



Village of Weston, Wisconsin

Meeting of the PLAN COMMISSION

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

Monday, March 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**

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

Staff: **Jennifer Higgins, Director of Planning & Development**

Date/Time: **Monday, March 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 3/3/2025.

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

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

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

Join Zoom Meeting by Computer:

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

Join Zoom Meeting by Phone:

+1 312 626 6799 US (Chicago)

Meeting ID: 544 591 5099

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

1. Call to Order – Roll Call & Declaration of Quorum.
 - Plan Commission – Cronin {C}, Zeyghami {VC}, Diesen, Guernndt, Hoffman, Jordan, Mumper.
2. Open public comment period for items that do not appear on this agenda noted as public hearings.
3. Written Communications, Disclosures and Recusals. Members of the body should make any required disclosures or recusals during this time.
4. [Minutes from February 10, 2025, PC/Joint ETZ Meeting.](#)
5. [Public Hearing – Project #20250077 - Rezone Prohaska Park from AR \(Agriculture and Residential\) & RR-5 \(Rural Residential – 5 Acres\) to PR \(Parks and Recreation\)](#)
 - 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.
6. [Unfinished Business – 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. \(Deferred from 2/10/25 Meeting\)](#)
 - a. Update by Applicant and/or Staff.
 - b. Recommendation from Staff
 - c. Discussion & Action by the Plan Commission.



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

7. [Project #20240405 - Discussion and action on Special Exception for Aspirus Weston Clinic Signage.](#)
8. [Project #20230276 - Discussion and action on the Re-Plat of Green Tree Acres Subdivision](#)
9. [February 2025 Staff-Approved Certified Survey Maps and Site Plans.](#)
10. [February 2025 Building Permits.](#)
11. [Planning & Development Department Project Update Report.](#)
12. Announcements & Committee/Commissioner Remarks
13. Next Regular Meeting Date - Monday, April 14, 2025, at 6 pm
14. Future Agenda Items or Staff Referrals
15. 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 3/05/2025. 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, February 10, 2025, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:05 p.m.

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

Roll call indicated 7 PC members present.

<u>Member</u>	<u>Present</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	YES (Arrived at 6:16pm)
Jordan, Joe	YES
Mumper, Roy	YES

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

Roll call indicated 6 ETZ members present.

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

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

Village Staff in attendance, via Zoom: None

Other Village Representatives in attendance, in-person: Trustee Pinsonneault, SAFER Fire Marshal Christiansen

Other Village Representatives in attendance, via Zoom: None

Audience Members in attendance, in-person: There were 5 audience members present, in-person.

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

2. Open Public Comment Period for items that do not appear on this agenda noted as public hearings. [0:02:05 Zoom Recording]

None.

3. Written Communications, Disclosures, and Recusals. [0:02:19 Zoom Meeting Recording]

None.

4. Minutes from December 9, 2024, PC/ETZ Meeting. [0:02:30 Zoom Recording]

Motion by Jordan, second by Mumper: to approve the December 9, 2024, PC meeting minutes.

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

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

Motion by Guerndt, second by Christiansen: to approve the December 9, 2024, ETZ meeting minutes.

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

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

5. 2025 Meeting Schedule. [0:03:07 Zoom Meeting Recording]

Higgins stated it is just standard that we typically add at the beginning of each year, to make everyone aware of our schedule and deadlines.

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. [0:03:44 Zoom Meeting Recording]

a. Open Public Hearing

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

b. Presentation by Applicant and/or Staff

Higgins explained that typically on an annual basis we take the Village & ETZ Zoning Map and bring it before you for approval. It will then serve as the Official 2025 Zoning Map for the Town and Village of Weston ETZ Area and the Village of Weston.

c. Take Public Comment

None.

d. Close Public Hearing

Cronin closed the public hearing at 6:12 p.m.

e. Recommendation from Staff

Staff recommends approval for both Village PC and ETZ.

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

Motion by Diesen, second by Guerndt: to recommend approval to the Board of Trustees, as presented.

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

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

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

Motion by Christiansen, second by Guerndt: to recommend approval to the Board of Trustees

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

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

7. ADJOURN ETZ COMMITTEE

Motion by Christiansen, second by Mumper: to Adjourn ETZ at 6:13 p.m.

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.

[0:06:59 Zoom Meeting Recording]

a. Open Public Hearing

Cronin opened the public hearing at 6:14 p.m.

b. Presentation by Applicant and/or Staff

Ryan Mattson, 1814 Brian Drive, Rothschild, was present. He stated he is applying for a Conditional Use Permit, to move his existing business from 4105 Transport Way, to 5107 Westfair Avenue (property he is purchasing).

Higgins stated the property he is moving his business to is Zoned B-3 (General Business) with WHP-A (Wellhead Protection – Zone A) District Overlay. She stated the reason he needs the Conditional Use Permit is because his business use falls under Light Industrial. She stated staff has no issues.

c. Public Comment Period

None.

d. Close Public Hearing

Cronin closed the public hearing at 6:16 p.m.

Hoffman arrived at 6:16 p.m.

e. Recommendation from Staff

Higgins pointed out the draft Conditional Use Permit Determination, which lists standard conditions for this type of use.

Mumper commented on the email response from SAFER Fire Chief Josh Finke, stating he was not comfortable with the battery storage. Higgins explained that since that message, more clarifications were made and Finke’s concerns was met.

Zeyghami questioned the location for the battery storage. Mattson stated the addition of being a distributor for an electric vehicle battery company is no longer in the plan. Zeyghami stated if that type of business use comes back into play, then Mattson will have to reapply for a Conditional Use Permit. Higgins stated we will need to receive an updated operational plan reflecting this.

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

The Plan Commission then went through the Determination in the meeting packet.

Answers to Determination:

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

Motion by Guerndt, second by Mumper: to recommend approval of the Conditional Use Permit #2025002.

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

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

9. 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 [0:15:09 Zoom Meeting Recording]

a. Open Public Hearing

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

b. Presentation by Applicant and/or Staff

Wayne & Marion Lammert, of Rod's Towing Service, LLC, were present.

Wayne Lammert clarified that they do not do any painting or fueling, and stated this property that they would be leasing this site strictly for storage of wrecked vehicles. He explained they were at 6508 Ryan Street for the past 8 years, but now with the new storage units there, they lost the security and space needed. He explained this is their second business location, as their primary location is in Merrill (since 1972). They plan to keep 3 of their tow trucks at the Weston location. He explained that 90% of vehicles that get towed will be delivered to body shops or to the vehicle owner's home. He stated for vehicles coming to their site, if they are leaking, then most likely they leaked out at the crash location or on the road on the way to their site. He stated that if they tow any EV vehicles, those all go to their location in Merrill (along with most major crashed vehicles). Their Merrill yard is manned and is their base location. The most they would have at this Weston site is 12 cars a year. Basically, a secondary location to provide faster response times to this area.

Diesen confirmed their Merrill location is on County Road G.

Guerndt confirmed that the fencing facing the roadway is privacy fencing.

Higgins stated REI provided an environmental assessment for Rod's Towing at this new location.

c. Public Comment Period

Gebert pointed out Matthew Michalski, of REI, is on Zoom if we have questions for him.

d. Close Public Hearing

Cronin closed the public hearing at 6:29 p.m.

e. Recommendation from Staff

There was some discussion on the fencing and confirmed that it is privacy fencing.

Guerndt questioned the volume of spill that would have to be taken before DNR is contacted. Wayne stated they see very minimal percentages of spilled fluid, as the fluids from vehicles have already leaked out by time the vehicles are towed to their yard. He explained if they get something that leaks, they will place a catch can underneath the vehicle.

Matthew Michalski, REI, explained the DNR reporting requirements for leaking fluids is 5 gallons. He confirmed they would place catch cans underneath the vehicles in case of leaking fluids. Wodalski stated our nearest well is about 1,500 feet from this location.

Cronin stated it appears they have done their due diligence.

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

The Plan Commission then went through the Determination provided in the meeting packet.

Answers to Determination:

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

Motion by Guerndt, second by Hoffman: to recommend approval Conditional Use Permit #20240427.

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

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

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 [0:34:10 Zoom Meeting Recording]

a. Open Public Hearing

Cronin opened at 6:41 p.m.

b. Presentation by Applicant and/or Staff

Maguire summarized the information he included in the background document, as far as what has transpired throughout this project. Maguire stated that through his communications now with Owen Jones, Jones has been working with the Village to get the deficiencies of the site taken care of over the last 70+ days, which most have been taken care of now. Maguire stated that essentially the western half of the site was leased out prior to final inspections being done on any of the units. He stated they have been withholding any future building permits due to the issues with the western half of the site; however, they did issue electrical permits so that Stern's electrical contractor could get the electrical work completed.

Maguire stated the largest deficiency is the lack of lighting.

Higgins stated since there may need to be a change to the outside of the building, she brought this before PC. She stated currently, there is no electrical within any of the units, and how they will need time to notify all of the tenants to make arrangements to get into each unit to install the electrical. She said their other option, which is more costly, is to add conduit to the outside of the buildings, which would create a façade change.

She stated that while we are working with them, the process is to start the revocation process to bring before PC to work out the issues. She stated that during this process, following the hearing, PC has the option to not make a decision for up to 60 days, which will give staff time to work with Jones and also then everyone will be on the same page on what the expectations are for the site.

