Village of Weston, Wisconsin

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

During the 28th legislative session of the elected Board of Trustees (2024 – 2025)

Monday, February 10, 2025, 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:	**Olson {c}, Cronin {vc}, Christiansen, Guerndt, Hull, Mumper**
Staff:	**Jennifer Higgins, Director of Planning & Development**
Date/Time:	**Monday, February 10, 2025, 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 2/3/2025.

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 VILLAGE & TOWN OF WESTON EXTRATERRITORIAL ZONING (ETZ) COMMITTEE

Weston Municipal Center - Board Room
4747 Camp Phillips Road, Weston, WI 54476

Monday, February 10, 2025, at 6:00 p.m.

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

Join Zoom Meeting by Computer:
https://zoom.us/j/5445915099

Join Zoom Meeting by Phone:
+1 312 626 6799 US (Chicago)
Meeting ID: 544 591 5099

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

1. Call to Order – Roll Call & Declaration of Quorum.
- Plan Commission - Cronin{C}, Zeyghami {VC}, Diesen, Guerndt, Hoffman, Jordan, Mumper.
- ETZ - Olson {C}, Cronin {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 December 9, 2024, PC/Joint ETZ Meeting. (PC & ETZ)

5. 2025 Meeting Schedule.

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 Applicant and/or Staff.
c. Take Public Comment
d. Close Public Hearing.
e. Recommendation from Staff
f. Discussion & Recommendation to Board of Trustees by the Plan Commission.
g. Discussion & Recommendation to the Board of Trustees by the ETZ Committee.

7. Adjourn ETZ Committee

8. Public Hearing – Project #2025002 Company23 requesting a conditional use permit at 5107 Westfair Avenue, to allow for a Light Industrial Land Use within property zoned B-3 (General Business) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit.

a. Open Public Hearing.
b. Presentation by Applicant and/or Staff.
c. Take Public Comment
d. Close Public Hearing.
e. Recommendation from Staff
f. Discussion & Action by the Plan Commission.

9. Public Hearing – Project #20240427 Rod's Towing Service LLC requesting a conditional use permit at 5807 Prairie Street, Suite A, Weston, to allow for an Automobile fueling, service, painting, repair, and/or maintenance facilities land use within property containing a WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit.

a. Open Public Hearing.
b. Presentation by Applicant and/or Staff.
c. Take Public Comment
d. Close Public Hearing.
e. Recommendation from Staff
f. Discussion & Action by the Plan Commission.

10. Public Hearing – Project #20230188 Revocation of Site Plan Approvals and a Conditional Use Permit Issued to Allow for a Personal Storage Facility to be constructed and operated at 8211 & 8311 Schofield Avenue.

a. Open Public Hearing.
b. Presentation by Applicant and/or Staff.
c. Take Public Comment
d. Close Public Hearing.
e. Recommendation from Staff
f. Discussion & Action by the Plan Commission.

11. December 2024 & January 2025 Staff-Approved Certified Survey Maps and Site Plans.

12. December 2024 Building Permits.

13. January 2025 Building Permits.

14. Planning & Development Department Project Update Report.

15. Announcements & Committee/Commissioner Remarks

16. Next Regular Meeting Date - Monday, March 10, 2025, at 6 pm

17. Future Agenda Items or Staff Referrals

18. 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 2/05/2025. 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 AND JOINT VILLAGE & TOWN OF WESTON EXTRATERRITORIAL ZONING COMMITTEE MEETING
held on Monday, December 9, 2024, 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 6:00 p.m.

2. Roll Call of Village Plan Commission (PC) by Secretary Parker.
Roll call indicated 5 PC members present.

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

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

Roll call indicated 5 ETZ members present.

Member	Present
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	EXCUSED
Hull, Mark	YES
Mumper, Roy	YES

Village Staff in attendance, in-person: Gebert, Higgins, Maguire, Meverden, and Parker
Village Staff in attendance, via Zoom: None
Other Village Representatives in attendance, in-person: Trustee Pinsonneault, Mark Roffers, of MDRoffers
Other Village Representatives in attendance, via Zoom: None

Audience Members in attendance, in-person: There were 4 audience members present, in-person.
Audience Members in attendance, via Zoom: There were no audience members present, via Zoom.

PUBLIC COMMENT
None.

MINUTES FROM PREVIOUS MEETINGS *[0:01:30 Zoom Meeting Recording]*
4. Approve Minutes from the November 11, 2024, PC/ETZ Meeting.

Motion by Hull, second by Mumper: to approve the November 11, 2024, ETZ meeting minutes.

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

Member (PC)	Voting
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	------
Hull, Mark	YES
Mumper, Roy	YES

Motion by Zeyghami, second by Hoffman: to approve the November 11, 2024, PC meeting minutes.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

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

COMMUNICATIONS, DISCLOSURES, AND RECUSALS

5. Written Communications Received. *[0:02:45 Zoom Meeting Recording]*

None.

PUBLIC HEARINGS

Zoning Map & Text Amendments, Conditional Uses & Related Requests *[0:02:5. Zoom Meeting Recording]*

6. An Ordinance amending provisions within Chapter 71 and 94, of the Municipal Code, affecting residential driveway standards in the Village of Weston and the Extraterritorial Zoning Area of the Town of Weston. *[0:02:30 Zoom Meeting Recording]*

a. Open Public Hearing

Cronin opened the public hearing at 6:03 p.m.

b. Presentation by Applicant and/or Staff

Maguire explained this is one he and Higgins worked with Roffers on, to try to clean up the driveway standards. He explained the 2015 code is too restrictive as far as asphalt placement in relation to property lines. Maguire went through the proposed ordinance changes. He stated the changes will allow for more flexibility for parking and driveways in smaller residential districts.

Mumper questioned the properties with u-shaped driveways. Maguire stated that allowance was removed in the 2015 code.

Zeyghami commented that this states the Director of Public Works has the discretion to change the size of a driveway, and how it does not give a limit to that. Zeyghami feels there should be a limit. Higgins explained that there is a listed

maximum in the code, but Wodalski can grant an exception to make it wider, based on the applicant providing an explanation of need. She gave an example of when this exception had been made, which was for Wausau Supply to assist with their semi's backing into their property.

Hull questioned why we want to drop from 6 feet to 3 feet in residential. He asked if it would be beneficial to make all of the residential uses 6 feet. Maguire stated this is specific to smaller residential lots, where 6 feet is not enough room for those, as 6 feet is too restrictive. Hull questioned, then, if we should consider changing all residential uses to 3 feet then. He explained how in the Town, they have properties zoned AR, next to someone that is SF-L, and how the neighbors will react to one having a closer setback then the other. Higgins stated with larger lots (AR and RR), because they are out in the country, the houses are usually set back more. Where these smaller lots, the houses are usually closer to the road. Hull explained situations where some people still crowd the property line with buildings due to certain circumstances, which is where they may want their driveways closer to the property line as well.

Hoffman questioned if in small lots, how a 3-foot setback would be affected by drainage run off. Asking if there is enough space with just 6 feet to control house run off. Maguire stated that 3 foot is about what the swale is on the other side of the property line.

Hull stated he does not have a problem with the 3-foot setback as long as it makes sense, though he would be in favor of making them all uniform. He then brought up that this will also come into play as far as the proposed changes for outdoor storage setbacks, as it relates to hard surface setbacks. He gave the example again of one neighbor on a smaller lot can store things 3 feet from their property line, and then the neighbor with the larger lot has to stay back 6 feet.

Meverden stated looking at chart, the setbacks are not all uniform. Hull stated as these come up, this is the time to start making more uniform. He feels this is easier to understand when in a block situation, where everyone is zoned the same, and stated it is more difficult when you have adjacent parcels that are zoned different.

c. Public Comment Period

Lynn Klein, 6304 Lawndale Street, was present. They had the Village come out and look at their driveway options, as they wanted to add 11 feet onto their driveway. She stated that because of the current setback requirements, they would have ended up only being able to add a 10' x 11' pad, which would not be large enough for what they need. They are hoping that the ordinance change will allow them to increase their existing driveway 11 feet more and out to the road.

Higgins explained to Klein that once this ordinance is approved, she needs to first submit a permit with their request and then staff can help them to make sure everything is okay.

d. Close Public Hearing

Closed hearing at 6:23 p.m.

e. Recommendation from Staff

Cronin stated that while he understands what Hull is saying about keeping this uniform, he likes the way this draft is written. Hull stated as long as the setbacks for the driveway in the smaller residential districts is to serve a need, he does not object.

Maguire stated with the proposed change for larger district. Part of this is for recreational vehicle storage.

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

Motion by Zeyghami, second by Mumper: to recommend approval to the Board of Trustees the amendments as proposed for the Village of Weston.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

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

g. Discussion & Recommendation to the Board of Trustees by the ETZ

Motion by Hull, second by Christiansen: to recommend approval to the Board of Trustees the amendments as proposed for the Town of Weston within the ETZ.

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

Member (PC)	Voting
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	------
Hull, Mark	YES
Mumper, Roy	YES

7. ADJOURN ETZ COMMITTEE

Motion by Christiansen, second by Hull: to Adjourn ETZ at 6:28 p.m.

8. Project #20240389 – Bill Burton, PGA, on behalf of owner East Wausau, LLC, requesting a rezone from INT (Institutional) Zoning District to B-3 (General Business) Zoning District on a 7.422-acre parcel currently addressed as 5500 Schofield Avenue and 5601 Sternberg Avenue *[0:28:40 Zoom Meeting Recording]*

a. Open Public Hearing
Cronin opened at 6:29 p.m.

b. Presentation by Applicant and/or Staff
Higgins stated Village sold this property to East Wausau, LLC, last year, and they are now proposing this rezone to allow one of the back buildings to be leased out for storage.

c. Public Comment Period
None.

d. Close Public Hearing
Cronin closed the public hearing at 6:30 p.m.

e. Recommendation from Staff
Staff recommends approval.

f. Discussion & Recommendation to the Board of Trustees by the Plan Commission.
The Plan Commission then went through the Determination (attached).

Answers to Determination:
1. Yes
2. Yes
3. Yes - #2 & #3
4. Yes
5. Yes

Motion by Mumper, second by Hoffman: to recommend approval of the rezone request and forward the recommendation to the Board of Trustees, at their 12/16/2024 meeting.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

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

9. Project #20240392 – Cory Schlosser, on behalf of the owner Stainless Holdings, LLC, requesting an amendment to Conditional Use Permit (Project #20230083), to modify the original proposal and reduce the construction footprint, at 4305 Transport Way, Weston *[0:32:02 Zoom Meeting Recording]*

a. Open Public Hearing
Cronin opened at 6:32 p.m.

b. Presentation by Applicant and/or Staff
Maguire stated Edmondson and himself have been working with Weisman on this request. He stated that Weisman is now requesting to turn this project into two phases. The first phase includes the 3 completed building and getting the other half of the project shovel ready for the second (future) phase, which will be for the 3 remaining buildings. Maguire stated that everything has essentially been completed for “phase 1”, where they gave Weiseman occupancy for those in late September.

Wiesman stated his long-term goal is to complete the original plan, to include all 6 originally planned buildings, by constructing the 3 additional buildings to the east. He stated this is still the goal, but he is unable to complete those by the time his permit expires. He is requesting approval for the 3 current buildings and the land, that buildings #4-6 will be on, will be made ready.

Maguire explained the area surrounding the 3 completed buildings is all paved, and to the east of the pavement, there is an area of road base prep for pavement, and then a 16-inch drop-off down to the current excavated site for the future buildings.

Weisman stated that most of the fill that was on that eastern (future building area) had to be taken out as it was determined it is not buildable fill. He stated the current spoil piles on the site will be removed. He stated the shaded area on the site plan is the proposed paving area, for the simple fact that the road base is already there and compacted, rather than removing that strip and filling with dirt and seeding it. He stated this will also allow the customers using the far east side units more room for backing in.

Weisman explained to Mumper that he does not have a timeline for the "second phase".

Mumper brought up the curb issue and asked for staff's comments. Higgins stated this is one of those cases where during site plan review by staff and site plan approval by PC the curb was left off. She stated during a site plan review meeting, it was stated that curbing would be there. She stated that at the time Aaron Anklam was doing those reviews. She stated that since it was discussed that curbing would be there, she and Wodalski did not follow up with Anklam's review to see that the approved site plan did not show any curbing around the property, other than at the entrance of the parcel. She stated this also occurred with the Intercity State Bank project. She stated that staff is suggesting as a trade-off of approving this phased proposal, is to have them place some kind of mountable curb around the finished pavement areas. She stated he would not need to add curb on the (east) side where he would be expanding.

Maguire explained to Hoffman, as far as the expansion side, staff's proposal to Weiseman is to just add topsoil and seed it, as opposed to bringing in 16 inches of soil to bring it up to level. When the second phase comes in, it will then be filled in to be level with phase 1.

Higgins stated to Cronin that if phase 1 does not get curbing, we most likely would not require it for phase 2.

Cronin questioned if the other businesses there have curbing. Hoffman stated that some of those existing businesses were there before the curbing requirement went in. Hoffman stated if we allow no curbing, every other permit that comes in will request the same.

Mumper questioned if we had looked at the cost for curb for Weisman's property. Higgins stated the curb will protect the asphalt and provides a more-finished look.

Weisman stated he would prefer to not have to add the curb, as the pavement is completed and his grass is all completed.

It was brought up that Ryan Street Rentals only has curb at the front entrance.

c. Public Comment Period

Jim Pinsonneault, 5002 Arrow Street, commented if curb is coming off street, it should have been shown going all the way through the plan.

d. Close Public Hearing

Cronin closed the public hearing at 6:52 p.m.

e. Recommendation from Staff

Staff recommends approval with comments about the curbing.

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

Cronin stated he feels that staff missed this detail, and how Wiesman is trying to do his due diligence, which is changing his Conditional Use Permit, and feels we should allow within the curb. Mumper agrees and suggested another option, the curb goes in but the Village eats the cost.

Zeyghami stated we can allow Wiesman to move forward without the curbing , but for him to understand that it will cost him more later, as the blacktop will start breaking up along the edges without the curbing.

Higgins stated Weisman will have to go back through the CUP process with Phase 2. Cronin commented that Weisman needs to keep in mind he may be required to add the curb with phase 2.

Maguire brought up that staff had a question on bringing the other area up to grade, or if PC is okay with leaving it lower until phase 2 begins, where it will be brought up to grade. Maguire explained what would have to occur if we required Weisman to bring it up to level, and how staff is fine with Weisman just adding the 3-4" of topsoil and seeding for now. Hoffman questioned if with leaving the grade that much lower, if there would be any issue of customers falling off. Weisman stated with that additional blacktopped area, that should give plenty of room on the east side. He stated they could place those temporary curbs or snowplow stakes to help prevent people from falling into that area.

The Plan Commission then went through the Determination (attached).

Answers to Determination:

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

Higgins pointed out the conditions, which ties to the site plan.

***Motion by Mumper, second by Zeyghami: to approve the amendment to the Conditional Use Permit #20240392, at 4305 Transport Way, to amend the construction footprint and approve the revised elevations and drainage plan, along with adding* 3 – 4 " of topsoil and seeding, and if any further changes for this to be brought back.**

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

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

Diesen left the meeting at 7:03 p.m.

10. Public Hearing on Amendment to the Village of Weston Comprehensive Plan *[1:03:03 Zoom Meeting Recording]*

a. Open Public Hearing
Cronin opened at 7:03 p.m.

b. Presentation by Staff
Roffers pointed out, from his report in the packet, the reasons for this amendment to our Comprehensive Plan.

c. Public Comment Period
Pinsonneault commented how he went through the document, and has found a lot of things that need to be updated, than what was shown to be updated. Higgins stated those will come with the 10 year major update starting next year.

Higgins explained how we have to look at this Plan every 10 years. She stated that further on the agenda he will see a request where we budgeted for a 2-year project to update the Comprehensive Plan. This would start in 2025, with updated the Conditions and Issues bringing it up to current census numbers and where we have been since the last plan. There will also be the public participation portion to find out if the citizens needs have changed and then get into the Visions and Directions, which is the meat of the overall plan in 2026. Higgins stated how the during the previous plan, the focus was on Camp Phillips Center, the sports complex (which is now Tommy Docks), etc. She stated we need to find out what the focus will be on going forward. She stated this current amendment brings those plans that we had recently done and brings those plans (like the corridor plans and CORP) into this to allow us to continue developing out there, while we are working on the plan update. She pointed out there have been different housing studies that were also done.

Roffers stated this represents a full update to the Parks and Rec Chapter, the Housing and Neighborhood Chapter, and a good update to the Land Use & Transportation Chapters.

Pinsonneault then when through his suggested changes:

*Starting on pg. 76 – he would like the photos to be updated to the current new playground equipment. The same with the photos of the signage.

*The draft date on the footnote of the document refers to October 2024. He requested it get updated to current.

*Pg. 86 below the Silver Creek Farm Memorial Access, it refers to “Lakes” as being an amenity, but we do not have any lakes in Weston.

*Starting on pg. 87, where it points out schools and school amenities. He stated that Greenheck Turner Community Center (GTCC) should be included in here.

*The table on pg. 89 is hard to read and gets blurry if you zoom in.

*Pg. 142 lists Carrie Edmondson, who is no longer employed by the Village.

*Pg. 147 where it state we are replacing the 2006 plan, it should say we are replacing the 2016 plan.

*Pg. 167 in the Table, under Responsibility, it references the “Village Relations” department, which we do not have.

Roffers explained to Pinsonneault that we are not intending to update the Economic Development Chapter of this plan for a few years. Roffers stated we can make that fix to remove the Village Relations now, but over time, all that stuff will be fixed, once we get to a full re-write of all the chapters.

*Pg. 174 the Municipal Center Campus, saying it looks much different than it did back then. He stated he does not think it is viable to house an incubator business in the current state of that building.

Higgins explained to Cronin that we are only updating portions of the plan, not a full amendment. She stated we are integrating the CORP Plan, Future Land Use Map, Transportation Map, and the Housing section.

Cronin questioned why this entire document was placed into the packet if we are only amending certain sections. He stated with the amount of information, and some of the outdated information to not be looked at until later, he is confused as to what they would be approving tonight.

Gebert pointed out the new CORP was not previously part of this document, but now that it is approved we are incorporating it into here. She pointed out these documents get updated over the span of 10 years, so anything done this past year will be current, and others will be outdated.

Zeyghami suggested we should update this every 5 years.

Cronin commented he would like to be notified what exactly was changed so that he knows what to focus on. Roffers stated in Volume 1 Conditions and Issues, it only updated the CORP. Volume 2 Visions and Directions the changes are the Future Land Use Map and the tables that describes that map, the Future Transportation Map, the whole Housing and Neighborhoods Chapter, and scattered pages of other chapters, where we show marked changes to correspond with the others previously stated. He stated the rest of the plan is yet to be touched (since 2016).

Cronin confirmed when they refer to updating the Park plan, it is only referring to the CORP portion, which is why the photos have not been updated. Higgins stated that as for the CORP plan, which was done over a year ago by Rettler (before our parks upgrades). She stated all we did was take Rettler's version and dropped it into our Comprehensive Plan to keep it all together as we work through the full updates. She stated when we get into updating the Conditions and Issues section, that will have all of these pictures being updated.

Higgins stated tonight we will be taking action on moving forward with starting the full 2-year update process in 2025. She explained the proposed timeline of this 2-year planning process.

Higgins stated her big thing right now is updating the land use map (attached), as it is no longer consistent with the corridor plans that were approved after the 2016 Plan.

Roffers stated if the Work Order is approved tonight, then next year we will focus solely on all of Volume 1 and nothing else. Then in 2026 will tackle all of Volume 2, not as broken up.

Cronin closed the hearing at 7:31 p.m.

d. Discussion & Recommendation by Plan Commission on Director's recommendation to adopt Resolution 2024-PC-001 and forward the Plan to the Village Board for consideration and adoption at their December 16, 2024, Regular Meeting.

Motion by Mumper, second by Zeyghami: to approve Resolution #2024-PC-001, as presented.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

NEW BUSINESS

11. Discussion and Action on Work Order #20 – Phase 1 – Comprehensive Plan Conditions & Issues Volume: Community Survey *[1:33:40 Zoom Meeting Recording]*

Higgins stated this Work Order is for the 1st phase of the overall project to begin next year. She gave a summary of the Scope of Services.

Motion by Mumper, second by Hoffman: to approve the scope for the Comprehensive Plan Update as Outlined in Work Order #20.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

12. Discussion & Recommendation to BOT on Project #20240406 – Certified Survey Map for Dedication of road right-of-way for Ryan Street Trailhead *[1:37:09 Zoom Meeting Recording]*

Higgins stated Wodalski has been working on this project with the Condo Association on Ryan Street for some time. She stated that the entrance to the Eau Claire River Trail cannot be accessed from the public road right-of-way, as the future road isn't built (comes off of the private road section of River Trail Drive).

Higgins stated Wodalski has been working with them to obtain access through Parcel 2 and Parcel 3 (Village-owned). She stated this essentially needs to go to Village Board for them to adopt by Resolution as they are basically taking over private road right-of-way.

Motion by Zeyghami, second by Mumper: to recommend to the Board of Trustees of the CSM, as presented.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

Member (PC)	Voting

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

STAFF REPORTS *[1:39:50 Zoom Recording]*

13. Acknowledge & place on file the November 2024 Staff-Approved Certified Survey Maps and Site Plans.

Motion by Zeyghami, second by Mumper: to acknowledge Agenda Item #13, as presented.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

14. Acknowledge & place on file the November 2024 Building Permits.

Motion by Mumper, second by Hoffman: to acknowledge Agenda Item #14, as presented.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

15. Acknowledge & place on file the November Planning & Development Project Update Report

Motion by Zeyghami, second by Mumper: to acknowledge Agenda Item #15, as presented.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

MISCELLANEOUS *[1:41:45 Zoom Recording]*

16. Announcements & Committee/Commissioner Remarks/Staff Referrals

Mumper appreciated the amount of time Pinsonneault spent reviewing the Comprehensive Plan document.

Hoffman stated Guerndt just messaged him that he is concerned there may be some confusion on the site plan submitted for the 5500 Schofield Ave site. Higgins stated she will follow up with him.

a. Next Regular Meeting Date– Monday, January 13, 2025, at 6pm.

ADJOURNMENT

Motion by Mumper, second by Hoffman: to adjourn at 7:44 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: _____

Full Name: Lynn Klein Date: 12 / 9 / 24

Phone Number: (715)-370-2240 Email Address: lynn6304@mon.com

Your Address: 6304 Lawndale ST - Weston

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

Meeting Date: 12 / 9 / 24 Agenda Item: *(if applicable)* _____

Comments: *(Please use backside of sheet if you need more room)*

Want to confirm the changes in ordinance will allow us to make our improvement/addition to driveway

Application for Rezone
REZONE DETERMINATION BY THE VILLAGE OF WESTON PLAN COMMISSION

Application/Petition No.:	**20240389**	Hearing Date:	**December 9, 2024**
Applicant:	**Bill Burton, PGA**		
Property Location:	**5500 Schofield Avenue and 5601 Sternberg Avenue**		
Property Owner:	**East Wausau LLC**		
Description:	**A rezoning of 7.422 acres from INT to B-3.**		

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Current Zoning:	**INT Institutional**
Definition: 94.2.02(3)(a)	*INT Institutional*. The INT district enables a range of public, semi-public, educational, religious, and other "gathering" type uses generally intended for non-commercial purposes, subject to performance standards to ensure compatibility between institutional uses and surrounding uses, zoning districts, and infrastructure. Development within this district is generally served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The INT district is intended for areas planned for public/quasi-public uses within the Comprehensive Plan, and for other non-residential, non-agricultural use. (Predecessor district: PUL Public and Utility Lands; OIP Institutional and Public Service overlay)
Proposed Zoning	**B-3 General Business**
Definition: 94.2.02(3)(d)	*B-3 General Business*. The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district B-3 General Commercial)
Future Land Use:	**Mixed or Flex Commercial/Industrial (New Comp Plan being amended 12/2024)**
FLU Description:	A blend or flex of Commercial, Industrial, Business/Office Park, and Institutional land uses (but no housing). All uses and buildings should blend with a mixed commercial/industrial use setting. Adherence to development policies to the right will assure an environment conducive to investment with Commercial uses and that manages visual impacts from highways. Intent for Mixed or Flex Commercial/ Residential areas is further described with the village's corridor plans.

Typical Implementing Zoning Districts:

- PD Planned Development
- B-2 or B-3 Business
- BP Business Park
- LI Light Industrial

- INT Institutional

Development Policies:

1. Map in transition zones, generally between existing and planned Commercial and Industrial land use areas, and/or where use flexibility responds to market conditions.

2. Time rezoning—particularly to an industrial zoning district—to when sewer and water

services are available and a development proposal is offered.

3. Generally, apply development design, building material, and landscape standards normally applicable to commercial uses and the B-3 zoning district to maintain a quality environment for both commercial and industrial uses in Mixed or Flex Commercial/Industrial use areas.

4. For buildings >80,000 square feet, apply some building and site design standards normally applicable to "large retail uses" in the zoning ordinance.

5. Minimize outdoor storage. Where allowed, fully screen by walls or fences.

6. Address off-site traffic, environmental, visual, trucking, and loading impacts, through proper siting, analysis, and improvements where warranted. Generally, restrict any use that

produces noise, smoke, odor, heat, glare, vibration, or emissions beyond the lot line.

Lot Size and/or Density Range:

Per associated zoning district. Encourage site selection and building placement that facilitates future on-site building expansion as business grows.

DETERMINATION (To be Completed by Plan Commission):

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?

2. Does the rezoning further the purpose and intent of this Chapter?

3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
    1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
    2. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
    3. Growth patterns or rates have changed, thereby creating the need for a rezoning.

4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

BACKGROUND INFORMATION:

Earlier this year the Village Board sold the old Municipal Center property at 5500 Schofield Avenue to Gary Guerndt and East Wausau, LLC for redevelopment. They agreed to allow one of the existing outbuildings to remain, but all other buildings were to be removed. Currently there is an active demo and move permits for the property. The applicant would

like to place a nearby business into the remaining outbuilding to be used as warehouse space for them. That prompted the need to rezone from INT Institutional to B-3 General Business to allow them to use the building for warehouse space. Currently the applicant does not have any other plans for the site. They plan to continue demo of the remaining buildings and should be bringing forth a site plan for development in early 2025.

CURRENT PROPERTY CONDITIONS:
The property currently has the old Weston Municipal Center, salt shed and some outbuildings. All but one outbuilding will be removed.

STAFF RECOMMENDATION:
Staff recommends approval based on the submittal and information currently available to us.

PLAN COMMISSION ACTION OPTIONS: (Process is outlined in Sec. 94.16.03(6))

1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 12/16/24 meeting agenda.

2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 12/16/24 meeting agenda.

3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 12/16/24 meeting agenda.

4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

ACTION:

Plan Commission Determination on 12/9/2024:	**RECOMMEND APPROVAL/DENIAL**

VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

1) Board approves the rezone request per the PC recommendation by adopting Ord. No. 24-0XX as written. (simple majority required)
2) Board approves the rezone request with modifications to Ord. No. 24-0XX – Sec. 94.16.03(8)(b) Requires affirmative vote of ¾ or greater of the full Village Board.
3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of ¾ or greater of the full Village Board.

Board of Trustees Determination on 12/16/24:	**APPROVE / DENY**

Application for Conditional Use Permit Amendment

CONDITIONAL USE PERMIT AMENDMENT DETERMINATION BY THE VILLAGE OF WESTON PLAN COMMISSION

Application/Petition No.:	**20240392**	Hearing Date:	**December 9, 2024**
		Decision Date:	**December 9, 2024**
Applicant:	**Cory Schlosser REI on behalf of Stainless Holdings, LLC**		
Location:	**4305 Transport Way, Weston, WI 54476**		
Description:	**A conditional use permit amendment to modify the original proposal and reduce the construction footprint for a personal storage facility use within the LI (Limited Industrial) zoning district per Sec. 94.4.06(3) at 4305 Transport Way**		

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

GENERAL INFORMATION:

Zoning:	**Limited Industrial (LI) Zoning District**
Definition: 94.2.02(3)(d)	The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)
Definition: 94.4.06(3)	**Personal Storage Facility.** Includes indoor storage of items entirely within partitioned buildings with individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as mini-warehouses.
Performance Standards:	a. In addition to the building design standards in Section 94.10.03, buildings and facility shall be designed to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and other structures shall complement surrounding development and be consistent with any building design standards within the Comprehensive Plan. b. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property and public rights-of-way. c. The Plan Commission or Extraterritorial Zoning Committee may restrict or limit unit doors facing a public street right-of-way or property not in an industrial zoning district, or may otherwise require that any such doors be screened from view with berms, landscaping, and/or opaque fencing. d. Facility shall be limited to indoor storage of household items and similar durable goods. No live animals, perishable items, odor producing materials (see Section 94.12.15), flammable or explosive materials (see Section 94.12.17), toxic or noxious materials (see Section 94.12.18), or hazardous materials (see Section 94.12.20) shall be stored on site. e. No storage unit may have any other function aside from storage, including but not limited to any retail, wholesale, workshop, hobby shop, manufacturing, residential, lodging, or service use. f. No outdoor storage of materials shall be permitted on site, with the exception of an outdoor trash or recycling receptacle, if proposed and approved as part of the site plan and screened in accordance with Section 94.12.06.

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

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

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

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

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

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

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

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

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

BACKGROUND INFORMATION:

Site plan and CUP originally approved on August 14, 2023.

The Plan Commission approved the personal storage facility use for the property located at 4305 Transport Way. The applicant is now seeking a reduction to the originally approved construction footprint, modifications to the drainage plan, and modifications to the building elevations.

CURRENT PROPERTY CONDITIONS:
The property is a 6.39 acre parcel and development of the previously approved personal storage facility is nearly completed. However, the applicant would like to seek approval to reduce to the originally approved construction footprint, to modify drainage, and revise the building elevations.

