



Village of Weston, Wisconsin

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

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

Monday, May 12, 2025, at 6:00 P.M.

Packet Prepared By: Jennifer Higgins, Director of Planning & Development



Village of Weston, Wisconsin MEETING NOTICE

- Meeting of: **PLAN COMMISSION AND JOINT VILLAGE & TOWN EXTRATERRITORIAL ZONING COMMITTEE**
- Commissioners: **Cronin {c}, Zeyghami {vc}, Diesen, Guerndt, Hoffman, Jordan, Mumper**
- Committee: **Cronin, Christiansen, Guerndt, Hull, Mumper, Phelps**
- Staff: **Jennifer Higgins, Director of Planning & Development**
- Date/Time: **Monday, May 12, 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 05/05/2025.

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

Monday, May 12, 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, Guerdnt, Hoffman, Jordan, Mumper.
 - Extraterritorial Zoning Committee – Cronin, Phelps, Christiansen, Guerdnt, Hull, Mumper
2. Discussion and Action on selecting an ETZ Chair and Vice-Chair. (ETZ)
3. Open public comment period for items that do not appear on this agenda noted as public hearings.
4. Written Communications, Disclosures and Recusals. Members of the body should make any required disclosures or recusals during this time.
5. [Minutes from April 14, 2025, Plan Commission Meeting.](#) (PC)
6. [Minutes from February 10, 2025, ETZ Committee Meeting.](#) (ETZ)
7. [Public Hearing – Project #20250154 –Rezone a 27.8220-acre property located directly east of 163905 River Road from AR \(Agriculture and Residential\) to RR-2 \(Rural Residential – 2 Acre\) – PIN 082-2808-134-0971 \(Higginbotham/Flood\)](#) (ETZ)
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Recommendation to Board of Trustees by the ETZ Committee.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION AND JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE

8. [Public Hearing – Project #20250171 – Conditional Use Permit Request at 163725 Kersten Road, to allow for the construction of a 1,500 square foot accessory building, that is 17 feet tall, for personal use, within the SF-L \(Single-Family Residential – Large Lot\) Zoning District, where the maximum allowed accessory building size within the SF-L District is 1,000 square feet, and the height 15 feet. \(ETZ\)](#)
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Action by the ETZ Committee.
9. Announcements & Committee Remarks (ETZ)
10. Adjourn Extraterritorial Zoning Committee (ETZ)
11. [Public Hearing - Project #20250142 – Conditional Use Permit Request at 7795 Weston Avenue, to allow for a Non-Metallic Mineral Extraction land use to occur on property zoned AR \(Agriculture and Residential\). \(Seubert/Guerndt/Vreeland\)](#)
 - a. Open Public Hearing – Weston Plan Commission & Marathon County CPZ.
 - b. Presentation by Applicant and/or Staff & Marathon County.
 - c. Take Public Comment.
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Action by the Plan Commission.
12. [Project #20250152 – Conditional Use Permit Request at 5600 & 5602 Municipal St, to allow for an Indoor Sales & Service and Outdoor Display land uses on property zoned LI \(Limited Industrial\) and WHP-A \(Wellhead Protection – Zone A\) Overlay District. \(Penrose\)](#)
 - a. Open Public Hearing – Weston Plan Commission & Marathon County CPZ.
 - b. Presentation by Applicant and/or Staff & Marathon County.
 - c. Take Public Comment.
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Action by the Plan Commission.
13. [April 2025 Staff-Approved Certified Survey Maps and Site Plans.](#)
14. [April 2025 Building Permits.](#)



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION AND JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE

15. [Planning & Development Department Project Update Report.](#)
16. Announcements & Committee/Commissioner Remarks
17. Next Regular Meeting Date - Monday, June 9, 2025, at 6 pm
18. Future Agenda Items or Staff Referrals
19. 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.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE VILLAGE PLAN COMMISSION MEETING
held on Monday, April 14, 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 6:20 p.m. Roll Call of Village Plan Commission (PC) by Secretary Parker.

Roll call indicated 5 PC members present.

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

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

Village Staff in attendance, via Zoom: Maguire, Falkowski

Other Village Representatives in attendance, in-person: None

Other Village Representatives in attendance, via Zoom: President Maloney

Audience Members in attendance, in-person: There were 3 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. [0:00:40 Zoom Recording]

None.

3. Written Communications, Disclosures, and Recusals. [0:01:48 Zoom Meeting Recording]

None.

4. Minutes from March 10, 2025, PC/ETZ Meeting. [0:01:52 Zoom Recording]

Motion by Diesen, second by Hoffman: to approve the March 10, 2025, PC meeting minutes.

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

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

5. Public Hearing – Project #20250100 – Rezone 4803 Mesker Street from SF-S (Single Family Residential – Small Lot) to 2F (Two Family Residential). [0:02:17 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened at 6:23 p.m.

b. Presentation by Applicant and/or Staff

Higgins stated this is a vacant lot, on the corner of Janice Avenue and Mesker Street, due to the single-family home burning down some years ago. The Village razed the home, as the homeowner walked away from the property. This lot has been being maintained by the Village of Weston, with costs placed on the property tax roll. This property finally came up for Sheriff's Sale this past year and Mr. Cleveland won the bid. She explained that when she was receiving calls about this property, this past year, a lot of the calls were asking about placing a duplex on this lot. She stated that Cleveland is requesting to rezone this lot from SF-S to 2F. Higgins then described the surrounding land uses (mix of single-family, two-family, and Industrial), along with the history of this residential area, where the subdivisions were created for the then Hoffer's Glass Manufacturing plant (now Old Castle Glass). Higgins stated the Future Land Use Map does allow for 2F land uses in this area and possibly MF. Both with Plan Commission discretion. Higgins stated that Cleveland would like to build a duplex on this property that he would reside in half of.

Luke Cleveland, 5009 Mesker Street, Weston, was present in support of the request. He stated that he has been interested in this vacant lot for quite some time and did some research on the property and back taxes. He stated his intention would be to build a duplex, that will be owner-occupied (his family would live in one side). He stated his current home is a duplex, where his family lives in one side and rents out the other, and would like to do the same thing at 5009 Mesker Street, just on a bigger scale. He wants to bring something nice to this neighborhood.

c. Take Public Comment

Cronin read a written public comment (attached) in opposition to the rezone request, from Dan & Sue MacDonald, 4713 Mesker Street, that was e-mailed to Parker. Their concerns consisted of potentially lower property values and neighboring parcels currently all single family.

d. Close Public Hearing

Cronin closed at 6:29 p.m.

e. Recommendation from Staff

Higgins stated this is consistent with the Future Land Use Map, and staff has no issues with this, but it is ultimately the decision of the Plan Commission.

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

Mumper stated that he will be very happy to see this lot be redeveloped. He stated this lot has been an economic drain on the Village due to the lost tax revenue and Village costs in maintenance. Mumper stated this is also not a case where you would have one duplex surrounded by all single-family homes, as there are other duplexes nearby. Mumper also commented that this will be owner-occupied, which means it will be kept up.

Guerndt stated that he feels the property value will be the same, if not more, than the single-family homes in that area.

Cronin agrees that this will help the property values in the area. He also stated that you have to take the changes in time into consideration, such as the amount of traffic on this roadway, as compared to 40 years ago when these existing houses were first built.

Diesen commented there is no hardship for the neighborhood adding this duplex.

Zeyghami commented on when a small house was built in his subdivision, they were concerned it would affect property values, but it didn't, and it blended into the neighborhood very nicely.

The Commission went through the Determination (attached):

1. Yes
2. Yes
3. #3 – Growth Patterns
4. Yes

Motion by Guerndt, second by Diesen: to recommend approval to the Board of Trustees at their 04/21/2025 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

6. Project #20250149 – Site Plan Review for Yellow Banks Park Kayak Launch [0:14:21 Zoom Meeting Recording]

Dan Higginbotham, Plover River Land Company, 2625 Northwestern Avenue, Wausau, was present.

Zeyghami pointed out the parking spaces are shown as 20-feet long. He feels if someone comes in with a trailer, they will not fit in that space. Wodalski stated the southern side of the ring road will have a lane for vehicles with trailers to park, as it would be too difficult for someone to back a trailer into the stalls the way this is set up. He stated that vehicles with no trailers would park in the 20-foot parking stalls. Zeyghami feels if there are more than 2 or 3 vehicles with trailers, that parking lane will not be enough. Wodalski stated this will be one-way traffic around the circle. Zeyghami stated that we will need some signing in there to direct the flow of vehicles.

Zeyghami feels the drive lane should be wider than 12 feet. Wodalski stated that they are trying to minimize the impact to the park area. Hoffman stated if you have trailers already parked in that lane and someone else comes, drops off their kayak, and then drives all the way back around to park behind the already parked trailers, how this will be very tight to get around.

Higginbotham stated there are two adjacent parking lots that people can park in, within the overall park. He stated that the current access point into the water is very steep and how with this new one being handicap accessible, they wanted to get this as close to the water as possible.

Cronin brought up the request to not have any curbing around the pavement. He stated he supports this project, and while he does want to save money, he feels if we are requiring all the businesses in Weston add concrete around their pavement, that we should add it here too. Higginbotham pointed out that the Village just built a new parking lot, within this same park (Disc Golf Course), without any curbing. Wodalski clarified there was a parking lot there, but it was

gravel. Zeyghami feels the curbing would definitely protect the edge of the pavement, as vehicles will most likely drive along the edge of it, the way the trailer parking area is designed here.

Zeyghami feels the road should be 20-feet wide to allow for two-way traffic, since it is such a long driveway. He also feels the curve should be wider so that they can turn through the area without going over the curb.

Higginbotham explained the State grant and other local grants and donations that have come in for this project.

Guerndt suggested we put mountable curb in here. He also stated with the soil in the area here being sand, if people were to park on the grass, they would not really be ripping it up, as it would not be muddy.

Wodalski stated with some of the grant requirements, we have to bid this project, and anything that is donated needs to be disclosed in the bid document.

Mumper brought up the Babl Lane and County Road J launch templates and asked if we did not use those templates due to meeting the ADA compliance. Wodalski stated neither of those other two are considered ADA compliant.

Higginbotham pointed out how City of Schofield is modifying their kayak launch, near the Schofield Dam, and how that one will be ADA compliant. This way, people with disabilities that go in here can get out there.

Diesen supports the comments on mountable curb and road being a little wider. Wodalski stated we could keep the circle driveway wider all the way through to allow for more vehicles with trailers to park.

There was some discussion about the potential to tie the two existing park parking lots with this one to provide more access and the reasons why this one needs to be separate.

Cronin suggested we could sign this, with a suggestion that longer trip kayakers park in one of the other parking lots.

Guerndt asked Wodalski if the Village could supply the material, to keep the costs down from the bid. Wodalski stated that we can do certain things in kind, and this is a matching grant, up to \$96,000, where if the Village spends \$48,000, we get \$48,000 from the WI DNR, and if the Village spends \$90,000, we get \$45,000 from the WI DNR. He stated we do need to be careful of that if we have an asphalt price and some concrete, and the dock alone coming in at just about \$40,000, there are requirements we need to maintain. Guerndt asked if the dock needed to be part of the project or if it can be donated. Wodalski stated it needs to be part of the project, as one of the stipulations of the WI DNR grant was that we are creating an ADA accessible ramp.

Cronin summarized that we discussed adding the curbing and widening the two-way areas to 24 feet.

Higgins stated that our code requires 24 feet for a two-way roadway, so the portion coming down from Northwestern needs to be 24 feet. Then the one-way travel areas can be 12-feet wide.

Hoffman questioned what type of dock system this is. Higginbotham stated it is an EZ Dock system (<https://www.ez-dock.com/>). He described how the dock is designed and held into the ground.

Guerndt questioned if the bid could not include site prep work, if it is already being donated by a contractor. Wodalski stated yes, but we just need to disclose it.

Maguire stated the handicap stall must be van accessible. He stated it could be 11-feet wide with a 5-foot aisle, or a large aisle with a smaller stall. Wodalski asked if the hatched-out stall (leads to the ramp) could be used as the aisle. Maguire stated it could. Guerndt commented that most ADA vans open from the passenger side. Maguire stated the van would have to back into that stall. Maguire stated they could also move the ADA stall to the north side of the hatched-out stall.

Motion by Mumper, second by Diesen: to approve the Yellow Banks Kayak Launch plan with the modification that staff determine the road width as per code, also per ADA compliance, and to include mountable curb.

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

7. Project #20250151 – Site Plan Review for Kennedy Park Construction Plans of Phase 1-BB1 and Phase 1-BB2 Fields
[0:40:51 Zoom Meeting Recording]

Higgins stated this project is on the agenda, primarily to make PC aware that some of the park renovations will be starting this year. She stated the first phase will be getting these two baseball fields completed this summer. Wodalski stated we start advertising for bid starting this Wednesday.

Higgins stated there will be more phases of the project, with more fields and parking, and also some changes to the area called Phase I-H, which is for the wellhouse and the warming house for ice skating. Wodalski stated the I-H area is where we will be demoing the buildings and adding a new warming house/park shop/wellhouse at that corner. He stated that currently there are four buildings there and it would be consolidated into one.

Wodalski stated that each phase is based on when the fundraising for each portion is available.

Mumper stated this is an awesome addition to the community.

Motion by Guerndt, second by Mumper: to approve Project #20250151.

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

8. March 2025 Staff-Approved Certified Survey Maps and Site Plans. [0:43:30 Zoom Meeting Recording]

Motion by Zeyghami, second by Jordan: to acknowledge the March 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

9. March 2025 Building Permits [0:44:05 Zoom Meeting Recording]

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

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

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

10. Planning & Development Department Project Update Report. [0:44:24 Zoom Recording]

Higgins stated we did hire for the Assistant Zoning Administrator/Code Enforcement Officer, which is Dustin Gessert, who will start on April 28th. She went over his background and experience.

Higgins stated we received a request to vacate a subdivision that was created in 1961 but never fully developed (Everest Hilltop Addition Subdivision – the Ryan family). This is off of Alderson Street, south of Weston Avenue. The western portion of the subdivision was developed and located on the west side of Alderson Street, in the Village of Rothschild, while the east side (still vacant land) is located in the Village of Weston.

Higgins stated that because this plat is over 40-years old, there is a different process to take in order to vacate it. The applicant is requesting the Village to vacate the street (non-developed horseshoe-shaped street), which we will do by Resolution, versus the normal vacation process. The Resolution will go to the Village Board on Monday, and then the applicant takes that to Circuit Court, to get the streets and lots vacated.

Higgins announced that we approved a zoning permit for A&W Restaurant in the Fuzzy’s Taco Shop building. The owner of the A&W business is in the process of purchasing the property (not leased). They have their zoning permit, building permit for interior work, and are going through site plan review now, due to their adding a second drive thru.

Cronin pointed out in Higgins' report that it appears there are a lot of inspections that are due to be followed up on. Higgins stated that a lot of those are closing out projects, due to landscaping getting done yet, etc., and with our being busy with new construction and the majority of the landscaping not growing yet we have not started those inspections. She stated that once Gessert starts he will be able to alleviate some of Travis and Roman's workload. Maguire stated that Gessert will certainly help in this matter. He also pointed out the list of permits that were approved during the month of March, that was one of our largest new home permit months since he has been employed with Weston. This is coming primarily from the Hinner Springs, Green Tree, and Arrowhead subdivisions. He stated we have already added over \$4million in valuation, just in new home permits. Maguire explained to Guerndt that Timber Ridge Builders bought the remaining lots in the Hinner Springs Subdivision, from Denyon Homes, in March. They have 4 projects in the ground already (early starts). Those will be on April's list. There are 3 or 4 remaining 4-unit buildings to be built in that subdivision that they will be doing instead of Denyon. Maguire stated we do have trailer park inspections coming up in May, and see how much of the open projects they can get done until the next PC Meeting.

11. Announcements & Committee/Commissioner Remarks/Staff Referrals [0:55:05 Zoom Recording]

Hooshang thanked the Commission Members for their time and hard work, as tonight is his last meeting.

Guerndt commented on what had occurred at the end of the Public Works meeting earlier tonight, and was grateful that a few Committee members brought their concerns up on the situation. He hopes we can get that cleared up.

12. Next Regular Meeting Date– Monday, May 12, 2025, at 6pm.

14. Future Agenda Items or Staff Referrals

15. Adjourn Plan Commission

Motion by Diesen, second by Mumper: to adjourn at 7:18 p.m.

Steve Cronin, Village Trustee and Plan Commission Chair

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary

Valerie Parker

From: Daniel and Susan MacDonald <dansuemacdonald@gmail.com>
Sent: Saturday, April 12, 2025 5:00 PM
To: Valerie Parker
Subject: Project#20250100 4803 Mesker St.

Greetings, Ms. Parker,

My wife and I own and occupy the property at 4713 Mesker St. in Weston, and have lived there since October of 2003. Due to prior commitments, neither of us is able to attend the public hearing on April 14, 2025.

We are writing to express our strong preference that the property at 4803 Mesker St. NOT be rezoned from a Single Family Residential Zoning District to a Two Family Residential Zoning District.

All of the other lots surrounding it are Single Family. We are concerned that the proposed zoning change would lower property values in the neighborhood, and we do not want that to happen. It is not fair to the neighborhood for 1 person's business proposition to needlessly harm the property values of the many homes in the immediate vicinity.

Thank you for providing us the opportunity to speak to this matter.

Sincerely,

Dan and Sue MacDonald -- 4713 Mesker St. in Weston



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

Application/Petition No.: **20250100**

Hearing Date: **April 14, 2025**

Applicant: **Luke Cleveland**

Property Location: **Lot 1, Block 4 of Kellyland's 1974 Addition, located in Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, as recorded in Plat Cabinet 1, Envelope 498, Document No. 682960, in the Register's Office of Marathon County, Wisconsin.**

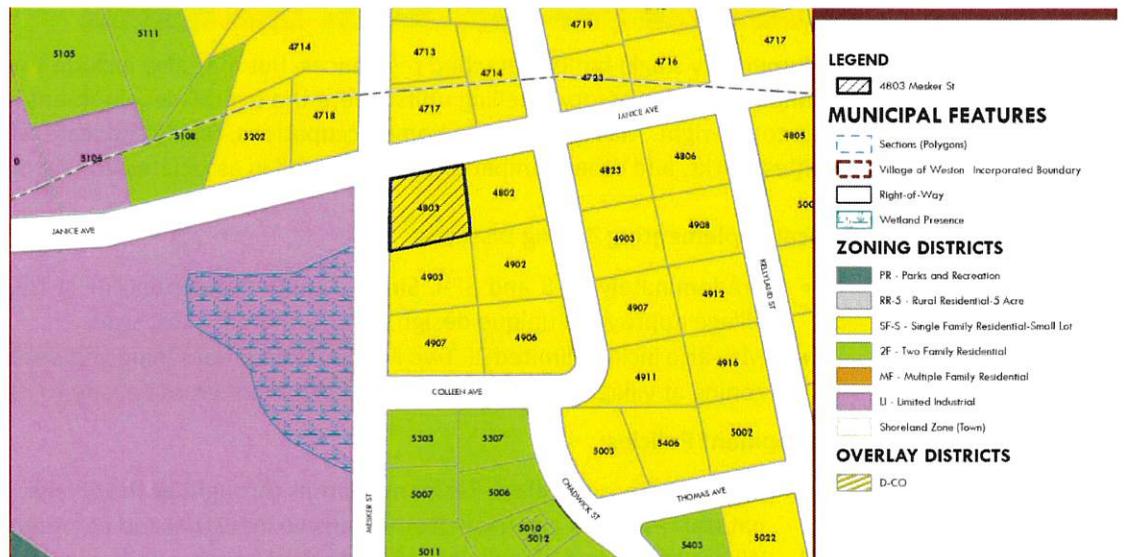
Property Owner: **Luke Cleveland**

Description: **A rezoning of 7.422 acres from SF-S to 2F.**

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: **SF-S Single Family Small Lot**



Definition:
 94.2.02(2)(b)

SF-S Single Family Residential-Small Lot. The SF-S district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The SF-S district enables smaller lot sizes than other single family residential districts. The SF-S district is intended for areas planned for single family residential development, or portions of those areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor districts: R-1 Residential-Single Family and R-2 Residential-Single Family)

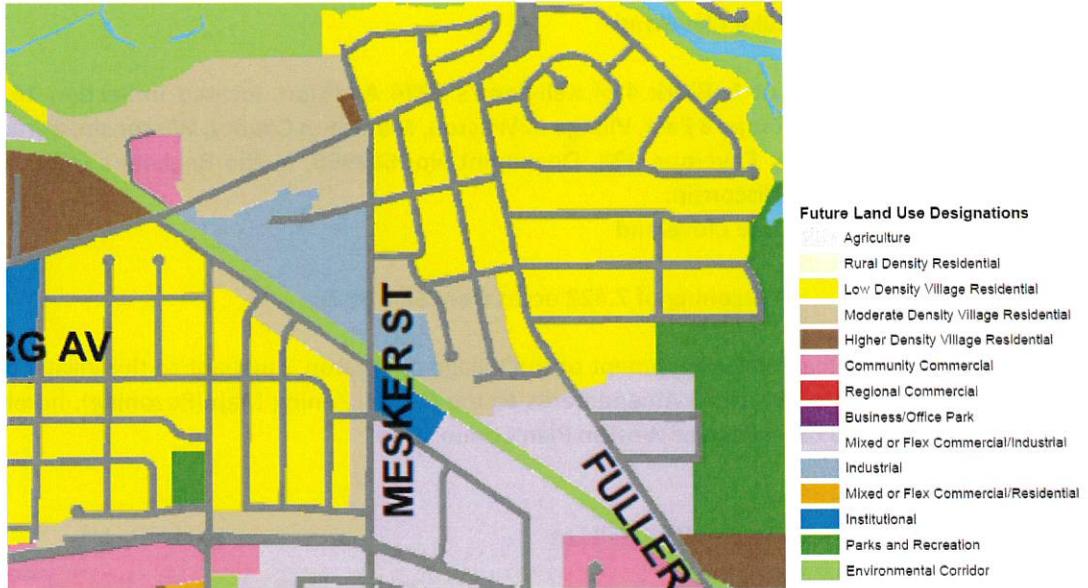
Proposed Zoning **2F Two Family Residential**

Definition:
 94.2.02(2)(c)

2F Two Family Residential. The 2F district accommodates two family residences such as duplexes and two-flats; single family residences; and compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary

sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The 2F district is intended for areas planned for two family residential development, or portions of areas planned for neighborhood development at the Village's discretion, within the Comprehensive Plan. (Predecessor district: RTF Residential Two Family)

Future Land Use: **Low Density Village Residential**



FLU Description: Predominately single family detached residences, but may also include two family, townhome, and accessory dwelling units where the overall development falls within density range to the right. May also include home occupations, family childcare, small community facilities, parks, and other compatible uses allowed in associated zoning districts.

Typical Implementing Zoning Districts:

- Predominately SF-S and SF-L Single Family Residential, or N Neighborhood where the village approves a unique design, layout, theme, or lot sizes.
- **May also include limited 2F Two Family Residential zoning and possibly MF Multiple Family zoning at village discretion where development gross density to right is maintained.**

Development Policies:

1. Map Low Density Village Residential areas throughout the village, particularly adjacent to natural resources and away from intensive industrial and commercial areas.
2. Where small single family lots and attached housing units are permitted, attend to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.
3. Assure that housing that is not single family detached, and community uses, are carefully woven into the fabric of each predominately single family residential neighborhood.
4. Promote a system of interconnected streets developed according to Complete Streets principles (see Transportation chapter) and parks where planned..

Lot Size and/or Density Range:

Fewer than 5 units per gross acre in each development.

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:

Mr. Cleveland purchased the vacant lot from a recent Sheriff's sale at Marathon County. The property had been abandoned by the previous owner and there were back taxes and fees associated with the village razing the fire damaged home on the site and mowing the grass the last 3-4 years.

Per Mr. Cleveland his intentions are as follow:

My intention is to construct a premium side-by-side duplex, with plans to occupy one side with my family. Each unit will feature approximately 1,500 square feet of living space on the main level, with additional square footage in a partially finished basement. In consideration of community needs, I plan to make the property handicap accessible to accommodate disabled and elderly tenants. The location is ideal, offering convenient access to essential services and being situated near the Mountain Bay Trail, providing an area conducive to walking and recreation. Furthermore, there is a limited supply of handicapped-accessible rental properties in the area, making this development a valuable addition to the neighborhood.

The property is located across the street from Old Castle Glass (LI Limited Industrial zoned property). There is also duplexes located down the street not far from this property.

CURRENT PROPERTY CONDITIONS:

The lot is currently vacant as the Village completed a raze order on the parcel following a fire. The previous owner walked away from the property and the village had removed the dilapidated home and . The owner recently bought the vacant lot via Sherriff sale.

STAFF RECOMMENDATION:

Staff recommend approval based on the submittal and information currently available to us.

The change is consistent with the Comprehensive Plan. If this area was to be developed today the single-family lots on Mesker Street would have been zoned for MF Multiple Family Residential or 2F Two Family Residential. The trend in other states and larger metro areas is to allow 2 family homes in what we would think of normally as predominantly single-family neighborhoods. They may require higher aesthetics and design guidelines to make sure that these housing types fit the neighborhood. The Village and our residents are probably not there yet to make a drastic change to our code but I can see the state moving that way with their guidance on how communities tackle the increased need for housing and affordable housing options. We are unable to put restrictions on this rezone but I think that going forward we may want to look at allowing 2F by Conditional Use in the SF-S district.

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 4/21/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 4/21/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 4/21/25 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 4/14/25:

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 $\frac{3}{4}$ or greater of the full Village Board.
- 3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.

Board of Trustees Determination on 4/21/25:

APPROVE / DENY

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 Pindora Date: / /

Phone Number: (75) - 212 - 0540 Email Address: j.pindora@weston.vi.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 THE JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING (ETZ) COMMITTEE**

NOTICE IS HEREBY GIVEN that an application has been filed by Dan Higginbotham, of Plover River Land Company, on behalf of property owner, Alan Flood, requesting a rezone from AR (Agriculture and Residential) to RR-2 (Rural Residential – 2 Acre) on a 27.8220-acre property located directly east of 163905 River Road. [Project #20250154]

The area of land to be rezoned is described as:

A part of the Southwest 1/4 of the Southeast 1/4 and a part of the Southeast 1/4 of the Southwest 1/4, all located in Section 13, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, described as follows:

That portion of the Southwest 1/4 of the Southeast 1/4 lying South of River Road, and that portion of the Southeast 1/4 of the Southwest 1/4 lying South of River Road and North of the Eau Claire River, excluding Certified Survey Map recorded in Volume 40, Page 124, as Document No. 1117015, Marathon County Register of Deeds.

Subject to all easements, restrictions, and reservations of record.

The affected overall parcel is also known as PIN 082-2808-134-0971.

Notice is hereby given that the Joint ETZ Committee will hear said request at a public hearing to be held at its meeting, scheduled to begin at 6:00 p.m., on Monday, May 12, 2025, in the Village of Weston Municipal Center Board Room, 4747 Camp Phillips Road. Dated April, 23, 2025. Valerie Parker, Commission Clerk

Legal Ad Run: April 28, 2025 and May 5, 2025.

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**



NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission and Joint Village & Town of Weston Extraterritorial Zoning Committee will hold a public hearing on Monday, May 12, 2025, at 6:00 p.m., in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, to take testimony relative to the following:

Project #20250171 – Brian Kuehl, requesting a Conditional Use Permit at 163725 Kersten Road, to allow for the construction of a 1,500 square foot accessory building, that is 17 feet tall, for personal use, within the SF-L (Single-Family Residential – Large Lot) Zoning District, where the maximum allowed accessory building size within the SF-L District is 1,000 square feet, and the height 15 feet. The property is described as: Lot 3 of Certified Survey Map No. 16894, recorded in Volume 79 of Certified Survey Maps on Page 95, as Document No. 1676457, in the Office of the Register of Deeds for Marathon County, Wisconsin; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 28 North, Range 08 East, in the Town of Weston, Marathon County, Wisconsin. The affected overall parcel is also known as PIN 082-2808-122-0988.

Project #20250154 – Alan Flood, requesting a rezone from AR (Agriculture and Residential) to RR-2 (Rural Residential – 2 Acre) on a 27.8220-acre property located directly east of 163905 River Road, to allow for future residential land divisions. The area of land to be rezoned is described as: A part of the Southwest 1/4 of the Southeast 1/4 and a part of the Southeast 1/4 of the Southwest 1/4, all located in Section 13, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, and described as that portion of the Southwest 1/4 of the Southeast 1/4 lying South of River Road, and that portion of the Southeast 1/4 of the Southwest 1/4 lying South of River Road and North of the Eau Claire River, excluding Certified Survey Map recorded in Volume 40, Page 124, as Document No. 1117015, Marathon County Register of Deeds. Subject to all easements, restrictions, and reservations of record. The affected overall parcel is also known as PIN 082-2808-134-0971.

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 25th day of April 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, April 28, 2025, and Monday, May 5, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Extraterritorial Zoning Committee (ETZ), November 11, 2024
Description:	Public Hearing – Project #20250154 –Rezone a 27.8220-acre property located directly east of 163905 River Road from AR (Agriculture and Residential) to RR-2 (Rural Residential – 2 Acre) – PIN 082-2808-134-0971 (Higginbotham/Flood)
From:	Jennifer Higgins, Planning & Development Director/Zoning Administrator
Question:	Should the ETZ recommend to the Board of Trustees to approve the rezone on a +- 27.8220-acre portion of the vacant parcel located east of 163905 River Rd.

BACKGROUND

The subject property is roughly 28 acres along the Eau Claire River in the Town of Weston and is owned by Alan Flood. Mr. Flood is in the process of building a house on the west end of the 28 acres. He wants to separate a parcel now for a home he is planning to build and wants to have the option to create and sell some lots along River Road in the future. He is seeking RR-2 Zoning as it is similar to many of the developed lots on the north side of the Eau Claire River and much larger than the SF-L lots on the south side of the River in the Village. A draft CSM has been included with his application. Planned lot sizes range from 3.92 to 5.08 acres.

CURRENT PROPERTY CONDITIONS:

The parcel has never been developed and is currently vacant.

Attached Docs:	Hearing Notice, Draft Determination Form, Draft CSM
Committee Action:	None
Fiscal Impact:	TBD.
Recommendation:	Staff report provided in the Rezone Determination Document included. Staff recommend approval based on the submittal and information currently available to us.

The change is consistent with the Comprehensive Plan as this is in an area of the Village & Town where residences need to be serviced by private wastewater treatment systems. The Village does not have plans to expand sewer and water into this area anytime soon so larger lots make sense at this time.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

- 1) RECOMMEND APPROVAL:** ETZ recommends approval of the rezone request and forwards the recommendation on to the Village Board 5/19/25 meeting agenda.
- 2) RECOMMEND DENIAL:** ETZ recommends denial of the rezone request and forwards the recommendation on to the Village Board 5/19/25 meeting agenda.
- 3) NO RECOMMENDATION:** ETZ takes no action, and the request moves on to the Village Board 5/19/25 meeting agenda.

REQUEST FOR CONSIDERATION

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

ADDITIONAL ACTION: Forward recommendation to the Board of Trustees for 5/19/25 meeting
Consideration of Ordinance to Amend Zoning Map
Notify Applicant (Staff)



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

Application/Petition No.: **20250154**

Hearing Date: **May 12, 2025**

Applicant: **Dan Higginbotham, of Plover River Land Company, on behalf of property owner, Alan Flood**

Property Location: **A part of the Southwest 1/4 of the Southeast 1/4 and a part of the Southeast 1/4 of the Southwest 1/4, all located in Section 13, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, described as follows:**

That portion of the Southwest 1/4 of the Southeast 1/4 lying South of River Road, and that portion of the Southeast 1/4 of the Southwest 1/4 lying South of River Road and North of the Eau Claire River, excluding Certified Survey Map recorded in Volume 40, Page 124, as Document No. 1117015, Marathon County Register of Deeds.

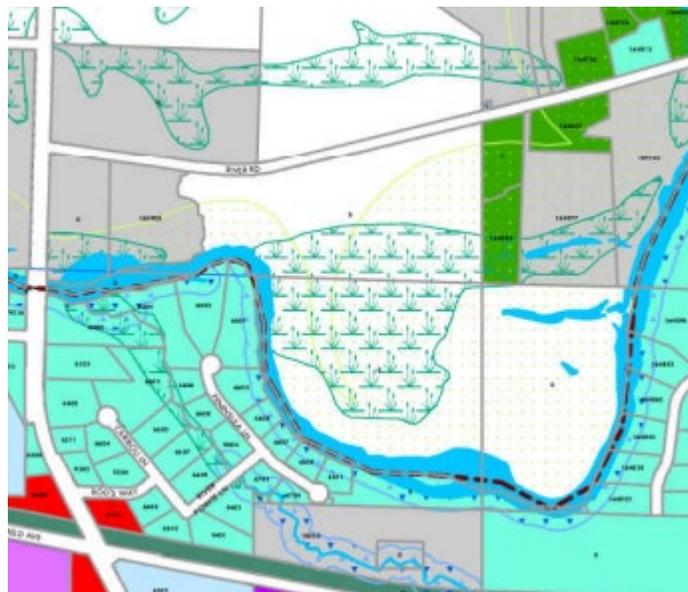
Property Owner: **Alan Flood**

Description: **A rezoning of 27.8220-acre acres from AR (Agriculture and Residential) to RR-2 (Rural Residential – 2 Acre).**

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), which has been adopted as the ETZ Code for the Joint Town and Village of Weston Extraterritorial Zoning Committee (ETZ), hereby makes the following findings and evaluation to the Village of Weston ETZ Committee:

GENERAL INFORMATION:

Current Zoning: **AR (Agriculture and Residential)**



ZONING DISTRICTS

- AK - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial
- RM - Rural Mixed
- PD - Planned Development

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

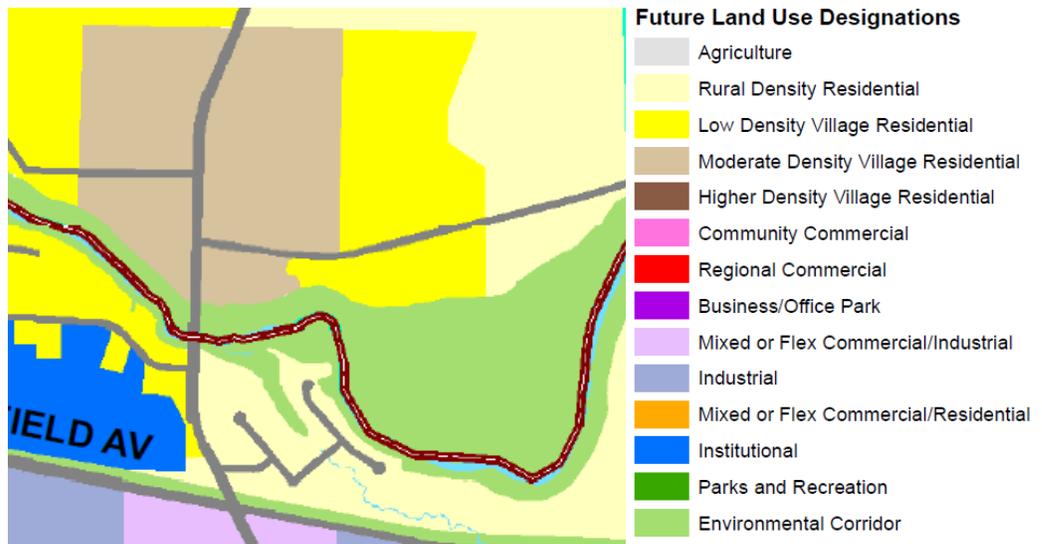
RR-2 (Rural Residential – 2 Acre)

Definition: 94.2.02(1)(c)

RR-2 Rural Residential 2 Acres. The RR-2 district is intended for mainly single family detached residential development on minimum two 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-2 district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: RR Rural Residential; SR Suburban Residential)

Future Land Use:

Rural Density Residential or Low-Density Village Residential



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

FLU Descriptions:

Rural Density Residential

Single family detached residences served by private wastewater treatment systems; also include home occupations, small community facilities, parks, and agricultural uses.

Typical Implementing Zoning Districts:

- RR-2 and RR-5 Rural Residential
- SF-L Single Family Residential

Development Policies:

1. Minimize mapping this future land use category in the village, and in areas marked as Potential Long Term Growth Areas on Map 3-1.
2. Promote interconnection in road and trail networks within and among neighborhoods.
3. Allow lots less than one acre only where soil conditions demonstrate suitability for private on-site waste treatment systems, or where a group waste treatment system is used.
4. Regardless of lot size, encourage use of group treatment systems where soil conditions or other factors do not support individual systems, with such systems

subject to professional design and restrictions assuring their shared maintenance over time.

Lot Size and/or Density Range:

Minimum lot sizes per associated zoning districts

Low-Density Village Residential

Predominately single family detached residences, but may also include two family, townhome, and accessory dwelling units where the overall development falls within density range to the right. May also include home occupations, family childcare, small community facilities, parks, and other compatible uses allowed in associated zoning districts.

Typical Implementing Zoning Districts:

- Predominately SF-S and SF-L Single Family Residential, or N Neighborhood where the village approves a unique design, layout, theme, or lot sizes.
- May also include limited 2F Two Family Residential zoning and possibly MF Multiple Family zoning at village discretion where development gross density to right is maintained.

Development Policies:

1. Map Low Density Village Residential areas throughout the village, particularly adjacent to natural resources and away from intensive industrial and commercial areas.
2. Where small single family lots and attached housing units are permitted, attend to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.
3. Assure that housing that is not single family detached, and community uses, are carefully woven into the fabric of each predominately single family residential neighborhood.
4. Promote a system of interconnected streets developed according to Complete Streets principles (see Transportation chapter) and parks where planned..

Lot Size and/or Density Range:

Fewer than 5 units per gross acre in each development.

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 subject property is roughly 28 acres along the Eau Claire River in the Town of Weston and is owned by Alan Flood. Mr. Flood is in the process of building a house on the west end of the 28 acres. He wants to separate a parcel now for a home he is planning to build and wants to have the option to create and sell some lots along River Road in the future. He is seeking RR-2 Zoning as it is similar to many of the developed lots on the north side of the Eau Claire River and much larger than the SF-L lots on the south side of the River in the Village. A draft CSM has been included with his application. Planned lot sizes range from 3.92 to 5.08 acres.

CURRENT PROPERTY CONDITIONS:

The parcel has never been developed and is currently vacant.

STAFF RECOMMENDATION:

Staff recommend approval based on the submittal and information currently available to us.

The change is consistent with the Comprehensive Plan as this is in an area of the Village & Town where residences need to be serviced by private wastewater treatment systems. The Village does not have plans to expand sewer and water into this area anytime soon so larger lots make sense at this time.

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

- 1) **RECOMMEND APPROVAL:** ETZ recommends approval of the rezone request and forwards the recommendation on to the Village Board 5/19/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** ETZ recommends denial of the rezone request and forwards the recommendation on to the Village Board 5/19/25 meeting agenda.
- 3) **NO RECOMMENDATION:** ETZ takes no action and the request moves on to the Village Board 5/19/25 meeting agenda.
- 4) **DEFER ACTION:** ETZ can defer action until the next meeting date. The ETZ has 45 days following the public hearing per code to take action.

ACTION:

ETZ Determination on 5/12/25:	RECOMMEND APPROVAL/DENIAL
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VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

- 1) Board approves the rezone request per the ETZ 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.

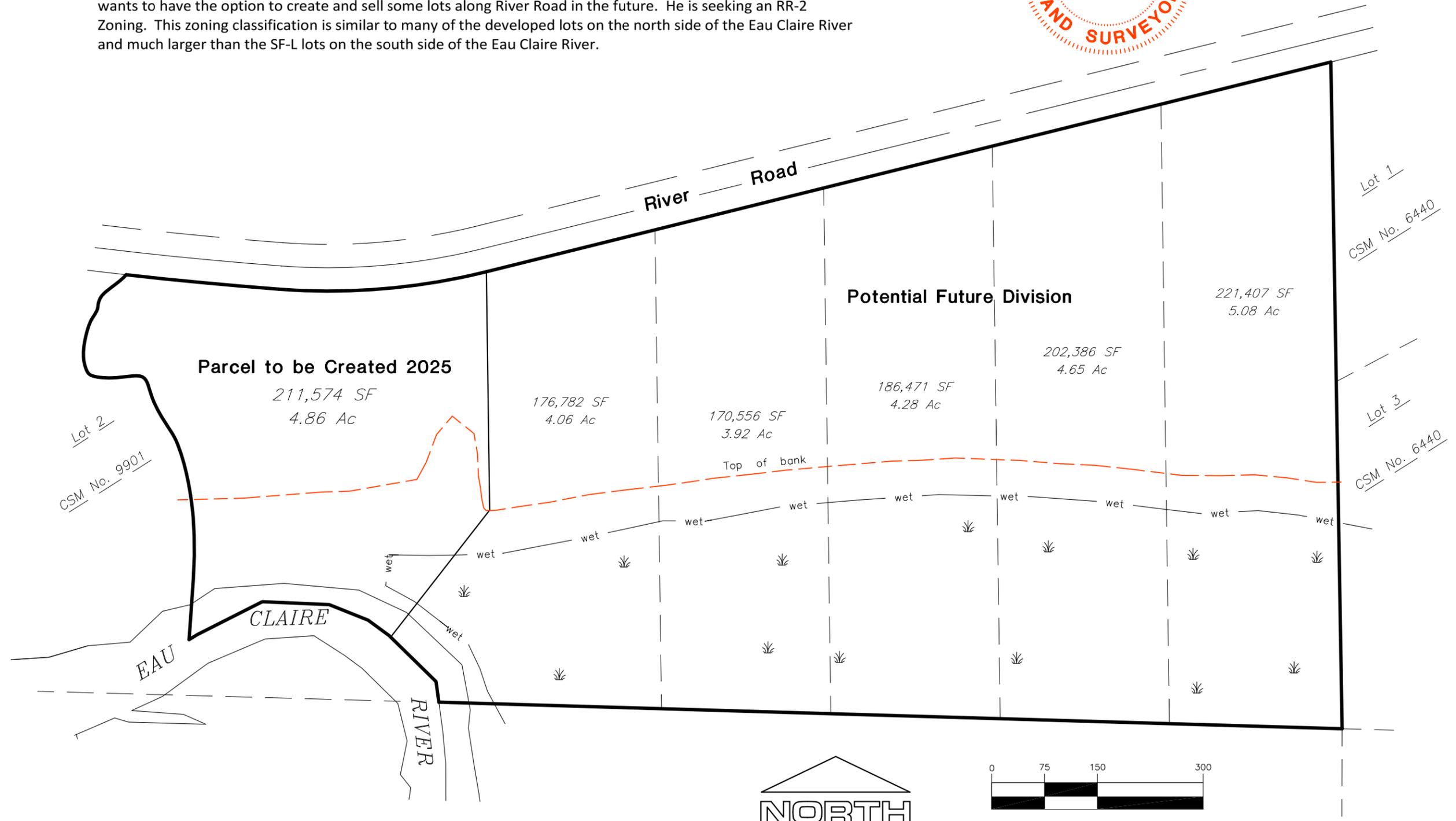
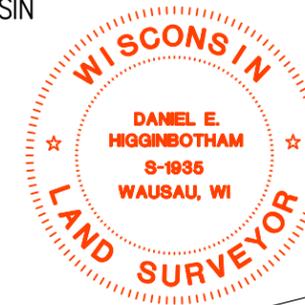
Board of Trustees Determination on 5/19/25:	APPROVE / DENY
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Sketch for Re-zoning May 2025

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13,
TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN

Narrative for Alan Flood Rezoning parcel 08228081340971:

The subject parcel contains roughly 28 Acres along the flood plain of the Eau Claire River. He is in the process of building a house on the West end of the 28 Acres. Alan wants to separate a parcel for the home he is building and wants to have the option to create and sell some lots along River Road in the future. He is seeking an RR-2 Zoning. This zoning classification is similar to many of the developed lots on the north side of the Eau Claire River and much larger than the SF-L lots on the south side of the Eau Claire River.



SURVEY PROVIDED BY:
PLOVER RIVER LAND CO. 2625 NORTHWESTERN AVENUE WAUSAU, WI 54403 (715)449-2229

1 inch = 150 ft.

**NOTICE OF PUBLIC HEARING BEFORE THE
JOINT VILLAGE & TOWN OF WESTON EXTRATERRITORIAL ZONING COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Joint Village & Town of Weston Extraterritorial Zoning Committee on **Monday, May 12, 2025 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider an application (Project 20250171) filed by property owner **Brian Kuehl**, requesting a **Conditional Use Permit** at **163725 Kersten Road**, to allow for the construction of a 1,500 square foot accessory building, that is 17 feet tall, for personal use, within the **SF-L (Single-Family Residential – Large Lot)** Zoning District, where the maximum allowed accessory building size within the SF-L District is 1,000 square feet, and the height 15 feet.

Legal Description of the Property:

Lot 3 of Certified Survey Map No. 16894, recorded in Volume 79 of Certified Survey Maps on Page 95, as Document No. 1676457, in the Office of the Register of Deeds for Marathon County, Wisconsin; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 28 North, Range 08 East, in the Town of Weston, Marathon County, Wisconsin.

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

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

Dated April 24, 2025.

Valerie Parker, Commission Clerk

Legal Ad Run: April 28, 2025, and May 5, 2025

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**



NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission and Joint Village & Town of Weston Extraterritorial Zoning Committee will hold a public hearing on Monday, May 12, 2025, at 6:00 p.m., in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, to take testimony relative to the following:

Project #20250171 – Brian Kuehl, requesting a Conditional Use Permit at 163725 Kersten Road, to allow for the construction of a 1,500 square foot accessory building, that is 17 feet tall, for personal use, within the SF-L (Single-Family Residential – Large Lot) Zoning District, where the maximum allowed accessory building size within the SF-L District is 1,000 square feet, and the height 15 feet. The property is described as: Lot 3 of Certified Survey Map No. 16894, recorded in Volume 79 of Certified Survey Maps on Page 95, as Document No. 1676457, in the Office of the Register of Deeds for Marathon County, Wisconsin; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 28 North, Range 08 East, in the Town of Weston, Marathon County, Wisconsin. The affected overall parcel is also known as PIN 082-2808-122-0988.

Project #20250154 – Alan Flood, requesting a rezone from AR (Agriculture and Residential) to RR-2 (Rural Residential – 2 Acre) on a 27.8220-acre property located directly east of 163905 River Road, to allow for future residential land divisions. The area of land to be rezoned is described as: A part of the Southwest 1/4 of the Southeast 1/4 and a part of the Southeast 1/4 of the Southwest 1/4, all located in Section 13, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, and described as that portion of the Southwest 1/4 of the Southeast 1/4 lying South of River Road, and that portion of the Southeast 1/4 of the Southwest 1/4 lying South of River Road and North of the Eau Claire River, excluding Certified Survey Map recorded in Volume 40, Page 124, as Document No. 1117015, Marathon County Register of Deeds. Subject to all easements, restrictions, and reservations of record. The affected overall parcel is also known as PIN 082-2808-134-0971.

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 25th day of April 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, April 28, 2025, and Monday, May 5, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	ETZ Committee, May 12, 2025
Description:	Public Hearing – Project #20250171 – Conditional Use Permit Request at 163725 Kersten Road, to allow for the construction of a 1,500 square foot accessory building, that is 17 feet tall, for personal use, within the SF-L (Single-Family Residential – Large Lot) Zoning District, where the maximum allowed accessory building size within the SF-L District is 1,000 square feet, and the height 15 feet. (ETZ)
From:	Roman Maguire, Building Inspector Jennifer Higgins, Planning and Development Director
Question:	Should the ETZ approve the Conditional Use Permit application as requested by Brian Kuehl to exceed the maximum allowable floor area of 1,000 square feet and height of 15 feet for an accessory structure for residential use at 163725 Kersten Road?

BACKGROUND

Brian Kuehl is the applicant and property owner at the subject site where a detached single-family residence currently exists. He is proposing to construct a 1,500 square foot (30 feet by 50 feet) detached accessory garage for residential use. The building will house both vehicles and household material storage. Construction will include a separate future hard surfaced driveway to access the garage. The façade will include an overhead door 18 feet in width on one end of the building and a smaller overhead door 8 ft in width on the opposite side of the structure, slate blue vinyl siding and architectural asphalt shingles. The roof lines will match and be complementary to the existing home. The structure will be 17 feet in height. The SF-L Zoning District permits one detached garage, and this will be the only detached garage that exists on site.

Attached Docs:	CUP Determination, Site plan, elevations, project narrative, CUP supplemental questions, draft conditional use permit.
Committee Action:	N/A
Fiscal Impact:	TBD
Recommendation:	Staff recommends approval of the Conditional Use Permit and has provided 8 conditions in the draft CUP. The ETZ can add any additional conditions they determine following the hearing.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20250171, allowing Brian Kuehl to exceed the maximum allowable square footage of 1,000 square feet and height of 15 ft for a detached accessory structure for residential use at 163725 Kersten Rd.

ADDITIONAL ACTION:	Notify applicant of [Approval / Denial] [Staff] If approved, record CUP with the Marathon County Register of Deeds [Staff] If approved, issue a building permit for the detached accessory structure and 2 nd driveway. [Staff]
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Application for Conditional Use Permit
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON
ETZ COMMITTEE**

Application/Petition No.: **20250171** Hearing Date: **May 12, 2025**
Applicant: **Brian Kuehl, 163725 Kersten Road, Weston, WI 54476**
Location: **163725 Kersten Road, Weston, WI 54476**
Description: **A conditional use permit application, to allow for the construction of a 1,500 square foot accessory building, that is 17 feet tall, for personal use, within the SF-L (Single-Family Residential – Large Lot) Zoning District, where the maximum allowed accessory building size within the SF-L District is 1,000 square feet, and the height 15 feet.**

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

GENERAL INFORMATION:

- Zoning: **Single Family Residential – Large Lot (SF-L) Zoning District**
- Definition: 94.2.02(2)(a) The SF-L district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. New development within this district shall be served by public sanitary sewer and water services but may have roadways with a rural cross section (e.g., roadside swales). The SF-L district generally requires a minimum lot size between those required in the RR and SF-S districts. The SF-L district is intended for areas planned for single family residential development, or for portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: S-R Suburban Residence and R-E Residential Estate)
- Definition: 94.4.09(2) **Detached Accessory Structure (for Residential Use).** An accessory structure serving a residential principal land use and building (e.g., a house or apartment building), but not attached to the principal building. Includes detached residential garages and carports (where permitted) designed primarily to shelter parked passenger vehicles, utility sheds as defined in Section 94.17.04, private recreation structures such as gazebos, and detached elevated decks or walkways associated with residential uses. All structures that are utilized for Agricultural Land Use Types (as listed in Section 94.4.03), that exceed 2,000 square feet in floor area, are within a rural and open space or RM zoning district or are on parcels over 10 acres in area shall instead be regulated as a principal structure, and not as a “Detached Accessory Structure.”
- Performance Standards:
1. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot. **Existing home on property.**
 2. Except within the AR and RM zoning districts, no hoop building, tarp shed, or carport shall be a permitted as a Detached Accessory Structure (for Residential Use), except on a temporary basis for a maximum of five consecutive days within a 30-day period for a special event such as a sale on the property following issuance of a temporary use permit. **N/A – stick built.**
 3. The roof of each Detached Accessory Structure (for Residential Use), including those permitted under standard 2, shall be designed to withstand a minimum of a 40-pounds per square foot of snow load. **Will be met.**
 4. All driveways built to serve Detached Accessory Structures (for Residential Use) are subject to associated standards under Section 94.12.08. Each Detached Accessory Structure (for Residential Use) shall be served by a driveway connected to a public road if used to shelter a motor vehicle or trailer, or where vegetative ground cover to an overhead door cannot be maintained in the determination of the Zoning Administrator or Building Inspector. **Requesting**

a separate driveway access for this accessory building. A driveway permit will need to be applied for and approved by Public Works Director.

5. The exterior walls of each Detached Accessory Structure (for Residential Use) shall be sided with wood, masonry, concrete, stucco, Masonite, horizontal vinyl or metal lap siding, or similar material approved by the Zoning Administrator. Vertical siding is also allowed in all RM and rural and open space zoning districts aside from RR-2. All exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground. Exterior building materials will match existing home.
6. Roofs of Detached Accessory Structures (for Residential Use) shall be surfaced with any of the following materials: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; screw down metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the Zoning Administrator. Roof pitch and ceiling height will be the same as the home.
7. Pole or ladder constructed buildings shall be permitted only within the RM and rural and open space zoning districts, except for the RR-2 district, and shall be subject to subsections 5. and 6. of this section. N/A – stick built construction planned.
8. No Detached Accessory Structure (for Residential Use) shall involve or include the conduct of any business, trade, or industry, except for home occupations and residential businesses as described and limited elsewhere in this Article 4. Planned for personal storage of owner.
9. No Detached Accessory Structure (for Residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meets all applicable requirements of the State for a dwelling and under Section 94.4.09(8). Will be met. No improvements planned that could be used for human habitation.
10. In all residential, RR-2 and non-residential and mixed-use zoning districts, and for all Multi-family Residences regardless of district, no portion of a Detached Accessory Structure (for Residential Use) shall occupy any land between the principal building on a residential lot and a street right-of-way, except where approved by the Plan Commission as part of an approved site plan. Accessory structure will be further set back than the home.
11. See Figures 5.01(1) and 5.01(2) for other setback, floor area, building height, and coverage standards associated with Detached Accessory Structures in residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure 5.01(1), except as allowed by a conditional use permit, subject to the procedures in Section 94.16.06 and all of the following standards for the Detached Accessory Structure:
 - I. Not taller or have more floors above ground level than the principal building.
 - II. Has a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.
 - III. Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
 - IV. Siding shall be of a similar material and color as the siding on the principal building, except that where the siding on the principal building is stone or brick, another compatible material may be selected.
 - V. May not be located further toward the front lot line than the principal building.
 - VI. Shall meet all setback requirements normally applicable to principal buildings per Figure 5.01(2).

CUP required due to exceeding the square footage and height requirements. This property falls within the SF-L (Single-Family Residential – Large Lot) Zoning District, where an accessory structure is limited to 1,000 square feet and 15 feet in height. This

request is to allow for the structure to be 1,500 square feet and 17 feet tall.

12. Detached garages serving Multi-Family Residences shall be accompanied by a bufferyard meeting the requirements of Section 94.11.02(3)(d) between the garage and (a) the public right-of-way and (b) a property line abutting any residentially zoned property. **N/A – single family land use.**

DETERMINATION (To be completed by the ETZ Committee):

1. Is the proposed conditional use consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village and ETZ Committee.
2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village.
3. Does the proposed conditional use will maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant’s proposal and any requirements recommended by the applicant to ameliorate such impacts.

BACKGROUND INFORMATION:

Brian Kuehl is the applicant and property owner at the subject site where a detached single-family residence currently exists. He is proposing to construct a 1,500 square foot (30 feet by 50 feet) detached accessory garage for residential use. The building will house both vehicles and household material storage. Construction will include a separate future hard surfaced driveway to access the garage. The façade will include an overhead door 18 feet in width on one end of the building and a smaller overhead door 8 ft in width on the opposite side of the structure, slate blue vinyl siding and architectural asphalt shingles. The roof lines will match and be complementary to the existing home. The structure will be 17 feet in height. The SF-L Zoning District permits one detached garage, and this will be the only detached garage that exists on site.

CURRENT PROPERTY CONDITIONS:

The subject property is .9580 acres, and a single-family detached residence exists onsite.

PLAN COMMISION ACTION OPTIONS:

1) Approve the Conditional Use Permit at 163725 Kersten Rd, with the following conditions:

1. The use and construction of the structure shall be consistent with the plans as submitted and as shown in “Exhibit A”.

2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. All materials utilized shall match elevations and be complimentary to the existing single-family residence.
4. A driveway permit must be applied for and received for the 2nd driveway access.
5. The driveway is required to be completed within six months of the building final.
6. The Detached Accessory Structure for residential use shall be in accordance with the site plan approved by the Village Approval Authority within 12 months of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;
7. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
8. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
9. Any other conditions the ETZ wishes to place on the CUP approval.