Owen Jones, 723 Country Club Road, Schofield, was present. He stated he partnered with Korey Stern who was the general contractor, who did not do everything he was supposed to do, and recently left to Arizona. Jones stated, because of this, he now he has taken over as general contractor. Jones stated Stern's wife was the property manager. Jones stated he was not aware that these were being leased out, and assumes that Stern knew he was supposed to get Occupancy before leasing these out. Jones stated that he has built about \$25 million in mini storage units with Stern, and this is the first time this has happened.

Mumper questioned, from a public safety standpoint, if we are capable of fulfilling our responsibilities given the occupancies and lack of the pavement in there. Jones stated there are roadways and two entrances in there, and he has worked with Maguire in getting a temporary fence to prevent those currently renting from entering the construction area. He stated they put signage on the other entrance which states it is a construction only entrance.

Maguire stated we isolated the two halves of the project, via construction fence. From a circulation standpoint with the people currently leasing units, they should not be able to get into the construction area. He stated as far as the road access, it is currently gravel (not breaker run) road base, and as soon as the ground thaws they will be able to prep and potentially pave. Maguire stated there was no conversation later in the season last year, otherwise, if we would have been able to phase the project, then we probably could have gotten the paving company in there to pave the binder course prior to the plant shutting down. Mumper is concerned if there would be a fire in there and there is an issue with the fire department pulling in.

Maguire stated our current biggest concern is lack of site lighting. He stated there are a few pole-mounted lights on the south side of the property, but currently the buildings, themselves, do not have any illumination on them, where the north end of the property, at night, is very dark. Maguire explained to Hoffman, as far as electrical, normally the electrical would be installed inside the units. He stated the main meter has been installed, but due to the units being rented out, Jones' options are to either coordinate all of the occupied units in getting access into them for the electricians or mount conduit along the entire outside of the building, which brings us to PC, the Plan Approval Authority, if they would be okay with 3/4" – 1" silver steel conduit tubing strapped across the building.

Jones stated the conduit option is not ideal, but it would be a lot more expeditious. He stated they would paint the conduit black, when temperatures allow and will have it tucked under the soffit. He feels then once it is painted, no one would see it, and it would allow them to get lighting to the units much quicker.

c. Take Public Comment

Jim Pinsonneault, 5002 Arrow Street, was present. He stated that he is in full support of this project, and feels that now that Jones is aware of the situation that he is doing whatever he can to take care of the issues.

Pinsonneault stated the deficiencies brought up tonight and how Jones would not be able to pave right now if he wanted to. He stated if PC revokes the permit tonight, how would that impact or hinder the developer. If the permit is revoked tonight, then what does reinstatement look like. If there is not a decision made tonight to revoke the permit, how does that impact the development. He stated with the lack of lighting and lack of pavement, if there is personal injury or property damage on this site, what liability would the Village of Weston have for allowing this to continue to happen. He stated that the decision made tonight will set precedent, and every Conditional Use Permit will be looked at, from here on out, if there is a violation.

d. Close Public Hearing

Cronin closed the hearing at 6:56 p.m.

e. Recommendation from Staff

Higgins confirmed that staff is recommending this be deferred for 30 days (to the March PC meeting), as Jones has indicated to staff that he feels he can get the electrical work completed within the next 30 days.

Diesen questioned if Jones has an electrical contractor lined up to do the work, if running conduit on the outside is the choice. Jones stated he has an electrical contractor already lined up, and potentially could have been done with the electrical by today, but he wanted to get PC's blessings first before having the work done.

Maguire stated there are 50 – 100 units, just within the first 4 buildings.

Diesen questioned how many units are currently being leased. Jones thinks potentially half of the units.

Jordan questioned Jones on how active he is with the site, as he feels Jones should have an idea of the number of units rented. Jones confirmed that he has been overseeing the units since Stern left town, which was August. Jones stated he is not currently leasing any more units since stop work order is in effect. There was discussion on Stern's wife leasing out the units (while in Arizona). He stated that they don't show the units in person, as it is all done through software.

Jones explained they will only have lighting on the outside of the buildings, and that they will not add any electricity/lighting within the buildings, as that causes issues. Jones stated that typically the lighting would run inside of the units. Jones stated that he was notified by Stern that his electrician, Cody from Croker Electric, did run the electrical through the buildings in October. Jones feels there must have been some miscommunication on what electrical work was done.

There was some discussion on the possibility for Jones to have electrical conduit run through the open ceilings (through trusses) of each unit. It was confirmed that while that is possible, the open space is very small.

Cronin questioned Jones on he would prefer to do. Jones feels the logistics of getting the conduit through the units would be very difficult, and at this point would prefer to run conduit along the outside of the building.

Guerndt feels that Jones should give each tenant notice that on a certain day the work is taking place, and if by the date, tenants do not remove their locks, that Jones will cut the locks, but will reimburse the tenants for new locks.

Hoffman feels if Jones makes contact with each tenant and provides a date, starting at 8am, that it would be doable to get it done.

After some discussion, it was agreed that perhaps the electrician was referencing that he completed getting the electric to the building, just not in the building.

Cronin confirmed that Jones is still planning to complete the project. He stated if we are turning this into a 2-phased project, how the lighting still needs to get done. Maguire stated the State Inspector has been through the first four buildings, and has not issues. He stated there are some ADA compliance issues (access and roll-up doors) that need to get taken care of once they get near site completion, and how our biggest concern is the lighting.

Lammert pointed out how with the occupied units, it will be tough to get up into the rafters, and how anytime you are working around people's stuff, it become a nightmare.

Jordan feels, at this point, we should have him put on these on outside. Maguire stated once painted to match, you would not see the conduit. Guerndt feels suggested Jones take the conduit to Crystal Finishing and have them paint the conduit before it gets installed.

Owen stated that, along with himself, Chuck, from Walters Buildings, is going to take over as general contractor, though Stern will still be a partner in this project.

Cronin feels, to move forward, we need to get the electrical installed on those 4 units, pave this in the spring, divide the project into 2 phases, get this phase done so that they can fully rent out, and then Jones can work on Phase 2 of the project.

Maguire stated that once the electrical is completed, we can issue Temporary Occupancy on those 4 buildings on the west side. He stated that once they get approval from the State building inspector, who has jurisdiction over the construction project, and our commercial electrical inspector, we can then issue temporary occupancies.

Higgins commented to Cronin that they will not need another CUP.

Jones feels he can get the electrical work done within 2 weeks. Maguire stated he worked with Cody, of Croker Electric, to rework the lighting plan to save about 50% of the fixture costs for the project, as the initial plan was extremely over lit. Maguire stated the electrician is ready to start the work.

Cronin confirmed, once the electrical work is completed, then they can get Temporary Occupancy, and start renting the rest of the units on the west half, and then paving, landscaping, and fencing in the spring.

Diesen suggested Jones contact American Asphalt to get on their list for asphaltting right away in the spring.

f. Discussion & Action by the Plan Commission

Motion by Zeyghami, second by Jordan: to defer action until the March meeting.

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

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

11. December 2024 & January 2025 Staff-Approved Certified Survey Maps and Site Plans. [1:12:33 Zoom Meeting Recording]

Motion by Zeyghami, second by Diesen: to acknowledge the December 2024 and January 2025 Staff Approvals.

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

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

12. December Building Permits [1:13:00 Zoom Meeting Recording]

13. January 2025 Building Permits [1:13:00 Zoom Recording]

Motion by Diesen, second by Guerndt: to acknowledge Agenda Items #12 & #13.

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

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

14. Planning & Development Department Project Update Report. [1:13:17 Zoom Recording]

Higgins stated staff is catching up project closeouts. She announced that tomorrow is the ribbon cutting and opening of Wendy's.

Higgins then gave some highlights from her report in the packet.

15. Announcements & Committee/Commissioner Remarks/Staff Referrals [1:15:30 Zoom Recording]

Diesen questioned when the shipping containers will be removed from the property next to Auto Select. It was explained that the property is BUG properties, and how the owner/contractor has been out of State working on projects, but is back now and working on this again. Once the project is complete the containers will be removed.

Diesen pointed out the portable shipping container sitting in front of Greenheck Turner Community Center. It was discussed that Greenheck is storing some of their sports equipment in there, and that they may be building another storage shed on the property in the near future to hold that stuff.

Guerndt questioned if Ryan Street Rentals is actively leasing out their units. Maguire stated that Jeff Nowak has been told he can't let any of the units be occupied until Occupancy is issued. There was discussion on the sign that is out front, which Maguire stated Nowak claims is for a different rental property, and how he informed Nowak that he can't advertise about a different property there.

Pinsonneault pointed out that Nowak does have some of those units rented, as he was personally on the property looking at units.

Cronin commented on how when Nowak was here last fall, we were very clear on this.

16. Next Regular Meeting Date– Monday, March 10, 2025, at 6pm. [1:18:36 Zoom Recording]

Cronin stated he will be out of town the week before the March meeting, so may not respond to Higgins' draft agenda when it is shared.

Higgins stated she will be out of town the last week of February, so she will get an early start on the packet.

17.Future Agenda Items or Staff Referrals [1:21:49 Zoom Recording]

None.

18. Adjourn Plan Commission

Motion by Diesen, second by Guerndt: to adjourn at 7:28 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: PL

Full Name: Jim Pindson Date: / /

Phone Number: (75) - 212 - 0540 Email Address: j.pindson@wvillage.gov

Your Address: 5002 Arrow St Weston

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

Meeting Date: / / Agenda Item: (if applicable) 1A

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

NOTICE OF PUBLIC HEARING BEFORE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that an application (Project 20250077) has been filed by the Village of Weston, requesting a rezone to PR Parks and Recreation on the following two parcels owned by the Village and known as Prohaska Park.