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

1) **Approve the amendment to the Conditional Use Permit, with the following conditions:** ***Please note the below are standard conditions applied to CUPs. PC may also add others. This option requires a majority vote of Commission members in attendance.***

    1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;" (see attached docs)

    2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;

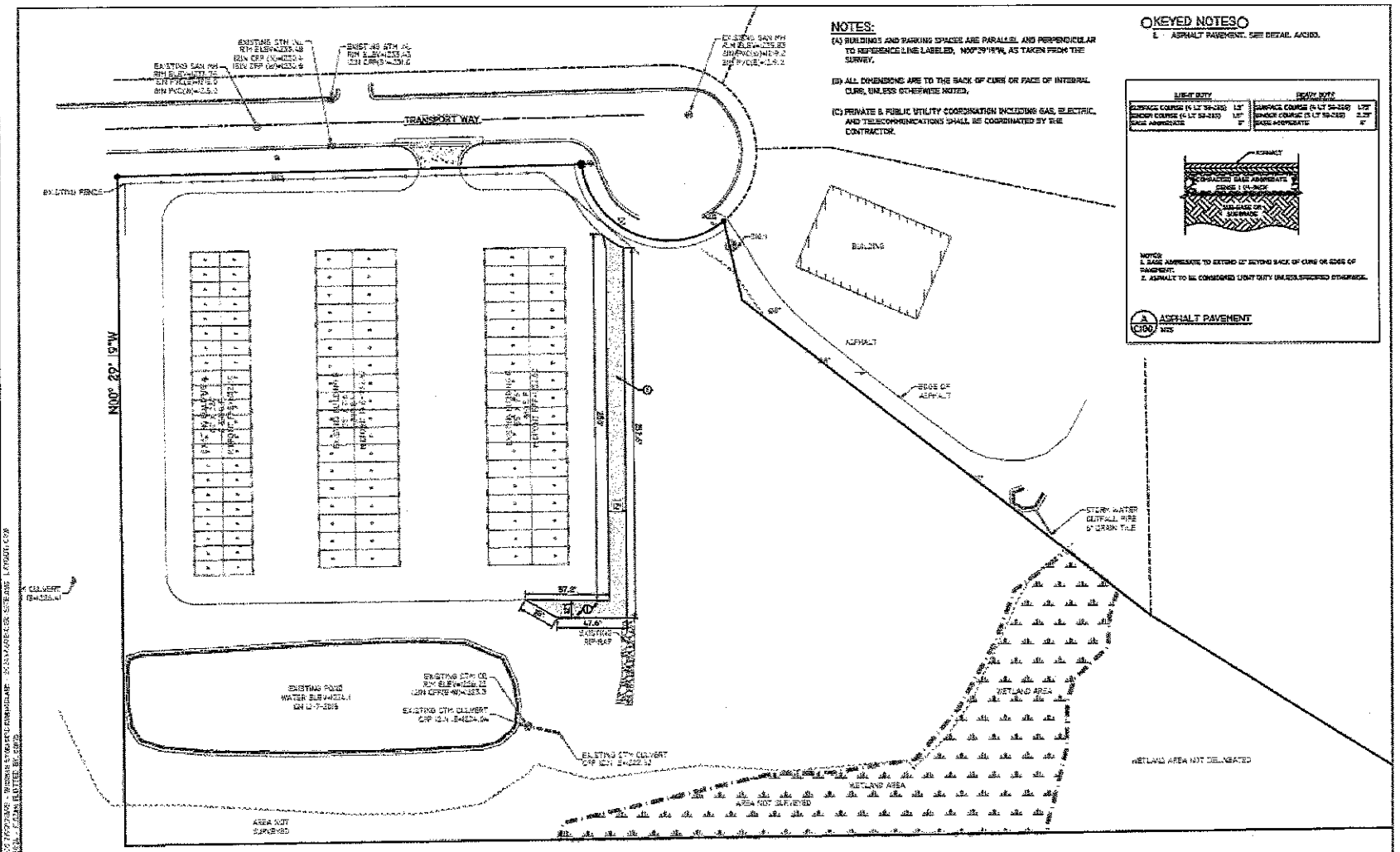
    3. The construction of the personal storage facility shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;

    4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

    5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

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

Exhibit A:



REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.2774 FAX: 715.675.4280
EMAIL: HWL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

DATE	REVISION	BY	CHKD

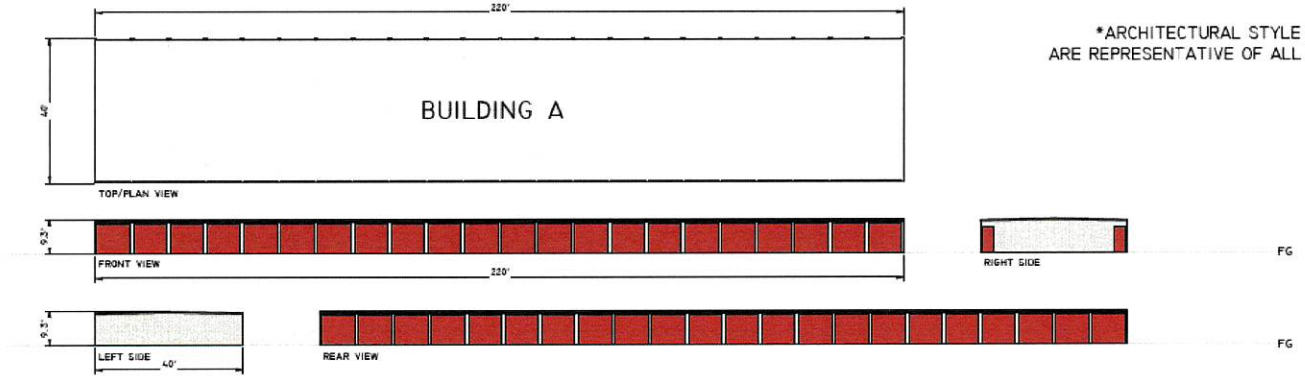
SURVEYED BY: AJB, DH	DESIGNED BY:	SURVEY DATE: 11-05-2024
SURVEY CHKD BY: JAP	CIVIL CHKD BY:	CIVIL DATE: 11/08/24
SURVEY APVD BY: JAP	CIVIL APVD BY:	DRAWN BY: LAZ

SITE PLAN
STAINLESS HOLDINGS, LLC.
TRANSPORT WAY
HECTOR, MN 55342

REI
REI No. 7169B
SHEET C100

*DRAWINGS NOT FOR CONSTRUCTION

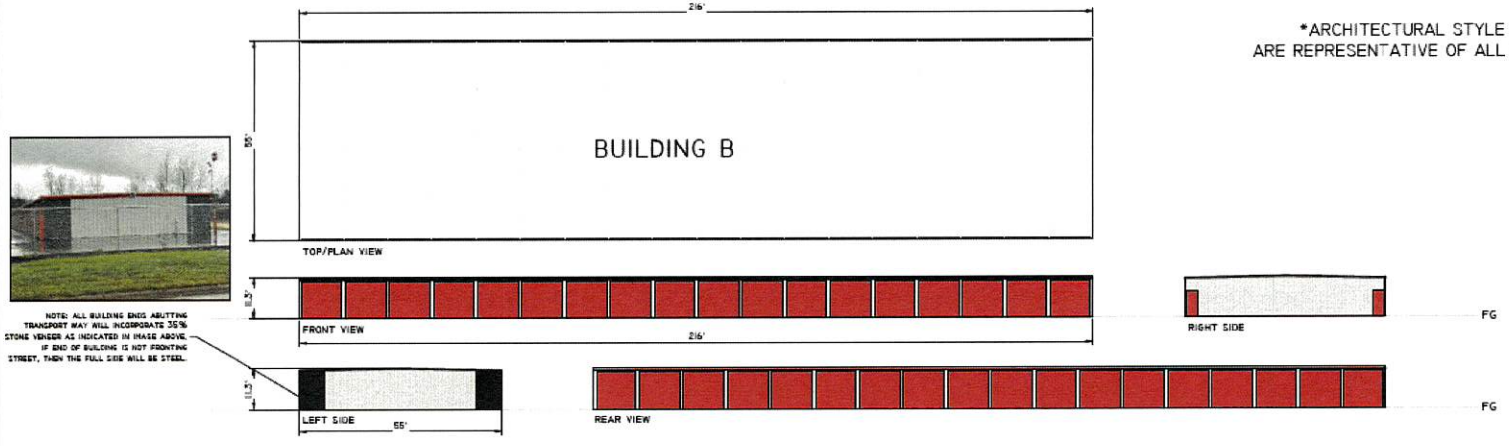
*ARCHITECTURAL STYLE AND COLOR SCHEMES ARE REPRESENTATIVE OF ALL BUILDINGS PROPOSED



BUILDING A - ELEVATIONS

*DRAWINGS NOT FOR CONSTRUCTION

*ARCHITECTURAL STYLE AND COLOR SCHEMES ARE REPRESENTATIVE OF ALL BUILDINGS PROPOSED



BUILDING B - ELEVATIONS

SCALE

0 15 30

N

ELEVATION VIEWS

C600

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 [X] Other: PC

Full Name: Jim Pinsonneault Date: 12/9/24

Phone Number: (715) - 212 - 0540 Email Address: JPinsonneault@weston-wi.gov

Your Address: 5001 Arrow St

Do you wish to make an oral statement? Yes: Y No: 6

Meeting Date: ___/___/___ Agenda Item: *(if applicable)* ___

Comments: *(Please use backside of sheet if you need more room)*

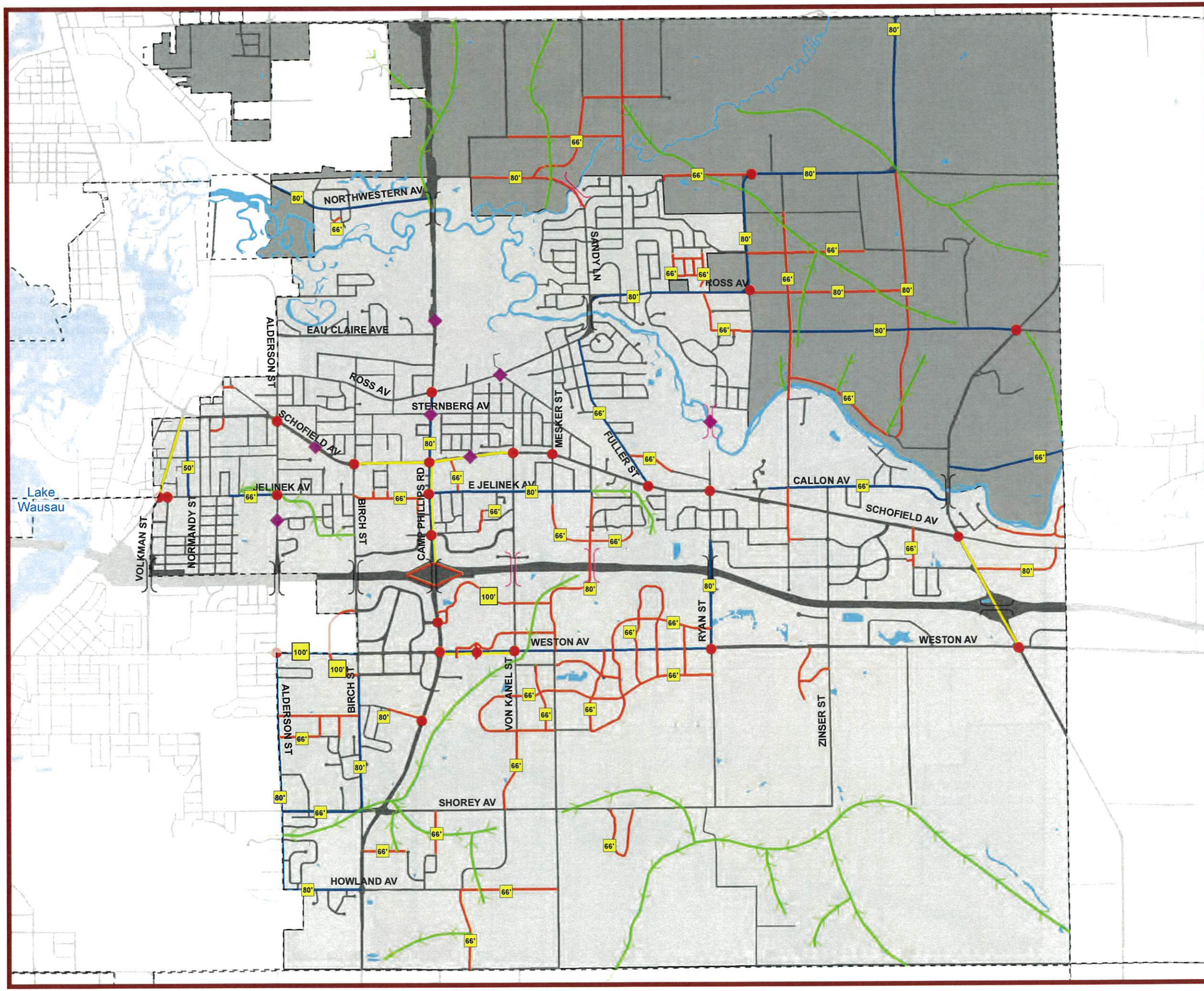
Village of Weston Comprehensive Plan

9-1

Future Transportation (Official Map)

Date: October 17, 2024
Created by the Village of Weston
Tech. Services Department

0 1,250 2,500 5,000 Feet



Legend

- Existing Overpass
- Future Overpass
- Future Intersection Improvement
- Future Pedestrian Crossing Enhancement
- Drainage Corridor
- Future Major Road (with right-of-way width)
- Planned Road Construction (with right-of-way width)
- Planned Streetscaping
- Surface Water
- Existing Roads
- Village of Weston (2024)
- Town of Weston (2024)
- Other Municipal Boundaries

Path: Z:\Maps\2024\Comp\Trans.mxd

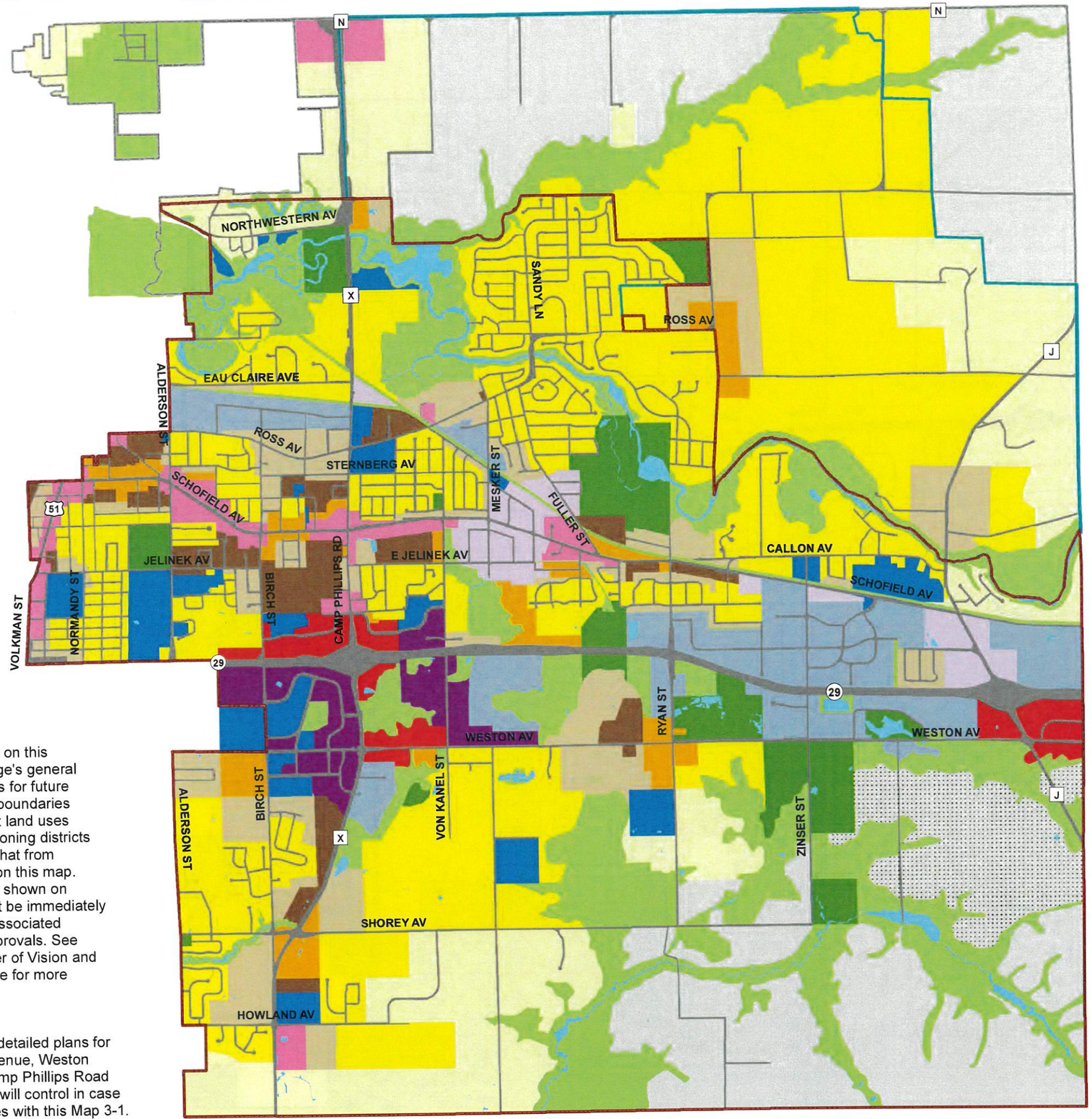
Village of Weston Comprehensive Plan

3-1

Future Land Use

0 0.25 0.5 1 Miles

Approval Date: N/A
Map Date: 2/6/2024



Note 1:
The designations on this map are the village's general recommendations for future land use. Actual boundaries between different land uses and associated zoning districts may vary somewhat from representations on this map. Future land uses shown on this map may not be immediately appropriate for associated development approvals. See Land Use chapter of Vision and Directions volume for more information.

Note 2:
The Village has detailed plans for the Schofield Avenue, Weston Avenue, and Camp Phillips Road corridors, which will control in case of any differences with this Map 3-1.

Legend

- Potential Long Term Growth Area
- Village of Weston Boundary (Jan. 2024)
- Weston Extraterritorial Zoning Boundary
- Town of Weston Outer Boundary
- Public Right-of-Way
- Surface Water

Future Land Use Designations

- Agriculture
- Rural Density Residential
- Low Density Village Residential
- Moderate Density Village Residential
- Higher Density Village Residential
- Community Commercial
- Regional Commercial
- Business/Office Park
- Mixed or Flex Commercial/Industrial
- Industrial
- Mixed or Flex Commercial/Residential
- Institutional
- Parks and Recreation
- Environmental Corridor

Figure 3-1: Village of Weston Future Land Use Designations and Policies (multi-page figure)

Future Land Use Designation (see Map 3-1)	General Description of Land Uses Allowed and Intended Character	Typical Implementing Zoning Districts	Lot Size and/or Density Range	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other ordinances)
Agriculture	Agricultural, forested, and other open lands, including farmland preservation areas and other lands not planned for intensive development in the planning period. Includes low density residential development per the policies to the right. Also includes and is intended to accommodate farmsteads, limited non-farm housing in accordance with the policies to the right, associated home occupations and family businesses, and other uses identified as permitted and conditional uses in implementing zoning districts.	AR Agriculture and Residential Limited other zoning districts, such as RR-5 and B-3, may be appropriate in small areas to accommodate isolated rural residents and businesses.	Where AR district is used, minimum lot size is 20 acres, except that of maximum overall density is not greater than one home per every 20 acres owned, then minimum lot size of clustered lot(s) is 2 acres. Zoning ordinance provides further explanation. Other possible zoning districts have different minimum lot sizes.	1. Support continued farming and forestry where in accordance with property owner and town wishes. 2. Support ag research operations, seed production operations, operations that process farm products grown mainly on-site and where farming remains the primary activity, and agricultural entertainment. 3. Support density-based approach for limited residential development wherever practical (see guidelines to left and Section 94.5.08 of zoning ordinance). 4. Assure that rural uses do not impede long-term urban development or road or utility extensions.
Rural Density Residential	Single family detached residences served by private wastewater treatment systems; also includes home occupations, small community facilities, parks, and agricultural uses.	RR-2 and RR-5 Rural Residential SF-L Single Family Residential	Minimum lot sizes per associated zoning districts	1. Minimize mapping this future land use category in the village, and in areas marked as Potential Long Term Growth Areas on Map 3-1. 2. Promote interconnection in road and trail networks within and among neighborhoods. 3. Allow lots less than one acre only where soil conditions demonstrate suitability for private on-site waste treatment systems, or where a group waste treatment system is used. 4. Regardless of lot size, encourage use of group treatment systems where soil conditions or other factors do not support individual systems, with such systems subject to professional design and restrictions assuring their shared maintenance over time.
Low Density Village Residential	Predominately single family detached residences, but may also include two family, townhome, and accessory dwelling units where the overall development falls within density range to the right. May also include home occupations, family childcare, small community facilities, parks, and other compatible uses allowed in associated zoning districts.	Predominately SF-S and SF-L Single Family Residential, or N Neighborhood where the village approves a unique design, layout, theme, or lot sizes. May also include limited 2F Two Family Residential zoning and possibly MF Multiple Family zoning at village discretion where development gross density to right is maintained.	Fewer than 5 units per gross acre in each development	1. Map Low Density Village Residential areas throughout the village, particularly adjacent to natural resources and away from intensive industrial and commercial areas. 2. Where small single family lots and attached housing units are permitted, attend to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 3. Assure that housing that is not single family detached, and community uses, are carefully woven into the fabric of each predominately single family residential neighborhood. 4. Promote a system of interconnected streets developed according to Complete Streets principles (see Transportation chapter) and parks where planned.
Moderate Density Village Residential	A mix of single family detached residences; small-scale, attached residences with individual entries to the outdoors, such as duplexes, two-flats, townhouses, and rowhouses; and multiple family residences where the overall development falls within density guidelines to the right. May also include home occupations, family childcare, moderate scale community facilities, parks, and other compatible uses allowed in associated zoning districts.	SF-S and SF-L Single Family Residential 2F Two Family Residential Managed amount of MF Multiple Family Residential N Neighborhood	Between 5 and 10 units per gross acre in each development	1. Map Moderate Density Village Residential areas where there is adequate road, bike/pedestrian, utility, and service capacity; and nearby parks, community services, and commercial services. 2. Where small single family lots and attached housing units are permitted, attend to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 3. Anticipate greater on-street parking than in Low Density Village Residential areas, and carefully plan for such parking in a manner than does not inhibit public safety or service delivery. 4. Promote a system of interconnected streets developed according to Complete Streets principles (see Transportation chapter) and parks where planned.

Future Land Use Designation (see Map 3-1)	General Description of Land Uses Allowed and Intended Character	Typical Implementing Zoning Districts	Lot Size and/or Density Range	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other ordinances)
Higher Density Village Residential	Generally multiple family housing, such as garden apartments, elderly apartments, and 3+ unit condominium buildings with common entries; may also include duplexes, two-flats, townhouses, rowhouses, single family detached residences, home occupations, community facilities, institutional residential facilities, childcare, parks, and other compatible uses allowed in associated zoning districts.	MF Multiple Family Residential Areas to be used for single or two family residences may be zoned SF-S or 2F N Neighborhood MH Manufactured Home Park, but only over existing manufactured/mobile home parks, or otherwise at the Village's sole discretion	Between 10 and 25 units per gross residential acre in each development, potentially higher in redevelopment opportunity sites that are designated in a village corridor plan	1. Map Higher Density Village Residential areas in parts of the Village that have characteristics described in the Housing & Neighborhoods chapter. 2. Apply the design criteria in the Housing & Neighborhoods chapter to new multiple family housing to ensure lasting quality, livability, and community compatibility. 3. Encourage and where possible require effective configuration, maintenance, and management of higher-density housing, including through approaches described in the Housing & Neighborhoods chapter. 4. Particularly emphasize the above-referenced criteria and approaches where Higher Density Village Residential areas are mapped close to Low Density Village Residential areas. 5. Apply same parking and street connectivity policies as advised for Moderate Density Village Residential areas.
Community Commercial	Commercial service, retail, restaurant, office, institutional, health care, and related non-residential land uses. Not intended for industrial, warehousing, transshipment, and similar land uses. Contractor shops and similar uses may be considered only where there is a substantial retail or showroom component. The types, quality, scale, and impacts of land uses within Community Commercial areas will be managed with sensitivity to nearby residential areas.	Where adjacent to residential development and/or away from major highways, B-1 Neighborhood Business or parts of N Neighborhood district Otherwise, B-2 Highway Business is typical	Per associated zoning district requirements Promote lot sizes and site plans that enable future on-site expansion	1. Meet commercial building and site design requirements in the zoning ordinance. 2. Time rezoning to when public sanitary sewer and water services are available and a specific development proposal is offered. 3. Attend to high-quality design and pedestrian scale when considering zoning approvals. 4. Assure that development provides access and an attractive rear yard appearance and existing and future development to the rear, particularly where it will be housing. 5. Address off-site traffic, environmental, and neighborhood impacts (particularly where adjacent to housing), through detailed analysis and improvements where warranted. 6. Generally limit outdoor storage and merchandise display.
Regional Commercial	Wide range and scale of commercial service, retail, restaurant, lodging, office, institutional, health care, wholesaling, outdoor display, and related non-residential land uses. Not intended for manufacturing, transshipment, and similar land uses, but may include contractor shops particularly those with a retail or showroom component.	B-2 Highway Business B-3 General Business	Per associated zoning district requirements Promote lot sizes and site plans that enable future on-site expansion	1. Meet commercial building and site design requirements in the zoning ordinance. 2. Time rezoning to when public sanitary sewer and water services are available and a specific development proposal is offered. 3. Address off-site traffic, environmental, and neighborhood impacts (particularly where adjacent to housing), through detailed analysis and improvements where warranted.
Business/Office Park	High-quality indoor professional office, research, development, and testing uses; health care facilities and other institutions; support uses such as childcare, health club, and bank; and office-park-compatible indoor assembly and light industrial operations. May also include multiple-family residences where integral to and clearly serving an office park. Allowable uses and activities should include those associated with low levels of noise, odor, vibrations, and particulate emissions.	BP Business Park (preferred) LI Light Industrial or B-2 or B-3 districts may also be appropriate where the range of uses, impacts, and aesthetics is otherwise controlled (such as through deed restrictions)	Per associated zoning district requirements	1. Design and approve developments to result in higher-end "business park" or "office/research/health care campus" setting, following associated zoning requirements. 2. Encourage warehousing and manufacturing uses to locate away from lands mapped for Business/Office Park use, except where the building, site, and activities are designed to blend within a Business/Office Park setting and nearby housing. 3. Address off-site traffic, environmental, and neighborhood impacts, through detailed analysis and improvements where warranted.

Future Land Use Designation (see Map 3-1)	General Description of Land Uses Allowed and Intended Character	Typical Implementing Zoning Districts	Lot Size and/or Density Range	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other ordinances)
Mixed or Flex Commercial/Residential	Carefully designed blend or flex of Community Commercial, Higher Density Village Residential, Business Office/Park, and Institutional land uses. The overall concept is to create vibrant places and community gathering spots, rather than to serve as a "catch all" for any type of land use. The intent for Mixed or Flex Commercial/Residential areas is further described within the village's corridor plans.	PD Planned Development B-1 or B-2 Business BP Business Park MF Multiple family INT Institutional	Residential density should generally follow Higher Density Village Residential guidelines listed above Otherwise, lot sizes and densities are per associated zoning district(s)	1. Map in transition zones between predominantly residential areas and non-residential areas or highways (thereby minimizing need for costly noise barriers), and/or where particular opportunities for mixed use development may be present. 2. Design each such area according to a plan—ideally one that skillfully mixes different uses on the same site and/or building, and creates amenities and "place," and integrates multiple family residential components with the fabric of the area. 3. Use policies associated with each of the separate future land use categories that make up each Mixed or Flex Commercial/Residential area, as described elsewhere within this figure. 4. Promote mixed residential/commercial buildings, with the ground floor generally devoted to commercial uses to promote activity and vibrancy in the mapped area. 5. Address off-site traffic, environmental, and neighborhood impacts, through detailed analysis and improvements where warranted.
Industrial	Manufacturing, warehousing, storage, contracting, distribution, office, research and development, and other support and compatible uses such as childcare, health club/fitness, commercial recreation, and banks. Areas away from housing are more appropriate for a range of manufacturing, warehousing, trucking, and utility uses with significant off-site impacts such as heavy truck traffic.	LI Limited Industrial (where narrower range of industry/impacts preferred, such as where close to housing) GI General Industrial (where wider range of industries and impacts acceptable)	Per associated zoning district. Encourage site selection and building placement that facilitates future on-site building expansion as business grows	1. Meet zoning performance and design standards applicable to industrial uses, districts, and buildings within the Village's zoning ordinance. 2. Time rezoning to when sewer and water services are available and a development proposal is offered. 3. Assure that development provides access and an attractive rear yard appearance to development behind these sites, particularly where such development is residential. 4. Address off-site traffic, environmental, and neighborhood impacts, through detailed analysis and improvements where warranted.
Mixed or Flex Commercial/Industrial	A blend or flex of Commercial, Industrial, Business/Office Park, and Institutional land uses (but no housing). All uses and buildings should blend with a mixed commercial/ industrial use setting. Adherence to development policies to the right will assure an environment conducive to investment with Commercial uses and that manages visual impacts from highways. Intent for Mixed or Flex Commercial/ Residential areas is further described with the village's corridor plans.	PD Planned Development B-2 or B-3 Business BP Business Park LI Light Industrial INT Institutional	Per associated zoning district Encourage site selection and building placement that facilitates future on-site building expansion as business grows	1. Map in transition zones, generally between existing and planned Commercial and Industrial land use areas, and/or where use flexibility responds to market conditions. 2. Time rezoning—particularly to an industrial zoning district—to when sewer and water services are available and a development proposal is offered. 3. Generally apply development design, building material, and landscape standards normally applicable to commercial uses and the B-3 zoning district to maintain a quality environment for both commercial and industrial uses in Mixed or Flex Commercial/Industrial use areas. 4. For buildings >80,000 square feet, apply some building and site design standards normally applicable to "large retail uses" in the zoning ordinance. 5. Minimize outdoor storage. Where allowed, fully screen by walls or fences. 6. Address off-site traffic, environmental, visual, trucking, and loading impacts, through proper siting, analysis, and improvements where warranted. Generally restrict any use that produces noise, smoke, odor, heat, glare, vibration, or emissions beyond the lot line.
Institutional	A range of public, semipublic, educational, religious, and other "gathering" type uses generally intended for noncommercial purposes.	INT Institutional For institutional uses that are smaller scale or nestled in other nonresidential areas, other zoning districts may be appropriate	Per associated zoning district	1. Meet zoning performance and design standards applicable to institutional uses, districts, and buildings within the village's zoning ordinance. 2. Consider the impact on neighboring properties, parking, and traffic before approving any new or expanded institutional use. 3. Assure that development provides access and an attractive rear yard appearance to development behind these sites, particularly where it is residential. 4. Address off-site traffic, environmental, and neighborhood impacts, through detailed analysis and improvements where warranted.