2) Deny the Conditional Use Permit at 163725 Kersten Rd.

T28 R8
1

KERSTEN RD

75'

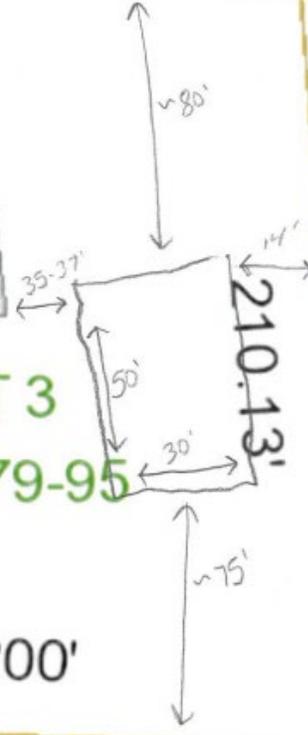
200'

CSM 41-41
PCL-2-

210.02'

LOT 3
CSM 79-95

163725



75'

200'

80'

Dimensions

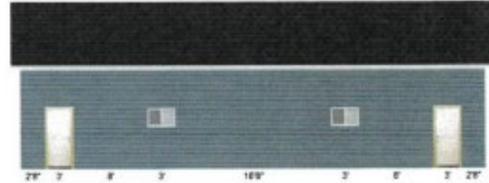
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



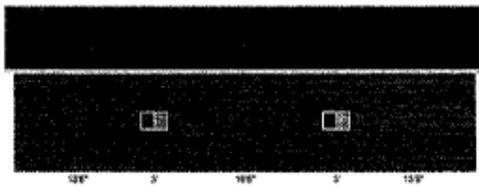
ENDWALL B

18X8 White Deep Ribbed Torsion Spring (R-Value 6.5)



SIDEWALL D

Mastercraft® 36W x 80H Primed Steel 6-Panel
Commander® 36W x 80H Primed Steel 6-Panel
36"W x 24"H Performax™ Slider Window with Nailing Flange
36"W x 24"H Performax™ Slider Window with Nailing Flange



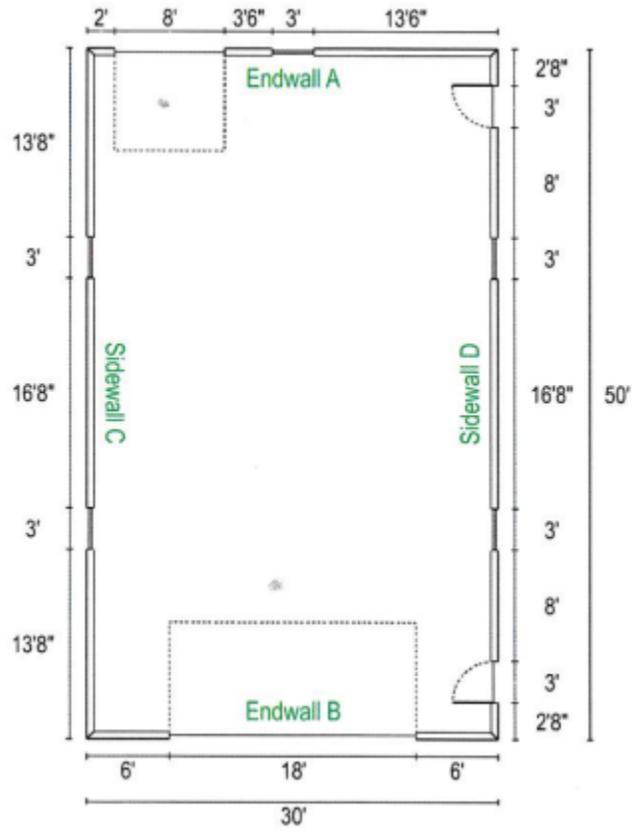
SIDEWALL C

36"W x 24"H Performax™ Slider Window with Nailing Flange
36"W x 24"H Performax™ Slider Window with Nailing Flange



ENDWALL A

8X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)
36"W x 36"H Performax™ Slider Window with Nailing Flange



Brian Kuehl
163725 Kersten Road
Weston, WI 54476

This request is to allow for the construction of a 30' x 50' detached accessory building serving as a personal storage shed (tractor, boat, trailers, etc.).

The structure will meet the required setbacks, and exterior building materials will match the existing house. The roof pitch and ceiling height will be the same as the house as well.

This property falls within the SF-L (Single-Family Residential – Large Lot) Zoning District, where an accessory structure is limited to 1,000 square feet and 15 feet in height. This request is to allow for the structure to be 1,500 square feet and 17 feet tall.

**CONDITIONAL USE PERMIT
SUPPLEMENTAL REVIEW CRITERIA
VILLAGE OF WESTON**



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

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

"The Conditional Use Permit request is consistent with the goals, objectives, policies, and standards as outlined in the Comprehensive Plan and Zoning Ordinance. The proposed use and dimensions fall within the specified requirements except for the overall square footage of the structure. The Zoning Code allows an increase to the maximum allowable square footage with a Conditional Use Permit to allow for flexibility when performance standards and dimensional standards are met. The proposal falls within that category."

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

The Conditional Use Permit should have no adverse impact on the nearby properties. The unattached accessory building will be built in an area which has adequate space from all property lines.

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

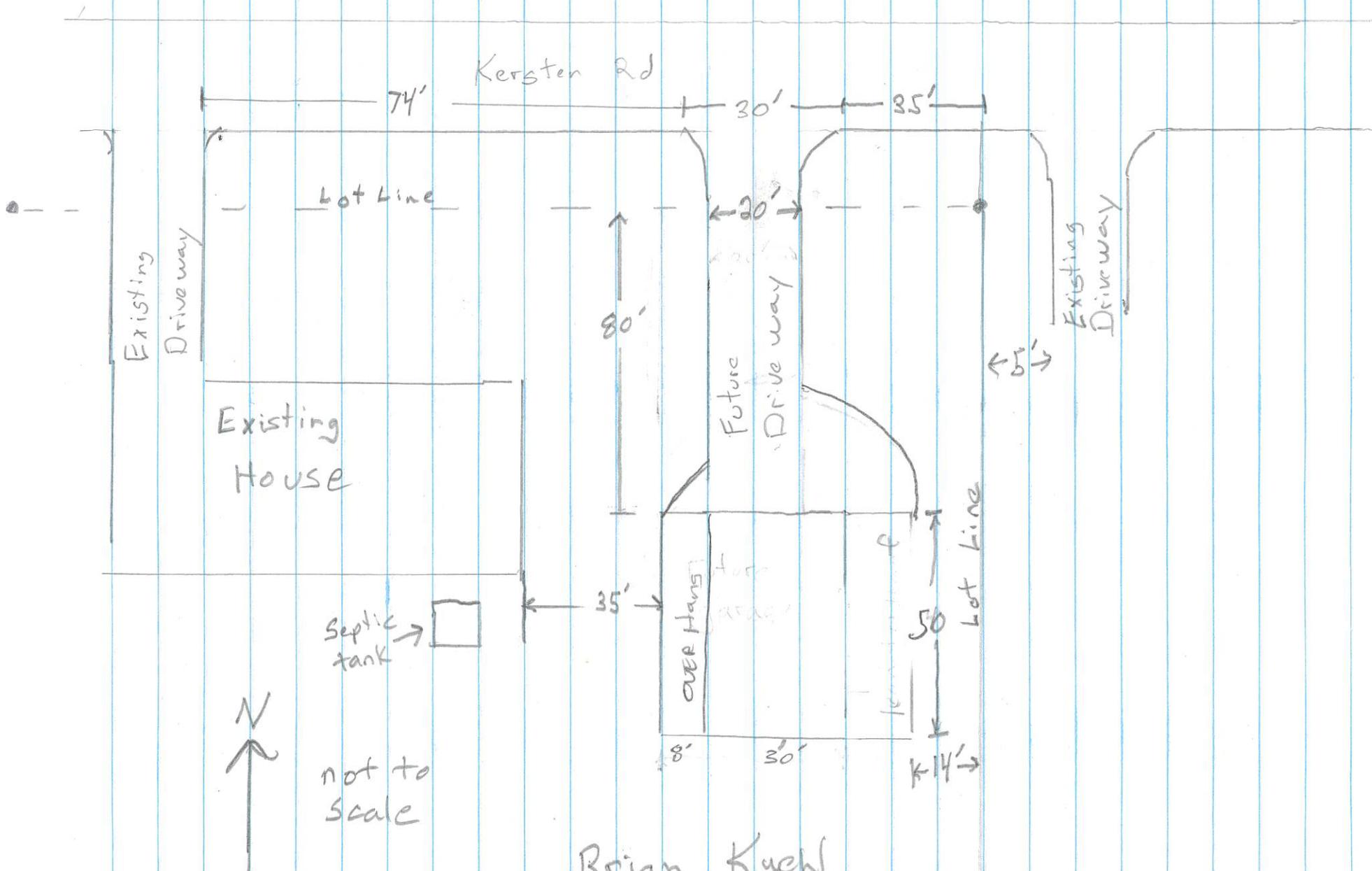
The Conditional Use Permit will maintain the desired consistency of land use. The structure will match the house.

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

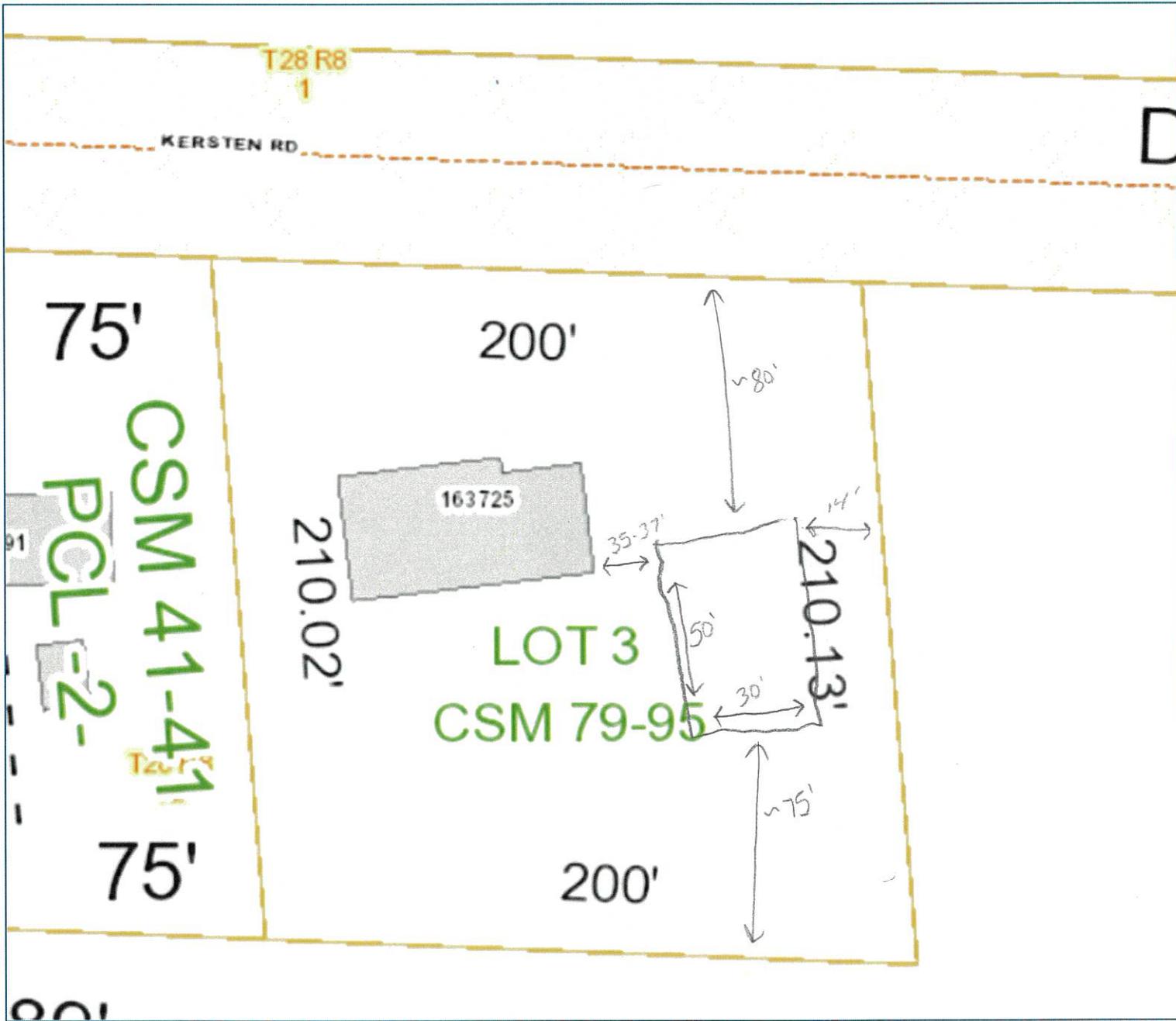
The Conditional Use Permit for the desired site will not impose or cause any undue burden on services. The side of the accessory building has no utilities near it.

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

The Conditional Use Permit will have a public benefit which outweighs the any adverse impacts in our neighborhood. The accessory building will provide ample space for storage of items. Along with keeping our neighborhood looking clean and a good public image.

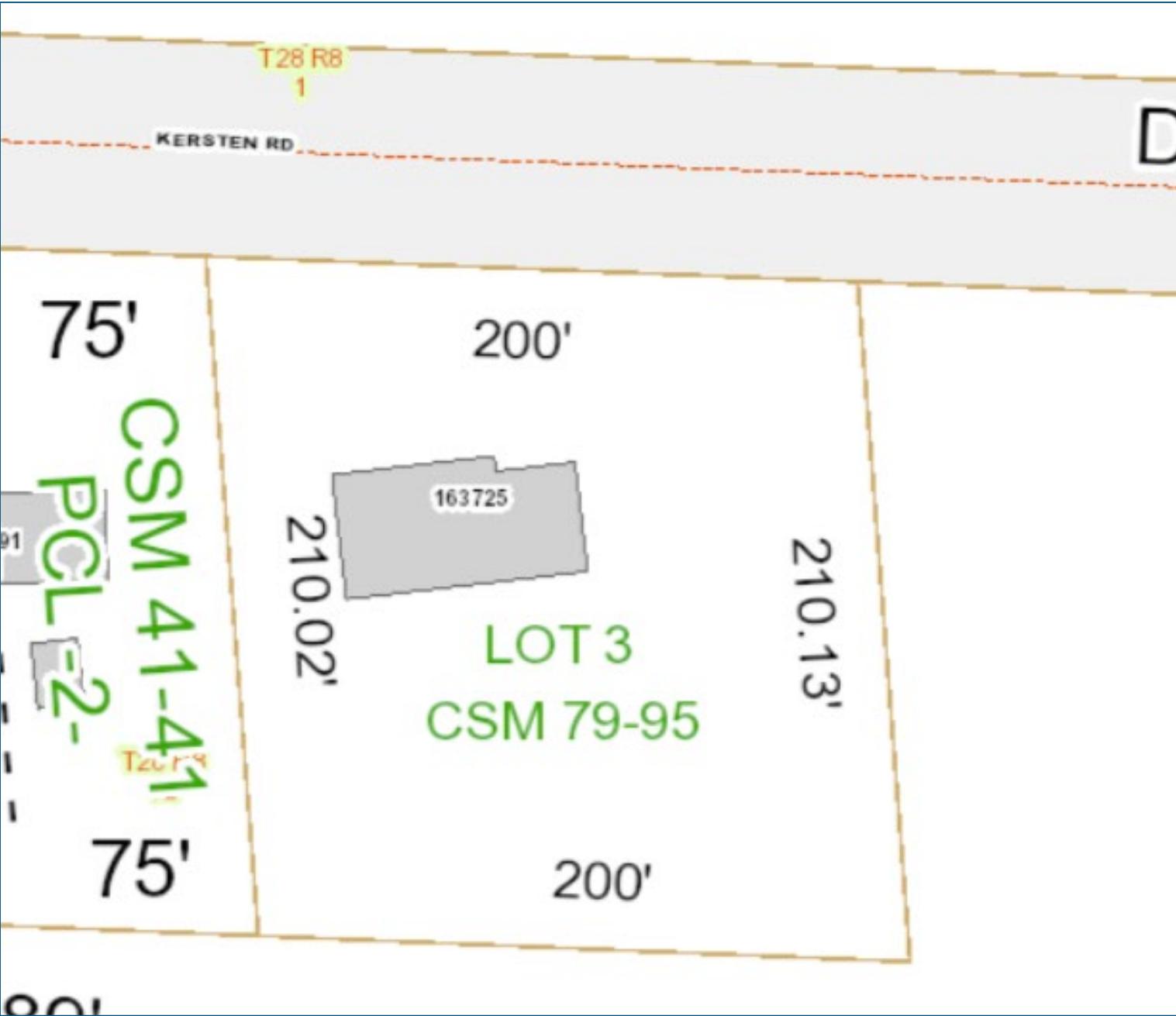


Brian Kuehl
 163725 Kersten Rd
 Weston WI 54476
 C: 715-573-8642



Brian Kuehl, 163725 Kersten Road, Weston – New Detached Accessory Garage Project







Date: 4/22/2025 - 4:04 PM
Design ID: 301657751618
Estimate ID: 71806
Estimated Price: \$18,990.03

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®

Design & Buy™ GARAGE

How to recall and purchase your design at home:



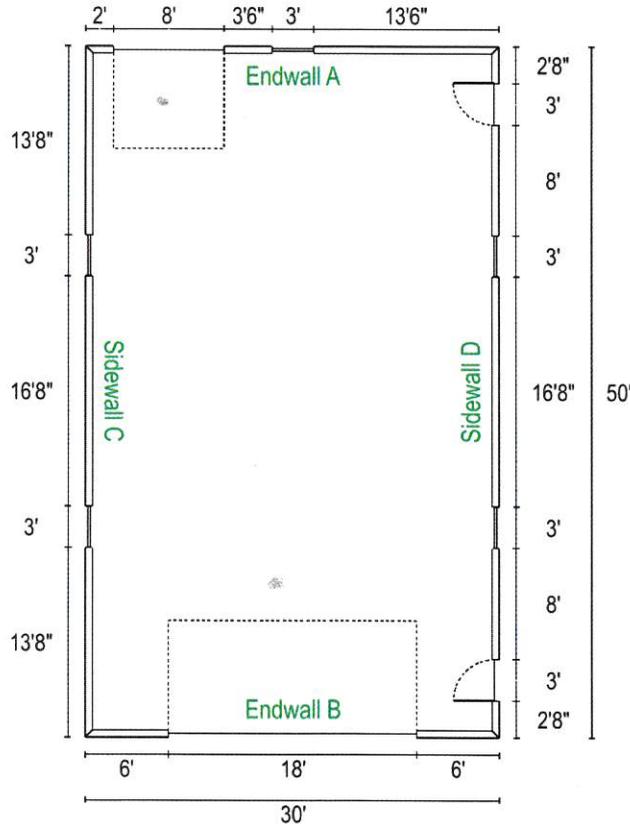
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 301657751618
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 301657751618 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



2025 Repro

Date: 4/22/2025 - 4:04 PM

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Estimate ID: 71806

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Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

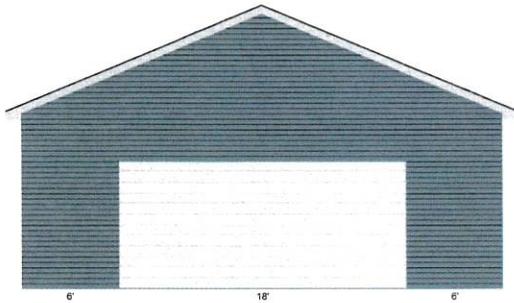
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Dimensions

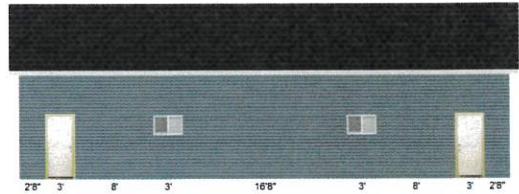
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

18X8 White Deep Ribbed Torsion Spring (R-Value 6.5)



SIDEWALL D

Mastercraft® 36W x 80H Primed Steel 6-Panel
Commander® 36W x 80H Primed Steel 6-Panel
36"W x 24"H Performax™ Slider Window with Nailing Flange
36"W x 24"H Performax™ Slider Window with Nailing Flange

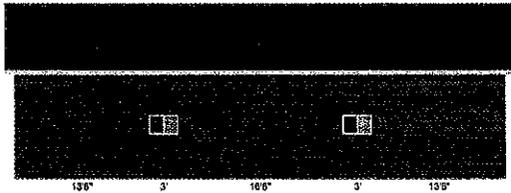
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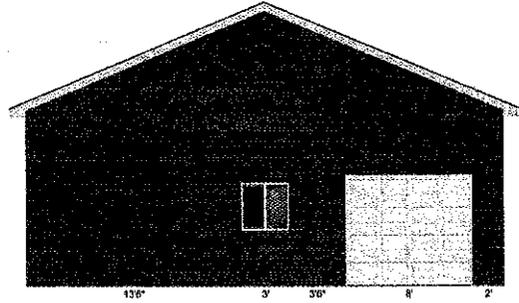
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SIDEWALL C

36"W x 24"H Performax™ Slider Window with Nailing Flange
36"W x 24"H Performax™ Slider Window with Nailing Flange



ENDWALL A

8X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)
36"W x 36"H Performax™ Slider Window with Nailing Flange

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Design ID: 301657751618
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Materials

Building Type

Building Location Zip Code: 54476
Building Type: Gable

Building Info

Building Width: 30'
Building Length: 50'
Building Height: 10' (studs must be cut to length)
Wall Framing Stud: 2 x 4
Roof Framing: Truss Construction (Sealed truss designs available on request)
Truss Type: Energy Heel (24" on center spacing)
Heel Height: 7" heel
Roof Pitch: 5/12 Pitch
Eave Overhang: 12"
Gable Overhang: 12"
Curb: None
Foundation Type: Poured
Building Plan: Yes I need a Building Plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: Slate Blue
Vinyl Corner Trim Color: White
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type: Architectural Shingle

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Architectural Roofing:

Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Weathered Wood

Roof Underlayment:

VB Shield Synthetic Roofing Underlayment 48" x 250' (1000 sq. ft.)

Ice and Water Barrier:

None

Fascia Material Type:

Textured Aluminum Fascia

Fascia:

6" x 12' Aluminum Rustic Fascia, Color: White

Soffit Material Type:

Aluminum Soffit

Soffit:

16" x 12' Aluminum Vented Soffit, Color: White

Gutter Material Type:

None

Ridge Vent:

None

Roof Vents:

None

Openings

Service Door:

Mastercraft® 36W x 80H Primed Steel 6-Panel

Service Door:

Commander® 36W x 80H Primed Steel 6-Panel

Overhead Door:

18X8 White Deep Ribbed Torsion Spring (R-Value 6.5)

Additional Information:

C4SS Torsion Spring

Overhead Door:

8X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)

Additional Information:

M4SV EZ Set Torsion Spring

Overhead Door Trim Type:

Vinyl

Vinyl Trim Color:

White

Windows:

36"W x 36"H Performax™ Slider Window with Nailing Flange

Windows:

36"W x 24"H Performax™ Slider Window with Nailing Flange

Windows:

36"W x 24"H Performax™ Slider Window with Nailing Flange

Windows:

36"W x 24"H Performax™ Slider Window with Nailing Flange

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Additional Options

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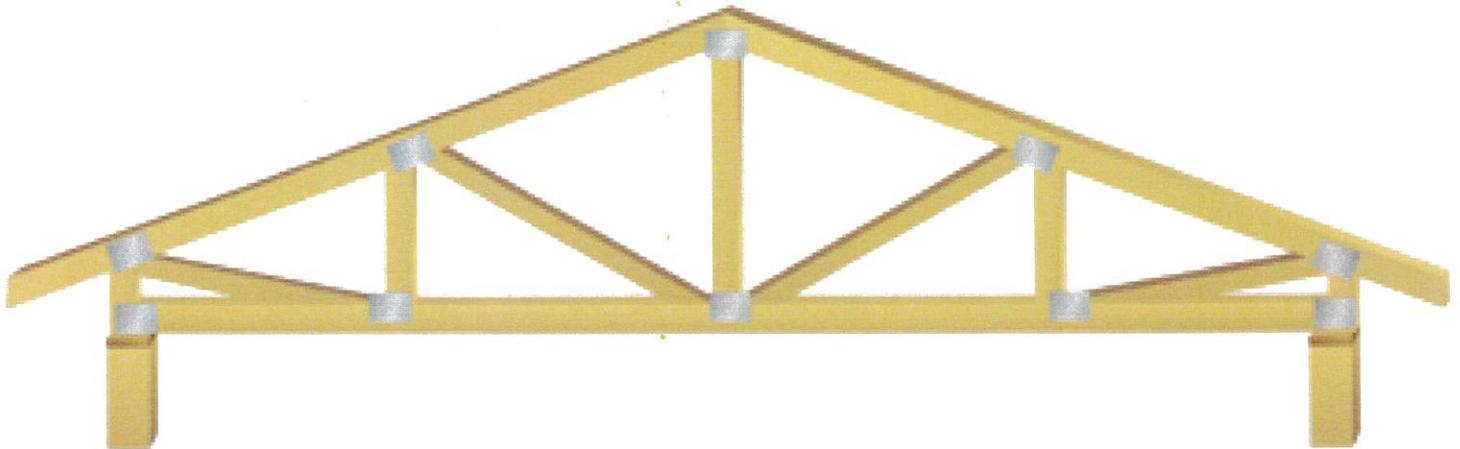
Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	MiTek® 5-1/4 x 1-9/16 Triple Zinc Rafter-to-Stud Hurricane/Seismic Anchor
Overhead Opening Hardware:	No

Date: 4/22/2025 - 4:04 PM
Design ID: 301657751618
Estimate ID: 71806
Estimated Price: \$18,990.03

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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- **Energy Heel Trusses** are designed to allow more insulation at the bearing point. The actual height can be verified on the printed truss spec sheet.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



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Design ID: 301657751618
Estimate ID: 71806
Estimated Price: \$18,990.03

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Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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 Design ID: 301657751618
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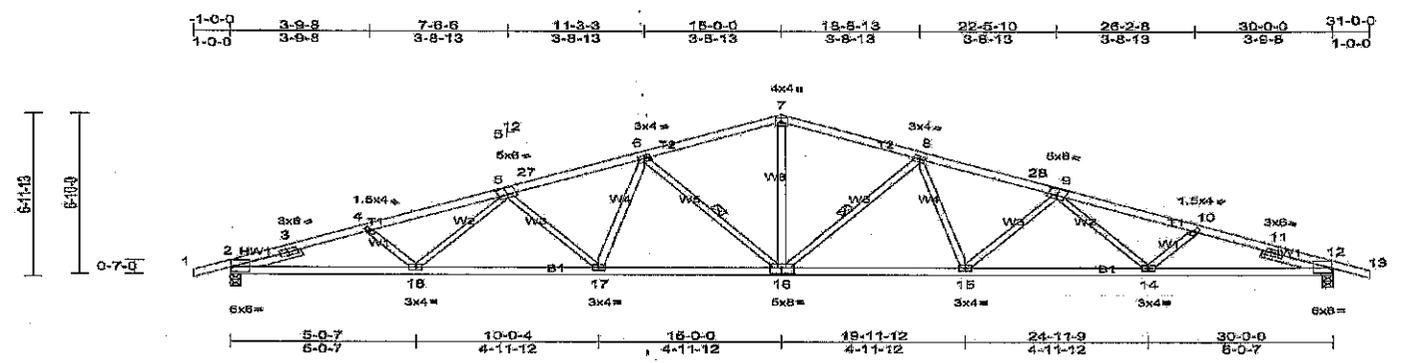
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Job GITREC0739642	Truss T1	Truss Type COMMON	Qty 22	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Sau Claire, WI
 Run: 8:45:0 Aug 18 2021 Print: 8:40:0 Aug 16 2021 MITek Industries, Inc. Mon Jun 20 08:59:14 Page: 1
 ID:toLQYqTHJ9FRSbS8DnMNQz4Qst-s8xdo:bxmW8Pw P8tbc8d8m8d8Jzh0D8T2Jaqz4QYh



Scale = 1/88.5

Plate Offsets (X, Y): [2:0-0-3,0-2-8], [9:0-3-0,0-3-4], [9:0-3-0,0-3-4], [12:0-0-3,0-2-8], [16:0-4-0,0-3-0]									
Loading (psf)	Spacing	2-0-0	CSI	DEFL.	In (top)	Left	L/d	PLATES	GRIP
TCLL (roof)	Plate Grip DOL	1.15	TC	Vert(LL)	-0.26	16	>989	MT20	187/144
Snow (Ps/Pg)	Lumber DOL	1.15	SC	Vert(TL)	-0.40	16-17	=881		
TCDL	Rep Stress Iner	YES	WE	Horiz(TL)	0.15	12	n/a		
ECLL	Code	IRC2009/TPI2007	Matrix=MS						
ECDL									Weight: 117 lb FT = 15%

LUMBER	BRACING	Structural wood sheathing directly applied or 2-2-0 bc purlins. Rigid ceiling directly applied or 2-2-0 cc bracing.
TOP CHORD	TOP CHORD	1 Row of plates: 8-18, 8-18
BOT CHORD	BOT CHORD	MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.
WEBS	WEBS	
SLIDER		
Left 2x4 SPF No.2 -- 2-0-0, Right 2x4 SPF No.2 -- 2-0-0		
REACTIONS (b/size)		
2=1885/0-3-8, (min. 0-2-15), 12=1885/0-3-8, (min. 0-2-15)		
Max Horiz: 2=-71 (LC 10)		
Max Uplift: 2=-154 (LC 9), 12=-154 (LC 10)		
FORCES		
(b) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.		
TOP CHORD		
2-3=-1158/388, 3-4=-3263/393, 4-5=-3168/390, 5-27=-2872/378, 6-27=-2795/389, 6-7=-2240/344, 7-8=-2240/344, 8-28=-2795/388, 8-28=-2872/378, 9-10=-3168/390, 10-11=-3263/393, 11-12=-834/80		
BOT CHORD		
2-18=-292/2910, 17-18=-265/2858, 16-17=-187/2457, 15-16=-187/2457, 14-15=-265/2858, 12-14=-292/2910		
WEBS		
7-16=-170/1307, 5-17=-503/115, 6-17=-35/537, 6-16=-977/144, 8-16=-977/144, 8-15=-85/537, 9-15=-503/115		

- NOTES**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-05; 90mph; TCDL=4.2psf; ECDL=8.0psf; h=26ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.15; Plate DOL=1.15
 - TCLL: ASCE 7-05; Ps=42.6 psf (roof live load; Lumber DOL=1.15; Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=41.8 psf (roof snow; Lumber DOL=1.15; Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cl=1.10
 - Roof design snow load has been reduced to account for slope.
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.8 psf on overhangs non-concurrent with other live loads.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-08-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 154 lb uplift at joint 2 and 154 lb uplift at joint 12.
- LOAD CASE(S)** - Standard

Date: 4/22/2025 - 4:04 PM
 Design ID: 301657751618
 Estimate ID: 71806
 Estimated Price: \$18,990.03

MENARDS

Design & Buy™

GARAGE

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

JOB	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTRHC0065136	T30E	CABLE	1	1	

midwest manufacturing, eau claire wi 7.520 s May 1 2014 MITek Industries, Inc. Wed Jan 07 16:44:29 2015 Page 1
 ID:FY_xbGJE?DYa25_U_92hHUzxIV4-e3dndEUBQp2gk7CJukaH1kdb0qVIO3Xmk76zxjX

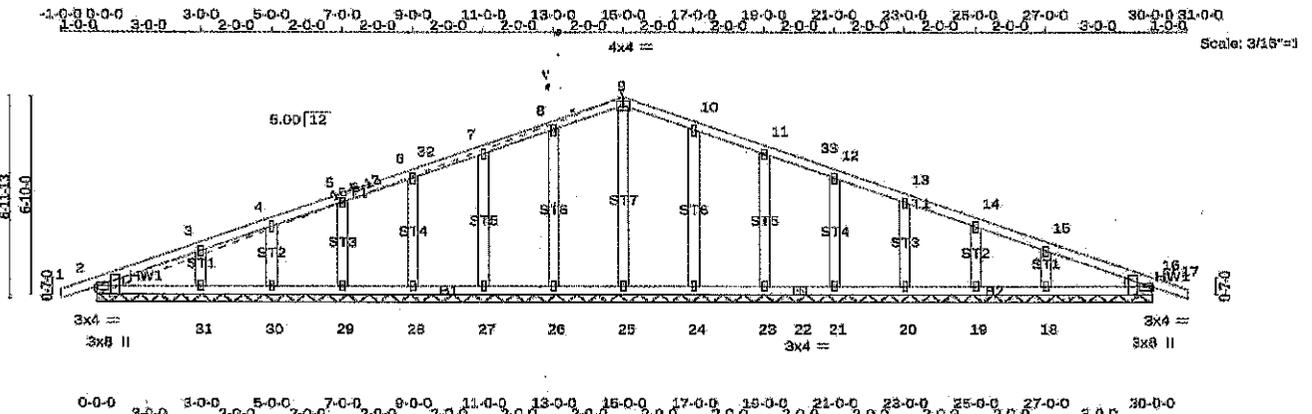


Plate Offsets (X,Y)-- [2:Edge,0-1-6], [2:0-3-3,Edge], [16:Edge,0-1-6], [16:0-3-3,Edge]

LOADING (psf)	SPACING-	CSL	DEFL.	In (loc)	Vdefl	L/d	PLATES	GRIP
TCLL (roof) 25.0	2-0-0	TC 0.07	Vert(LL) 0.00	16	n/r	120	MT20	197/144
Snow (Ps/Pg) 24.3/35.0	Plates Increase 1.15	BC 0.05	Vert(TL) 0.00	17	n/r	90		
TCDL 7.0	Lumber Increase 1.15	WB 0.13	Horz(TL) 0.00	16	n/a	n/a		
BCLL 0.0 *	Rep Stress Incr YES	(Matrix)						
BCDL 10.0	Code IRC2009/TPI2007							

Weight: 129 lb FT = 0

LUMBER-
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud
 OTHERS 2x4 SPF Stud
 WEDGE
 Left: 2x4 SPF Stud, Right: 2x4 SPF Stud

BRACING-
 TOP CHORD
 BOT CHORD
 Structural wood sheathing directly applied or 6-0-0 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

REACTIONS. All bearings 30-0-0.
 (lb) - Max Horz 2--65(LC 10)
 Max Uplift All uplift 100 lb or less at joint(s) 2, 16, 26, 27, 28, 29, 30, 31, 24, 23, 21, 20, 19, 18
 Max Grav All reactions 250 lb or less at joint(s) 2, 16, 25, 26, 27, 28, 29, 30, 31, 24, 23, 21, 20, 19, 18

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

JOINT STRESS INDEX
 2 = 0.49, 3 = 0.24, 4 = 0.51, 5 = 0.51, 6 = 0.51, 7 = 0.51, 8 = 0.51, 9 = 0.32, 10 = 0.51, 11 = 0.51, 12 = 0.51, 13 = 0.51, 14 = 0.51, 15 = 0.51, 16 = 0.49, 17 = 0.24, 18 = 0.51, 19 = 0.51, 20 = 0.51, 21 = 0.51, 22 = 0.26, 23 = 0.51, 24 = 0.51, 25 = 0.51, 26 = 0.51, 27 = 0.51, 28 = 0.51, 29 = 0.51, 30 = 0.51 and 31 = 0.51

NOTES- (15)
 1) Unbalanced roof live loads have been considered for this design.
 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60

Continued on page 2

Date: 4/22/2025 - 4:04 PM
 Design ID: 301657751618
 Estimate ID: 71806
 Estimated Price: \$18,990.03

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

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Job	Truss	Truss type	Qty	Ply
QTRHC0065136	T30E	GABLE	1	1

Job Reference (optional)

midwest manufacturing, eau Claire wi

7.520 s May 1 2014 MITek Industries, Inc. Wed Jan 07 16:44:29 2015 Page 2
 ID:FY_x8G3E7DYa25_U_92hHUzxiV4-eSnddEfUBQp2gk?rChukaH1kd0gvIO8xmK7IGzXJf

NOTES- (15)

- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- 4) TOLL; ASCE 7-05; P_r=25.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); P_g=35.0 psf (ground snow); P_s=24.3 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; C_t=1.1
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.
- 7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 24.3 psf on overhangs non-concurrent with other live loads.
- 8) All plates are 1.5x4 MT20 unless otherwise indicated.
- 9) Gable requires continuous bottom chord bearing.
- 10) Gable studs spaced at 2'-0" oc.
- 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-6" tall by 2'-0" wide will fit between the bottom chord and any other members.
- 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 16, 26, 27, 28, 29, 30, 31, 24, 23, 21, 20, 19, 18.
- 14) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Store: 3016
 Date: 04/22/2025 - 2:04 PM
 Guest Name: Brian
 Guest Phone: (715) 573-8642
 Team Member: Matt B.
 Zip Code: 54401
 Design Name: Truss Designer
 Design ID: 301657749224
 Estimated Price: \$5,707.34

1122320

MENARDS
Design & Buy™
 TRUSS

**Today's Estimated Price. Future pricing may go up or down. Tax, labor, and delivery not included*

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Truss Designer
3. Recall your design by entering Design ID: 301657749224
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 301657749224 at the Design-It Center Kiosk In the Building Materials Department
2. Follow the on-screen purchasing instructions

Truss Type:

Misc

Sku: 1004547
 Description: 38- 0- 0 Misc Common 5/12
 Span: 38'
 Shipping Length: 42'
 Shipping Height: 7' 4-13/16"

Price Each: \$213.30
 Quantity: x 24
Total Price: \$5,119.26

Truss Type:

Misc

Sku: 1004547
 Description: 38- 0- 0 Misc Common Struc. End 5/12
 Span: 38'
 Shipping Length: 42'
 Shipping Height: 7' 4-13/16"

Price Each: \$294.04
 Quantity: x 2
Total Price: \$588.08

Delivery Fee: Not Calculated
Total Price: \$5,707.34

Comments:

- Today's price, future pricing may go up or down. Tax, labor and delivery are not included. Truss picture(s) are for representation only.
- Price shown is without the jobsite delivery charges. Delivery to your jobsite must be arranged with an additional fee at the delivery desk.
- Take this quote to the Building Materials desk to order.
- Loading values are just an estimate. Please contact your local building inspector to verify your code requirements.
- Lumber, Plating, and Webbing are subject to change after order unless specifically requested otherwise through Truss Design - Truss will still meet all loading and local code requirements as requested

Notes:

Attention: Matt B.
 SPAN 38-0-0, STANDARD HEELS, 5/12 MAIN PITCH, 24" OVERHANGS, 8' CANTILEVER ON RIGHT SIDE, 2-0-0 OC SPACING
 CUSTOMER/BUILDING DESIGNER MUST REVIEW AND VERIFY ALL DIMENSIONS AND INFORMATION
 VERIFY QTY, QTY CHANGES PRICE
 LUMBER, PLATING, AND WEBBING ARE SUBJECT TO CHANGE
 QTR Number: QTREC0902024
 Quoted By: Alec Waldhart

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

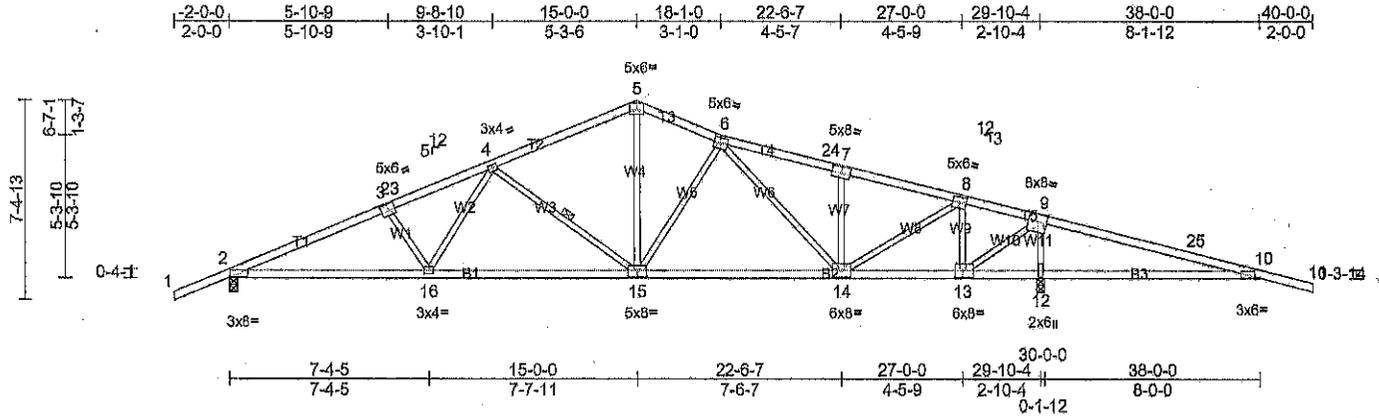
Job QTREC0902024	Truss XT1	Truss Type COMMON	Qty 24	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8.8 S 0 Feb 12 2024 Print: 8.800 S Feb 12 2024 MITek Industries, Inc, Tue Apr 22 12:41:13

Page: 1

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Scale = 1:76.1

Plate Offsets (X, Y): [2:0-3-10,Edge], [3:0-3-0,0-3-0], [7:0-4-0,0-3-0], [10:0-2-3,0-0-0], [13:0-3-4,0-3-0], [16:0-4-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	In	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.93	Vert(LL)	-0.25	15-16	>999	240	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.92	Vert(TL)	-0.44	15-16	>809	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.94	Horiz(TL)	0.10	12	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0											Weight: 133 lb FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2 *Except* T5:2x4 SPF 2100F 1.8E
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud *Except* W10,W8:2x3 SPF No.2

BRACING

TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
 WEBS 1 Row at midpt 4-15

REACTIONS (lb/size) 2=1776/0-3-8, (min. 0-3-2), 12=3100/0-3-8, (req. 0-4-15)
 Max Horiz 2=86 (LC 9)
 Max Uplift 2=-181 (LC 9), 12=459 (LC 10)
 Max Grav 2=1994 (LC 3), 12=3138 (LC 17)

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-3641/231, 3-23=-3381/212, 4-23=-3368/225, 4-5=-2102/147, 6-24=-1510/119, 7-24=-1536/111, 7-8=-1524/92, 8-9=-529/634, 9-25=-999/2848, 10-25=-1003/2684, 5-6=-1926/160
 BOT CHORD 2-16=-191/3258, 15-16=-134/2771, 14-15=-38/1814, 13-14=-629/632, 12-13=-2650/1029, 10-12=-2650/1029
 WEBS 8-13=-1631/374, 9-13=-489/2712, 9-12=-2870/601, 8-14=-460/2013, 4-18=-16/542, 3-16=-408/120, 4-15=-1253/179, 5-15=-32/991, 6-15=-609/46, 6-14=-554/226, 7-14=-634/146

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCDF=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- ** TCLL: ASCE 7-05; P=42.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=varies (min. roof snow=41.6 psf Lumber DOL=1.15 Plate DOL=1.15) see load cases; Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- WARNING: Required bearing size at joint(s) 12 greater than input bearing size.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 181 lb uplift at joint 2 and 459 lb uplift at joint 12.

LOAD CASE(S) Standard

- Dead + Roof Live (balanced); Lumber Increase=1.15, Plate Increase=1.15
 Uniform Loads (lb/ft)
 Vert: 17-20=20, 1-5=98, 6-11=98, 5-6=98

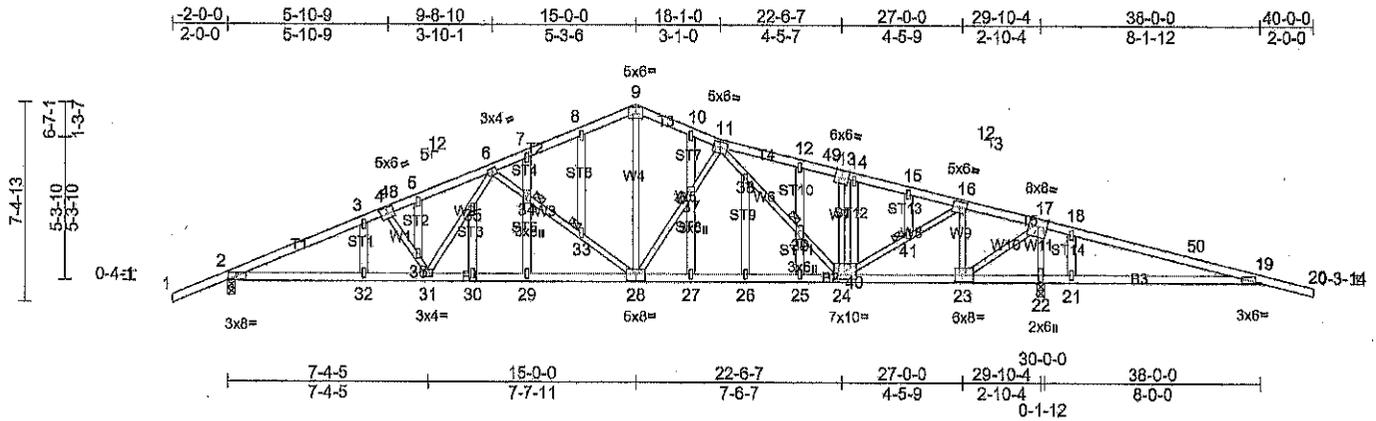
Job QTREC0902024	Truss XT1SE	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8.8 5 0 Feb 12 2024 Print: 8.800 3 Feb 12 2024 MiTek Industries, Inc. Tue Apr 22 12:41:13

Page: 1

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Scale = 1:75.1

Plate Offsets (X, Y): [2:0-3-10,Edge], [4:0-3-0,0-3-0], [13:0-3-0,Edge], [19:0-2-3,0-0-0], [23:0-3-4,0-3-0], [24:0-2-4,0-2-0], [28:0-4-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	In	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	42.0	Plate Grp DOL	1.15	TC	0.78	Vert(LL)	-0.29	28-29	>999	240	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.76	Vert(TL)	-0.44	28-29	>814	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.93	Horiz(TL)	0.10	22	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0											

Weight: 172 lb FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2 *Except* T5:2x4 SPF 2100F 1.8E
 BOT CHORD 2x4 SPF 1650F 1.5E *Except* B2:2x4 SPF No.2
 WEBS 2x3 SPF Stud *Except* W10,W8:2x3 SPF No.2
 OTHERS 2x4 SPF Stud

BRACING

TOP CHORD Structural wood sheathing directly applied or 2-6-9 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 3-1-11 oc bracing.
 WEBS 1 Row at midpt 6-33
 JOINTS 1 Brace at Jt(s): 39, 37, 39, 41

REACTIONS (lb/size) 2=1777/0-3-8, (min. 0-3-2), 22=3099/0-3-8, (req. 0-4-15)
 Max Horiz 2=86 (LC 9)
 Max Uplift 2=181 (LC 9), 22=458 (LC 10)
 Max Grav 2=1995 (LC 3), 22=3137 (LC 17)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-3600/211, 3-4=-3461/236, 4-48=-3369/223, 5-48=-3313/226, 6-6=-3321/244, 6-7=-2091/125, 7-8=-1996/147, 8-9=-1916/160, 11-12=-1517/123, 12-49=-1530/111, 13-49=-1536/108, 13-14=-1469/96, 14-15=-1515/96, 16-16=-1528/91, 16-17=-533/652, 17-18=-983/2782, 18-50=-998/2820, 19-50=-1002/2690, 9-10=-1902/170, 10-11=-1948/155

BOT CHORD 2-32=-178/3224, 31-32=-178/3224, 30-31=-122/2762, 29-30=-122/2762, 28-29=-122/2762, 27-28=-31/1819, 26-27=-31/1819, 25-26=-31/1819, 24-25=-31/1819, 23-24=-626/634, 22-23=-2647/1027, 21-22=-2647/1027, 19-21=-2647/1027

WEBS 16-23=-1698/395, 17-23=-485/2711, 17-22=-2578/559, 24-40=-492/2118, 40-41=-462/1985, 16-41=-471/2017, 31-35=-68/542, 6-35=-74/650, 4-36=-339/64, 31-36=-386/64, 6-34=-1273/159, 33-34=-1206/146, 28-33=-1251/155, 9-28=-61/983, 28-37=-516/16, 11-37=-536/19, 11-38=-568/220, 38-39=-561/203, 24-39=-555/206, 13-24=-724/161, 16-21=-296/74

NOTES

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 80mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- 4) ** TCCL: ASCE 7-05; Pr=42.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps= varies (min. roof snow=41.6 psf Lumber DOL=1.15 Plate DOL=1.15) see load cases; Category II; Exp B; Fully Exp.; Ct=1.10
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.
- 7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhang non-concurrent with other live loads.
- 8) All plates are 1.5x4 MT20 unless otherwise indicated.
- 9) Gable studs spaced at 2-0-0 oc.
- 10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 11) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- 12) WARNING: Required bearing size at joint(s) 22 greater than input bearing size.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0902024	XT1SE	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8.8 8 0 Feb 12 2024 Print: 8.800 S Feb 12 2024 MITek Industries, Inc. Tue Apr 22 12:41:13

Page: 2

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13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 181 lb uplift at joint 2 and 458 lb uplift at joint 22.

LOAD CASE(S) Standard

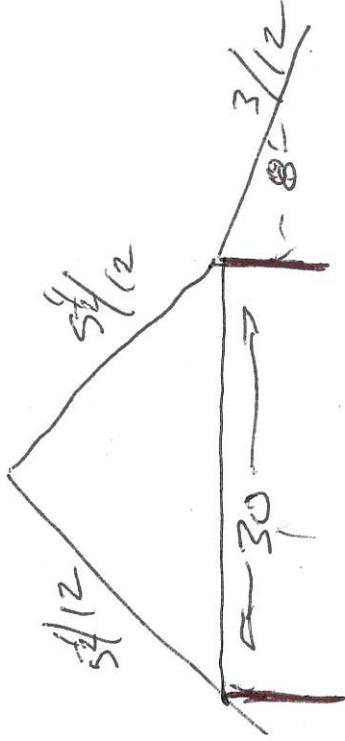
1) Dead + Roof Live (balanced): Lumber Increase=1.15, Plate Increase=1.15

Uniform Loads (lb/ft)

Vert: 42-45=-20, 1-9=-98, 11-20=-98, 9-11=-98

715-573 8642

BRIAN



21 TALKS

24 COM
2 ENDS

04/21/25
13:28:55

3016 MENARDS - WAUSAU

GUEST ORDER SUMMARY REPORT

CONFIDENTIAL, UNPUBLISHED, COPYRIGHT MENARD INC. 2025

TCTeardrops LLC
2409 N 3rd St
Wausau, WI 54403
Ph#(715) 573-7242
Order# 30591248 Purchase Date:03/12/25 Sold By:Online Sale

QTY SOLD	SKU NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE	QTY PICKED-UP
1	EACH 124-9903	DC999991 Special Order	19.99	19.99	1
		** 1 item(s) were marked as being taken thru the register. **			
		Package and Handling Charge (Non-Refundable)			
		Vendor Part #: PKGNHandlingCharge2ECDC			
		Color: NA			

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20250171

This CONDITIONAL USE PERMIT is issued as of 12th day of May 2025, by the JOINT TOWN AND VILLAGE OF WESTON EXTRATERRITORIAL ZONING COMMITTEE, hereafter referred to as ETZ to BRIAN KUEHL of 163725 Kersten Road, Weston, WI 54476.

WHEREAS, BRIAN KUEHL is the owner of the property described below in the Town of Weston, and which property is subject to an agreement whereby BRIAN KUEHL intends to build thereon a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 1,000 SQUARE FEET IN AREA, related use. The said property upon which said activity is to take place is more particularly described as follows:

Lot 3 of Certified Survey Map No. 16894, recorded in Volume 79 of Certified Survey Maps on Page 95, as Document No. 1676457, in the Office of the Register of Deeds for Marathon County, Wisconsin; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 28 North, Range 08 East, in the Town of Weston, Marathon County, Wisconsin.