Lot 1 of Certified Survey Map 17439, as recorded in Volume 83 Page 96 at the Marathon County Register of Deeds Office, Wisconsin. Consisting of 72.2230 acres and currently zoned AR Agriculture and Residential. (PIN 192 2808 224 0990)

Parcel 1 of Certified Survey Map 10226, as recorded in Volume 42 Page 49 at the Marathon County Register of Deeds Office, Wisconsin. Consisting of 10.1290 acres and currently zoned RR-5 Rural Residential – 5 acre minimum. (PIN 192 2808 233 0953)

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, March 10, 2025, in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road. Dated February 20, 2025. Valerie Parker, Commission Clerk
Run: February 24, 2025 and March 3, 2025.



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, March 10, 2025, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20250077 – Village of Weston, requesting a rezone from RR-5 (Rural Residential 5-Acre) Zoning District and AR (Agriculture and Residential) Zoning District, to PR Parks and Recreation on the two parcels described below and known as Prohaska Park.

Lot 1 of Certified Survey Map 17439, as recorded in Volume 83 Page 96 at the Marathon County Register of Deeds Office, Wisconsin. Consisting of 72.2230 acres and currently zoned AR Agriculture and Residential. (PIN 192 2808 224 0990)

Parcel 1 of Certified Survey Map 10226, as recorded in Volume 42 Page 49 at the Marathon County Register of Deeds Office, Wisconsin. Consisting of 10.1290 acres and currently zoned RR-5 Rural Residential – 5 acre minimum. (PIN 192 2808 233 0953).

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 20th day of February, 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, February 24, 2025 and Monday, March 3, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, March 10, 2025
Description:	Public Hearing - Project #20250077 - Rezone Prohaska Park from AR Agriculture and Residential & RR-5 Rural Residential – 5 Acres to PR Parks and Recreation.
From:	Jennifer Higgins, Planning & Development Director/Zoning Administrator
Question:	Should the Plan Commission recommend to the Board of Trustees to approve the rezone of Prohaska Park from AR Agriculture and Residential & RR-5 Rural Residential – 5 Acres to PR Parks and Recreation?

BACKGROUND

The Village purchased the AR zoned property from the Prohaska Family a number of years ago to be used for a new park for the Village. We also acquired some adjacent land which was zoned RR-5 during a Business Park land swap. The Village Comprehensive Outdoor Recreation Plan (CORP) and the Village Comprehensive Plan both show these properties being combined to create Prohaska Park. We were waiting for the CORP and Comp plan to be revised last year so now the next step is the rezone to formalize the park on the Village official zoning map.

The public hearing was duly noticed as a Class 2 notice on February 24th and March 3rd. Notices were also mailed out to all property owners within 300 feet of the property. To date, no written correspondence has been received. If any are received, they will be brought to the meeting.

A staff report has been included in the Draft Determination Form attached.

Attached Docs:	Hearing Notice, Draft Determination Form, Current Zoning Map,
Committee Action:	None
Fiscal Impact:	TBD.
Recommendation:	Staff report provided in the Rezone Determination Document included. Based on the information we have received to date, Staff recommends approval.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

- 1) RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 3/17/25 meeting agenda.
- 2) RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 3/17/25 meeting agenda.
- 3) NO RECOMMENDATION:** Plan Commission takes no action, and the request moves on to the Village Board 3/17/25 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.

REQUEST FOR CONSIDERATION

ADDITIONAL ACTION:

Forward recommendation to the Board of Trustees for 3/17/25 meeting
Consideration of Ordinance to Amend Zoning Map
Update Zoning Map
Notify Applicant (Staff)

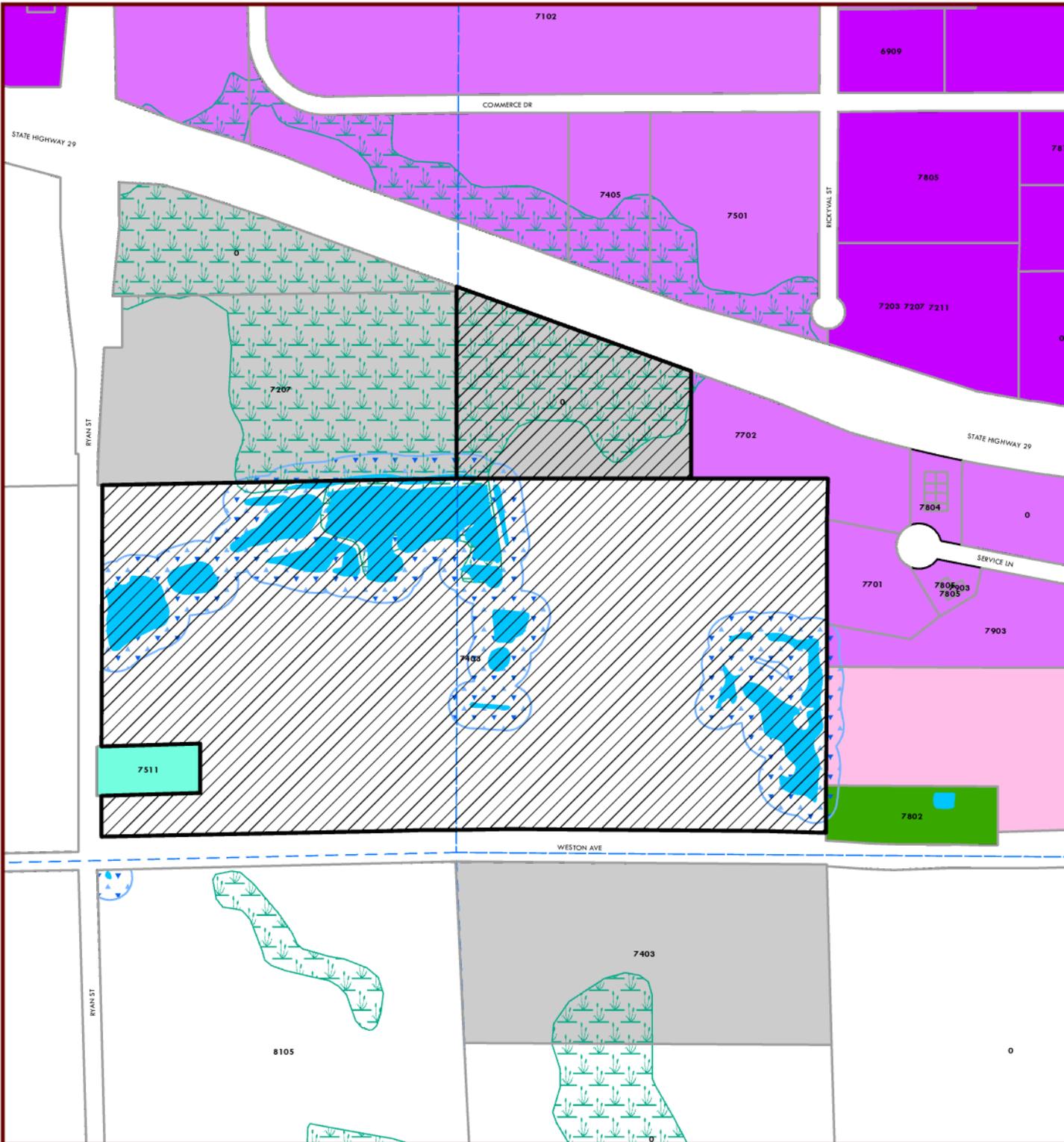
Village of Weston Marathon County, WI



ZONING MAP



Map Date: 2/24/2025
Adoption Date: 2/17/2025



LEGEND

Prohaska Park Property

MUNICIPAL FEATURES

Sections (Polygons)

Village of Weston Incorporated Boundary

Right-of-Way

Surface Water

Wetland Presence

ZONING DISTRICTS

AR - Agriculture and Residential

RR-2 - Rural Residential-2 Acre

RR-5 - Rural Residential-5 Acre

SF-L - Single Family Residential-Large Lot

BP - Business Park

LI - Limited Industrial

GI - General Industrial

Shoreland Zone (Town)

Village of Weston Shoreland Overlay

OVERLAY DISTRICTS

D-CO



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

Application/Petition No.: **20250077**

Hearing Date: **March 10, 2025**

Applicant: **Village of Weston**

Property Location: **Lot 1 of Certified Survey Map 17439, as recorded in Volume 83 Page 96 at the Marathon County Register of Deeds Office, Wisconsin. Consisting of 72.2230 acres and currently zoned AR Agriculture and Residential. (PIN 192 2808 224 0990)**

Parcel 1 of Certified Survey Map 10226, as recorded in Volume 42 Page 49 at the Marathon County Register of Deeds Office, Wisconsin. Consisting of 10.1290 acres and currently zoned RR-5 Rural Residential – 5 acre minimum. (PIN 192 2808 233 0953).