Future Land Use Designation (see Map 3-1)	General Description of Land Uses Allowed and Intended Character	Typical Implementing Zoning Districts	Lot Size and/or Density Range	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other ordinances)
Parks and Recreation	Parks, public recreational areas, public open spaces, and private lands and buildings available for public recreation (e.g., golf courses) and/or conservation.	PR Parks and Recreation For smaller scale parks and recreational uses, residential zoning districts may also be appropriate	Per associated zoning district See also park master plans for proposed lot sizes and densities for village parks	See Parks and Recreation chapter.
Environmental Corridor	Generally continuous systems of open space that include environmentally sensitive lands, natural resources, and wildlife habitat. Always includes FEMA 1% regional (100-year) floodplains, WDNR mapped wetlands, and 75-foot shoreland setback areas from navigable waterways, where state and federal regulations significantly limit development. May also be mapped over limited other areas with particular environmental sensitivity. Where overlapping with the Parks and Recreation designation on the Future Land Use map, the Environmental Corridor designation is not shown on that map.	Floodplain, shoreland-wetland, and shoreland overlay zoning districts PR Park and Recreation where also meeting Parks and Recreation designation description above	No new building development typically allowed within Environmental Corridor, with the notable exception of recreational facilities, and/or education facilities specifically designed to provide citizen access for the purpose of facilitating public appreciation.	1. Allow cropping, grazing, and passive recreation like trails in Environmental Corridor. 2. Preserve, protect, and enhance open spaces and conservancy areas like the Eau Claire River corridor and other environmentally sensitive-areas. 3. Where development is proposed near a mapped Environmental Corridor, work with developer to determine the exact boundaries of the Environmental Corridor based on the features that define those areas. Remap these areas away from Environmental Corridor to allow more intensive uses if: a. more detailed information or studies reveal that the characteristic(s) that resulted in their designation as an Environmental Corridor is not actually present, b. approvals from appropriate agencies are granted to alter land so that the characteristic that resulted in its designation will not exist, and/or c. a mapping error is confirmed.
Potential Long Term Growth Area	Lands designated within this overlay future land use category may be appropriate for future urban (village) development following extension of sewer, water, road, and other urban infrastructure and services, but likely not within the time horizon of this Plan. Such lands may remain in agricultural or other rural uses for years, pending the property owners' and village's future determination that they are ripe for more intensive development.	Most such areas are zoned AR Agricultural and Residential at time of designation Development-based zoning districts will be assigned following future amendment to this Comprehensive Plan, per the policies to the right.	Per associated zoning district	1. Enable the continuation of farming, existing housing, and other rural uses, and generally limit new development per the Agriculture future land use category policies and to not impede future infrastructure extension, until such time when the village identifies that particular mapped area as appropriate for more intensive development. In such case, this Comprehensive Plan will be amended accordingly. 2. Consider amending this Comprehensive Plan to redesignate all or part of the Potential Lot Term Growth Area to one or more specific development-based future land use designations, once the village determines that the following standards are met: a. The Village has received a property owner request for more intensive development, or has acquired land for future resale & industrial development. b. The property owner or developer has submitted a conceptual development plan for the property, showing proposed land use patterns, existing and proposed roads and trails including connections to adjacent properties, stormwater management systems, and environmentally sensitive areas. c. There is a feasible, cost-effective, and environmentally sound plan for utility extension. d. The proposed development is justified by community growth forecasts or by a particular identified community need. 3. Work with the Marathon County Metropolitan Planning Organization (MPO) to expand the sewer service area to include each mapped Potential Long Term Growth Area, once determined ripe for development.

2025 Schedule of the
Village of Weston Plan Commission (PC) and
Joint Town & Village of Weston Extraterritorial Zoning (ETZ) Committee

**ETZ Committee meets as needed, on the below dates and times.*

Meeting Date (6:00 p.m.)	Hearing Notice Publication Deadline
January 13, 2025	December 26, 2024
February 10, 2025	January 23, 2025
March 10, 2025	February 20, 2025
April 14, 2025	March 27, 2025
May 12, 2025	April 24, 2025
June 9, 2025	May 22, 2025
July 14, 2025	June 26, 2025
August 11, 2025	July 24, 2025
September 8, 2025	August 21, 2025
October 13, 2025	September 25, 2025
November 10, 2025	October 23, 2025
December 8, 2025	November 20, 2025

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING

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

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission and Joint Town and Village of Weston Extraterritorial Zoning (ETZ) Committee, on **Monday, February 10, 2025, at approximately 6:00 p.m.**, or shortly thereafter, in the Village Board Room, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to hear testimony relative to the adoption of the Official Zoning Map and the Official ETZ Map for the Village of Weston. All persons owning property, and all interested parties in the Village of Weston and ETZ Area of the Town of Weston, are invited to attend the public hearing. Persons may file written or verbal statements concerning discrepancies with the proposed Official Zoning Map and Official ETZ Map at, or prior to, the public hearing. No decision will be made at the public hearing on these discrepancies until a rezoning application is filed with the Village, and neighboring property owners are properly notified of a future public hearing for the specified property before the Commission.

The hearing notice and applicable application materials are available for public inspection at the Village Municipal Center during normal business hours or can be found on the Village's website located at http://westonwi.gov/421/Public-Hearing-Notices.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of January, 2025

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on January 27 and February 3, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission/ETZ Committee, February 10, 2025
Description:	Public Hearing - Discussion and recommendation to the Board of Trustees on Adoption of 2025 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/ETZ recommend approval to the Board of Trustees the annual update to the Official Zoning Map for 2025?

Background

Annually, the Village usually adopts the Official Zoning Map for both the Village and the Extraterritorial Zoning District, so we have a historical record depicting the zoning as close to 1/1 of that year (or as close to it as we can get). This helps for record keeping purposes as we will only have to go back to this map/ordinance for historical purposes until we adopt the map again in 2026, not all the previous rezone applications on file. We did not get a chance to do this in 2024 with the County updating their Land Records System and GIS.

Attached Docs:	Draft Official Zoning Map for the Village and Town ETZ Area
Committee Action:	None
Financial Impact:	None
Recommendation:	Staff recommends approval.

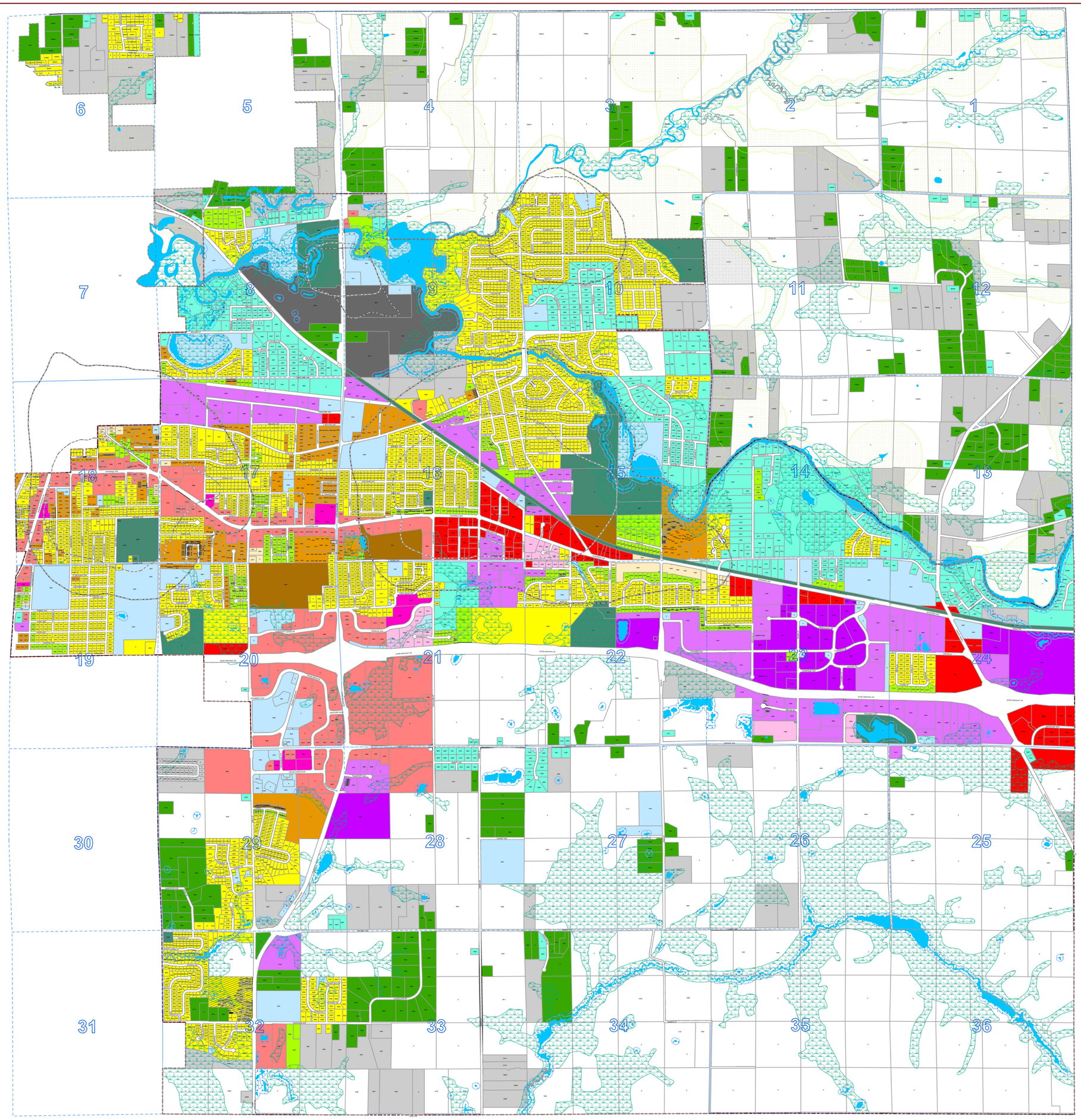
Recommended Language for Official Action

I move to recommend [approval / denial] to the Board of Trustees the annual update to the Official Zoning Map for 2025.

Additional action:	Forward recommendation to the Board of Trustees (Staff) Adoption of Ordinance (Board) Publication of Ordinance (Staff) Posting of new Zoning Map (Staff)

Village and Town of Weston
Marathon County, Wisconsin

OFFICIAL ZONING MAP - DRAFT



Map Date:	12/20/2024
Adoption Date (Village):	2/27/2023
Adoption Date (ETZ):	2/27/2023
Adoption Date (Town):	1/22/2019

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

0 0.25 0.5 1 1.5 2 Miles

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

NOTICE OF PUBLIC HEARING BEFORE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that an application has been filed by Ryan Mattson, of Company23, 4105 Transport Way, Unit 3, Weston requesting a conditional use permit at 5107 Westfair Avenue, to allow for a Light Industrial Land Use within property zoned B-3 (General Business) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit. (Project #2025002)

The property is described as Lot 3, Block 2 of the Weston Commercial Park, Section 16, Township 28 North, Range 08 East, Village of Weston, Marathon County, WI. Total parcel area consists of 1.360 acres, and is addressed as 5107 Westfair Avenue.

Notice is hereby given that the Plan Commission will hear said request at a public hearing to be held at its meeting, scheduled to begin at 6:00 p.m., on Monday, February 10, 2025, in the Weston Municipal Center Board Room, 4747 Camp Phillips Road. Dated January 23, 2025. Valerie Parker, Commission Clerk

Legal Ad Run: January 27, 2025 and February 3, 2025

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will hold a public hearing on Monday, February 10, 2025, at 6:00 p.m., in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, to take testimony relative to the following:

Project #2025002 – Ryan Mattson, of Company23, 4105 Transport Way, Unit 3, Weston, requesting a Conditional Use Permit at 5107 Westfair Avenue, to allow for a Light Industrial Land Use within property Zoned B-3 (General Business) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit. The property is described as Lot 3, Block 2, of Weston Commercial Park, Section 16, Township 28 North, Range 08 East, Village of Weston Marathon County, WI. Total parcel area consists of 1.360 acres, and is addressed as 5107 Westfair Avenue.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at http://westonwi.gov/421/Public-Hearing-Notices.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate, should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of January 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, January 27, 2025, and Monday, February 3, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, February 10, 2025.
Description:	Project #2025002 – Ryan Mattson, of Company23, 4105 Transport Way, Unit 3, Weston requesting a Conditional use Permit at 5107 Westfair Avenue, Weston, to allow for a Light Industrial Land Use within property zoned B-3 (General Business) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use for a light industrial Use is only permitted through the granting of a Conditional Use Permit.
From:	Jennifer Higgins, Planning and Development Director
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Ryan Mattson, dba Company23, to allow for a Light Industrial land use within the B-3 (General Business) District and WHP-A (Wellhead Protection – Zone A) Overlay District

BACKGROUND

Ryan Mattson has an accepted Offer to Purchase on the Columbia Pipe & Supply Co. property, addressed as 5107 Westfair Avenue, to relocate his existing Company23 business too. He currently is leasing space at 4105 Transport Way.

The property he is purchasing consists of a 15,000 square foot building, which includes an office, assembly/storage area, pallet racking/storage area, and welding/fabrication/storage area.

Company23 is a small manufacturing company that designs and manufactures specialty automotive tools, as well as electric vehicle chargers. They purchase already cut and bent sheet metal, weld the pieces together, and then send them out for painting/plating/coating. Once returned to them, they do the final assembly and then store/package/ship the materials. They do a small amount of tubing cutting, edge sanding, and drilling. They also do a small amount of grinding when something comes back not quite prepared or needs repair, but that is otherwise not part of their normal fabrication process. They have welders, cold saw, drill presses, weld smoke eater, and a forklift for equipment. They are in the middle of becoming a distributor and service location for an electric vehicle battery company. For that business, they would store their products, ship them, and potentially repair some items. In the future, they would like to consider CNC machining centers and laser cutting machinery.

SAFER Fire Chief, Josh Finke, has reviewed this application, as far as the battery storage. Mattson has indicated that, as an existing UL-approved facility, they will follow all the appropriate storage and handling requirements of UL (Underwriters Laboratories) listed LiFePO4 batteries, which they plan to distribute. This process will be reviewed quarterly with 3rd party quarterly inspections. KiFePO4 batteries are lithium-based but significantly less hazardous than Lithium-Ion batteries, as they are not at risk of thermal runaway. The batteries are used in various industrial and biomedical applications. Finke's review comment was that while he is not very comfortable with the battery storage, he is not aware of anything in the Code that would prevent Mattson from doing this. Finke also commented that this style battery is more stable than a true lithium-ion battery since it uses a more stable cathode.

Wellhead Protection
No issues.

Outdoor Storage
No indication of outdoor storage.

REQUEST FOR CONSIDERATION

Parking
Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

In summary, staff recommends approval. The conditions are outlined in the draft CUP attached.

Attached Docs:	Plans, Project Narrative, CUP Supplemental Questions, Draft Resolution, Notice of Determination.
Committee Action:	N/A
Fiscal Impact:	N/A
Recommendation:	Staff recommends approval of the Conditional Use Permit.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #2025002, allowing Ryan Mattson, dba Company23, to operate a Light Industrial land use within the B-3 (General Business) District and WHP-A (Wellhead Protection – Zone A) Overlay District

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

Application for Conditional Use Permit

CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON PLAN COMMISSION

Application/Petition No.:	**2025002**	Hearing Date:	**February 10, 2025**
Applicant:	**Ryan Mattson, Company23**		
Location:	**5107 Westfair Avenue, Weston, WI 54476**		
Description:	**A Conditional Use Permit application to allow a Light Industrial Use (small manufacturer) in the B-3 General Business Zoning District.**		

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

GENERAL INFORMATION:

Zoning: **B-3 General Business**

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

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

Performance Standards:

1. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.
2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to completely screen all stored materials from view rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19.
3. No loading, unloading, or storage shall be permitted in the minimum required front yard.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
5. The use shall comply with all of the performance standards in Article 12.
6. For indoor aquaculture uses, the following additional performance standards shall apply:

a. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system.
b. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.
c. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.
d. The on-site retail sale of seafood or vegetables shall be considered an "Indoor Sales Incidental to Storage or Light Industrial Land Use" subject to the provisions of Section 94.4.09(13).
e. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.

7. New Light Industrial development within the AR and RM zoning districts shall be served by public sanitary sewer and water services.
8. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

DETERMINATION (To be completed by the Plan Commission):

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

___

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

___

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

___

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

___

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

___

BACKGROUND INFORMATION:

Ryan Mattson owns and operates Company23. Company23 is a small manufacturing company that designs and manufactures specialty automotive tools, as well as electric vehicle chargers. They purchase already cut and bent sheet metal, weld the pieces together, and then send them out for painting/plating/coating. Once returned to them, they do the final assembly and then store/package/ship the materials. They do a small amount of tubing cutting, edge sanding, and drilling. They also do a small amount of grinding when something comes back not quite prepared or needs repair, but that is otherwise not part of their normal fabrication process. They have welders, cold saw, drill presses, weld smoke eater, and a forklift for equipment. They are in the middle of becoming a distributor and service

location for an electric vehicle battery company. For that business, they would store their products, ship them, and potentially repair some items. In the future, they would like to consider CNC machining centers and laser cutting machinery.

CURRENT PROPERTY CONDITIONS:
The subject property is approximately 1.36 acres and is the current location of Columbia Pipe & Supply. The applicant is purchasing this property for his business.

PLAN COMMISION ACTION OPTIONS:

1) Approve the Conditional Use Permit at 5107 Westfair Avenue, with the following conditions:

1. The use of the property shall be consistent with the plans as submitted and as shown in "Exhibit A" and the Operational Plan attached as "Exhibit B".

2. Any changes to the use, structure, or location as submitted as "Exhibit A" or "Exhibit B", shall require submittal of a new or amended Conditional Use Permit application.

3. Outdoor storage shall be screened with a screening material to be approved by staff.

4. Loading and unloading are prohibited in the required front yard.

5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

6. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

2) Deny the Conditional Use Permit at 5107 Westfair Avenue.

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #2025002

This CONDITIONAL USE PERMIT is issued as of 10th day of February, 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to RYAN MATTSON, of 5107 Westfair Avenue, Weston, WI 54476.

WHEREAS, RYAN MATTSON is purchasing the property described below in the Village of Weston, and which property is subject to an agreement whereby RYAN MATTSON intends to conduct a LIGHT INDUSTRIAL USE IN THE B-3 (GENERAL BUSINESS) Zoning District and WHP-A (WELLHEAD PROTECTION ZONE-A) Overlay District. The said property upon which said activity is to take place is more particularly described as follows:

WESTON COMMERCIAL PARK LOT 3 OF BLOCK 2

WHEREAS, the property described above is in the B-3 Zoning District and in the WHP-A Wellhead Protection Area Overlay - Zone A of the Village of Weston, which permits the LIGHT INDUSTRIAL USE in said zoning district by Conditional Use Permit; and

WHEREAS, RYAN MATTSON has requested a Conditional Use Permit for the property, per Section 94.4.08(1) Light Industrial and Section 94.6.03: WHP (Wellhead Protection Area) Overlay District of the Village of Weston Zoning Ordinance, so as to allow a LIGHT INDUSTRIAL USE on said premise; and

WHEREAS, a petition for a Conditional Use Permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held February 10, 2025, the Plan Commission after giving full consideration to the criteria and standards for granting a Conditional Use Permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the LIGHT INDUSTRIAL use on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, all requirements of the approved Conditional Use Permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grants RYAN MATTSON a conditional use permit for the property described above, for a LIGHT INDUSTRIAL USE as defined in 94.4.08(1) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of the property shall be consistent with the plans as submitted and as shown in “Exhibit A” and the Operational Plan attached as “Exhibit B”.

2. Any changes to the use, structure, or location as submitted as “Exhibit A” or “Exhibit B”, shall require submittal of a new or amended Conditional Use Permit application.

3. Outdoor storage shall be screened with a screening material to be approved by staff.

4. Loading and unloading are prohibited in the required front yard.

5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other

DRAFT

duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

6. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the B-3 (GENERAL BUSINESS) Zoning District and in the WHP-A (WELLHEAD PROTECTION AREA - ZONE A) Overlay District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the VILLAGE OF WESTON, result in termination of the rights and privileges granted herein.

Dated this 10th day of February, 2025

WESTON PLAN COMMISSION

By: _____

Steve Cronin, its Chair

ATTEST:

_____

Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally, came before this _____ day of February, 2025, the above-named Steve Cronin, Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

_____

Notary Public

My Commission expires on _____.

THIS INSTRUMENT DRAFTED BY:
Jennifer Higgins, Village of Weston
Director of Planning & Development
Weston, WI 54476

DRAFT

Exhibit A

Village of Weston

Marathon County, Wisconsin

5107 Westfair Ave
Utility Overview Map

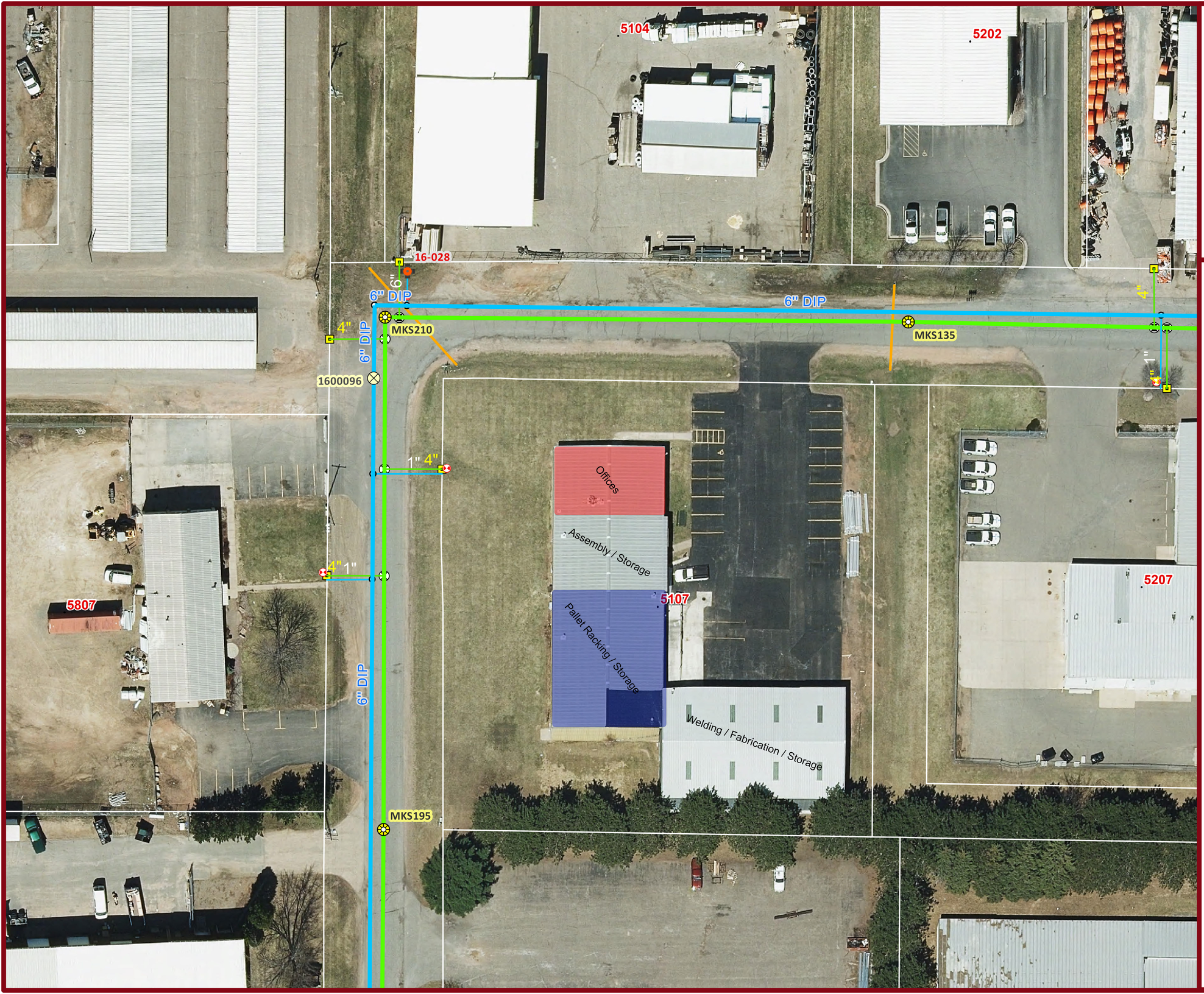
Map Date: 11/22/2024

Adoption Date (Village): N/A

Created By: Village of Weston

N W E S

0 37.5 75 150 Feet



Legend

- Weston.DBO.CurbStopGPS
- Water Abandoned Points
- Water Abandoned Lines
- Water Construction Lines

Water System Valves

- <all other values>

Valve Type

- Ball
- Butterfly
- Cone
- Gate
- Plug
- Water Test Stations
- Water Sampling Stations
- Water Mains
- Water Hydrants
- Water Pumps

Water Network Structures

- <all other values>

Structure Type

- Treatment Plant
- Enclosed Storage Facility
- Water Lateral Lines
- Water Casings
- Sewer Manholes
- Sewer Pressurized Mains
- Sewer Gravity Mains
- Abandoned Sewer Line
- Sewer Fittings
- Sewer Lateral Lines

Sewer Network Structures

Structure Type

- Discharge Structure
- Diversion Chamber
- Diversion Point
- Junction Chamber
- Lift Station
- Production Well
- Pump Station
- Split Manhole
- Storage Basin
- Tide Chamber
- Treatment Plant
- Sewer System Valves
- Sewer Clean Outs
- Sewer Taps
- Sewer Service Connections
- Sewer Casings
- Storm Inlets
- Storm Manholes
- Storm Gravity Mains
- Storm Culverts
- Storm System Valves
- Storm Clean Outs
- Storm Detention Areas
- Weston Parcel

American National

Commercial Real Estate
Due Diligence Management

3465 South Arlington Rd Suite E#183
Akron, OH 44312

866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

COLUMBIA PIPE PORTFOLIO

SURVEYOR CERTIFICATION

5107 WESTFAIR AVENUE
WESTON, WI 54476
COUNTY OF MARATHON

TO: COLUMBIA PIPE & SUPPLY CO.; FERGUSON ENTERPRISES, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL, LLC.; AKERMAN LLP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 1, 2020.

JASON M. PAGE
SURVEYOR LICENSE #:3012
IN THE STATE OF WISCONSIN
DATE OF PLAT OR MAP: 1/2/2020
DATE OF LAST REVISION: 2/7/2020

NETWORK REFERENCE #20191781-4

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
SURVEY UPDATES: SURVEYS@AMNATIONAL.NET

WISCONSIN
JASON M. PAGE
S-3012
JASPER, IN
LAND SURVEYOR
3-9-2020

DRAWN BY: R.H.
JOB REF. # 19-7290

Legal Description

LOT THREE (3) IN BLOCK TWO (2) OF WESTON COMMERCIAL PARK, IN THE TOWN (NOW VILLAGE) OF WESTON, MARATHON COUNTY, WISCONSIN PURSUANT TO THE PLAT RECORDED JANUARY 13, 1975 AS DOCUMENT NO. 676727.

BEING THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-991134WI1-MIA, WITH AN EFFECTIVE DATE AND TIME OF NOVEMBER 12, 2019 AT 8:00 AM.