WHEREAS, the property described above is in the SINGLE-FAMILY RESIDENTIAL – LARGE LOT (SF-L) Zoning District of the Village of Weston, which permits the use of a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 1,000 SQUARE FEET IN AREA in said zoning district by conditional use permit; and

WHEREAS, BRIAN KUEHL has requested a conditional use permit for the property, per Section 94.4.09(2) Detached Accessory Structure (for Residential Use) of the ETZ Zoning Ordinance, so as to allow the construction of a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 1,000 SQUARE FEET IN AREA and EXCEEDING A HEIGHT OF 15 FEET TALL on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village of Weston Zoning Administrator, and placed on the ETZ agenda after first being assured by Village professional staff review that the application is complete, and following staff review and ETZ review, investigation and a public hearing which was held May 12, 2025, the ETZ after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the ETZ Ordinance, including Section 94.16.06, approve said application in writing; and

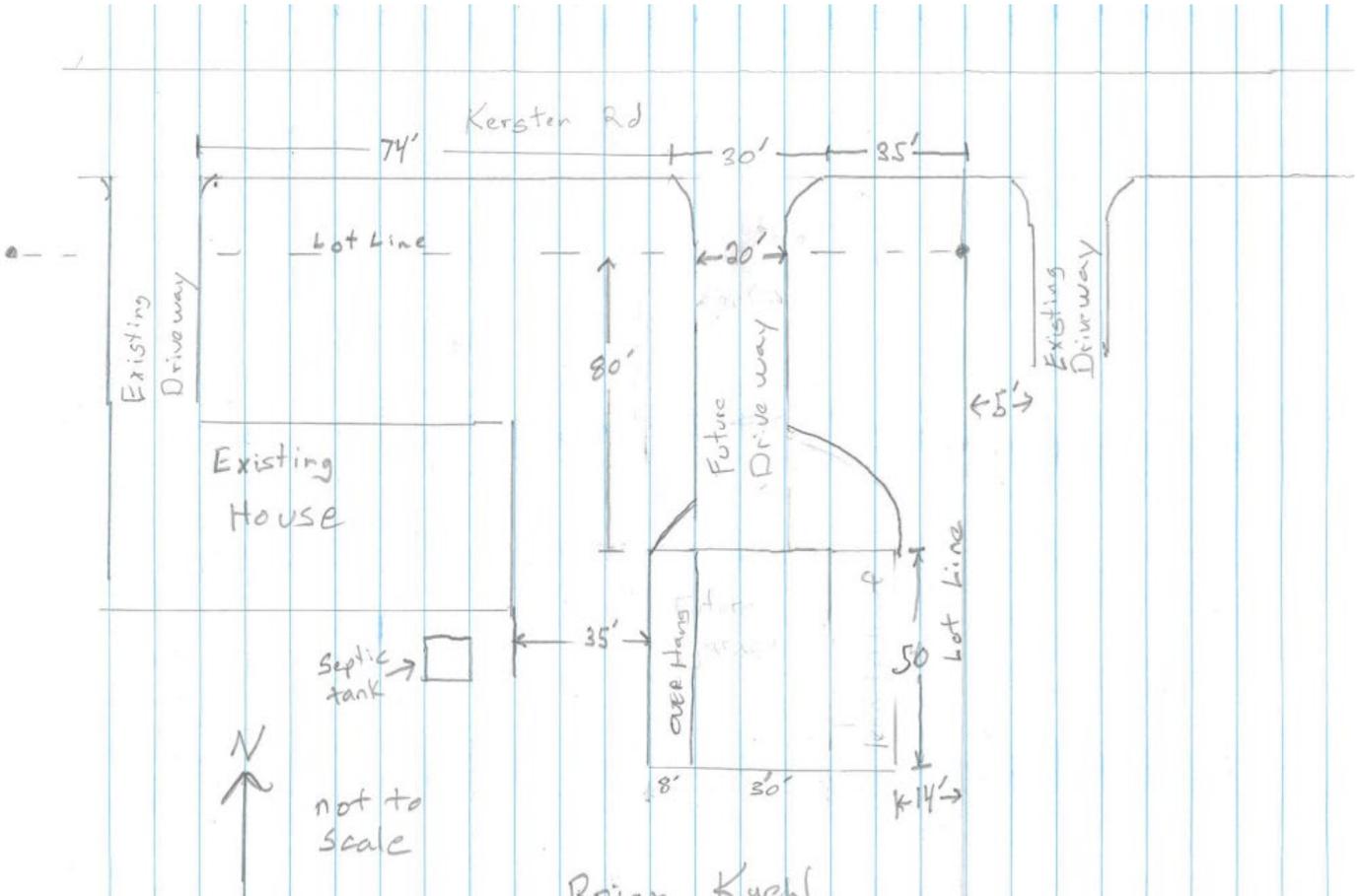
WHEREAS, upon the discontinuance of the use of a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 1,000 SQUARE FEET IN AREA on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

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

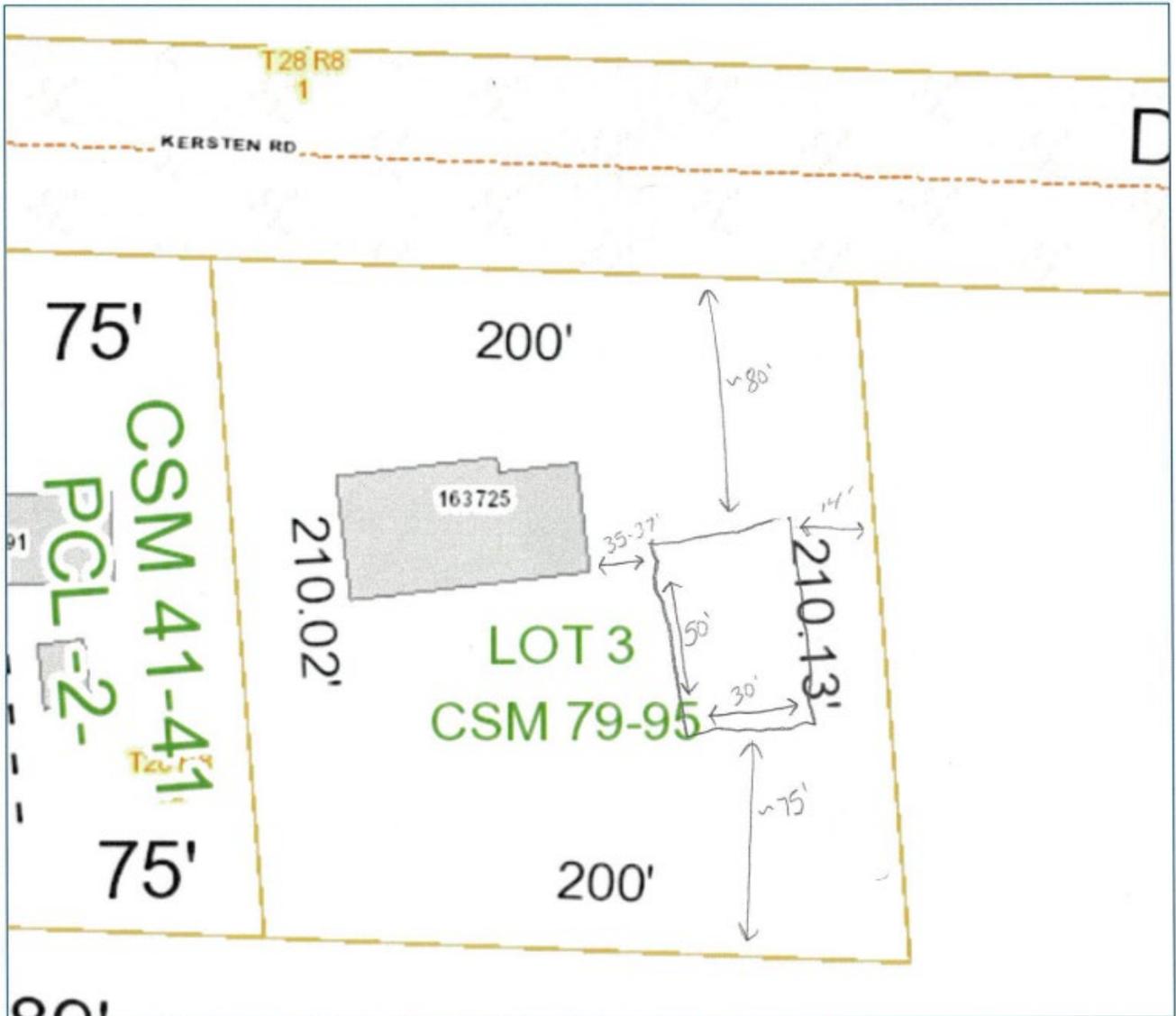
NOW, THEREFORE, BE IT RESOLVED, the ETZ of the Town and Village of Weston, in Marathon County, Wisconsin, hereby grant BRIAN KUEHL a conditional use permit for the property described above, for the use of a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 1,000 SQUARE FEET IN AREA AND EXCEEDING 15 FEET IN HEIGHT as defined in 94.4.09(2) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use and construction of the structure shall be consistent with the plans as submitted and as shown in “Exhibit A”.
2. Any changes to the use, structure, or location as submitted as “Exhibit A”, shall require submittal of a new Conditional Use Permit application.
3. All materials utilized shall match elevations and be complimentary to the existing single-family residence.
4. A driveway permit must be applied for and received for the 2nd driveway access.
5. The driveway is required to be completed within six months of the building final.

Exhibit A



Brian Kuehl
163725 Kersten Rd
Waston WI 54476
C: 715-573-8642



Dimensions

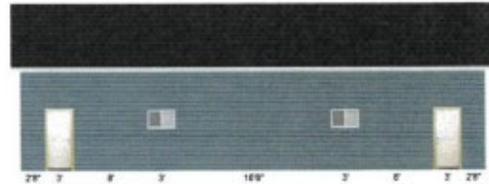
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



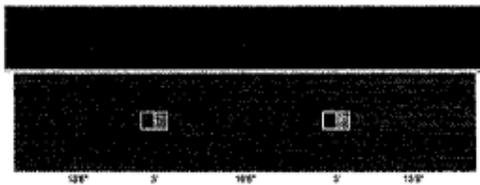
ENDWALL B

18X8 White Deep Ribbed Torsion Spring (R-Value 6.5)



SIDEWALL D

Mastercraft® 36W x 80H Primed Steel 6-Panel
 Commander® 36W x 80H Primed Steel 6-Panel
 36"W x 24"H Performax™ Slider Window with Nailing Flange
 36"W x 24"H Performax™ Slider Window with Nailing Flange



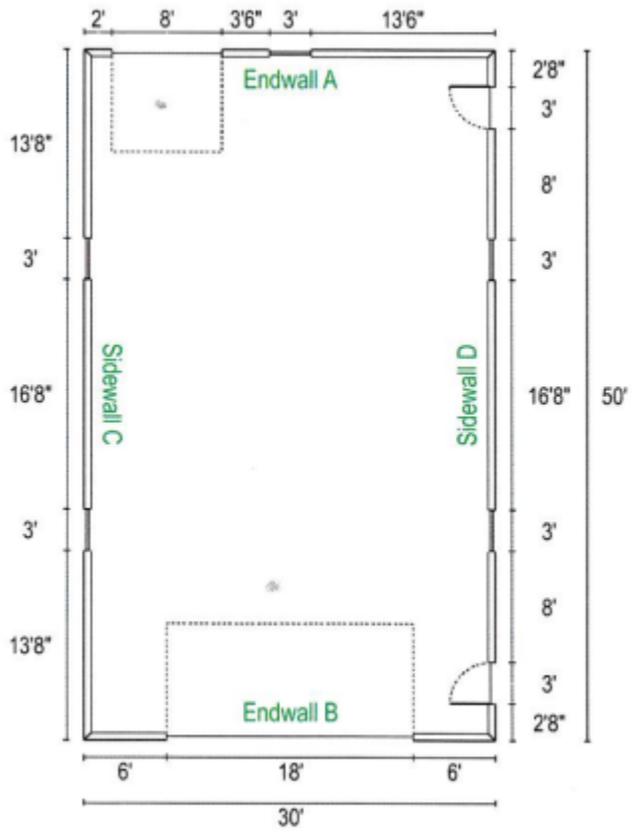
SIDEWALL C

36"W x 24"H Performax™ Slider Window with Nailing Flange
 36"W x 24"H Performax™ Slider Window with Nailing Flange



ENDWALL A

8X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)
 36"W x 36"H Performax™ Slider Window with Nailing Flange



NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Village of Weston, Wisconsin on **Monday, May 12, 2025 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider an application (Project #2025142) filed by **Dustin Vreeland**, of **Vreeland & Associates** on behalf of property owners, **Kurt Seubert & Gary Guerndt, Eau Claire River, LLC**. The applicant is requesting a **Conditional Use Permit** at **7795 Weston Avenue**, to allow for a **Non-Metallic Mineral Extraction** land use to occur on property zoned **AR (Agriculture and Residential)**, where such land use is permitted only through the granting of a Conditional Use Permit.

Legal Description of the Property:

PIN 192 2808 262 0996

Part of Lot 1 of Certified Survey Map Number 17452, recorded in Volume 83 on Page 109, located in the Southwest 1/4 of the Northwest 1/4 and that part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 26; thence North 89°54'09" East along the east-west 1/4 line 1097.79 feet to the point of beginning; thence North 1°54'31" West 1344.92 feet; thence South 89°55'32" East along the north line of the south 1/2 of the Northwest 1/4 1436.30 feet to the west line of Zinser Street; thence South 0°57'11" East along the west line of Zinser Street 1340.08 feet; thence South 89°54'09" West along the east-west 1/4 line 1413.80 feet to the point of beginning. Containing 43.905 acres.

PIN 192 2808 262 0999

The Northeast 1 / 4 Of the Northwest 1 / 4 Of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, Except the North 2 Rods and Except Document Number 1878805. Containing 38.02 Acres More or Less.

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

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

Dated April 24, 2025.

Valerie Parker, Commission Clerk

Legal Ad Run: April 28, 2025, and May 5, 2025

NOTICE OF PUBLIC INFORMATIONAL HEARING

Please take notice that PGA Inc. has filed an application with the Marathon County Conservation, Planning and Zoning Department for a 15 acre Nonmetallic Mining Reclamation Permit. The proposed nonmetallic mine is located in portions of Part of Lot 1 of Certified Survey Map Number 17452, recorded in Volume 83 on Page 109, located in the Southwest 1/4 of the Northwest 1/4 and that part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin AND the Northeast 1 / 4 Of the Northwest 1 / 4 Of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, Except the North 2 Rods and Except Document Number 1878805.

PIN numbers for parcels on which portions of this mine will be located are as follows:
192.2808.262.0996 and 192.2808.262.0999.

The proposal is to open a 15 acre nonmetallic mine for the purpose of extraction and stockpiling sand and gravel mineral materials. The site, post-mining, is proposed to be reclaimed to a pond for recreational use. A public information hearing and will be held May 12th, 2025 at 6:00pm at the Weston Municipal Center – 4747 Camp Phillips Road – Weston, WI 54476. According to Wisconsin Administrative Code NR135.20, Marathon County Conservation, Planning, and Zoning Department will only take testimony on reclamation related matters. **The reclamation portion of the hearing is for informational purposes only.**

The plans for the project may be viewed at the Marathon County Conservation, Planning, and Zoning (CPZ) Department, during regular business hours. Please contact the CPZ Department at (715) 261-6000 with questions about this project or if you wish to make an appointment to discuss/view the plan for reclamation of the site.



Laurie Miskimins, Director

Publish: March 5, 2025

E-mailed to Wausau Daily Herald on April 30, 2025, at 3:30 p.m. / nd

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will hold a public hearing on Monday, May 12, 2025, at 6:00 p.m., in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, to take testimony relative to the following:

Project #20250152 – Jesse Penrose, of JP Trailer Sales & Transport, LLC, 2581 Golden Eagle Rd, Kronenwetter. The applicant is requesting a Conditional Use Permit at 5600 & 5602 Municipal Street, to allow for an Indoor Sales & Service and Outdoor Display land uses on property zoned LI (Limited Industrial) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land uses are permitted only through the granting of a Conditional Use Permit. The property is described as:

(PIN 192 2808 153 0925) Part of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 28 North, Range 8 East, described as Parcel A of Certified Survey Map recorded in Volume 34, Page 88, as Document No. 1054268, and Outlot 1 of Certified Survey Map recorded in Volume 71, Page 82, as Document No. 1557921, all located in the Village of Weston, Marathon County, WI. Total parcel area is approximately 2.015 acres and is addressed as 5600 & 5602 Municipal Street.

Project #2025142 – Dustin Vreeland, of Vreeland & Associates on behalf of property owners, Kurt Seubert & Gary Guernndt, Eau Clarie River, LLC. The applicant is requesting a Conditional Use Permit at 7795 Weston Avenue, to allow for a Non-Metallic Mineral Extraction land use to occur on property zoned AR (Agriculture and Residential), where such land use is permitted only through the granting of a Conditional Use Permit. The two subject properties are described as:

(PIN 192 2808 262 0996) Part of Lot 1 of Certified Survey Map Number 17452, recorded in Volume 83 on Page 109, located in the Southwest 1/4 of the Northwest 1/4 and that part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, also described as commencing at the West 1/4 corner of said Section 26; thence North 89°54'09" East along the east-west 1/4 line 1097.79 feet to the point of beginning; thence North 1°54'31" West 1344.92 feet; thence South 89°55'32" East along the north line of the south 1/2 of the Northwest 1/4 1436.30 feet to the west line of Zinser Street; thence South 0°57'11" East along the west line of Zinser Street 1340.08 feet; thence South 89°54'09" West along the east-west 1/4 line 1413.80 feet to the point of beginning. Containing 43.905 acres.

(PIN 192 2808 262 0999) The Northeast 1 / 4 Of the Northwest 1 / 4 Of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, Except the North 2 Rods and Except Document Number 1878805. Containing 38.02 Acres More or Less.

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 25th day of April 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, April 28, 2025, and Monday, May 5, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, May 12, 2025.
Description:	Project #20250142 – Conditional Use Permit Request at 7795 Weston Avenue, to allow for a Non-Metallic Mineral Extraction land use to occur on property zoned AR (Agriculture and Residential). (Seubert/Guerndt/Vreeland)
From:	Jennifer Higgins, Planning and Development Director
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested Non-Metallic Mineral Extraction land use to occur on property zoned AR (Agriculture and Residential).

BACKGROUND

Eau Claire River LLC has a 38 acre and a 43.9 acre parcel that run north/south on the SW corner of Weston Avenue and Zinser Street. They would like to construct an approx. 15 acre pond (permitted use by right) on the 43.905 acre parcel. The pond when completed, will compose the majority of the buildable acreage on the parcel. The remaining acreage is all wetlands. The pond will be completed in 3 phases. The expected time for the 3 phases to be completed is over 30 years. Remediation of the site is to remain in agriculture with a recreational pond. The current Village Future Land Use Map shows the property as future Park & Recreation space.

As part of the pond creation, they need to remove sand and gravel from the pond. Some of the material will be used on the neighboring parcel to the north (38 acres) and used to bring up the final elevation of the existing fields and then returned to agricultural purposes later in 2025. Material removed will be stockpiled on site north of the pond, to allow for it to be dried and then either removed from the site for construction projects or used to bring up the site.

Sequence of Major Activities

The sequence of onsite mining will occur as follows:

- A vegetable berm between mining area and unmined land will be installed on the downslope side of the project. Each vegetable berm will be installed at the beginning of the project.
- Topsoil and overburden will be stripped and stockpiled in a way to create a confining berm/diversion berm between non-mined and mined lands. Topsoil and overburden piles will be seeded with permanent seed mix per WDNR Technical Standard 1059.
- Raw material will be mined from the south end to the north end on the mined area, so the mined area continues to be internally drained.
- Raw material will be excavated and stockpiled to the north of pond. See erosion control plan for location of stockpiles.
- Non-marketable material will be temporarily stockpiled and used for reclamation.

Marathon County will also be holding their Public Informational Hearing during our hearing on Monday night as a Marathon County Non-metallic Mining Reclamation Permit is also required for this project. Village approvals should be contingent on the applicant receiving the required MC permits.

WIDNR permitting has already been received for the project in late April, 2025.

Staff has provided a detailed staff report outlining each of the performance standards of the non-metallic mineral extraction land use. A draft CUP has not been provided but I do have a list of possible conditions that could be placed in the final CUP. There are a few areas where I feel PC/applicant discussions are

REQUEST FOR CONSIDERATION

needed so that everyone is on the same page going forward. These details would then be included in the final CUP.

At the time of writing this RFC we have not received any written correspondence from the public on this hearing.

Attached Docs: Storm Water Pollution Prevention Plan which includes Civil Plan Set, CUP Supplemental Questions, Draft Notice of Determination.

Committee Action: N/A

Fiscal Impact: N/A

Recommendation: They have received WIDNR approvals already. Staff recommends approval of the Conditional Use Permit with the conditions (and any other that result from the hearing) as long as they also receive the Marathon County reclamation permit.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #2025142, allowing Eau Claire River LLC to operate a non-metallic mineral extraction operation in an AR (Agriculture and Residential) zoning district.

ADDITIONAL ACTION: Completion of Final CUP signed by PC Chair [Staff]
Notify applicant of [Approval / Denial] [Staff]
If approved, record CUP with the Marathon County Register of Deeds [Staff]

SAM J ERLANDSON
TABITHA L ERLANDSON
2202 BELLEWOOD AVE
SCHOFIELD WI 54476

VILLAGE OF WESTON
4747 CAMP PHILLIPS RD
WESTON WI 54476

GARY BUCHBERGER
BONITA BUCHBERGER
5410 WESTON AVE
WESTON WI 54476

CRANE MEADOWS LLC
6304 WESTON AVE
WESTON WI 54476

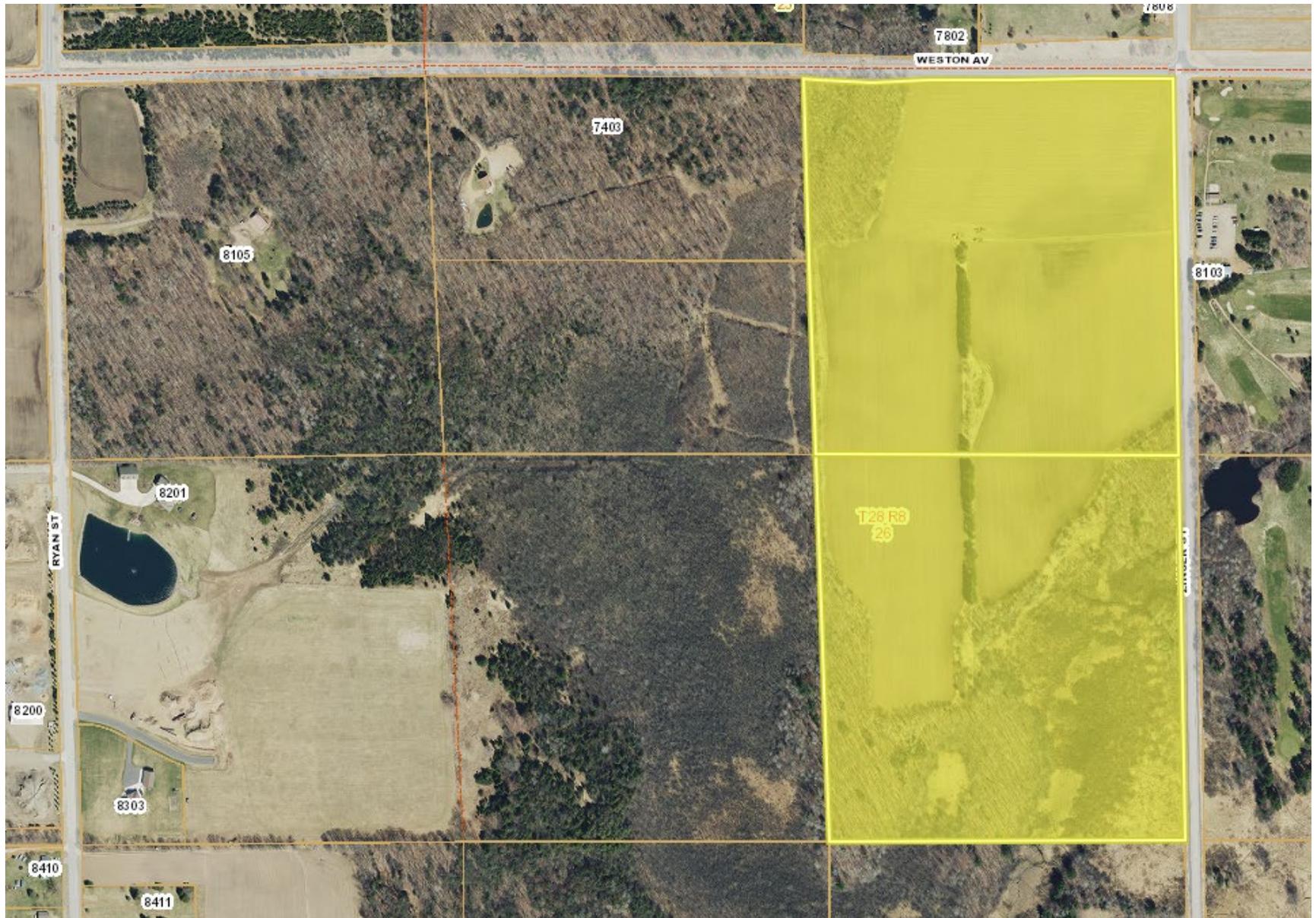
GARY R GUERNDT
DEBRA L GUERNDT
7306 ZINSER ST
WESTON WI 54476

MARK S NEITZKE
7403 WESTON AVE
WESTON WI 54476

JOEL A HEBDA
KIMBERLEY A SPURGEON
7802 WESTON AVE
WESTON WI 54476

MARJORIE A NEITZKE
8105 RYAN ST
WESTON WI 54476

BRIAN G ZINSER
8502 HEEREN ST
WESTON WI 54476





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

Application/Petition No.: **20250142** Hearing Date: **May 12, 2025**
Applicant: **Kurt Seubert & Gary Guerndt – Eau Claire River LLC**
Dustin Vreeland, Vreeland & Associates
Location: **7795 Weston Avenue, Weston, WI 54476**
Description: **A Conditional Use Permit application to allow for a Non-Metallic Mineral Extraction land use to occur on property zoned AR (Agriculture and Residential).**

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

GENERAL INFORMATION:

Zoning: **AR Agriculture and Residential**

Definition: 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)

Definition: **Non-Metallic Mineral Extraction.** Any land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities. Wisconsin Statutes may limit Village regulation of non-metallic mineral extraction operations associated with projects completed by the Wisconsin Department of Transportation.

Performance Standards: a. In addition to the information normally required for conditional use permit applications, each application for approval of a new or expanded Non-Metallic Mineral Extraction Operation shall include the following information:

- i. A written description of the proposed operation, including the types and quantities of the materials that would be extracted; proposed dates to begin extraction, end extraction, and complete reclamation; geologic composition and depth and thickness of the mineral deposit; existing use of the land and proposed use after reclamation; existing natural and archaeological features on and adjacent to the site; where extracted materials would be hauled and over what roads; types, quantities, and frequency of use of equipment to extract, process, and haul; types of materials and equipment used or stored on site; whether and how frequently blasting, drilling, mining, crushing, screening, washing, refueling, fuel storage, asphalt batching, or concrete mixing would be performed on site; if washing is to be performed, estimated daily quantity of water required, its source and its disposition; whether excavation will occur below the water table and, if so, how ground water quality will be protected; description and elevations of all temporary or permanent structures; proposed hours and days of operation; any special measures that will be used for spill prevention and control, dust control, or environmental protection; if within the FP district, justification that the use meets all standards associated with such district; and assurances that the site will be developed, operated, and reclaimed in accordance with all approved plans and all county, state, and federal regulations, including a listing of all applicable regulations.

Provided in Storm Water Pollution Prevention Plan (Dated 4/16/25)

- ii. A site or operations plan map, drawn to scale by a qualified professional, and including site boundaries; existing contour lines; existing roads, driveways, and utilities; existing natural features including lakes, streams, floodplains, wetlands, and shoreland areas; all dwellings and private and municipal wells within 1,000 feet; location of the proposed extraction, staging areas, fueling, fuel storage, and equipment storage areas; proposed location and surfacing of roads, driveways, and site access points; proposed phasing plan, if any; proposed fencing of property and gating of access points; proposed locations of stockpiles; proposed location and types of screening berms, fencing, and/or landscaping; and proposed temporary and permanent structures, including scales and offices.

Provided in Civil Plan Set (Dated 4/16/25) and Storm Water Pollution Prevention Plan (Dated 4/16/25)

- iii. An erosion control plan, drawn to scale by a professional engineer, meeting all applicable Village, state, and county requirements.

See sheet 3 of Civil Plan Set (Dated 4/16/25)

- iv. A reclamation plan prepared in accordance with the Wisconsin Administrative Code and the Marathon County non-metallic mining reclamation ordinance, and clearly depicting proposed stages of restoration, proposed contours following restoration, depth of topsoil and vegetative cover, and proposed land use.

Provided in Civil Plan Set (Dated 4/16/25) and Storm Water Pollution Prevention Plan (Dated 4/16/25). Proposed reclamation is a recreational pond.

- b. Each Non-Metallic Mineral Extraction Operation, regardless of when established, shall have on file with the Zoning Administrator current operational, erosion control, and reclamation plans covering the subject matter in subsection 1. above. Operations established before March 18, 2015 shall operate and restore the site in compliance with previously approved plans and conditions; with the provisions of this chapter; and to assure public safety, minimization of nuisances, and proper restoration of the site, provided that such requirements shall not be economically and technically unreasonable with respect to existing conditions.

Provided in Civil Plan Set (Dated 4/16/25) and Storm Water Pollution Prevention Plan (Dated 4/16/25)

- c. The applicant shall obtain all required Federal, State, County permits and licenses, as well as any other Village permits and/or licenses, necessary to operate the Non-Metallic Mineral Extraction operation. The applicant shall maintain requirements set forth by these permits and licenses, and abide any standards set therein, as well as any other ordinances and statutes applicable to the operation. The applicant shall provide copies of all required permits and licenses, and inspections and reports thereunder, to the Village Zoning Administrator immediately upon applicant receipt or in another timeframe specified by the conditional use permit.

Nonmetallic Mining Operations General Permit No. WI-0046515-07-2 received from the WIDNR on 4/29/25

- d. For new and expanded operations, a bufferyard meeting the requirements of Section [94.11.02\(3\)\(d\)](#) shall be provided along all property borders abutting residentially zoned property and public rights-of-way.

N/A – location where mining and pond excavation will occur is well over the 25 ft bufferyard requirement away from the ROW.

- e. The conditional use permit may include limits on the amount of time the non-metallic mineral extraction use shall remain in operation and/or hours and days of operation.

Operation hours are 7 am to 7 pm Monday through Friday with occasional Saturdays and Sundays. Can be discussed by PC if they would like to make any hour/day changes to list in final CUP otherwise, staff has suggested what was provided for by applicant.

- f. The conditional use permit may include restrictions and/or hours for blasting, drilling, screening, asphalt batching, washing, and other processing.

No blasting, drilling or asphalt batching planned on the site. They do intend on screening (Sand and topsoil) and crushing (Rock, Asphalt, Concrete) within the laydown/stockpile area shown on the site plan.

- g. All mineral extraction activities and washing, crushing and similar processing shall be at least 200 feet from any right-of-way or property line. All ancillary operations, such as offices, parking areas, and stockpiles, shall be at least 100 feet from any right-of-way or property line. This provision shall apply to all Non-Metallic Mineral Extraction operations, including pre-existing ones, except to the extent that buildings, structures, and surface activity areas were closer than specified as of March 18, 2015.

Meets/exceeds.

- h. To prevent tracking of mud onto public roads, access driveways for all new and expanded Non-Metallic Mineral Extraction operations shall be hard surfaced within one 100 feet of public roads, unless the adjacent road is not hard surfaced.

100 ft of 3" asphalt will be installed in early 2026. They are asking to delay the installation while this portion of Weston Ave is under construction for most of 2025.

- i. All public roads to all Non-Metallic Mineral Extraction operations, including operations established prior to March 18, 2015, shall be kept free of all mud, debris, and dust by sweeping or other means.

Will be addressed by staff when and if it becomes an issue. In 2025 Weston Ave will be under construction. There will be a 100' asphalt tracking pad that should be sufficient to keep this from occurring which will be installed in 2026.

- j. Access to all Non-Metallic Mineral Extraction sites shall only be through points designated as entrances on the site or operations plan map or as otherwise legally established. The operator shall secure such access points when the site is not in operation.

The Weston Avenue entrance will be secured about 100 ft down the driveway to keep the public out of the operation area.

- k. For all Non-Metallic Mineral Extraction operations, the site and driveway shall be sprayed to control dust, except when the temperature is below freezing. Spraying may also be required in and around the excavation pit to further reduce dust. All operations and sites, regardless of when established, shall also meet the air pollution standards in Section 94.12.14.

Will be addressed by staff when and if it becomes an issue. In 2025 Weston Ave will be under construction. There will be a 100' asphalt tracking pad that should be sufficient to keep this from occurring which will be installed in 2026.

- l. The conditional use permit may include provisions for the upgrade, repair, and maintenance of public roads serving the use, which shall depend on the intensity of the operation and the existing condition and capacity of such roads. A bond or other performance guarantee for such work may be required as part of the conditional use permit provided that a clear relationship is established between the operation and the need for road upgrades, repair, and maintenance.

Can be discussed by PC if they would like to include in the CUP. DPW Director has not requested anything. This is the last portion of Weston Avenue to be upgraded and the entire length should be upgraded to handle any traffic produced by the NMM operation.

- m. If any public road is damaged or destroyed as a result of any Non-Metallic Mineral Extraction operation, including operations established prior to March 18, 2015, the owner shall restore or pay for the restoration of the same to an acceptable condition and value. The owner shall have the right to show and bear the burden of proof in showing that the indicated damage was not the result of its operation.

Will be noted in final CUP.

- n. On-site bulk fuel storage areas and areas for fueling of equipment shall be located in accordance with the Wisconsin Administrative Code and State Statutes. A conditional use permit granted for a new or expanded operation may also require that such areas, facilities, and equipment be located above the water table to minimize the potential for groundwater contamination.

I am seeing different answers on this one. When asked they said there are no plans for bulk fuel on site but there may be a 500 gallon tank on site but other than that their fuel supplier will fuel their equipment as necessary. Their DNR permit said there would be bulk fueling in the lay down area. We will need to discuss further with applicant and get clarification and then the PC will need to decide how they want to address it in the CUP.

- o. If blasting, drilling, or other processing is requested and approved as part of the conditional use permit, additional standards or conditions may be applied to the conditional use permit with relation to frequency, dust, noise and vibration levels, notice to neighbors, pre-inspection of neighboring basements and wells, and claims procedures in accordance with the Wisconsin Administrative Code.

No drilling or blasting planned. They do plan to screen sand and topsoil and crush rock, asphalt and concrete.

- p. All approved blasting shall be conducted in accordance with the provisions of Wis. Admin. Code Chapter SPS 307. The owner shall notify the Village Zoning Administrator, and any others as specified by law or under the conditional use permit, of blasting days and times at least three (3) days in advance of such blasting. The owner may be required to verify, such as through hiring a professional engineering firm, that vibrations and other impacts associated with actual

blasting activities are within the limits prescribed by Wis. Admin. Code and the conditional use permit.

They have no plans to blast. PC may want to discuss what happens if they find out they need to blast at a later date so it is covered in the CUP and everyone understands the procedure if needed.

- q. For all Non-Metallic Mineral Extraction operations, including operations established prior to March 18, 2015, noise levels shall be kept at or below allowable limits under Section 94.12.13. The owner may be required to verify, through use of appropriate equipment and an analysis technique approved by the Zoning Administrator, that such limits are met. If the Zoning Administrator determines that noise requirements under Section 94.12.13 are not met, he or she may enforce such requirements per Section 94.16.19 and/or refer the matter to the Plan Commission or Extraterritorial Zoning Committee. The Commission or Committee may require additional conditions or mechanisms to control noise in a manner that meets ordinance requirements, or may enact proceedings under subsection 20 below.

Will be included in final CUP.

- r. For Non-Metallic Mineral Extraction operations established or expanded after March 18, 2015, the area of extraction shall be completely enclosed by a security fence meeting applicable requirements of Section 94.12.03, or maintained at a slope not to exceed 3:1.

Silt fence around the pond area. No plans to provide security fencing around the site due to the size of the site. There will be a security gate along Weston Avenue. PC will need to discuss further with applicant and provide guidance to staff.

- s. The owner of each Non-Metallic Mineral Extraction operation, regardless of when established, shall maintain insurance against liability for personal injury, death, or property damage caused by the maintenance and/or operation of the Non-Metallic Mineral Extraction operation and accessory structures. Such insurance policy shall have with a single combined limit of not less than \$1,000,000.00 per occurrence and contain a provision that it may not be canceled or materially modified without the approval of the Village. The owner shall provide the Zoning Administrator with a certificate of such insurance before issuance of a building permit, upon each policy renewal thereafter, and otherwise upon written request.

Not provided to date. Will be listed in final CUP. Must be provided prior to building permit issued for pond. Applicant is looking into their current coverage.

- t. Upon written inquiry from the Village, each Non-Metallic Mineral Extraction operation, regardless of when established, shall have the burden of presenting credible evidence establishing the continued compliance with applicable provisions of this subsection (4), and approved plans and conditions placed upon the conditional use permit or any other prior or subsequent Village approval. Failure to establish compliance with applicable provision, the approved plans, and all conditions placed upon the conditional use permit or other Village approval shall be grounds for revocation of the permit. If the Village determines that it is necessary to consult with a third party to ascertain compliance, all costs and expenses associated with such consultation shall be borne by the owner of the Non-Metallic Mineral Extraction operation. Failure to pay such costs and expenses or provide information requested by the Village shall be grounds for revocation of the conditional use permit or other Village approval, and/or enforcement under the provisions of this chapter.

Will be listed in final CUP.

- u. Any conditional use permit issued for a Non-Metallic Mineral Extraction operation shall not be transferable to a new owner of the property, except via a new or amended conditional use permit. In other words, the conditional use permit shall not run with the land.

Will be listed in final CUP.

- v. Within the FP district, such use shall also be subject to the following additional limitations:
 - i. The operation complies with subch. I of Wis. Stat. § 295 and rules promulgated under that subchapter, with applicable provisions of the local ordinance under §§ 295.13 or 295.14, and with any applicable requirements of the Wisconsin Department of Transportation concerning the restoration of nonmetallic mining sites.
 - ii. The operation and its location in the FP district are consistent with the purposes of that district.
 - iii. The operation and its location in the FP district are reasonable and appropriate, considering alternative locations outside the FP district, or are specifically approved under state or federal law.
 - iv. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.
 - v. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

N/A – located in AR not FP district.

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

Number of employees on largest workshift was 1-10 depending on operations. There appears to be adequate space for parking however plans do not show location of this parking area. If PC thinks necessary we would need to require updated plans.

DETERMINATION (To be completed by the Plan Commission):

1. Is the proposed conditional use consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village?
2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village?
3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to parcels adjacent to the subject property?

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

BACKGROUND INFORMATION:

Eau Claire River LLC has a 38 acre and a 43.9 acre parcel that run north/south on the SW corner of Weston Avenue and Zinser Street. They would like to construct an approx. 15 acre pond (permitted use by right) on the 43.905 acre parcel. The pond when completed, will compose the majority of the buildable acreage on the parcel. The remaining acreage is all wetlands. The pond will be completed in 3 phases. The expected time for the 3 phases to be completed is over 30 years. Remediation of the site is to remain in agriculture with a recreational pond. The current Village Future Land Use Map shows the property as future Park & Recreation space.

As part of the pond creation, they need to remove sand and gravel from the pond. Some of the material will be used on the neighboring parcel to the north (38 acres) and used to bring up the final elevation of the existing fields and then returned to agricultural purposes later in 2025. Material removed will be stockpiled on site north of the pond, to allow for it to be dried and then either removed from the site for construction projects or used to bring up the site.

Sequence of Major Activities

The sequence of onsite mining will occur as follows:

- A vegetable berm between mining area and unmined land will be installed on the downslope side of the project. Each vegetable berm will be installed at the beginning of the project.
- Topsoil and overburden will be stripped and stockpiled in a way to create a confining berm/diversion berm between non-mined and mined lands. Topsoil and overburden piles will be seeded with permanent seed mix per WDNR Technical Standard 1059.
- Raw material will be mined from the south end to the north end on the mined area, so the mined area continues to be internally drained.
- Raw material will be excavated and stockpiled to the north of pond. See erosion control plan for location of stockpiles.
- Non-marketable material will be temporarily stockpiled and used for reclamation.

Marathon County will also be holding their Public Informational Hearing during our hearing on Monday night as a Marathon County Non-metallic Mining Reclamation Permit is also required for this project.

WIDNR permitting has already been received for the project in late April, 2025.

PLAN COMMISSION ACTION OPTIONS:

1) Approve the Conditional Use Permit at 7795 Weston Avenue, with the following conditions:

1. The use of the property shall be consistent with the plans as submitted and as shown in "Exhibit A" - Storm Water Pollution Prevention Plan, dated April 16, 2025, and including the Civil Plan Set and all maps.
2. The applicant shall obtain all required Federal, State, County permits and licenses, as well as any other Village permits and/or licenses, necessary to operate the Non-Metallic Mineral Extraction operation. The applicant shall maintain requirements set forth by these permits and licenses, and abide any standards set therein, as well as any other ordinances and statutes applicable to the operation. The applicant shall provide copies of all required

permits and licenses, and inspections and reports thereunder, to the Village Zoning Administrator immediately upon applicant receipt or in another timeframe specified by this conditional use permit.

3. Hours of Operation shall be limited to 7 am to 7 pm Monday through Friday with occasional Saturdays and Sundays. [NOTE: Can be discussed by PC if they would like to make any hour/day changes to list in final CUP otherwise, staff has suggested what was provided for by applicant.]
4. To prevent tracking of mud onto public roads the access driveway will be paved with 100 ft of asphalt by June 1, 2026. [NOTE: PC may change deadline if they wish. Staff provided deadline as applicant just listed 2026 in application]
5. All public roads to the shall be kept free of all mud, debris, and dust by sweeping or other means.
6. Access to the site shall only be through points designated in Exhibit A as entrances. The operator shall secure such access points when the site is not in operation.
7. Any changes to the use, structure, or location as submitted as "Exhibit A" shall require submittal of a new or amended Conditional Use Permit application.
8. The site and driveway shall be sprayed to control dust, except when the temperature is below freezing. Spraying may also be required in and around the excavation pit to further reduce dust. The operation and site shall also meet the air pollution standards in Section 94.12.14 of the Zoning Ordinance.
9. If any public road is damaged or destroyed as a result of this Non-Metallic Mineral Extraction operation, the owner shall restore or pay for the restoration of the same to an acceptable condition and value as determined by the Public Works Director and/or Village Board. The owner shall have the right to show and bear the burden of proof in showing that the indicated damage was not the result of its operation.
10. On-site bulk fuel storage areas and areas for fueling of equipment shall be located in accordance with the Wisconsin Administrative Code and State Statutes and must be located above the water table to minimize the potential for groundwater contamination.
11. Noise levels shall be kept at or below allowable limits under Section 94.12.13 of the Weston Municipal Zoning Code. The owner may be required to verify, through use of appropriate equipment and an analysis technique approved by the Zoning Administrator, that such limits are met. If the Zoning Administrator determines that noise requirements under Section 94.12.13 are not met, he or she may enforce such requirements per Section 94.16.19 and/or refer the matter to the Plan Commission. The Commission may require additional conditions or mechanisms to control noise in a manner that meets ordinance requirements, or may enact proceedings under subsection 14 below.
12. The Non Metallic Mineral Extraction operation shall be completely enclosed by a security fence meeting applicable requirements of Section 94.12.03, or maintained at a slope not to exceed 3:1. This will need to be discussed at the meeting. The applicant has no plans to fully fence the site. They do plan an access gate off of the Weston Ave driveway.
13. The owner of each Non-Metallic Mineral Extraction operation, shall maintain insurance against liability for personal injury, death, or property damage caused by the maintenance and/or operation of the Non-Metallic Mineral Extraction operation and accessory structures. Such insurance policy shall have with a single combined limit of not less than \$1,000,000.00 per occurrence and contain a provision that it may not be canceled or materially modified without the approval of the Village. The owner shall provide the Zoning Administrator with a certificate of such insurance before issuance of a building permit, upon each policy renewal thereafter, and otherwise upon written request.

14. Upon written inquiry from the Village, the Non-Metallic Mineral Extraction operation, shall have the burden of presenting credible evidence establishing the continued compliance with applicable provisions and approved plans and conditions placed upon the conditional use permit or any other prior or subsequent Village approval. Failure to establish compliance with applicable provision, the approved plans, and all conditions placed upon the conditional use permit or other Village approval shall be grounds for revocation of the permit. If the Village determines that it is necessary to consult with a third party to ascertain compliance, all costs and expenses associated with such consultation shall be borne by the owner of the Non-Metallic Mineral Extraction operation. Failure to pay such costs and expenses or provide information requested by the Village shall be grounds for revocation of the conditional use permit or other Village approval, and/or enforcement under the provisions of this chapter.
15. This conditional use permit issued for the Non-Metallic Mineral Extraction operation shall not be transferable to a new owner of the property, except via a new or amended conditional use permit. In other words, the conditional use permit shall not run with the land.
16. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
17. Should any paragraphs or phrase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

18. Any other items the PC would like added to the CUP.

Please note I do not have a draft CUP in the packet with all these conditions. I hope to provide at the meeting Monday otherwise it will be drafted following the hearing based on the PC conditions placed on the permit.

- 2) **Defer action until next meeting.**
- 3) **Deny the Conditional Use Permit at 7795 Weston Avenue.**

**CONDITIONAL USE PERMIT
SUPPLEMENTAL REVIEW CRITERIA
VILLAGE OF WESTON**



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

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

Yes, the site is an existing agricultural field and will be reclaimed for agricultural purposes.

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

No, with this proposed pond we have talked with Village staff about potential helping the existing drainage problem with Weston Ave. and Zinser St. in the future.

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

Yes, the site is an existing agricultural field and will be reclaimed for agricultural purposes.

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

No, currently the site is an agricultural field. The surrounding properties are woods with wetlands.

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

Yes, potential helping the existing drainage problem with Weston Ave. and Zinser St. in the future.

Storm Water Pollution Prevention Plan

For:

Eau Claire River LLC
7306 Zinser Street
Weston, WI 54476

Prepared By:



**VREELAND
ASSOCIATE**

**LAND SURVEYORS
& ENGINEERS**

6103 Dawn Street
Weston, WI 54476

Located in:

Village of Weston
Marathon County, WI

Dated:

March 20th, 2025

Dated:

April 16th, 2025



Dustin Vreeland

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Village of Weston, Wisconsin

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Appendices

- A.** Site Maps
- B.** “Notice of Intent” Form
- C.** Erosion Control Inspection Form
- D.** Quarterly Visual Inspections and Annual Facility Site Compliance Inspection Report (AFSCI)
- E.** Storm Water Pollution Prevention Plan Summary
- F.** “Notice of Termination” Form
- G.** Wisconsin DNR Technical Standards
- H.** Nonmetallic Mining Operations General Permit to Discharge under the Wisconsin Pollution Discharge Elimination System

1.0 Background & General Information

Name of Facility: Weston Ave Pond

Owner:

Contact: Kurt Seubert & Gary Guerndt
Title: Owner
Telephone: (715) 348-9081 & (715) 302-0334
Mailing Address: 7306 Zinser Street
Weston, WI 54476

Standard Industrial Classification (SIC) Code: 1442 (Sand & Gravel)

Permit Information:

Facility Permit Name: Weston Ave Pond
Permit Number: _____
Initial Date of Coverage: _____
Number of Storm Water Outfalls: 1
Receiving Water: Bull Junior Creek

Emergency Contact:

Name: Kurt Seubert
Telephone: (715) 348-9081

2.0 Overview

2.1 Introduction

This Storm Water Pollution Prevention Plan (SWPPP) covers the operations at the Weston Ave Pond located on Weston Avenue just west of the Weston Avenue and Zinser Street intersection, in the part of the east ½ of the northwest ¼ of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. It has been developed as required under Part III of Wisconsin's Pollutant Discharge Elimination System (WPDES) general permit for storm water discharges and in accordance with good engineering practices. The SWPPP describes this facility and its operations, identifies potential sources of storm water pollution at the facility, recommends appropriate best management practices (BMPs) or pollution control measures to reduce the discharge of pollutants in storm water runoff, and provides for periodic review of this SWPPP. This SWPPP will

1. Identify sources of storm water and non-storm water contamination to the storm water drainage system.
2. Identify and prescribe appropriate "source area control" type best management practices designed to prevent storm water contamination from occurring.
3. Identify and prescribe "storm water treatment" type best management practices to reduce pollutants in contaminated storm water prior to discharge.
4. Prescribe actions needed either to bring non-storm water discharges in compliance with WPDES permit or to remove these discharges from the storm drainage system.
5. Prescribe an implementation schedule to ensure that the storm water management actions prescribed in the SWPPP are carried out and evaluated on a regular basis.

2.2 Description

The Weston Ave Pond, located at the intersection of Weston Avenue and Zinser Street, in part of the east ½ of the northwest ¼ of Section 26, Township 28 North, Range 8 East, is proposed to be used for recreational pond. The gravel/sand will be excavated as needed. The gravel/sand will be excavated and stockpiled to the north of the proposed pond. Nonmarketable material will be stockpiled separately until it is used to reclaim mined areas. Nonmarketable material will be

stabilized until used for reclamation. Stormwater from the site will be internally drained into the proposed recreational pond. Proposed reclamation will be used as a recreational pond. Equipment that will be used to remove the materials are dozer, frontend loader, dump trucks, excavator, and dredge. A proposed driveway will be constructed to Weston Ave will be used as the haul route. See sheet C3 for proposed driveway and haul road.

2.3 Sequence of Major Activities

The sequence of onsite mining will occur as follows:

- A vegetable berm between mining area and unmined land will be installed on the downslope side of the project. Each vegetable berm will be installed at the beginning of the project.
- Topsoil and overburden will be stripped and stockpiled in a way to create a confining berm/diversion berm between non-mined and mined lands. Topsoil and overburden piles will be seeded with permanent seed mix per WDNR Technical Standard 1059.
- Raw material will be mined from the south end to the north end on the mined area, so the mined area continues to be internally drained.
- Raw material will be excavated and stockpiled to the north of pond. See erosion control plan for location of stockpiles.
- Non-marketable material will be temporarily stockpiled and used for reclamation.

2.4 Waste and Material Disposal

Non-marketable material will be temporarily stockpiled and used to reclaim mined. Other waste material generated on the construction site shall be properly disposed of and not be allowed to run into receiving water.

2.5 Ultimate Receiving Waters

The ultimate receiving water for stormwater runoff is the Bull Junior Creek.

2.6 Adjacent Properties

Weston Ave Pond is surrounded by undeveloped farm fields and woodlands with a residential home to the west. The abutting property owners' name and land uses are shown on the attached site plans.

2.7 Soils

The site soils have been identified with the NRCS Web Soil Survey. Soil within the area to be disturbed are classified as predominantly as Oesterle sandy loam and Scott Lake sandy loam, The soils classification ranges from Hydrologic Soil Group A and B, respectfully.

2.8 Groundwater, Wetland & Floodplains

The estimated depth of the groundwater is an elevation of 1228 feet based on-site. Final excavation depth is expected to be into groundwater creating the pond. Per Wisconsin WDNR wetland inventory are wetlands or wetland indicators are located within the proposed mining area. Wetlands were delineated by Stephanie Finamore of Mi-Tech. Also, a wetland exemption approval per EXE-WC-2022-37-03734. FEMA FIRMETTE no floodplains are within the proposed mining area.

2.9 Site Maps

A site map of the proposed nonmetallic mine showing the following features as required by the permit is presented in Appendix A. These features include:

- The mining boundaries.
- Existing site conditions.
- The proposed phasing and reclamation plan.
- The cross-section of proposed finish grades of mining activities.
- Proposed disturbance area.
- Proposed driveway haul route.

3.0 Storm Water Pollution Prevention Team

Name and (Title)	Responsibility
Kurt Seubert (Owner & Operator)	Perform required inspections; submit report; oversee site maintenance; conduct compliance evaluation, review and sign inspections; Oversee all processes at the facility

4.0 Storm Water and Erosion Control Management

4.1 Introduction

Weston Ave Pond will have all stormwater runoff internally drained. Erosion control measures will be put in-place to convey all runoff into the proposed mined low point.

4.2 Erosion and Sediment Controls

The purpose of this control plan is to provide guidelines that comply with the state and local requirements, as well as to make recommendations regarding erosion control and storm water management. The construction of this development is a critical phase in terms of storm water management and runoff control. Construction site erosion control will help minimize the impact of development, enhance and protect the local environment, and protect the surrounding project area by applying best management practices for erosion control at construction sites. This work shall be planned and executed in accordance with the Wisconsin Department of Natural Resources Storm Water Management Technical Standards and/or accepted local engineering practice. The owner/developer will be responsible for erosion control during the process of construction. Site vegetation, site fence, dewatering (if necessary) and rock construction entrance will be utilized to keep sediment from leaving the construction site.

The following erosion control devices may be used on the project site at any time during the construction phases to ensure the compliance with NR 216 and local erosion control requirements, as applicable.

a) Berm Construction & Stabilization

Berm will be constructed before mining activities are to commence. Berm will be constructed using existing sod materials, tracked/compacted to maintain slow water velocity. The berm will insure internally drained mine able to retain the 100-year 24-hour storm event. Berms will be seeded, and mulched following DNR technical standards 1059 and 1058, respectfully. See Section 4.6 Implementation Schedule for schedule and stabilization.

b) Site Vegetation

Existing site vegetation outside of project limits shall be protected and maintained to the maximum extent practicable. Existing site vegetation within the project limits shall remain undisturbed until construction schedule warrants disturbance. For disturbed areas vegetation that resists erosion, maintains slow storm water velocities, and retains sediment from runoff shall be provided by the contractor. Temporary seeding may be required for disturbed areas that are subject to long periods of construction inactivity. Temporary vegetation is used when areas are disturbed and may remain unfinished long enough to allow vegetation to grow and assist with erosion control. Permanent vegetation is encouraged as soon as possible in the construction process.

c) Trackout Control Practices (WDNR 1057)

Rock construction entrance will be constructed at all entrances to the construction site to minimize sediment tracking onto existing streets. A minimum of one construction entrance is required for the project site. Tracking pads are temporary and will be removed or much of the aggregate will be removed before the site is completed.

d) Waste and Material Disposal

All waste and unused building materials (including garbage, debris, cleaning wastes, or other construction materials) shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or inlet.

e) Dust Control (WDNR 1068)

Dust control measures for construction activities include minimization of soil disturbance, applying mulch and establishing vegetation, and water spraying surface roughening.

The Storm Water Management Plan shows basic compliance with accepted engineering practice in hydrology planning and design. The resulting development will function as a positive addition to the community while sustaining environmental benefits in storm water management and quality.

f) Silt Fence (WDNR 1056)

Continuous silt fencing will be required along all areas downstream of disturbed area, and around the base of all stockpiled material subject to sediment transportation during rain fall events (stockpiled topsoil, gravel base, etc.). The silt fencing will provide a siltation barrier between the disturbed area and any inlets and ultimately downstream water bodies. All silt-fence shall be removed upon completion of the project or when disturbed areas have generated sufficient vegetation to prevent erosion and the threat of sediment reaching inlets and bodies of water.

g) Non-channel Erosion Mat (WDNR 1052)

The purpose of this practice is to protect the soil surface from the erosive effect of rainfall and prevent sheet erosion during the establishment of grass or other vegetation, and to reduce soil moisture loss due to evaporation. This practice applies to both Erosion Control Re-vegetative Mats (ECRM) and Turf-Reinforcement Mats (TRM).

1. CLASS I: A short-term duration (minimum of 6 months), light duty, organic mat with photodegradable plastic or biodegradable netting.
 - a. Type A – Use on erodible slopes 2.5:1 or flatter.
 - b. Type B – Double netted product for use on erodible slopes 2:1 or flatter.

h) Dewatering (WDNR 1061)

Any dewatering water, if necessary, shall be treated prior to being discharged from the site. Dewatering may require a permit from the Wisconsin DNR and shall meet the requirements of Wisconsin DNR Technical Standard 1061.

4.3 Inspection & Maintenance of Erosion Control Devices

- Vegetative berm shall be inspected and maintained for washouts, bare spots and healthy growth warranted. Berm shall be fixed/replaced if not functioning as intended.
- All measures are to be maintained in good working order. If repairs are necessary, they will be initiated within 24 hours of identification.
- Built up sediment deposits occurring as a result of a storm event shall be cleaned up within 24 hours of identification. All other off-site sediment deposits occurring as a result of land disturbing activities shall be cleaned up within 24 hours of identification.
- Soil stockpiles shall be inspected for proper cover and excessive erosion.
- Temporary and permanent seeding shall be inspected for washouts, bare spots, and healthy growth.
- Non-channel erosion mat to be used on all slopes greater than a 5' horizontal to 1' vertical slopes. All slopes above the water elevations shall be at a minimum of a 4' horizontal to 1' vertical.

4.4 Other Source Area Controls

- **Good Housekeeping:** good housekeeping practices, which reduce the potential for significant materials to come in contact with storm water, are designed to maintain a clean and orderly work environment. This shall include minimizing tracking of sand and gravel onto public roads and maintaining an organized work environment to minimize the risk of spills.
- **Preventive Maintenance:** preventive maintenance involves the regular inspection, testing, and cleaning of facility equipment and operational systems. These inspections will help to uncover conditions that might lead to the release of materials. Frequent equipment inspections and maintenance reduce the risk of equipment failure, and thus the risk of stormwater contamination. All equipment with moving parts shall be periodically inspected and maintained. Annual inspection and repair will reduce the risk of downtime and will reduce the risk of spills. Fueling the equipment will be a truck bring fuel to the site. No fuel will be stored within the nonmetallic mine area. Spill kit will be on-site for any spills, see spill prevention and response procedures below.
- **Material Storage & Inventory Procedures:** No chemicals will be stored on site.
- **Spill Prevention and Response Procedures:** Spills and leaks together are the largest industrial source of storm water pollution. All employees operating equipment in the pit shall be informed of the proper procedures for preventing and responding to spills. To prevent spills equipment will be checked for leaks in before start of day. Respond to a spill will be to use the spill kit and contact the phone number below. No hazardous materials will be stored on-site. The permit requires that the DNR be immediately notified of an accidental release of spill of any hazardous substance to the environment as required in NR 706 and NR 205.07. The 24-hour toll free spills hotline is 1-800-943-0003. Spill kit will be stored on-site within the existing shed to the southwest of the proposed mine site.
- **Employee Training:** Employee training should be a major component in ensuring the success of the facilities SWPPP. The more knowledgeable employees have about the facility's SWPPP and what is expected of them, the greater the chance that the plan will be successful. Employee training will cover spill handling and response procedures and good housekeeping practices.
- **Gravel/Sand:** The gravel/sand will be placed to the north of the pond area for staging. Any raw gravel/sand piles (or live piles) shall be internally drained. A 15-foot buffer

shall be maintained around the raw piles to reduce the amount of gravel that can erode. See erosion control plans for location of stockpiles.

4.5 Facility Monitoring

QUARTERLY VISUAL INSPECTIONS: The permit requires a quarterly inspection of storm water runoff. The first set of quarterly visual inspections shall occur within three months of the effective date of coverage. *The Site Manager shall perform and document quarterly visual inspections of storm water discharge quality at each storm water outfall during a runoff event.*

Inspections shall be conducted within the first 30 minutes of discharge or as soon thereafter as practical, but not exceeding 60 minutes. Reported information shall include the inspection date, inspection personnel, scope of the inspection, major observations, visual quality of the storm water discharge, and probable sources of any observed storm water contamination. The probable source(s) of any visual pollution and any possible BMPs that could be implemented to reduce or eliminate the problem should be noted, any appropriate revision needed to the SWPPP and schedule for implementing any further actions. Records of the inspections must be kept on file with the SWPPP.