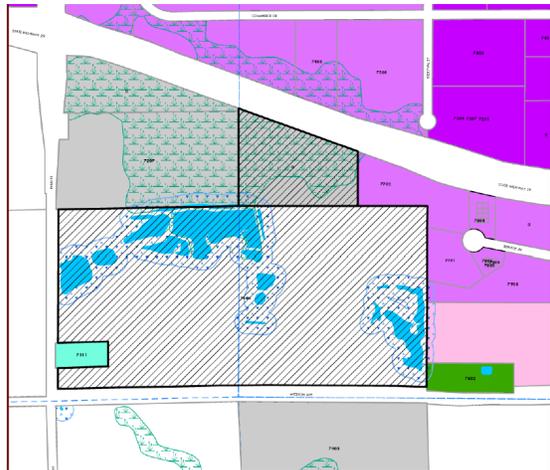
Property Owner: **Village of Weston**

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: **RR-5 (Rural Residential 5-Acre) Zoning District and AR (Agriculture and Residential) Zoning District**



Definition: 94.2.02(1)(d) **RR-5 Rural Residential 5 Acres.** The RR-5 district is intended for mainly single family detached residential development on minimum five acre sized rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district may be served by private on-site wastewater treatment systems (POWTS), and roadways within a rural cross section. The RR-5 district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: RR Rural Residential; SR Suburban Residential)

Definition: 94.2.02(1)(b) **AR Agriculture and Residential.** The AR district is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low density residential development. The AR district is also intended for areas planned for denser

development in the Comprehensive Plan, but not yet suited for such denser development due to lack of public utilities or services in the area, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors. (Predecessor districts: AG, RR-10)

Proposed Zoning

PR Parks and Recreation

Definition: 94.2.02(1)(e)

PR Parks and Recreation. The PR district is intended to accommodate parks, public recreational areas, public open spaces, and private lands and buildings available for public recreation and/or conservation. (Predecessor districts: PUL Public and Utility Lands, OC-1 Conservancy Overlay)

Future Land Use:

Parks and Recreation



FLU Description:

Parks, public recreational areas, public open spaces, and private lands and buildings available for public recreation (e.g., golf courses) and/or conservation.

Typical Implementing Zoning Districts:

- PR Parks and Recreation
- For smaller scale parks and recreational uses, residential zoning districts may also be appropriate

Development Policies:

1. See Parks and Recreation chapter.

Lot Size and/or Density Range:

Per associated zoning district. See also park master plans for proposed lot sizes and densities for village parks.

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 surroundings of the subject property?

BACKGROUND INFORMATION:

The Village purchased the AR zoned property from the Prohaska Family a number of years ago to be used for a new park for the Village. We also acquired some adjacent land which was zoned RR-5 during a Business Park land swap. The Village Comprehensive Outdoor Recreation Plan (CORP) and the Village Comprehensive Plan both show these properties being combined to create Prohaska Park. We were waiting for the CORP and Comp plan to be revised last year so now the next step is the rezone to formalize the park on the Village official zoning map.

CURRENT PROPERTY CONDITIONS:

The Village has done some recent work on maintaining and opening to the public a passive use trail throughout the properties.

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 3/17/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 3/17/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 3/17/25 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 3/17/25:

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. 25-0XX as written. (simple majority required)
- 2) Board approves the rezone request with modifications to Ord. No. 25-0XX – 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 3/17/25:

APPROVE / DENY

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, March 10, 2025.
Description:	Unfinished Business – 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

The hearing was deferred by the Plan Commission at the 2/10/25 Public Hearing/Meeting to allow Mr. Jones time to complete the electrical work. It is our understanding that this has been completed and an on-site inspection between all parties and the State Building Inspector is scheduled for Thursday, 3/6/25. This is after the meeting packet has to be released to the Commission and public so staff will provide an update prior to or at the meeting on 3/10/25. We don't anticipate any reason to have to revoke the CUP. The Commission should discuss with staff your expectations for allowing temporary occupancy and setting some deadlines for outside work to be completed (pavement/landscaping).

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 Plan Commission deferred action to allow property owner to make corrective actions at February 10, 2025 meeting
Fiscal Impact:	TBD
Recommendation:	Staff will bring an updated to the meeting on 3/10/25 as Inspector Maguire is set to meet with Mr. Jones and the State Inspector onsite on Thursday, 3/6/25.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to defer action until next meeting....

Or

I move to revoke the CUP and direct staff to work with the Village Attorney process the revocation of the CUP....

Or

Something else....

ADDITIONAL ACTION:	TBD
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REQUEST FOR CONSIDERATION

Public Mtg/Date: Plan Commission, March 10, 2025

Description: Project #20240405 - Special Exception Sign Permit request by Aspirus Weston Clinic / Graphic House, Inc., to allow Aspirus Clinic to exceed the maximum size sign permitted (as outlined in Article 13: Signs, Section 94.13.02(9)), in the B2 (Highway Business) Zoning District, at 4005 Community Center Drive. (192-2808-201-0032)

From: Jennifer Higgins, Director of Planning & Development/Zoning Administrator

Question: Should the Plan Commission approve the Special Exception Sign Permit request by Graphic House, Inc., based on the submitted materials allowing the installation of the proposed wall sign exceeding the allowable size?

Background

Aspirus Weston recently submitted new replacement signs for their clinic and tenant Open MRI of Wausau both located at 4005 Community Center Dr. The property is located within the B-2 (Highway Business) Zoning District. The district allows for two building signs per signable wall per individual business or establishment on a lot. The maximum permitted area is *one square foot of on-building sign area for every one linear foot of signable wall length (for the subject wall)*. *For buildings with multiple tenants, the owner(s) shall be responsible for assignment of allowable sign area to individual businesses within the building.*

c. For the B-2 Highway Business, B-3 General Business, BP Business Park, and I Industrial Districts.

i. Permitted Sign Type: On-Building Sign (Wall, Marquee, or Awning sign).

(1) Maximum Permitted Area per Sign: One square foot of on-building sign area for every one linear foot of signable wall length (for the subject wall). For buildings with multiple tenants, the owner(s) shall be responsible for assignment of allowable sign area to individual businesses within the building.

(2) Maximum Permitted Number: Two on-building sign per signable wall per individual business or establishment on the lot.

(3) Permitted Location: On any signable wall that is visible from a public street, except signable walls that are adjacent to a residentially zoned property.

The signable wall is 108 feet per an old site plan. The Aspirus sign is made up of two signs - #1 is approx. 61.49 sq ft and #2 is approx. 48.26 sq ft. The Open MRI sign is approx. 49.5 sq ft. All together there is 159.25 sq ft of signage. The total allowable signage on that wall is 108 sq ft. Allowing the signage as proposed would require a special exception to exceed the maximum dictated by the signable wall area.

The Sign Code provides the ability to grant Special Exceptions when the following criteria are met:

1. Consistent with the purpose and intent of this Chapter and this Section.

Nothing found within the proposed sign exception is inconsistent with this Chapter & Section.

2. Consistent with the Comprehensive Plan including any applicable aesthetic signage guidelines therein.

Nothing found within the proposed sign exception is inconsistent with the Comprehensive Plan.

REQUEST FOR CONSIDERATION

- 3. Not negatively affecting the reasonable use and development of nearby properties or the community.**

The new signage is actually smaller than what had previously been on the building. The proposed signage is consistent with the surrounding properties and will not negatively impact them or any potential development of the properties.

- 4. Compatible with existing signage on and visible from the subject site and not significantly exceeding the height, area, or quantity of such existing signage.**

The proposed wall signage is actually smaller in size than what was originally on the building.

- 5. Proportional with the scale of the subject site and the building(s) and use(s) on the subject site to which the sign relates or advertises.**

The size of the proposed wall signage is consistent with the scale of the site and buildings.

- 6. Not hazardous, harmful, or otherwise adverse to the natural environment and aesthetic value of the site, nearby properties, and the community.**

No adverse impacts are anticipated. The signage will help to notify patients and the public of what is offered within the building.

- 7. Not negatively affecting the safe and efficient installation, use, and maintenance of public facilities serving the area, including but not limited to roadways, sidewalks and paths, and utilities.**

Clear directional signage will ensure that truck drivers are quickly and safely directed to their destinations which will ensure that traffic flow remains stable for motorists and pedestrians.

- 8. Supported by evidence that normally applicable requirements do not provide for sufficient visibility for the proposed signage or use(s) it advertises, such as a highway visibility study for freestanding signage that exceeds normally applicable height area requirements.**

The size of the signage will make the building visible to those traveling on Camp Phillips and potentially State Highway 29. The Special Exception process for a larger size is appropriate in this case.

In summary, due to the scale of the site, buildings, and proximity to arterial roadways, a Special Exception is warranted in this case. Staff recommends approval of the proposed Sign Exception.

Attached Docs: • Sign Specs

REQUEST FOR CONSIDERATION

Committee Action: N/A

FISCAL IMPACT: N/A

Recommendation: Staff recommends approval with the following condition:

1. Sign permits are required to be obtained for all proposed signage.

Recommended Language for Official Action

I make a motion to approve the Special Exception Sign Permit allowing Graphic House, Inc., to exceed the maximum number and maximum permitted area of the proposed wall signs at 4005 Community Center Drive.

Additional action: Issuance of Sign Permits (Staff)



February 25, 2025

Re: Aspirus Weston Clinic Special Exception for Signage

Dear Weston Property Owner,

NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will review a Special Exception Sign Permit request, on Monday, March 10, 2025, at approximately 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20240405 – Special Exception Sign Permit request by Aspirus Weston Clinic / Graphic House, Inc., to allow to Aspirus to exceed the maximum size sign permitted (as outlined in Article 13: Signs, Section 94.13.02(9)), in the B2 (Highway Business) Zoning District, at 4005 Community Center Drive, described as:

Lot 1 of CSM #19256, Document 1861414, PIN 192-2808-201-0032

Application materials are available for public inspection at the Village of Weston.