Site Information

LOT THREE (3) IN BLOCK TWO (2) OF WESTON COMMERCIAL PARK
OWNER: PIPE COLUMBIA AND SUPPLY
APN: 192280816401 03
TOTAL AREA:
59,261± SQ. FT.
1.360± ACRES

Legend of Symbols & Abbreviations

SURVEY FEATURES

- PS — PARKING SPACE(S)
- SQ. FT. — SQUARE FEET
- N/F — NOW OR FORMERLY
- C/L — CENTERLINE OF ROAD
- C/P — CONCRETE PAD
- R/W — RIGHT-OF-WAY
- BHL — BUILDING HEIGHT LOCATION
- (M) — MEASURED/CALCULATED DIMENSION
- (R) — RECORD DIMENSION

EASEMENTS

- UTILITY EASEMENT LINE

UTILITY LINES

- BOUNDARY LINE
- OHP — OHP — OVERHEAD POWER LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- X — X — FENCE LINE

SURVEY FEATURE HATCHES

- NO PARKING AREA

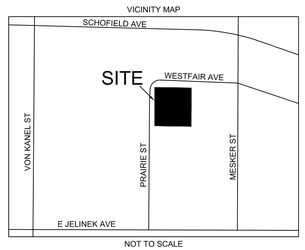
SURVEYING SYMBOLS

- FOUND MONUMENT AS NOTED

UTILITY SYMBOLS

- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- TELEPHONE PEDESTAL
- ELECTRICAL BOX
- HANDICAP PARKING
- GRATED INLET
- SIGN

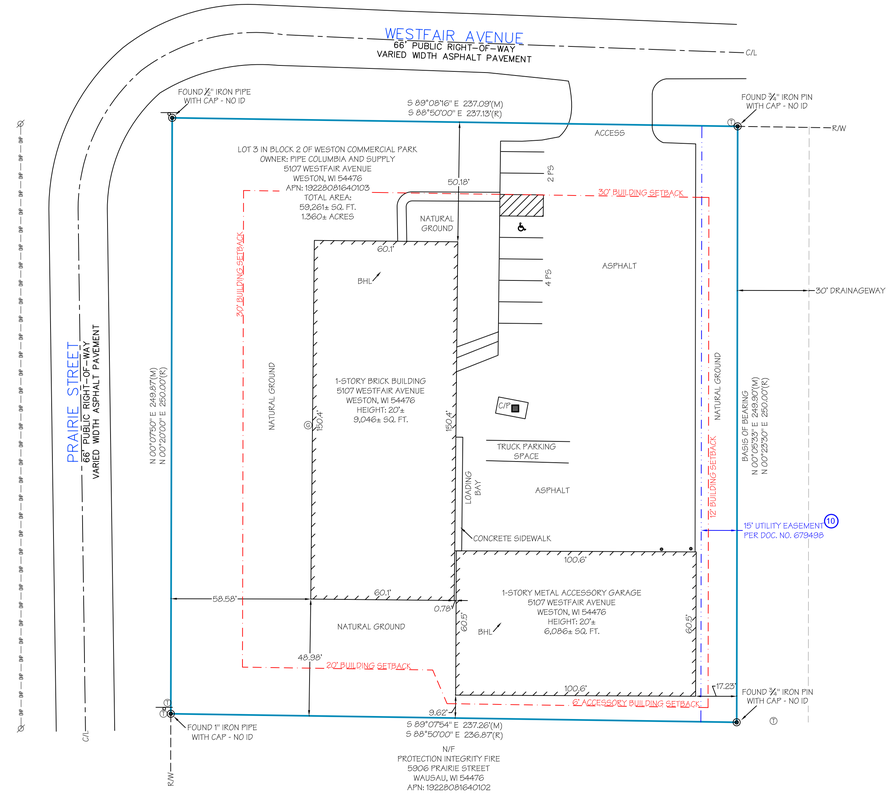
VICINITY MAP



NOT TO SCALE

SCALE: 1" = 30'

0 30 60 90



Zoning Information

STATUS	PROPERTY IS CURRENTLY ZONED: "B-3" GENERAL BUSINESS DISTRICT		STATUS
ITEM	REQUIRED	OBSERVED	Contact info: Shelly Lahuis, Global Zoning LLC 262-347-7483 x 1 shelly.lahuis@globalzoning.com Marathon County Planning for Global Zoning Job # GZ 8723 Client Reference # 20191781 Dated: January 3, 2020
PERMITTED USE	BUILDING SUPPLY FACTORY	BUILDING SUPPLY FACTORY	
MIN. LOT AREA	30,000 SQ. FT.	59,261± SQ. FT.	
MIN. FRONTAGE	40'	237.09'	
MIN. LOT WIDTH	80'	237.09'	
MIN. SETBACKS FRONT	30'	50.18'	
MIN. SETBACKS SIDE	12'; 6' FOR ACCESSORY BUILDINGS	17.23'	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to Marathon County Planning for zoning laws and applicable codes.
MIN. SETBACKS REAR	20'; 6' FOR ACCESSORY BUILDINGS	9.62'	
MAX BUILDING HEIGHT	SEE NOTES	20'	Max Building Height: 3 Stories, 45' 1 Story, 20' for accessory buildings
PARKING REGULAR	SEE PARKING REQUIREMENTS	6	There is 1 Truck Parking Space located on the subject property.
PARKING HANDICAP	N/A	1	
PARKING TOTAL	7.57	7	

PARKING REQUIREMENTS:
Number of Parking Spaces Required: 1 Parking Space per 2,000 Feet (Section 94.4.06)(15,132 Square Feet÷2,000 = 7.57 Parking Spaces)

FLOOD NOTE: By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 55073C0418F, which bears an effective date of 07/22/2010 and is not in a Special Flood Hazard Area.

Title Commitment Information

BEING THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-991134WI1-MIA, WITH AN EFFECTIVE DATE AND TIME OF NOVEMBER 12, 2019 AT 8:00 AM.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Notes Corresponding to Schedule B

(9) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN WARRANTY DEED RECORDED ON APRIL 22, 1977, IN VOLUME 249 OF MICRO-RECORDS ON PAGE(S) 480, AS DOCUMENT NO. 712267. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

(10) UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF WISCONSIN, RECORDED ON APRIL 15, 1975, IN VOLUME 204 OF MICRO-RECORDS, ON PAGE(S) 82, AS DOCUMENT NO. 679498. (AFFECTS, PLOTTED AND SHOWN)

Encroachment Notes

NONE OBSERVED AT THE TIME OF SURVEY.

Miscellaneous Notes

(MN1) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

(MN2) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

(MN3) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(MN4) AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

(MN5) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

(MN6) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.

(MN7) TOTAL NUMBER OF PARKING SPACES IS 8, WHICH INCLUDES 1 DESIGNATED HANDICAPPED SPACE AND 1 TRUCK PARKING SPACE.

(MN8) COMPLETED FIELD WORK WAS JANUARY 1, 2020.

(MN9) THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS N00°05'33"E PER GPS COORDINATE OBSERVATIONS WISCONSIN STATE PLANE, CENTRAL ZONE, NAD83.
LATITUDE= 44°54'16.7161"N
LONGITUDE= 89°33'29.9879"W
CONVERGENCE ANGLE= -02°55'58.8389"
DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0001171849.

(MN10) THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WESTFAIR AVENUE AND MESKER STREET, WHICH IS APPROXIMATELY 300' FROM THE NE CORNER OF THE SUBJECT PROPERTY.

(MN11) THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WESTFAIR AVENUE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.

(MN12) NO POSTED ADDRESS AT THE TIME OF SURVEY.

(MN13) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

(MN14) THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

(MN15) NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

(MN16) THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.

Exhibit B

Company23 is a small locally-owned and operated manufacturing company with UL accreditation. We have been in operation since 2011. We currently operate at 4105 Transport Way in the multi-tenant building. We design and manufacture specialty automotive tools as well as electric vehicle charging stations, and accessories.

We would like to purchase the facility and land at 5107 Westfair Ave and move our current operations from 4105 Transport Way.

Our operations include the purchase of manufactured items to assemble and raw materials to fabricate, finish, and assemble. Fabrication makes up about 20% of our operations. For this portion, purchased pre-cut / bent sheet metal materials are welded together. We do a small amount of tube cutting, edge sanding, drilling, and if something comes back not quite prepared properly or needs repair some grinding is involved. Fabricated items are then sent out for painting, plating, or coating. Once returned we do the final assembly and then package, store, and ship.

For machinery we have welders, a cold saw, drill presses, a weld fume filter system, laser engraver, and a forklift.

We are in the middle of becoming the US distributor and service location for an electric vehicle battery company (small batteries). For this business we would store their products, ship them, and potentially handle warranty and service on some items.

In the future we would like to consider a CNC machining center and laser cutting table.

See additional document for our floor and parking plan. The plan is basically unchanged from the business that previously occupied this location. Some storage racking will be taken down to increase isle widths for our forklift. Some storage racking will be added to the currently empty additional warehouse.

Performance Standards:

1. All activities will be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.

2. All outdoor storage areas will be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to completely screen all stored materials from view rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19.

3. No loading, unloading, or storage will occur in the minimum required front yard.

4. A buffer yard meeting the requirements of Section 94.11.02(3)(d) will be provided along all property borders abutting residentially zoned property.

5. The use will comply with all the performance standards in Article 12.

6. We have no aquaculture uses, no seafood processing, and no composting requirements.

8. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that an application has been filed by Wayne & Marion Lammert, Rod's Towing & Service LLC, 6508 Ryan Street, Weston requesting a conditional use permit at a property owned by Copper Halo, LLC, 5807 Prairie Street, Suite A, Weston, to allow for an *Automobile fueling, service, painting, repair, and/or maintenance facilities* land use within property containing a WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit. (Project #20240427)

The property is described as Lot 4, Block 1 of the Weston Commercial Park, Section 16, Township 28 North, Range 08 East, Village of Weston, Marathon County, WI. Total parcel area consists of approximately 1.46 acres and is addressed as 5807 Prairie Street.

Notice is hereby given that the Plan Commission will hear said request at a public hearing to be held at its meeting, scheduled to begin at 6:00 p.m., on Monday, February 10, 2025, in the Weston Municipal Center Board Room, 4747 Camp Phillips Road. Dated January 23, 2025. Valerie Parker, Commission Clerk

Legal Ad Run: January 27, 2025 and February 3, 2025

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will hold a public hearing on Monday, February 10, 2025, at 6:00 p.m., in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, to take testimony relative to the following:

Project #20240427 – Wayne & Marion Lammert, Rod's Towing & Service, LLC, 6508 Ryan Street, Weston, requesting a Conditional Use Permit at a property owned by Copper Halo, LLC, 5807 Prairie Street, Suite A, Weston, to allow for an Automobile Fueling, Service, Painting, Repair, and/or Maintenance Facilities Land Use within property containing a WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit. The Property is described as Lot 4, Block 1, of the Weston Commercial Park, Section 16, Township 28 North, Range 08 East, Village of Weston, Marathon County, WI. Total parcel area consists of approximately 1.46 acres and is addressed as 5807 Prairie Street.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at http://westonwi.gov/421/Public-Hearing-Notices.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate, should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of January 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, January 27, 2025, and Monday, February 3, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, February 10, 2025.
Description:	Project #20240427 – Wayne & Marion Lammert, of Rod's Towing & Service, LLC, 6508 Ryan Street, Weston, requesting a Conditional Use Permit at 5807 Prairie Street, Suite A, Weston, to allow for an Automobile Fueling, Service, Painting, Repair, and/or Maintenance Facilities Land Use within property containing a WHP-A (Wellhead Protection – Zone A) Overlay District, where such land uses are only permitted through the granting of a Conditional Use Permit.
From:	Jennifer Higgins, Planning and Development Director
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Wayne & Marion Lammert, of Rod's Towing & Service, LLC, to allow for an Automobile Fueling, Service, Painting, Repair, and/or Maintenance Facilities Land Use within property containing a WHP-A (Wellhead Protection – Zone A) Overlay District?

BACKGROUND

Wayne & Marion Lammert, of Rod's Towing & Service, LLC, are relocating their Weston business, from 6508 Ryan Street to 5807 Prairie Street, Suite A. The Prairie Street property is zoned B-3 (General Business) with WHP-A (Wellhead Protection – Zone A) Overlay District. While the general Outdoor and Vehicle Repair and Maintenance land use is a permitted use by right in the B-3 Zoning District, they are being required to apply for a Conditional Use Permit due to it falling under the Automobile Fueling, Service, Painting, and/or Maintenance Facilities land use description under the WHP-A regulations, which requires the Conditional Use Permit.

Wayne & Marion have worked with REI to supply the Village with the Environmental Assessment Report, to show that their business operations there will not adversely impact our public water supply. Public Works Director Wodalski has reviewed and approved the Environmental Assessment Report.

Land Use

Sec. 94.4.05 Outdoor and Vehicle Repair and Maintenance.

Includes all land uses, except those that are separately listed in this Section, that perform maintenance services (including repair) and have all, or any portion (beyond simply loading) of their operations located outside of an enclosed building. Also includes all businesses that repair or maintain motor vehicles designed for road use and brought in from off-site.

Performance Standards:

1. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use no later than January 1, 2017. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property.
2. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days.
3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.

4. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area, or one space per each employee on the largest shift, whichever is less.

This use is a permitted use by right in the B-3 Zoning District

Wellhead Protection (Sec. 94.6.03)

Wellhead Protection Area Overlay District Boundaries. The regulations of this Section shall apply to land within Wellhead Protection Area district boundaries mapped as "WHP" on the Official Zoning Map and/or Official Overlay Zoning Map. The WHP district is further divided into WHP-A and WHP-B, on the Map, indicating different zones of groundwater contribution to the associated well. WHP-A indicates one-year time of travel to the wellhead (Zone A); WHP-B indicates five-year time of travel (Zone B). The list of conditional and prohibited uses in the WHP district varies depending on whether the property is in WHP-A or WHP-B per Figure 6.03.

This property is located in Zone WHP-A. The use would fall under the Automobile fueling, service, painting, repair, and/or maintenance facilities Land use listed in the WHP Overlay district chart in Figure 6.03 and requires a CUP in the WHP-A District.

Figure 6.03: Conditional (C), Prohibited (R), and Permitted (P) Uses in WHP Overlay Districts

Land Use	Status in WHP-A District	Status in WHP-B District
Animal confinement facilities	R	C
Asphalt products manufacturing plants	R	C
Automobile fueling, service, painting, repair, and/or maintenance facilities	C	P

Conditional Use Permit Application Review Requirements (Sec. 94.6.03 (5))

1. Application. In addition to conditional use permit application requirements in Section 94.16.06, the request shall include an environmental impact study or environmental assessment prepared by a licensed environmental engineer. Said report shall be forwarded to an engineer designated by the Village for recommendation and final decision by the Village. The applicant shall reimburse the Village for all consultant fees associated with this review at the invoiced amount plus administrative costs.

   Environmental Assessment Report received and has been reviewed and approved by Wodalski.

2. Criteria. General criteria for conditional use permit approval are included within Section 94.16.06(7). In its consideration of conditional use permit applications for one of the listed conditional uses in subsection (4) within the associated Wellhead Protection Area overlay district, the Plan Commission shall also consider the following additional criteria:
   1. The Village's responsibility as a public water supplier to protect and preserve public health, safety and welfare.
   2. The potential of the proposed use to seriously threaten or degrade groundwater quality.
   3. The availability of alternative uses, locations, and operational characteristics, and the cost, effect, and extent of availability of such alternatives.
   4. The proximity of the applicant's property to other potential sources of contamination or vulnerable activities or uses.
   5. The then-existing condition of the associated well, well field, well recharge area, and the vulnerability to further contamination.

6. The direction of flow of groundwater and other factors in the area of the applicant's property which may affect the speed of the groundwater flow, including topography, depth of soil, extent of aquifer, depth to water table, and location of private wells.
7. The zone of contribution for, or distance from, the associated well within which the proposed use is located.
8. Any other hydrogeological data or information which is available from any public or private agency or organization.
9. The potential benefit, both economic and social, from the approval of the application.

This is the criteria that needs to be met by the Applicant. The Environmental Assessment Report shows the site meets the criteria and should be granted the CUP.

3. Approval Conditions. In its approval of any conditional use permit within the Wellhead Protection Area overlay district, the Plan Commission may impose conditions to provide:
   1. Environmental and/or safety monitoring to indicate whether the potential sources of contamination may be emitting any contaminants.
   2. A financial guarantee in a form and amount determined by the Village for future monitoring and cleanup costs.
   3. Any requirement authorized for existing potential sources of contamination and land uses under subsection (6).

We do not feel any financial guarantee is necessary.

Based on our review, staff recommends approval of the CUP with the following conditions:

1. The use of the property shall be consistent with the plans as submitted and as shown in “Exhibit A” and the Operational Plan attached as “Exhibit B”.

2. Any changes to the use, structure, or location as submitted as “Exhibit A” or “Exhibit B”, shall require submittal of a new or amended Conditional Use Permit application.

3. Outdoor storage shall be screened with a screening material to be approved by staff.

4. Loading and unloading are prohibited in the required front yard.

5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

6. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

Any others the PC wants can also be added at this time prior to approval and signatures.

Attached Docs:	Hearing Notice, Site Plan, Operational Plan, CUP supplemental questions, draft resolution, notice of determination, Environmental Assessment Report (via external link).

REQUEST FOR CONSIDERATION

Committee Action:	N/A
Fiscal Impact:	N/A
Recommendation:	Staff recommends approval of the Conditional Use Permit.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20240427, allowing Wayne & Marion Lammert, dba Rod's Towing & Service, LLC, to operate an Automobile Fueling, Service, Painting, Repair, and/or Maintenance Facilities Land Use within property containing a WHP-A (Wellhead Protection – Zone A) Overlay District per the conditions outlined in the draft CUP.

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

CONDITIONAL USE PERMIT
SUPPLEMENTAL REVIEW CRITERIA
VILLAGE OF WESTON

The following questions are a Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed). Thorough and complete answers assist Staff and Commissioners in review the application and reaching a determination. If you have questions with these questions, please contact staff at plandev@westonwi.gov or (715)241-2613. The Zoning Code and Comprehensive Plan can be found online at the Village's Website.

1. Is the proposed conditional use consistent with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and all other plans, program and ordinances adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

   Yes. This business type is suitable for the area they are moving in to.

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

   No. An Environmental Impact Study is attached to support this.

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

   This business type is suitable for the area they are moving in to.

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

   Yes. See attached operational plan and environmental impact study.

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

   This location allows them to provide a service to this local area

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #2025002

This CONDITIONAL USE PERMIT is issued as of 10th day of February, 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to WAYNE & MARION LAMMERT, of 5807 Prairie Street, Suite A, Weston, WI 54476.

WHEREAS, WAYNE & MARION LAMMERT is a tenant, in Suite A, of the property described below in the Village of Weston, and which property is subject to an agreement whereby WAYNE & MARION LAMMERT intend to conduct an OUTDOOR AND VEHICLE REPAIR AND MAINTENANCE LAND USE in the B-3 (GENERAL BUSINESS) Zoning District and an AUTOMOBILE FUELING, SERVICE, PAINTING, REPAIR, AND/OR MAINTENANCE FACILITIES LAND USE WHP-A (WELLHEAD PROTECTION ZONE-A) Overlay District. The said property upon which said activity is to take place is more particularly described as follows:

WESTON COMMERCIAL PARK LOT 4 OF BLOCK 1

WHEREAS, the property described above is in the B-3 Zoning District and in the WHP-A Wellhead Protection Area Overlay - Zone A of the Village of Weston, which permits by right the OUTDOOR AND VEHICLE REPAIR AND MAINTENANCE LAND USE in the B-3 Zoning District, and permits an AUTOMOBILE FUELING, SERVICE, PAINTING, REPAIR, AND/OR MAINTENANCE FACILITIES LAND USE in the WHP-A Overlay District by Conditional Use Permit; and

WHEREAS, WAYNE & MARION LAMMERT has requested a Conditional Use Permit for the property, per Section 94.6.03: WHP (Wellhead Protection Area) Overlay District of the Village of Weston Zoning Ordinance, so as to allow an AUTOMOBILE FUELING, SERVICE, PAINTING, REPAIR, AND/OR MAINTENANCE FACILITIES LAND USE on said premise; and

WHEREAS, a petition for a Conditional Use Permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held February 10, 2025, the Plan Commission after giving full consideration to the criteria and standards for granting a Conditional Use Permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the AUTOMOBILE FUELING, SERVICE, PAINTING, REPAIR, AND/OR MAINTENANCE FACILITIES LAND USE use on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, all requirements of the approved Conditional Use Permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grants WAYNE & MARION LAMMERT a conditional use permit for the property described above, for a AUTOMOBILE FUELING, SERVICE, PAINTING, REPAIR, AND/OR MAINTENANCE FACILITIES LAND USE as defined in 94.6.03 of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of the property shall be consistent with the plans as submitted and as shown in “Exhibit A” and the Operational Plan attached as “Exhibit B”.

2. Any changes to the use, structure, or location as submitted as “Exhibit A” or “Exhibit B”, shall require submittal of a new or amended Conditional Use Permit application.

3. Outdoor storage shall be screened with a screening material to be approved by staff.

4. Loading and unloading are prohibited in the required front yard.

5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

6. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the B-3 (GENERAL BUSINESS) Zoning District and in the WHP-A (WELLHEAD PROTECTION AREA - ZONE A) Overlay District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the VILLAGE OF WESTON, result in termination of the rights and privileges granted herein.

Dated this 10th day of February, 2025

WESTON PLAN COMMISSION

By: _____

Steve Cronin, its Chair

ATTEST:

_____

Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally, came before this _____ day of February, 2025, the above-named Steve Cronin, Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

_____

Notary Public

My Commission expires on _____.

THIS INSTRUMENT DRAFTED BY:
Jennifer Higgins, Village of Weston
Director of Planning & Development
Weston, WI 54476

DRAFT

Exhibit A

Google Maps

5807 Prairie St

Northern portion of property consisting of the northern portion of the building located identified as suite a together with the north 1/2 of the fenced in portion of the real estate that is directly west and adjacent to the suite a as an outside storage area and the access to Prairie Street abutting Suite A over existing driveways

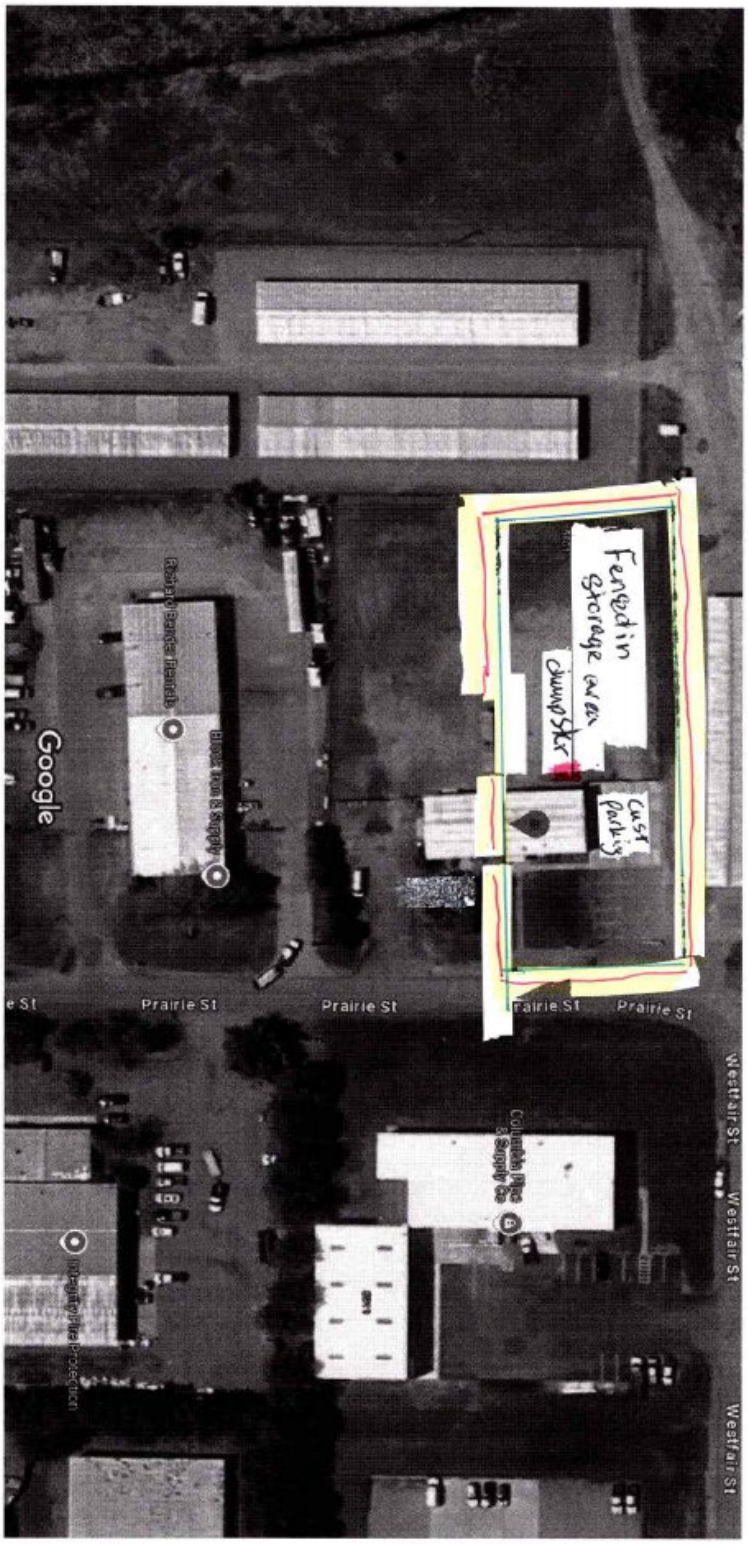


Exhibit B

Rod's Towing & Service LLC
5807 Prairie Street Suite A
Weston, WI 54476
715-845-1149

Operational Plan

10-15-2024

There will be up to 3 wrecker units inside of the building. The daily operations of the business will be the towing and recovery of disabled or wrecked vehicles needing to be moved at the direction of the owner, a company, or any officer of the law. This includes all makes and models of light, medium and heavy duty vehicles. Temporary vehicle storage outdoors for safekeeping until the vehicle is able to be moved by the owner or a representative or agent as directed by the owner. 24 hour towing and recovery is available. Normal office hours will be 8 am to 5 pm Monday through Friday, closed weekends and holidays. I cannot give a specific time during the after hours, weekend or holiday calls for towing. When the phone rings we go and we do offer towing 24 hours a day, 365 day per year.

Marion Lammert
Owner/member
Rod's Towing & Service LLC
715-845-1149

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

Application/Petition No.:	**20240427**	Hearing Date:	**February 10, 2025**
Applicant:	**Wayne & Marion Lammert, Rod's Towing & Service, LLC**		
Location:	**5807 Prairie Street, Suite A, Weston, WI 54476**		
Description:	**Automobile fueling, service, painting, repair, and/or maintenance facilities land use within property containing a WHP-A (Wellhead Protection – Zone A) Overlay District, where such land use is only permitted through the granting of a Conditional Use Permit.**		

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

GENERAL INFORMATION:

Zoning:	**B-3 General Business with Wellhead Protection WHP-A**
Definition: 94.2.02(3)(d)	The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district B-3 General Commercial)
Definition: 94.4.05	**Outdoor Vehicle and Repair and Maintenance.** Includes all land uses, except those that are separately listed in this Section, that perform maintenance services (including repair) and have all, or any portion (beyond simply loading) of their operations located outside of an enclosed building. Also includes all businesses that repair or maintain motor vehicles designed for road use and brought in from off-site.
Performance Standards:	1. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use no later than January 1, 2017. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property. 2. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days. 3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property. 4. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area, or one space per each employee on the largest shift, whichever is less.

Conditional Use Permit Application Review Requirements (Sec. 94.6.03 (5))

1. Application. In addition to conditional use permit application requirements in Section 94.16.06, the request shall include an environmental impact study or environmental assessment prepared by a licensed environmental engineer. Said report shall be forwarded to an engineer designated by the Village for recommendation and final decision by the Village. The applicant shall reimburse the Village for all consultant fees associated with this review at the invoiced amount plus administrative costs.

Environmental Assessment Report received and has been reviewed and approved by Wodalski.

2. Criteria. General criteria for conditional use permit approval are included within Section 94.16.06(7). In its consideration of conditional use permit applications for one of the listed conditional uses in subsection (4) within the associated Wellhead Protection Area overlay district, the Plan Commission shall also consider the following additional criteria:
    1. The Village's responsibility as a public water supplier to protect and preserve public health, safety and welfare.
    2. The potential of the proposed use to seriously threaten or degrade groundwater quality.
    3. The availability of alternative uses, locations, and operational characteristics, and the cost, effect, and extent of availability of such alternatives.
    4. The proximity of the applicant's property to other potential sources of contamination or vulnerable activities or uses.
    5. The then-existing condition of the associated well, well field, well recharge area, and the vulnerability to further contamination.
    6. The direction of flow of groundwater and other factors in the area of the applicant's property which may affect the speed of the groundwater flow, including topography, depth of soil, extent of aquifer, depth to water table, and location of private wells.
    7. The zone of contribution for, or distance from, the associated well within which the proposed use is located.
    8. Any other hydrogeological data or information which is available from any public or private agency or organization.
    9. The potential benefit, both economic and social, from the approval of the application.

    This is the criteria that needs to be met by the Applicant. The Environmental Assessment Report shows the site meets the criteria and should be granted the CUP.

3. Approval Conditions. In its approval of any conditional use permit within the Wellhead Protection Area overlay district, the Plan Commission may impose conditions to provide:
    1. Environmental and/or safety monitoring to indicate whether the potential sources of contamination may be emitting any contaminants.
    2. A financial guarantee in a form and amount determined by the Village for future monitoring and cleanup costs.
    3. Any requirement authorized for existing potential sources of contamination and land uses under subsection (6).

DETERMINATION (To be completed by the Plan Commission):

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

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

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

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

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

6. Does the project meet the criteria outlined in the WHP CUP requirements above?

BACKGROUND INFORMATION:

Wayne & Marion Lammert, of Rod's Towing & Service, LLC, are relocating their Weston business, from 6508 Ryan Street to 5807 Prairie Street, Suite A. The Prairie Street property is zoned B-3 (General Business) with WHP-A (Wellhead Protection – Zone A) Overlay District. While the general Outdoor and Vehicle Repair and Maintenance land use is a permitted use by right in the B-3 Zoning District, they are being required to apply for a Conditional Use Permit due to it falling under the Automobile Fueling, Service, Painting, and/or Maintenance Facilities land use description under the WHP-A regulations, which requires the Conditional Use Permit.

Wayne & Marion have worked with REI to supply the Village with the Environmental Assessment Report, to show that their business operations there will not adversely impact our public water supply. Public Works Director Wodalski has reviewed and approved the Environmental Assessment Report.

CURRENT PROPERTY CONDITIONS:

The subject property is approximately .72 acres and a medical supply warehouse exists on site. The applicant would occupy approximately 1,000 square feet of the existing structure and outdoor space to the rear (east) of the structure.

PLAN COMMISION ACTION OPTIONS:

1) Approve the Conditional Use Permit at 5807 Prairie Street, with the following conditions:

1. The use of the property shall be consistent with the plans as submitted and as shown in "Exhibit A" and the Operational Plan attached as "Exhibit B".

