation resolution/plan and web page approach/launch

Project Web Page and Social Media Posts: *February – end of project*

Web-based Community Survey: *February – early March 2026*

- Understand and analyze community vision and priorities of interested public

Staff/Consultant Meeting #1: *March 2026*

- Re-evaluate vision, goals, objectives, and initiatives from the current Vision & Directions volume
- Review community survey results
- Identify stakeholder and intergovernmental interviewees and small groups, and logistics

Village Board/Plan Commission Steering Committee Meeting #1: *March 2026*

- Review process to update Comprehensive Plan volumes
- Adopt public participation resolution/plan
- Review draft Conditions & Issues volume update
- Review progress on current Vision & Directions volume initiatives and benchmarks
- Review draft Bike & Pedestrian Master Plan materials and approach

Stakeholder Interviews/Group Meetings: *April – early June 2026*

- Small groups and other stakeholders, land owners, and developers that may be influential, knowledgeable, or otherwise underrepresented
- Understand their vision and priorities, and provide advice and direction for chapters of the Vision & Directions volume that relate to their role or mission
- Combination of on-line meetings, phone calls, email exchanges, and in-person meetings on same day of Steering Committee meeting #2

Intergovernmental Communications: *April – early June 2026*

- Adjoining municipalities, Marathon County, the NCWRPC, Wausau MPO, WisDOT, WisDNR, and DC Everest School District
- Obtain input, information, thoughts on intergovernmental agreements, mutually impactful plans and projects, and potential intergovernmental initiatives for consideration

Village Board/Plan Commission Steering Committee Meeting #2: *early June 2026*

- Review community survey results
- Review stakeholder and intergovernmental interview/meeting results
- Refine community vision and substantive priorities for plan update (facilitated exercise)

* Subject to adjustments as project progresses.



Public Participation Strategy and Procedures, Village of Weston Comprehensive Plan Volumes 1 and 2 Update

Meetings & Milestones*
Revised Draft Prepared: 1/9/26

Staff/Consultant Meeting #2: *July 2026*

- Review initial outline of vision, goals, objectives, initiatives, and options for new Vision & Directions volume
- Plan for public open house/workshop

Village Board/Plan Commission Steering Committee Meeting #3: *August 2026*

- Review revised outline of vision, goals, objectives, initiatives, and options for new Vision & Directions volume
- Plan for public open house/workshop
- This 3rd Committee meeting may instead be separate online discussions at regular meetings

Comprehensive Plan Open House/Workshop: *early September 2026*

- Have community members assist the Village in the finalizing direction for Plan update
- Following presentation and Q&A session, facilitated process to gauge preferences and priorities, including geographic preferences (land uses to change, roads to improve, etc.)
- Follow-up effort to allow for online/later input from interested parties unable to attend

Draft #1 of Updated Vision & Directions Volume: *September-October 2026*

Staff/Consultant Meeting #3: *November 2026*

- Review and comment on Draft #1 of Vision & Directions volume

Draft #2 of Updated Vision & Directions Volume: *December 2026*

Village Board/Plan Commission Steering Committee Meetings #4 & #5: *January & February 2027*

- Review and advise changes to Draft #2 of Vision & Directions volume

Staff/Consultant Meeting #4: *February 2027*

- Review adjustments to Conditions & Issues and Vision & Directions volumes for public hearing

Village Board/Plan Commission Steering Committee Meeting #6: *March 2027*

- Public hearing
- Recommendation and adoption of updated Comprehensive Plan volumes

* Subject to adjustments as project progresses.



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

DESCRIPTION:	January Staff-approved Certified Survey Maps and Site Plans.
FROM:	Jennifer Higgins, Director of Planning & Development Valerie Parker, Planning Technician
FOR REVIEW BY:	Plan Commission, 02/09/2026
POLICY QUESTION:	Should the PC acknowledge the staff approvals as submitted by the Department?
ISSUE-IN-BRIEF:	January 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 #20260015 – Riverside Land Surveying/Timber Ridge Builders: Hinner Springs 3-Lot Survey

Site Plans –

- Project #20250460 – Brokaw Credit Union, 2006 Schofield Avenue – Interior/Exterior Building Renovation
- Project #20250471 – Weston Well House #3, 5600 Sternberg Avenue – Pre-Treatment Project
- Project #20250489 – Kwik Trip #356, 5603 Business Highway 51 – Building Addition & Parking Lot Expansion

****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: January 2026 Building Permits

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

FOR REVIEW BY: Plan Commission, 02/09/2025
Board of Trustees, 02/16/2025

POLICY QUESTION: Should the PC & BOT acknowledge the January 2026 building permits issued as submitted by the Department?