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.

Sincerely,

Valerie Parker

Valerie Parker,
Planning Technician

This was originally scheduled to be presented before Plan Commission in January, but the applicant postponed the project.

GRAPHIC HOUSE
NATIONAL SIGN FIRM

8101 International Dr
Wausau, WI 54401

715-842-0402
www.graphichouseinc.com

CLIENT
ASPIRUS
4005 COMMUNITY CENTER DR
WESTON, WI

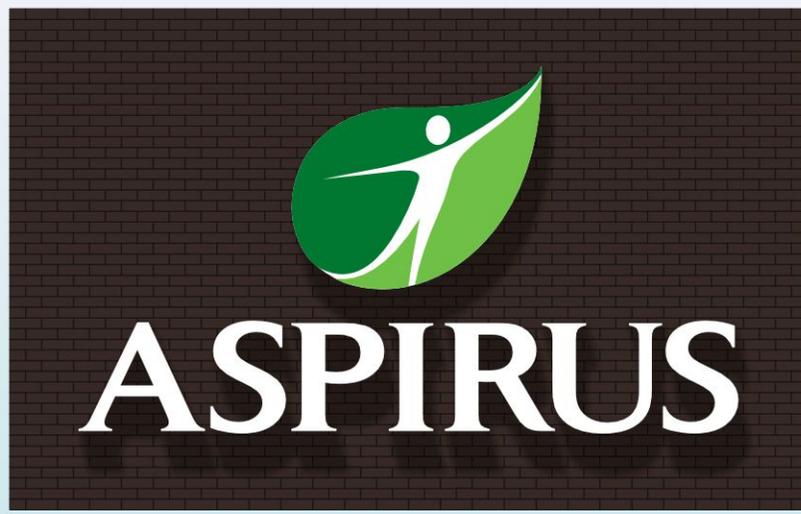
SALES REP MATTHEW W	DATE 2-14-2024	QUOTE NUMBER 28373-B1-A	JOB NUMBER XXX
SALES AUTH:	PROJECT MANAGER XX	DESIGNER NN	REVISION NN 1-15-2025-F

SALES DRAWINGS: ASPIRUS- WESTON, WI - (28373) MONUMENT & BUILDING LETTERS
Aspirus-Weston-28373B1A-04-2.jpg

- FACE-LIT LETTERS**
- A ALUM. FORMED LETTERS. LIT w/ WHITE LED's. WHITE RETURNS.
 - B WHITE TRIM-CAP
 - C LIT WHITE FACE
 - D EXTRUDED ALUM. BLEEDFACE CABINET. LIT w/ WHITE LED's. WHITE RETURNS.
 - E FLEXIBLE FACE STRETCHED OVER FRAME. DOUBLE PRINTED VINYL w/ GLOSS LAMINATE
 - F ALUM. FORMED RACEWAY
 - G ALUM. FORMED CABINET. LIT w/ WHITE LED's
 - H WHITE POLYCARBONATE FACE. BLUE VINYL BACKGROUND w/ WHITE LOGO
- P1 - White Returns
 - P2 - Paint to match building (tbd)
 - P3 - Match 3630-36 Blue Vinyl
 - Lit White Face
 - V1 - 3630-156 Vivid Green Vinyl
 - V2 - 3630-136 Lime Green Vinyl
 - V3 - 3630-36 Blue Vinyl

Returns & Trim-Cap = 1485" Per Set

APPROX. NIGHT VIEW



APPROX. NIGHT VIEW



EXISTING LETTERS & SIGN TO BE REPLACED



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND IS PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$5000 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOMER HAS SOLE RESPONSIBILITY TO CORRECT ANY ERRORS. DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS, PANTONE OR VINYL COLORS THAT WILL BE USED ON OR IN THE SIGN(S) SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT. A MANUFACTURERS LABEL WILL BE ADDED TO YOUR SIGN AT THE DISCRETION OF GRAPHIC HOUSE, INC.

4103 BARBICAN AVENUE LLC
2100 STEWART AVE #300
WAUSAU WI 54401

ASPIRUS WAUSAU HOSPITAL INC
333 PINE RIDGE BLVD
WAUSAU WI 54401

AUSTIN LIVING TRUST
C/O RICHARD J AUSTIN
151228 KINGFISHER LN
WAUSAU WI 54401

BAHUNAAMI HOTEL INC
4115 BARBICAN AVE
WESTON WI 54476

EYETEETH LLC
ATTN: BOOKKEEPING
4009 COMMUNITY CENTER DRSTE 200
WESTON WI 54476

KWIK TRIP INC
1626 OAK ST
LA CROSSE WI 54603

GINA MASCOTTI
DAVID MASCOTTI
152233 FIDDLEHEAD LN
WAUSAU WI 54401

MOUNTAIN BAY METRO POLICE DEPT
211 GRAND AVE
ROTHSCHILD WI 54474

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, March 10, 2025
Description:	Project # 20230276- Discussion and action on the Re-Plat of Green Tree Acres
From:	Jennifer Higgins, Director of Planning and Development / Zoning Administrator
Question:	Should the Plan Commission recommend approval of Resolution No 2024-012 approving the final plat of Green Tree Acres to the Board of Trustees?

BACKGROUND

Green Tree Construction received final plat approval for their 88 Single Family Residential Subdivision – Green Tree Acres back in May of 2024. During the second half of 2024 they began work on street construction on Phase 1 of the development. In January 2025 they asked for Phase 1 building permits and those have been issued.

On February 20, 2025 staff received word via email from original Surveyor & subdivision designer Tim Vreeland of Vreeland and Associates that when doing original control back in 2023 a few points from the east line of Power's Subdivision didn't get transferred from their data collector to their CAD file. So he calculated the actual 40 line to establish the west line. He will be holding the monuments found from the Power's Subdivision and adjusting the west line of Outlot 1 and lots 33 thru 41 of the original recorded Final Plat (attached). Holding the Powers monumented 40 line then affects the west line of Outlot 2 and lots 18 thru 20. He wanted to make sure the 3 large tracts on Ross held their required footage as well. He has been in contact with DOA Plat Review and their suggestion since no lots have been sold yet is to go through a re-plat process.

for final Village approvals. Staff present this final plat as part of the approval process. The property is zoned SF-S Single Family Residential - Small Lot. There would be two outlots dedicated to the Village for stormwater purposes. This subdivision will be constructed on public water and sewer. The Developer plans to develop the homes in phases and this phasing plan is attached for your information.

Platting of lands is provided for in [Chapter 236](#) of State Statutes and [Chapter 74](#) of Village Ordinances. Typically, an affidavit is done to correct errors but they are not allowed to be used to reconfigure lots which needs to happen in this circumstance. The State has suggested the re-plat route.

Staff has reviewed the re-plat submitted and it still meets all requirements of our zoning and subdivision ordinance. Staff has no issues with the re-plat and recommend approval. The Plan Commission can place any conditions on the approval in your recommendation to the Board. The Board will be asked to adopt the re-plat via a new resolution at their 3/17/25 meeting.

Staff has included the original version of the recorded final plat and both approval resolutions for preliminary and final plat for your information. Staff will need to look to see if anything needs to be amended in the Development Agreement because of this change and will bring that to the Board if necessary.

Attached Docs:	Draft Re-Plat Recorded Final Plat Resolution 2024-002 (approved preliminary plat) Resolution 2024-012 (approved final plat)
Committee Action:	Preliminary Plat approved in January 2024 Final Plat approved in May 2024

REQUEST FOR CONSIDERATION

FISCAL IMPACT: TBD

Recommendation: Staff recommends approval.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to recommend approval of the replat of Green Tree Acres Subdivision to the Board of Trustees.

Additional action: Adoption of Resolution (BOT)
Amendment of Development Agreement (BOT) – if necessary
Notify applicant (Staff)

SANDY MEADOW NORTH FIRST ADDITION



RE-PLAT
GREEN TREE ACRES

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VRELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI 54476
PH (715) 241-0947 tim@vrelandassociates.us

PREPARED FOR:
GREEN TREE CONSTRUCTION

FILE #23-0361 UMLAUF ROSS
DRAFTED BY: TIMOTHY G. VRELAND
DRAWN BY: DUSTIN M. VRELAND

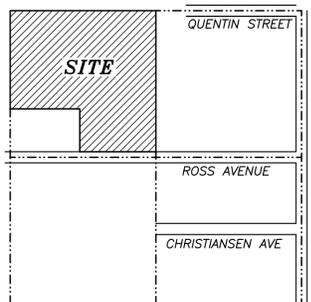
SHEET 1 OF 2 SHEETS

BEARINGS REFERENCED TO THE EAST AND WEST 1/4 LINE PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) (M083) (2011)