2. Any changes to the use, structure, or location as submitted as "Exhibit A" or "Exhibit B", shall require submittal of a new or amended Conditional Use Permit application.

3. Outdoor storage shall be screened with a screening material to be approved by staff.

4. Loading and unloading are prohibited in the required front yard.

5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

6. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

2) Deny the Conditional Use Permit at 5807 Prairie Street.

NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will hold a public hearing on Monday, February 10, 2025 at 6 pm in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road to discuss the revocation of Site Plan Approvals and a Conditional Use Permit issued to allow for a Personal Storage Facility to be constructed and operated on the property addressed as 8211& 8311 Schofield Avenue, Weston. The property is legally described as Certified Survey Map #1806, recorded in Volume 7, Page 192, Document No. 738369, excepting Document #1171717 (Highway), and Parcels 1 & 2 of Certified Survey Map #1929, recorded in Volume 8, Page 13, Document No. 743188, excepting Document #1171719 (Highway), located in part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 231 0955)**. (Project #20230188)**.

Dated January 23, 2025. Valerie Parker, Commission Clerk
Run: January 27 and February 3, 2025.

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will hold a public hearing on Monday, February 10, 2025 at 6 pm in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road to discuss the revocation of Site Plan Approvals and a Conditional Use Permit issued to allow for a Personal Storage Facility to be constructed and operated on the property addressed as 8211& 8311 Schofield Avenue, Weston. The property is legally described as Certified Survey Map #1806, recorded in Volume 7, Page 192, Document No. 738369, excepting Document #1171717 (Highway), and Parcels 1 & 2 of Certified Survey Map #1929, recorded in Volume 8, Page 13, Document No. 743188, excepting Document #1171719 (Highway), located in part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 231 0955). (Project #20230188).

The hearing notice with application materials are available for public inspection on the Village of Weston website located at http://westonwi.gov/421/Public-Hearing-Notices.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate, should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of January 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, January 27, 2025, and Monday, February 3, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, February 10, 2025.
Description:	Public Hearing – Project #20230188 Revocation of Site Plan Approvals and a Conditional Use Permit Issued to Allow for a Personal Storage Facility to be constructed and operated at 8211 & 8311 Schofield Avenue.
From:	Roman Maguire, Building Inspector Jennifer Higgins, Planning and Development Director
Question:	Should the Plan Commission proceed with the revocation of the Conditional Use Permit issued to 8211 & 8311 Schofield Avenue?

BACKGROUND

This project received a conditional use permit in August of 2023 and then had to come back through Plan Commission again for a conditional use permit amendment in December 2023 due site layout changes which included re-sizing the buildings and re-shaping the stormwater pond from the original approvals.

- As a nondelegated municipality the Village of Weston is not allowed to issue a permit for commercial construction without conditionally approved letter from DSPS. Therefor the permit issuance timeline for this project has been abnormal due to the design professionals' submittals to DSPS.

The General Contractor (Korey Stern) and the Designer (Chuck Woodke) have had multiple submittals and multiple building permits. Including multiple early starts and a Phase 1 Building Permit issued on 5/29/24(only buildings A & B). The Phase 2 building permit was never issued, and the electrical permit was not issued until 11/25/24.

Village Inspectors visited the site on 11/8/24 due to multiple individuals reaching out about units being rented out. Upon the site visit it was determined that up to 4 buildings may be being rented out as multiple units seem to have private locks on them and an unlicensed motor vehicle parker outside on the southside of a building. At that time a member of the leasing company was onsite, and Inspector Maguire requested that the company manager reach out to him. On 11/13/24 Inspector Maguire emailed the Contractor Korey Stern with a detailed follow up response to an email from 11/8/24. No response was received regarding specifics in that email until after the stop work order was posted.

On 11/22/24 Inspectors posted Stop Work Orders on all of the existing buildings and stopped Walters Buildings construction crew and Sterns Lawn and Landscape concrete crew from proceeding with any additional site work. Since then, Inspector Maguire has had a multitude of points of contact (emails, phone calls, site visits and text messages) with the designer, the contractor, the lender, the management company, the electrician, the state Inspector and Owen Jones, President of Apex Capital Ventures. Owen has been trying to get the situation with the site straightened out to the best of his ability. The remaining site deficiencies are as follows.

-Inadequate site lighting: Buildings A-D have renters in them, and it makes coordinating installation of the electrical to rectify this issue very difficult.

-Lack of pavement: The site currently lacks any pavement. A binder layer of asphalt would normally be required should have been a minimum prior to a Temp OC.

-Illegal Occupancy: The occupants for Buildings A-D were unknowingly leased units, that at that time had no inspections conducted on them for code compliance.

REQUEST FOR CONSIDERATION

-Building Permits: Inspector Maguire has not issued the permits for Buildings E-G. This has been done to ensure compliance with the Village of Weston code and Development Agreement.

-Landscaping has not been completed including the final fencing for the project.

DSPS Inspector Jon Molledahl has been onsite and has requested additional information for the concrete slabs and has noted issues with ADA compliant units. But he does not have any concerns with visible framing of the buildings. That makes the lack of site lighting the largest immediate safety concern remaining. Which could be done in the following ways.

1) The electrical contractor installs chrome conduit on the exterior of the buildings to install the light fixtures.

2) The electrical contractor paints all the conduit to match the building exteriors, or the conduit is installed and gets painted to match the buildings once the weather warms up.

3) The installation of the electrical is done from inside of the units, this does require coordination of access with all of the tenants and the electrician.

Owen would like to have time to do option 3 as it is the cheaper and most aesthetically pleasing option for the façade.

Pavement still needs to be done on the area that is around Buildings A-D for occupancy, but due to the season, asphalt is not an option as the plant is closed. Concrete would be an option but that is not what was specified on the approved stie plan.

The Conditional Use Permit process is outlined in Sec. 94.16.06 of the Zoning Ordinance (attached). Section 94.16.06(11) Penalties, Revocation, or Modification of an Approved Conditional Use Permit contains the process staff are using at this time to start the revocation process due to the building and site plan violations currently occurring on the property and therefore in violation of the approved amended conditional use permit and development agreement. Please note since the original approvals, Apex Capital Ventures sold the property to Mid-West Mini Storage P1 LLC and Traviata LLC. Owen Jones who signed the original Development Agreement as President of Apex Capital Ventures is still involved with the new LLCs that now have ownership. CUPs run with the land not with the owner in this case. Per Sec. 94.16.06(11)(c) a CUP shall be automatically revoked if:

A conditional use permit may be revoked or modified by the Plan Commission or the Extraterritorial Zoning Committee, where the Commission or Committee determines that the use, its operation, and/or associated improvements are not in compliance with (i) the terms of this Chapter including one or more criteria in subsection (8) and/or (ii) the approved conditional use permit including any associated plan or approval condition. The Commission, Committee, or Zoning Administrator may commence proceedings to consider revocation or modification, with such proceedings following the process in subsections (5) and (6). An appeal of any such decision shall be allowed per subsection (7).

Following the normal Conditional Use permit hearing process, Sec. 94.16.06(6) the PC has 60 days following the public hearing to take action. To allow Owen time to complete the lighting on the project, we are asking for the PC to defer action for 30 days to give him time to contact unit lessees and complete the work. Staff are comfortable working with Owen, and he has been cooperating to the best of his abilities since he got involved.

REQUEST FOR CONSIDERATION

There has been some confusion about the CUP process and what body approves CUPs. Since 2015, the PC has been the final approval authority. There is no need to take to the Board for approvals. The Board in 2015 became the appeal body, instead of the Zoning Board of Appeals, so, if the applicant does not like the PC decision that would be their avenue moving forward to appeal. The appeal process is laid out in Sec. 94.16.06 (7).

Attached Docs:	Hearing notice, Letter of Revocation of CUP, Conditional Use Permit (Doc 1887313, Amended CUP (Doc 1892257), Memorandum of Development Agreement (Doc 1887312), Executed Development Agreement with Apex Capital Ventures, Sec. 94.16.06 Conditional Use Permits.
Committee Action:	Plan Commission approvals of site plan and CUP in September 2023 Plan Commission approvals of amended CUP in December 2023
Fiscal Impact:	TBD
Recommendation:	Staff recommend deferring action on the hearing for 30 days, until the March 10, 2025 meeting, to allow for staff to work with the property owner to resolve the site construction zone safety and lighting issues.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to defer action until XXX….

Or

I move to revoke the CUP and direct staff to XXX….

Or

Something else….

ADDITIONAL ACTION: TBD

LETTER FOR REVOCATION OF CONDITIONAL USE PERMIT

January 27, 2025

Sent by certified mail

MID-WEST MINI STORAGE P1 LLC
TRAVIATA LLC
1424 SCHOFIELD AVE
SCHOFIELD, WI 54476

RE: Revocation of Site Plan Approval and Conditional Use Permit for Apex Capital Ventures at property known as 8211 Schofield Avenue, Weston and sold to Mid-West Mini Storage P1, LLC & Traviata, LLC via Quit Claim Deed, June 12, 2024

The Village of Weston Plan Commission approved a site plan and a conditional use permit dated August 21, 2023 (Recorded at the Marathon County Register of Deeds as Document # 1887313). A Development Agreement signed by Apex Capital Ventures President, Owen Jones, on August 25, 2023 and Village President, Mark Maloney, on September 5, 2023 was also recorded at the Marathon County Register of Deeds by a Memorandum of Agreement on September, 11, 2023 at the Marathon County Register of Deeds in Document # 1887312. The Conditional Use and Agreement were granted to allow for a Personal Storage Facility to be constructed and operated at 8211 Schofield Avenue.

The Conditional Use Permit, Site Plan and Development Agreement were all amended following a Public Hearing held December 11, 2023 and recorded as an amended conditional use permit, dated December 11, 2023 (Recorded at the Marathon County Register of Deeds as Doc# 1892257). The Development Agreement was updated to reflect the new site plan that was submitted and approved for the project.

The first building permit for the project was issued May 29, 2024. A Stop Work Order was issued to the entire project on November 22, 2024, as we learned you had been renting multiple buildings without receiving required inspections for occupancy. Village staff has continued over the last 60+ days to work with you to receive inspections and resolve the issues on site. Inspections staff spoke with Owen Jones via phone on January 16, 2025, however, he did not have firm answers as to when the remaining outstanding items would be addressed, nor had he had any contact with Korey Stern the project manager and founder of Apex Capital. Mr. Stern has also not been responsive to staff since December 12, 2024, leaving us no choice but to begin the process per Sec. 94.16.06(11) to revoke the conditional use permit and site plan approvals on this property, effective immediately. The

THE VILLAGE OF Weston

Jennifer Higgins,
Director of Planning and Development
715-241-2638
jhiggins@westonwi.gov

4747 Camp Phillips Rd
Weston, WI 54476
715-359-6114
www.westonwi.gov

revocation will become final upon a hearing to be held by the Plan Commission on February 10, 2025 at 6pm where you will have the opportunity to show why the permit should not be revoked.

The conditional use permit includes the following condition that is currently not being met:

4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

The Signed Development Agreement also authorizes the revocation process for the Site Plan to begin if the Zoning Administrator determines that the use, its operation, and/or associated improvements are not in compliance with the terms of the Village's Zoning Code. The fact that Midwest Mini Storage P1 LLC and Traviata LLC have rented out three buildings to the public without receiving final occupancy on the buildings is a violation of Sec. 94.16.10 Certificate of Occupancy Procedures. Per Sec. 94.16.10(1) ***Certificates Required.*** *No building or addition hereafter constructed or structurally altered shall be used for any purpose, and no addition to a previously existing building shall be occupied, no land (except land used for garden or public recreation purposes and land without buildings or structures), and no change in a use shall occur until a Certificate of Occupancy has been issued by the Zoning Administrator. Every Certificate of Occupancy shall state that the use of occupancy complies with all of the provisions of this Chapter.*

Please be advised that, until the revocation hearing can be held you should not be renting any more units to the public. Please contact Building Inspector, Roman Maguire, to address any outstanding items he may have with the property prior to the public hearing to avoid further action from the Village.

Sincerely,

Jennifer L Higgins

Jennifer Higgins
Director of Planning & Development/Zoning Administrator

Cc: Village Board
Plan Commission
Roman Maguire, Building Inspector
Jami Gebert, Village Administrator

THE VILLAGE OF Weston

Jennifer Higgins,
Director of Planning and Development
715-241-2638
jhiggins@westonwi.gov

4747 Camp Phillips Rd
Weston, WI 54476
715-359-6114
www.westonwi.gov

Document Number

CONDITIONAL USE PERMIT #20230188
APEX CAPITAL VENTURES, 8211
SCHOFIELD AVE
VILLAGE OF WESTON

Document Title

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
09-11-2023 at 1:31 PM
DEAN J. STRATZ, REGISTER OF DEEDS
DOC#: **1887313**
Pages: 6

Digitally applied endorsement stamp
Please keep attached to original document

Recording Area

Name and Return Address

VILLAGE OF WESTON
JENNIFER HIGGINS
4747 CAMP PHILLIPS ROAD,
WESTON, WI 54476

192-2808-231-0955

Parcel Identification Number (PIN)

Document Number	Document Title
	CONDITIONAL USE PERMIT #20230188 APEX CAPITAL VENTURES, 8211 SCHOFIELD AVE VILLAGE OF WESTON

Recording Area

Name and Return Address

VILLAGE OF WESTON
JENNIFER HIGGINS
4747 CAMP PHILLIPS ROAD,
WESTON, WI 54476

192-2808-231-0955

Parcel Identification Number (PIN)

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20230188

This CONDITIONAL USE PERMIT is issued as of 21st day of August 2023, by the PLAN COMMISSION of the VILLAGE OF WESTON to APEX CAPITAL VENTURES, Weston, Wisconsin, 54476.

WHEREAS, CLARANCE & SUZANNE KERSEMEIER is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby APEX CAPITAL VENTURES intends to build thereon a PERSONAL STORAGE FACILITY (STORAGE UNITS), related use. The said property upon which said activity is to take place is more particularly described as follows:

SEC 22-28-08 PT OF NW ¼ NE ¼ - CSM VOL 7 PG 192 (#1806) (DOC #738369) Village of Weston, Marathon County, Wisconsin. (192-2808-231-0955)

WHEREAS, the property described above is in the B3 GENERAL BUSINESS Zoning District of the Village of Weston, which permits the use of a PERSONAL STORAGE FACILITY in said zoning district by conditional use permit; and

WHEREAS APEX CAPITAL VENTURES has requested a conditional use permit for the property, per Section 94.3.05(Figure 3.05) which lists a Personal Storage Facility as a conditional use in the B3 zoning district of the Village of Weston Zoning Ordinance, so as to allow the construction of a PERSONAL STORAGE FACILITY on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held August 14, 2023, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of a PERSONAL STORAGE FACILITY on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, all requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant DUSTIN VREELAND a conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY (STORAGE UNITS) as defined in 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;" (see attached docs)

2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;

3. The construction of the personal storage facility shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;

4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to

any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

6. The street facing façade shall be updated to meet the requirements listed in 94.10.03(7)(a).

All of the uses permitted in the B3 (GENERAL BUSINESS) Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the VILLAGE OF WESTON, result in termination of the rights and privileges granted herein

Dated this 21st day of August 2023

WESTON PLAN COMMISSION

By: _____
Steve Cronin, its Chair

ATTEST:

_____
Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

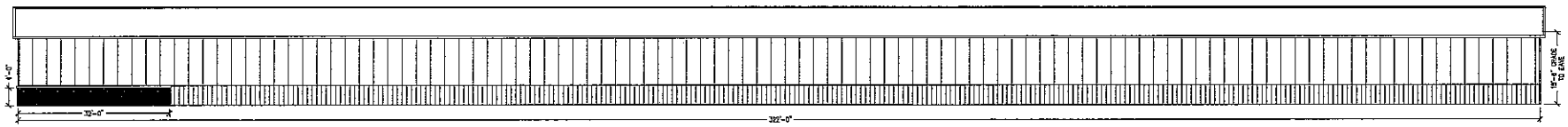
Personally, came before this 21st day of August 2023, the above-named Steve Cronin, Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

_____
Notary Public

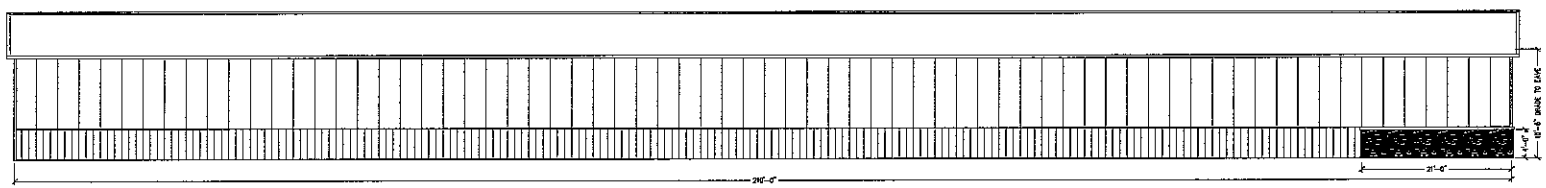
My Commission expires on 03-21-2027.

VALERIE R. PARKER NOTARY PUBLIC STATE OF WISCONSIN

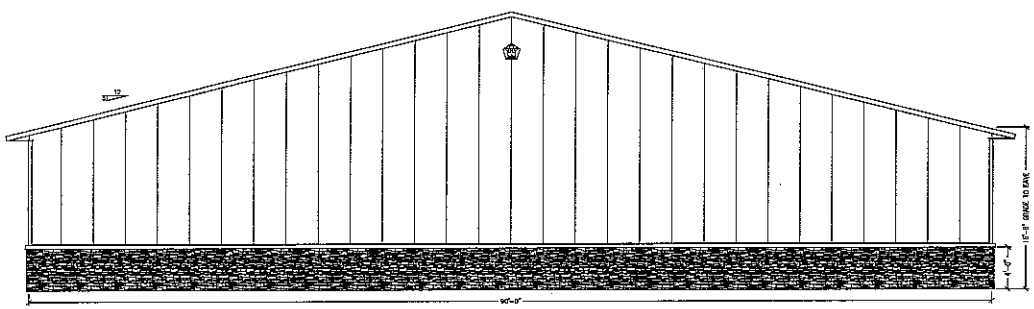
THIS INSTRUMENT DRAFTED BY:
Aaron Anklam, Village of Weston
Assistant Planner, Planning and Development
Weston, WI 54476



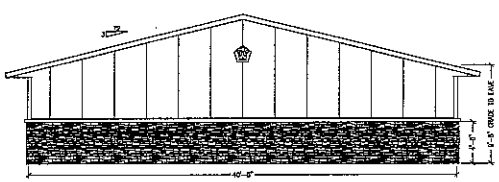
5 A1 WEST SIDE ELEVATION OF FAR WEST BUILDING
SCALE: 1/8" = 1'-0"



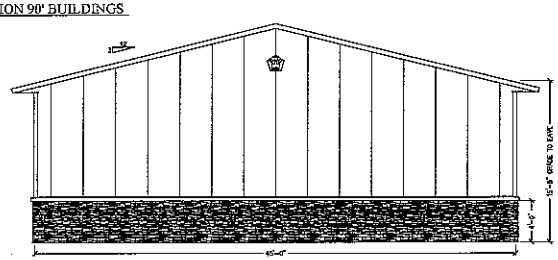
4 A1 EAST SIDE ELEVATION OF FAR EAST BUILDING
SCALE: 1/8" = 1'-0"



3 A1 NORTH END ELEVATION 90' BUILDINGS
SCALE: 3/16" = 1'-0"



1 A1 NORTH END ELEVATION 40' BUILDINGS
SCALE: 3/16" = 1'-0"



2 A1 NORTH END ELEVATION 45' BUILDINGS
SCALE: 3/16" = 1'-0"

Walters Buildings

DRAWINGS IN PROGRESS

DRAWN BY NAME
BEARDED KAPTAIN LLC
RUSSEY STERN

OWNER ADDRESS
P.O. BOX
WAUSAU, WI 54402

PROJECT NAME
WESTON MINI-WAREHOUSE STORAGE

PROJECT ADDRESS
VILLAGE OF WESTON
MARATHON COUNTY, WI

CHECKED BY
CHRIS WOLCHE

DRAWN BY
TOM B

DATE
ESTIMATOR

LAST MODIFIED BY

SCALE

SHEET NUMBER
PST-047

A1

SITE PLAN NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET C8 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.

SITE PLAN LEGEND

- 1 — 18" STANDARD MOUNTABLE CURB SEE DETAIL ON C9
- 2 — 18" REJECT MOUNTABLE CURB SEE DETAIL ON C9
- 3 — PROPOSED CURB TRANSITION (STANDARD TO REJECT)
- 4 — PROPOSED 1' CURB CUT SEE DETAIL ON C9
- 5 — PROPOSED FLAT CURB SEE DETAIL ON C9
- PROPOSED 3.5" ASPHALT WITH 8" BASE COURSE SEE DETAIL ON SHEET C9
- PROPOSED SNOW STORAGE
- PROPOSED INFILTRATION BASINS SEE DETAILS ON SHEET C7
- PROPOSED MEDIUM RIPRAP W/GEOTEXTILE FABRIC

	TOTAL
LOT AREA	215,894 sqft.
BUILDING AREA	87,510 sqft.
PAVED AREA	86,359 sqft.
TOTAL IMPERVIOUS AREA	173,479 sqft. (80%)
GREEN SPACE	42,415 sqft. (20%)

PRIVATE UTILITIES NOT LOCATED
UNDERGROUND UTILITIES

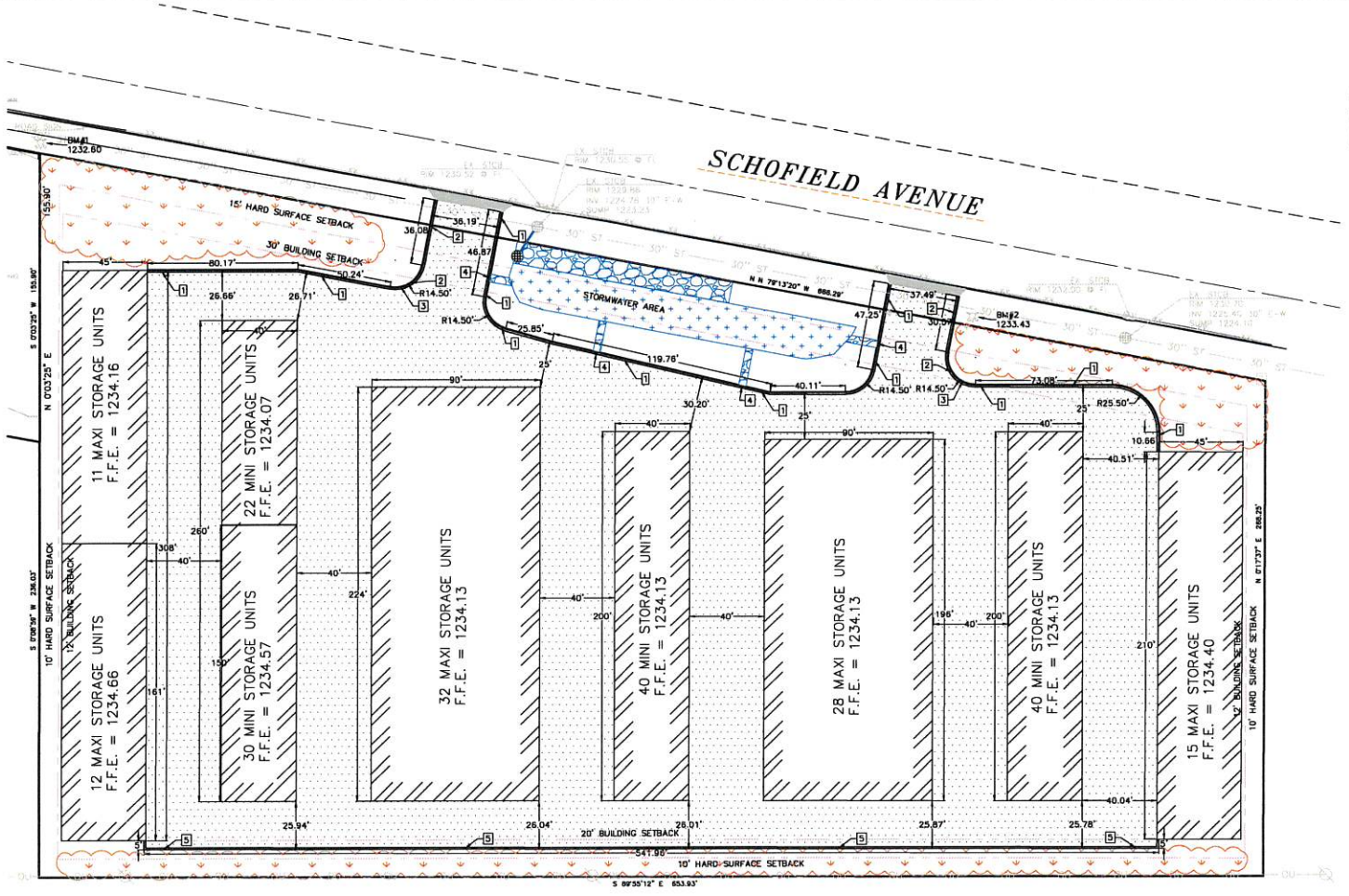
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS – LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY WATER LINE, SANITARY, AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.



SCALE NOTE: IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS ONLY OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED SITE PLAN

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com

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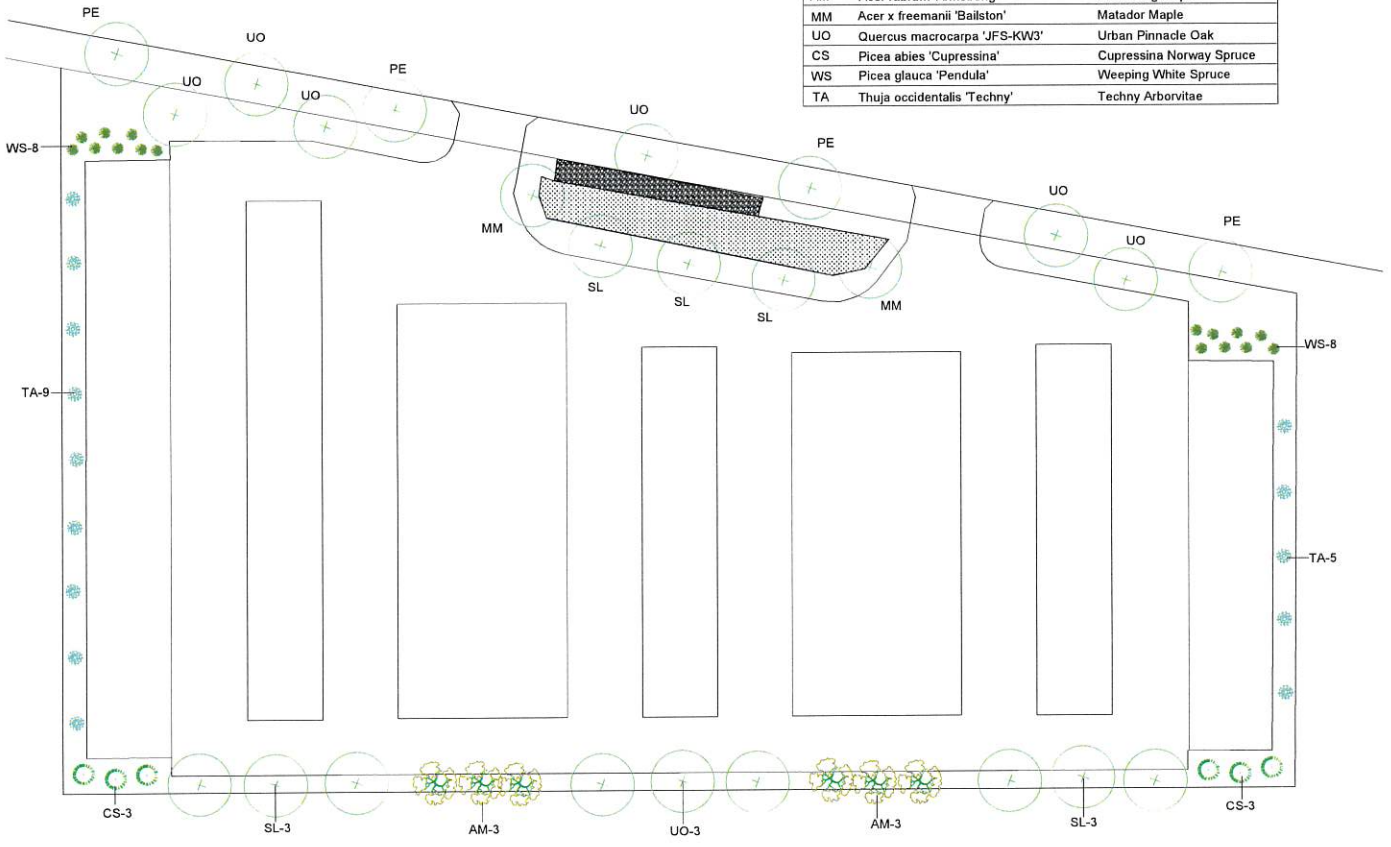
PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC

PLAN DATE: JULY 26TH, 2023

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 30'
SHEET C4

Plant List

PE	Ulmus x 'Patriot'	Patriot Elm
SL	Gleditsia triacanthos 'Draves'	Streetkeeper Locust
AM	Acer rubrum 'Armstrong'	Armstrong Maple
MM	Acer x freemanii 'Bailston'	Matador Maple
UO	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak
CS	Picea abies 'Cupressina'	Cupressina Norway Spruce
WS	Picea glauca 'Pendula'	Weeping White Spruce
TA	Thuja occidentalis 'Techny'	Techny Arborvitae



Schalow's Nursery Inc.