A copy of the Quarterly Visual Inspection Field Sheet and Quarterly Inspection Form has been included in Appendix D.

ANNUAL FACILITY SITE COMPLIANCE INSPECTION (AFSCI): The Site Manager shall make an annual inspection of all outfalls to evaluate the effectiveness of the SWPPP. The inspection shall be adequate to verify that the site drainage conditions, and potential pollution sources identified in the SWPPP remain accurate, and that the best management practices prescribed in the SWPPP are being implemented, properly operated and adequately maintained. *The timing of the inspection shall occur during the summer months so that it includes seasonal or cyclical activities to ensure that the inspection is representative of the full range of activities onsite.*

SAMPLING POINT: the discharges shall be limited to the waste types designated for the listed generalized sampling points. Sample point designations shall be per 4.1.1 Sample point number 001 and 003. See table below for monitoring requirements and effluent limitations.

Monitoring Requirements and Effluent Limitations						
Parameter	Limit Type	Limit and Units	Sample Frequency	Sample Type	Reporting Frequency	Notes
Flow Rate		gpd	Daily	Total Daily	Monthly	See Sections 4.1.2.4, 4.1.2.5, 4.1.6, and 4.1.7
Suspended Solids, Total	Daily Max	40 mg/L	Quarterly	Grab	Quarterly	See Sections 4.1.6, and 4.1.7
pH Field	Daily Min	6.0 s.u.	Quarterly	Grab	Quarterly	See Sections 4.1.6 and 4.1.7
	Daily Max	9.0 s.u.				

4.6 Implementation Schedule

This permit becomes effective as soon as the permit is granted by the local, county and state level of approvals. Non-structural and structural controls will be in place before the facility starts operating prior to commencing mining. Work is scheduled for Spring of 2025 or when site conditions allow. A dozer, backhoe, front-end loader and dump trucks will be used to excavate the proposed.

1. Tracking pad, silt fence and vegetative berm will be placed according to the plans.
2. Vegetative berms will be constructed with topsoil top-dressing berm with seed around the entire site.
3. Excess topsoil will be stripped and stockpiled with the boundary limits stabilized. Excess topsoil will be seeded and placed to internally drained.
4. Excavation is expected to take 30+ years.
5. Operation hours are 7 am to 7 pm Monday through Friday with occasional Saturdays and Sundays.
6. Within 7 days of reaching final grade 6" of topsoil will be placed. Then the topsoil will be seeded and mulched per WDNR Technical Standards 1059 and 1058, respectfully or planted for wildlife habitat. See Appendix G.
7. Final reclamation will be considered once 70% of vegetation cover has been established.

5.0 Record Keeping and Reporting

The following appendices contain blank forms for the record keeping and reporting associated with the SWPPP:

- Annual Facility Site Compliance Inspection Report (Appendix D)
- Storm Water Pollution Prevention Plan Summary (Appendix E)
- Notice of Termination (Appendix F)

These forms can also be found on the Wisconsin Department of Natural Resources website. The Annual Facility Site Compliance Inspection Report, and any other reports and records pertaining to the permit coverage under this general permit shall be retained for the later of five years beyond the initial date of coverage and three years after all mining and processing activities at the facility cease. The forms are to be kept on site and shall be made available to the Wisconsin Department of Natural Resources upon request.

6.0 Stormwater Plan

Per Wisconsin DNR standards 24-hour 25-year storm event shall be contained on-site without runoff. The site will be entirely internally drained and will contain the 100-year 24-hour storm event.

7.0 Amendments

When expansion, production increases, process modifications, changes in material handling or storage or other activities are planned which will result in a significant increase in the exposure of pollutants to storm water discharged to waters of the state or to storm water BMPs. The amendment shall contain a description of the new activities that contribute to the increased pollutant loading, planned source control activities that will be used to minimize pollutant loads, an estimate of the new or increased discharge of pollutants following treatment, and a description of any treatment system modification needed to manage the storm water contaminants. When the comprehensive annual facility site compliance inspection, or other information reveals that the provisions of the SWPPP are ineffective in controlling storm water pollutants discharged to waters of the state. When, upon written notice, the Department finds the storm water controls to be ineffective in achieving the conditions of this permit. Note: the permittee is encouraged to contact the Department to discuss proposed SWPPP amendments.

8.0 Certification Statement

I certify under penalty of law that this document and attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information contained in the plan.

Based on my inquiry of the person, or persons, who manage the system, or those persons directly responsible for gathering the information; the information contained in this document is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for providing false information, including the possibility of fine and imprisonment.

In addition, I certify under penalty of law that, based upon inquiry of persons directly under my supervision, to the best of my knowledge and belief, the provisions of this document adhere to the provisions of the storm water permit for the development and implementation of a Storm Water Pollution Prevention Plan and that the plan will be complied with.

Dustin Vreeland

(Signature of Plan Preparer)

Dustin Vreeland

(Printed Name)

3/20/25

(Date)

Kurt Seubert

(Signature of Authorized Representative)

3/20/25

(Date)

Kurt Seubert

(Printed Name)

Owner

(Title)

May 14 2025

(Signature of Authorized Representative)

3-20-25

(Date)

Gary Guerndt

(Printed Name)

Owner

(Title)

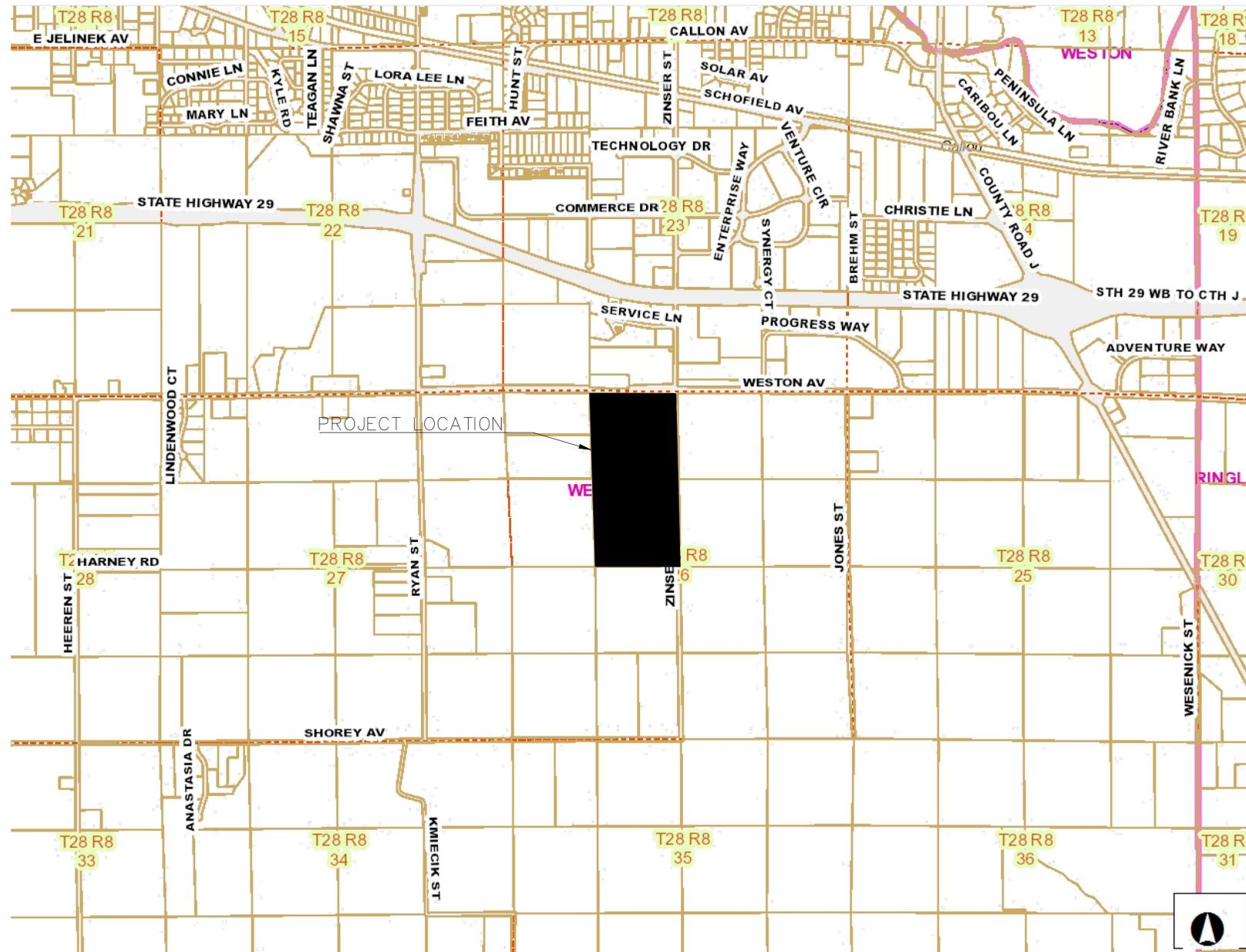
APPENDIX A

Site Maps

ADDRESS:
WESTON AVENUE STREET WESTON, WI 54476

LOCATION:
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26,
TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON,
MARATHON COUNTY, WISCONSIN

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



DRAWING INDEX

- SHEET C2 EXISTING SITE
- SHEET C3 PROPOSED SITE & EROSION CONTROL PLAN
- SHEET C4 PROPOSED POND
- SHEET C5 EAST-WEST CROSS SECTION
- SHEET C6 NORTH-SOUTH CROSS SECTION
- SHEET C7 PROPOSED EROSION CONTROL DETAILS

LOCATION MAP

SCALE NOTE:
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11"x17" SIZE THEY MAY BE HALF SCALE
FROM THE ORIGINAL 22"x34" SIZE DRAWING
AND THE DRAWING SCALE IS HALF OF THAT
STATED. CHECK SCALE.

STAMP/SIGNATURE:



REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:	
COVER PAGE	
PROJECT:	WESTON AVE POND
LOCATION:	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND
SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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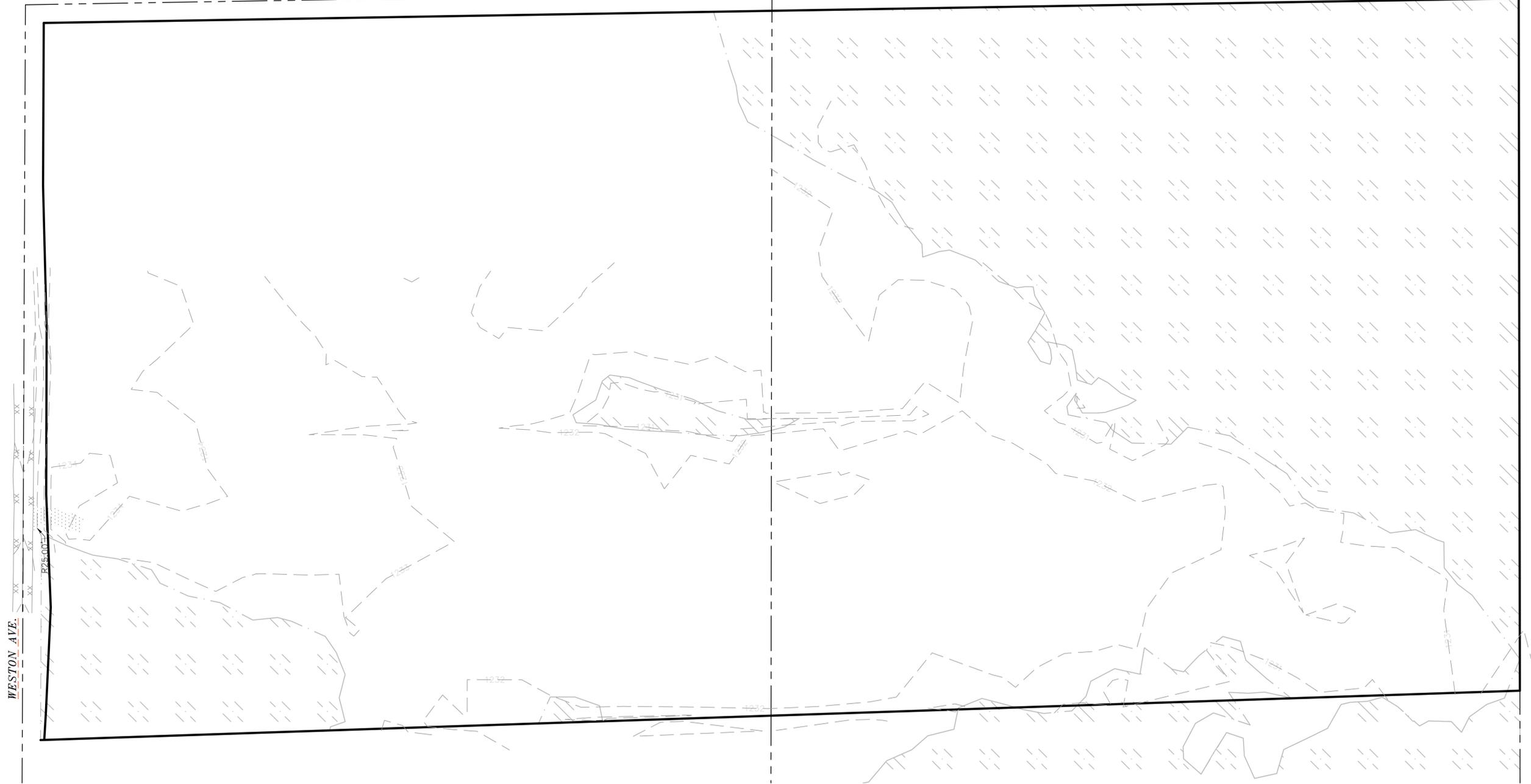
PREPARED FOR:	EAU CLAIRE RIVER, LLC
PLAN DATE:	FEBRUARY 5TH, 2025

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 22-0173 PLAN
DATE: FEBRUARY 5, 2025
SCALE:
NO SCALE
SHEET
C1

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



ZINSER STREET



WETLAND NOTE

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STAMP/SIGNATURE:		
BY	DATE	DESCRIPTION

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:	EXISTING SITE
PROJECT:	WESTON AVE POND
LOCATION:	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 22-0173 PLAN
DATE: FEBRUARY 5, 2025
SCALE: 1" = 100'
SHEET C2

SITE PLAN NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C4 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.

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

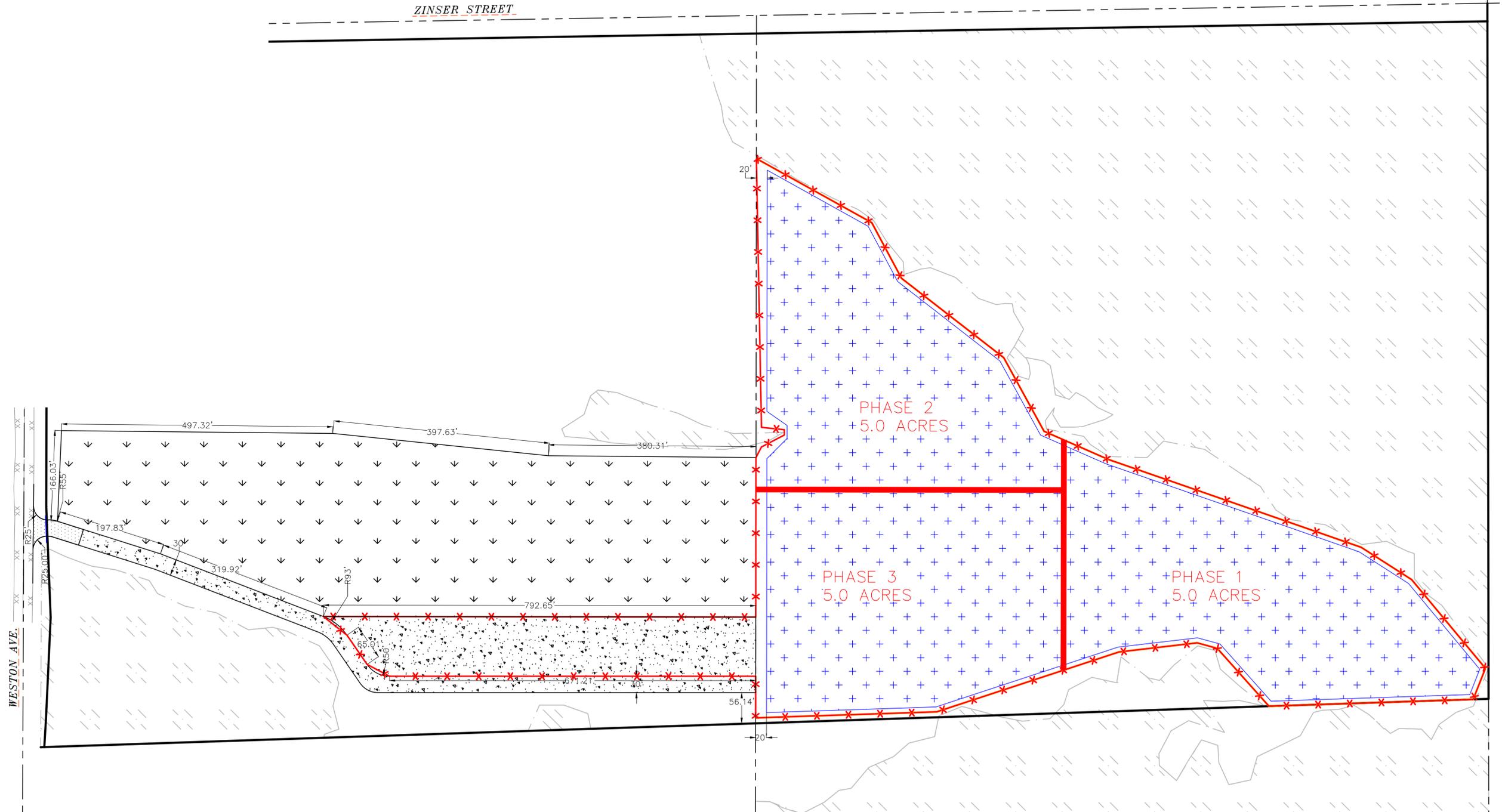


SITE LEGEND

- PROPOSED 12" GRAVEL
- RECLAIMED TO GRASS/FIELD IN 2025
- PROPOSED 3" ASPHALT. 100' TO BE PAVED IN 2026 PER VILLAGE OF WESTON REQUIREMENTS
- PROPOSED POND AREA
- PROPOSED NMM AREA 15 ACRES

WETLAND NOTE

- WETLANDS SHOWN HEREON WERE PROVIDED BY OTHERS AND DELINEATED BY MI-TECH



SCALE NOTE:
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STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED SITE & PHASING PLAN

PROJECT: WESTON AVE POND

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN



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PREPARED FOR:
EAU CLAIRE RIVER, LLC

PLAN DATE:
FEBRUARY 5TH, 2025

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 22-0173 PLAN
DATE: FEBRUARY 5, 2025
SCALE: **1" = 100'**
SHEET **C3**

PROPOSED EROSION CONTROL ACTIVITIES

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

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



ZINSER STREET

EROSION CONTROL SCHEDULING

- INSTALL PERIMETER EROSION CONTROL.
- STRIP TOPSOIL FROM POND AREA.
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

SITE LEGEND

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- RECLAIMED TO GRASS/FIELD IN 2025
- PROPOSED 3" ASPHALT, 100' TO BE PAVED IN 2026 PER VILLAGE OF WESTON REQUIREMENTS
- PROPOSED POND AREA
- PROPOSED NMM AREA 15 ACRES

WETLAND NOTE

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SCALE NOTE:

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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED GRADING & EROSION CONTROL PLAN

PROJECT: WESTON AVE POND

LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
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PHONE NO.: (715) 241-0947
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WEBSITE: www.vreelandlandsurveying.com

PREPARED FOR:

EAU CLAIRE RIVER, LLC

PLAN DATE:

FEBRUARY 5TH, 2025

DESIGNER: DUSTIN VREELAND

SURVEYED BY: DV & CB

FILE NO.: 22-0173 PLAN

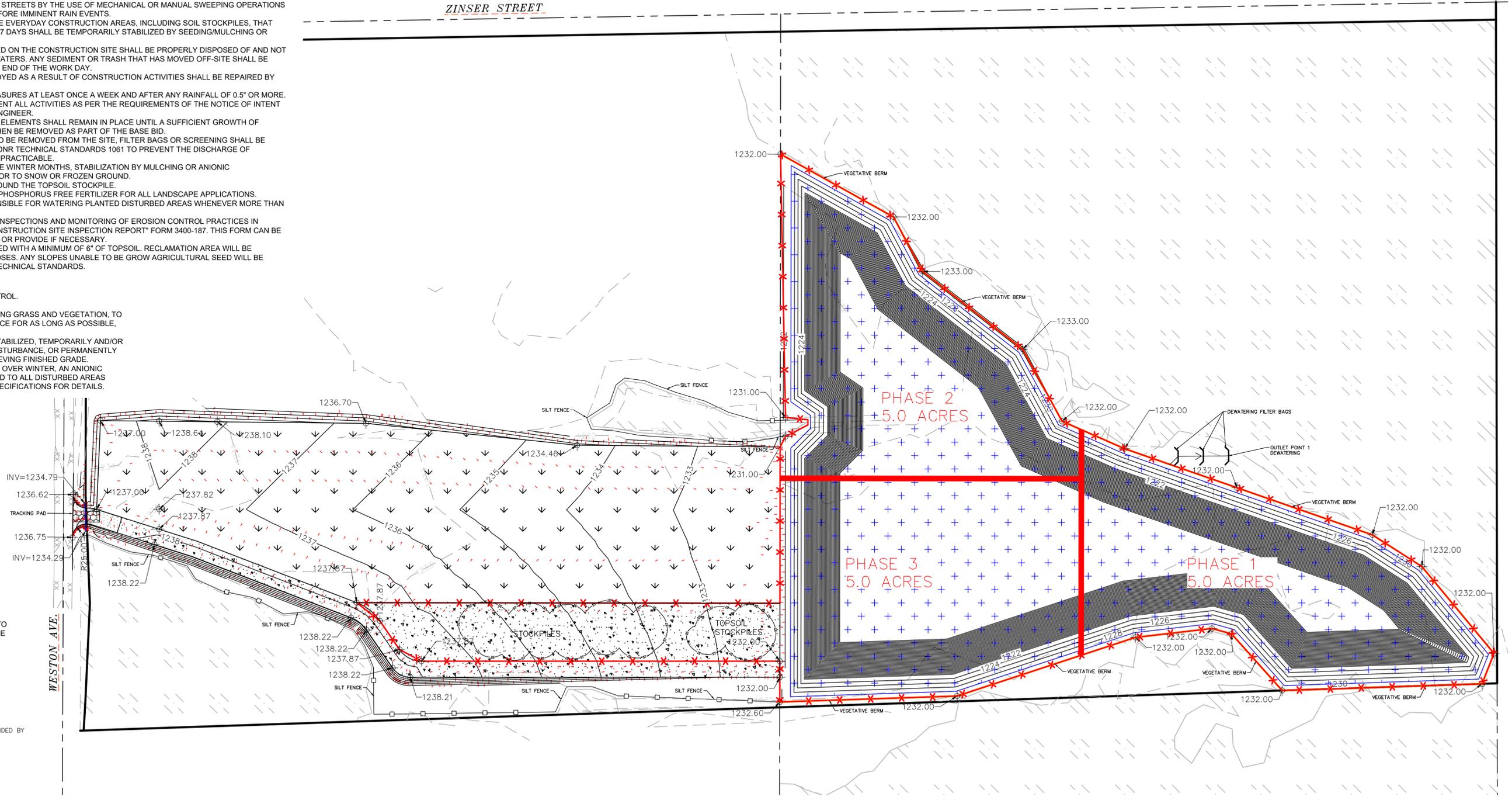
DATE: FEBRUARY 5, 2025

SCALE:

1" = 100'

SHEET

C3

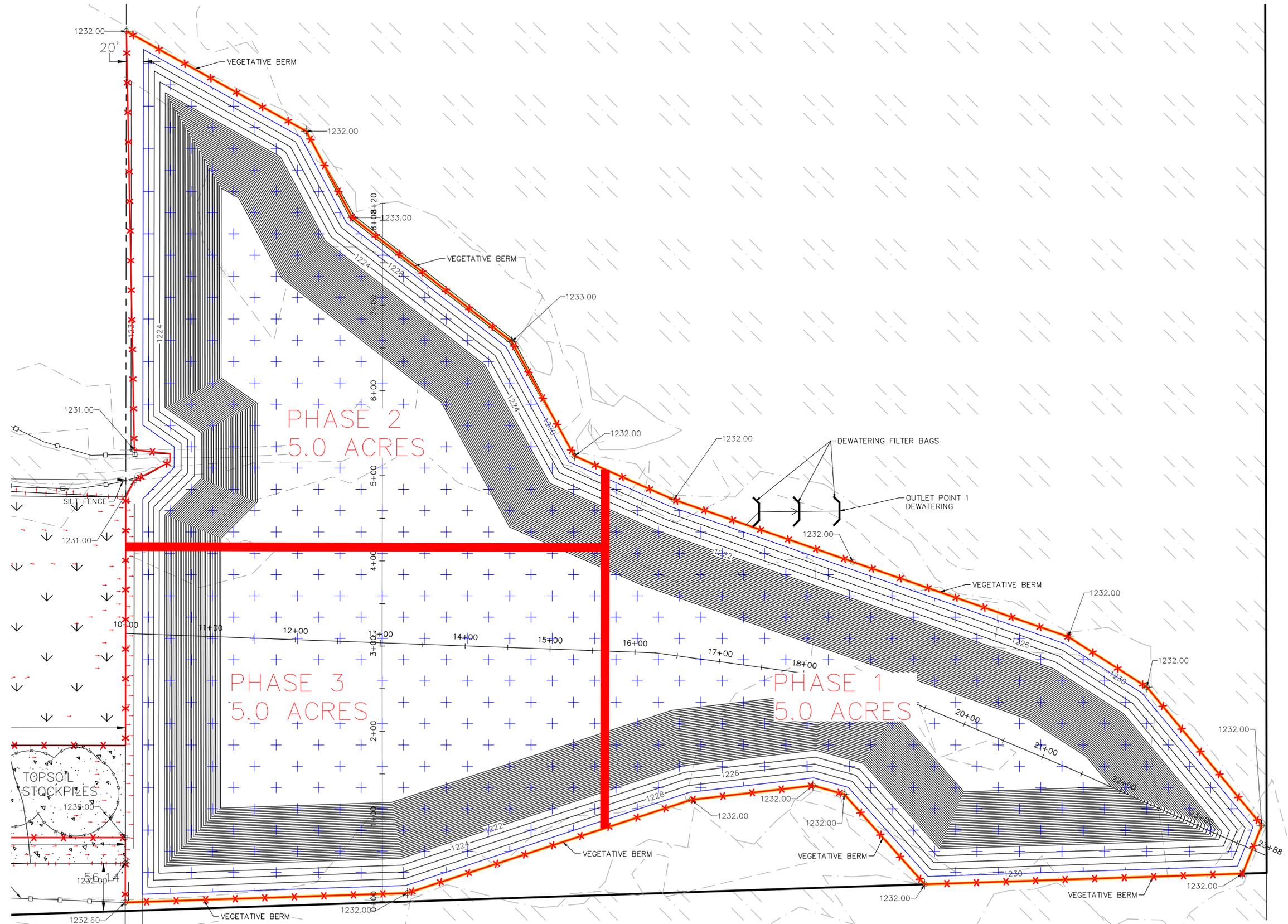


SITE LEGEND

-  PROPOSED 12" GRAVEL DRIVEWAY
-  PROPOSED LAYDOWN AREA
-  PROPOSED POND AREA
-  PROPOSED NMM AREA
15 ACRES

PERMITTED NMM AREA

THE PERMITTED NON-METALLIC MINE AREA IS 15 ACRES.
 PHASE 1 - 5 ACRES
 PHASE 2 - 5 ACRES
 PHASE 3 - 5 ACRES



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



WETLAND NOTE

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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:	
PROPOSED POND PLAN	
PROJECT:	WESTON AVE POND
LOCATION:	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN

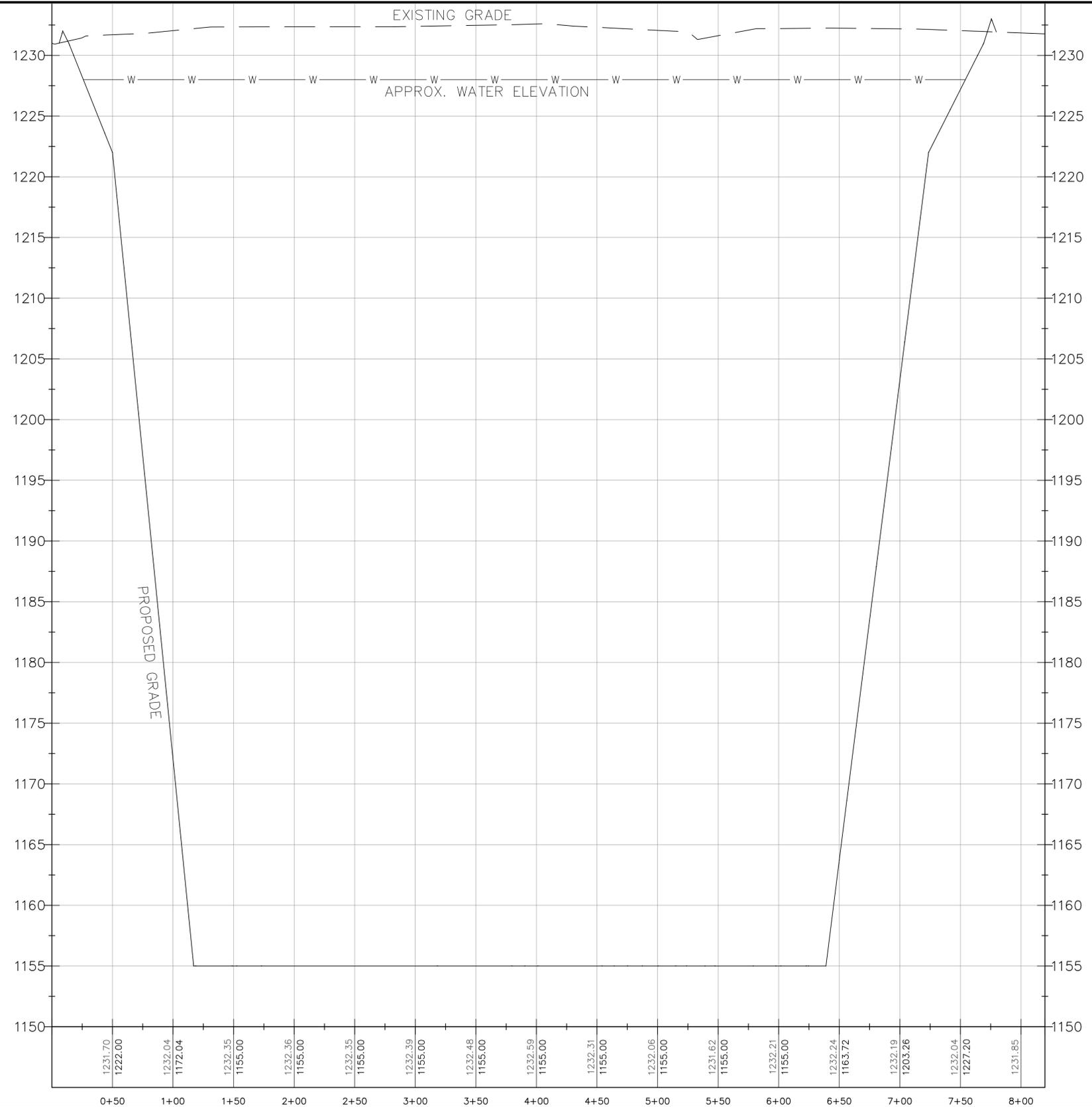


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PREPARED FOR:
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PLAN DATE:
 FEBRUARY 5TH, 2025

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 22-0173 PLAN
DATE: FEBRUARY 5, 2025
SCALE: 1" = 60'
SHEET C5



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STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:
EAST-WEST CROSS SECTION

PROJECT: **WESTON AVE POND**

LOCATION: **VILLAGE OF WESTON
 MARATHON COUNTY, WISCONSIN**



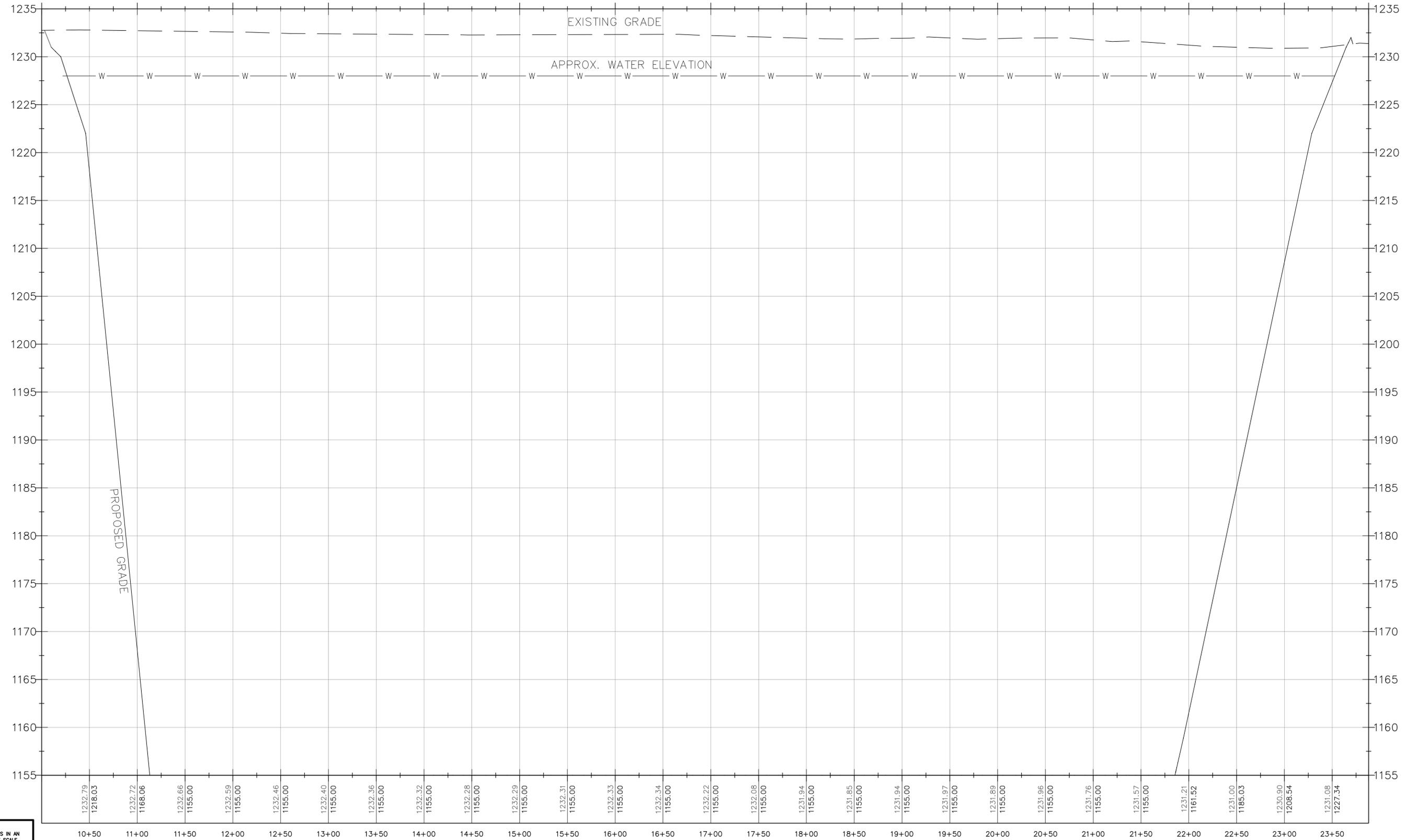
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FEBRUARY 5TH, 2025

DESIGNER: DUSTIN VREELAND
 SURVEYED BY: DV & CB
 FILE NO.: 22-0173 PLAN
 DATE: FEBRUARY 5, 2025
 SCALE: **1" = 50'**
 SHEET **C6**



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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *NORTH-SOUTH CROSS SECTION*

PROJECT: WESTON AVE POND

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN



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SCALE: 1" = 50'
SHEET **C7**

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GENERAL NOTES:

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

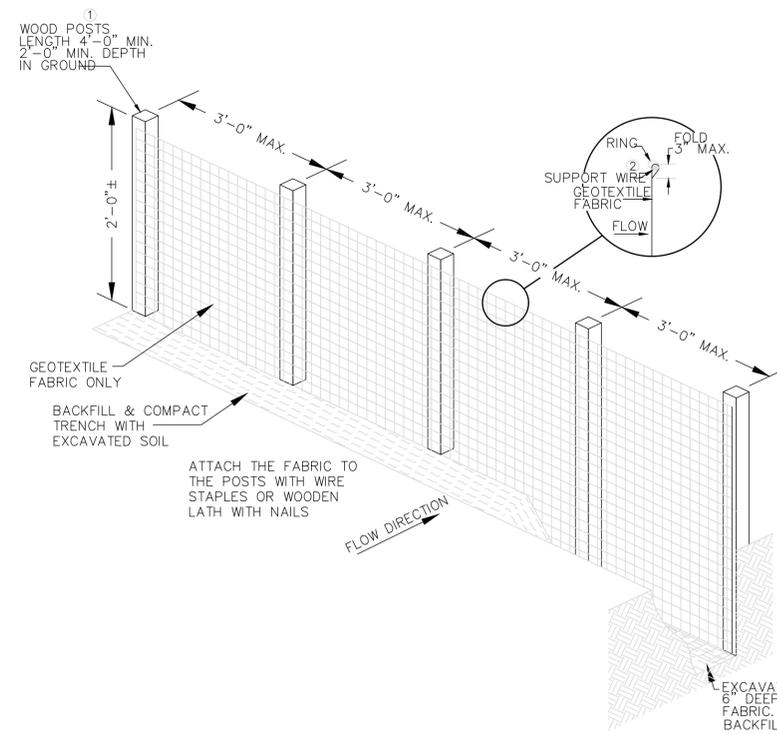
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

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

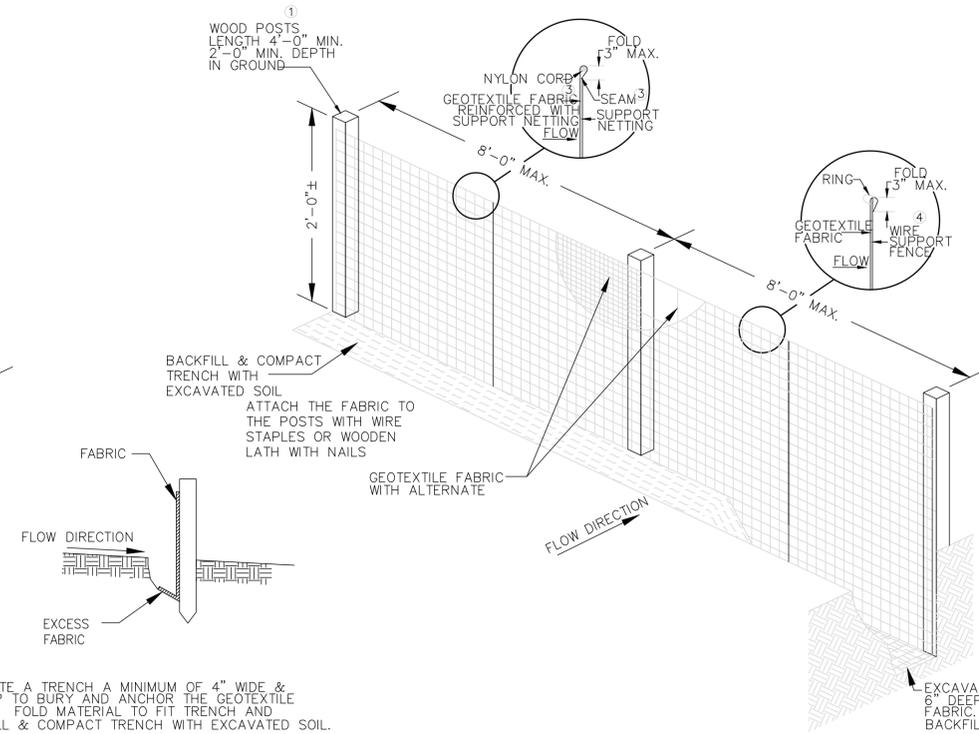
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

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

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

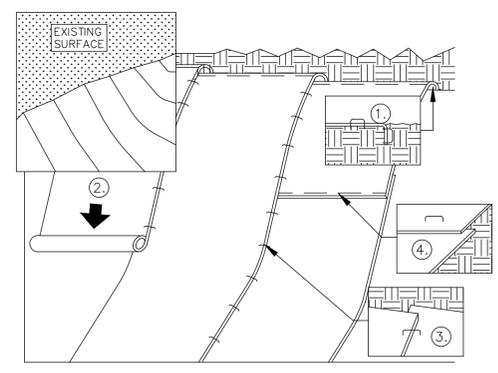


SILT FENCE ALTERNATE "A"



SILT FENCE ALTERNATE "B"

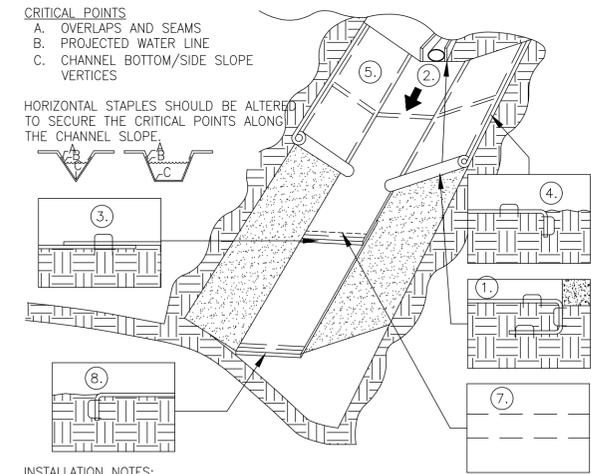
TRENCH DETAIL



INSTALLATION NOTES:

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

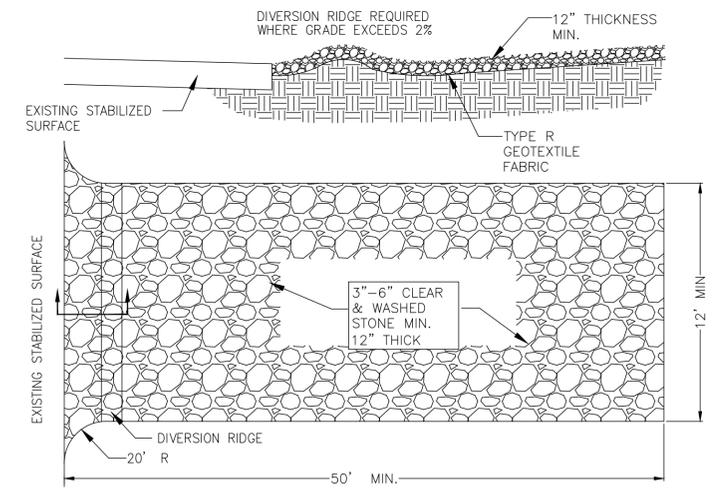
NON-CHANNEL EROSION MAT



INSTALLATION NOTES:

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

CHANNEL EROSION MAT



NOTES:

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

TRACKING PAD

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

STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED EROSION CONTROL DETAILS		
PROJECT: WESTON AVE POND		
LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN		



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
COPYRIGHT © 2025 BY VREELAND ENTERPRISES, INC. ALL RIGHTS RESERVED. DUPLICATION BY WRITTEN PERMISSION ONLY.

PREPARED FOR:
EAU CLAIRE RIVER, LLC

PLAN DATE:
FEBRUARY 5TH, 2025

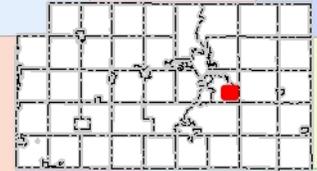
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 22-0173 PLAN
DATE: FEBRUARY 5, 2025
SCALE: NO SCALE
SHEET C8



Land Information Mapping System

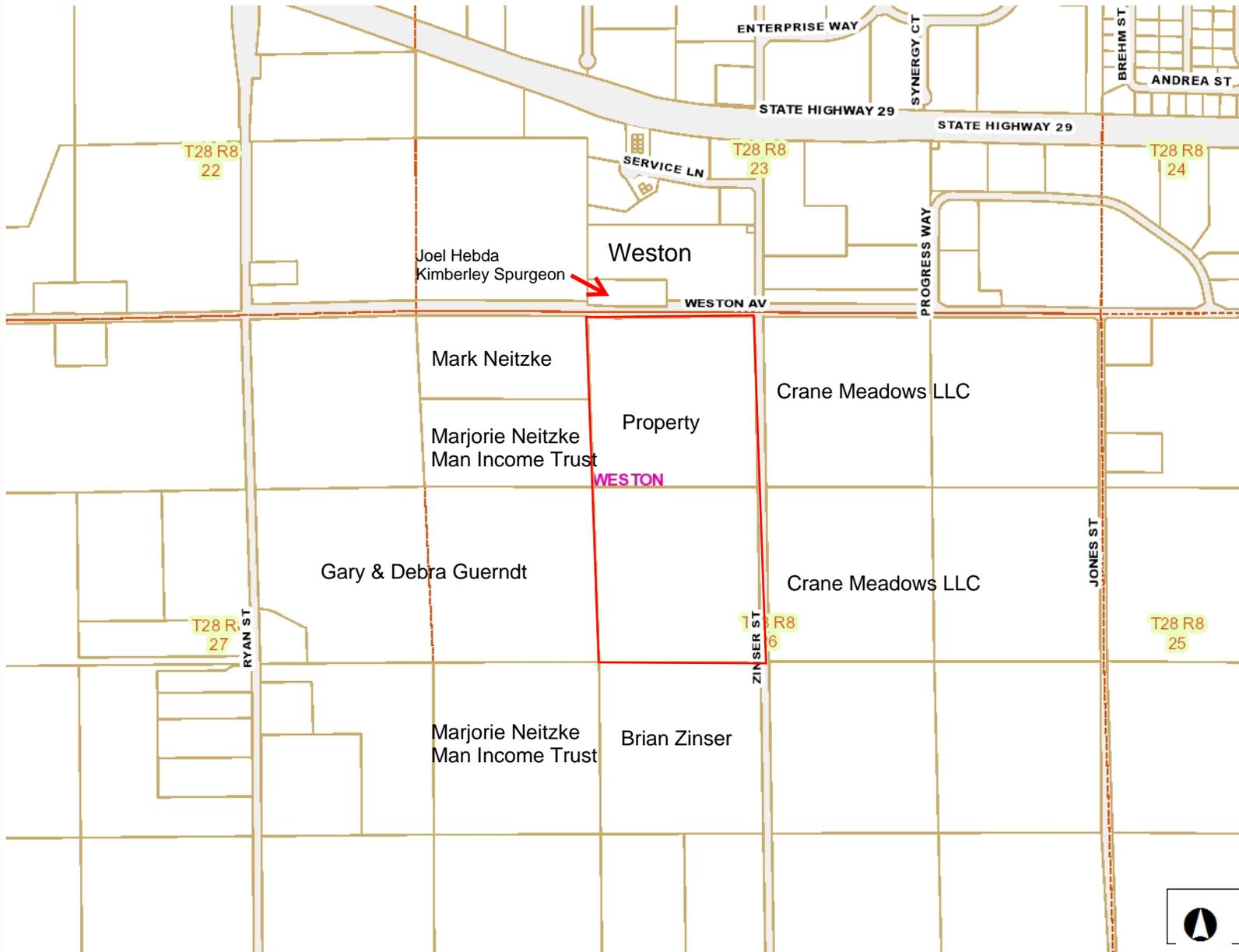
TAYLOR

LINCOLN



WOOD

PORTAGE



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities



570.17 0 570.17 Feet



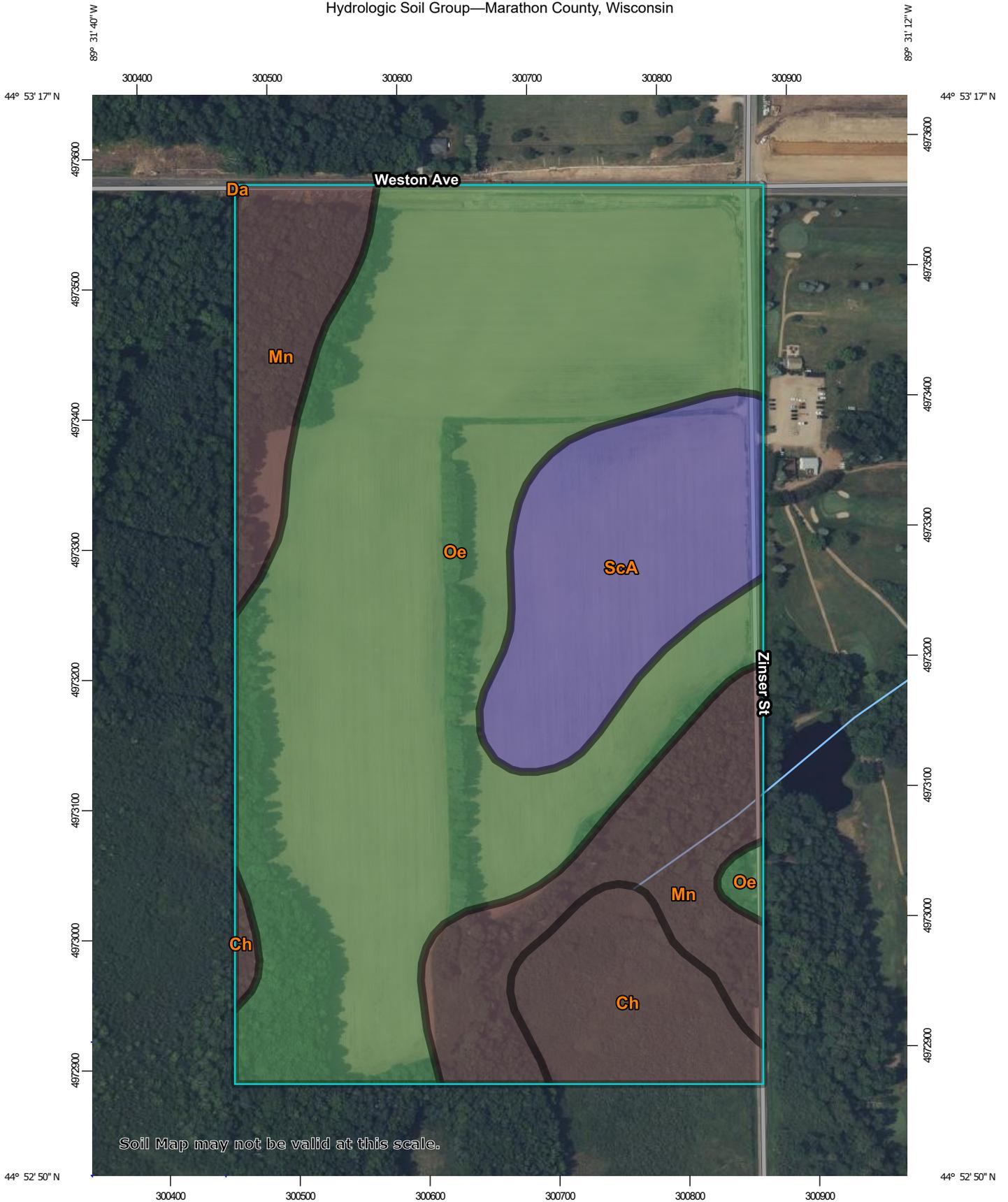
NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

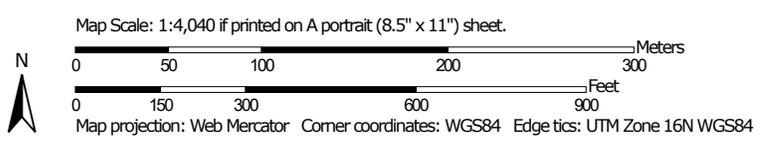
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Hydrologic Soil Group—Marathon County, Wisconsin



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marathon County, Wisconsin
 Survey Area Data: Version 22, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2023—Jun 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ch	Cathro muck, 0 to 1 percent slopes	B/D	5.4	7.7%
Da	Dancy sandy loam, 0 to 2 percent slopes	B/D	0.0	0.0%
Mn	Minocqua muck, 0 to 2 percent slopes	B/D	12.6	18.1%
Oe	Oesterle sandy loam, 0 to 3 percent slopes	A/D	41.7	59.8%
ScA	Scott Lake sandy loam, 0 to 3 percent slopes	B	10.0	14.4%
Totals for Area of Interest			69.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
332 MINNESOTA STREET, SUITE E1500
ST. PAUL, MN 55101-1323

November 18, 2022

Regulatory File No. MVP-2022-02001-DDP

Eau Claire River, LLC
c/o Stephanie Finamore
4901 Stewart Avenue
Wausau, WI 54401

Dear Ms. Finamore:

This letter regards an approved jurisdictional determination for the SW Corner of Weston Ave. & Zinser St. The project site is in Section 23, Township 28 North, Range 08 East, Marathon County, Wisconsin. The review area for our jurisdictional determination is identified on the enclosed figures labeled MVP-2022-02001-DDP Page 1 of 1.

The review area contains no waters of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form. This determination is only valid for the review area described. You are also cautioned that the area of waters described on the enclosed Jurisdictional Determination form is approximate and is not based on a precise delineation of aquatic resources.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

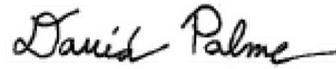
In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP. It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five-year period provided you submit a written request, and our staff are able to verify that the limits established during the original determination are still accurate.

Regulatory Division (File No. MVP-2022-02001-DDP)

If you have any questions, please contact me in our Stevens Point office at (651) 290-5880 or David.D.Palme@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

A handwritten signature in black ink that reads "David Palme". The signature is written in a cursive style with a horizontal line at the end.

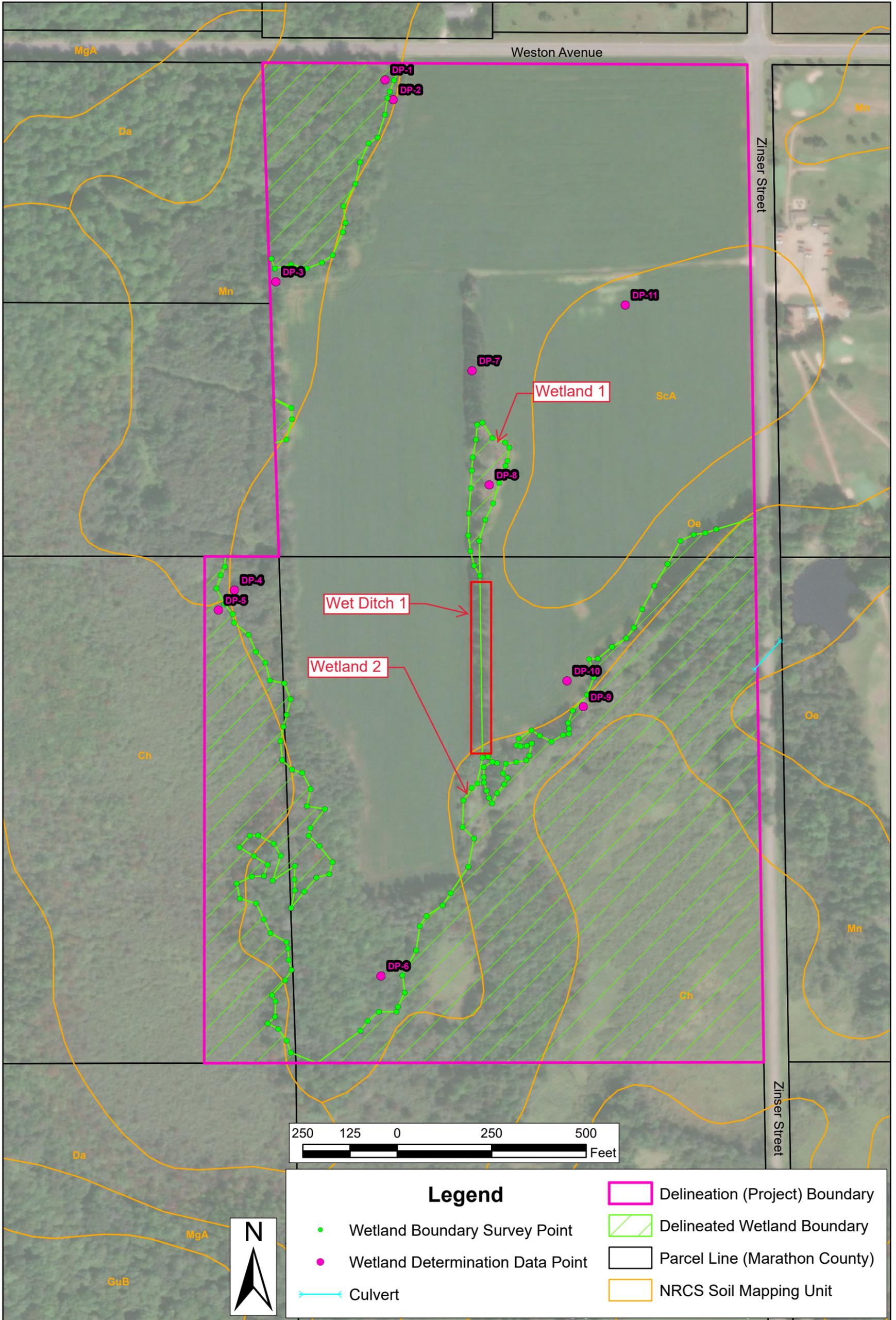
David Palme
Project Manager

Enclosures:

Approved Jurisdictional Determination Figures, Approved Jurisdictional Determination Form, Appeals Form.

cc:

Travis Holdt, WDNR



mi-TECH
 an **EQUIX** company
 MI-TECH SERVICES, INC.
 4901 STEWART AVENUE
 WAUSAU, WI 54401
 715.359.9400

DELINEATED WETLANDS MAP
 SW CORNER OF WESTON AVE & ZINSER AVE
 VILLAGE OF WESTON
 MARATHON COUNTY, WI

Revisions:
 10/15/22 - added small wetland area along western property line based on field visit.