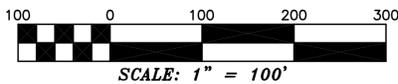
Curve Table

Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	25.00'	37.82'	86°41'10"	S 47°00'49" E 34.32'	S 3°40'14" E	N 89°38'36" E
C2	25.00'	40.72'	93°18'50"	N 42°59'11" E 36.36'	N 3°40'14" W	N 89°38'36" E
C3	163.00'	107.73'	37°52'00"	S 15°15'46" W 105.78'	S 3°40'14" E	S 34°11'46" W
LOT 10	163.00'	63.52'	22°19'38"	N 7°29'36" E 63.12'		
LOT 11	163.00'	44.21'	15°32'21"	N 26°25'35" E 44.07'		
C4	237.00'	141.64'	34°14'33"	S 17°04'30" W 139.54'	S 34°11'46" W	S 0°02'47" E
LOT 12	237.00'	14.07'	3°24'03"	N 32°29'45" E 14.06'		
LOT 13	237.00'	87.89'	21°14'50"	N 20°10'19" E 87.38'		
LOT 14	237.00'	39.69'	9°35'41"	N 4°45'03" E 39.64'		
C5	297.00'	177.50'	34°14'33"	N 17°04'30" E 174.87'	N 0°02'47" W	N 34°11'46" E
LOT 17	297.00'	34.90'	6°43'56"	S 3°19'11" W 34.88'		
LOT 18	297.00'	82.89'	15°59'25"	S 14°40'51" W 82.62'		
LOT 19	297.00'	59.72'	11°31'12"	S 28°26'10" W 59.61'		
C6	103.00'	68.07'	37°52'00"	N 15°15'46" E 66.84'	N 34°11'46" E	N 3°40'14" W
LOT 20	103.00'	37.97'	21°07'14"	S 23°38'09" W 37.75'		
LOT 21	103.00'	30.10'	16°44'46"	S 4°34'55" W 30.00'		
C7	25.00'	37.82'	86°41'10"	S 47°00'49" E 34.32'	N 89°38'36" E	S 3°40'14" E
C8	420.00'	89.15'	12°09'44"	S 83°33'44" W 88.99'	S 89°38'36" W	S 77°28'52" W
LOT 26	420.00'	15.79'	2°09'15"	N 88°33'59" E 15.79'		
LOT 27	420.00'	73.36'	10°00'29"	N 82°29'07" E 73.27'		
C9	330.00'	70.75'	12°17'01"	S 83°37'23" W 70.61'	S 77°28'52" W	S 89°45'53" W
LOT 28	330.00'	50.71'	8°48'14"	N 81°53'00" E 50.66'		
LOT 29	330.00'	20.04'	3°28'46"	N 88°01'30" E 20.04'		
C10	63.00'	95.57'	86°54'47"	N 46°46'43" W 86.66'	S 89°45'53" W	N 3°19'20" W
LOT 32	63.00'	40.00'	36°22'44"	S 72°02'45" E 39.33'		
LOT 33	63.00'	40.00'	36°22'48"	S 35°39'59" E 39.33'		
LOT 34	63.00'	15.56'	14°09'16"	S 10°23'57" E 15.52'		
C11	25.00'	37.92'	86°54'47"	N 46°46'43" W 34.39'	S 89°45'53" W	N 3°19'20" W
C12	25.00'	40.62'	93°05'13"	N 43°13'17" E 36.29'	N 3°19'20" W	N 89°45'53" E
C13	25.00'	37.92'	86°54'47"	N 46°46'43" W 34.39'	S 89°45'53" W	N 3°19'20" W
C14	270.00'	44.99'	9°32'50"	S 84°59'28" W 44.94'	S 80°13'03" W	S 89°45'53" W
C15	25.00'	36.62'	83°55'18"	S 38°15'24" W 33.43'	S 3°42'15" E	S 80°13'03" W
C16	25.00'	37.77'	86°33'53"	S 46°57'10" E 34.28'	N 89°45'53" E	S 3°40'14" E
C17	25.00'	40.77'	93°26'07"	N 43°02'50" E 36.40'	N 3°40'14" W	N 89°45'53" E
C18	25.00'	39.97'	91°36'00"	N 49°35'42" W 35.85'	S 84°36'18" W	N 3°47'42" W
C19	480.00'	42.64'	5°05'23"	S 87°05'55" W 42.63'	S 89°38'36" W	S 84°33'13" W
C20	25.00'	40.72'	93°18'50"	S 42°59'11" W 36.36'	S 3°40'14" E	S 89°38'36" W
C21	25.00'	37.77'	86°33'53"	S 46°57'10" E 34.28'	N 89°45'53" W	S 3°40'14" E
C22	25.00'	40.77'	93°26'07"	N 43°02'50" E 36.40'	N 3°40'14" W	N 89°45'53" E
C23	25.00'	37.82'	86°41'10"	N 47°00'49" W 34.32'	S 89°38'36" W	N 3°40'14" W
C24	25.00'	40.72'	93°18'50"	S 42°59'11" W 36.36'	S 3°40'14" E	S 89°38'36" W
C25	25.00'	37.77'	86°33'53"	S 46°57'10" E 34.28'	N 89°45'53" W	S 3°40'14" E
C26	25.00'	40.77'	93°26'07"	S 43°02'50" W 36.40'	S 3°40'14" E	S 89°45'53" W

LOCATOR



SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.



LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.25" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = 0.75" REBAR FOUND IN PLACE
- = 1.25" x 18" IRON ROD 4.173 POUNDS PER FOOT SET
- CSM = CERTIFIED SURVEY MAP
- < > = PREVIOUSLY RECORDED AS
- = 12" UTILITY EASEMENT
- ALL OTHER LOT CORNERS 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET

OUTLOT RESTRICTION

OUTLOTS 1 & 2 OF THIS PLAT BEING DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

- - - = WETLANDS SHOWN HEREON DELINEATED BY STAR ENVIRONMENTAL
- = NO DIRECT VEHICLE ACCESS TO ROSS AVENUE AND SOUTH 30' OF LOTS 15 & 16 ON MOOSE DRIVE

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE S 89°45'53" W ALONG THE EAST - WEST 1/4 LINE 1323.04 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND TO THE POINT OF BEGINNING; THENCE S 3°40'14" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 ALSO BEING THE WEST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 1827989 1279.96 FEET TO THE NORTH LINE OF ROSS AVENUE; THENCE S 89°47'09" W ALONG THE NORTH LINE OF ROSS AVENUE 701.07 FEET; THENCE N 3°19'37" W 373.55 FEET; THENCE S 89°38'36" W 626.84 FEET TO THE WEST LINE OF BLOCK 4 OF POWERS SUBDIVISION; THENCE N 3°19'37" W ALONG THE EAST LINE OF SAID BLOCK 4 112.94 FEET; THENCE N 3°25'30" W ALONG THE EAST OF SAID BLOCK 4 539.65 FEET; THENCE N 3°46'34" W ALONG THE EAST LINE OF SAID BLOCK 4 250.06 FEET; THENCE N 89°45'53" E ALONG THE SOUTH LINE OF SANDY MEADOWS NORTH FIRST ADDITION 1322.87 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION IC., OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MOSINEE, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

RE-PLAT
GREEN TREE ACRES

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI 54476
PH (715) 241-0947 tim@vrelandassociates.us

PREPARED FOR:
GREEN TREE CONSTRUCTION

FILE #:#23-0361 UMLAUF ROSS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

SHEET 2 OF 2 SHEETS

TIMOTHY G. VREELAND P.L.S. 2291
SURVEY PERFORMED FEBRUARY 11TH, 2024

DATED THIS 18TH DAY OF FEBRUARY, 2025

OWNERS CERTIFICATE OF DEDICATION

I, THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., DO HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE VILLAGE OF WESTON AND THE DEPARTMENT OF ADMINISTRATION FOR APPROVAL OR OBJECTION PER s.236.10 OR s.236.12.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS _____ DAY OF _____, 20__.

THOMAS JOSEPH UMLAUF
GREEN TREE CONSTRUCTION INC.

STATE OF WISCONSIN)
MARATHON COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, THE ABOVE NAMED THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE BOARD RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE ACRES, A PLAT IN THE VILLAGE OF WESTON, IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON. GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED _____ PRESIDENT MARK MALONEY _____

DATE SIGNED _____ PRESIDENT MARK MALONEY _____

CITY CLERK,

I, PAMELA BREHM, CLERK OF THE VILLAGE OF WESTON, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON.

PAMELA BREHM

REGISTER OF DEEDS
MARATHON COUNTY, WI

RECEIVED FOR RECORD THIS _____
DAY OF _____ A.D. 20__
AT _____ O'CLOCK _____ M. IN PLAT
CABINET NO. _____ ON PAGE _____

DOCUMENT NO. _____
REGISTRAR _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by the Village of Weston, "Grantor" to

Wisconsin Public Service, "Grantee"

TDS Metrocom, "Grantee"

Frontier Communications Corporation, "Grantee"

Weston Water & Sewer Utility, "Grantee"

their respective successors and assigns, to construct, install, operate, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, access, along and upon the property shown within those areas on the map designated as "Utility Easement" and the property designated on the map for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, therein, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the right herein given, and the right to enter upon the subdivision property for all such purposes. The "Grantees" agree to restore or cause to have restored the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the "Grantees" or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at ant time pursuant to the rights herein granted. Structures shall not be placed over "Grantees" facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of "Grantees". After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without the written consent of "Grantees". This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility Easement's) are non-exclusive..

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assignees of all parties hereto.

NO UTILITY TRANSFORMER OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, JESSICA TRAUTMAN, BEING THE DULY ELECTED, QUALIFIED AND ACTING DIRECTOR OF FINANCES FOR THE VILLAGE OF WESTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE ACRES.

DATE _____ DIRECTOR OF FINANCES _____
JESSICA TRAUTMAN

CERTIFICATE OF COUNTY TREASURER OR DEPUTY TREASURE

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OR DEPUTY TREASURE OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE ACRES.