2 Miles east of the junction 10-13
10474 Co. Trunk A
Marshfield, WI. 54449
SERVING CENTRAL WISCONSIN SINCE "1965"

NOTES: LANDSCAPE PLAN

DESIGNER: Gordon S Schalow PLA

PHONE: 591-3478 / 1-800-944-1985 / *FAX:* 591-5523

NAME: Korey Stern
ADDRESS: Schofield Avenue
CITY: Weston, WI.
PHONE:

SCALE: 1"=30'-0"
DATE: 7/25/2023

N

CONDITIONAL USE PERMIT
AMENDMENT #20230188
APEX CAPITAL VENTURES, 8211
SCHOFIELD AVE
VILLAGE OF WESTON

Document Number

Document Title

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
12-21-2023 at 11:56 AM
DEAN J. STRATZ, REGISTER OF DEEDS
DOC#: **1892257**
Pages: 4

Digitally applied endorsement stamp
Please keep attached to original document

Recording Area

Name and Return Address

VILLAGE OF WESTON
JENNIFER HIGGINS
4747 CAMP PHILLIPS ROAD,
WESTON, WI 54476

192-2808-231-0955

Parcel Identification Number (PIN)

Document Number	Document Title
	CONDITIONAL USE PERMIT AMENDMENT #20230188 APEX CAPITAL VENTURES, 8211 SCHOFIELD AVE VILLAGE OF WESTON

Recording Area

Name and Return Address

VILLAGE OF WESTON
JENNIFER HIGGINS
4747 CAMP PHILLIPS ROAD,
WESTON, WI 54476

192-2808-231-0955

Parcel Identification Number (PIN)

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT AMENDMENT #20230188

This CONDITIONAL USE PERMIT AMENDEMENT is issued as of the 11th day of December 2023, and overrides the previously approved and recorded CONDITIONAL USE PERMIT DOC#1887313 by the PLAN COMMISSION of the VILLAGE OF WESTON to Dustin Vreeland, of 6103 Dawn Street, Weston, Wisconsin, 54476, on behalf of Apex Capital Ventures LLC.

WHEREAS, APEX CAPTIAL VENTURES LLC is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby APEX CAPTIAL VENTURES LLC intends to build thereon a PERSONAL STORAGE FACILITY (STORAGE UNITS), related use. The said property upon which said activity is to take place is more particularly described as follows:

SEC 22-28-08 PT OF NW ¼ NE ¼ - CSM VOL 7 PG 192 (#1806) (DOC #738369) Village of Weston, Marathon County, Wisconsin. (192-2808-231-0955)

WHEREAS, the property described above is in the B3 GENERAL BUSINESS Zoning District of the Village of Weston, which permits the use of a PERSONAL STORAGE FACILITY in said zoning district by conditional use permit; and

WHEREAS DUSTIN VREELAND on behalf of APEX CAPTIAL VENTURES LLC has requested a conditional use permit for the property, per Section 94.3.05(Figure 3.05) which lists a Personal Storage Facility as a conditional use in the B3 zoning district of the Village of Weston Zoning Ordinance, so as to allow the construction of a PERSONAL STORAGE FACILITY on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held December 11, 2023, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of a PERSONAL STORAGE FACILITY on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, all requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant DUSTIN VREELAND a conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY (STORAGE UNITS) as defined in 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;" (see attached docs)

2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;

3. The construction of the personal storage facility shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;

4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the B3 (GENERAL BUSINESS) Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the VILLAGE OF WESTON, result in termination of the rights and privileges granted herein

Dated this 11th day of December 2023

WESTON PLAN COMMISSION

By: _____
Steve Cronin, its Chair

ATTEST:

_____
Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally, came before this 11th day of December 2023, the above-named Steve Cronin, Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

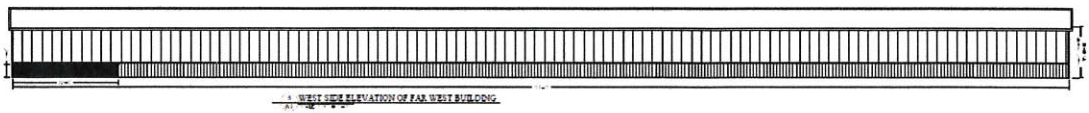
VALERIE R. PARKER NOTARY PUBLIC STATE OF WISCONSIN

_____
Notary Public

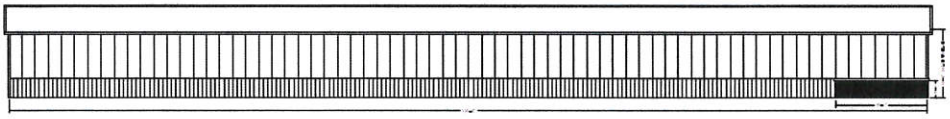
My Commission expires on 03-21-2027.

THIS INSTRUMENT DRAFTED BY:
Aaron Anklam, Village of Weston
Assistant Planner, Planning and Development
Weston, WI 54476

Exhibit A:



WEST SIDE ELEVATION OF FAR WEST BUILDING



EAST SIDE ELEVATION OF FAR EAST BUILDING

NORTH END ELEVATION 90' BUILDINGS

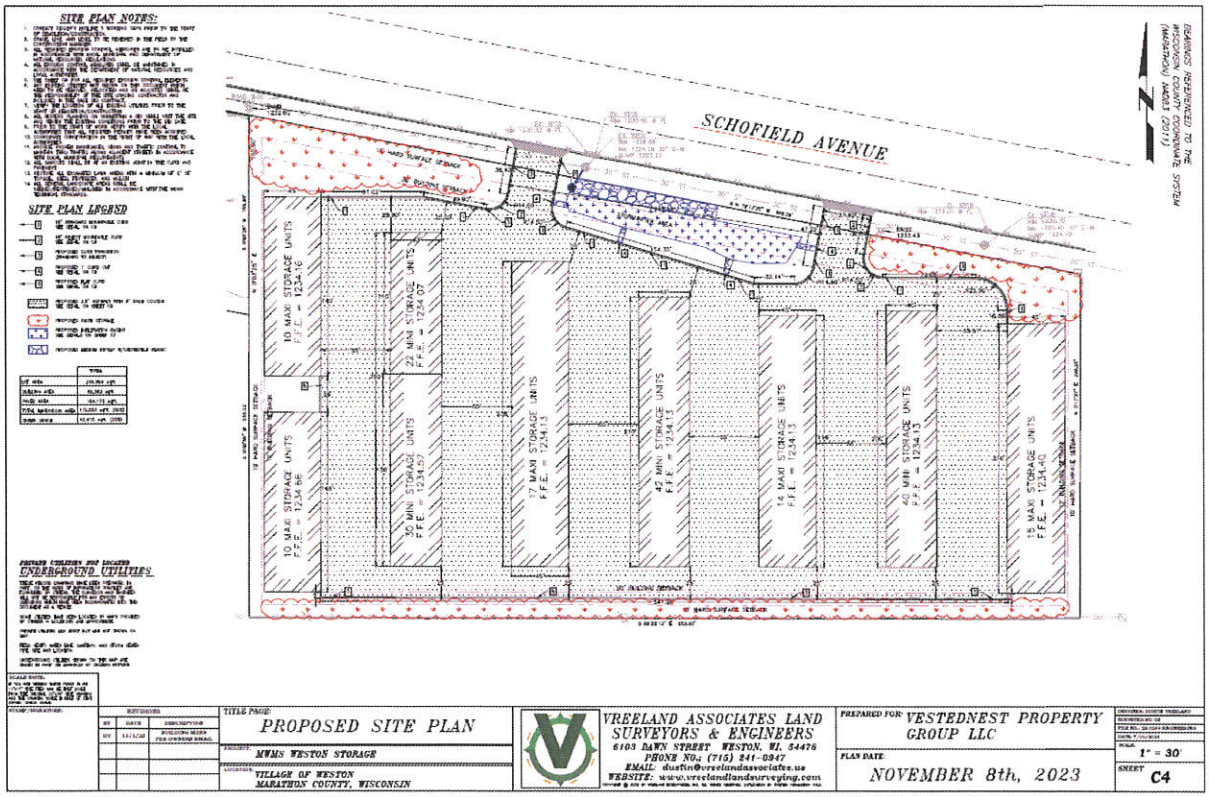
NORTH END ELEVATION 40' BUILDINGS

NORTH END ELEVATION 45' BUILDINGS

Walters Buildings

DRAWINGS IN PROGRESS

A1



STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
09-11-2023 at 1:31 PM
DEAN J. STRATZ, REGISTER OF DEEDS
DOC#: **1887312**
Pages: 5

Document Number

MEMORANDUM OF DEVELOPMENT AGREEMENT
(Apex Capital Ventures)
Document Name

Digitally applied endorsement stamp
Please keep attached to original document

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT (Apex Capital Ventures) (this "Memorandum") is made and entered into as of the 25 day of August, 2023, by and among the **VILLAGE OF WESTON,** a Wisconsin municipal corporation located at 4747 Camp Phillips Road, Weston, WI 54476 (the "Village"), and Apex Capital Ventures, located at 8211 Schofield Ave, Weston, WI 54476 (the "Owner & Developer") (the Village and the Owner are referred to herein, collectively, as the "Parties").

WHEREAS, the Owner is the owner of certain real property described on Exhibit A attached hereto (the "Property");

WHEREAS, the Parties entered into that certain Development Agreement (Apex Capital Ventures) with an effective date of August 25 2023 (as may be amended from time to time, the "Development Agreement"), with respect to the Property; and

WHEREAS, the Parties desire to place this Memorandum of record in the real estate records for Marathon County, Wisconsin to provide notice to third parties of the Development Agreement.

Recording Area

Name and Return Address

Village of Weston
4747 Camp Phillips Rd
Weston, WI 54476
Attn: Jennifer Higgins

192-2808-231-0955
Parcel Identification Number (PIN)

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Development Agreement.

a. Notice is hereby given that the Parties have entered into the Development Agreement affecting the Property. Until termination of the Development Agreement, the Development Agreement runs with the land and is binding upon, benefits and burdens the Property, the Owner, the Company, and any subsequent owner and/or mortgagee of all or any portion of the Property and each of their successors and assigns. The term of the Development Agreement commences as of the date thereof and terminates as provided therein.

b. The terms, conditions and other provisions of the Development Agreement are set forth in the Development Agreement, express reference to which is made for greater particularity as to the terms, conditions and provisions thereof. A copy of the Development Agreement is available upon request from the Village at the offices of the Village Clerk.

MEMORANDUM OF DEVELOPMENT AGREEMENT
(Apex Capital Ventures)

Document Name

Document Number

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT (Apex Capital Ventures) (this "Memorandum") is made and entered into as of the 25 day of August, 2023, by and among the **VILLAGE OF WESTON,** a Wisconsin municipal corporation located at 4747 Camp Phillips Road, Weston, WI 54476 (the "Village"), and Apex Capital Ventures, located at 8211 Schofield Ave, Weston, WI 54476 (the "Owner & Developer") (the Village and the Owner are referred to herein, collectively, as the "Parties").

WHEREAS, the Owner is the owner of certain real property described on Exhibit A attached hereto (the "Property");

WHEREAS, the Parties entered into that certain Development Agreement (Apex Capital Ventures) with an effective date of August 25, 2023 (as may be amended from time to time, the "Development Agreement"), with respect to the Property; and

WHEREAS, the Parties desire to place this Memorandum of record in the real estate records for Marathon County, Wisconsin to provide notice to third parties of the Development Agreement.

Recording Area

Name and Return Address

Village of Weston
4747 Camp Phillips Rd
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b. The terms, conditions and other provisions of the Development Agreement are set forth in the Development Agreement, express reference to which is made for greater particularity as to the terms, conditions and provisions thereof. A copy of the Development Agreement is available upon request from the Village at the offices of the Village Clerk.

c. This Memorandum is not a complete summary of the Development Agreement. Provisions in this Memorandum shall not be used to interpret the provisions of the Development Agreement. In the event of conflict between this Memorandum and the unrecorded Development Agreement, the unrecorded Development Agreement shall control.

2. Counterparts. This Memorandum may be executed in several counterparts, each of which shall be deemed an original but all of which counterparts collectively shall constitute one instrument representing the agreement among the parties.

[*Signature Pages Follow*

THE OWNER & DEVLOPER:

_____

By: _____
Name: _____
Title: Managing Partner

STATE OF WISCONSIN)
) ss.
COUNTY OF Marathon)

Personally came before me this 25 day of August, 2023, NAME, to me known to be the person who executed the foregoing instrument and to me known to be the TITLE of Apex Capital Ventures and acknowledged that s/he executed the foregoing instrument as such authorized representative of said entity and with its authority.

Owen Jones
President

_____
Print Name: Samantha Main
Notary Public, State of Wisconsin
My commission: 12/13/25

SAMANTHA MAIN
NOTARY
PUBLIC
STATE OF WISCONSIN

THE VILLAGE:
VILLAGE OF WESTON, WISCONSIN

By: _____
Name: Mark Maloney, President
Title: President

Attest:

By: _____
Pamela Brehm, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally, came before me this 5th day of September, 2023, Mark Maloney, to me known to be the person who executed the foregoing instrument and to me known to be the President of the Village of Weston, Wisconsin, and acknowledged that s/he executed the foregoing instrument as such authorized representative of said entity and with its authority.

SARAH REBECCA CHIBEYA NOTARY PUBLIC STATE OF WISCONSIN

_____ Sarah Rebecca Chibeya
Print Name: ~~MARK F. MALONEY~~ Sarah Rebecca Chibeya
Notary Public, State of Wisconsin
My commission: 3/27/2025

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally, came before me this 5th day of September, 2023, Pamela Brehm, to me known to be the person who executed the foregoing instrument and to me known to be the Clerk of the Village of Weston, Wisconsin, and acknowledged that s/he executed the foregoing instrument as such authorized representative of said entity and with its authority.

_____
Print Name: Sarah Rebecca Chibeya
Notary Public, State of Wisconsin
My commission: 3/27/2025

DOCUMENT DRAFTED BY:
Aaron Anklam, Village of Weston
Assistant Planner
4747 Camp Phillips Road
Weston WI 54476

SARAH REBECCA CHIBEYA NOTARY PUBLIC STATE OF WISCONSIN

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

SEC 23-28-08 PT OF NW 1/4 NE 1/4 - CSM VOL 7 PG 192 (#1806) (DOC #738369) EX #1171717 (HWY) & PCLS 1 & 2 CSM VOL 8 PG 13 (#1929) (DOC #743188) EX #1171719 (HWY)

Tax Parcel ID Number: 192-2808-231-0955

Apex Capital Ventures

DEVELOPMENT AGREEMENT WITH THE VILLAGE OF WESTON

THIS DEVELOPMENT AGREEMENT ("AGREEMENT") is entered into as of 25 day of August, 2023, by and between Apex Capital Ventures, ("DEVELOPER"), and the **VILLAGE OF WESTON** (the "VILLAGE").

WITNESSETH

WHEREAS DEVELOPER owns an approximately 4.96-acre parcel of land in the Village of Weston, County of Marathon, State of Wisconsin, commonly known as 8211 Schofield Ave, being more particularly described on Exhibit A attached hereto (the "PROPERTY"); and

WHEREAS, DEVELOPER has proposed using the PROPERTY to operate Storage Units, which is a Storage or Disposal Land Use Type classified by Section 94.4.06(3) as Personal Storage Facility and

WHEREAS, the PROPERTY is in the B3 – GENERAL BUSINESS Zoning District of the Village of Weston, which allows Personal Storage Facility in said zoning district as a conditional use; and

WHEREAS, the VILLAGE approved the site plan for the addition for the PROPERTY on August 14th 2023; and

WHEREAS, this AGREEMENT is intended to ensure compliance with the approved site plan between the DEVELOPER and the VILLAGE;

NOW, THEREFORE, it is agreed as follows:

1. **Improvements.** DEVELOPER, at its own cost and expense, agrees to improve the PROPERTY in accordance with the site plan attached hereto as Exhibit B (the "PROJECT"). DEVELOPER will cause the PROJECT to be constructed in a good and workman-like manner, and in conformance and compliance with all applicable federal, state, local and other laws, rules, regulations, and ordinances including, without limitations, all zoning and land division laws, rules, regulations, and ordinances, all building codes and ordinances of the VILLAGE, and all environmental laws, rules, regulations, and ordinances. Construction of the PROJECT shall be completed within two (2) years of the approval of the site plan unless the PLAN COMMISSION has extended this period by request of DEVELOPER based on reasons beyond the reasonable control of the DEVELOPER. Any future additions, modifications, or changes to the PROPERTY that require VILLAGE Approval Authority must be approved by the VILLAGE Approval Authority in advance of any construction. The DEVELOPER agrees to hire a professional construction manager or project manager to construct the PROJECT in accordance with Exhibit B.

2. **Permits, Approvals, and Licenses.** DEVELOPER shall have in effect at all times all permits, approvals, and licenses as may be required by any governmental authority or non-governmental entity in connection with the development, construction, management, and operation of the PROJECT. The VILLAGE will exercise its authority to issue building permits as approved construction plans are submitted through the State of Wisconsin and the applicable fees are paid to the VILLAGE.

3. **Lawful Use.** No use is hereby authorized unless the use is conducted in a lawful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order, or rule by the VILLAGE, Marathon County, State

of Wisconsin, United States, or other duly constituted authority, except only to the extent that it authorizes the use of the PROPERTY in any specific respects described herein.

4. **Automatic Termination of Site Plan Approval.** The Site Plan Approval will automatically terminate upon the occurrence of any of the following:

a. A failure to complete construction of the PROJECT within two (2) years of issuance of the site plan approval unless the PLAN COMMISSION has extended this period by request of DEVELOPER based on reasons beyond the reasonable control of the DEVELOPER;

b. The commencement of construction of any future additions, modifications, or changes to the PROPERTY that require VILLAGE Approval that were not approved by the VILLAGE Approval Authority in advance.

5. **Revocation or Modification of Site Plan Approval.** The Site Plan Approval for this PROPERTY may be revoked or modified by the VILLAGE where the VILLAGE determines that the use, its operation, and/or associated improvements are not in compliance with the terms of the VILLAGE's Zoning Code. The Zoning Administrator may commence proceedings to consider revocation or modification, with such proceedings following the process in the VILLAGE Zoning Code.

6. **Certificate of Completion.** Upon completion of the PROJECT, the VILLAGE shall issue a certificate of completion in recordable form certifying that all requirements of this AGREEMENT have been met (the "Certificate of Completion"). Upon issuance of the Certificate of Completion by the VILLAGE, this Agreement and the covenants contained herein shall terminate.

7. **Severability.** If any covenant, condition, provision, term or agreement of this AGREEMENT is, to any extent, held invalid or unenforceable, the remaining portion thereof and all other covenants, conditions, provisions, terms, and agreements of this AGREEMENT will not be affected by such holding, and will remain valid and in force to the fullest extent by law.

8. **Governing Law.** This AGREEMENT is governed by, and must be interpreted, under the internal laws of the State of Wisconsin. Any suite arising or relating to this AGREEMENT must be brought in Marathon County, Wisconsin.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date first printed above.

DEVELOPER:

_____

By: _____
NAME _____, its President

STATE OF WI)
) ss.
COUNTY OF Marathon

Personally came before me this 25 day of August, 2023, NAME Owen Jones, to me known to be the person who executed the foregoing instrument and to me known to be the President of Apex capital ventures, and acknowledged that s/he executed the foregoing instrument as such authorized representative of said entity and with its authority.

_____
Print Name: Samantha Main
Notary Public, State of WI
My commission: 12/31/25

SAMANTHA MAIN NOTARY PUBLIC STATE OF WISCONSIN

THE VILLAGE:
VILLAGE OF WESTON

By: _____
Mark Maloney, President

Attest: _____
Pamela Brehm, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally, came before me this 5th day of September, 2023, Mark Maloney, to me known to be the person who executed the foregoing instrument and to me known to be the President of the Village of Weston, Wisconsin, and acknowledged that s/he executed the foregoing instrument as such authorized representative of said entity and with its authority.

_____
Print Name: Sarah Rebecca Chibeya
Notary Public, State of Wisconsin
My commission: 3/27/2025

SARAH REBECCA CHIBEYA NOTARY PUBLIC STATE OF WISCONSIN

DOCUMENT DRAFTED BY:
Aaron Anklam, Village of Weston
Assistant Planner
Weston WI 54476

Exhibit A

Legal Description

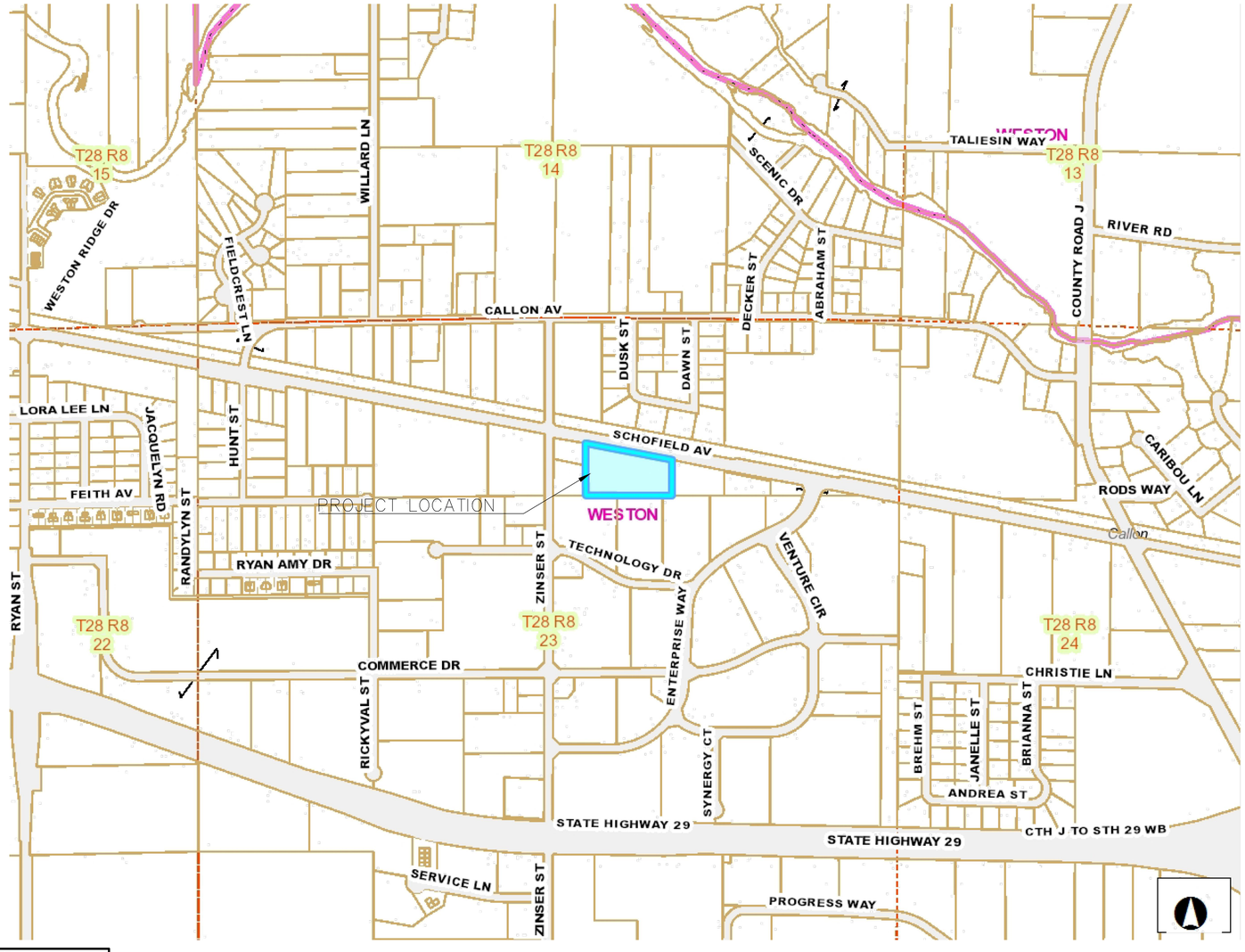
SEC 23-28-08 PT OF NW 1/4 NE 1/4 - CSM VOL 7 PG 192 (#1806) (DOC #738369) EX #1171717 (HWY) & PCLS 1 & 2 CSM VOL 8 PG 13 (#1929) (DC #743188) EX #1171719 (HWY)

Exhibit B

FINAL SITE PLANS

ADDRESS:
8211 SCHOFIELD STREET WESTON, WI 54476

LOCATION:
LOT 1 OF CSM #1806-7-192 & PARCEL 1&2 CSM #1929-8-13 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN



LOCATION MAP

SURVEY LEGEND

- SANITARY SEWER LINE
- STORM SEWER LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED TELEVISION LINE
- WATERMAIN LINE
- FIBER OPTIC LINE
- IRRIGATION LINE
- FENCE LINE
- EDGE OF BITUMINOUS
- CONTOUR LINE
- ROAD CENTERLINE
- F.F.E. = FINISHED FLOOR ELEVATION
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- WELL
- WATER SERVICE
- WATER VALVE
- HYDRANT
- IRRAGATION HEAD
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- LIGHTPOLE
- POWERPOLE
- BOLLARD
- GUY WIRE
- GAS METER
- TELEPHONE PEDESTAL
- TELEPHONE METER
- FIBER OPTIC VAULT
- TREE
- EXISTING TREELINE
- BM #1 ELEV 1232.60 — BENCHMARK
- EXISTING CONCRETE
- EXISTING GRAVEL

DRAWING INDEX

SHEET C2 EXISTING SITE
SHEET C3 PROPOSED DEMOLITION PLAN
SHEET C4 PROPOSED SITE PLAN
SHEET C5 PROPOSED GRADING PLAN
SHEET C6 PROPOSED EROSION PLAN
SHEET C7 PROPOSED STORMWATER PLAN & DETAILS
SHEET C8-9 PROPOSED DETAILS

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

Point Table

Point #	Benchmark #	Northing	Easting	Elevation	Description
2000	BM#2	180190.80	310167.42	1233.43	Hydrant Bury Nut
2001	BM#1	180285.88	309669.83	1232.60	Hydrant Bury Nut

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:
WISCONSIN DUSTIN VREELAND E-46804-6 WESTON, WI PROFESSIONAL ENGINEER

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: COVER PAGE

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com

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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC

PLAN DATE: JULY 26TH, 2023

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: NO SCALE
SHEET C1

SURVEY LEGEND

- SAN — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- OU — OVERHEAD UTILITY LINE
- E — BURIED ELECTRIC LINE
- G — BURIED GAS LINE
- T — BURIED TELEPHONE LINE
- TV — BURIED TELEVISION LINE
- W — WATERMAIN LINE
- FO — FIBER OPTIC LINE
- IR — IRRIGATION LINE
- X — FENCE LINE
- EOB — EDGE OF BITUMINOUS
- 1200 — CONTOUR LINE
- ROAD CENTERLINE
- F.F.E. = FINISHED FLOOR ELEVATION
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- EM — ELECTRIC METER
- ET — ELECTRIC TRANSFORMER
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- LIGHTPOLE
- POWERPOLE
- BOLLARD
- GUY WIRE
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- TREE
- EXISTING TREELINE
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- EXISTING CONCRETE
- EXISTING GRAVEL

Point Table					
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2001	BM#1	180285.88	309669.83	1232.60	Hydrant Bury Nut

PRIVATE UTILITIES NOT LOCATED
UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS – LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY WATER LINE, SANITARY, AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: *EXISTING SITE*

PROJECT: *MWMS WESTON STORAGE*

LOCATION: *VILLAGE OF WESTON*
MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com

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PREPARED FOR: *VESTEDNEST PROPERTY GROUP LLC*

PLAN DATE: *JULY 26TH, 2023*

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 30'
SHEET C2

DEMOLITION NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. EXISTING BUILDING IS TO REMAIN OPERATIONAL UNTIL NEW BUILDING IS COMPLETE.
4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
6. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
9. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
10. EXCESS TOPSOIL SHALL BE STOCKPILED AND STORED ONSITE FOR FUTURE USE, UNLESS OTHERWISE DIRECTED BY THE OWNER. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. THE CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE OUTSIDE OF THE BUFFER AREA AS SHOWN.
13. MAINTAIN TRAFFIC CIRCULATION TO EXISTING BUILDING SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.
14. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.

DEMOLITION PLAN LEGEND

- 1 REMOVE TREE
- 2 MAINTAIN EXISTING CONCRETE APRON
- 3 REMOVE POWER POLE. COORDINATE W/UTILITY COMPANY
- 4 REMOVE LIGHT POLE. COORDINATE W/UTILITY COMPANY
- 5 REMOVE OVERHEAD POWER LINE. COORDINATE W/UTILITY COMPANY
- 6 REMOVE CHAINLINK FENCE
- 7 REMOVE TELEPHONE PEDESTAL. COORDINATE W/UTILITY COMPANY
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING BUILDING
- REMOVE EXISTING TREES

PRIVATE UTILITIES NOT LOCATED
UNDERGROUND UTILITIES

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FIELD VERIFY WATER LINE, SANITARY, AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.