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

FISCAL IMPACT: \$789,205 in permit valuation
\$7,111 in permit fees
66 total permits issued (65 Village, 0 Town, 1 Rothschild) (YTD as of 01/31/2026)

Month of January 2026 Permits Issued.
Village of Weston - 65
Town of Weston - 0
Village of Rothschild - 1
\$7,111 received in permit fees.
\$789,205 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?

January 2026 Building Permits

Permits Issued

Date From 1/1/2026 and Date To 1/31/2026

Permit #	Template	Permit Address	Parcel ID	Owner Name	Contractor	Project Sq Ft	Finished Sq Ft	Issue Date	Valuation	Fees
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Village of Rothschild

202600012	Lateral	7103 MEAD DR, ROTHSCHILD	17628081941088	CLAYTON CLAIRMORE	Mr. Rooter Plumbing	0		01/07/2026		\$40.00
									Village of Rothschild Permits Issued	1
									Village of Rothschild Permits Fees	\$40
									Village of Rothschild Permits Valuation	
									Village of Rothschild Permits Finished SqFt	
									Village of Rothschild Permits Project SqFt	0

Village of Weston

202600080	Accessory	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	WI Medicaid	48		01/30/2026	\$1,600	\$40.00
202600001	Accessory	7511 FEITH AVE, WESTON	19228082320025	GEORGE HINZMAN		530		01/02/2026	\$2,000	\$163.00
202600043	Accessory	5402 LOUANN DR, WESTON	19228080940155	TODD ROLOFF		320		01/16/2026	\$8,500	\$112.00
202600059	Commercial Buildout	5703 JAMAR ST, WESTON	19228081640970	GRAND AVE VENTURES LLC	Wisconsin Estate Solutions	4,300		01/20/2026	\$25,000	\$430.00
202600064	Commercial Buildout	5906 PRAIRIE ST, WESTON	19228081640102	BARTLETT CAPITAL GROUP LLC	Bartlett Capital Group	2,560		01/22/2026	\$100,000	\$256.00
202600066	Commercial Buildout	3400 MINISTRY PKWY, WESTON	19228082040959	MCHS HOSPITALS INC	The Samuels Group	300		01/26/2026	\$165,000	\$100.00
202600024	Deck	9005 SCHOFIELD AVE, WESTON	19228082420985	DANIEL WANTA	THATCHER CONST & REMODELING LL	0		01/13/2026	\$8,000	\$75.00
202600008	Deck	6106 TOWER RIDGE PL, WESTON	19228082120172	SCHRANK PROPERTIES LLC	Integrity Decking	0		01/07/2026	\$44,256	\$75.00
202600016	Early Start	3830 MUSKIE DR, WESTON	19228081040122	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	0		01/09/2026		\$100.00

Permits Issued

Date From 1/1/2026 and Date To 1/31/2026

Permit #	Template	Permit Address	Parcel ID	Owner Name	Contractor	Project Sq Ft	Finished Sq Ft	Issue Date	Valuation	Fees
202600017	Early Start	3836 MUSKIE DR, WESTON	19228081040121	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	0		01/09/2026		\$100.00
202501938	Electrical	4747 CAMP PHILLIPS RD, WESTON	19228081620956	VILLAGE WESTON	Infovision	300		01/21/2026	\$100	\$75.00
202600020	Electrical	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	Disher Electric Inc.	10		01/12/2026	\$2,000	\$75.00
202600021	Electrical	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	Disher Electric Inc.	10		01/12/2026	\$2,000	\$75.00
202600018	Electrical	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	Disher Electric Inc.	10		01/09/2026	\$2,000	\$75.00
202600071	Electrical	8908 HINNER SPRINGS DR, WESTON	19228082940046	SCOTT PARKER		457		01/27/2026	\$4,445	\$75.00
202600072	Electrical Comm	5906 PRAIRIE ST, WESTON	19228081640102	BARTLETT CAPITAL GROUP LLC	Newton Electric Corp	10,000		01/28/2026	\$25,000	\$200.00
202600039	General	8103 WESTON AVE, WESTON	19228082610998	CRANE MEADOWS LLC	Just Build It Construction	0		01/14/2026	\$0	\$200.00
202600040	Home Improvement	4109 DOUGLAS LN, WESTON	19228082120019	MAKAYLA WIEDENHOEFT		0		01/14/2026	\$600	\$180.00
202600006	Home Improvement	4512 TWIN PINES LN, WESTON	19228081520113	JAYSON MAGUIRE		0		01/05/2026	\$800	\$95.00
202600074	Home Improvement	1421 DALEY AVE, WESTON	19228081920024	SHIRLEY RADANDT	Mad City Windows & Baths	0		01/28/2026	\$6,000	\$50.00
202600060	Home Improvement	6313 HUNT ST, WESTON	19228082320004	DENNIS BOETTCHER	Mad City Windows & Baths	0		01/21/2026	\$12,000	\$40.00
202600062	Home Improvement	3403 MIRAGE LN, WESTON	19228083220140	FRANK KOERTEN		0		01/22/2026	\$12,000	\$240.00
202600068	Home Improvement	1711 LAGUNA AVE, WESTON	19228081910022	ERIN BLASCHKA		0		01/26/2026	\$12,700	\$40.00
202600079	Home Improvement	3706 MUSKIE DR, WESTON	19228081040131	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	0		01/30/2026	\$15,000	\$220.00