DATE _____ COUNTY TREASURER OR DEPUTY _____

**VILLAGE OF WESTON, WISCONSIN
RESOLUTION NO. 2024-012**

- A RESOLUTION,** to approve the final plat of Green Tree Acres Subdivision.
- WHEREAS,** pursuant to Wis. Stats. Chapters 61, 62.23, 80.08, 236 and 703, the Village of Weston is authorized to regulate and control the division of land within the Village and its extraterritorial area.
- WHEREAS,** the preliminary plat of Green Tree Acres Subdivision was approved by the Village Board on January 15, 2024 with conditions outlined in Resolution No. 2024-002.
- WHEREAS,** Thomas Umlauf, Green Tree Construction, Inc. has submitted the final plat of **Green Tree Acres Subdivision**, attached as Exhibit A, for acceptance and approval.
- WHEREAS,** the Village of Weston Plan Commission reviewed said final plat at their meeting of May 13, 2024 and have recommended conditional approval of said plat.

BE IT RESOLVED by the Board of Trustee for the Village of Weston hereby approve the recommendation of the Plan Commission to approve the Final Plat for Green Tree Acres Subdivision subject to the following conditions:

1. To require Park & Recreation Impact Fee per Chapter 74 Article 9 of the Village Code of Ordinances at time of building permit issuance in lieu of a land dedication for parkland.
2. Approval of plans for public improvements by the Director of Public Works in accordance with the requirements of Chapter 74 and other construction standards of the Village of Weston.
3. Show WPS, Spectrum, and Frontier easements and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
4. The utilization of CBUs for mail delivery if required by the United States Postal Service.
5. Execution of a Development Agreement in accordance with Section 74.7.03 which requires a performance guarantee (ie financial security, bond, etc) for public improvements based on the level of completeness of the public

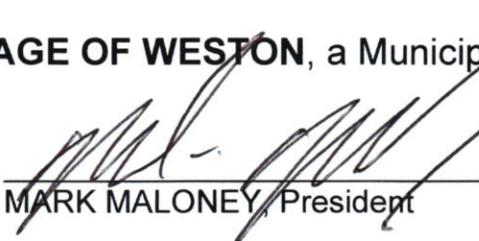
improvements at the time of filing of the final plat and which also included the conditions upon which building permits may be issued, among other things.

6. Payment of all required fees under Chapter 74 Subdivisions and other Chapters of the Weston Municipal Code.
7. All required deed restrictions, protective covenants, property owners' association organizational documents, and development agreement shall be recorded prior to, or concurrently with, the final plat.
8. Within one month of the final plat being recorded by the Marathon County Register of Deeds, the subdivider shall provide a hard copy of the plat, a PDF version, and a digital version of the plat referenced to the Marathon County Coordinate System in an AutoCAD compatible format, to the Zoning Administrator and Director of Public Works. The subdivider shall also provide verification of recordation of the plat and the other documents required under (5) before the Village will issue building permits or zoning permits within the plat area.

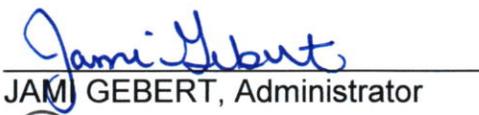
BE IT FURTHER RESOLVED the plat shall be submitted for recording with the Marathon County Register of Deeds within 12 months from the date of this approval and within 36 months from the date of the first approval, January 15, 2024, or the Village approval shall be deemed void.

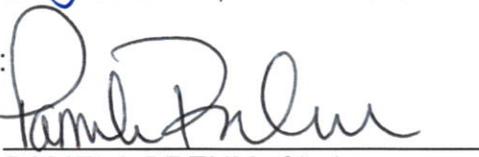
PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 20 day of the month of May 2024.

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

By: 
MARK MALONEY, President

ATTEST:

By: 
JAMI GEBERT, Administrator

FILED:
By: 
PAMELA BREHM, Clerk

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE S 89°45'53" W ALONG THE EAST - WEST 1/4 LINE 1323.04 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND TO THE POINT OF BEGINNING; THENCE S 3°40'14" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 ALSO BEING THE WEST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 1827908 1279.95 FEET TO THE NORTH LINE OF ROSS AVENUE; THENCE S 89°57'13" W ALONG THE NORTH LINE OF ROSS AVENUE 703.88 FEET; THENCE N 3°19'20" W 378.73 FEET; THENCE S 89°38'36" W 626.84 FEET TO THE WEST LINE OF BLOCK 4 OF POWERS SUBDIVISION; THENCE N 3°19'20" W ALONG THE WEST LINE OF SAID BLOCK 4 901.79 FEET; THENCE N 89°45'53" E ALONG THE SOUTH LINE OF SANDY MEADOWS NORTH FIRST ADDITION 1322.87 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE, THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., OWNER OF THE LANDS; THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MOSINEE, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVING AND MAPPING THE SAME.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stat., as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

TIMOTHY G. VREELAND P.L.S. 2291 DATED THIS 29TH DAY OF MARCH, 2024
SURVEY PERFORMED SEPTEMBER 18TH, 2023

OWNERS CERTIFICATE OF DEDICATION

I, THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., DO HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE VILLAGE OF WESTON AND THE DEPARTMENT OF ADMINISTRATION FOR APPROVAL OR OBJECTION PER s.236.10 OR s.236.12.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS _____ DAY OF _____, 20____.

THOMAS JOSEPH UMLAUF
GREEN TREE CONSTRUCTION INC.

STATE OF WISCONSIN)
MARATHON COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE BOARD RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE ACRES, A PLAT IN THE VILLAGE OF WESTON, IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON, GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED _____ PRESIDENT MARK MALONEY _____

DATE SIGNED _____ PRESIDENT MARK MALONEY _____

CITY CLERK,

I, PAMELA BREHM, CLERK OF THE VILLAGE OF WESTON, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON.

PAMELA BREHM

GREEN TREE ACRES

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI 54478
PH: (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR:
GREEN TREE CONSTRUCTION
FILE #23-0361 UMLAUF ROSS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 2 SHEETS

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by the Village of Weston, "Grantor" to

Wisconsin Public Service, "Grantee"

TDS Metrocom, "Grantee"

Frontier Communications Corporation, "Grantee"

Weston Water & Sewer Utility, "Grantee"

their respective successors and assigns, to construct, install, operate, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, sit in, over, under, across, along and upon the property shown within those areas on the map designated as "Utility Easement" and the property designated on the map for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, therein, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the right herein given, and the right to enter upon the subdivision property for all such purposes. The "Grantees" agree to restore or cause to have restored the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the "Grantees" or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over "Grantees" facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of "Grantees". After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without the written consent of "Grantees". This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility Easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMER OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, JESSICA TRAUTMAN, BEING THE DULY ELECTED, QUALIFIED AND ACTING DIRECTOR OF FINANCES FOR THE VILLAGE OF WESTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE ACRES.

DATE _____ DIRECTOR OF FINANCES _____ JESSICA TRAUTMAN

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF STONE RIDGE EAST.

DATE _____ COUNTY TREASURER _____



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2024-002

A RESOLUTION TO APPROVE THE PRELIMINARY PLAT OF GREEN TREE ACRES SUBDIVISION

WHEREAS, pursuant to Wis. Stats. Chapters 61, 62.23, 80.08, 236, and 703, the Village of Weston is authorized to regulate and control the division of land within the Village and its extraterritorial area: and

WHEREAS, Thomas Umlauf, Green Tree Construction, Inc., has submitted a preliminary plat of **Green Tree Acres Subdivision**, attached as Exhibit A, for acceptance and approval: and

WHEREAS, the Village of Weston Plan Commission reviewed the preliminary plat at their meeting of January 8, 2024 and has recommended conditional approval of said plat; and

NOW THEREFORE BE IT RESOLVED, the VILLAGE OF WESTON BOARD OF TRUSTEES hereby approve the recommendation of the Plan Commission to approve the Preliminary Plat for Green Tree Acres Subdivision, with a typical street cross section of 30 feet of pavement on Moose Dr and 24 feet of pavement on all other streets with mountable curb, and 5-foot sidewalks on both sides of the street, subject to the following conditions:

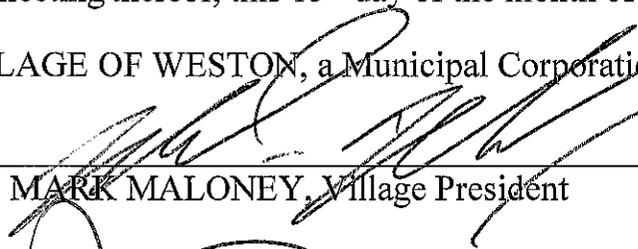
1. To require Park & Recreation Impact Fee per Chapter 74 Article 9 of the Village Code of Ordinances at time of building permit issuance in lieu of a land dedication for parkland.
2. Approval of plans for public improvements by the Director of Public Works in accordance with the requirements of Chapter 74 and other construction standards of the Village of Weston including street tree planting.
 - a. Section 74.6.10.4 in the subdivision code states "Property lines at street intersections shall be rounded with a minimum radius of 25 feet." This will need to be updated on the final plat as the intersections are currently right angles.
 - b. Allowance of a 60-foot public right of way throughout the development.
3. Show WPS, Charter, and Frontier easements and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
4. The utilization of CBUs for mail delivery if required by the United States Postal Service.
5. Execution of a Development Agreement in accordance with Section 74.7.03 which requires a performance guarantee (ie financial security, bond, etc) for public improvements based on the level of completeness of the public improvements at

the time of filing of the final plat and which also included the conditions upon which building permits may be issued, among other things.