DRAWN BY: SF	PROJECT #: 12313
DATE: 10/13/2022	FIGURE 6

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): November 18, 2022

B. ST PAUL, MN DISTRICT OFFICE, FILE NAME, AND NUMBER: MVP-2022-02001-DDP

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: WI County/parish/borough: Marathon City: Village of Weston

Center coordinates of site (lat/long in degree decimal format): Lat. 44.883587° **Pick List**, Long. -89.524531° **Pick List**.

Universal Transverse Mercator: 16

Name of nearest waterbody: Unnamed (WBIC 1435400)

Name of watershed or Hydrologic Unit Code (HUC): 07070002 Upper Mississippi Region

Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: November 10, 2022

Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

1. Waters of the U.S.: N/A

2. Non-regulated waters/wetlands (check if applicable):¹

Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.
Explain:

The SW Corner of Weston Ave. & Zinser St. review area contains one aquatic feature for review: Wet Ditch 1 (WD-01) (450 linear feet). The majority of the review area consists of agricultural land use. Based on an analysis of multiple years of aerial photography, web soil survey data, USGS topographic mapping, WWI mapping, and the MI-Tech Services Wetland Delineation, the Corps has determined that the aforementioned aquatic feature is not a water of the United States.

Wet Ditch 1 (WD-01) is a linear drainage feature running North to South along the central portion of an agricultural field on the 79-acre parcel owned by Eau Claire River, LLC in the Village of Weston. Along this drainage feature is an abutting natural wetland (Wetland 1) with an approximate area of 0.43 acres, this wetland is not the subject of this Approved Jurisdictional Determination. The subject of this review is the linear drainage ditch (WD-01) running south of wetland 1 to the point where it connects with a larger wetland complex Wetland 2. There is evidence of excavated soil on either side of WD-01 and the edges of the ditch have been planted with evenly spaced red pine and hemlock trees suggesting anthropogenic manipulation. Based on a review of aerial photography dating back to 1938, this portion of WD-01 was constructed in the upland area between wetlands 1 and 2 and trees were planted prior to 1998. In accordance with Corps Regulations at 33 CFR Parts 320 through 330, the aforementioned aquatic features are not within the Corps jurisdiction because they were constructed in uplands, drain only uplands, and do not have relatively permanent flow.

¹ Supporting documentation is presented in Section III.F.

- Previous determination(s). File no. and date of response letter:
- Applicable/supporting case law:
- Applicable/supporting scientific literature:
- Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD:

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Eau Claire River, LLC c/o Stephanie Finamore | **File No.:** MVP-2022-02001-DDP | **Date:** November 18, 2022

Attached is:	See Section below
INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
PROFFERED PERMIT (Standard Permit or Letter of permission)	B
PERMIT DENIAL	C
x APPROVED JURISDICTIONAL DETERMINATION	D
PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

- A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.
- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
 - **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.
- B: PROFFERED PERMIT:** You may accept or appeal the permit
- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
 - **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.
- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
 - **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process, you may contact:

David Palme, Project Manager
U.S. Army Corps of Engineers
Stevens Point Regulatory Field Office
2926 Post Rd, Suite B
Stevens Point, WI. 54481
Phone: 651.290.5880
Cell: 715.243.9759
Email: David.D.Palme@usace.army.mil

If you only have questions regarding the appeal process, you may also contact the Division Engineer through:

Administrative Appeals Review Officer
Mississippi Valley Division
P.O. Box 80 (1400 Walnut Street)
Vicksburg, MS 39181-0080
601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date: _____

Telephone number: _____

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W Clairemont Ave.
Eau Claire, WI, 54702

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



10/18/2022

WIC-WC-2022-37-03321

Eau Claire River LLC
7306 Zinser Street
Weston, WI 54476
[sent electronically]

RE: Wetland Delineation Confirmation for an Approximately 83.25-Acre Project Review Area, located in the NW ¼ of Section 26, Township 28N, Range 08E, in the Village of Weston, Marathon County

To Whom It May Concern:

We have reviewed the wetland delineation report from Mi-Tech Services, Ins. prepared for the above-mentioned site. This letter will serve as confirmation that the wetland boundaries shown on the enclosed revised wetland delineation figure are acceptable. This finding is based upon a field visit on October 13, 2022. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To ensure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <https://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please call me at (715) 829-5644 or you can reach me by email at Travis.Holte@wisconsin.gov.

Sincerely,



Travis Holte
Wetland Identification Specialist

Enclosures:

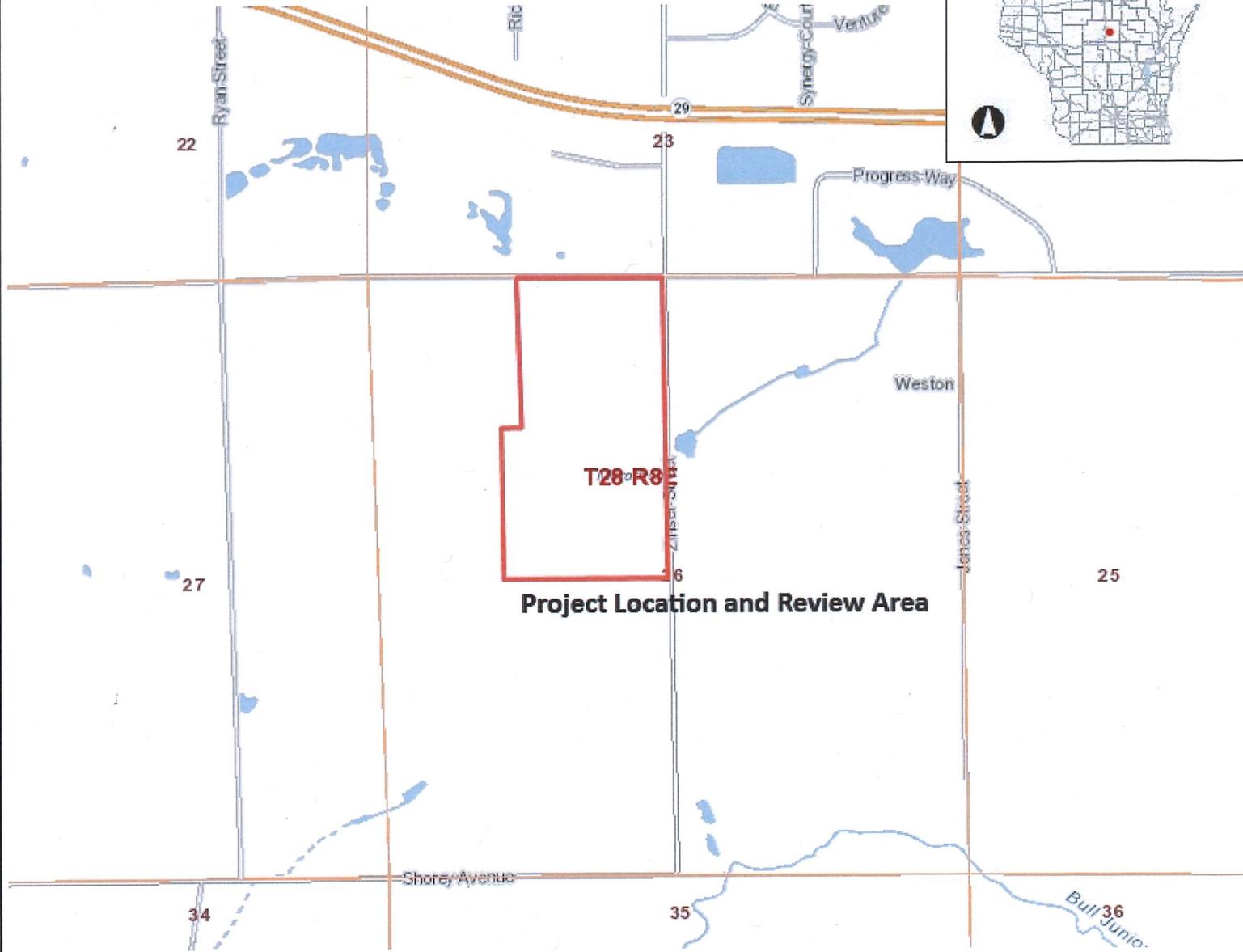
Project Location Figure
Revised Wetland Delineation Figure

CC (via email):

Bill Sande, Project Manager, U.S. Army Corps of Engineers
Shad Harvey, Marathon County
Al Ramminger, DNR Water Management Specialist-Wetland Exemption Team
Stephanie Finamore, Mi-Tech Services, Inc.



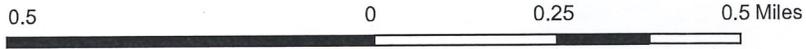
Project Location Figure



Legend

- Township
- Section
- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

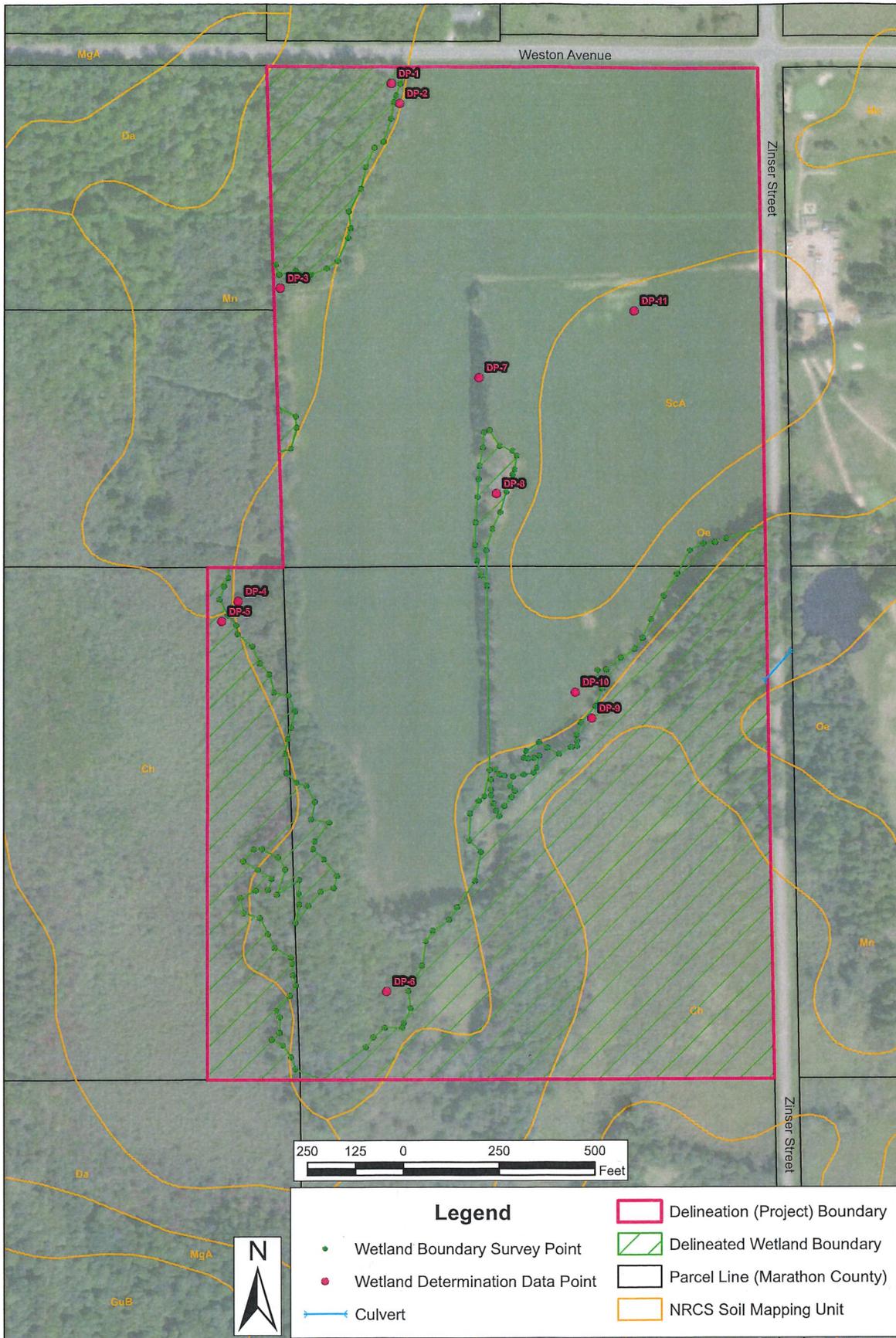
Notes



NAD_1983_HARN_Wisconsin_TM

1: 15,840

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



mi-TECH
 an EQUiX company
 MI-TECH SERVICES, INC.
 4901 STEWART AVENUE
 WAUSAU, WI 54401
 715.359.9400

DELINEATED WETLANDS MAP
 SW CORNER OF WESTON AVE & ZINSER AVE
 VILLAGE OF WESTON
 MARATHON COUNTY, WI

Revisions:
 10/15/22 - added small wetland area along western property line based on field visit.

DRAWN BY: SF	PROJECT #: 12313
DATE: 10/13/2022	FIGURE 6

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Rd.
Fitchburg, WI, 53711

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



10/27/2022

Eau Claire River LLC
7306 Zinser Street
Weston, WI 54476

EXE-WC-2022-37-03734

RE: Artificial Wetland Exemption Determination for an area described as Wetland ditch within yellow highlighted area (see enclosed map) located at SE NW T28N R8E S26 in the Village of WESTON, Marathon County.

Dear Mr. Guerndt at Eau Claire River LLC:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

The request narrative

Site photographs that show different angles and views of the wetland

Historic Maps such as the Original Land Survey Plat, Bordner Survey, USGS topographic Quad map, and/or soil mapping

Conclusion:

Based upon the information provided above, the wetland identified as Wetland ditch within yellow highlighted area (see enclosed map), lacked a wetland history prior to August 1, 1991, and fulfills all artificial wetland exemption standards. Therefore, this Wetland ditch is exempt from state wetland regulations.

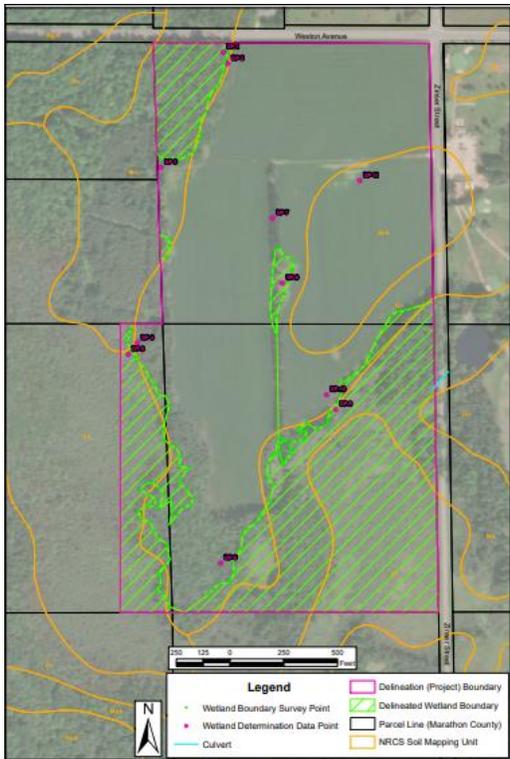
This letter describes DNR's decision regarding the jurisdictional status of Wetland ditch and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetland ditch, you will need to contact the U.S. Army Corps of Engineers.

If you have any questions, please call me at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov

Sincerely,

Allen Ramminger
Water Management Specialist

Copy to: USACE Project Manager
Water Management Specialist
County Zoning Administrator
Consultant

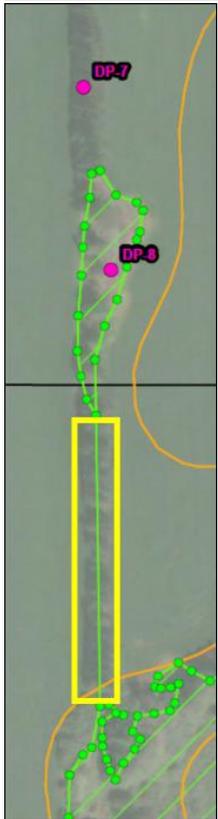


mi-TECH an EQUUS company
 4810 WESTON AVENUE, SUITE 200
 WESTON, WI 53193
 PHONE: 262.781.1234

DELINEATED WETLANDS MAP
 SW CORNER OF WESTON AVE & ZINSER AVE
 VILLAGE OF WESTON
 MARATHON COUNTY, WI

WETLANDS
 201902 - added wetland area along
 border to property line based on field visit.

DRAWN BY: JS PROJECT #: 12319
 DATE: 10/13/2022 FIGURE 8



APPENDIX B

“Notice of Intent” Form

Notice: As authorized in NR 216.26, Wi. Adm. Code, the Department of Natural Resources (the Department) will use the information requested on this form to determine if process wastewater and/or stormwater discharges from nonmetallic mining operations are eligible for coverage under the Wisconsin Pollutant Discharge Elimination System (WPDES) generalized permit No. WI-0046515-5. Submittal of a completed form to the Department is mandatory for any owner or operator of a nonmetallic mining operation that must apply for a permit in accordance with 40 CFR Part 122 or Chapter 283, Wi. Statutes. Discharge of wastewater from a nonmetallic mining operation which has not obtained coverage under the nonmetallic mining general permit or other applicable WPDES permit may result in forfeitures up to \$10,000 per day, pursuant to s. 283.91, Stats. Personal identification information requested on this form may be used for other water quality program purposes.

Enter N/A for questions not applicable to your operation.

Section I: Parent Company/Owner Information – To be completed by all dischargers

Company/Owner Name

Contact Name	Last	First	MI	Title
Address		City		State
ZIP Code				
Phone Number	Fax Number	Email Address (if available)		

1. What are the Standard Industrial Classification (SIC) codes for your company's nonmetallic mining operations?
- | | | |
|--|--|--|
| <input type="checkbox"/> 1410 Dimension Stone | <input type="checkbox"/> 1420 Crushed and Broken Stone | <input checked="" type="checkbox"/> 1440 Sand and Gravel |
| <input type="checkbox"/> 1450 Clay, Ceramic & Refractory | <input type="checkbox"/> 1470 Chemicals & Fertilizers | <input type="checkbox"/> 1480 Nonmetallic Mineral Services |
| <input type="checkbox"/> Others? - _____ | | |

2. Has your company been issued any other wastewater (WPDES) permits that authorize the discharge of other wastewaters (such as from asphalt or concrete operations) to Wisconsin surface or underground waters?
- Yes List the site names and WPDES permit numbers: _____
- No

3. To the best of your knowledge, do any of your operations have process wastewater (from aggregate washing, pit dewatering, stack scrubbing, boiler blowdown, etc.) that contains any of the substances listed below? Do any of your sites have stormwater that comes in direct contact with any of the substances listed below? Check all the substances that apply.
- | | | |
|---|---|--|
| <input type="checkbox"/> 4,4'-DDD | <input type="checkbox"/> 4,4'-DDE | <input type="checkbox"/> 4,4'-DDT |
| <input type="checkbox"/> alpha – BHC | <input type="checkbox"/> Dieldrin | <input type="checkbox"/> Chlordane |
| <input type="checkbox"/> Mercury | <input type="checkbox"/> Mirex | <input type="checkbox"/> Octachlorostyrene |
| <input type="checkbox"/> Photomirex | <input type="checkbox"/> PCB | <input type="checkbox"/> Pentachlorobenzene |
| <input type="checkbox"/> 1,2,3,4-Tetrachlorobenzene | <input type="checkbox"/> 1,2,4,5-Tetrachlorobenzene | <input type="checkbox"/> 2,3,7,8-Tetrachlorodibenzo-p-dioxin |
| <input type="checkbox"/> Toxaphene | <input type="checkbox"/> gamma - BHC (Lindane) | <input type="checkbox"/> tech. – BHC |
| <input type="checkbox"/> Hexachlorobenzene | <input type="checkbox"/> Hexachlorobutadiene | |
| <input type="checkbox"/> Other substances that are known to be harmful to human health or aquatic life (such as solvents or dissolved metals) | | |

If you answered yes to either question above, and any of the above substances are checked, you may be required to segregate that wastewater and not discharge it to waters of the state. If you wish to pursue obtaining a permit to discharge wastewater containing these chemicals, indicate that you want the Department to send an application for a site specific WPDES discharge permit by checking here .

Check here if none of the above substances are expected to be in the discharge.

4. To the best of your knowledge, have any leaks, spills, overflows or similar instances resulted in contamination of stormwater runoff from any of your nonmetallic mining operations in the last three years?
- Yes List the site names and actions taken to prevent future problems, (attach additional sheets if necessary).
- No

NOTICE OF INTENT

Information Summary for *Nonmetallic Mining Operations*

Form 3400-179 (R 01/20)

Page 2 of 6

Section II: Site/Property Information – To be completed for coverage of individual mine sites. Make copies of this section or use a table format to apply for more than one mining site. (Go to Section III to apply for a mobile equipment operation whose sites are not known at this time)

Site/Property Name					Site/Property Identification # [FID] (if known)				
Contact Name Last		First			MI	Title			
Address					City		State	ZIP Code	
Property Location:		Section	Township	Range	E/W	County		Lat/Long-GPS Coordinates (if known)	
Qtr/Qtr	Quarter							Latitude	Longitude
Phone Number		Fax Number			E-mail address (if available)				

Attach a site map, such as an air photo, USGS topographic map or survey map, showing the mining site location, the nearest public roadway and surface water resources within 1000 feet. Wastewater treatment, seepage and discharge points should also be shown.

1. What is the flow pattern of stormwater run-off at the site?
 - Externally Drained – storm water that contacts mining areas, processing areas or stockpiled materials runs beyond the site property boundary. External drainage includes storm water to ponds or drainage channels that overflow to areas outside of the mining site property boundaries.
 - Internally Drained – storm water runoff is captured within the mining site. All storm water that contacts mining areas, processing areas or stockpiled materials runs off to onsite seepage areas or ponds that retain the water within the site property boundaries.
 - Internally Drained, but the storm water is discharged to on-site protected wetlands or other on-site natural surface water resources.

<ol style="list-style-type: none"> 2. Briefly describe the industrial activity at this site. What Standard Industrial Classification (SIC) code would the operation be included under? Are there any adjacent mining, concrete or asphalt operations? 1440 Sand will be excavated from the site. 	For Department Use Only
<ol style="list-style-type: none"> 3. Is this site to be “permitted” for the discharge of mining wastewater (such as from mine dewatering pumpage product or equipment washing, cooling, etc.) to surface waters, wetlands or seepage areas? <input type="radio"/> Yes, and section IV has been used to describe the mining process wastewater discharges <input checked="" type="radio"/> No 	<input type="radio"/> G. P. Coverage <input type="radio"/> Individual Permit
<ol style="list-style-type: none"> 4. Check here <input type="checkbox"/> , if ALL of the site’s process wastewater and stormwater goes to a municipal or sewerage district treatment plant that has its own WPDES discharge permit. Such a mining site does not need an additional WPDES permit. If future operations at this site result in a direct discharge to waters of Wisconsin, you will need to inform the Dept. 	<input type="radio"/> NPR

Section III: Mobile Unit Information - To be completed for coverage of a machinery group or “spread” that operates at a number of sites. This section may be copied for describing multiple machinery groupings. Also, complete property descriptions (using section II, above) for any known or expected operating sites, so that discharge permit eligibility can be established prior to the start of operations.

Mobile Unit Operator Name/Contact		Last	First	MI	Title
Facility Identifier (FID) # (if known)		Anticipated Sites for Mobile Unit Operation [attach additional sheets if necessary and check here <input type="checkbox"/>]			
Phone Number		Mobile Phone Number		E-mail address (if available)	
Number of Wash plants			Number of Crushing plants		

NOTICE OF INTENT

Information Summary for *Nonmetallic Mining Operations*

Form 3400-179 (R 01/20)

Page 3 of 6

Section IV: Mining Process Wastewater Information - To be completed for sites or equipment that discharge wastewater generated during the process of mining. (This section may be copied for multiple sites or machinery groupings)

1. Indicate the **receiving water** for the process wastewater discharges. Check all that apply. (**NOTE:** Part 3, below, describes types of process wastewater. An outfall is an individual discharge point, such as a seepage pond bottom, or a sewer pipe, channel, or ditch that conveys the wastewater to underground water or surface water resources).

Seepage to Groundwater (this includes infiltration of wastewater through the soil via drain fields, seepage areas, pond bottoms, ditches, trenches, etc. that do not reach surface water resources).
a. Outfall #(s): _____

Discharge to **Surface Water Resources** (this includes surface water drainage ways that contain aquatic life, tributaries, protected wetlands, creeks, streams, rivers, lakes, etc):

a. Outfall #(s): _____
b. How far is it from the discharge point to a surface water resource (i.e. distance traveled through storm sewers or drainage ditches)?
 Less than 1000 feet Between 1000 and 5000 feet Greater than 5000 feet

c. What is the first named surface water the discharge enters?

d. If the discharge is to a wetland indicate whether it is believed to be natural or artificial

Municipal or Sewage District Treatment Plant - Outfall #(s): _____

These discharges would travel in a sanitary sewer to an off-site treatment facility that has its own WPDES permit.

For Department Use Only

Completed Additive follow-up

Eligible

Ineligible

ERW
 ORW

NR 103

NPR

Yes
 No

2. Are water treatment or conditioning additives used in waste streams that are discharged to surface waters or seeped into groundwater?
 No No water treatment additives (such as, separation aids, boiler treatments, scale/rust inhibitors, biocides, chlorine, etc.) are used.
 Yes Additives are used and **described in Appendix A**. Are any of the additives considered a biocide? No Yes (Biocides are designed to control biological growth, such as algae, in tanks, cooling towers, and other equipment)?

3. **List the Process Wastewater Types and Flows.** Common types of mining process wastewaters are listed below. "Other" process wastewater types could be softener regeneration wastewater, scrubber water or wastewater from internal building floor drains. Dust suppression water may be omitted if there is no runoff. Outfalls described below should be located on the site map requested in Section II, page 2.

Type of Wastewater (check all that apply):	Outfall # (#1, #2, etc.)	Average Daily Flow (gallons per day)	Type of Wastewater (check all that apply):	Outfall # (#1, #2, etc.)	Average Daily Flow (gallons per day)
<input type="checkbox"/> Washwater Associated with Material Processing	#		<input type="checkbox"/> Sanitary wastewater from toilets, sinks, etc. <i>If the sanitary wastewaters are not mixed with the mining process water, write the type of sanitary waste treatment system in the daily flow column in place of a flow estimate.</i>	#	
	#			#	
	#			#	
<input type="checkbox"/> Mine Site Dewatering	#		<input type="checkbox"/> Other (describe type)	#	
	#			#	
	#			#	
<input type="checkbox"/> Noncontact Cooling Water, Condensate or Boiler Water	#		<input type="checkbox"/> Other (describe type)	#	
	#			#	
	#			#	
<input type="checkbox"/> Vehicle or Equipment Washwater	#		<input type="checkbox"/> Other (describe type)	#	
	#			#	
	#			#	

Section V: Signatory Requirements

Information about the person completing this form:

Name, Last	First	MI	Title
Address		City	State ZIP Code
Phone Number	Fax Number	Email Address (if available)	

Check here if you should receive Discharge Monitoring Reports (DMR's) for annual reporting of discharge test results.

Official Representative's Signature. This form must be signed by the official representative of the permitted facility who is: the proprietor for a sole proprietorship; a general partner for a partnership; a principal executive officer, ranking elected official or other duly authorized representative for a unit of government; a member or manager for a limited liability company; or, for a corporation, an executive officer of at least the level of vice president, or by the executive officer's authorized representative having overall responsibility for the operation of the facility. If this form is not signed below, or is found to be incomplete, it will be returned.

I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief such information is true, complete and accurate.

Printed or Typed Name of Official Representative	Title
Signature of Official Representative	Date

MAIL COMPLETED APPLICATION TO:

WDNR Eau Claire Service Center
 1300 W Clairemont Ave
 Eau Claire, WI 54701
 715-839-1636

<u>For Department Use Only</u>	
Status	
Date Application Received:	Date permit coverage approved:
<input type="radio"/> Denied Internally Drained - Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Approved SWPPP Required - Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Specific Permit Site Number or FIN:	AFSCI Frequency - Annual 1 per 3 years Contaminant Control System Insp. - 1/4ly 1 per 3 years Visual Runoff Quality Check - 1/4ly 1 per 3 years
Comments	

NOTICE OF INTENT
Information Summary for *Nonmetallic Mining Operations*

Form 3400-179 (R 01/20)

Page 6 of 6

Mailing Addresses

Unless otherwise directed, mail this completed form to the Wisconsin DNR (WDNR) office associated with the county of the facility site location as follows:

NORTHEAST REGION (NER)

Brown	Green Lake	Marquette	Outagamie	WDNR Green Bay Service Center
Calumet	Kewaunee	Menominee	Shawano	2984 Shawano Avenue
Door	Manitowoc	Oconto	Waupaca	Green Bay, WI 54313-6727
Fond du Lac	Marinette	Oneida Reservation	Waushara	920-662-5100
			Winnebago	

NORTHERN REGION (NOR)

Ashland	Douglas	Langlade	Rusk	WDNR Eau Claire Service Center
Barron	Florence	Lincoln	Sawyer	1300 W Clairemont Ave
Bayfield	Forest	Oneida	Taylor	Eau Claire, WI 54701
Burnett	Iron	Polk	Vilas	715-839-1636
		Price	Washburn	

WEST CENTRAL REGION (WCR)

Adams	Crawford	La Crosse	Portage	WDNR Eau Claire Service Center
Buffalo	Dunn	Marathon	St. Croix	1300 W Clairemont Ave
Chippewa	Eau Claire	Monroe	Trempealeau	Eau Claire, WI 54701
Clark	Jackson	Pepin	Vernon	715-839-1636
	Juneau	Pierce	Wood	

SOUTH CENTRAL REGION (SCR)

Columbia	Grant	Jefferson	Rock	WDNR South Central Regional
Dane	Green	LaFayette	Sauk	Headquarters
Dodge	Iowa	Richland		3911 Fish Hatchery Road
				Fitchburg, WI 53711
				608-275-3266

SOUTHEAST REGION (SER)

Kenosha	Ozaukee	Sheboygan	Washington	WDNR SER Headquarters
Milwaukee	Racine	Walworth	Waukesha	2300 N Dr. Martin Luther King Jr. Dr
				Milwaukee, WI 53212

APPENDIX C

Erosion Control Inspection Report

Notice: This form was developed in accordance with s. NR 216.48 Wis. Adm. Code for WPDES permittees' convenience; however, use of this specific form is voluntary. Multiple copies of this form may be made to compile the inspection report. Inspections of the construction site and implemented erosion and sediment control best management practices (BMPs) must be performed weekly and within 24 hours after a rainfall event 0.5 inches or greater.

Construction Site Name and Location (Project, Municipality, and County):	Site/Facility ID No. (FIN):
Onsite Contact/Contractor:	Onsite Phone/Cell:

Note: Inspection reports, along with erosion control and storm water management plans, are required to be maintained on site in accordance with s. NR 216.48 (4) and made available upon request. PLEASE PRINT LEGIBLY.

Date of inspection:	Time of inspection: Start: _____ <input type="radio"/> am <input type="radio"/> pm End: _____ <input type="radio"/> am <input type="radio"/> pm	Type of inspection: <input type="radio"/> Weekly <input type="radio"/> Precipitation Event <input type="radio"/> Other (specify)
Weather/Site Conditions: Temp. _____ °F Antecedent Soil Moisture <input type="radio"/> Dry <input type="radio"/> Frozen or snow covered <input type="radio"/> Variable <input type="radio"/> Frozen (Thaw predicted in next week) <input type="radio"/> Wet <input type="radio"/> Melting Snow/slush Last Rainfall Depth: _____ inches Last Rainfall Date: _____	Describe current phase of construction: Scheduled Final Stabilization Date for Universal Soil Loss Equation (USLE) ¹ : _____ Project on Schedule²? <input type="radio"/> Yes <input type="radio"/> No	
Name(s) of individual(s) performing inspection:	Inspector Phone/Cell:	

I certify that the information contained on this form is an accurate assessment of site conditions at the time of inspection:

Inspector Signature _____ **Date:** _____

Inspection Questions:	Yes	No (Identify Actions Required):	Location/Comments:	Actions Completed by Date & Initials
1. Is the erosion control plan accessible to operators?	<input type="checkbox"/>	<input type="checkbox"/> Provide onsite copy		
2. Is the permit certificate posted where visible?	<input type="checkbox"/>	<input type="checkbox"/> Post certificate		
3. Is the current phase of construction on sequence with the site-specific erosion and sediment control plan, including installation/stabilization of ponds and ditches?	<input type="checkbox"/>	<input type="checkbox"/> Add sediment control <input type="checkbox"/> Install missing ditch/pipe/pond <input type="checkbox"/> Stabilize bare soil		
4. Are all erosion and sediment control BMPs shown on plan properly installed and in functional condition?	<input type="checkbox"/>	<input type="checkbox"/> Repair <input type="checkbox"/> Modify <input type="checkbox"/> Install/Replace		
5. Is inlet protection properly installed and functioning in all inlets likely to receive runoff from the site?	<input type="checkbox"/>	<input type="checkbox"/> Clean <input type="checkbox"/> Replace <input type="checkbox"/> Install		
6. Is the air free of fugitive dust resulting from construction activity and bare soil exposure?	<input type="checkbox"/>	<input type="checkbox"/> Apply water <input type="checkbox"/> Apply dust control product		

¹ The Universal Soil Loss Equation (USLE) model and the Construction Site Soil Loss and Sediment Discharge Guidance are available at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

² If the project is not on schedule then the soil loss summary for the project should be reviewed and schedule, plan or practices modified accordingly.

Inspection Questions:	Yes	No (Identify Actions Required):	Location/Comments:	Actions Completed by Date & Initials
7. Is the public right of way curb line free of tracked soil and accumulation?	<input type="checkbox"/>	<input type="checkbox"/> Install tracking pad <input type="checkbox"/> Widen/lengthen pad <input type="checkbox"/> Amend stone/Add geotextile <input type="checkbox"/> Install wheel washing station <input type="checkbox"/> Close entrance/exit <input type="checkbox"/> Limit traffic across disturbed areas <input type="checkbox"/> Sweep road and curb line		
8. Are wetlands, lakes, streams, ditches, or storm sewers downstream of the site free of sedimentation and turbid water leaving the site? ³	<input type="checkbox"/>	<input type="checkbox"/> Repair/Replace erosion control <input type="checkbox"/> Add sediment controls <input type="checkbox"/> Modify operations <input type="checkbox"/> Contact DNR to verify extent of cleanup required		
9. Is dewatering and/or vehicle and equipment washing being done in a manner that prevents erosion and sediment discharge?	<input type="checkbox"/>	<input type="checkbox"/> Install treatment train <input type="checkbox"/> Install energy dissipation <input type="checkbox"/> Modify discharge location <input type="checkbox"/> Modify intake to reduce sediment		
10. Are soil stockpiles existing for more than 7 days covered and stabilized?	<input type="checkbox"/>	<input type="checkbox"/> Seed <input type="checkbox"/> Install mat/mulch/polymer <input type="checkbox"/> Cover with tarp/plastic sheeting		
11. Are downstream channels and other downhill areas protected from scour and erosion?	<input type="checkbox"/>	<input type="checkbox"/> Install energy dissipation at outfall <input type="checkbox"/> Install ditch checks <input type="checkbox"/> Install slope interruption <input type="checkbox"/> Install onsite detention		
12. Are good housekeeping practices or treatment controls in place to prevent the discharge of chemicals, cement, trash, and other materials into wetlands, waterways, storm sewers, ditches, or drainage-ways? ⁴	<input type="checkbox"/>	<input type="checkbox"/> Properly dispose of trash <input type="checkbox"/> Provide concrete washout station <input type="checkbox"/> Contact DNR to verify extent of cleanup required		
13. Is the plan reflective of current site operations and does it address all erosion and sediment control issues identified during the inspection?	<input type="checkbox"/>	<input type="checkbox"/> Revise sequence <input type="checkbox"/> Revise sediment control BMP <input type="checkbox"/> Revise erosion control BMP <input type="checkbox"/> Revise post-construction storm water BMP		
14. Are all areas where construction has temporarily ceased (and will not resume for more than 2 weeks) temporarily stabilized?	<input type="checkbox"/>	<input type="checkbox"/> Topsoil & seed <input type="checkbox"/> Install mat/mulch/polymer <input type="checkbox"/> Cover with tarp/plastic sheeting		
15. Are all areas at final grade permanently vegetated or stabilized with other treatments?	<input type="checkbox"/>	<input type="checkbox"/> Topsoil & seed <input type="checkbox"/> Install mat/mulch/polymer <input type="checkbox"/> Sod <input type="checkbox"/> Install stone base		
16. Have temporary sediment controls been removed in areas of the site that meet the permit definition of 'final stabilization'?	<input type="checkbox"/>	<input type="checkbox"/> Water to establish vegetation <input type="checkbox"/> Repair or reseed areas <input type="checkbox"/> Remove temporary practices		

³ If sediment discharge enters a wetland or waterbody, the permittee should consult with DNR staff to determine if sediment cleanup and/or additional control measures are required.

⁴ The permittee shall notify the DNR immediately via the spills hotline at (800)943-0003 of any release or spill of a hazardous substance to the environment in accordance with s. 292.11, Wis. Stats., and ch. NR 706, Wis. Adm. Code.

APPENDIX D

Quarterly Visual Inspection Report and Annual Facility Site Compliance Inspection Report

This form is for your own use and should be kept as part of your Storm Water Pollution Prevention Plan. It **does not** have to be submitted to the Department unless requested. If false information from quarterly visual inspections is reported to the Department, you could be subject to penalties up to \$10,000 pursuant to s. 283.91(4), Wis. Stats.

Use one form per outfall.

Quarterly Visual Inspections at each storm water discharge outfall on your site can be a valuable assessment tool and are required by the Tier 1 and Tier 2 Industrial Storm Water General Permits. This inspection should be performed when sufficient runoff occurs during daylight hours. Try to make observations within the first 30 minutes after runoff begins discharging from the outfall, or as soon as practical, but no later than 60 minutes. If you find visible pollution, note the probable source and list any possible Best Management Practices that could be used to reduce or eliminate the problem.

Make any necessary changes to your **Storm Water Pollution Prevention Plan** as needed.

Facility Name

Street Address	City	State	ZIP Code
----------------	------	-------	----------

Name of Person Conducting Inspection	Inspection Date
Employer	Telephone Number

Outfall Number (make reference to site map)	Description of Outfall (e.g., ditch, concrete pipe, grassed swale, etc.)
---	--

Time of Rainfall Event	Time of Visual Inspection	Optional: Amount of Rainfall at the Time of Observation (nearest tenth of an inch)
------------------------	---------------------------	---

Describe your observations. An easy way to conduct this inspection is to use a glass jar to collect a sample of the storm water being discharged from the facility and visually inspect the water. Include any observations of color, odor, turbidity, floating solids, foam, oil sheen or any other visual indicators of storm water pollution and the probable sources of any observed storm water contamination.

Color:	<input type="checkbox"/> Clear	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input type="checkbox"/> Brown	<input type="checkbox"/> Other:
Odor:	<input type="checkbox"/> None	<input type="checkbox"/> Musty	<input type="checkbox"/> Sewage	<input type="checkbox"/> Rotten Egg	<input type="checkbox"/> Other:
Clarity:	<input type="checkbox"/> Clear	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Opaque	<input type="checkbox"/> Suspended Solids	<input type="checkbox"/> Other:
Floatables:	<input type="checkbox"/> None	<input type="checkbox"/> Foam	<input type="checkbox"/> Garbage	<input type="checkbox"/> Oily Film	<input type="checkbox"/> Other:
Deposits / Stains:	<input type="checkbox"/> None	<input type="checkbox"/> Oily	<input type="checkbox"/> Sludge	<input type="checkbox"/> Sediments	<input type="checkbox"/> Other:

Comments:

This outfall could not be evaluated during this quarter due to the following reason:

Notice: This form is authorized by s. NR 216.29(2), Wis. Adm. Code. Submittal of a completed form to the Department is mandatory for industrial facilities covered under a Tier 1 storm water general permit. Facilities covered under a Tier 1 permit are not required to submit AFSCI reports after submittal of the second AFSCI report, unless so directed by the Department. However, these inspections and quarterly visual inspections shall still be conducted and results shall be kept on site for Department inspection. Facilities covered under a Tier 2 storm water general, industry-specific general or individual permit shall keep the results of their AFSCI and quarterly visual inspections on site for Department inspection. Failure to comply with these regulations may result in fines up to \$25,000 per day pursuant to s. 283.91, Wis. Stats.

Personally identifiable information on this form may be used for other water quality program purposes.

Please type or clearly print your answers to all questions.

Section I: Facility/Site Information			
Facility/Site Name (As Appears on Permit Authorization)		County	
Location Address/Description (if different from mailing address below)		State WI	ZIP Code
<input type="radio"/> City <input type="radio"/> Township <input type="radio"/> Village of		Facility Identification Number (FID) and/or FIN Number if known: <div style="display: flex; justify-content: space-around;"> FID FIN </div>	

Section II: Facility/Site Contact Person		
Local Contact Person	Mailing Address (if different than site location address)	
Title	Municipality (if different than above)	
Telephone (include area code)	State WI	ZIP Code (if different from above)
E-mail address or Website (if applicable)	Fax (include area code)	

Section III: Certification & Signature (Person attesting to the accuracy and completeness of Annual Facility Site Compliance Inspection Report.)

This form must be signed by an official representative of the permitted facility in accordance with s. NR 216.22(7), Wis. Adm. Code. See instructions on page 4. If this form is not signed, or is found to be incomplete, it will be returned.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature of Authorized Representative	Telephone Number (include area code)		
Type or Print Name	Company Name		
Position Title	Mailing Address		
Date Signed	Municipality	State WI	ZIP Code

How to Use this Form:

The first level of storm water monitoring consists of a comprehensive annual facility site compliance inspection (AFSCI) to determine if your facility is operating in compliance with your Storm Water Pollution Prevention Plan (SWPPP). You should use the results of this inspection to determine the extent to which your SWPPP needs to be updated to prevent pollution from new source areas, as well as to correct any inadequacies that the plan may have in handling existing source areas. This first level of monitoring is addressed in Section IV of this Annual Report on page 2.

The second level of storm water monitoring consists of quarterly visual observations of storm water leaving the site during runoff events caused by snow-melt or rainfall. This is a practical, low cost tool for identifying obvious contamination of storm water discharges, and can also help identify which practices are ineffective. The goal of quarterly inspections is to obtain results from a set of four inspections that are distributed as evenly as possible throughout the year and which depict runoff quality during each of the four seasons. This second level of monitoring is addressed in Section V of this Annual Report on page 3.

Annual Facility Site Compliance Inspection Report (AFSCI)

Form 3400-176 (R 01/20)

Page 2 of 5

Section IV: Annual Facility Site Compliance Inspection

The Annual Facility Site Compliance Inspection shall be adequate to verify that: your Storm Water Pollution Prevention Plan (SWPPP) remains current; potential pollution sources at your facility are identified; the facility site map and drainage map remain accurate; and that the Best Management Practices prescribed in your SWPPP are being implemented, properly operated, and adequately maintained.

Name of Person Conducting Inspection	Inspection Date
Employer	Telephone Number

Your inspection should start with a review of your written SWPPP kept at your facility. The SWPPP should be amended if, through these inspections, you find that the provisions in your SWPPP are ineffective in controlling contaminated storm water from being discharged from your facility.

1. Has your SWPPP been updated to include current Non-Storm Water Discharge Evaluation results? Yes No N/A
2. Has your SWPPP been amended for any new construction that would affect the site map or drainage conditions at the facility? Yes No N/A
3. Has your SWPPP been amended for any changes in facility operations that could be identified as new source areas for contamination of storm water? Yes No N/A
4. Are there any materials at the facility that are handled, stored, or disposed in a manner to allow exposure to storm water that are not currently addressed in your SWPPP? Yes No N/A
5. Are there any maintenance or material handling activities conducted outdoors that have not been addressed in your SWPPP? Yes No N/A
6. Are outside areas kept in a neat and orderly condition? Yes No N/A
7. Are regular housekeeping inspections made? Yes No N/A
8. Do you see spots, pools, puddles, or other traces of oils, grease, or other chemicals on the ground? Yes No N/A
9. Are particulates on the ground from industrial operations or processes being controlled? Yes No N/A
10. Do you see leaking equipment, pipes or containers? Yes No N/A
11. Do drips, spills, or leaks occur when materials are being transferred from one source to another? Yes No N/A
12. Are drips or leaks from equipment or machinery being controlled? Yes No N/A
13. Are cleanup procedures used for spilled solids? Yes No N/A
14. Are absorbent materials (floor dry, kitty litter, etc.) regularly used in certain areas to absorb spills? Yes No N/A
15. Can you find discoloration, residue, or corrosion on the roof or around vents or pipes that ventilate or drain work areas? Yes No N/A
16. Are Best Management Practices implemented to reduce or eliminate contamination of storm water from source areas at the facility? Yes No N/A
17. Are Best Management Practices adequately maintained? Yes No N/A
18. Are there significant changes to your SWPPP needed to correct plan inadequacies to effectively control a discharge of contaminated storm water from your facility? Yes No N/A

Annual Facility Site Compliance Inspection Report (AFSCI)

Form 3400-176 (R 01/20)

Page 3 of 5

Comments:

Instructions

Section I: Facility/Site Information

Provide the name of the facility as it appears on the permit application or permit cover letter and location address. If known, provide the Facility Identification (FID) and/or FIN Number assigned by the WDNR.

Section II: Facility/Site Contact Person

Provide the local contact person information for the facility. The mailing address should be given for the facility contact person if it is different from the facility site location address information.

Section III: Certification & Signature

State Statutes provide for severe penalties for submitting false information on this AFSCI form. State regulations require this form be signed as follows:

1. For a corporation, by a principal executive officer of at least the level of Vice President, or a duly authorized representative having overall responsibility for the operation covered by this permit.
2. For a unit of government, a principal executive officer, a ranking elected official, or other duly authorized representative.
3. For a partnership, by a general partner; for a sole proprietorship, by the proprietor.
4. For a limited liability company, by member or manager.

Section IV: Annual Facility Site Compliance Inspection

Provide the name of the person conducting the inspection, inspection date, name of employer, and telephone number. Check the appropriate box for each of the listed questions and provide explanations in the comment box as needed.

Section V: Quarterly Visual Inspection Reports

Provide the outfall number in the table and the dates of each quarterly visual inspection. Summarize the findings of your visual inspections below the table. Attach additional sheets if needed.

Mailing Address

Unless otherwise directed, mail this completed form to the Wisconsin Department of Natural Resources (WDNR) office associated with the county of the facility site location as follows:

NORTHERN REGION (NOR)

Ashland	Forest	Price	WDNR Eau Claire Service Center 1300 W Clairemont Ave Eau Claire, WI 54701 715-839-1636
Barron	Iron	Rusk	
Bayfield	Langlade	Sawyer	
Burnett	Lincoln	Taylor	
Douglas	Oneida	Vilas	
Florence	Polk	Washburn	

NORTHEAST REGION (NER)

Brown	Manitowoc	Shawano	WDNR Northeast Regional Headquarters 2984 Shawano Avenue Green Bay, WI 54313-6727 (920) 662-5100
Calumet	Marinette	Waupaca	
Door	Marquette	Waushara	
Fond du Lac	Menominee	Winnebago	
Green Lake	Oconto		
Kewaunee	Outagamie		

WEST CENTRAL REGION (WCR)

Adams	Jackson	Pierce	WDNR Eau Claire Service Center 1300 W Clairemont Ave Eau Claire, WI 54701 715-839-1636
Buffalo	Juneau	Portage	
Chippewa	La Crosse	St. Croix	
Clark	Marathon	Trempealeau	
Crawford	Monroe	Vernon	
Dunn	Pepin	Wood	
Eau Claire			

SOUTH CENTRAL REGION (SCR)

Columbia	Green	Richland	WDNR South Central Regional Headquarters 3911 Fish Hatchery Road Fitchburg, WI 53711 (608) 275-3266
Dane	Iowa	Rock	
Dodge	Jefferson	Sauk	
Grant	LaFayette		

SOUTHEAST REGION (SER)

Kenosha	Racine	Washington	WDNR SER Headquarters 2300 N Dr. Martin Luther King Jr. Dr Milwaukee, WI 53212
Milwaukee	Sheboygan	Waukesha	
Ozaukee	Walworth		

APPENDIX E

Storm Water Pollution Prevention Plan Summary

Storm Water Pollution Prevention Plan Summary Industrial Storm Water Discharges General Permit

Form 3400-167 (R 01/20)

Page 2 of 5

Section IV: Facility/Site Information

Answering no to any of questions 3-18 could indicate that a significant part of your SWPPP may be missing.

1. Have you attended any voluntary training in storm water pollution prevention management? Yes No
 2. Have you acquired voluntary certification in storm water pollution prevention management? Yes No
 3. Does your Storm Water Pollution Prevention Plan (SWPPP) include a facility site description and drainage base map? (A copy or sketch of the facility map with best management practices in place should be included in section VII of this summary.) Yes No
 4. Does your SWPPP include a summary of existing sampling data or observations that could be useful in identifying pollutant sources and management actions? Yes No
 5. Does your SWPPP include a list of potential sources of storm water contamination? Yes No
 6. Does your SWPPP identify all known contaminated and uncontaminated sources of non-storm water discharges to the storm sewer system and indicate which are covered by WPDES permits? (These should be included in section VI of this summary.) Yes No
 7. Does your SWPPP contain the results of the non-storm water discharge monitoring required by your general permit? (If monitoring was not conducted explain in section VIII of this summary.) Yes No
 8. Does your SWPPP include provisions to comply with the monitoring requirements specified in your permit? Yes No
 9. Does your SWPPP include a description of source area Best Management Practices (BMP) and their implementation schedule? (These should be included in section VI and on the site map in section VII of this summary.) Yes No
 10. Does your SWPPP identify storm water treatment BMPs if there are pollutants from your industrial activity that are likely to contaminate storm water discharges to waters of the state following implementation of source area BMPs? (Include these in sections VI and VII of this summary.) Yes No
 11. Does your SWPPP contain information on source area BMPs for controlling erosion? Yes No
 12. Does your SWPPP identify good housekeeping practices that help in preventing storm water contamination? Yes No
 13. Does your SWPPP include a preventative maintenance schedule for storm water management devices and plant equipment? Yes No
 14. Does your SWPPP include checklists of inspections to be made during the annual facility site inspection? Yes No
 15. Does your SWPPP include an implementation schedule that is consistent with the compliance schedule in your storm water permit? Yes No
 16. Is your SWPPP periodically updated to include any changes that have occurred at the facility which result in significant increases in exposure of pollutants to storm water? Yes No
- FOR TIER ONE FACILITIES ONLY:**
17. Does your SWPPP identify which storm water outfalls will be chemically monitored? (Identify in sections VI and VII of this summary.) Yes No
 18. Does your SWPPP include a list of pollutants to test for when conducting chemical storm water sampling? (These should be included in section VI of this summary.) Yes No

Section V: Description of Industrial Activity and Land Use

Relate to sections VI and VII. Give a short summary of the major activities conducted at various locations throughout the facility. Include products manufactured and describe any treatment practices currently in place. Attach additional sheets if necessary.

Storm Water Pollution Prevention Plan Summary Industrial Storm Water Discharges General Permit

Form 3400-167 (R 01/20)

Page 3 of 5

Section VI: Storm Water Outfall Information (copy and attach additional sheets if necessary)

Outfall Number	Sources of Pollutants	BMPs Implemented	Chemical Monitoring By Outfall *	Monitoring Schedule *	Non-Storm Water Discharge					
					Is Discharge Present?		Were Illicit Discharge Tests Conducted?		Is Discharge Covered By Another WPDES Permit?	
					Yes	No	Yes	No	Yes	No
					<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
					<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
					<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
					<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
					<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* Required for Tier One Facilities.

**Storm Water Pollution Prevention Plan Summary
Industrial Storm Water Discharges General Permit**

Form 3400-167 (R 01/20)

Page 4 of 5

Section VII: Facility Site Diagram (Show and label major features such as buildings, roads and driveways, drainage patterns, outdoor areas of industrial activity and storage, property boundaries, etc. Use the (+) button to add additional sheets if necessary.)