Permits Issued

Date From 1/1/2026 and Date To 1/31/2026

Permit #	Template	Permit Address	Parcel ID	Owner Name	Contractor	Project Sq Ft	Finished Sq Ft	Issue Date	Valuation	Fees
202600076	Home Improvement	3802 MUSKIE DR, WESTON	19228081040128	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	0		01/29/2026	\$20,000	\$280.00
202600063	Home Improvement	6008 MORNING VIEW LN, WESTON	19228081520159	JOHN KILGORE	Miron Construction Co., Inc	0		01/22/2026	\$30,000	\$380.00
202600023	HVAC Res	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Steve's Plumbing and Heating	0		01/12/2026	\$5,603	\$50.00
202600015	Meter	3402 GREEN PASTURES LN, WESTON	19228082910091	DENYON HOMES INC	ADVANTAGE PLUMBING PLUS LLC	0		01/08/2026		\$1,325.00
202600044	Minor Home Improvement	5810 BUSINESS HIGHWAY 51, WESTON	19228081830061	WISCONSIN ESTATE BUYERS LLC		0		01/19/2026	\$6,500	\$50.00
202600007	Minor Home Improvement	3510 MUSKIE DR, WESTON	19228081010060	GARY SPULAK	Oakwood Exteriors LLC	0		01/06/2026	\$14,296	\$60.00
202600003	Minor Home Improvement	4408 W RAYBELLE DR, WESTON	19228080840036	GARY AND KATHLEEN LEPAK REVOCABLE TRUST	BADGER ROOFING OF WI	0		01/02/2026	\$19,000	\$50.00
202600002	Minor Home Improvement	4412 W RAYBELLE DR, WESTON	19228080840035	JUSTIN KELLER	BADGER ROOFING OF WI	0		01/02/2026	\$28,000	\$50.00
202600045	Occupancy	5903 PRAIRIE ST, WESTON	19228081640096	ROBIN BENDER	Block Iron and Supply, Inc.	0		01/19/2026		\$150.00
202600042	Occupancy	5305 E JELINEK AVE, WESTON	19228082110023	G & K PROPERTY LLC	Central Wisconsin Auto Spa	0		01/16/2026		\$150.00
202600041	Plumbing	9601 CHRISTIE LN, WESTON	19228082430999	JFTCO INC	PGA, Inc.	0		01/15/2026	\$200,000	\$100.00
202600009	Plumbing	5410 HEWITT AVE, WESTON	19228080940107	DANIEL BELANGER		0		01/07/2026	\$1,500	\$50.00
202600065	Plumbing Com	5906 PRAIRIE ST, WESTON	19228081640102	BARTLETT CAPITAL GROUP LLC	Badger HVAC, LLC DBA Best-1 Plumbing & Heating	0		01/26/2026	\$11,000	\$200.00
202600005	Pool	6507 QUENTIN ST, WESTON	19228081010021	PAMELA BANCZAK		0		01/04/2026	\$500	\$60.00