SCALE NOTE:
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STAMP/SIGNATURE:

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED DEMOLITION PLAN

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
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WEBSITE: www.vreelandlandsurveying.com

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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC

PLAN DATE: JULY 26TH, 2023

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 30'
SHEET C3

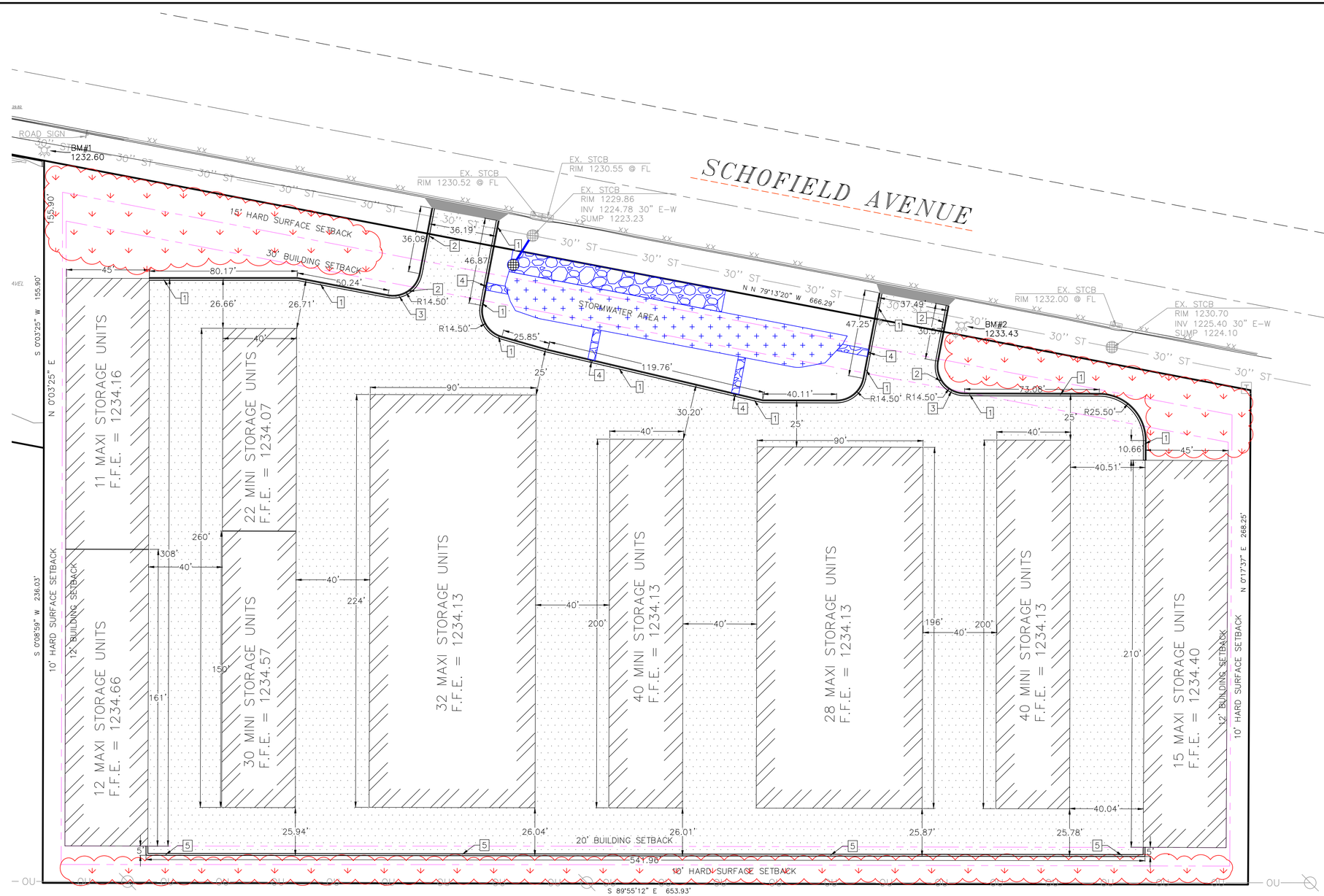
SITE PLAN NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET C6 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.

SITE PLAN LEGEND

- 1 — 18" STANDARD MOUNTABLE CURB SEE DETAIL ON C9
- 2 — 18" REJECT MOUNTABLE CURB SEE DETAIL ON C9
- 3 — PROPOSED CURB TRANSITION (STANDARD TO REJECT)
- 4 — PROPOSED 1' CURB CUT SEE DETAIL ON C9
- 5 — PROPOSED FLAT CURB SEE DETAIL ON C9
- PROPOSED 3.5" ASPHALT WITH 8" BASE COURSE SEE DETAIL ON SHEET C9
- PROPOSED SNOW STORAGE
- PROPOSED INFILTRATION BASINS SEE DETAILS ON SHEET C7
- PROPOSED MEDIUM RIPRAP W/GEOTEXTILE FABRIC

	TOTAL
LOT AREA	215,894 sqft.
BUILDING AREA	87,510 sqft.
PAVED AREA	86,359 sqft.
TOTAL IMPERVIOUS AREA	173,479 sqft. (80%)
GREEN SPACE	42,415 sqft. (20%)



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UNDERGROUND UTILITIES

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STAMP/SIGNATURE:

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED SITE PLAN

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC

PLAN DATE: JULY 26TH, 2023

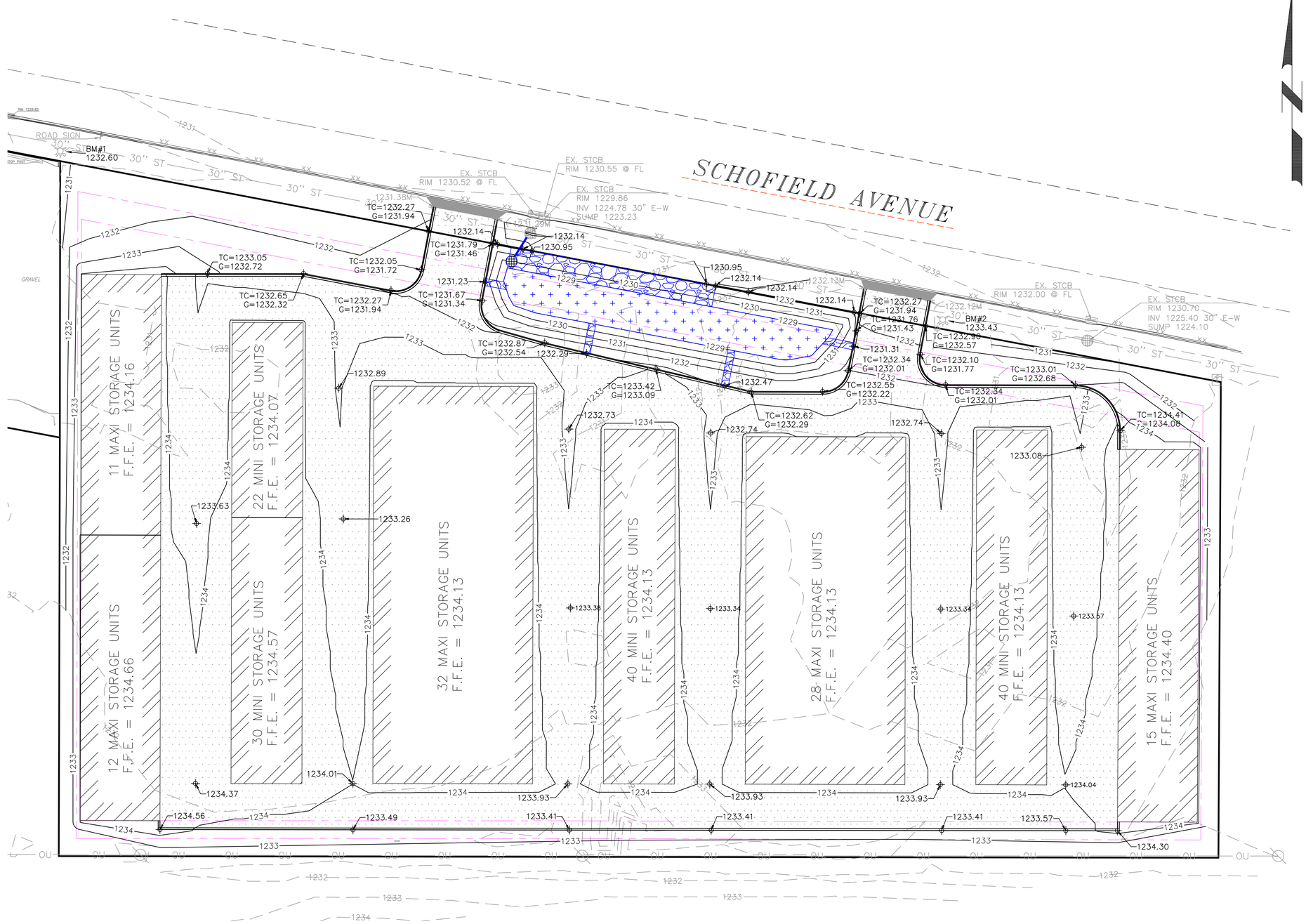
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 30'
SHEET C4

GRADING NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1211 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
6. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
7. SEE SHEET C6 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
8. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
9. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
10. EXCESS TOPSOIL SHALL BE STOCKPILED AND STORED ONSITE FOR FUTURE USE, UNLESS OTHERWISE DIRECTED BY THE OWNER. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
12. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
13. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

1231.79	PROPOSED SPOT ELEVATION
1231.38M	EXISTING SPOT ELEVATION (MATCH POINT)
INV=1209.22	PROPOSED INVERT ELEVATION



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

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REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED GRADING PLAN

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN

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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC

PLAN DATE: JULY 26TH, 2023

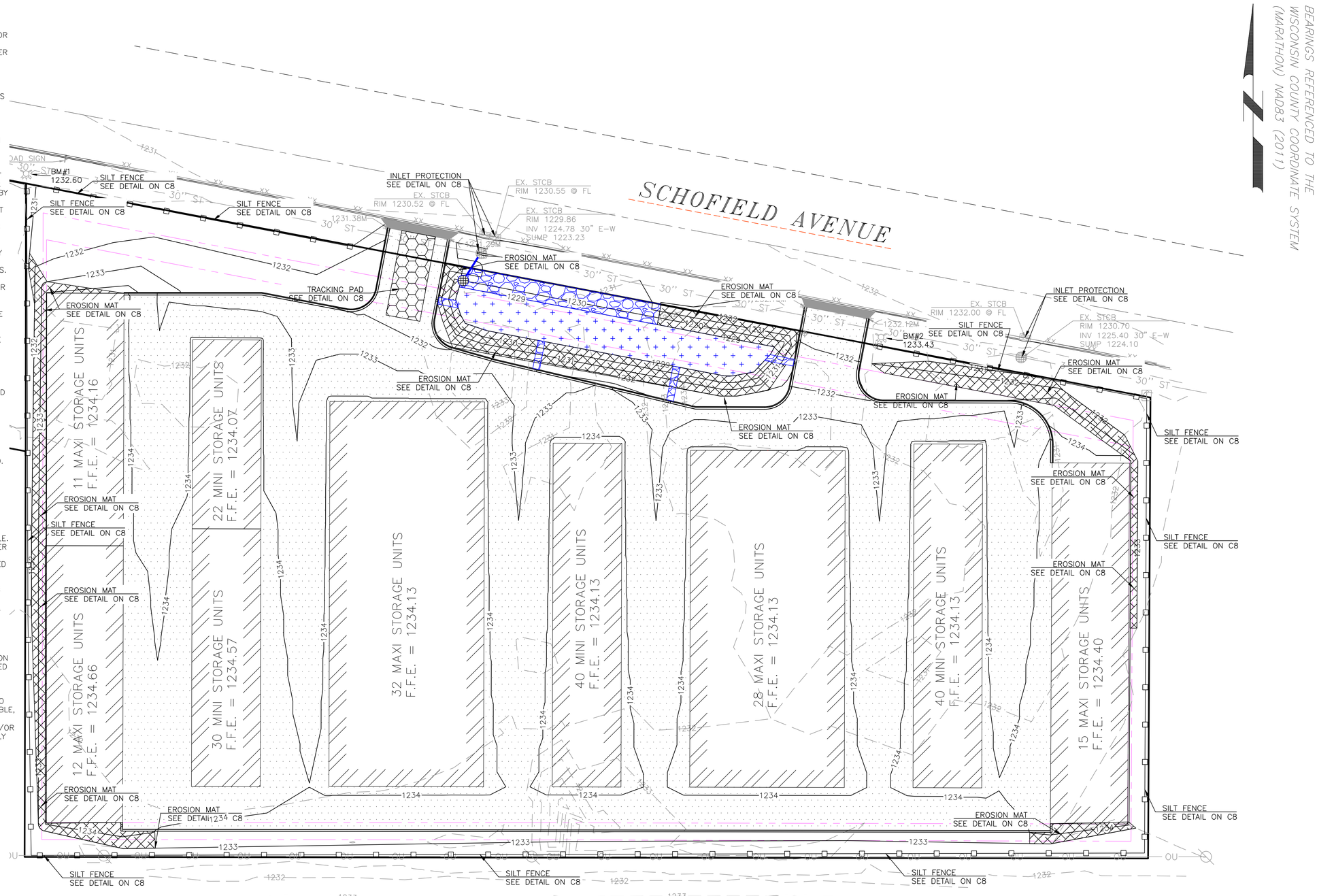
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 30'
SHEET C5

PROPOSED EROSION CONTROL ACTIVITIES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLTION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANANGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
9. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS. ANY SEDIMENT OR TRASH THAT HAS MOVED OFF-SITE SHALL BE SWEPT OR CLEANED UP BEFORE THE END OF THE WORK DAY.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
11. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
12. INLET PROTECTION SHALL BE PLACE IN ANY DOWNSTREAM CATCH BASINS EVEN IF THEY ARE NOT SHOWN ON THIS PLAN.
13. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
14. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
15. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
16. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
17. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
19. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDE IF NECESSARY.

EROSION CONTROL SCHEDULING

1. INSTALL PERIMETER EROSION CONTROL. INSTALL INLET PROTECTION ON ALL CATCH BASIN DOWNSTREAM OF SITE EVEN IF NOT CALLED OUT ON THIS SHEET.
2. BEGIN DEMOLITION.
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
6. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



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TITLE PAGE: *PROPOSED EROSION CONTROL PLAN*

PROJECT: *MWMS WESTON STORAGE*

LOCATION: *VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN*

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PREPARED FOR: *VESTEDNEST PROPERTY GROUP LLC*

PLAN DATE: *JULY 26TH, 2023*

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 30'
SHEET C6

STORMWATER NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1211 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
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4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
6. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
7. SEE SHEET C6 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
8. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
9. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
10. EXCESS TOPSOIL SHALL BE STOCKPILED AND STORED ONSITE FOR FUTURE USE, UNLESS OTHERWISE DIRECTED BY THE OWNER. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
12. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
13. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

STORMWATER LEGEND:

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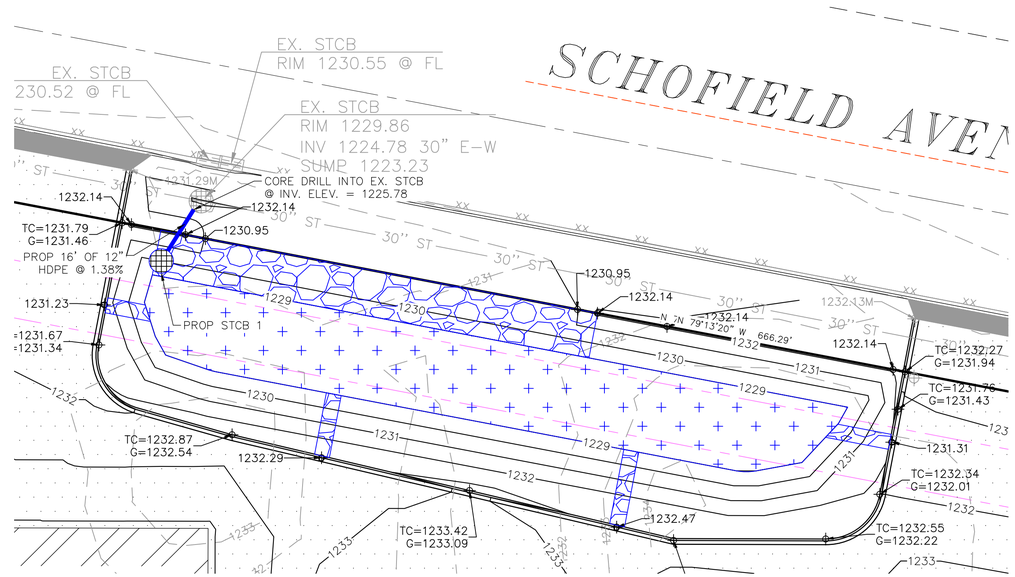
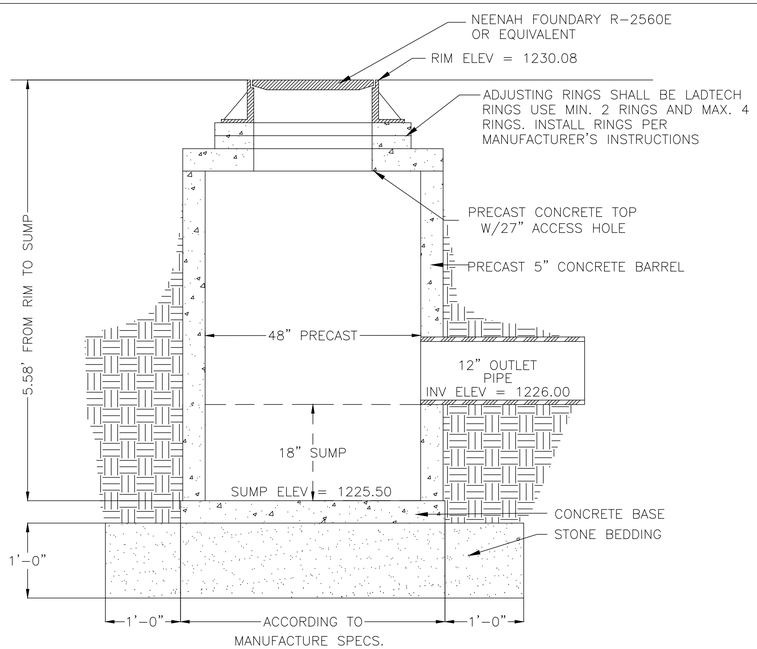
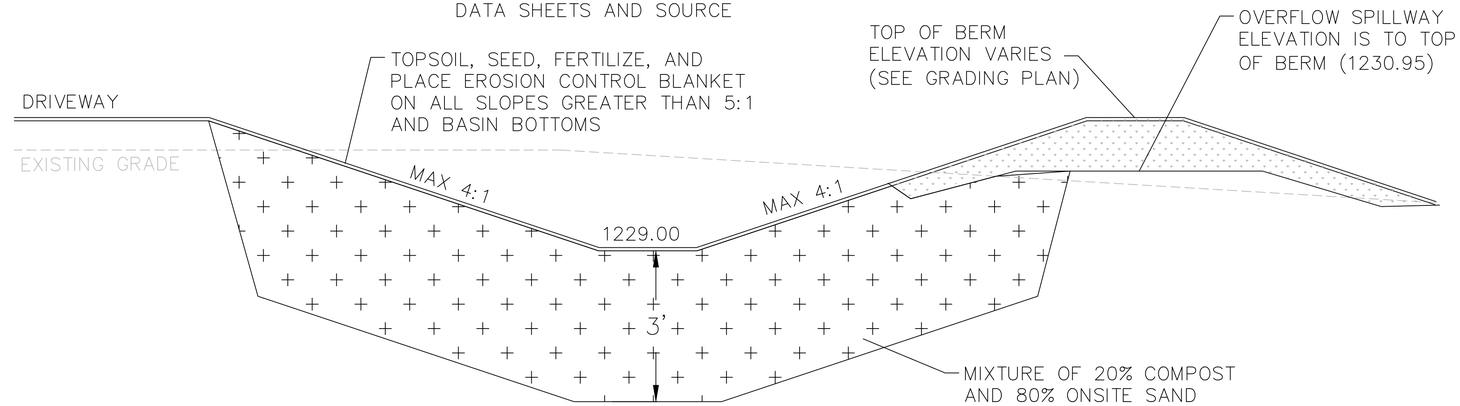


BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



PROP STCB 1

INFILTRATION BASIN TO MEET WI DNR TECHNICAL STANDRAD 1003. CONTRACTOR TO SUBMIT SEED AND COMPOST DATA SHEETS AND SOURCE



PROPOSED INFILTRATION BASIN (1P)

INFILTRATION BASIN (1226 TO 1229 ELEVATION) TO BE DRESSED WITH 2' OF 20% COMPOST AND 80% ON-SITE OR IMPORTED COARSE SAND MIX.
SEED WITH PRAIRIE NURSERY "MOIST MEADOW – RAIN GARDEN MIX" PER WDNR TECHNICAL STANDARD 1003. SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (MAY 1 AND JUNE 20) AND WILL NEED A COVER CROP PER WDNR TECHNICAL STANDARD 1059 TABLE 1 – TEMPORARY SEEDING SPECIES AND RATES OR PLUGS SHALL BE USED
AVOID COMPACTION DURING CONSTRUCTION. AFTER CONSTRUCTION, INSTALL A PROTECTIVE FENCE UNTIL CONTRIBUTING AREA IS STABILIZED.
PER SOIL BORING COMPLETED BY TIM ZOROMSKI OVER-EXCAVATION WILL BE REQUIRED TO REMOVAL ALL DEBRIS FROM SOIL, TO A DEPTH THAT MEETS WISCONSIN DNR INFILTRATION STANDARDS.
SAND NEEDS TO MEET USDA COARSE SAND TEXTURAL CLASSIFICATION, AND BE WASHED IF USED FOR INFILTRATION BASIN. IF, SAND DOES NOT MEET USDA COARSE SAND TEXTURAL CLASSIFICATION, COARSE SAND WILL NEED TO BE IMPORT.
IF SNOW IS PILED ON THE BASINS, THEN MORE FREQUENT MAINTENANCE OF THE SOILS WILL BE REQUIRED TO MAINTAIN DESIRED PLANT LIFE AND INFILTRATION RATES.

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TITLE PAGE: PROPOSED STORMWATER PLAN & DETAILS

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN

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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC

PLAN DATE: JULY 26TH, 2023

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 20'
SHEET C7

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

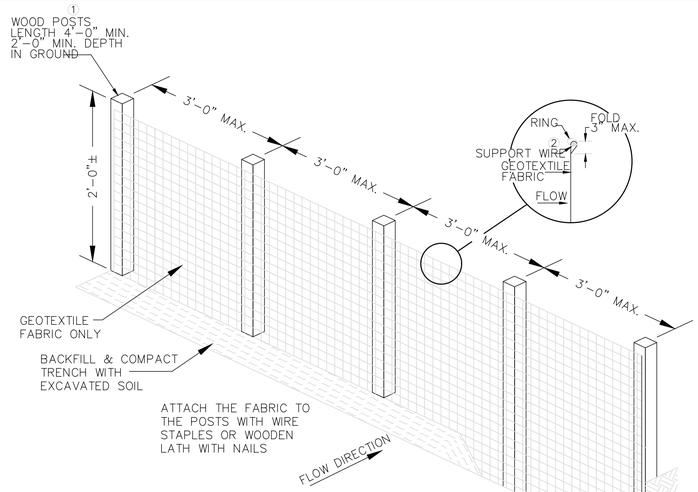
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

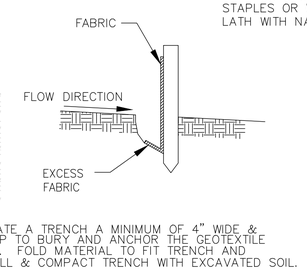
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

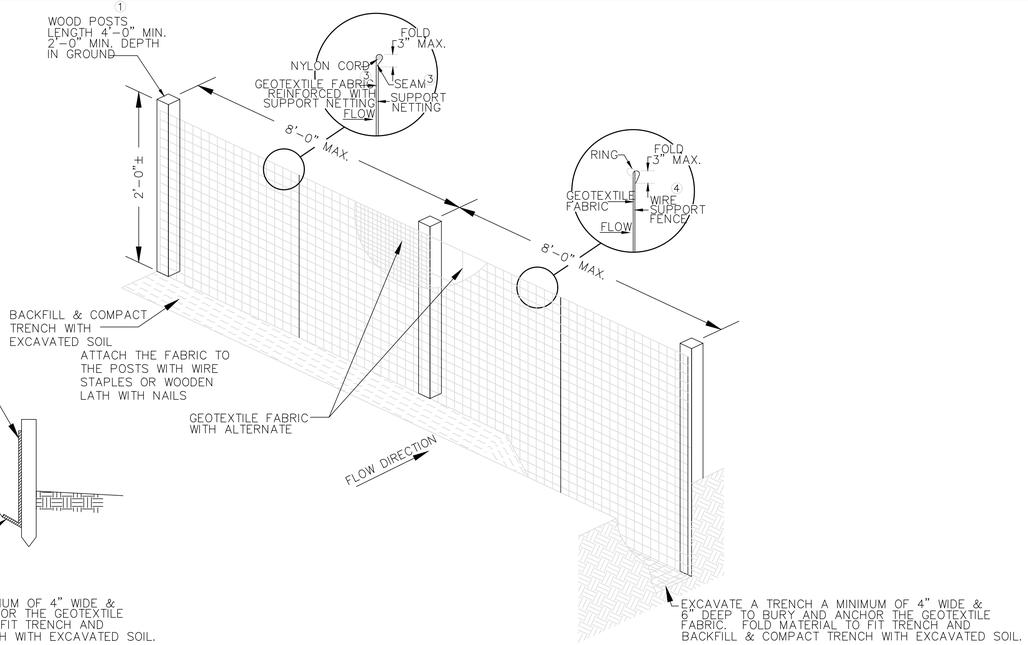
1. STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
2. MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
3. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
4. WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
5. LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



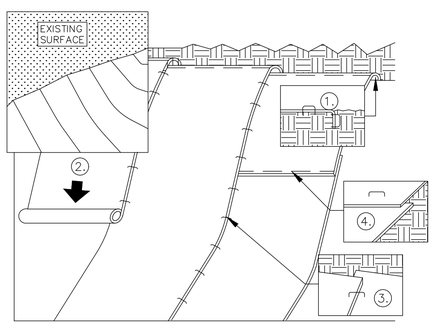
SILT FENCE ALTERNATE "A"



TRENCH DETAIL



SILT FENCE ALTERNATE "B"



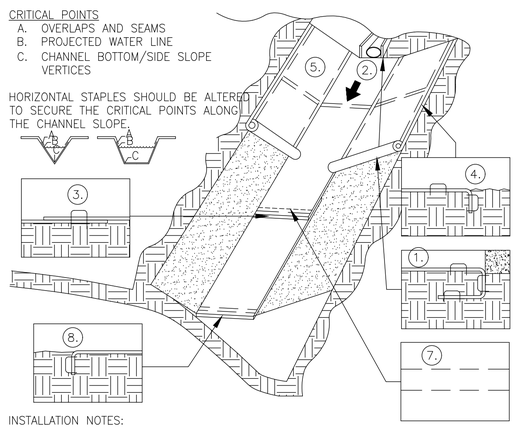
INSTALLATION NOTES:

1. BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
2. ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
3. OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
4. OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.

NON-CHANNEL EROSION MAT

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

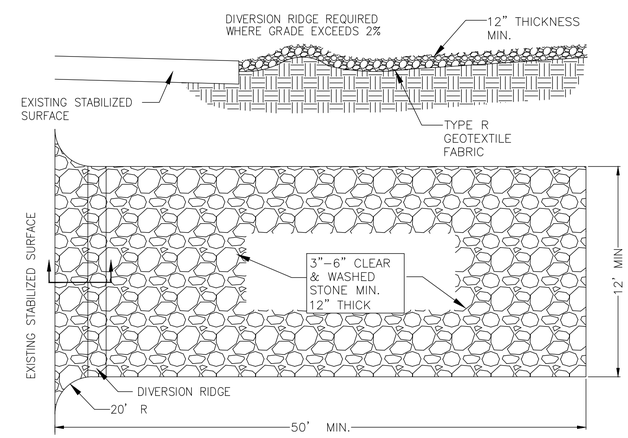
HORIZONTAL STAPLES SHOULD BE ALTERED TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SLOPE.



INSTALLATION NOTES:

1. BEGIN AT THE TOP OF THE CHANNEL SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
2. ROLL THE MAT DOWN THE BOTTOM OF THE CHANNEL SLOPING IN DIRECTION OF FLOW.
3. OVERLAP END TO END APPROX. 6" WITH DOUBLE ROW OF STAGGERED STAPLES APPROX. 4" APART.
4. BEGIN AT THE TOP OF THE SIDE SLOPES. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
5. EROSION MAT ON SIDE SLOPES MUST BE MINIMUM OVERLAP OF 4" AND STAPLED.
6. OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.
7. IN HIGH FLOW CHANNEL, A STABLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER THE WIDTH OF CHANNEL. PLACE A SECOND ROW OF STAPLES 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. IN THE CHANNEL ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.

CHANNEL EROSION MAT



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.