Storm Water Pollution Prevention Plan Summary Industrial Storm Water Discharges General Permit

Form 3400-167 (R 01/20)

Page 5 of 5

Section VIII: Comments (make reference to section or question number)

Section IX: Mailing Addresses

Unless otherwise directed, mail the completed NOI form to the Wisconsin DNR (WDNR) office associated with the county of the facility site location as follows:

NORTHEAST REGION (NER)

Brown	Green Lake	Marquette	Outagamie	WDNR Green Bay Service Center 2984 Shawano Avenue Green Bay, WI 54313-6727 920-662-5100
Calumet	Kewaunee	Menominee	Shawano	
Door	Manitowoc	Oconto	Waupaca	
Fond du Lac	Marinette	Oneida Reservation	Waushara	
			Winnebago	

NORTHERN REGION (NOR)

Ashland	Douglas	Langlade	Rusk	WDNR Eau Claire Service Center 1300 W Clairemont Ave Eau Claire, WI 54701 715-839-1636
Barron	Florence	Lincoln	Sawyer	
Bayfield	Forest	Oneida	Taylor	
Burnett	Iron	Polk	Vilas	
		Price	Washburn	

WEST CENTRAL REGION (WCR)

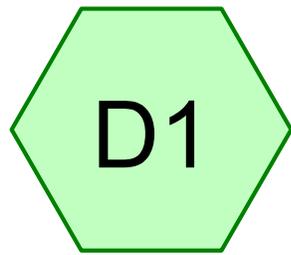
Adams	Crawford	La Crosse	Portage	WDNR Eau Claire Service Center 1300 W Clairemont Ave Eau Claire, WI 54701 715-839-1636
Buffalo	Dunn	Marathon	St. Croix	
Chippewa	Eau Claire	Monroe	Trempealeau	
Clark	Jackson	Pepin	Vernon	
	Juneau	Pierce	Wood	

SOUTH CENTRAL REGION (SCR)

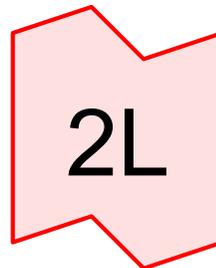
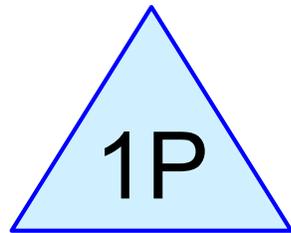
Columbia	Grant	Jefferson	Rock	WDNR South Central Regional Headquarters 3911 Fish Hatchery Road Fitchburg, WI 53711 608-275-3266
Dane	Green	LaFayette	Sauk	
Dodge	Iowa	Richland		

SOUTHEAST REGION (SER)

Kenosha	Ozaukee	Sheboygan	Washington	WDNR SER Headquarters 2300 N Dr. Martin Luther King Jr. Dr Milwaukee, WI 53212
Milwaukee	Racine	Walworth	Waukesha	

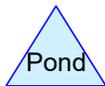
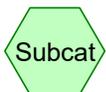


pond



basin

Prop. Project



Routing Diagram for 22-0173 hydrocad

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22-0173 hydrocad

Prepared by {enter your company name here}

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
10.130	39	>75% Grass cover, Good, HSG A (D1)
0.977	96	gravel (D1)
14.040	98	pond (D1)
25.147	74	TOTAL AREA

22-0173 hydrocad

MSE 24-hr 3 1-Year Rainfall=2.27"

Prepared by {enter your company name here}

Printed 3/21/2025

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Page 3

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment D1: pond

Runoff Area=1,095,408 sf 55.83% Impervious Runoff Depth=1.21"
Tc=10.0 min CN=WQ Runoff=41.56 cfs 2.539 af

Pond 1P: basin

Peak Elev=1,228.18' Storage=34,133,981 cf Inflow=41.56 cfs 2.539 af
Outflow=0.00 cfs 0.000 af

Link 2L: Prop. Project

Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 25.147 ac Runoff Volume = 2.539 af Average Runoff Depth = 1.21"
44.17% Pervious = 11.107 ac 55.83% Impervious = 14.040 ac

22-0173 hydrocad

MSE 24-hr 3 1-Year Rainfall=2.27"

Prepared by {enter your company name here}

Printed 3/21/2025

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Page 4

Summary for Subcatchment D1: pond

Runoff = 41.56 cfs @ 12.17 hrs, Volume= 2.539 af, Depth= 1.21"

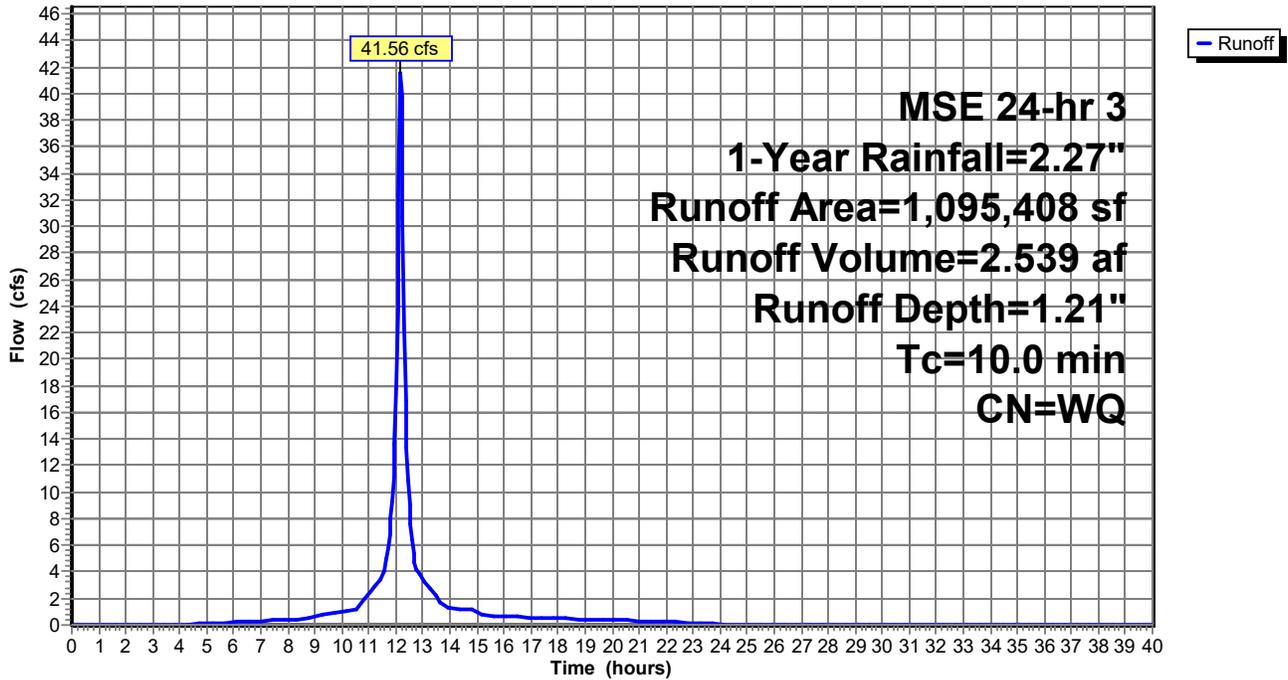
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.27"

	Area (sf)	CN	Description
*	42,556	96	gravel
	441,258	39	>75% Grass cover, Good, HSG A
*	611,594	98	pond
	1,095,408		Weighted Average
	483,814		44.17% Pervious Area
	611,594		55.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, min

Subcatchment D1: pond

Hydrograph



Summary for Pond 1P: basin

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 1.21" for 1-Year event
 Inflow = 41.56 cfs @ 12.17 hrs, Volume= 2.539 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Starting Elev= 1,228.00' Surf.Area= 604,035 sf Storage= 34,023,384 cf
 Peak Elev= 1,228.18' @ 24.60 hrs Surf.Area= 604,726 sf Storage= 34,133,981 cf (110,597 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	1,155.00'	36,502,134 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

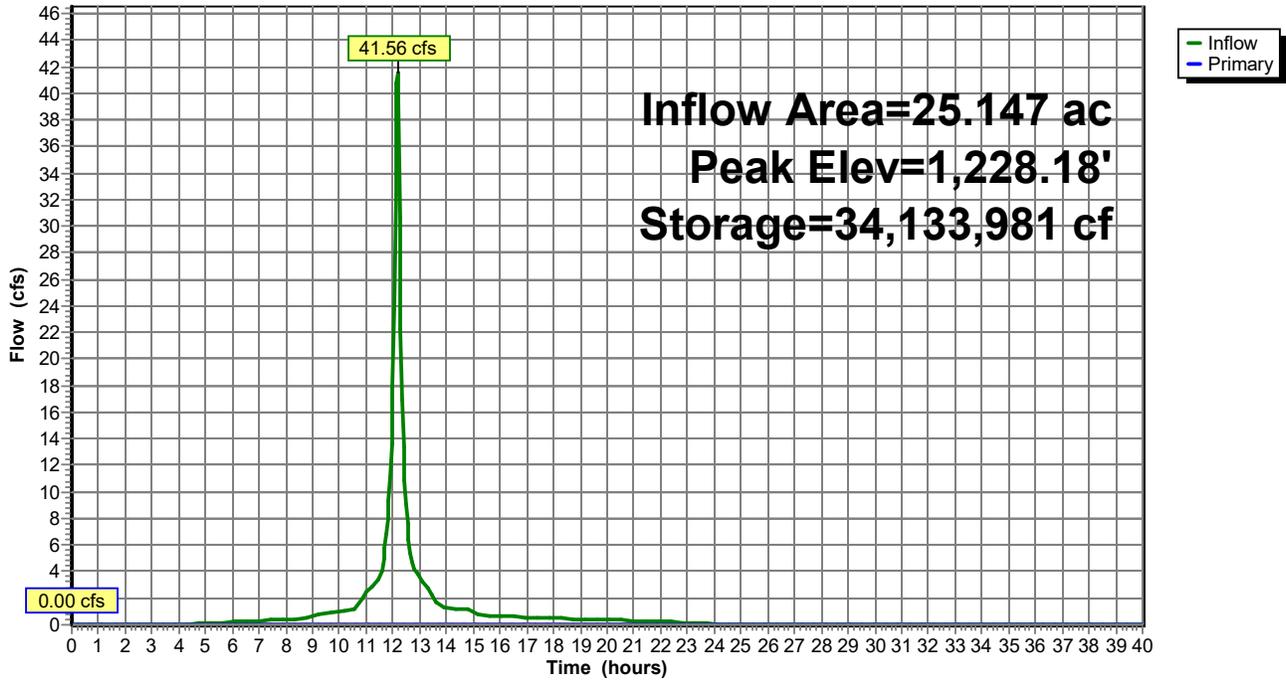
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,155.00	328,113	0	0
1,230.00	611,594	35,239,013	35,239,013
1,232.00	651,527	1,263,121	36,502,134

Device	Routing	Invert	Outlet Devices
#1	Primary	1,231.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,228.00' TW=0.00' (Dynamic Tailwater)
 ↑1=**Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: basin

Hydrograph



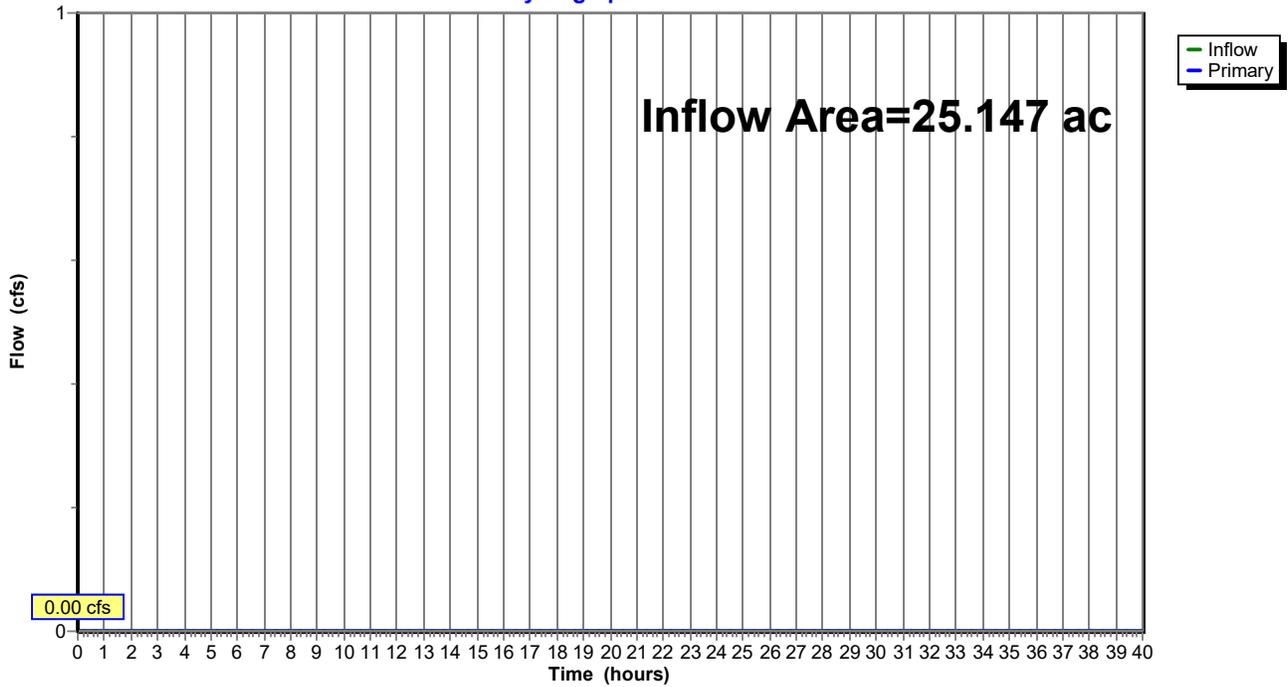
Summary for Link 2L: Prop. Project

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 0.00" for 1-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Link 2L: Prop. Project

Hydrograph



22-0173 hydrocad

MSE 24-hr 3 2-Year Rainfall=2.61"

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Printed 3/21/2025

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Page 8

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment D1: pond

Runoff Area=1,095,408 sf 55.83% Impervious Runoff Depth=1.41"
Tc=10.0 min CN=WQ Runoff=48.08 cfs 2.961 af

Pond 1P: basin

Peak Elev=1,228.21' Storage=34,152,381 cf Inflow=48.08 cfs 2.961 af
Outflow=0.00 cfs 0.000 af

Link 2L: Prop. Project

Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 25.147 ac Runoff Volume = 2.961 af Average Runoff Depth = 1.41"
44.17% Pervious = 11.107 ac 55.83% Impervious = 14.040 ac

22-0173 hydrocad

MSE 24-hr 3 2-Year Rainfall=2.61"

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Printed 3/21/2025

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Summary for Subcatchment D1: pond

Runoff = 48.08 cfs @ 12.17 hrs, Volume= 2.961 af, Depth= 1.41"

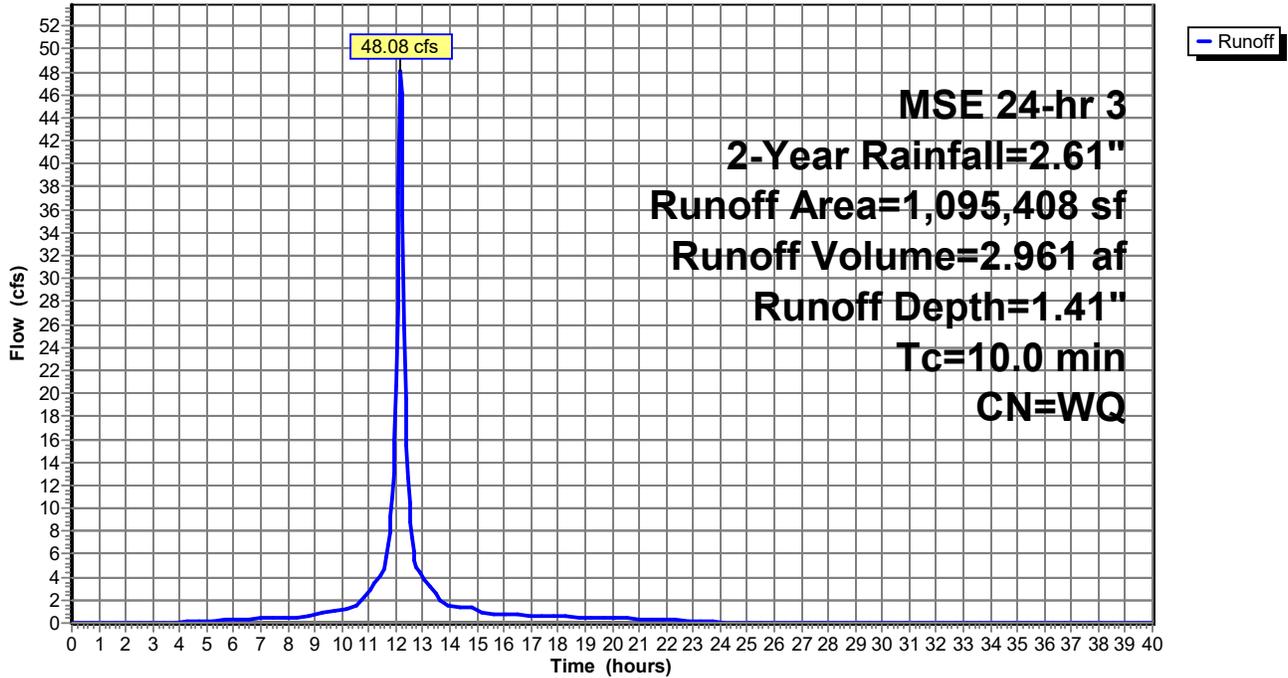
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.61"

	Area (sf)	CN	Description
*	42,556	96	gravel
	441,258	39	>75% Grass cover, Good, HSG A
*	611,594	98	pond
1,095,408			Weighted Average
483,814			44.17% Pervious Area
611,594			55.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, min

Subcatchment D1: pond

Hydrograph



22-0173 hydrocad

MSE 24-hr 3 2-Year Rainfall=2.61"

Prepared by {enter your company name here}

Printed 3/21/2025

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Summary for Pond 1P: basin

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 1.41" for 2-Year event
 Inflow = 48.08 cfs @ 12.17 hrs, Volume= 2.961 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Starting Elev= 1,228.00' Surf.Area= 604,035 sf Storage= 34,023,384 cf
 Peak Elev= 1,228.21' @ 24.60 hrs Surf.Area= 604,841 sf Storage= 34,152,381 cf (128,997 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	1,155.00'	36,502,134 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

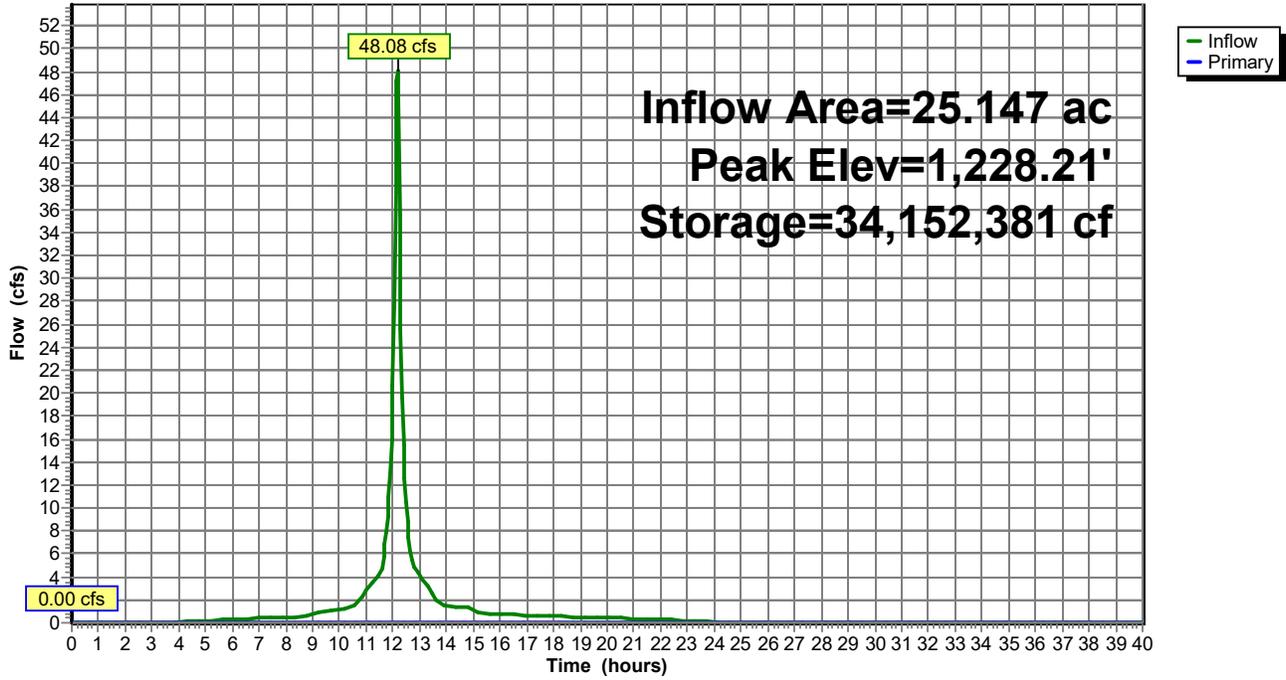
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,155.00	328,113	0	0
1,230.00	611,594	35,239,013	35,239,013
1,232.00	651,527	1,263,121	36,502,134

Device	Routing	Invert	Outlet Devices
#1	Primary	1,231.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,228.00' TW=0.00' (Dynamic Tailwater)
 ↑1=**Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: basin

Hydrograph



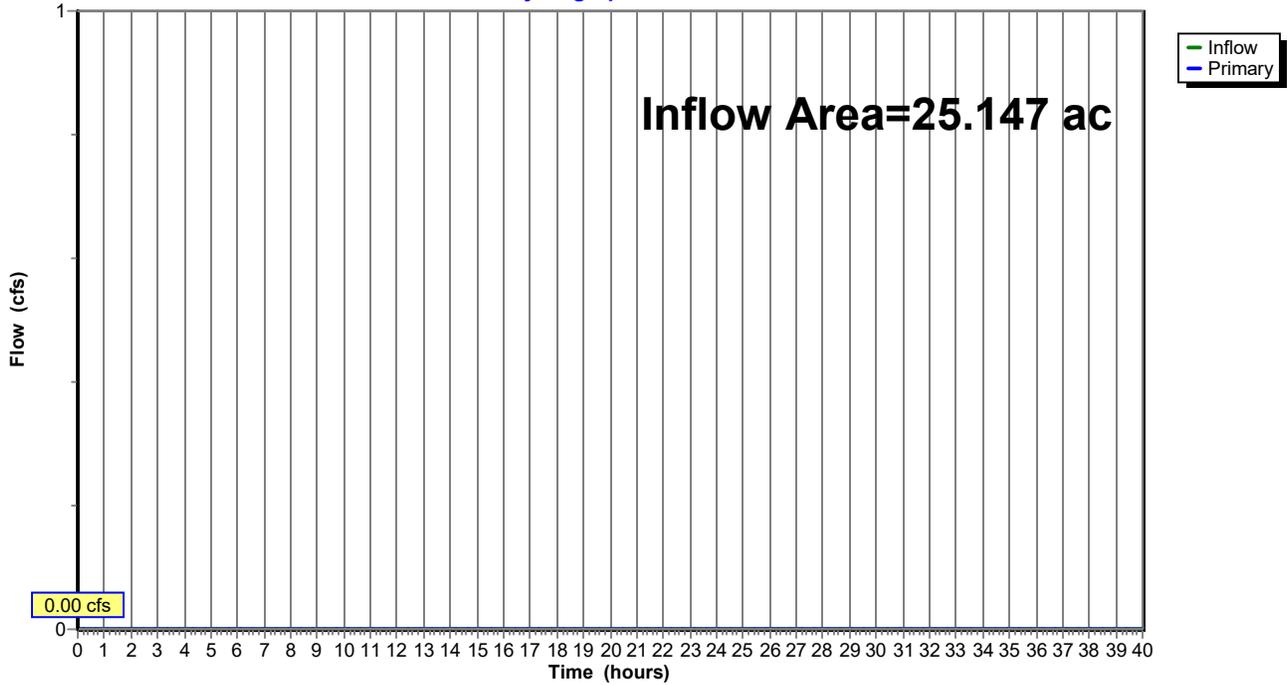
Summary for Link 2L: Prop. Project

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 0.00" for 2-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Link 2L: Prop. Project

Hydrograph



22-0173 hydrocad

MSE 24-hr 3 10-Year Rainfall=3.73"

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Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment D1: pond

Runoff Area=1,095,408 sf 55.83% Impervious Runoff Depth=2.09"
Tc=10.0 min CN=WQ Runoff=69.44 cfs 4.375 af

Pond 1P: basin

Peak Elev=1,228.32' Storage=34,213,977 cf Inflow=69.44 cfs 4.375 af
Outflow=0.00 cfs 0.000 af

Link 2L: Prop. Project

Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 25.147 ac Runoff Volume = 4.375 af Average Runoff Depth = 2.09"
44.17% Pervious = 11.107 ac 55.83% Impervious = 14.040 ac

22-0173 hydrocad

MSE 24-hr 3 10-Year Rainfall=3.73"

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Summary for Subcatchment D1: pond

Runoff = 69.44 cfs @ 12.17 hrs, Volume= 4.375 af, Depth= 2.09"

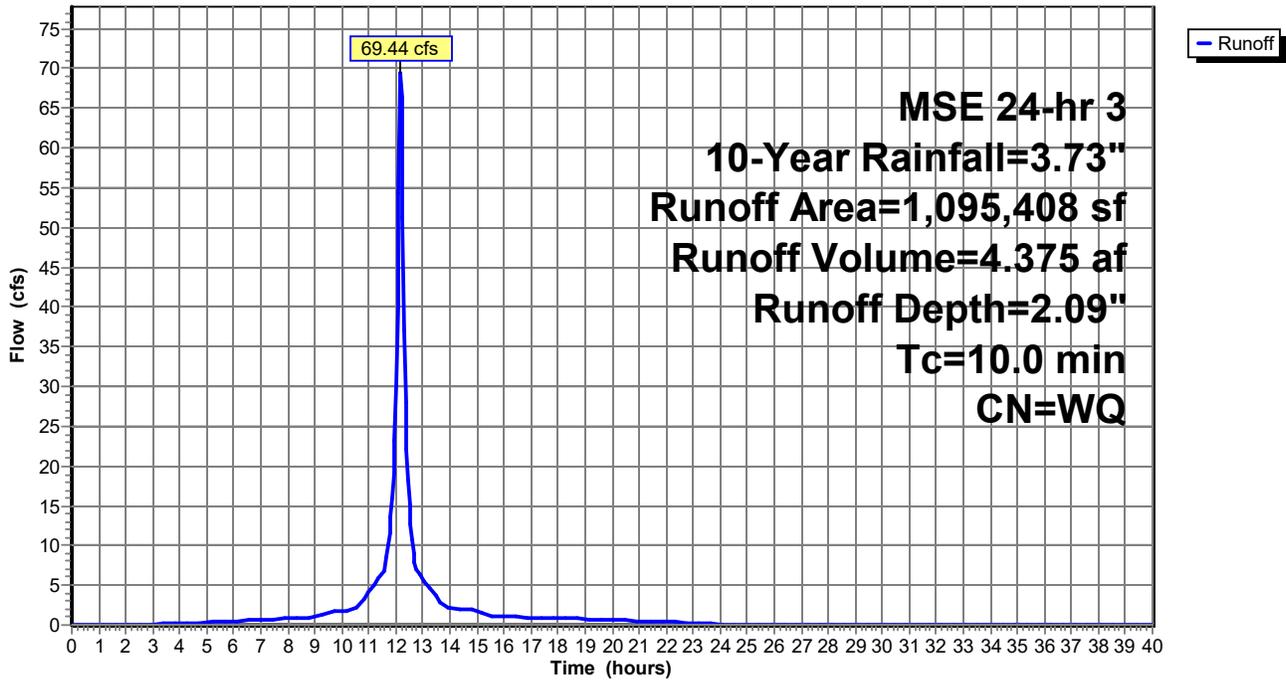
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=3.73"

	Area (sf)	CN	Description
*	42,556	96	gravel
	441,258	39	>75% Grass cover, Good, HSG A
*	611,594	98	pond
			Weighted Average
	1,095,408		44.17% Pervious Area
	483,814		55.83% Impervious Area
	611,594		

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, min

Subcatchment D1: pond

Hydrograph



Summary for Pond 1P: basin

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 2.09" for 10-Year event
 Inflow = 69.44 cfs @ 12.17 hrs, Volume= 4.375 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Starting Elev= 1,228.00' Surf.Area= 604,035 sf Storage= 34,023,384 cf
 Peak Elev= 1,228.32' @ 24.60 hrs Surf.Area= 605,226 sf Storage= 34,213,977 cf (190,593 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	1,155.00'	36,502,134 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

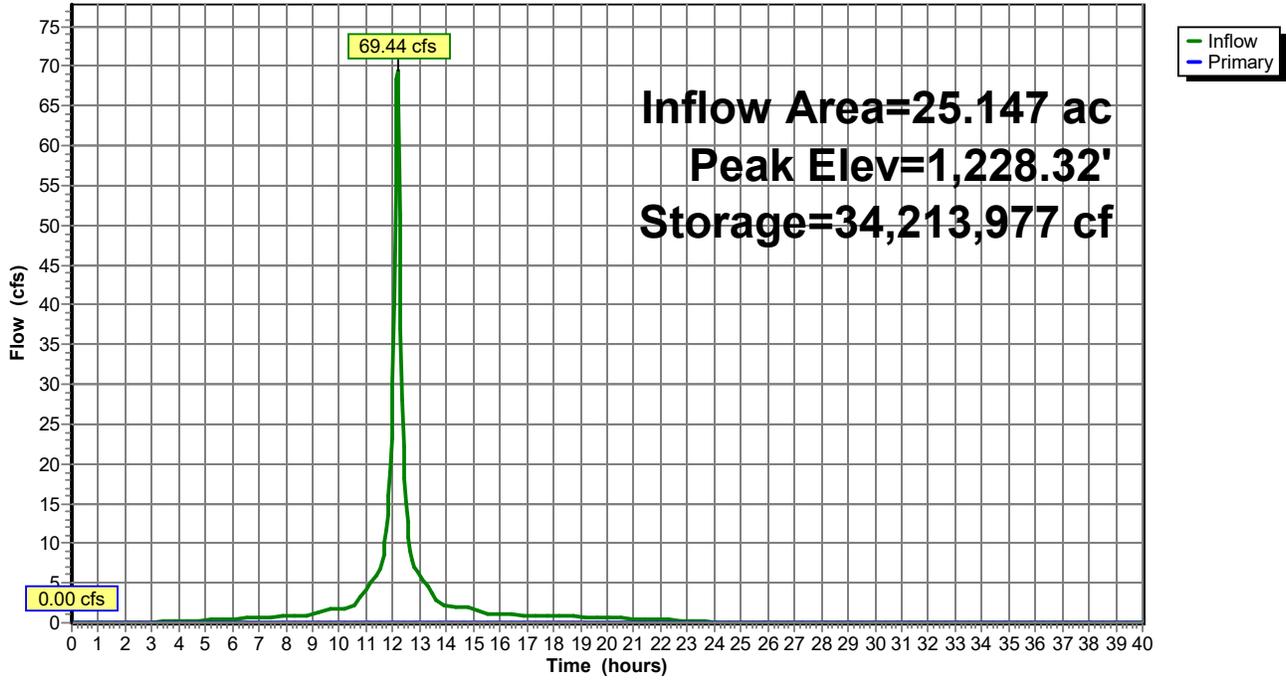
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,155.00	328,113	0	0
1,230.00	611,594	35,239,013	35,239,013
1,232.00	651,527	1,263,121	36,502,134

Device	Routing	Invert	Outlet Devices
#1	Primary	1,231.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,228.00' TW=0.00' (Dynamic Tailwater)
 ↑1=**Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: basin

Hydrograph



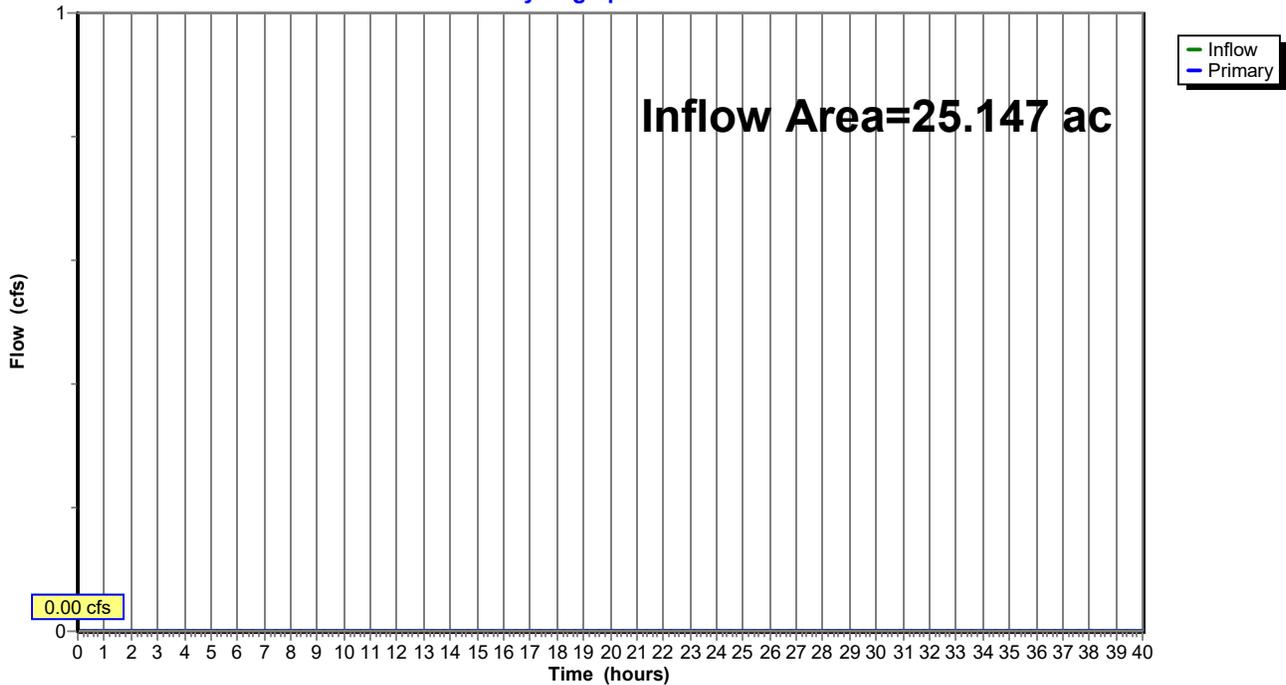
Summary for Link 2L: Prop. Project

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 0.00" for 10-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Link 2L: Prop. Project

Hydrograph



22-0173 hydrocad

MSE 24-hr 3 25-Year Rainfall=4.51"

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Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment D1: pond

Runoff Area=1,095,408 sf 55.83% Impervious Runoff Depth=2.59"
Tc=10.0 min CN=WQ Runoff=84.25 cfs 5.425 af

Pond 1P: basin

Peak Elev=1,228.39' Storage=34,259,686 cf Inflow=84.25 cfs 5.425 af
Outflow=0.00 cfs 0.000 af

Link 2L: Prop. Project

Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 25.147 ac Runoff Volume = 5.425 af Average Runoff Depth = 2.59"
44.17% Pervious = 11.107 ac 55.83% Impervious = 14.040 ac

22-0173 hydrocad

MSE 24-hr 3 25-Year Rainfall=4.51"

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Summary for Subcatchment D1: pond

Runoff = 84.25 cfs @ 12.17 hrs, Volume= 5.425 af, Depth= 2.59"

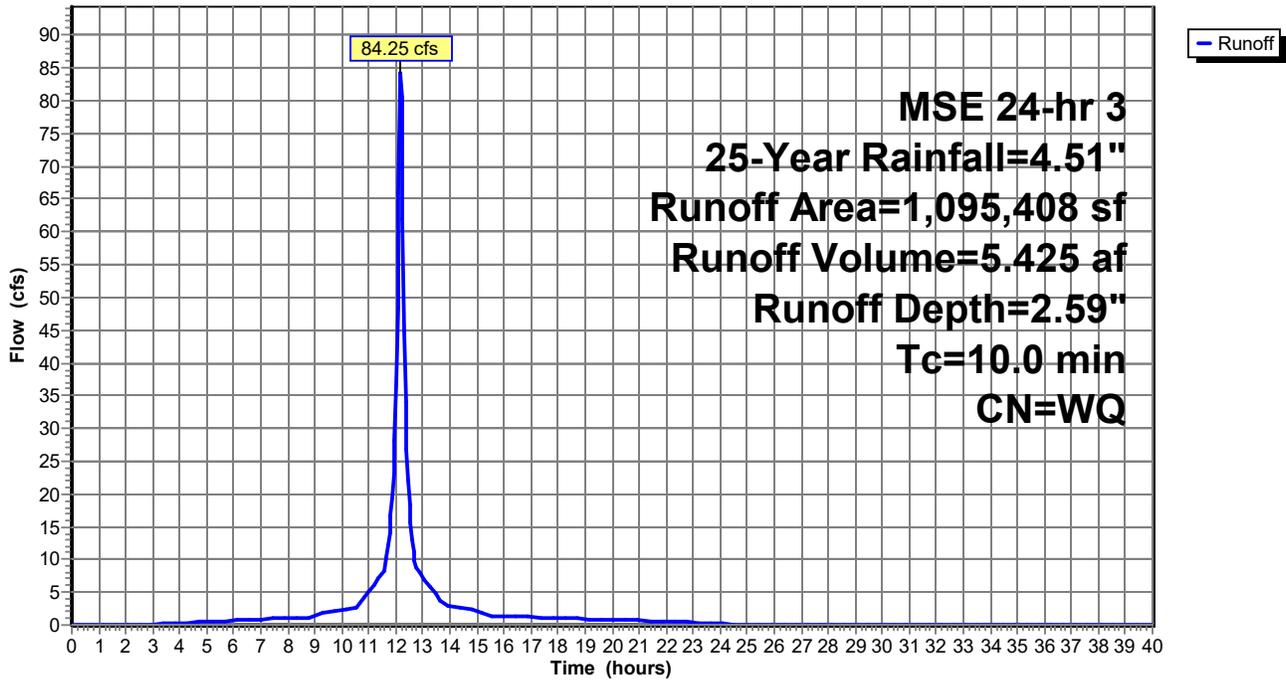
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 25-Year Rainfall=4.51"

	Area (sf)	CN	Description
*	42,556	96	gravel
	441,258	39	>75% Grass cover, Good, HSG A
*	611,594	98	pond
1,095,408			Weighted Average
483,814			44.17% Pervious Area
611,594			55.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, min

Subcatchment D1: pond

Hydrograph



Summary for Pond 1P: basin

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 2.59" for 25-Year event
 Inflow = 84.25 cfs @ 12.17 hrs, Volume= 5.425 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Starting Elev= 1,228.00' Surf.Area= 604,035 sf Storage= 34,023,384 cf
 Peak Elev= 1,228.39' @ 24.60 hrs Surf.Area= 605,511 sf Storage= 34,259,686 cf (236,302 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	1,155.00'	36,502,134 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

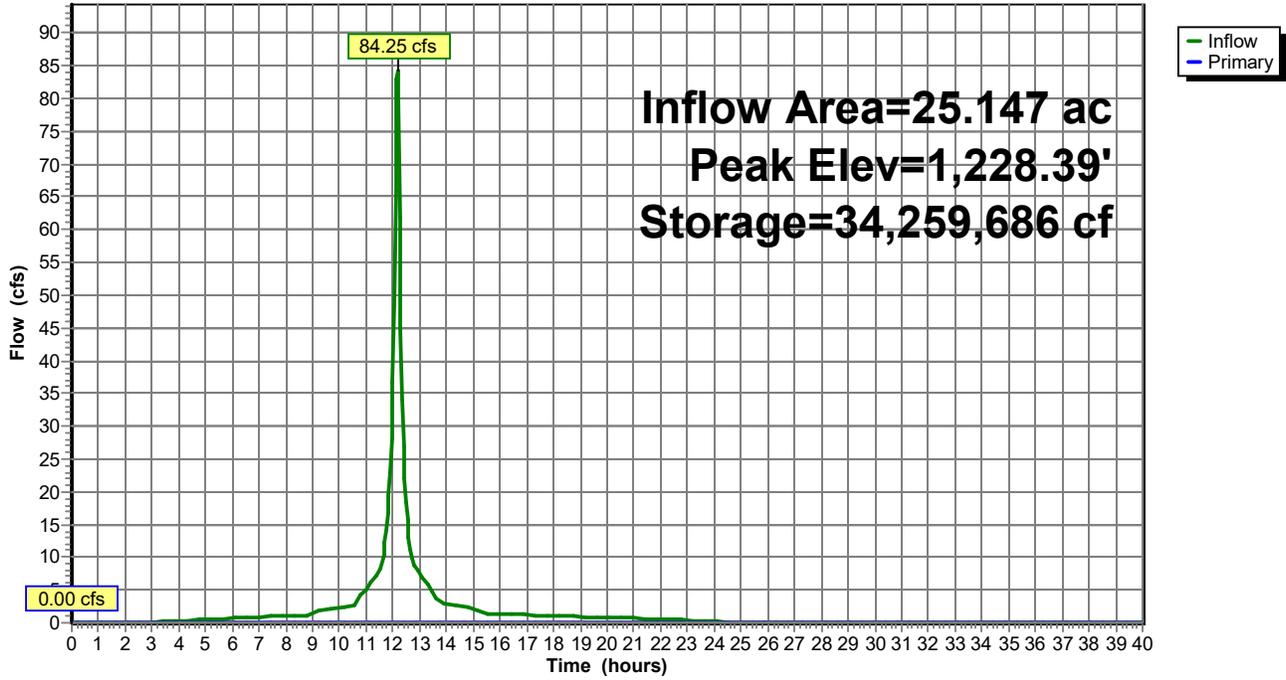
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,155.00	328,113	0	0
1,230.00	611,594	35,239,013	35,239,013
1,232.00	651,527	1,263,121	36,502,134

Device	Routing	Invert	Outlet Devices
#1	Primary	1,231.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,228.00' TW=0.00' (Dynamic Tailwater)
 ↑1=**Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: basin

Hydrograph



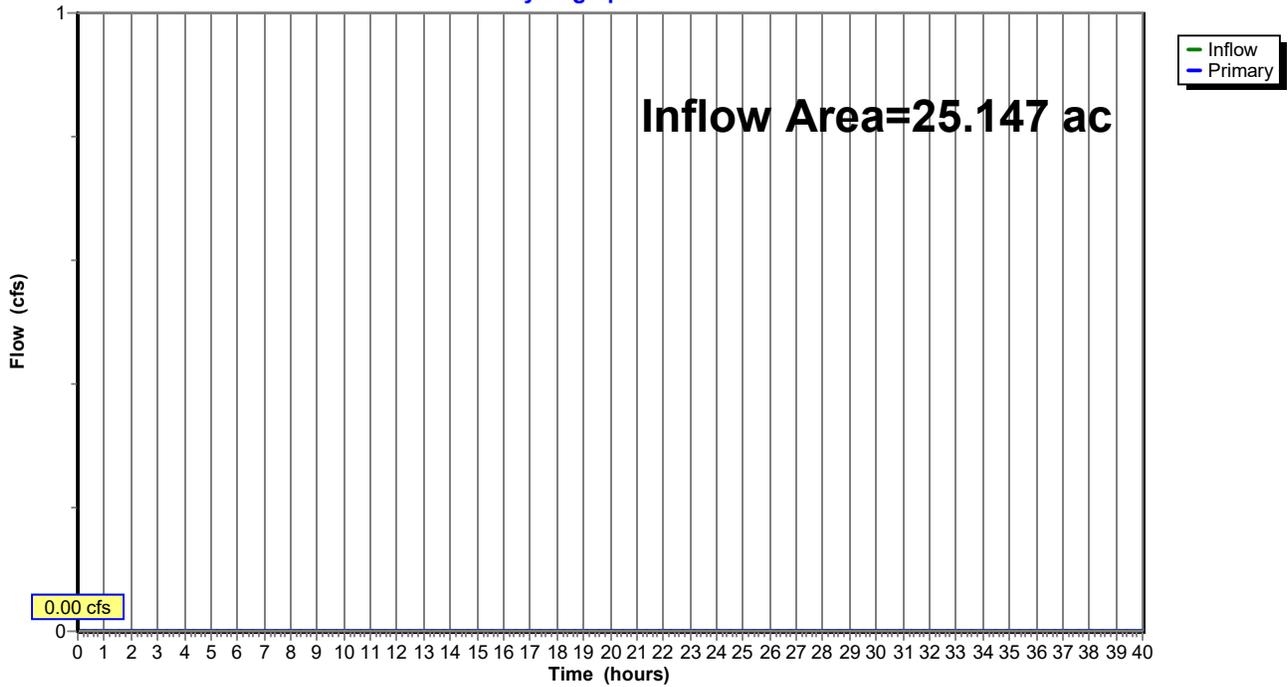
Summary for Link 2L: Prop. Project

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 0.00" for 25-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Link 2L: Prop. Project

Hydrograph



22-0173 hydrocad

MSE 24-hr 3 100-Year Rainfall=5.85"

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Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment D1: pond

Runoff Area=1,095,408 sf 55.83% Impervious Runoff Depth=3.50"
Tc=10.0 min CN=WQ Runoff=110.68 cfs 7.345 af

Pond 1P: basin

Peak Elev=1,228.53' Storage=34,343,315 cf Inflow=110.68 cfs 7.345 af
Outflow=0.00 cfs 0.000 af

Link 2L: Prop. Project

Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 25.147 ac Runoff Volume = 7.345 af Average Runoff Depth = 3.50"
44.17% Pervious = 11.107 ac 55.83% Impervious = 14.040 ac

22-0173 hydrocad

MSE 24-hr 3 100-Year Rainfall=5.85"

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Summary for Subcatchment D1: pond

Runoff = 110.68 cfs @ 12.17 hrs, Volume= 7.345 af, Depth= 3.50"

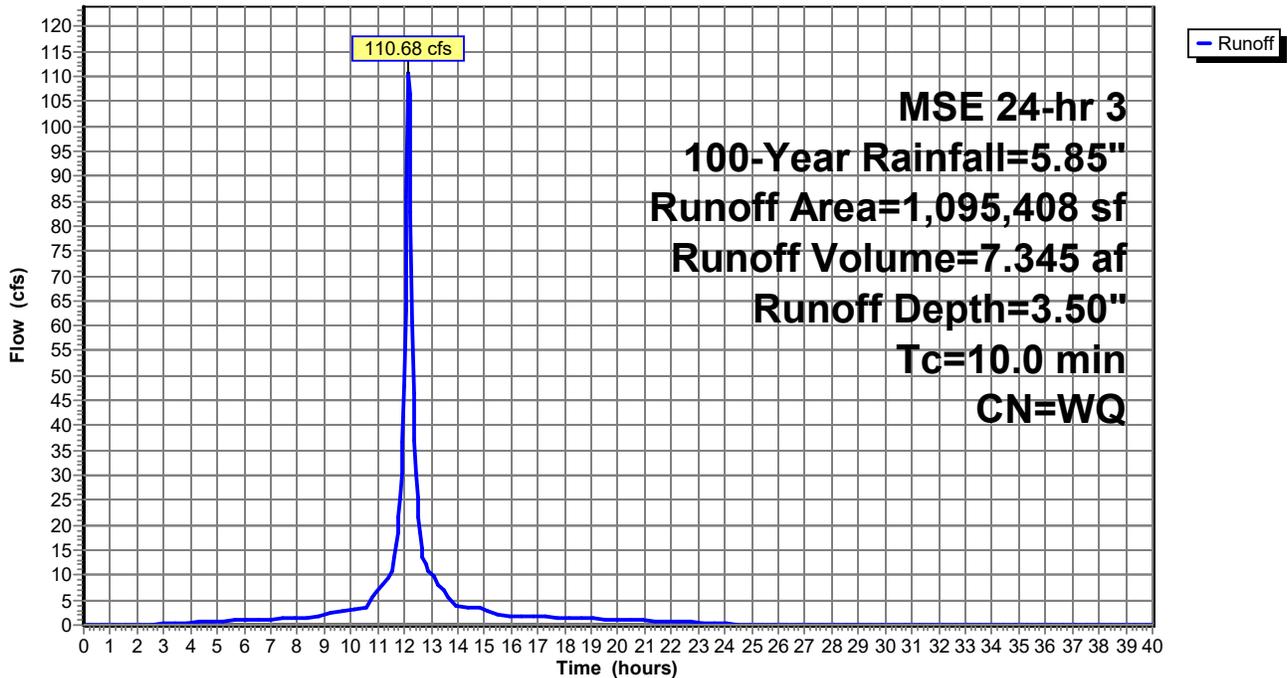
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.85"

	Area (sf)	CN	Description
*	42,556	96	gravel
	441,258	39	>75% Grass cover, Good, HSG A
*	611,594	98	pond
1,095,408			Weighted Average
483,814			44.17% Pervious Area
611,594			55.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, min

Subcatchment D1: pond

Hydrograph



Summary for Pond 1P: basin

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 3.50" for 100-Year event
 Inflow = 110.68 cfs @ 12.17 hrs, Volume= 7.345 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
 Starting Elev= 1,228.00' Surf.Area= 604,035 sf Storage= 34,023,384 cf
 Peak Elev= 1,228.53' @ 24.60 hrs Surf.Area= 606,033 sf Storage= 34,343,315 cf (319,931 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

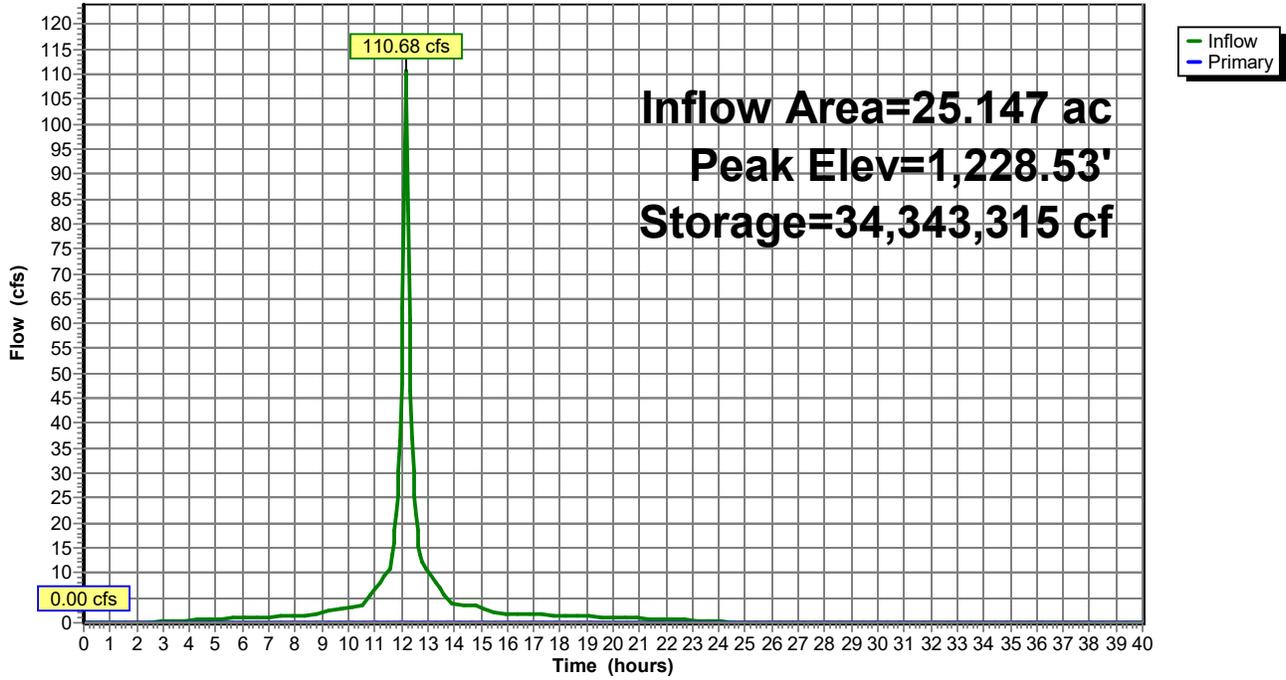
Volume	Invert	Avail.Storage	Storage Description
#1	1,155.00'	36,502,134 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,155.00	328,113	0	0
1,230.00	611,594	35,239,013	35,239,013
1,232.00	651,527	1,263,121	36,502,134

Device	Routing	Invert	Outlet Devices
#1	Primary	1,231.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,228.00' TW=0.00' (Dynamic Tailwater)
 ↑1=**Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: basin

Hydrograph



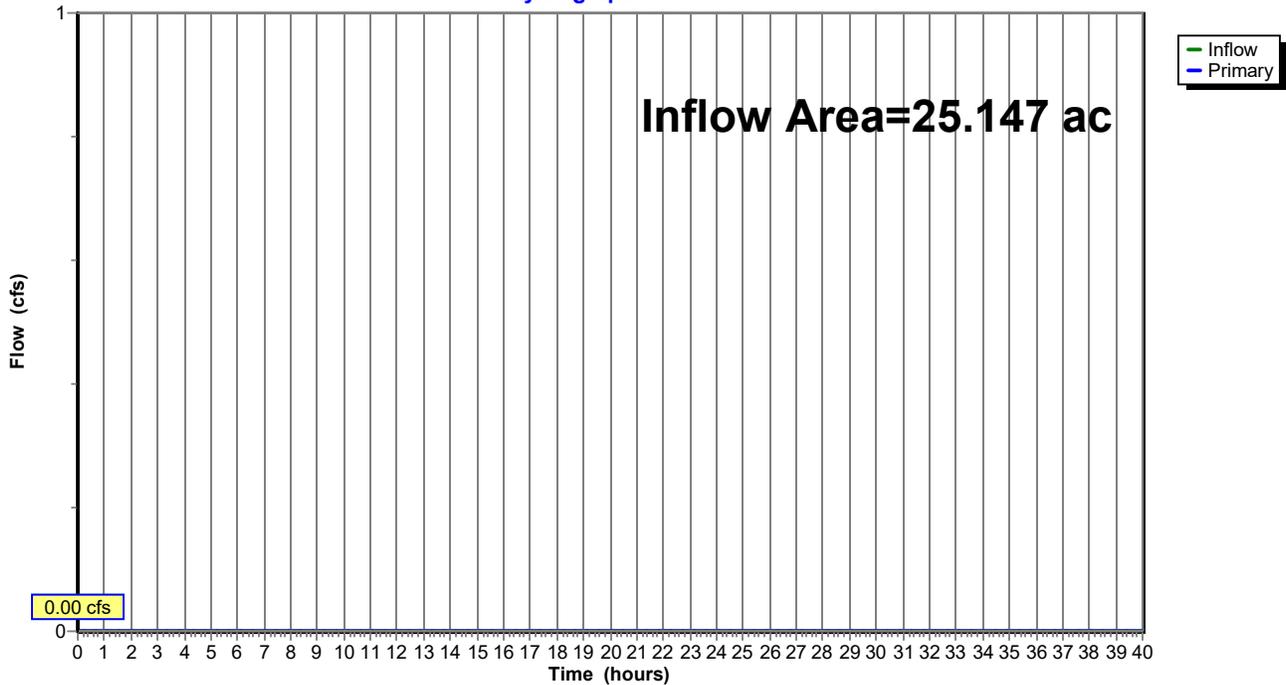
Summary for Link 2L: Prop. Project

Inflow Area = 25.147 ac, 55.83% Impervious, Inflow Depth = 0.00" for 100-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Link 2L: Prop. Project

Hydrograph



APPENDIX F

Notice of Termination

Notice: This Notice of Termination (NOT) form is authorized by s. 283.37, Wis. Stats. The authorized representative of the facility shall submit this NOT form to the Department to certify that the facility no longer claims coverage under any general or individual permit for the discharge of storm water from industrial activity. Submittal of this NOT form constitutes notice that the party identified in Section I of this form is no longer authorized to discharge storm water from industrial activity under a WPDES permit. Termination of coverage will be effective when confirmed by the Department to the permittee. Personally identifiable information found on this form is not intended to be used for any other purpose.

All necessary information must be provided on this NOT form. Failure to complete this form correctly may result in rejection of this NOT form by the Department. Please read all instructions on page 3 of this form before completing it.

Please type or clearly print your answers to all questions

Section I: Owner/Operator Contact Information

Business Name		Authorized Representative		
Mailing Address		City	State WI	Zip Code
E-mail Address		Phone Number (area code)	Alternate Phone Number	

Section II: Facility/Site Information

Facility/Site Name		Facility Identification (FID) or FIN Number FID FIN		
Location Address/Description		County		
PLSS Information	Township N	Range <input type="radio"/> E <input type="radio"/> W	Section	Quarter Quarter-Quarter

Section III: Termination Information

Reason for Termination Request

If facility was sold or transferred, please provide the following:

Name of New Owner		E-mail Address		Phone Number (area code)	
Mailing Address of New Owner		City		State WI	Zip Code

If this is a move, provide new address of facility:

If this facility will be inactive, are any significant materials (see back of form) exposed to storm water? Yes No
 If yes, please explain:

Have you retained any control over the industrial activities or materials at the facility? Yes No
 If yes, please explain:

Required: Attach photos that are representative of the current outdoor conditions at the facility. Current photos may eliminate the need for an inspection and facilitate a more timely acknowledgment by the Department.

Date Photos were taken:

Section IV: Certification & Signature

This form must be signed by an official representative of the permitted facility, in accordance with s. NR 216.22(7), Wis. Adm. Code. If this form is not signed, or is found to be incomplete, it will be returned.

State regulations require this form to be signed by an official representative of the facility as follows:

1. For a corporation, by a principal executive officer of at least the level of Vice President, or a duly authorized representative having overall responsibility for the operation covered by this permit.
2. For a unit of government, a principal executive officer, a ranking elected official or other duly authorized representative.
3. For a partnership, by a general partner; for a sole proprietorship, by the proprietor.
4. For a limited liability company, by a member or manager.