Permits Issued

Date From 1/1/2026 and Date To 1/31/2026

Permit #	Template	Permit Address	Parcel ID	Owner Name	Contractor	Project Sq Ft	Finished Sq Ft	Issue Date	Valuation	Fees
202600013	Resurface	5906 WESTON AVE, WESTON	19228082230996	GERALD BARNETT		0		01/07/2026		\$40.00
202600067	Sign	3409 SCHOFIELD AVE, WESTON	19228081740054	RJFC HOLDINGS LLC	Super Lettering & Signs Inc	0		01/26/2026	\$575	\$30.00
202600019	Sign	3404 CROSS POINTE BLVD, WESTON	19228082910028	THE GOSPEL TLC INC	Gospel TLC	0		01/09/2026	\$1,430	\$75.00
202600078	Sign	2410 SCHOFIELD AVE, WESTON	19228081810052	FAMILY VIDEO MOVIE CLUB INC	StratosFIT	0		01/30/2026	\$1,800	\$0.00
202600077	Special Assessment	6909 RIVER TRAIL DR, WESTON	19228081540178	JENNIFER DAVIDSON	Knight Barry Title - QTax	0		01/29/2026		\$40.00
202600031	Special Assessment	4918 ANNABELLE CT, WESTON	19228082110009	SUNNYSIDE VENTURES OF WISCONSIN INC	County Land and Title Co.	0		01/13/2026		\$40.00
202600032	Special Assessment	6206 VON KANEL ST, WESTON	19228082120145	ADAM SPRAGUE	County Land and Title Co.	0		01/13/2026		\$40.00
202600014	Special Assessment	3715 WESTON AVE, WESTON	19228082910033	STONERIDGE RE LLC	First American Title National Production Services	0		01/07/2026		\$40.00
202600022	Special Assessment	3302 MONTE CARLO DR, WESTON	19228083220175	MICHELLE M MILLIKIN REVOCABLE TRUST	GOWEY ABSTRACT & TITLE COMPANY INC	0		01/12/2026		\$40.00
202600025	Special Assessment	No Address	19228082010023	SANDRA AUSTIN	County Land and Title Co.	0		01/13/2026		\$40.00
202600026	Special Assessment	3824 MUSKIE DR, WESTON	19228081040123	GREEN TREE CONSTRUCTION INC	County Land and Title Co.	0		01/13/2026		\$40.00
202600033	Special Assessment	4311 AUGUSTINE AVE, WESTON	19228081630047	ALEX FLETCHER	Avenue Title	0		01/13/2026		\$40.00
202600004	Special Assessment	4506 TWIN PINES LN, WESTON	19228081520110	MEGAN HANSON	GOWEY ABSTRACT & TITLE COMPANY INC	0		01/02/2026		\$40.00
202600027	Special Assessment	No Address	19228082010024	AUSTIN LIVING TRUST	County Land and Title Co.	0		01/13/2026		\$40.00
202600034	Special Assessment	6002 JESSICA ST, WESTON	19228081730023	MICHAEL JELINEK	Avenue Title	0		01/13/2026		\$40.00
202600035	Special Assessment	8302 MAPLEFIELD WAY, WESTON	19228082910065	TIMBER RIDGE BUILDERS LLC	Avenue Title	0		01/13/2026		\$40.00

Permits Issued

Date From 1/1/2026 and Date To 1/31/2026

Permit #	Template	Permit Address	Parcel ID	Owner Name	Contractor	Project Sq Ft	Finished Sq Ft	Issue Date	Valuation	Fees
202600036	Special Assessment	8905 BIRCH ST, WESTON	19228082940985	JAYMI HUGHES	Avenue Title	0		01/13/2026		\$40.00
202600037	Special Assessment	8424 MAPLEFIELD WAY, WESTON	19228082940051	TIMBER RIDGE BUILDERS LLC	Avenue Title	0		01/13/2026		\$40.00
202600028	Special Assessment	5902 ALAN LN, WESTON	19228081030030	WALTER SCHOONOVER	County Land and Title Co.	0		01/13/2026		\$40.00
202600047	Special Assessment	5615 GLAD ST, WESTON	19228081730046	RULE PROPERTY MANAGEMENT LLC	RUNKEL ABSTRACT	0		01/19/2026		\$40.00
202600029	Special Assessment	5708 CANOE ST, WESTON	19228081020178	PETER HEINECK	County Land and Title Co.	0		01/13/2026		\$40.00
202600061	Special Assessment	6302 QUENTIN ST, WESTON	19228081010067	MAKAELA DEBOER	GOWEY ABSTRACT & TITLE COMPANY INC	0		01/21/2026		\$40.00
202600030	Special Assessment	1706 EL SEGUNDO AVE, WESTON	19228081910051	AMANDA WADE	County Land and Title Co.	0		01/13/2026		\$40.00
202600038	Special Assessment	6007 HIGH RIDGE CIR, WESTON	19228081520100	JAY TRUE	Avenue Title	0		01/13/2026		\$40.00
202600046	Special Assessment	2011 CUTOFF RD, WESTON	19228081810994	JAMES KOPLITZ	RUNKEL ABSTRACT	0		01/19/2026		\$40.00
202600048	Special Assessment	8404 VENTURE CIR, WESTON	19228082340002	APPLIED PROPERTIES LLC	RUNKEL ABSTRACT	0		01/19/2026		\$40.00
202600075	Temp Sign	6002 ALDERSON ST, WESTON	19228081840977	VILLAGE OF WESTON		0		01/28/2026		\$0.00