TRACKING PAD

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: *PROPOSED DETAILS*

PROJECT: *MWMS WESTON STORAGE*

LOCATION: *VILLAGE OF WESTON*
MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com

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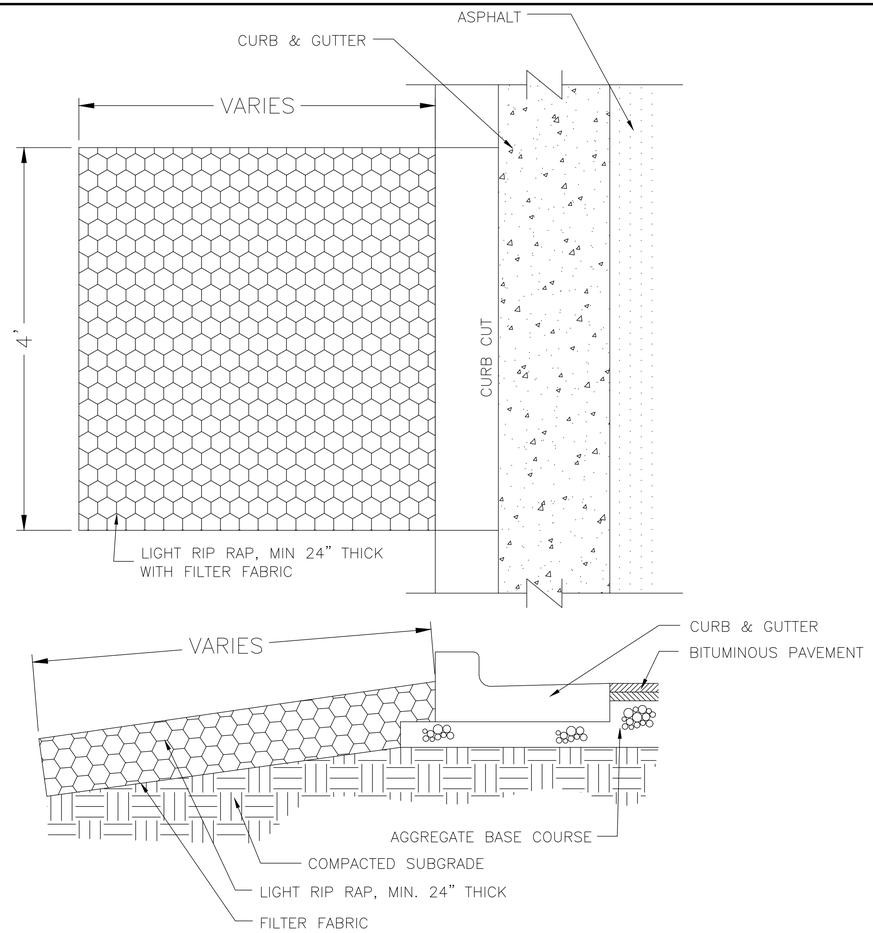
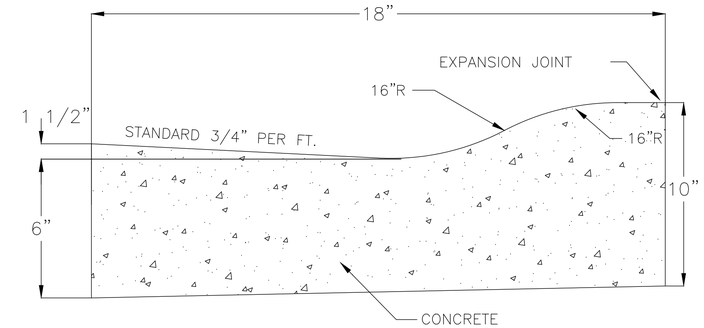
PREPARED FOR: *VESTEDNEST PROPERTY GROUP LLC*

PLAN DATE: *JULY 26TH, 2023*

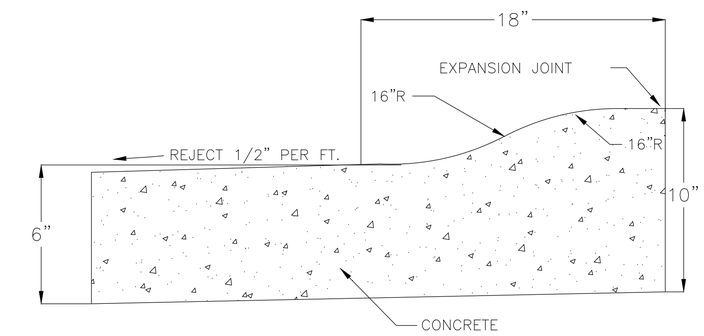
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: NO SCALE
SHEET C8



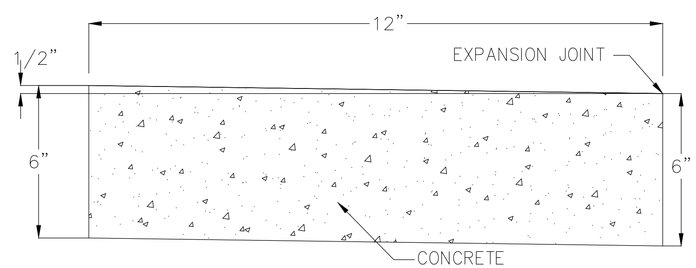
CURB CUT & LIGHT RIP RAP



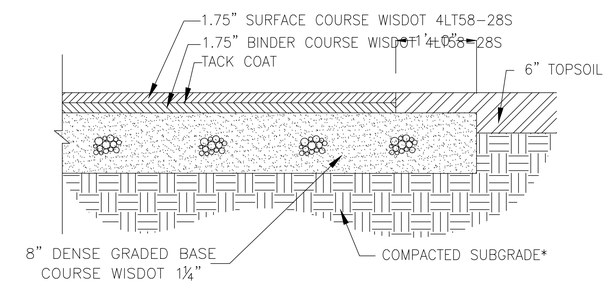
STANDARD MOUNTABLE CURB



REJECT MOUNTABLE CURB



FLAT CURB



3.5" ASPHALT PAVEMENT

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED DETAILS

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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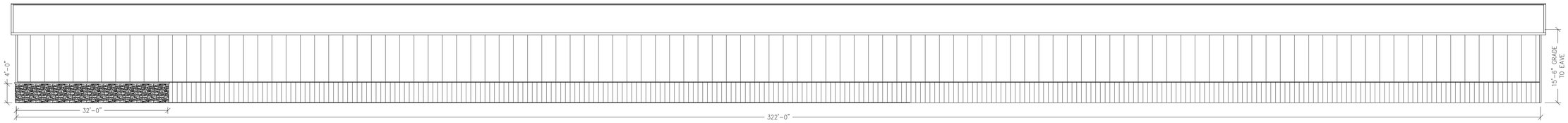
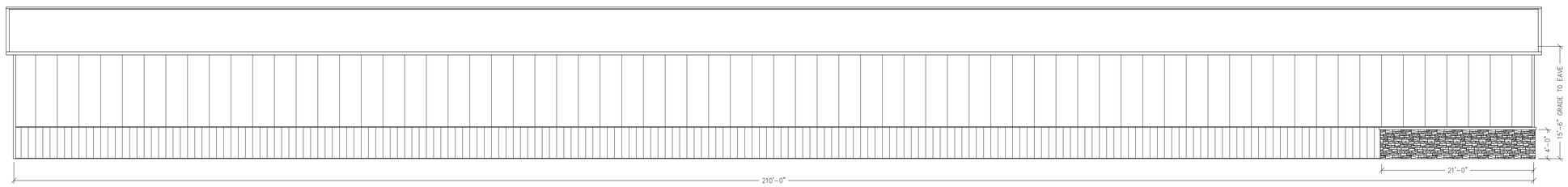
PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC

PLAN DATE: JULY 26TH, 2023

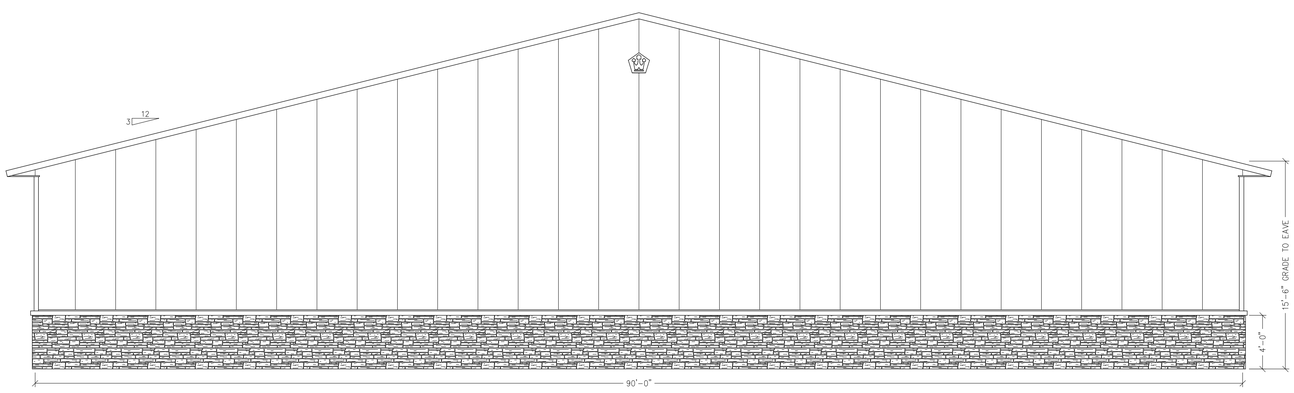
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: NO SCALE
SHEET C9



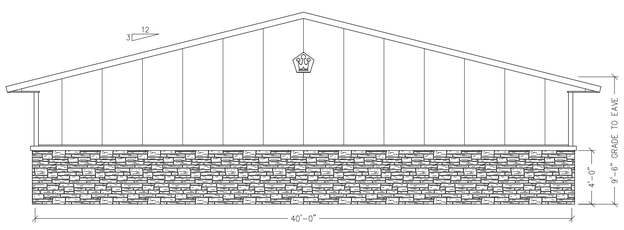
5 A1 WEST SIDE ELEVATION OF FAR WEST BUILDING
SCALE: 1/8" = 1'-0"



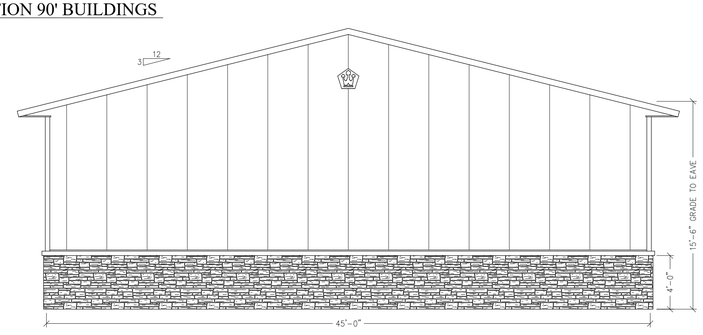
4 A1 EAST SIDE ELEVATION OF FAR EAST BUILDING
SCALE: 1/8" = 1'-0"



3 A1 NORTH END ELEVATION 90' BUILDINGS
SCALE: 3/16" = 1'-0"



1 A1 NORTH END ELEVATION 40' BUILDINGS
SCALE: 3/16" = 1'-0"



2 A1 NORTH END ELEVATION 45' BUILDINGS
SCALE: 3/16" = 1'-0"

Walters Buildings
Jack Walters & Sons, Corp.
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com

DRAWINGS IN PROGRESS

OWNER NAME:
BEARDED KAPTAIN LLC
KOREY STERN

OWNER ADDRESS:
P.O. BOX 7
WAUSAU, WI 54402

PROJECT NAME:
WESTON MINI-MAXI STORAGE

PROJECT ADDRESS:
VILLAGE OF WESTON
MARATHON COUNTY, WI

SALES REP / DEALER:
CHUCK WOODKE

DRAFTER:
TOM B

ESTIMATOR:
ESTIMATOR

LAST SAVED BY:
TBROWN ON: 9/5/2023

PAPER SIZE:
ARCH FULL BLEED D (24.00 X 36.00 INCHES)

SCALE:
AS NOTED

ENGINEER:

JOB NUMBER:
P97-247

SHEET NUMBER:
A1

Sec 94.16.06 Conditional Use Permits

1. **Purpose and Applicability**. The development and execution of this Chapter is based upon the division of the Village and its ETZ Area into zoning districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use at a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to their location, development, and operation. Such uses are classified as conditional uses and require a conditional use permit except as specified under subsection (14).
2. **Initiation of Conditional Use Permit**. Any person, firm, corporation, or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest that may become a freehold interest or an exclusive possessory interest, and that is specifically enforceable on the land for which a conditional use is sought, may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.
3. **Application for Conditional Use Permit**. No application for a conditional use permit shall be placed on any agenda as an item to be acted upon unless the Zoning Administrator has certified acceptance of a complete application. Prior to publication of the required Notice of Public Hearing, the applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hard copies in a quantity directed by the Zoning Administrator. Said complete application shall be comprised of all of the following:
    a. A completed conditional use permit application form furnished by the Zoning Administrator.
    b. A scale map of the subject property showing all lands for which the conditional use permit is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.
    c. A written description of the proposed conditional use describing the type, duration, and density of activities, buildings, and structures proposed for the subject property and their general locations, plus such additional information as may be required for the particular land use under Article 4.
    d. A site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use. Said site plan shall conform to any applicable requirements of Section 94.16.09, and any additional requirements as may be specified for the particular land use under Article 4. If the conditional use will make use of existing site improvements only, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
    e. Written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth in this Section and all applicable requirements of this Chapter.

f. Any other plans and information deemed necessary by the Zoning Administrator or the Plan Commission (or Extraterritorial Zoning Committee if in the ETZ Area) to ensure that the requirements of this Chapter are or will be fulfilled.

g. Any required fee per the fee schedule approved by the Village Board.

4. **Zoning Administrator Review and Recommendation**.

   a. The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this Chapter. Only a complete application in the determination of the Zoning Administrator shall entitle a public hearing under subsection (4). The Zoning Administrator shall inform the applicant if the application is incomplete in his or her determination.

   b. Once the Zoning Administrator determines that the application is complete, the Zoning Administrator or designee shall authorize the public hearing and prepare a written evaluation of the application based on the criteria for evaluating conditional use permits in subsection (8) below. The Zoning Administrator shall forward a copy of the evaluation to the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area).

5. **Public Hearing**. The Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) to be held within 45 days after acceptance of a complete application as determined by the Zoning Administrator. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance with the requirements of Wis. Stats. § 62.23(7)(d) and (de). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

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

7. **Appeal to the Village Board**. An appeal of a decision under subsection (6) may be taken to the Village Board by any person, firm or corporation; any officer, department, board, commission or agency of the Village or, in the case of lands within the ETZ Area, the town in which the affected land is located, who is aggrieved by the decision. Such appeal shall be made in writing to the Zoning Administrator within ten days after the date of the Commission's or Committee's decision. In the case of an appeal:

   a. The Zoning Administrator and Building Inspector shall issue no permits to enable commencement or continuation of building and other activities authorized by the conditional use permit and shall issue a "stop work" order for any such activities already commenced.

b. The Zoning Administrator shall immediately notify the applicant and property owner of the appeal in writing and shall schedule the appeal for Village Board consideration.

c. The Village Board shall, by resolution, make a final decision to grant, with or without conditions, or to deny each application for a conditional use permit after receiving and reviewing the Commission's or Committee's findings and making its own findings as to whether or not the proposed use will satisfy the criteria for approval set forth in section (8), and shall have all of the powers of the Commission under this Section. The Village Board's determination shall be final and subject to appeal to the circuit court under any procedure authorized by statute.

8. **Review Criteria for Conditional Use Permit**.

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

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

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

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

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

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

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

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

9. **Issuance, Notice, and Recording of Conditional Use Permit or Denial**. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant the approved conditional use permit. Said permit shall enumerate the details of the conditional use permit, including an identifiable description of the use and subject property and

any specific conditions or requirements of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant, and shall make record of the conditional use permit on the Official Zoning Map. In the case of a denial of a conditional use permit, the Zoning Administrator shall provide written notification to the applicant that the conditional use permit was denied, including the reasons for denial.

10. **Effect of Denial**. No conditional use permit application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors relative to the review criteria in subsection (8) that are found valid by the Zoning Administrator.

11. **Penalties, Revocation, or Modification of an Approved Conditional Use Permit**.

    a. Any violation of an approved conditional use permit shall be subject to Section 94.16.19.

    b. A conditional use permit shall be automatically revoked if:

        i. All buildings and other improvements authorized by the conditional use permit have not been developed, and the conditional use has not commenced operation, within two years of final site plan approval, unless the Commission or Committee has extended this period by request of the applicant, based on reasons beyond the reasonable control of the applicant.

        ii. Once initially made operational, the operation of the conditional use has been discontinued for a period exceeding one year. The burden of proof shall be with the conditional use permit holder or operator to conclusively demonstrate that the conditional use was operational during this period.

    c. A conditional use permit may be revoked or modified by the Plan Commission or the Extraterritorial Zoning Committee, where the Commission or Committee determines that the use, its operation, and/or associated improvements are not in compliance with (i) the terms of this Chapter including one or more criteria in subsection (8) and/or (ii) the approved conditional use permit including any associated plan or approval condition. The Commission, Committee, or Zoning Administrator may commence proceedings to consider revocation or modification, with such proceedings following the process in subsections (5) and (6). An appeal of any such decision shall be allowed per subsection (7).

12. **Duration and Transfer**. The Commission or Committee may approve a conditional use permit with a limitation on the Permit's start date, duration, and/or transfer if such limitations(s) relate to the purpose of this Chapter and the conditional use permit review criteria in subsection (8). Unless the Commission or Committee approved a conditional use permit with a transfer limitation, or Article 4 prescribes a transfer limitation for the particular conditional use, all requirements of the approved conditional use permit shall be continued regardless of ownership or operation of the subject property or use and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit.

13. **Amendments to Approved Conditional Use**. Any expansion of or amendment to a previously approved conditional use permit or grandfathered conditional use, including any change in an associated plan or approval condition found to be material by the Zoning Administrator, shall be processed in accordance with subsections (2) through (10), except where its initial approval allowed expansion or amendment by some other process.

14. **Uses Now Regulated as Conditional Uses That Were Legal Land Uses (Permitted-by-Right or as Conditional Uses) Prior to the Effective Date of This Chapter**. A use regulated as a conditional use under Figures 3.04 and 3.05 or elsewhere this Chapter that was a legal land use--either permitted-by-right or as a conditional use--prior to March 18, 2015 shall be

considered a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial expansion or modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a conditional use permit under this Section.

HISTORY
Amended by Ord. 16-008 on 4/20/2016
Amended by Ord. 19-001 on 1/23/2019

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

DESCRIPTION:	January & February Staff-approved Certified Survey Maps and Site Plans.
FROM:	Jennifer Higgins, Director of Planning & Development Valerie Parker, Planning Technician
FOR REVIEW BY:	Plan Commission, 02/10/2025
POLICY QUESTION:	Should the PC acknowledge the staff approvals as submitted by the Department?
ISSUE-IN-BRIEF:	January & February 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 #20240422 – Northcentral Land Surveying/Radcliffe, 227335 Clearview Dr – Land Division
Project #20240406 – Riverside/Village of Weston, Ryan Street ROW Dedication for Public Trail

Site Plans –
Project #20240397 – Kwik Trip, 3207 Schofield Avenue – Parking Lot Replacement Site Plan

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

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

DESCRIPTION:	Report re: December 2024 Building Permits
FROM:	Roman Maguire, Building Inspector Travis Meverden, Building Inspector
FOR REVIEW BY:	Plan Commission, 2/10/2025 Board of Trustees, 1/20/2025
POLICY QUESTION:	Should the PC & BOT acknowledge the December 2025 building permits issued as submitted by the Department?
ISSUE-IN-BRIEF:	Monthly report from the Planning & Development Department – Building Inspections Division.
FISCAL IMPACT:	**$51,312,494 in permit valuation** **$296,393 in permit fees** **1422 total permits issued (1,350 Village, 30 Town, 42 Rothschild)** **(YTD as of 12/31/24)** **Village of Weston (month of December 2024) – 64 permits issued** **0- Town of Weston and 2- Rothschild** **$8,508 received in permit fees** **$317,216 in permit valuation**
GUIDANCE:	Inspectors recommend the PC & BOT acknowledge the report and place on file.
PRIOR REVIEW:	No previous public review.
REQUEST:	Acknowledge and place on file.

☐ **Is there an additional briefer with this agenda item?**

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

December 2024 Building Permits

Permit Total Report Code

Issued From 12/1/2024 and Issued To 12/31/2024

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
Accessory					
	203 - Commercial Accessory Building	Village of Weston	1	$5,000	$100.00
Commercial Building					
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	2	$79,500	$320.00
Deck					
	103 - New Residential Deck	Village of Weston	1	$10,000	$75.00
Driveway					
	111 - New Residential Driveway/Driveway Addition	Village of Weston	1	$10,000	$125.00
Electrical					
	702 - Residential Electrical	Village of Weston	3	$35,400	$310.00
Electrical Comm					
	700 - Commercial Electrical	Village of Weston	2	$6,000	$288.10
Excavation					
	300 - Excavation	Village of Weston	5		$375.00
Fence					
	108 - New Fence or Alteration (Residential)	Village of Weston	1	$7,491	$30.00
	208 - New Fence or Alteration (Commercial)	Village of Weston	1	$21,500	$50.00
General					
	115 - Early Start (Residential)	Village of Weston	4	$0	$400.00
Home Improvement					
	105 - Interior Remodel - 1&2 Family	Village of Weston	3	$90,800	$545.00
HVAC					
	604 - Residential HVAC Install/Replacement	Village of Weston	2	$10,909	$80.00
Meter					
	507 - Commercial Water Meter	176	1		$4,000.00
Moving					
	301 - Moving	Village of Weston	3		$250.00
Occupancy					
	750 - Non-Residential Zoning	Village of Weston	5		$250.00

Permit Total Report Code

Issued From 12/1/2024 and Issued To 12/31/2024

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
Plumbing					
	500 - Commercial Plumbing	Village of Weston	1	$4,320	$100.00
	502 - Residential Plumbing	Village of Weston	2	$22,900	$80.00
Sales					
	757 - Outdoor Sales of Farm Products	Village of Weston	1		$25.00
Sign					
	400 - Permanent Sign	Village of Weston	5	$13,396	$275.00
Special Assessment					
	910 - Special Assessment	Village of Weston	20		$800.00
	911 - Special Assessment (Non-Resident)	Village of Weston	2		$30.00
Total			**66**	**$317,216**	**$8,508.10**

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

DESCRIPTION:	Report re: January 2025 Building Permits
FROM:	Roman Maguire, Building Inspector Travis Meverden, Building Inspector
FOR REVIEW BY:	Plan Commission, 2/10/2025 Board of Trustees, 2/17/2025
POLICY QUESTION:	Should the PC & BOT acknowledge the January 2025 building permits issued as submitted by the Department?
ISSUE-IN-BRIEF:	Monthly report from the Planning & Development Department – Building Inspections Division.
FISCAL IMPACT:	**$2,828,355 in permit valuation** **$20,813 in permit fees** **58 total permits issued (58 Village, 0 Town, 0 Rothschild)** **(YTD as of 2/3/25)** **Village of Weston (month of January 2025) – 58 permits issued** **0- Town of Weston and 1- Rothschild** **$20,813 received in permit fees** **$2,828,355 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 2025 Building Permits

Permit Total Report Code

Issued From 1/1/2025 and Issued To 1/31/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
Commercial Building					
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	3	$886,900	$370.00
Deck					
	103 - New/Alteration/Addition Residential Deck	Village of Weston	1	$2,000	$75.00
	104 - Residential Deck Repair	Village of Weston	1	$9,737	$35.00
Electrical					
	702 - Residential Electrical	Village of Weston	2	$15,700	$75.00
Electrical Comm					
	700 - Commercial Electrical	Village of Weston	2	$5,500	$200.00
Excavation					
	300 - Excavation	Village of Weston	4		$225.00
General					
	115 - Early Start (Residential)	Village of Weston	4	$0	$0.00
	755 - Shoreland Zoning	Village of Weston	1	$0	$100.00
	403 - Face Copy Replacement	Village of Weston	1	$1,400	$0.00
Home Improvement					
	105 - Interior Remodel - 1&2 Family	Village of Weston	2	$8,000	$270.00
HVAC					
	604 - Residential HVAC Install/Replacement	Village of Weston	6	$40,971	$290.00
	601 - Commercial HVAC Replacement	Village of Weston	1	$23,250	$100.00
Minor Home Improvement					
	901 - Residential Exterior Remodel	Village of Weston	3	$116,533	$150.00
Occupancy					
	750 - Non-Residential Zoning	Village of Weston	2		$125.00
Plumbing					
	500 - Commercial Plumbing	Village of Weston	1	$25,000	$100.00
	502 - Residential Plumbing	Village of Weston	1	$4,500	$40.00
Sign					

Permit Total Report Code

Issued From 1/1/2025 and Issued To 1/31/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	400 - Permanent Sign	Village of Weston	2	$52,700	$613.00
Special Assessment					
	910 - Special Assessment	Village of Weston	14		$560.00
Well					
	310 - Well Certification, Serviced Area (5-year)	Village of Weston	1		$135.00
WUBPA					
	100 - New Home Construction	Village of Weston	6	$1,636,164	$17,350.00
Total			**58**	**$2,828,355**	**$20,813.00**

Jennifer Higgins
Planning & Development Director

To: Plan Commission

Date: February 5, 2025

Re: Planning & Development Project Updates

1. **Associate Planner Update –** Following reviews and the drafting of the 2025 Work Plan for the Department, it was decided to switch gears on this position. A new Assistant Zoning Administrator/Code Enforcement Officer position was created in January 2025. The position announcement has been out since late January, and we have a number of qualified applicants we plan to interview in early March. The position announcement stated our first round of reviews would be looked at February 24.

2. **Comprehensive Plan Update** – The Amendment was approved by the BOT in December. They also approved the Work Order for the 2025-2026 Comp Plan Update. Staff is scheduled to meet with MDRoffers to begin the project on February 14th.

3. **Commercial Building Inspections** – The Department is still working towards being able to provide this new service. Maguire is in the process of becoming certified in commercial building inspections.

<u>TIF 1</u>

1. **Fabick Cat, 9601 County Road J –** Building addition site plan on hold awaiting NOI and stormwater information from applicant. Building 1 is an 18,443-sf expansion and will add additional maintenance/service bays and offices to their existing maintenance facility. Building 2 is a 4,050-sf addition creating a covered area adjacent to the existing paint booth.

2. **Project Timberwolf (Amazon), County Road J** – Final Occupancy Issued This project is ready for closure by Inspector Meverden as time allows.

Jennifer Higgins
Planning & Development Director

3. **Wiesman Storage Units, 4305 Progress Way** – Under Construction - Conditional Use Permit and Site Plan were approved in August. Building permits were issued in April 2024. CUP amendment was approved on the December 2024 PC Agenda. This spring they will finish up the project and we will be able to schedule a close-out inspection.

4. **Weston Mini-Maxi Storage, 8211 Schofield Avenue** – Under Construction - CUP and site plan approved in August 2023. Amendment to CUP was approved in November 2023. Building Permit issued May 29, 2024. Stop Work Order issued on the project 11/22/24 due to permit and inspection issues. Electrician has taken out necessary permits and has been allowed to work at this time. The State Inspector was on site 12/5/24 with Building Inspection staff to do his inspection as the contractor never called for any. He signed off on the projects first 5 buildings. We are now waiting for a few items like construction site security and site lighting to be completed. On 1/27/25 I issued a CUP revocation letter for the project and a public hearing is being held on this at the 2/10/25 PC meeting. The owner has been cooperating. The contractor has not. Roman will provide updates on this at the hearing.

5. **C-Tech, 8311 Technology Dr** – Under Construction - Building addition. Site Plan Approved in September. Early start footing and foundation permit issued 10/26/23. Building Permit issued.

6. **Wausau Supply, 8011 Technology Dr.** – Under Construction - Building addition. Site Plan Approved in September. Building permit issued 11/7/23.

7. **Norcon, Progress Way, Phase II - Office Building** – Under Construction.

<u>TIF 2</u>

1. **ABC Weston, 3200 & 3202 Schofield Avenue** – Final Occupancy Issued for Building 1 – Weston House Café & Adventure Awaits businesses opened in May 2024. No building permit has been received yet for Building 2. Board approved giving them 50% of the original $115,470 for building #1 (or $57,735). All new/updated plans for building 1 and 2 have been approved as of November 2024. Development Agreement has also been updated as of 11/24. Staff has received the

state approval letter for building 2 as of 12/3/24 however no permits have been pulled to date.

2. **Lokre/Stehr Retail Multi-tenant Building 2302 Schofield Avenue**–Under Construction - The Board approved a TIF ask on 2/19/24 and the site plan on 5/20/24. The building permit has been issued and the project is under construction. 8/19/24 a change from a 3 tenant to a 4-tenant building was approved and the development agreement amended. The project received another amendment in September due to them changing the scope from a 4 tenant to a 5-tenant building. The additional door to the east façade required the PC to review and approve the plans again. The Board approved the site plan amendment and amended the development agreement in September. Amendment #4 was approved in November 2024. Building Inspection Staff issued occupancy on Suite 5 - Firehouse Subs for all trades in December 2024 and the restaurant is open. We have received zoning permits for Suite 3 Juvly Aesthetics (moving from the AbbyBank Building) and Suite 2 Mathnasium – customized math tutoring services.

3. **Wendy's, 5401 Business Hwy 51** – Construction is complete. We hear they will open this coming week.

<u>Outside TIF</u>

1. **Greenheck Turner Community Center (GTCC)** – Community Grand opening was held on August 1st. The facility is now open. Project Closeout did not happen in the fall so it will be done Spring 2025.

2. **Badgerland Industries** – building addition approved 4/14/23. Building permit issued 5/22/23 Under construction. No final has been requested. Inspections followed up on this on 2/5/25 and we are awaiting reply.

3. **Beyond the Office Door** – 7/25/23 building permit issued. Under construction. No final has been requested. Inspections need to follow up on this.

4. **TA Hoffman Warehouse Suites, 5804 Wayfair Ave** – Building permit issued. Under construction. No final has been scheduled. Inspections needs to follow up on this.

Jennifer Higgins
Planning & Development Director

5. **Crystal Finishing Building Addition, 4704 Bayberry St** – 7/19/23 building permit issued. Small addition. Building Inspections need to follow up on its progress.

6. **BUG Properties** – CUP received, and site plan approved by PC. Development Agreement finally signed January 2nd. Building permit issued 2/13/24. Under Construction.

7. **Central WI Powersports** – Site plan review for a small (1089 sq ft) cold storage building at this business was approved in April. Erosion control plans were submitted and approved in July. Building permit issued in early September. Progress unknown. Inspections will need to follow up on this in the spring.

8. **Ryan Street Storage Units –** Developer has revised the site plan to include a smaller project. The CUP was amended in November 2024.

9. **Koble Investments 8-unit Apartment on Foothill** – Under Construction - 8-unit apartment building. Site plan approved 11/7/24. Building Permit issued 11/19/24.

10. **Green Tree Acres Final Plat** – Subdivision Plat and Development Agreement recorded. Phase 1 roads are complete. They have started applying for home permits and staff is working through the reviews on them.

11. **Arrowhead Estates First Addition** – Subdivision Plat was approved and recorded in April 2024. Under construction. DA has been amended. Believe all lots are now sold. We received the first permit request in late January.

<u>Town of Weston</u>

1. **Update to Town Zoning Code –** At the 12/17/24 Town PC and Board meeting both the Commission and Town Board approved the zoning code update. It went to the County ERC for review on 2/4/25 and will now move on to the County Board for their final approval.