6. Continuation of right of way of Muskie Drive to the east at the proposed Lot 9 for future access and future water and sewer connections to the east.

ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON,
at a meeting thereof, this 15th day of the month of January 2024.

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

By: 
MARK MALONEY, Village President

ATTEST:

By: 
PAMELA BREHM, Village Clerk

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Board of Trustees, January 15, 2024
Description:	Resolution No. 2024-002 A Resolution to Approve the Preliminary Plat of Green Tree Acres Subdivision (Project # 20230276)
From:	Jennifer Higgins, Director of Planning and Development / Zoning Administrator Michael Wodalski, Director of Public Works Aaron Anklam, Assistant Planner
Question:	Should the Board of Trustees approve the preliminary plat of Green Tree Acres per the attached resolution and the PC recommendation?

BACKGROUND

Dustin Vreeland has submitted a preliminary plat for the Green Tree Acres Subdivision on behalf of landowner Tom Umlauf of Green Tree Construction, Inc. The proposed subdivision proposes 88 new residential lots on a property that was recently annexed from the Town of Weston. The property is currently zoned SF-S Single Family Residential - Small Lot. There would be two outlots dedicated to the Village for stormwater purposes. These lots would be connected to public water and sewer.

With its' proximity to Machmueller Park, there is no need for additional park land dedication so the Park & Recreation Impact Fee will be required at time of building permit issuance of the homes instead.

Road names have been approved and reserved at Marathon County.

A wetland delineation was completed by Gary Starzinski in June 2023 and approved by the WIDNR. DPW Director, Michael Wodalski, has received and reviewed preliminary stormwater and civil plans for the project and has relayed his comments to them.

The Plan Commission reviewed the Preliminary Plat at their 1/8/24 meeting and set forth the conditions as outlined in the attached draft Resolution. The Board of Trustees can adopt the Resolution as drafted or offer up changes prior to approving. Please note that the conditions will change the layout of the subdivision slightly along the eastern edge as it requires the shifting of lots to provide for ROW access.

All conditions placed on the Plat through the Resolution must be met before a final plat could be approved.

Attached Docs:	Resolution No 2024-002
Committee Action:	Conceptual Plat Approval at 10/9/23 Plan Commission Meeting (minutes) Preliminary Plat approval with conditions at 1/8/24 Plan Commission Meeting (minutes attached in this meeting packet)
FISCAL IMPACT:	TBD
Recommendation:	Plan Commission and staff recommends approval with the conditions outlined in the Resolution.

REQUEST FOR CONSIDERATION

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to approve the preliminary plat for Green Tree Acres by the adoption of Resolution 2024-002.

Additional action: Submittal of Final Plat and Preliminary Development Agreement
 Final Plat Approval (PC/BOT)
 Execution of Development Agreement (BOT & Developer)



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

DESCRIPTION: 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, 03/10/2025

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

ISSUE-IN-BRIEF: 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 –

None

Site Plans –

Project #20250076 – Dunkin' Donuts, 4020 Schofield Avenue – Façade Upgrade

****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: February 2025 Building Permits

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

FOR REVIEW BY: Plan Commission, 3/10/2025
Board of Trustees, 3/17/2025

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

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

FISCAL IMPACT: \$4,650,199 in permit valuation
\$38,770 in permit fees
133 total permits issued (132 Village, 1 Town, 0 Rothschild)
(YTD as of 3/1/25)

Village of Weston (month of February 2025) – 74 permits issued
1- Town of Weston and 0- Rothschild
\$17,957 received in permit fees
\$1,821,844 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?

February 2025 Building Permits

Permit Total Report Code

Issued From 2/1/2025 and Issued To 3/1/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
<i>Commercial Building</i>					
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	2	\$77,957	\$300.00
<i>Deck</i>					
	103 - New/Alteration/Addition Residential Deck	Village of Weston	1	\$6,500	\$75.00
<i>Driveway</i>					
	111 - New Residential Driveway/Driveway Addition	Village of Weston	1	\$25,000	\$150.00
<i>Electrical</i>					
	702 - Residential Electrical	Village of Weston	1	\$2,000	\$65.00
<i>Electrical Comm</i>					
	700 - Commercial Electrical	Village of Weston	5	\$96,300	\$5,025.00
	701 - Multifamily (3 or More Units) Electrical	Village of Weston	1	\$80,300	\$1,167.40
<i>Excavation</i>					
	300 - Excavation	Village of Weston	7		\$450.00
<i>General</i>					
	115 - Early Start (Residential)	Village of Weston	6	\$0	\$200.00
	755 - Shoreland Zoning	Village of Weston	1	\$1,082,920	\$100.00
	220 - General Building	Village of Weston	2	\$55,000	\$300.00
<i>Home Improvement</i>					
	105 - Interior Remodel - 1&2 Family	Village of Weston	1	\$7,500	\$130.00
<i>HVAC</i>					
	604 - Residential HVAC Install/Replacement	Town of Weston	3	\$9,242	\$150.00
	601 - Commercial HVAC Replacement	Village of Weston	1	\$10,000	\$100.00
<i>Lateral</i>					
	503 - Residential Lateral	Village of Weston	6		\$300.00
<i>Minor Home Improvement</i>					
	901 - Residential Exterior Remodel	Village of Weston	4	\$25,525	\$200.00
<i>Moving</i>					
	301 - Moving	Village of Weston	6		\$400.00
<i>Occupancy</i>					

Permit Total Report Code

Issued From 2/1/2025 and Issued To 3/1/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	750 - Non-Residential Zoning	Village of Weston	3		\$225.00
<i>Plumbing</i>					
	500 - Commercial Plumbing	Village of Weston	2	\$9,000	\$200.00
	501 - Multifamily (3 or more Units) Plumbing	Village of Weston	1	\$600	\$100.00
	502 - Residential Plumbing	Village of Weston	2	\$9,000	\$100.00
<i>Special Assessment</i>					
	910 - Special Assessment	Village of Weston	13		\$520.00
<i>Temp Use</i>					
	756 - Temporary Use	Village of Weston	1		\$0.00
<i>WUBPA</i>					
	100 - New Home Construction	Village of Weston	5	\$325,000	\$7,700.00
Total			75	\$1,821,844	\$17,957.40



Jennifer Higgins
Planning & Development Director

To: Plan Commission

Date: February 5, 2025

Re: Planning & Development Project Updates

1. **Assistant Zoning Administrator/Code Enforcement Officer Update** – We began interviews this week. To date we have interviewed 4 candidates and have another scheduled for Friday. We hope to make a decision in the next 2-3 weeks.
2. **Comprehensive Plan Update** – Staff met with MDRoffers staff on 2/14/25 to kick off the project. We should have a rough draft of a public engagement survey this spring and the first draft of the conditions issues by early summer. We need to take some updated pictures when the weather gets nice.
3. **Evolve Software Upgrade** – Staff met with Evolve on 3/5/25. We have a test portal that they have designed with the new customer facing upgrades. They are currently working to create a separate planning module as we already had ones for code enforcement, licensing and permits. This will allow each to be customizable with buttons and information relevant to the module. Staff is currently going through the customer side of the portal to make changes. Key upgrades to the program we know of so far:
 - New landing pages for each module which will match our website for color and text style.
 - The ability for applicants to save an application to be completed later.
 - The ability to add help text to explain what customers are to include in the fillable boxes.
 - Customers will access their accounts via a PIN instead of password.
4. **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.



Jennifer Higgins
Planning & Development Director

TIF 1

1. We are working with a potential business on a portion of the vacant lot south of Tommy Docks off of Progress Way/Weston Avenue. They will be asking for TIF funding in addition to the purchase of the lot so that will go to the Board in March. If funded the site plan will be coming through PC in the next few months.
2. **Fabick Cat, 9601 County Road J** – No new movement on this. 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.
3. **Project Timberwolf (Amazon), County Road J** – Final Occupancy Issued This project is ready for closure by Inspector Meverden as time allows in spring.
4. **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.
5. **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 was held on this at the 2/10/25 PC meeting. Plan Commission deferred action until 3/10/25 to give the owner time to comply. The owner has been cooperating. The contractor has not. Roman is scheduled to be on site on 3/6/25 with the State Building Inspector and we will have an update at the meeting on Monday.



Jennifer Higgins
Planning & Development Director

6. **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.
7. **Wausau Supply, 8011 Technology Dr.** – Under Construction - Building addition. Site Plan Approved in September. Building permit issued 11/7/23.
8. **Norcon, Progress Way, Phase II - Office Building** – Under Construction.

TIF 2

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** – Opened for business 2/10/25 and has been very well received by the community. Project closeout will be done in the spring.



Jennifer Higgins
Planning & Development Director

Outside TIF

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 met for an inspection. We are still waiting for some emergency egress information from the contractor before we can close out the project.
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.
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.



Jennifer Higgins
Planning & Development Director

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. Replat was submitted in late February and is on the 3/10/25 PC meeting for approvals.
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 and the 2nd in February.

Town of Weston

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 was approved. I need to still send the ordinance for publication and get the updated document sent back to the Town.
2. **Fee Schedule Update** – Worked on updating the Town's Fee Schedule to match ours for ease of issuing permits.