Village of Weston Permits Issued	65
Village of Weston Permits Fees	\$7,071
Village of Weston Permits Valuation	\$789,205
Village of Weston Permits Finished SqFt	
Village of Weston Permits Project SqFt	18,845

Permits Issued

Date From 1/1/2026 and Date To 1/31/2026

Permit #	Template	Permit Address	Parcel ID	Owner Name	Contractor	Project Sq Ft	Finished Sq Ft	Issue Date	Valuation	Fees
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Total Permits Issued 66

Total Permits Fees \$7,111

Total Permits Valuation \$789,205

Total Finished Sq Ft

Total Project Sq Ft 18,845



**Jennifer Higgins
Planning & Development Director**

To: Plan Commission

Date: February 2, 2026

Re: Planning & Development Project Updates

1. I will be out of state on vacation February 5–9, 2026. I plan to attend the Monday evening meeting in person, provided my return travel goes as scheduled Monday afternoon.

2. **2026 Department Work Plan**

This document was approved by the Plan Commission & Village Board in January. Staff is currently working on several goals identified in the Plan, with the first major item being the **2025 Planning & Development Department Annual Report** which is currently being worked on by Maguire & Webster and is on the agenda Monday for future discussion.

3. **Comprehensive Plan Update –**

The Comprehensive Plan Update remains in progress. A project website has been created at www.westonwi.gov/compplanupdate. The [Community Growth and Change Survey](#) has been released and will remain open through May 15, 2026. Channel 7 aired a [news story](#) on the Comprehensive Plan Update and Survey featuring Administrator Gebert on January, 30, 2026. Some marketing materials have been ordered to increase awareness of the planning process and survey. These materials will be available at both the February and April elections to gather additional resident feedback.

Required Public Participation Procedures for the Plan will be considered at the 2/9/26 PC meeting and 2/16/26 Board Meeting.

4. **Commercial Building Inspections –**

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



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5. **Request to vacate a portion of Everest Hilltop Addition Subdivision –**
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. Administrator Gebert received notice that the Circuit Court Public Hearing will occur later this month.

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 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 the Project Completion Inspection in December 2025, staff discovered the approved lighting plan had been modified without prior approval. A second CUP amendment was approved by the Plan Commission on January 12, 2026. The amendment and a completion of development agreement were recorded, and the project has been closed out. The project remains closed unless the developer proceeds with Phase 2.

3. **Weston Mini-Maxi Storage, 8211 Schofield Avenue –**

Under construction. Six buildings have received occupancy. A CUP amendment approved in September 2025 increased total units to 225. No additional construction has occurred on the final two buildings.



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A special assessment request was received in January. Staff expressed concerns that the project is not complete and may be in violation of the approved CUP if progress does not resume in the spring.

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 were issued in November 2025; resubmittal is pending. Early footing and foundation approval was granted in November 2025. No further activity has occurred. Staff is awaiting revised plans.
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 –**
Phase I (Cold Storage) and Phase II (Office Building). The office building received a temporary Certificate of Occupancy on April 4, 2025. Outstanding site items remain; staff will follow up in the spring.

TAX INCREMENT DISTRICT (TIF) NO. 2

1. **Brokaw Credit Union, 2006 Schofield Avenue –**
Exterior remodel and small addition reviewed December 2025. Improvements include new siding, elevator, and canopy. Building addition approved January 2026. Building Permit pending state approvals.
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.



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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 to date.
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 –**
Project and Development Agreement Closed out January 2026. Project Complete.
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 –**
Plat and Development Agreement recorded. Phase 1 roads complete; homes under construction. Phase 2 road and utility construction has begun.
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 approved January 2026. Plat is being held up at the State level so no final plat has been received for signature and recording to date.



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11. **Bull Junior View Subdivision - Reedy Subdivision off of Shorey Ave –**
Preliminary plat approved December 2025. As of January 2026, developer is working on floodplain/wetland crossings/fill.
12. **Hinner Springs First Addition Multi-family property –**
Mixed single-family and duplex development anticipated. Preliminary Plat on February 9, 2026 Plan Commission agenda.
13. **Weston Marketplace –**
GDP amendment approved September 2025. CSM approved December 2025 and recorded in late January 2026. Site Improvement Plan (SIP) pending; staff is awaiting application submittals.
14. **Kwik Trip, 5603 Business Highway 51 –**
Building addition for a bathroom and cooler bump outs and new small parking lot to the north approved February 2, 2026.