Certification: I understand that by submitting this Notice of Termination, the site described herein is no longer authorized to discharge, and does not discharge, storm water associated with industrial activity by the general WPDES permit; and that discharging pollutants in storm water associated with industrial activity to waters of Wisconsin is unlawful where the discharge is not authorized by a WPDES permit.

Signature of Landowner/Authorized Representative		Date Signed
Printed Name of Landowner/Authorized Representative	Title	

Mail this completed NOT form to the appropriate Wisconsin Department of Natural Resources office in the region where the facility is located. See the instructions on page 3 of this form for regional office addresses.

Instructions

Section I: Owner/Operator Contact Information

Provide the legal name of the person, firm, public organization, or any other entity that operates the industrial activity described in Section II of this form and holds or qualifies for an applicable general or individual industrial storm water discharge permit. The operator of the activity is the legal entity which controls the activity's operation. The mailing address and phone number given should be for the facility contact person.

Section II: Facility/Site Information

Provide the name of the facility as it appears on the permit application or permit cover letter. If known, provide the Facility Identification (FID) and/or FIN Number.

Section III: Termination Information

Provide some details about the reason for this termination request. If you moved your activities to a new site, you need to reapply for the storm water permit coverage. If new owners or operators are continuing activity at this site, they need to apply for a storm water permit separately. The storm water permit coverage is site specific and is not transferable.

Examples of significant materials are: industrial machinery, raw materials, intermediate and finished products, waste products, fuels, solvents, detergents, hazardous substances, and fertilizers.

Section IV: Certification & Signature

State Statutes provide for severe penalties for submitting false information on this NOT form. State regulations require this form to be signed as follows:

1. For a corporation, by a principal executive officer of at least the level of Vice President, or a duly authorized representative having overall responsibility for the operation covered by this permit.
2. For a unit of government, a principal executive officer, a ranking elected official, or other duly authorized representative.
3. For a partnership, by a general partner; for a sole proprietorship, by the proprietor.
4. For a limited liability company, by a member or manager.

Sign the form, print or type the name of the individual signing the NOT and the date of signature, and provide the contact information.

Mailing Address

Unless otherwise directed, mail this completed NOT Form to the Wisconsin Department of Natural Resources office associated with the county of the facility site location as follows:

NORTHERN REGION (NOR)				
Ashland	Douglas	Langlade	Rusk	WDNR Eau Claire Service Center 1300 W Clairemont Ave Eau Claire, WI 54701 715-839-1636
Barron	Florence	Lincoln	Sawyer	
Bayfield	Forest	Oneida	Taylor	
Burnett	Iron	Polk	Vilas	
		Price	Washburn	
NORTHEAST REGION (NER)				
Brown	Green Lake	Marquette	Outagamie	WDNR Northeast Regional Headquarters 2984 Shawano Avenue Green Bay, WI 54313-6727 920-662-5100
Calumet	Kewaunee	Menominee	Shawano	
Door	Manitowoc	Oconto	Waupaca	
Fond du Lac	Marinette	Oneida Reservation	Waushara	
			Winnebago	
WEST CENTRAL REGION (WCR)				
Adams	Crawford	La Crosse	Portage	WDNR Eau Claire Service Center 1300 W Clairemont Ave Eau Claire, WI 54701 715-839-1636
Buffalo	Dunn	Marathon	St. Croix	
Chippewa	Eau Claire	Monroe	Trempealeau	
Clark	Jackson	Pepin	Vernon	
	Juneau	Pierce	Wood	
SOUTH CENTRAL REGION (SCR)				
Columbia	Grant	Jefferson	Rock	WDNR South Central Regional Headquarters 3911 Fish Hatchery Road Fitchburg, WI 53711 608-275-3266
Dane	Green	LaFayette	Sauk	
Dodge	Iowa	Richland		
SOUTHEAST REGION (SER)				
Kenosha	Ozaukee	Sheboygan	Washington	WDNR SER Headquarters 2300 N Dr. Martin Luther King Jr. Dr Milwaukee, WI 53212
Milwaukee	Racine	Walworth	Waukesha	

APPENDIX G

Wisconsin DNR Technical Standards

Wisconsin Department of Natural Resources

Technical Standard

Non-Channel Erosion Mat

1052

DEFINITION

A protective soil cover made of straw, wood, coconut fiber or other suitable plant residue, or plastic fibers formed into a mat, usually with a plastic or biodegradable mesh on one or both sides. Erosion mats are rolled products available in many varieties and combinations of material and with varying life spans.

PURPOSE

The purpose of this practice is to protect the soil surface from the erosive effect of rainfall and prevent erosion during the establishment of grass or other vegetation, and to reduce soil moisture loss due to evaporation. This practice applies to both *Erosion Control Revegetative Mats (ECRM)* and *Turf-Reinforcement Mats (TRM)*.

CONDITIONS WHERE PRACTICE APPLIES

This standard applies to erosion mat selection for use on erodible slopes.

This standard is not for *channel* erosion. For channel applications, reference WDNR Technical Standard (1053) Channel Erosion Mat.

Be aware of applicable federal, state, and local laws, rules, regulations, or permit requirements governing the use and placement of erosion mat. This standard does not contain the text of federal, state, or local laws.

CRITERIA

Products

Use erosion mat products identified on the Wisconsin Department of Transportation (WisDOT) Erosion Control Product Acceptability List (PAL).

Selection

Use WisDOT PAL classes and types to select and specify erosion mat.

Select the appropriate erosion mat based on site specific slope and slope length conditions in accordance with the WisDOT Facilities Development Manual (FDM Section 10-5) Slope Erosion Control Matrix.

Select erosion mat that will last long enough for turf grass or other vegetation to become densely established.

Use only mats containing exclusively organic material (no plastic) in or near *waterways* or other sensitive areas.

Installation

Install and anchor erosion mat in accordance with manufacturer's instructions.

At the time of installation, retain material labels and manufacturer's installation instructions until the site has been stabilized.

Install ECRMs after topsoil is placed and seeding is complete.

Install TRMs in conjunction with placement of topsoil, followed by ECRM installation.

Install erosion mat so that it bears completely on the soil surface.

Use staples that are at least 6 inches long.

Do not install Class I or Class II - Type B products that incorporate photo- or bio-degradable netting after September 1st of a given year.

CONSIDERATIONS

Use Class I Urban mats in locations where shortly mowed turf grasses are to be established.

ECRMs without topsoiling and seeding can be used for temporary soil stabilization during the non-growing season or for periods of inactivity.

Slope interruption products that are designed, installed and maintained in accordance with DNR Interim Manufactured Perimeter Control and Slope Interruption Products Technical Standard 1071 can be used to reduce slope length.

Some erosion mat products can have detrimental effects on local wildlife. Plastic netting without independent movement of strands can easily entrap small animals moving through the area, leading to dehydration, desiccation, and eventually mortality. Netting that contains biodegradable thread with the "leno" or "gauze" weave (contains strands that can move independently) have the least impact on wildlife.

PLANS AND SPECIFICATIONS

Prepare plans and specifications in accordance with the criteria of this standard and describe the requirements for applying the practice to achieve its intended use.

OPERATION AND MAINTENANCE

Inspect erosion mat at least weekly and within 24 hours after every precipitation event that produces 0.5 inches of rain or more during a 24-hour period.

If there are signs of rilling under the mat, install more staples or more frequent anchoring trenches. If rilling becomes severe enough to prevent establishment of vegetation, remove the section of mat where the damage has occurred. Fill the eroded area with topsoil, compact, reseed and replace the section of mat, trenching and overlapping ends per manufacturer's recommendations. Additional staking is recommended near where rilling was filled.

In situations where soil type, topography, or other conditions result in poor observed performance, use multiple practices such as adding mulch under the mat, or installing appropriately placed check devices to reduce local velocity.

If the reinforcing plastic netting has separated from the mat, remove the plastic and if necessary replace the mat.

Complete maintenance as soon as possible with consideration to site conditions.

REFERENCES

WisDOT "Erosion Control Product Acceptability List" is available online at:

<http://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrcs/tools/pal/default.aspx>

DEFINITIONS

Erosion Control Revegetative Mats (ECRM) (II): A blanket like covering laid on top of a prepared seed bed to protect the soil and seed from the erosive forces of nature.

Turf-Reinforcement Mats (TRM) (II): Helps to permanently stabilize the soil by acting as reinforcement for the roots of the vegetation. This open weaved, synthetic mat is installed on top of soil and filled with topsoil and seeded. As the vegetation grows, the roots intertwine into the mat and reinforces the turf.

Channel: A constructed swale or ditch designed to convey storm water.

Waterways: Natural watercourses such as lakes or streams.

Silt Fence

(1056)

Wisconsin Department of Natural Resources
Technical Standard

I. Definition

Silt fence is a temporary sediment barrier of entrenched permeable geotextile fabric designed to intercept and slow the flow of sediment-laden sheet flow runoff from small areas of disturbed soil.

II. Purpose

The purpose of this practice is to reduce slope length of the disturbed area and to intercept and retain transported sediment from disturbed areas.

III. Conditions Where Practice Applies

- A. This standard applies to the following applications:
1. Erosion occurs in the form of *sheet and rill erosion*¹. There is no concentration of water flowing to the barrier (*channel erosion*).
 2. Where adjacent areas need protection from sediment-laden runoff.
 3. Where effectiveness is required for one year or less.
 4. Where conditions allow for silt fence to be properly entrenched and staked as outlined in the Criteria Section V.
- B. Under no circumstance shall silt fence be used in the following applications:
1. Below the ordinary high watermark or placed perpendicular to flow in streams, swales, ditches or any place where flow is concentrated.
 2. Where the maximum gradient upslope of the fence is greater than 50% (2:1).

IV. Federal, State, and Local Laws

Users of this standard shall be aware of applicable federal, state, and local laws, rules, regulations, or permit requirements governing the use and placement of silt fence. This standard does not contain the text of federal, state, or local laws.

V. Criteria

This section establishes the minimum standards for design, installation and performance requirements.

A. Placement

1. When installed as a stand-alone practice on a slope, silt fence shall be placed on the contour. The parallel spacing shall not exceed the maximum slope lengths for the appropriate slope as specified in Table 1.

Slope	Fence Spacing
< 2%	100 feet
2 to 5%	75 feet
5 to 10%	50 feet
10 to 33%	25 feet
> 33%	20 feet

2. Silt fences shall not be placed perpendicular to the contour.
3. The ends of the fence shall be extended upslope to prevent water from flowing around the ends of the fence.

- B. Height** – Installed silt fences shall be a minimum 14 inches high and shall not exceed 28 inches in height measured from the installed ground elevation.

¹ Words in the standard that are shown in italics are described in X. Definitions. The words are italicized the first time they are used in the text.

C. Support – Silt fences shall be supported by either steel or wood supports as specified below:

1. Wood supports
 - a. The full height of the silt fence shall be supported by 1 1/8 inches by 1 1/8 inches air or kiln dried posts of hickory or oak.
 - b. The silt fence fabric shall be stapled, using at least 0.5-inch staples, to the upslope side of the posts in at least 3 places.
 - c. The posts shall be a minimum of 3 feet long for 24-inch silt fence and a minimum of 4 feet for 36-inch silt fence fabric.

2. Steel supports
 - a. The full height of the silt fence shall be supported by steel posts at least 5 feet long with a strength of 1.33 pounds per foot and have projections for the attachment of fasteners.
 - b. The silt fence fabric shall be attached in at least three places on the upslope side with 50 pound plastic tie straps or wire fasteners. To prevent damage to the fabric from fastener, the protruding ends shall be pointed away from the fabric.

3. The maximum spacing of posts for non-woven silt fence shall be 3 feet and for woven fabric 8 feet.
4. Silt fence shall have a support cord.
5. Where joints are necessary, each end of the fabric shall be securely fastened to a post. The posts shall then be wrapped around each other to produce a stable, secure joint or shall be overlapped the distance between two posts.
6. A minimum of 20 inches of the post shall extend into the ground after installation.

D. Anchoring – Silt fence shall be anchored by spreading at least 8 inches of the fabric in a 4 inch wide by 6 inch deep trench, or 6 inch deep V-trench on the upslope side of the fence. The trench shall be backfilled and compacted. Trenches shall not be excavated wider and deeper than necessary for proper installation.

On the terminal ends of silt fence the fabric shall be wrapped around the post such that the staples are not visible.

E. Geotextile Fabric Specifications – The geotextile fabric consists of either woven or non-woven polyester, polypropylene, stabilized nylon, polyethylene, or polyvinylidene chloride. Non-woven fabric may be needle punched, heat bonded, resin bonded, or combinations thereof. All fabric shall meet the following requirements as specified in Table 2.

Test Requirement	Method	Value ¹
Minimum grab tensile strength in the machine direction	ASTM D 4632	120 lbs. (550 N)
Minimum grab tensile strength in the cross machine direction	ASTM D 4632	100 lbs. (450 N)
Maximum apparent opening size equivalent standard sieve	ASTM D 4751	No. 30 (600 µm)
Minimum permittivity	ASTM D	0.05 sec ⁻¹
Minimum ultraviolet stability percent of strength retained after 500 hours of exposure	ASTM D 4355	70%

(WisDOT Standard Specifications for Road and Bridge Construction, 2001)

¹ All numerical values represent minimum / maximum average roll values. (For example, the average minimum test results on any roll in a lot should meet or exceed the minimum specified values.)

Silt fence shall have a maximum flow rate of 10-gallons/minute/square foot at 50mm constant head as determined by multiplying permittivity in 1/second as determined by ASTM D-4491 by a conversion factor of 74.

F. Removal – Silt fences shall be removed once the disturbed area is permanently stabilized and no longer susceptible to erosion.

VI. Considerations

- A. Improper placement as well as improper installation and maintenance of silt fences will significantly decrease the effectiveness of this practice.

Silt fences should be considered for trapping sediment where sheet and rill erosion may be expected to occur in small drainage areas. Silt fences should not be placed in areas of concentrated flow.

- B. Silt fences should be installed prior to disturbing the upslope area.
- C. Silt fences should not be used to define the boundaries of the entire project. Silt fence should be placed only in areas where it is applicable due to its cost and the fact that it is not biodegradable. For example, silt fence should not be placed in locations where the natural overland flow is from an undisturbed area into disturbed areas of the project. It should also not be used as a diversion.
- D. Silt fence should not be used in areas where the silt fence is at a higher elevation than the disturbed area.
- E. When placing silt fence near trees, care should be taken to minimize damage to the root system. Avoid compaction and root cutting within 1.5 feet multiplied by the inch diameter of the tree (for example: for 10-inch trees keep out a 15-foot radius from the trunk). Refer to UWEX publication Preserving Trees During Construction for more information.
- F. To protect silt fence from damage in areas of active construction or heavy traffic, silt fence should be flagged, marked, or highlighted to improve visibility.
- G. Silt fence effectiveness is generally increased when used in conjunction with other upslope erosion control practices. To further strengthen the silt fence, straw / hay bales can be placed on the down slope side.
- H. To help ensure effectiveness, silt fence should be inspected and repaired as necessary prior to forecasted rain events.

- I. Where installation with wood posts is difficult, such as when hard or frozen ground is encountered, the use of steel post is recommended.
- J. Silt fence can be mechanically installed with a plow type device provided that the silt fence is trenched in a manner such that equivalent performance is achieved to that specified in Section V.D.

VII. Plans and Specifications

- A. Plans and specifications for installing silt fence shall be in keeping with this standard and shall describe the requirements for applying the practice to achieve its intended purpose. The plans and specifications shall address the following:
 1. Location of silt fence
 2. Contributory drainage area
 3. Schedules
 4. Material specification conforming to standard
 5. Standard drawings and installation details
 6. Restoration after removal
- B. All plans, standard detail drawings, or specifications shall include schedule for installation, inspection, and maintenance. The responsible party shall be identified.

VIII. Operation and Maintenance

- A. Silt fences shall at a minimum be inspected weekly and within 24 hours after every precipitation event that produces 0.5 inches of rain or more during a 24 hour period.
- B. Damaged or decomposed fences, undercutting, or flow channels around the end of barriers shall be repaired or corrected.
- C. Sediment shall be properly disposed of once the deposits reach $\frac{1}{2}$ the height of the fence.

IX. References

UWEX Publication A0327 “Preserving Trees During Construction”

X. Definitions

Channel Erosion (III.A.1): The deepening and widening of a channel due to soil loss caused by flowing water. As rills become larger and flows begin to concentrate, soil detachment occurs primarily as a result of shear.

Sheet and Rill Erosion (III.A.1): Sheet and rill erosion is the removal of soil by the action of rainfall and shallow overland runoff. It is the first stage in water erosion. As flow becomes more concentrated rills occur. As soil detachment continues or flow increases, rills will become wider and deeper forming gullies.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
TECHNICAL STANDARD
TRACKOUT CONTROL PRACTICES
1057

DEFINITION

A practice or combination of practices used to prevent, reduce, or mitigate *trackout*¹ of sediment.

PURPOSE

Land-disturbing construction activity generally creates conditions where a vehicle comes in contact with exposed soil, which is then transported off *site* and/or deposited onto streets and roadways. This sediment can then become a road hazard and be carried from streets into drainage infrastructure and discharged into waters of the state. The purpose of this standard is to identify common methods which may be used to prevent, reduce, and/or mitigate the tracking of sediment.

CONDITIONS WHERE PRACTICE APPLIES

This standard applies where land-disturbing activity is likely to result in trackout.

CRITERIA

General Criteria

Be aware of applicable federal, state, and local laws, rules, regulations, or permit requirements governing the practice. This standard does not contain the text of federal, state, or local laws.

Install one of the following practices, or a combination of practices, to prevent, reduce, or mitigate tracking of sediment off *site*.

Trackout is best managed by implementing controls in the order below. These controls may be implemented in series where conditions warrant.

- (1) Prevent trackout with stabilized work surfaces and reduced vehicle contact with soil,
- (2) Reduce trackout with stone tracking pad, manufactured trackout control devices, or tire washing,
- (3) Mitigate trackout with street cleaning.

Select a device capable of supporting the vehicle load. Provide an alternate stabilized egress for oversized or overweight loads if needed.

Provide stable approaches to and from the practice.

Provide a stable driving surface from the practice to the off-site street or road.

Limit water use to minimize the discharge of sediment into drainage infrastructure.

Apply dust control measures when necessary to minimize generation of airborne dust while implementing trackout control practices.

Criteria Applicable to Stabilized Work Surfaces

Install aggregate, concrete, asphalt, manufactured mats, or other material in work areas and haul roads to minimize contact of vehicles with exposed soils and standing water (Figure 1).

¹ Words in the standard that are shown in italics are described in the Definitions section. The words are italicized the first time they are used in the text.

Install signage or fencing as needed to support intended use.

This practice is applicable, but not limited, to the following areas:

- (1) Contractor staging areas and lay-down areas where major grading has been completed and soil stockpiles are not being constructed or removed,
- (2) Site trailer and construction employee parking areas,
- (3) Private property access routes,
- (4) Proposed parking areas,
- (5) Redevelopment sites, or
- (6) Short-term/low traffic access locations such as directional drilling pits.

Stabilized work surfaces may be used as a stand-alone practice if vehicles leaving the site are restricted to the stabilized surface and the surface is properly maintained.

If an administering authority determines that control is not being maintained, additional measures may be required.

Criteria Applicable to Stone Tracking Pads

Install the stone tracking pad to ensure vehicles that drive over exposed soil exit along the full length of the pad (Figure 2).

Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material. Use material substantially free from dirt, debris, steel, vegetable matter, and other deleterious material.

Table 1. Gradation for stone tracking pads

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

Install the tracking pad across the full width of the access point, or restrict exiting traffic to a dedicated egress lane with a driving surface at least 12 feet wide.

Ensure the tracking pad is at least 50 feet long. If a 50-foot pad length is not possible due to site constraints, install the maximum length practicable and supplement with additional practices as needed to prevent or reduce trackout.

Where warranted due to soil type or high groundwater, underlay the stone tracking pad with geotextile fabric to minimize migration of underlying soil into the stone. Select fabric type based on soil conditions and vehicle loading.

Place the aggregate in a layer at least 12 inches thick.

Divert surface flows away from tracking pads or convey flow under and/or around using culverts and

swales. Direct runoff from tracking pads to sediment control practices.

Do not compact aggregate prior to use. Compaction, grouting, or other means of creating a smooth surface compromise the effectiveness of the tracking pad.

Remove stones lodged between the tires of dual wheel vehicles prior to leaving the construction site.

Criteria Applicable to Manufactured Trackout Control Devices

Install the manufactured trackout control device on a surface capable of supporting anticipated loads per manufacturer recommendations (Figure 3).

Situate the device to ensure vehicles that drive over exposed soil exit across the full length of the device. Provide a minimum device length of 32 feet for stand-alone installations. Add length if needed to reduce trackout in adverse conditions.

Criteria Applicable to Tire Washing

Select the type of washing station based on project conditions and water availability. If a wash rack is used, select a rack capable of supporting the vehicle loading.

Install the washing station on site in a stabilized area. If the device discharges untreated water, direct wash water to a sediment basin designed per the current Technical Standard 1064, Sediment Basin, or an equivalent device. Follow the current Technical Standard 1051, Water Application of Additives for Sediment Control, for flocculants used at the tire washing station. Return sediment collected in the sediment basin to the site or dispose of appropriately.

Direct vehicles that drive over exposed soil to exit through the station.

This practice may be applicable, but not limited, to the following areas:

- (1) Areas with prolonged periods or significant quantity of hauling on or off site, or
- (2) Sites which drain to a sensitive resource such as an Outstanding Resource Water or Exceptional Resource Water.

Perform tire washing per manufacturer's directions until the majority of sediment is removed from the tires.

Criteria Applicable to Street/Pavement Cleaning

Scrape and/or sweep pavements and gutters until a shovel-clean or broom-clean condition is obtained. Repeat as needed to maintain public safety and reduce sediment delivery to drainage infrastructure or water resources, and at the end of each work day.

Use available equipment or select equipment per the recommendations in Table 2.

Return sediment to the site or dispose of appropriately.

CONSIDERATIONS

- (1) An extended stabilized work surface such as a 150-foot long aggregate driveway within the site may be used as trackout control if sediment control is provided along the portions of driveways subject to sediment accumulation.
- (2) Other methods of trackout control may be utilized if they do not generate dust or result in discharge of untreated water to drainage infrastructure or water resources.

- (3) Manual removal of sediment from vehicles may be needed when working in heavy mud cannot be avoided.
- (4) Implement traffic guidance (e.g., signs, barriers, fences, flags) to restrict exiting traffic to the trackout device and prevent the circumvention of unfamiliar devices.
- (5) Inform drivers of device weight limits and the location of alternate stabilized egress for oversized and/or overweight loads.
- (6) Document in the erosion control plan whether stabilized impervious surfaces, such as staging areas, are temporary or permanent. Post-construction performance standards may apply in accordance with s. NR 151.121-128 or s. NR 151-421-249 Wis. Adm. Code.
- (7) Vehicles traveling across trackout control practices should maintain a slow constant speed.
- (8) Extend the tracking control length and/or implement additional trackout control practices to supplement primary control measures during major hauling operations, in heavy clay soils, or when conditions render the practice insufficient.
- (9) All trackout control practices, especially stone tracking pads, generally need more maintenance during and immediately after completion of major hauling operations.
- (10) If known soil and/or groundwater contamination is present on site as documented on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) or has been identified through activities on site, then the potential for contamination transport should be assessed. If contamination is identified, impacted soil or water should be characterized and stored, treated or disposed of in compliance with applicable standards and rules. If this is a new contaminant release, consult Wisconsin Department of Natural Resources (DNR) staff in the regional Remediation and Redevelopment Program.
- (11) Methods of street cleaning vary based on project size, conditions, and availability of equipment. These methods require the contractor to follow OSHA standards for silica dust control and may require additional safeguards to meet current standards.

Table 2. Street cleaning methods

Method	Effective for:						Notes
	Larger clumps	Wet	Dry	Sand	Clay/Silt	Minimizing dust	
Shovel and broom by hand	Yes	Yes	Yes	Yes	Yes	Yes	Good for incidental tracking from low traffic sites or minor accumulations.
Power angle broom	Yes	Yes	Yes, with dust control	Yes	Yes	Less effective, but better with dust control	Harder to control collection of debris.
Power pick up broom	Yes	Yes	Yes, with dust control	Yes	Yes	Yes, with dust control	Generally will not get close to edges without a gutter broom, which is less effective. Use in reverse to maximum effects. Better dust control than angle broom.
Traditional street sweeper	Yes	Yes	Yes, with dust control	Yes	Yes	Yes, with dust control	May not be cost effective for low traffic sites. Better dust control than an angle broom.
High efficiency sweeper (vacuum or regenerative air)	No	No	Yes	Yes	Dry – Yes Wet – No	Yes	May not be cost effective for low traffic sites. Presents difficulties with larger material. Best option for dust control.

PLANS AND SPECIFICATIONS

Address the following in plans and specification:

- (1) Location, materials, and dimensions of all stabilized work surfaces,
- (2) Location of all points of egress with all trackout control practices shown,
- (3) Material specifications conforming to this standard,
- (4) Sequence or schedule for installation and removal of practices through different phases of construction; clearly indicate if stabilized work surfaces are temporary or permanent,
- (5) Standard drawings and installation, and
- (6) Stabilization after removal.

Include the responsible party by name, or by title if not known (e.g., general contractor, land owner).

Include the frequency of inspection and maintenance in plans, standard detail drawings, or specifications.

Amend onsite erosion control plans to reflect modifications during the life of the project, including relocation or addition of site entrances and exits.

OPERATION AND MAINTENANCE

Monitor all trackout control practices and nearby streets and roads at least daily during construction and more frequently during heavy use.

Clean and maintain all practices as needed to minimize trackout.

Accumulation of sediment on off-site pavement near a site exit is an indication that street cleaning is needed and on-site prevention and control measures need maintenance or are not adequate. Relocate or add practices when construction egress locations are changed or when current control measures are not reducing trackout.

Clean streets and roads as needed to maintain traction, minimize further spread of sediment, and reduce discharge to drainage infrastructure.

Clean trackout control devices, mats, and other reusable materials prior to transport to a new site to reduce the potential for spread of invasive species and minimize further spread of sediment.

Add signage, fencing, steel posts, and/or traffic barriers as needed to improve use of practices.

Stabilized Work Surface

Monitor stabilized work surface areas for soil deposits, standing water, and damage. Remove soil deposits daily through scraping and/or pavement cleaning, and repair damage as needed. Top dress gravel surfaces as needed. Replace or repair torn or damaged mats.

Stone Tracking Pad

Monitor tracking pads for compaction, soil deposits, and mixing of underlying soils and stone layers.

Maintain a loosened, rough surface by scraping, loosening, or top-dressing with additional aggregate.

Replace geotextile and stone if less-intensive maintenance efforts fail to reestablish effectiveness.

Add stone as needed to maintain the minimum pad thickness.

Replace damaged or crushed culverts under tracking pad.

Manufactured Trackout Control Device

Monitor and maintain devices to minimize shifting, rutting of adjacent surfaces, and structural failure.

Remove accumulated sediment as required to maintain the function of the device.

Replace missing or damaged elements such as bars or anchors, and remove and reset devices if they shift during use.

Fill ruts in adjacent surfaces with aggregate or paving materials. Maintain a stable surface between the device and street or road.

Tire Washing

Monitor tire washing station for sediment accumulation, clogged hoses, appropriate water levels, and effectiveness.

Remove accumulated sediment.

Replenish flocculant as needed, and replace or replenish water as needed.

Maintain hoses to minimize clogging or freezing.

For manufactured tire washing stations, maintain per manufacturer's recommendations.

Modify operations as needed during cold weather to minimize formation of ice-hazards on roadways.

DEFINITIONS

Aggregate: A composite mixture of hard, durable, mineral materials that have been mechanically processed.

Broom-clean: A pavement condition where no measurable material is collected when a push broom is pushed lightly across the surface. This is generally applicable in dry conditions.

Drainage infrastructure: Features present above or below grade for the purpose of collecting and transmitting storm water. These features include, but are not limited to, ditches, storm sewers, drainage inlets, flumes, and manholes.

Manufactured trackout control device: A device installed and maintained at an egress location for reducing trackout of sediments through flexing and vibrating tires.

Trackout: The relocation of material from its intended location to offsite surfaces by vehicles.

Shovel-clean: A pavement condition where no measurable material is collected when a flat-edged shovel is pushed across the surface. This is generally applicable in wet conditions.

Site: The area within the construction limits. Construction limits may change over the course of a project.

Vehicle: Cars, trucks, and other equipment capable of moving persons or property using tires or tracks.

REFERENCES

Wisconsin Council on Forestry, Invasive Species Best Management Practices for Transportation and Utility Rights-of-Way, <https://councilonforestry.wi.gov/Documents/InvasiveSpecies/ROW-Manual.pdf>

Wisconsin DNR, Outstanding and Exceptional Resource Waters, <http://dnr.wi.gov/topic/SurfaceWater/orwerw.html>

Wisconsin DNR, Storm Water Construction Technical Standards, http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

Wisconsin DNR, Storm Water Post-Construction Technical Standards, http://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html

Wisconsin Department of Transportation, *Select Crushed Material*, 2018 Standard Specification, Section 312, <http://wisconsin.dot.gov/rdwy/stndspec/ss-03-12.pdf>

Figure 1:
Example of a common setup that can be used to implement a stabilized surface area.

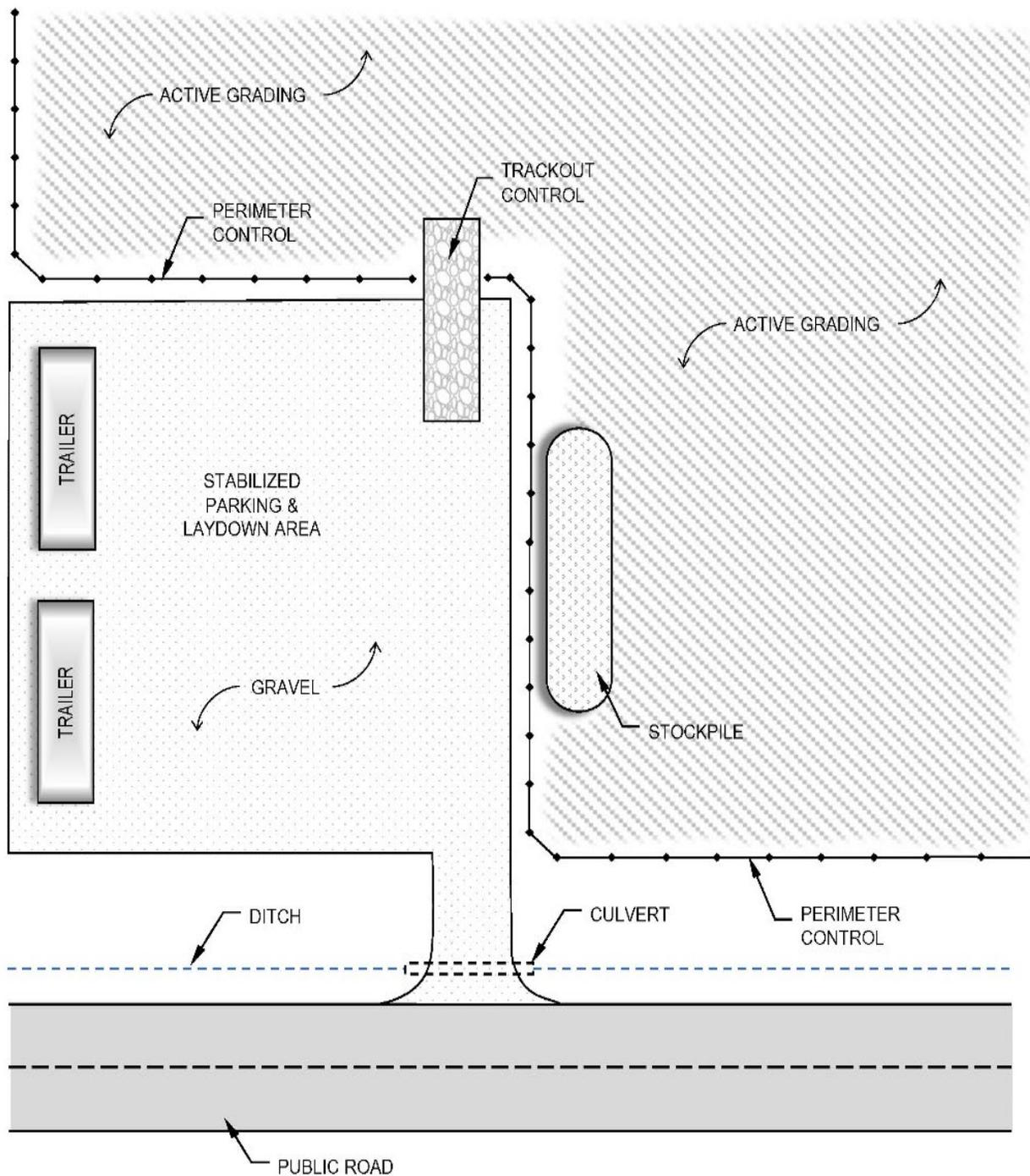
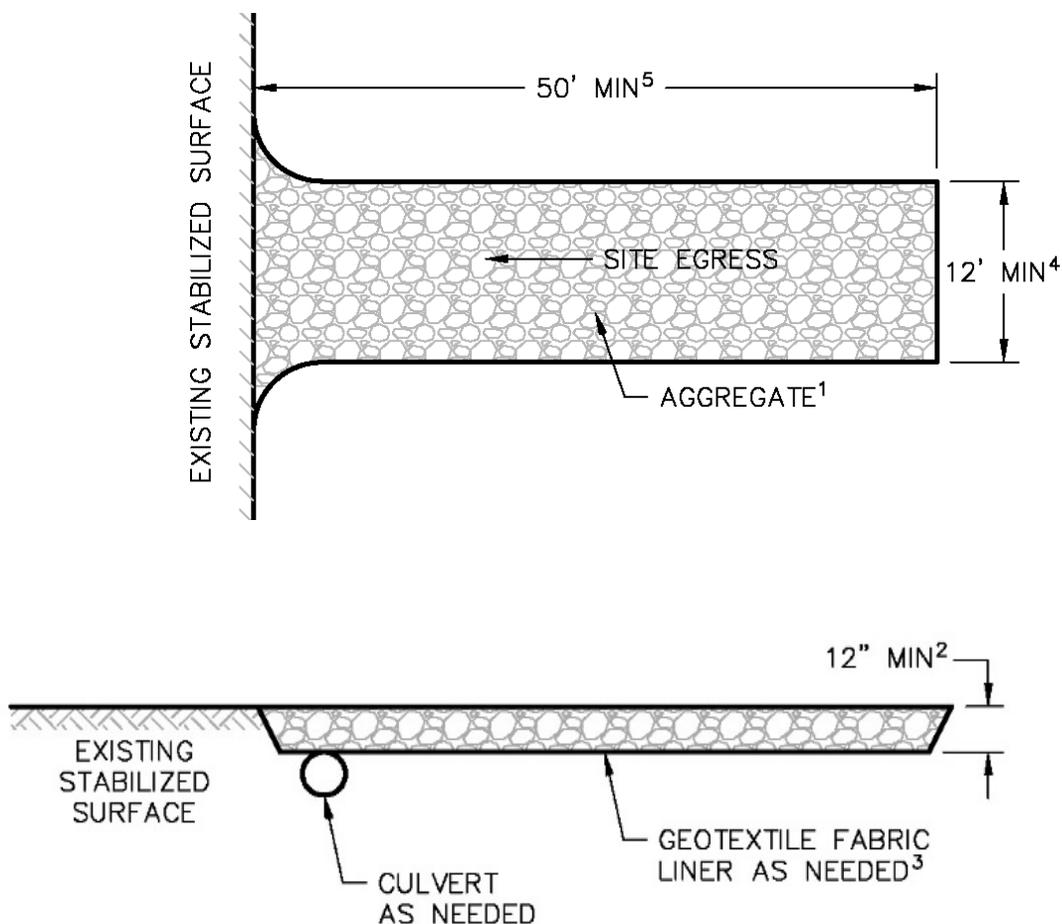


Figure 2:
Stone tracking pad detail



Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

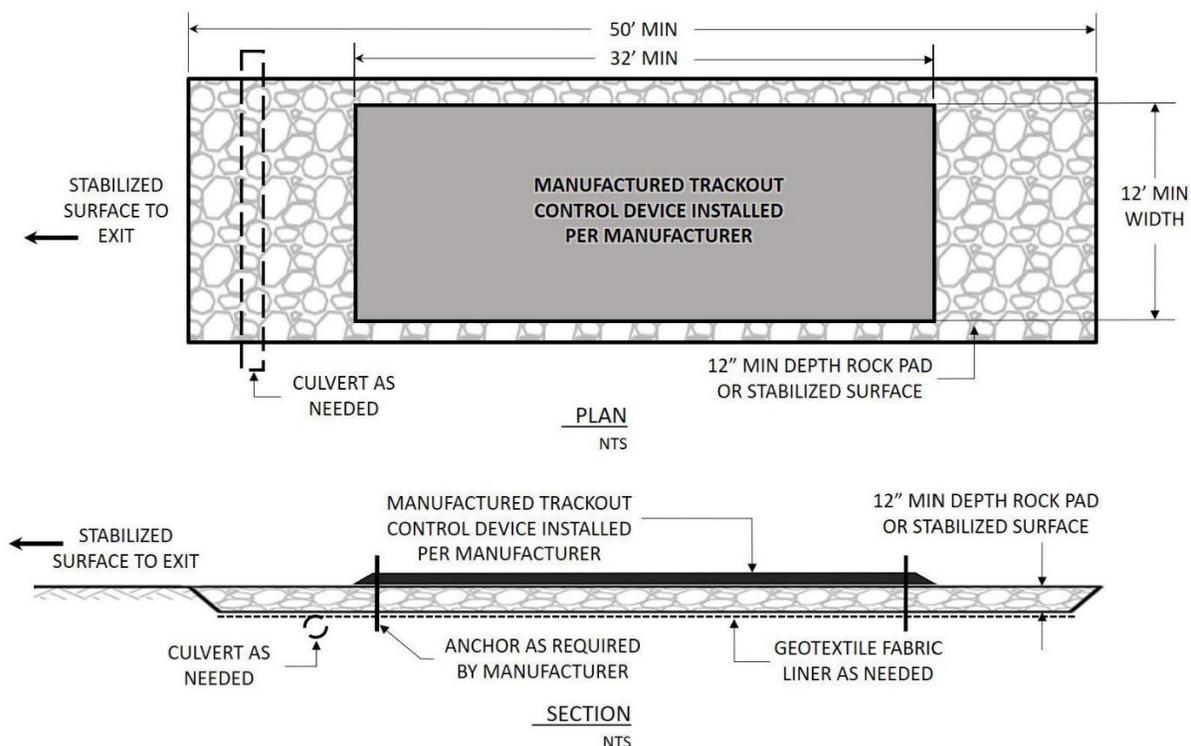
Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

Note 3 Select fabric type based on soil conditions and vehicles loading.

Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

Figure 3:
Example manufactured trackout control device detail.



Note 1 This detail is provided as an example. Comply with manufacturer's specifications while also meeting the minimum manufactured tracking pad length and width described in this technical standard.

Note 2 Install such that runoff flows to an approved treatment practice.

Note 4 A thinner stone layer or other stable surface may be acceptable such that rutting is minimized as vehicles mount or dismount from the manufactured trackout control device.

Note 5 Select fabric type based on soil conditions and vehicles loading.

Note 6 Direct all exiting vehicles over manufactured trackout control device. Stone tracking pad installation across remaining access width is recommended. A 12' minimum can be used when exiting traffic is restricted to a dedicated egress lane.

Note 7 If minimum installation length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

Note 7 Accommodate exiting vehicles in excess of manufactured trackout control device weight capacity with other treatment practices.

Mulching For Construction Sites (1058)

Wisconsin Department of Natural Resources
Technical Standard

I. Definition

Mulching is the application of organic material to the soil surface to protect it from raindrop impact and overland flow. Mulch covers the soil and absorbs the erosive impact of rainfall and reduces the flow velocity of runoff.

II. Purpose

This practice may be used to:

- Reduce soil erosion
- Aid in seed germination and establishment of plant cover
- Conserve soil moisture

III. Conditions Where Practice Applies

This practice may be applied on exposed soils as a temporary control where soil grading or landscaping has taken place or in conjunction with temporary or permanent seeding. Mulching is generally not appropriate in areas of concentrated flow.

IV. Federal, State, and Local Laws

Users of this standard shall comply with applicable federal, state and local laws, rules, regulations or permit requirements governing mulching. This standard does not contain the text of federal, state, or local laws.

V. Criteria

This section establishes the minimum standards for design, installation and performance requirements.

A. Site Preparation:

Soil surface shall be prepared prior to the application of mulch in order to achieve the desired purpose and to ensure optimum contact between soil and mulch. All areas to be mulched shall be reasonably free of rills and gullies.

B. Materials:

Mulch shall consist of natural biodegradable material such as plant residue (including but not limited to straw, hay, wood chips, bark and wood cellulose fiber), or other equivalent materials of sufficient dimension (depth or thickness) and durability to achieve the intended effect for the required time period.

Mulch shall be environmentally harmless to wildlife and plants. Materials such as gravel, plastic, fabric, sawdust, municipal solid waste, *solid waste byproducts*¹, shredded paper, and non-biodegradable products shall not be used.

Mulch shall be free of diseased plant residue (i.e. oak wilt), *noxious weed* seeds, harmful chemical residues, heavy metals, hydrocarbons and other known environmental toxicants.

Marsh hay shall not be used as mulch in lowland areas but may be used on upland sites to prevent the spread of invasive, non-native species (i.e. reed canary grass) commonly found in marsh hay.

Straw and hay mulch that will be crimped shall have a minimum fiber length of 6 inches.

¹ Words in the standard that are shown in italics are described in X. Definitions. The words are italicized the first time they are used in the text.

Wood chips or wood bark shall only be used for sites that are not seeded.

C. Application Rate:

1. Mulch shall cover a minimum of 80% of the soil surface for unseeded areas. For seeded areas, mulch shall be placed loose and open enough to allow some sunlight to penetrate and air to circulate but still cover a minimum of 70% of the soil surface.
2. Mulch shall be applied at a uniform rate of 1½ to 2 tons per acre for sites that are seeded, and 2 to 3 tons per acre for sites that are not seeded. This application results in a layer of ½ to 1½ inches thick for seeded sites, and 1½ to 3 inches thick for sites not seeded.
3. Wood chips or wood bark shall be applied at a rate of 6 to 9 tons per acre to achieve a minimum of 80% ground cover. This application should result in a layer of wood chips or wood bark ½ to 1½ inches thick.

D. Mulch Anchoring Methods

Anchoring of mulch shall be based on the type of mulch applied, site conditions, and accomplished by one of the following techniques:

1. Crimping

Immediately after spreading, the mulch shall be anchored by a mulch crimper or equivalent device consisting of a series of dull flat discs with notched edges spaced approximately 8 inches apart. The mulch shall be impressed in the soil to a depth of 1 to 3 inches.

2. Polypropylene Plastic, or Biodegradable Netting

Apply plastic netting over mulch application and staple according to manufacturer's recommendations.

3. Tackifier

Tackifier shall be sprayed in conjunction with mulch or immediately

after the mulch has been placed. Tackifiers must be selected from those that meet the WisDOT Erosion Control Product Acceptability List (PAL). Asphalt based products shall not be applied.

The tackifiers shall be applied at the following minimum application rates per acre:

- a. Latex-Base: mix 15 gallons of adhesive (or the manufacturer's recommended rate which ever is greater) and a minimum of 250 pounds of recycled newsprint (pulp) as a tracer with 375 gallons of water.
- b. Guar Gum: mix 50 pounds of dry adhesive (or the manufacturer's recommended rate which ever is greater) and a minimum of 250 pounds of recycled newsprint (pulp) as tracer with 1,300 gallons of water.
- c. Other Tackifiers: (Hydrophilic Polymers) mix 100 pounds of dry adhesive (or the manufacturer's recommended rate which ever is greater) and a minimum of 250 pounds of recycled newsprint (pulp) as a tracer with 1,300 gallons of water.

VI. Considerations

- A. Wood products typically absorb available soil nitrogen as they degrade, thus making it unavailable for seed.
- B. The use of mulch behind curb and gutter may not be desirable unless anchored by netting, because air turbulence from nearby traffic can displace the mulch. Consider the use of erosion mat or sod as an alternative.
- C. In areas where lawn type turf will be established, the use of tackifiers is the preferred anchoring method. Crimping will tend to leave an uneven surface and plastic netting can become displaced and entangled in mowing equipment.

- D. A heavier application of mulch may be desired to prevent seedlings from being damaged by frost.
- E. It may be beneficial to apply polyacrylimide in addition to mulch. Refer to WDNR Technical Standard (1050) Erosion Control Land Application of Anionic Polyacrylamide for information about the advantages and proper use of polymers.
- F. Concentrated flows above the site where mulch is applied should be diverted.
- G. Mulch should be placed within 24 hours of seeding.
- H. Mulching operations should not be performed during periods of excessively high winds that would preclude the proper placement of mulch.
- I. Materials such as gravel may be effective for erosion control but are not considered mulches.

VII. Plans and Specifications

- A. Plans and specifications for mulching shall be in keeping with this standard and shall describe the requirements for applying the practice to achieve its intended purpose. The plans and specifications shall address the following:
 1. Type of mulch used
 2. Application rate
 3. Timing of application
 4. Method of anchoring
- B. All plans, standard detail drawings, or specifications shall include schedules for installation, inspection, and maintenance. The responsible party shall be identified.

VIII. Operation and Maintenance

Mulch shall, at a minimum, be inspected weekly and within 24 hours after every precipitation event that produces 0.5 inches of rain or more during a 24-hour period.

Mulch that is displaced shall be reapplied and properly anchored. Maintenance shall be completed as soon as possible with consideration to site conditions.

IX. References

WisDOT's Erosion Control Product Acceptability List (PAL) can be found on the WisDOT web site:

<https://wisconsin.gov/Pages/doing-business/eng-consultants/cnslt-rsrcs/tools/pal/default.aspx>

Printed copies are no longer being distributed.

X. Definitions

Noxious weed (V.B): Any weed a governing body declares to be noxious within its respective boundaries. The State of Wisconsin list of noxious weeds can be found in Statute 66.0407.

Solid Waste Byproducts (V.B): Includes industrial, commercial, residential, and agricultural wastes that have been processed, incinerated, or composted and still contain inorganic wastes such as glass and metals and organic wastes including plastics, textiles, rubber, leather, and other miscellaneous organic wastes which may be toxic or hazardous in nature.

Seeding For Construction Site Erosion Control (1059)

Wisconsin Department of Natural Resources
Technical Standard

I. Definition

Planting seed to establish temporary or permanent vegetation for erosion control.

II. Purpose

The purpose of *temporary seeding*¹ is to reduce runoff and erosion until permanent vegetation or other erosion control practices can be established. The purpose of *permanent seeding* is to permanently stabilize areas of exposed soil.

III. Conditions Where Practice Applies

This practice applies to areas of exposed soil where the establishment of vegetation is desired. Temporary seeding applies to disturbed areas that will not be brought to final grade or on which land-disturbing activities will not be performed for a period greater than 30 days, and requires vegetative cover for less than one year. Permanent seeding applies to areas where perennial vegetative cover is needed.

IV. Federal, State and Local Laws

Users of this standard shall be aware of all applicable federal, state and local laws, rules, regulations or permit requirements governing seeding. This standard does not contain the text of federal, state or local laws.

V. Criteria

This section establishes the minimum standards for design, installation and performance requirements.

A. Site and Seedbed Preparation

Site preparation activities shall include:

1. Temporary Seeding
 - a. Temporary seeding requires a seedbed of loose soil to a minimum depth of 2 inches.
 - b. Fertilizer application is not generally required for temporary seeding. However, any application of fertilizer or lime shall be based on soil testing results.
 - c. The soil shall have a pH range of 5.5 to 8.0.
2. Permanent Seeding
 - a. *Topsoil* installation shall be completed prior to permanent seeding.
 - b. Permanent seeding requires a seedbed of loose topsoil to a minimum depth of 4 inches with the ability to support a *dense* vegetative cover.
 - c. Application rates of fertilizer or lime shall be based on soil testing results.
 - d. Prepare a tilled, fine, but firm seedbed. Remove rocks, twigs foreign material and clods over two inches that cannot be broken down.
 - e. The soil shall have a pH range of 5.5 to 8.0.

¹ Words in the standard that are shown in italics are described in X. Definitions. The words are italicized the first time they are used in the text.

B. Seeding

1. Seed Selection

- a. Seed mixtures that will produce dense vegetation shall be selected based on soil and site conditions and intended final use. Section IX References, lists sources containing suggested seed mixtures.
- b. All seed shall conform to the requirements of the Wisconsin Statutes and of the Administrative Code Chapter ATCP 20.01 regarding noxious weed seed content and labeling.
- c. Seed mixtures that contain potentially invasive species or species that may be harmful to native plant communities shall be avoided.
- d. Seed shall not be used later than one year after the test date that appears on the label.
- e. Seed shall be tested for purity, germination and noxious weed seed content and shall meet the minimum purity and germination requirements as prescribed in the current edition of Rules for Testing Seed, published by the Association of Official Seed Analysts.

2. Seed Rates

a. Temporary Seeding (Cover Crop)

Areas needing protection during periods when permanent seeding is not applied shall be seeded with annual species for temporary protection. See Table 1 for seeding rates of commonly used species. The residue from this crop may either be incorporated into the soil during seedbed preparation at the next permanent seeding period or left on the soil surface and the planting made as a no-till seeding.

Table 1 Temporary Seeding Species and Rates

Species	Lbs/Acre	Percent Purity
Oats	131 ¹	98
Cereal Rye	131 ²	97
Winter wheat	131 ²	95
Annual Ryegrass	80 ²	97

¹ Spring and summer seeding

² Fall seeding

b. Permanent Seeding

Rates shall be based on pounds or ounces of Pure Live Seed (PLS) per acre. Section IX contains some possible reference documents that provide seeding rates. Permanent seeding rates may be increased above the minimum rates shown in the reference documents to address land use and environmental conditions.

If a nurse crop is used in conjunction with permanent seeding, the nurse crop shall not hinder establishment of the permanent vegetation.

A nurse crop shall be applied at 50% its temporary seeding rate when applied with permanent seed.

3. Inoculation

Legume seed shall be inoculated in accordance with the manufacturer's recommendations. Inoculants shall not be mixed with liquid fertilizer.

4. Sowing

Seed grasses and legumes no more than ¼ inch deep. Distribute seed uniformly. Mixtures with low seeding rates require special care in sowing to achieve proper seed distribution.

Seed may be broadcast, drilled, or hydroseeded as appropriate for the site.

Seed when soil temperatures remain consistently above 53° F. *Dormant seed* when the soil temperature is consistently below 53° F (typically

Nov. 1st until snow cover). Seed shall not be applied on top of snow.

VI. Considerations

- A. Consider seeding at a lower rate and making two passes to ensure adequate coverage.
- B. Compacted soil areas may need special site preparation prior to seeding to mitigate compaction. This may be accomplished by chisel plowing to a depth of 12 inches along the contour after heavy equipment has left the site.
- C. Sod may be considered where adequate watering is available.
- D. When working in riparian areas refer to the NRCS Engineering Field Handbook, Chapter 16, Streambank and Shoreline Protection and Chapter 18, *Soil Bioengineering* for Upland Slope Protection and Erosion Reduction.
- E. A site assessment should be conducted to evaluate soil characteristics, topography, exposure to sunlight, proximity to natural plant communities, proximity to nuisance, noxious and/or invasive species, site history, moisture regime, climatic patterns, soil fertility, and previous herbicide applications.
- F. Use *introduced species* only in places where they will not spread into existing natural areas.
- G. Lightly roll or compact the area using suitable equipment when the seedbed is judged to be too loose, or if the seedbed contains clods that might reduce seed germination.
- H. See Section IX. References for suggested seed mixes (NRCS, WisDOT, UWEX) or use their equivalent.
- I. Turf seedlings should not be mowed until the stand is at least 6 inches tall. Do not mow closer than 3 inches during the first year of establishment.
- J. Seeding should not be done when the soil is too wet.

- K. Consider watering to help establish the seed. Water application rates shall be controlled to prevent runoff and erosion.
- L. Prairie plants may not effectively provide erosion control during their establishment period without a nurse crop.
- M. Topsoil originating from agricultural fields may contain residual chemicals. The seedbed should be free of residual herbicide or other contaminants that will prevent establishment and maintenance of vegetation. Testing for soil contaminants may be appropriate if there is doubt concerning the soil's quality.
- N. Consider using mulch or a nurse crop if selected species are not intended for quick germination. When mulching refer to WDNR Technical Standard Mulching for Construction Sites (1058).

VII. Plans and Specifications

Plans and specifications for seeding shall be in keeping with this standard and shall describe the requirements for applying this practice.

All plans, standard detail drawings, or specifications shall include schedule for installation, inspection, and maintenance. The responsible party shall be identified.

VIII. Operation and Maintenance

- A. During construction areas that have been seeded shall at a minimum be inspected weekly and within 24 hours after every precipitation event that produces 0.5 inches of rain or more during a 24-hour period. Inspect weekly during the growing season until vegetation is densely established or permit expires. Repair and reseed areas that have erosion damage as necessary.
- B. Limit vehicle traffic and other forms of compaction in areas that are seeded.
- C. A fertilizer program should begin with a soil test. Soil tests provide specific fertilizer recommendations for the site and can help to avoid over-application of fertilizers.

IX. References

A. Seed Selection References

United States Department of Agriculture – Natural Resources Conservation Service Field Office Technical Guide Section IV, Standard 342, Critical Area Planting.

UWEX Publication A3434 Lawn and Establishment & Renovation.

WisDOT, 2003. State of Wisconsin Standard Specifications For Highway and Structure Construction. Section 630, Seeding.

B. General References

Association of Official Seed Analysts, 2003. Rules for Testing Seed. <http://www.aosaseed.com>.

Metropolitan Council, 2003. Urban Small Sites Best Management Practice Manual, Chapter 3, Vegetative Methods 3-85 – 3-91. Minneapolis.

The State of Wisconsin list of noxious weeds can be found in Statute 66.0407.

United States Department of Agriculture – Natural Resources Conservation Service. Engineering Field Handbook, Chapters 16 and 18.

UWEX Publication GWQ002 Lawn & Garden Fertilizers.

Nurse Crop (V.B.2.b): Also known as a companion crop; is the application of temporary (annual) seed with permanent seed.

Permanent seeding (II) Seeding designed to minimize erosion for an indefinite period after land disturbing construction activities have ceased on the site.

Soil Bioengineering (VI.D) Practice of combining mechanical, biological and ecological concepts to arrest and prevent shallow slope failures and erosion.

Temporary Seeding (II) Seeding designed to control erosion for a time period of one year or less that is generally removed in order to perform further construction activities or to permanently stabilize a construction site.

Topsoil (V.A.2.a) Consists of loam, sandy loam, silt loam, silty clay or clay loam humus-bearing soils adapted to sustain plant life with a pH range of 5.5 – 8.0. Manufactured topsoil shall through the addition of sand or organic humus material, peat, manure or compost meet the above criteria.

X. Definitions

Dense (V.A.2.b) A stand of 3-inch high grassy vegetation that uniformly covers at least 70% of a representative 1 square yard plot.

Dormant seed (V.B.4): Seed is applied after climatic conditions prevent germination until the following spring.

Introduced Species (VI.F) Plant species that historically would not have been found in North America until they were brought here by travelers from other parts of the world. This would include smooth brome grass and alfalfa. Some of these species may have a wide distribution such as Kentucky bluegrass.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
TECHNICAL STANDARD
DEWATERING PRACTICES FOR SEDIMENT CONTROL
1061

DEFINITION

A practice or combination of practices that are used to prevent or reduce the discharge of sediment-laden water from dewatering operations.

PURPOSE

The purpose of this standard is to prevent water pollution from the discharge of sediment during dewatering of construction sites. The standard identifies several common methods which may be used to meet this purpose and specifies best management practices to ensure their effectiveness.

CONDITIONS WHERE PRACTICE APPLIES

This standard applies to land disturbing construction activities such as construction of buildings or roads, or the installation of utilities where sediment-laden runoff and/or groundwater accumulates in ponds, pits, trenches or other excavations and needs to be removed by pumping or other means of dewatering.

CRITERIA

General Criteria

Be aware of applicable federal, state, and local laws, regulations, or permit requirements governing dewatering operations. This standard does not contain the text of federal, state, or local laws.

Select and design dewatering practices that are appropriate for the: 1) pumping or *discharge rate*¹, and 2) and removal of the *target soil particle*, which is determined based on the predominant soil texture in the immediate area surrounding the accumulated water and the contributing drainage area.

Use combinations of dewatering practices (e.g., settling followed by filtering, *water-applied additive* followed by settling and/or filtering) when stand-alone practices are not effective for removal of the target soil particle (see Operation and Maintenance).

Discharge Locations

Locate and install dewatering practices so that discharges from the practice will not come in contact with or flow across exposed soils. Discharge to *stable surfaces* is not necessary for *internally drained areas*.

Provide energy dissipation at the outfalls of dewatering practices to minimize the potential for erosion caused by concentrated flows.

For discharges to storm sewer or sanitary sewer systems, contact the owner of the system to determine if flow rate or other discharge limitations apply.

Avoid discharges to steep slopes.

For discharges to waterways or wetlands:

- (1) Do not discharge at a rate or volume that will increase erosion or flood elevations in the receiving water.

¹ Words in the standard that are shown in italics are described in the Glossary section. The words are italicized the first time they are used in the text. Technical Standards are reviewed periodically and updated if needed. To obtain the current version of this standard, contact your local WDNR office or the Standards Oversight Council office in Madison, WI at (608) 441-2677.

- (2) Do not discharge pollutant concentrations or pollutant loads that will cause or contribute to exceedance of water quality standards or does not protect or preserve the functional values or uses of wetlands.

Do not discharge at a rate or volume that will increase erosion or flooding on off-site properties.

Avoid discharging to a *karst feature* or other direct groundwater connection.

Contact the Wisconsin Department of Natural Resources (DNR) if proposing to discharge to an Outstanding Resource Water (ORW) or Exceptional Resource Water (ERW).

Note: Locations of ORW and ERW waterbodies can be found at <https://dnr.wi.gov/topic/surfacewater/swdv/>.

Dewatering Best Management Practices

It is acceptable to use the following dewatering best management practices:

Internally Drained Areas

Discharges to internally drained upland areas meeting the following criteria do not require sediment removal prior to discharge:

- (1) The area is either on-site or the off-site landowner has provided written approval for the discharge.
- (2) The area can contain and infiltrate the volume of water without a surface discharge. If applicable, the impact of frozen ground conditions and/or other sources of water (e.g., runoff, groundwater) should be evaluated.
- (3) The area is not considered or does not contain a wetland or waterway.
- (4) The area does not contain endangered resources or cultural resources that can be impacted by the discharge.
- (5) The area is not an existing or proposed storm water infiltration practice.
- (6) The area is not a *karst feature* or other direct groundwater connection.

Internal drained areas can be created using temporary containment barriers (e.g., berm).

Sediment Basins and Sediment Traps

Discharge to existing construction site sediment traps (WDNR Technical Standard 1063) sediment basins (WDNR Technical Standard 1064) and provided the discharge does not cause an exceedance of the design discharge rates for target soil particle removal from the basin or trap.

Temporary or Portable Settling Basins/Tanks

Discharge to temporary or portable settling basins/tanks with at least two baffled compartments.

Provide at least 3 feet of depth as measured from the bottom of the basin/tank to the invert of the outlet from the basin/tank.

Determine the minimum surface area of the basin/tank using the following equations:

Target Particle Size	Basin or Tank Surface Area Equation
Sand*	$Sa = 1.83 \times Q$
Silt**	$Sa = 30 \times Q$
Clay	$Sa = 180 \times Q$

Sa = Surface area (square feet), Q = Pumping rate and/or discharge rate (gallons per minute).

* Use the sand equation for silty soils when filter baffles and/or water-applied additives are used.

** Use silt equation for clayey soils when filter baffles and/or water-applied additives are used.

It is acceptable to reduce the settling basin or tank surface area when filter baffles and/or water-applied additives are used to increase the removal efficiency.

Geotextile Filtering Practices

Discharge to *geotextile filter bags* (Figures 1 and 2) or *geotextile filter basins* (Figure 3) fabricated using WisDOT Type R, WisDOT HR or equivalent geotextile.

Provide a minimum geotextile surface area of 100 square feet. Geotextile surface areas of less than 100 square feet can be used for low volume discharges (less than 100 cubic feet).

Determine the required geotextile surface area based on the specified geotextile product water flow rate (gallons per minute/square feet) and the following correction factors (see Example 1):

- (1) Reduce the specified geotextile product water flow rate by 50% to account for clogging.
- (2) For filter bags and basins, do not consider the bottom geotextile surface area unless the bag or basin is placed on permeable bedding material (e.g., open-graded base) that will not impede or reduce the flow through the geotextile.

Use water-applied additives prior to geotextile filters when needed to increase removal efficiency.

Example 1

- 1) Calculate the required geotextile filter surface area based on a pumping rate of 1,000 gallons per minute and a geotextile product flow rate of 50 gallons per minute/square foot.

Solution 1

- 1) Multiply the geotextile product flow rate (50 gpm/sf) by 50% to get the corrected flow rate to account for clogging (25 gpm/sf).
- 2) Divide the pumping rate (1,000 gpm) by the corrected flow rate (25 gpm/sf) to get the required geotextile surface area (40 sf).

NOTE: Increase the geotextile surface area to at least 100 square feet if a filter bag or basin will be used.

Filter Baffles

Discharge to settling basins/tanks or *dewatering channels* with one or more filter baffle (Figures 4 and 5).

Fabricate filter baffles with geotextile or other materials providing equivalent particle filtering.

Control discharge rates so that no filter baffle overtopping or bypassing occurs. For filter baffles in series, overtopping or bypassing can occur prior to the last baffle.

Use water-applied additives prior to filter baffles when needed to increase removal efficiency.

Manufactured Filtering Practices

Discharge to manufactured filtering devices such as sand, wound cartridge or membrane filters in accordance with manufacturer specifications.

Use water-applied additives prior to manufactured filtering devices when needed to increase removal efficiency.

Water-Applied Additives

Use water-applied additives as needed to increase the removal efficiency of filtering or settling practices.

Select water-applied additives that have WDNR allowable usage rates.

Do not use water-applied additives above the WDNR allowable usage rate for specific additive.

Select water-applied additives in accordance with manufacturer's specifications.

Note: WDNR maintains a list of additive allowable usage rates at

<https://dnr.wi.gov/topic/stormWater/documents/allowableUsageRatesWaterAppliedAdditives.pdf>

Groundwater Dewatering Wells

During well development, discharge sediment-laden water to appropriate dewatering practices.

During well operation, it is acceptable to bypass dewatering practices with clear water discharges if applicable discharge location criteria are met.

If *high capacity well systems* will be constructed, contact the WDNR Drinking Water and Groundwater program for information on applicable permits and requirements.

If a dewatering well has the potential to discharge contaminated groundwater, contact the WDNR Wastewater program to discuss testing, storage and discharge options. Additional WPDES permits may be required.

If a groundwater dewatering well will discharge to waters of the state, contact the WDNR Wastewater program to determine if a dewatering wastewater general permit is required.

CONSIDERATIONS

- (1) If available and appropriate, discharge to internally drained areas or existing sediment traps or basins before using the other options.
- (2) Effective removal of clay-sized particles can be difficult using stand-alone practices such as geotextile filters or portable settling tanks. When the target soil particle is clay, plan for the use of combinations of practices to provide effective treatment.
- (3) Geotextile with lower apparent opening size (AOS) may be more effective for removal of small particles. However, rapid clogging of the geotextile may occur.
- (4) For long-duration pumping operations, plan for the potential replacement of dewatering practices due to clogging.
- (5) If possible, site-specific dewatering plans should be developed. The plans should show all components of the dewatering system and adjacent construction operations to verify that adequate space is available and potential conflicts are minimized.
- (6) The practices in this standard are not appropriate for treatment or discharge of contaminated water or groundwater. If oily sheens, odors or colors indicating potentially contaminated water are observed, stop dewatering operations and notify the WDNR spills hotline at 1-800-943-0003.
- (7) See Figure 6 for practice specific considerations.

PLANS AND SPECIFICATIONS

Prepare plans and specifications in accordance with the criteria of this standard and describe the requirements for applying the practice to achieve its intended use.

OPERATION AND MAINTENANCE

General

Unless conducting a hydraulic dredging operation, utilize a floating suction hose or equivalent method to minimize the potential for pumping sediment directly from the bottom of a pond, pit or trench.

During dewatering operations, conduct at least daily monitoring of dewatering practices and discharge locations and keep monitoring records.

Evaluate sediment removal effectiveness of dewatering practices during daily monitoring. Use a *transparency tube* (Figure 7) or other field test method to evaluate sediment removal effectiveness. If transparency cannot be observed through 12.5 cm (5 inches) of water, modification or enhancement of dewatering practices is needed.

Modify or enhance dewatering practices that are not providing effective sediment removal.

Properly dispose of all sediment collected in dewatering practices. Sediment can be disposed on-site.

Settling Basin or Tanks

Remove accumulated sediment as needed to maintain effectiveness.

Geotextile Filters

Slowly increase the pumping rate to allow a filter cake to develop on the fabric and improve the ability of the fabric to remove soil particles that are smaller than the fabric openings.

Securely connect inflow hoses to filter bags to minimize leakage.

Replace clogged, torn or damaged geotextile filters.

Filter Baffles

Replace clogged, torn or damaged filter baffles.

Manufactured Filters

Operate and maintain filters per manufacturer's instructions.

If filter backwashing is required, properly dispose of the backwash water.

Water-Applied Additives

Apply or introduce water-applied additives in accordance with the manufacturer's instructions.

Verify proper dosing (lbs/gallon) with the manufacturer and limit to WDNR allowable usage rates.

Provide appropriate contact/mixing time prior to the filtering or settling practice.

GLOSSARY

Dewatering channels: Ditches or swales with stable surfaces and one or more filter baffle.

Discharge rate: The rate of water flow (e.g., gallons per minute) to a dewatering practice from a pump or other mechanism.

Filter baffle: A vertically oriented filter that is fabricated with geotextile or other materials that provide filtration.

Geotextile filter bag: Geotextile fabric sewn into a completely enclosed bag with double-stitched seams and a snout to allow for a hose connection.

Geotextile filter basin: A temporary water storage area created with and/or over permeable material (e.g. open graded stone) and overlain with geotextile fabric.

High-capacity well systems: Any well or combinations of wells that in aggregate have a combined pumping capacity of 70 or more gallons per minute.

Internally drained areas: Areas that can contain and infiltrate the entire dewatering volume without generating a surface discharge.

Jar test: A pilot-scale test that simulates the coagulation/flocculation process in water.

Karst feature: An area or geologic feature subject to bedrock dissolution so that it is likely to provide a conduit to groundwater, and may include caves, enlarged fractures, mine features, exposed bedrock surfaces, sinkholes, springs, seeps or swallets.

Stable Surfaces: Surface that is not susceptible to rapid erosion when subject to moving water. Examples include areas covered with 6 inches or more of wash aggregate, pavement, dense vegetation in good condition or anchored erosion control mat.

Target soil particle: The soil particle (sand, silt or clay) that needs to be removed by the dewatering practice (See Figure 8).

Transparency tube: A tube with a black and white disc in the bottom, which is marked in centimeters or inches along its side. It is used for assessing the clarity of water.

Water-applied additive: Chemical products used for water clarification.

Wells: Drillholes or other excavations or openings deeper than they are wide that extend more than 10 feet below the ground surface constructed for the purpose of obtaining groundwater.

REFERENCES

Wisconsin DNR, Outstanding and Exceptional Resource Waters, <https://dnr.wi.gov/topic/SurfaceWater/orwerw.html>

Wisconsin DNR, Storm Water Construction Technical Standards, https://dnr.wi.gov/topic/stormwater/standards/const_standards.html

Wisconsin DNR, Water Application of Additives for Sediment Control, Technical Standard 1051, <https://dnr.wi.gov/topic/stormWater/documents/1051WaterAppliedAdditives.pdf>

Wisconsin DNR, Remediation and Redevelopment Database (WRRD), Contamination Sites, <https://dnr.wi.gov/topic/Brownfields/wrrd.html>.

Wisconsin DNR, High Capacity Wells, <https://dnr.wi.gov/topic/Wells/HighCap/Apply.html>

Wisconsin DOT, Geosynthetics, Standard Specification Section 645, <https://wisconsin.gov/rdwy/stndspec/ss-06-45.pdf>

University of Wisconsin Extension, Transparency, A Water Clarity Measure, <https://wateractionvolunteers.org/files/2019/10/5Transparency-Monitoring2010.pdf>

**Figure 1:
Geotextile Filter Bag**

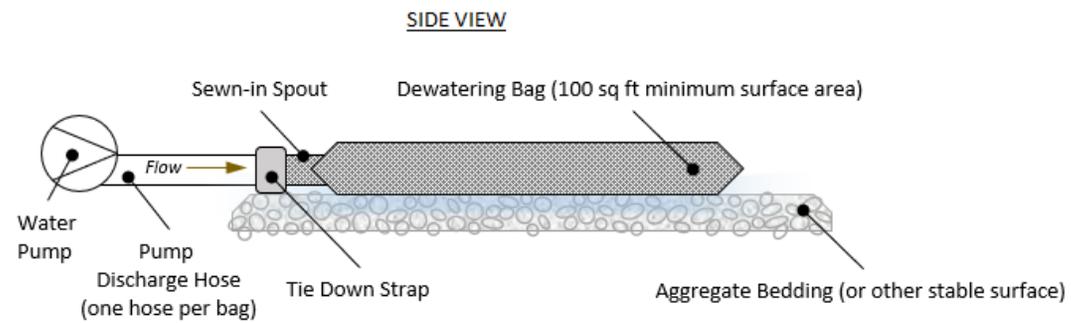
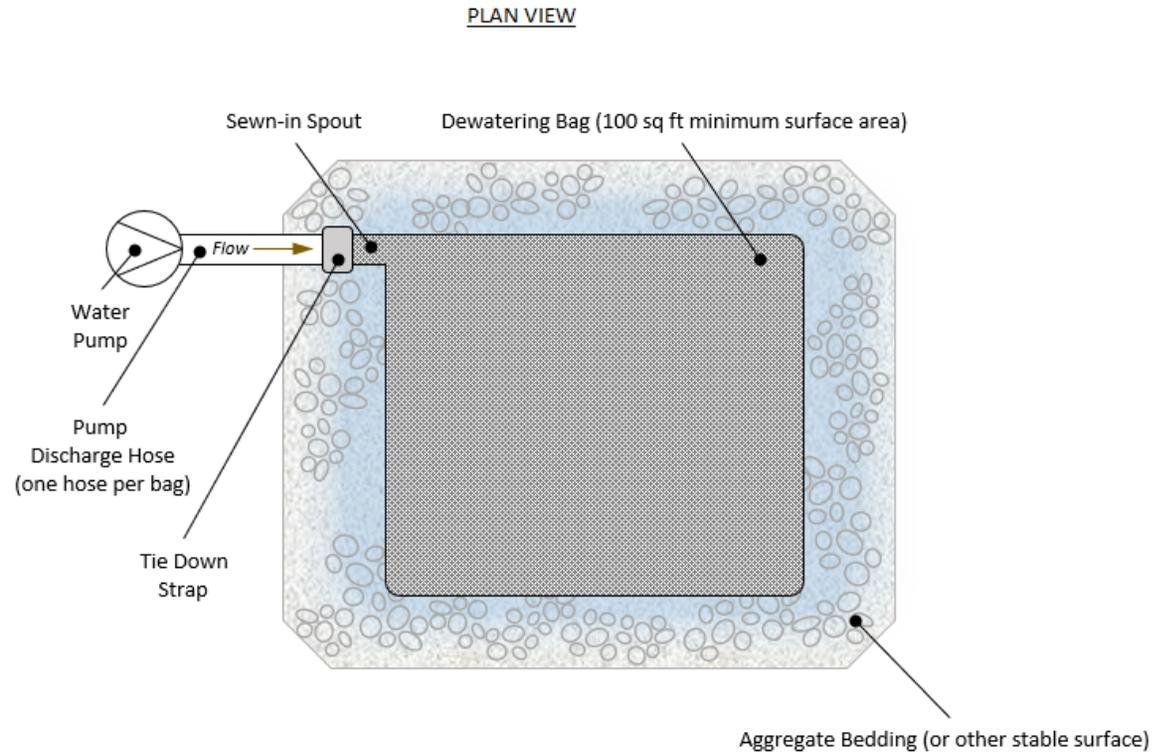
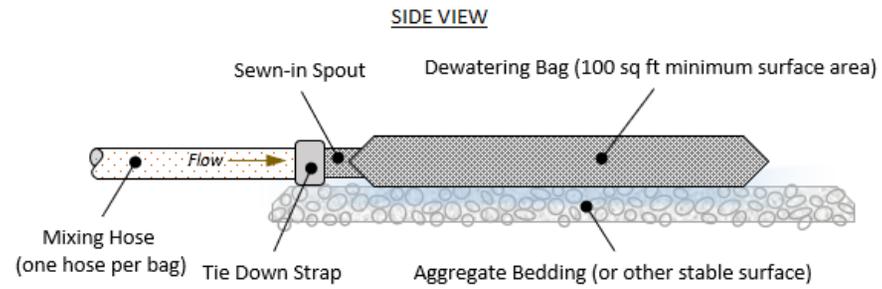
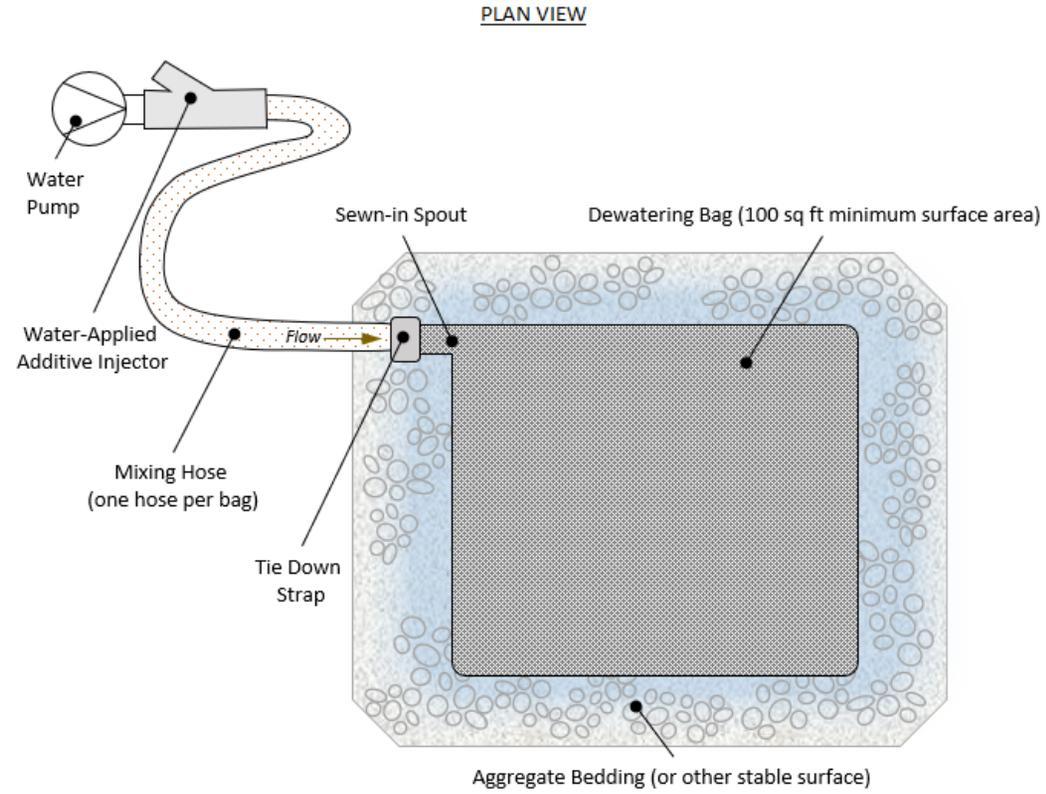
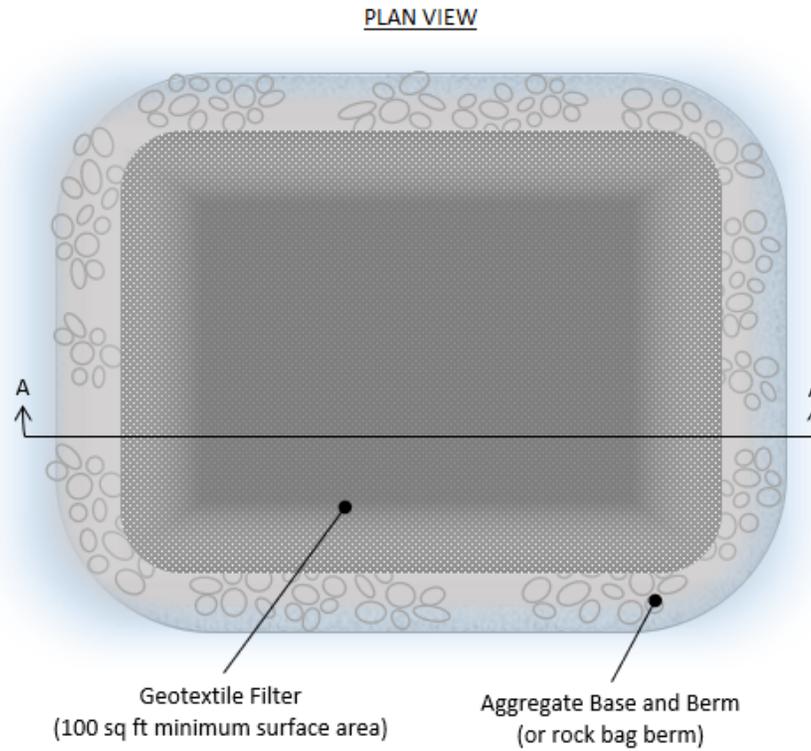


Figure 2:
Geotextile Filter Bag with Water-Applied Additive



**Figure 3:
Geotextile Filter Basin**



Note: Overlap adjacent geotextile by at least 12 inches.

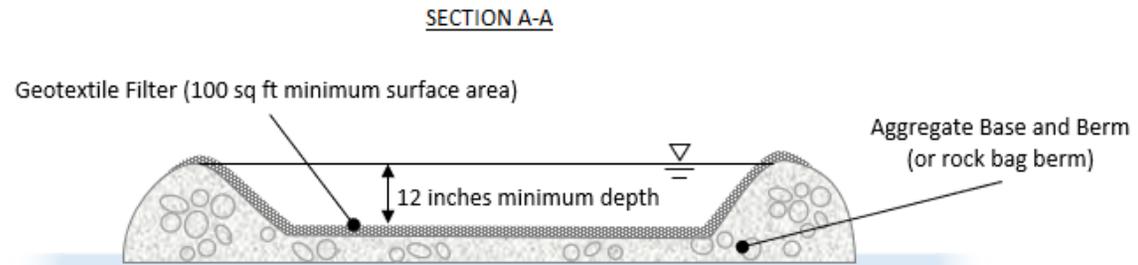
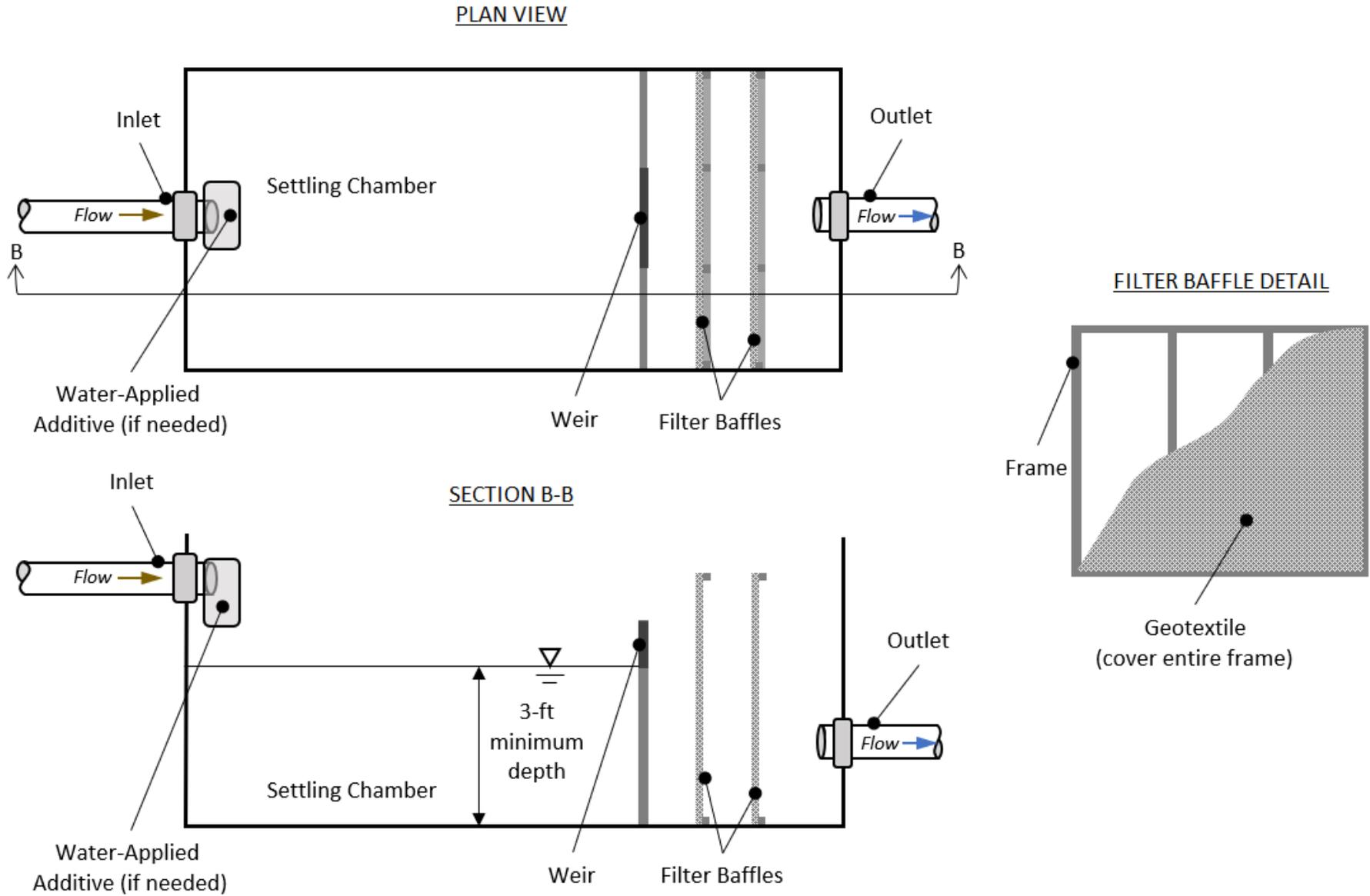
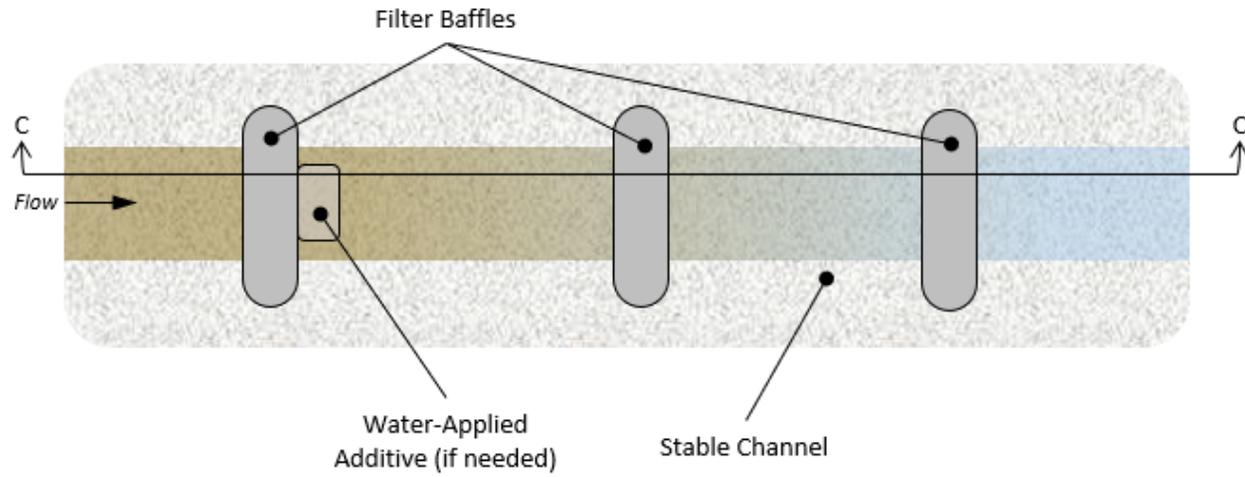


Figure 4:
Settling Tank with Geotextile Filter Baffles

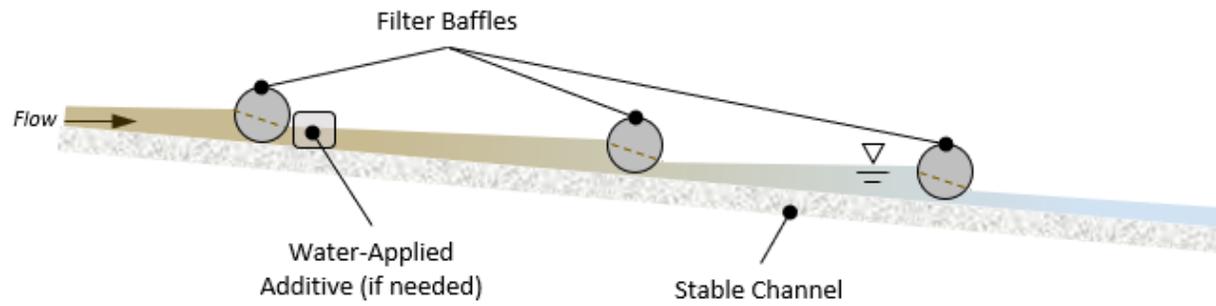


**Figure 5:
Dewatering Channel**

PLAN VIEW



SECTION C-C



**Figure 6:
Dewatering Practice Considerations**

Dewatering Practice	Considerations
Sediment Basins/ Traps	<ul style="list-style-type: none"> • The target soil particle size should be consistent with the soil texture that was used to design the sediment basin or trap. • For sediment basins, the discharge rate from the basin should not exceed the design inflow and discharge rates from the basin for a 1-yr, 24-hr design storm. • For sediment traps, the discharge rate to the trap should not exceed the peak runoff rate to the trap for a 1-yr, 24-hr design storm.
Settling Basins/Tanks	<ul style="list-style-type: none"> • For silt and clay particles, discharge rates may be limited by available basin/tank sizes. If needed, a flow splitter can be used to direct the inflow to multiple basins/tanks.
Geotextile Filters	<ul style="list-style-type: none"> • Discharge rates may be limited by available geotextile sizes. If needed, a flow splitter can be used to direct the inflow to multiple filter bags or basins.
Manufactured Filters	<ul style="list-style-type: none"> • DNR does not maintain a list of approved manufactured filter devices and cannot provide information regarding the performance of these devices. • Manufactured filters can potentially treat high flow rates (1,000 gallons per minute or more).
Water-Applied Additives	<ul style="list-style-type: none"> • The ability of water-applied additives to effectively flocculate silt and/or clay particles is site-specific. <i>Jar testing</i> (or equivalent) should be conducted to verify that the product will be effective prior to full scale implementation.

Figure 7:
**Sediment Control Effectiveness Using Transparency to Determine
Sediment Control Effectiveness**

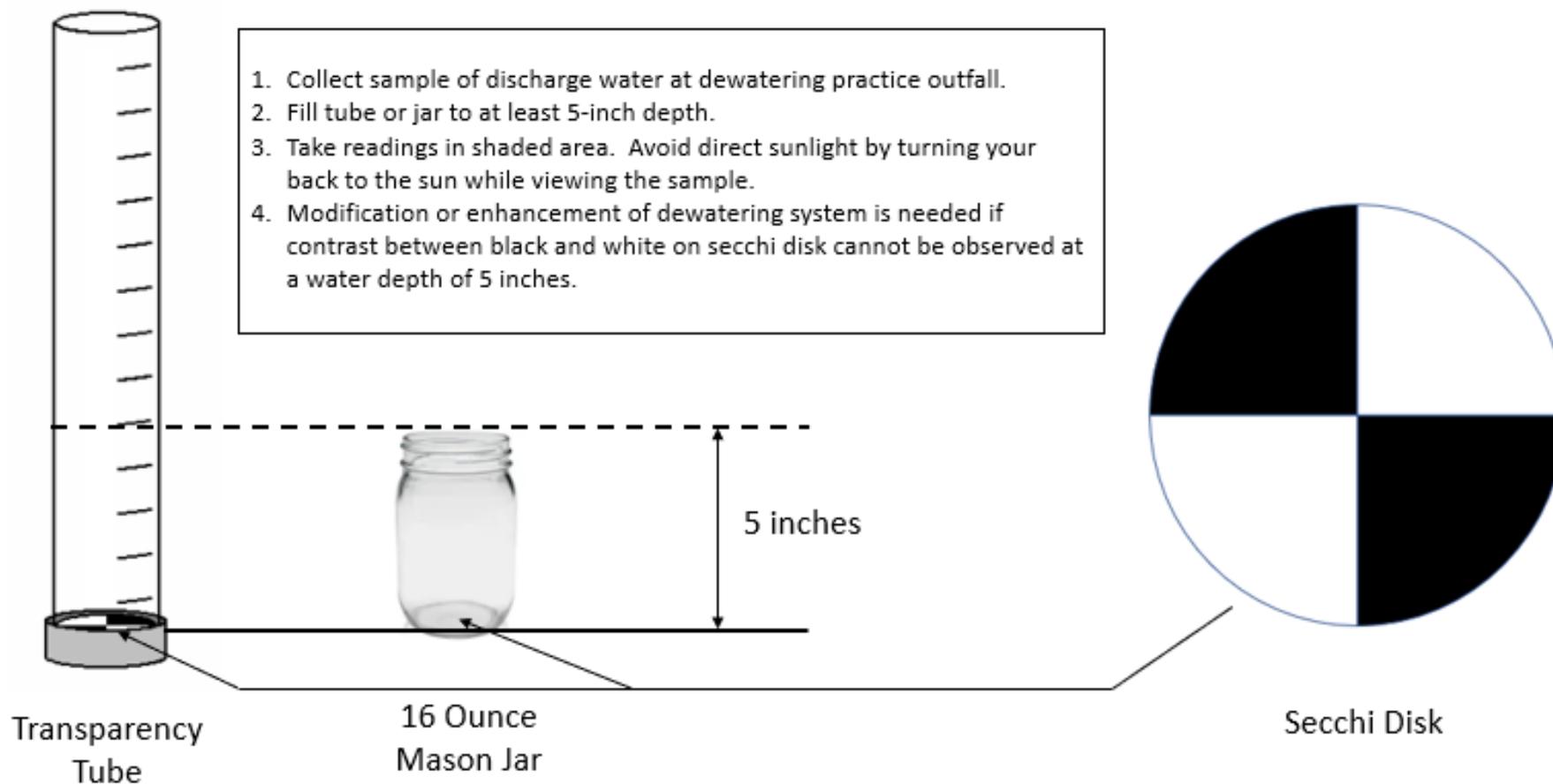


Figure 8:
Target Soil Particle Based on Soil Texture

Soil Texture	Target Soil Particle
Sand	Sand
Loamy Sand	
Sandy Loam	
Loam	Silt
Silt	
Silt Loam	
Clay Loam	Clay
Silty Clay	
Clay	

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
TECHNICAL STANDARD
DUST CONTROL ON CONSTRUCTION SITES
1068

DEFINITION

Dust control includes practices used to reduce or prevent the surface and air transport of dust during construction.

Dust control measures for construction activities include minimization of soil disturbance, applying mulch and establishing vegetation, water spraying, surface roughening, applying additives (polymers), spray-on tackifiers, chlorides, and barriers.

PURPOSE

This practice may be used to:

- (1) Reduce wind erosion and dust.
- (2) Minimize deposition of dust and wind transported soils into water bodies through runoff or wind action.
- (3) Reduce respiratory problems.
- (4) Minimize low visibility conditions caused by airborne dust.

CONDITIONS WHERE PRACTICE APPLIES

Dust control measures may be applied at any construction site, but is particularly important for sites with dry exposed soils which may be exposed to wind or vehicular traffic.

CRITERIA

Comply with applicable federal, state and local laws, rules, regulations or permit requirements governing this practice. This standard does not contain the text of federal, state, or local laws.

This section establishes the minimum standards for design, installation and performance requirements.

Limit the area exposed for dust generation prior to implementing dust control practices.

Asphalt and petroleum based products cannot be used for dust control.

Mulch and Vegetation. Mulch or seed and mulch may be applied to protect exposed soil from both wind and water erosion. Refer to WDNR Technical Standards Mulching for Construction Sites (1058) and Seeding for Construction Site Erosion Control (1059) for criteria.

Water. Water until the surface is wet and repeat as needed. Water at rates so that runoff does not occur. Provide a stone tracking pad or tire washing station at treated soil surfaces that receive vehicle traffic. Refer to WDNR Technical Standard Stone Tracking Pad and Tire Washing (1057) for criteria.

Tillage. Tillage can be used as a control measure performed with chisel type plows on exposed soils. Begin tillage on the windward side of the site. Tillage is only applicable to flat areas.

Additives. Additives can be an effective practice for areas that do not receive vehicle traffic. Initially apply water to additives for activation to be effective for dust control. Refer to WDNR Technical Standard 1050 - Land Applied Additives for Erosion Control for application criteria.

Tackifiers and Soil Stabilizers Type A. Select products and install at rates conforming to the WisDOT Erosion Control Product Acceptability List (PAL). Examples include vegetable based products such as natural Latex or Guar Gum.

Chlorides. Apply chlorides according to the most recent version of the WisDOT Standard Specifications for Highway and Bridge Construction.

Barriers. Place barriers at right angles to prevailing wind currents at intervals of about 15 times the barrier height. Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and blown soil.

CONSIDERATIONS

Some sites may require an approach that utilizes a combination of measures for dust control.

PLANS AND SPECIFICATIONS

Prepare plans and specifications for dust control practices in keeping with this standard and to describe the requirements for applying the practice to achieve its intended purpose.

OPERATION AND MAINTENANCE

Inspect daily areas that have dust control practices.

REFERENCES

WisDOT's Erosion Control Product Acceptability List (PAL) can be found on the WisDOT web site:

<http://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrcs/tools/pal/default.aspx>

Printed copies are no longer being distributed.

APPENDIX H

Nonmetallic Mining Operations General Permit to Discharge under the Wisconsin Pollution Discharge Elimination System



**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES**

**GENERAL PERMIT TO DISCHARGE UNDER THE
WISCONSIN POLLUTANT DISCHARGE ELIMINATION SYSTEM
WPDES PERMIT NO. WI-A046515-6**

In compliance with the provisions of Chapter 283, Wis. Stats., and ch. NR 216, Wis. Adm. Code, any facility located in the State of Wisconsin, excluding initial coverage within Indian Country after September 30, 2001, engaging in

NONMETALLIC MINING OPERATIONS (NON-INDUSTRIAL SAND AND OTHER AGGREGATES)

and meeting the applicability criteria in section 1 of this permit and that receives a letter from the Wisconsin Department of Natural Resources (Department) granting coverage under this permit, is authorized to discharge storm water and wastewater to waters of the state provided that the discharge is in accordance with the conditions set forth in this permit.

This permit is issued by the Department and covers discharges from the facility as of the **Start Date** of permit coverage to the permittee. For initial permit coverage, the Department will transmit a cover letter to the permittee stating that the facility is covered under this permit. Initial coverage under this permit will become effective at a new facility beginning upon the **Start Date** specified by the Department in the cover letter. For an existing facility with permit coverage under a previously issued version of a nonmetallic mining operations general permit, coverage under this permit will become effective at the facility beginning upon the **Effective Date** below. For these facilities, the **Effective Date** is the **Start Date**.

State of Wisconsin Department of Natural Resources, For the Secretary

By 
Pamela A. Biersach, Director
Bureau of Watershed Management

July 29, 2016
Date Permit Signed

PERMIT EFFECTIVE DATE: August 1, 2016

EXPIRATION DATE: July 31, 2021

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1. APPLICABILITY CRITERIA

1.1 Activities Covered

Unless otherwise excluded from coverage under section 1.3, this permit applies to the discharge of pollutants associated with storm water and wastewater from any active and inactive nonmetallic mining operation as defined by Standard Industrial Classification (SIC) Code 1400 to 1499, except SIC Code 1446, to waters of the state either directly or indirectly via a storm sewer or other conveyance. For the purposes of this permit, storm water co-mingled with a wastewater described in sections 1.1.2 through 1.1.7 below is considered wastewater. Additionally, storm water collected and used for washing, cleaning, separating, or processing nonmetallic minerals is considered process wastewater when discharged.

Note: Nonmetallic mining operations as defined under SIC Code 1446 (Industrial Sand) are covered under WPDES Permit No. WI-B046515-6.

Ready-mixed concrete operations defined by SIC Code 3273 that are contiguous to or located within the nonmetallic mining operation may also be covered under this permit when the permitted nonmetallic mining operator accepts or has legal responsibility for the concrete operation's wastewater and/or storm water discharges. Ready-mixed concrete product process wastewater, such as contact cooling water, condensate, material washwater, and equipment washwater, may be discharged along with nonmetallic mining wastewater under this permit.

Nonmetallic mining operations covered by this permit include sites and equipment engaged in excavation, dredging, or processing of sand, gravel, dimension stone, crushed stone, rotten granite, clay, concrete rubble/aggregate recycle piles or other similar activities, that result in a discharge to waters of the state of one or more of the following:

1.1.1 Contaminated storm water.

1.1.2 Process wastewater associated with washing, cleaning, drying, separating, or processing nonmetallic minerals.

1.1.3 Dewatering activities.

1.1.4 Contact and noncontact cooling water, condensate or boiler water.

1.1.5 Dust suppression water.

1.1.6 Water from the outside washing of vehicles, equipment, or other objects except as provided in section 1.3.8.

1.1.7 Other similar wastewaters.

1.2 Individual Permit Coverage

In accordance with s. 283.35(3), Wis. Stats. or s. NR 216.25(3) Wis. Adm. Code, if the Department determines that discharges from a nonmetallic mining operation are more appropriately covered under an individual WPDES permit, the Department may deny coverage or revoke coverage under this permit and issue an individual WPDES Permit to that nonmetallic mining operation. The determination to cover discharges

associated with a nonmetallic mining operation under an individual WPDES permit may apply to either storm water discharges or wastewater discharges, or to both.

1.3 Discharges Not Covered

The following are not authorized under this permit:

- 1.3.1** Storm water and wastewater discharges from nonmetallic mining operations that include industrial sand mining as defined under SIC Code 1446 (Industrial Sand).
- 1.3.2** Storm water discharges within Indian Country for which initial coverage under this permit is sought after September 30, 2001. Industrial storm water discharges within Indian Country from non-tribal lands that have state coverage under a general storm water permit prior to September 30, 2001, continue to be covered under this permit for purposes of state law.

Note: Indian County is defined under 18 USC §1151. Contact the Department at (608) 267-7694 for non-tribal storm water discharges within Indian Country to determine if state permit coverage from the Department is required.
- 1.3.3** Storm water and wastewater discharges of hazardous substances that are required to be reported under ch. NR 706, Wis. Adm. Code.
- 1.3.4** Wastewater discharges from the following nonmetallic mining processes: Crushed stone chemical flotation, construction sand and gravel heavy liquid chemical separation, industrial sand chemical flotation, and industrial sand acid leaching extraction.
- 1.3.5** Wastewater discharges from the manufacturing of cement by the kiln dust process.
- 1.3.6** Discharges of wastewater from the washing of a precast concrete surface treated with retarder to expose aggregate after the unset surface cement is cleaned off.
- 1.3.7** Wastewater discharges from the regeneration of ion exchange water treatment units.
- 1.3.8** Wastewater discharges from the use of petroleum or halogenated hydrocarbon degreasing agents during the washing of vehicles, equipment or other objects, and wastewater discharges containing petroleum products or volatile organic solvents such as from engine degreasing, or washing off diesel or gasoline.
- 1.3.9** Wastewater discharges from areas subject to the remediation of environmental contamination regulations under the NR 700 Wis. Adm. Code series.
- 1.3.10** Wastewater discharges of noncontact cooling water treated with biocides, except that uncontaminated water from a municipal water supply may be discharged.
- 1.3.11** Storm water and wastewater discharges that affect wetlands, unless the Department determines that the discharges comply with the wetland water quality standards provisions in ch. NR 103, Wis. Adm. Code.

1.3.12 Storm water and wastewater discharges that affect endangered and threatened resources, unless the Department determines that the discharges comply with the endangered and threatened resource protection requirements of s. 29.604, Wis. Stats., and ch. NR 27, Wis. Adm. Code.

1.3.13 Storm water and wastewater discharges that affect any historic property that is listed property, or on the inventory or on the list of locally designated historic places under s. 44.45, Wis. Stats., unless the Department determines that the discharges will not have an adverse effect on any historic property pursuant to s. 44.40 (3), Wis. Stats.

1.3.14 A discharge of a pollutant to surface water via wastewater directly to an outstanding resource water (ORW) as defined in s. NR 102.10, Wis. Adm. Code, or discharges of wastewater that would lower the water quality of a downstream ORW.

1.3.15 A discharge of a pollutant to surface water via wastewater directly to an exceptional resource water (ERW) as defined in s. NR 102.11, Wis. Adm. Code, or discharges of wastewater that would lower the water quality of a downstream ERW.

1.3.16 Storm water discharges to an ORW or an ERW, except as provided in section 1.4 of this permit.

1.3.17 Storm water and wastewater discharges containing pollutants in quantities that must be limited to prevent harm to animals, aquatic life, or human health, to prevent violation of the surface water quality standards in chs. NR 102, NR 105, NR 106, and NR 207, Wis. Adm. Code, or to prevent violation of the groundwater standards in ch. NR 140, Wis. Adm. Code.

1.3.18 Storm water and wastewater discharges from sanitary waste systems or remediation activities.

1.3.19 Discharges directly to surface water of dewatering water associated with sediment removed for maintenance of storm water best management practices or sludge removed for maintenance of wastewater treatment facilities.

1.3.20 Discharges directly to surface water of storm water coming into contact with sediment removed for maintenance of storm water best management practices or sludge removed for maintenance of wastewater treatment facilities.

1.3.21 Storm water and wastewater discharges in violation of the regulation of injection wells under ch. NR 815, Wis. Adm. Code.

Note: Information about the Department's injection well program may be found at:
<http://dnr.wi.gov/topic/wells/uiw.html>

1.4 Storm Water Discharges to Outstanding and Exceptional Resource Waters

Note: Under sections 1.3.14 and 1.3.15, a discharge of a pollutant to surface water via wastewater to an ORW or ERW is not authorized under this permit. This section 1.4 applies only to storm water discharges.

1.4.1 Within 12 months after the **Effective Date** of this permit, the permittee shall comply with sections 1.4.2 through 1.4.5 of this permit. Storm water discharges from nonmetallic mining operations covered under this permit 12 or more months after the **Effective Date** of this permit shall comply with sections 1.4.2 through 1.4.5 of this permit as of the **Start Date** of coverage under this permit.

1.4.2 The permittee shall determine whether any part of its facility discharges storm water to an ORW or ERW. ORWs and ERWs are listed in ss. NR 102.10 and 102.11, Wis. Adm. Code, respectively.

Note: A list of ORWs and ERWs may be found on the Department's Internet site at:
<http://dnr.wi.gov/topic/surfacewater/orwerw.html>

1.4.3. The permittee may not establish a new storm water discharge of pollutants directly to an ORW or an ERW unless the discharge of pollutants is equal to or less than existing levels of pollutants immediately upstream of the discharge site. The storm water pollution prevention plan required under section 3 of this permit shall include practices designed to meet this requirement for new discharges.

1.4.3.1. "New storm water discharge" or "new discharge" means a storm water discharge that would first occur after the permittee's **Start Date** of coverage under this permit to a surface water to which the facility did not previously discharge storm water, and does not include an increase in a storm water discharge to a surface water to which the facility discharged on or before coverage under this permit.

Note: Off-site and up-gradient storm water that is diverted from a nonmetallic mining operation is not a new storm water discharge under this section provided the diversion pathway is stabilized to prevent erosion and there is no contact with activities associated with the non-metallic mining operation.

1.4.4 The permittee may increase an existing storm water discharge directly to an ERW only if the increased discharge will not cause a significant lowering of water quality and the discharge is related to important economic or social development.

1.4.5 The permittee may increase an existing storm water discharge directly to an ORW only if the increased discharge of pollutants is equal to or less than the background levels of the pollutant upstream of the discharge and the discharge is related to important economic or social development.

2. REQUIREMENTS FOR ALL SITES

2.1 Dikes and Berms

There shall be no discharge off-site due to above ground leakage through or flow over the top of dikes or berms utilized for holding or diverting wastewater or storm water except through outfall structures, spillways, or channels designed to withstand the force of flowing water. Dikes and berms shall be structurally sound and designed and constructed utilizing sound engineering principles and practices to contain the expected volume of wastewater, storm water, and direct precipitation.

Note: Section 2.1 does not apply to berms installed and maintained solely for the purpose of safety in conformance with the U.S. Mine Safety and Health Administration regulations.

2.2 Wastewater Treatment Facilities

A wastewater treatment facility shall be managed so the treatment facility has sufficient capacity to contain without discharge to waters of the state, all wastewater and direct precipitation resulting from a 10-year, 24-hour design storm event that falls within the treatment facility.

2.3 Dewatering of Water from Sediment and Sludge

Dewatering water from sediment removed for maintenance of storm water best management practices and sludge removed for maintenance of wastewater treatment facilities shall not discharge directly to a surface water and shall meet the requirements of this permit prior to discharge. The residual water shall be recycled for process water or makeup water whenever possible.

Note: Dewatered sediment or sludge disposed of off-site may be subject to other Department regulatory requirements as specified in s. NR 205.07(3)(a), Wis. Adm. Code. Dewatered sediment or sludge stored and used on-site for nonmetallic mining reclamation may be subject to other Department regulatory requirements as specified in chs. NR 135, NR 340, and/or NR 500 to 538, Wis. Adm. Code.

2.4 Storm Water Diversion

To reduce the volume or incidence of discharges from wastewater treatment facilities to a surface water, to the maximum extent practicable the permittee shall divert storm water not used for process water or makeup water from wastewater treatment facilities. Diversion includes activities and/or structural practices to direct the flow of storm water away from wastewater treatment facilities.

2.5 Dust Suppression Control for Roads

Collected storm water and wastewater may be used for road dust suppression. The permittee shall not use excess water in roadway dust suppression practices that will result in a discharge of the dust suppression water to a surface water or result in dust suppression water running off the nonmetallic mining site. Wastewater and storm water containing pollutants other than suspended solids may not be used for dust suppression activities. Road dust suppression water used in accordance with this section 2.5 does not require monitoring under sections 4 or 5 of this permit.

Note: Further guidance is available from the *Wisconsin Transportation Bulletin No. 13, Dust Control on Unpaved Roads*, at: http://epdfiles.engr.wisc.edu/pdf_web_files/tic/bulletins/Bltn_013_DustControl.pdf

2.6 Outside Washing Activities

Wastewater from the outside washing of vehicles, equipment, or other objects shall not discharge directly to surface water and shall meet the requirements of this permit prior to discharge. Biodegradable soaps shall be used, and the washing of road deicing chemicals to infiltration areas shall be minimized.

2.7 Polyacrylamide and Other Water Treatment Additives

If a polyacrylamide product is used as a water treatment additive, the amount of acrylamide monomer in the additive shall be no more than 0.05% by weight. Within 30 days of the effective date of this permit or prior to use of a polyacrylamide product, the permittee shall provide to the Department in writing the additive name and manufacturer, and shall certify to the Department in writing that the acrylamide monomer content does not exceed 0.05% by weight. The permittee may use a third-party or manufacturer's certification to verify the percent of acrylamide content. The maximum dose of polyacrylamide product used shall be no more than necessary to achieve effective sedimentation in the treatment process.

Note: The 0.05% acrylamide monomer content by weight in a polyacrylamide water treatment additive is consistent with the USEPA's requirement for drinking water treatment. See <http://water.epa.gov/drink/contaminants/basicinformation/acrylamide.cfm>

A water treatment additive discharged directly to a surface water has the potential to cause toxicity to fish and aquatic organisms. Discharges of wastewater to a surface water containing a water treatment additive added to a wastewater treatment facility is prohibited under this general permit unless use of the entire product (all active ingredients including carriers, buffering agents, binding agents, and additional materials) of the water treatment additive receives an allowable usage rate from the Department prior to use. The permittee shall maintain records of the monthly water treatment additive usage in accordance with section 5.2.5. Records of monthly water treatment additive usage shall be provided to the Department upon request.

Note: The Department uses the guidance document, *Water Quality Review Procedures for Additives* (3400-2015-03), to determine the allowable additive usage rate. Appendix C of the guidance provides more detailed information that the Department requires under sections 2.7.1 to establish an allowable usage rate. The guidance document is available from the Department's website at: <http://dnr.wi.gov/topic/wastewater/Guidance.html>

2.7.1 A permittee proposing to use a water treatment additive that will discharge to surface water for which an allowable usage rate has not already been established by the Department shall provide the following information:

2.7.1.1 Product information.

2.7.1.2 Dosage and application information.

2.7.1.3 Aquatic toxicity test parameters.

2.7.1.4 Aquatic toxicity test results.

2.7.2 A specific water treatment additive for a product which the Department has already established an allowable usage rate may be used without repeating the procedures in section 2.7.1 provided the additive is used in accordance with the established allowable usage rate. The maintenance of monthly records in section 5.2.5 shall apply.

2.8 Impaired Water Bodies and Total Maximum Daily Load Requirements

2.8.1 "Pollutant(s) of concern" means a pollutant that is contributing to the impairment of a water body.

2.8.2 By February 15th of each calendar year, the permittee shall perform an annual check to determine whether its facility discharges a pollutant of concern to an impaired water body listed in accordance with Section 303(d)(1) of the Federal Clean Water Act, 33 USC §1313(d)(1)(C), and the implementing regulation of the U.S. Environmental Protection Agency, 40 CFR §130.7(c)(1). The results of the annual check shall be documented with the Annual Facility Site Compliance Inspection required under section 3.2 of this permit.

Note: The list of Wisconsin impaired surface water bodies may be obtained by contacting the Department or by searching for keyword “impaired waters” on the Department’s Internet site. The Department updates the list approximately every two years. The updated list is effective upon approval by EPA. The current list may be found on the Department’s Internet site at: <http://dnr.wi.gov/topic/impairedwaters/>

2.8.3 A permittee that discharges a pollutant of concern via storm water to an impaired water body shall, within 180 days of the annual check that determines the facility discharges to an impaired water body, include a written section in a storm water pollution prevention plan that specifically identifies source area pollution prevention controls and storm water best management practices that will collectively be used to reduce, with the goal of eliminating, the storm water discharge of pollutant(s) of concern that contribute to the impairment of the water body and explain why these controls and practices were chosen as opposed to other alternatives. If the pollutant of concern is discharged via wastewater, the permittee shall determine whether additional wastewater pollution prevention controls or wastewater treatment facilities will be used to reduce, with the goal of eliminating, the wastewater discharge of pollutant(s) of concern that contribute to the impairment of the water body. Changes identified in the storm water pollution prevention plan or additional wastewater pollution prevention controls or wastewater treatment facilities needed to treat wastewater shall be implemented with the 180-day timeframe.

Note: For a permittee that discharges a pollutant of concern via storm water to an impaired water body, amending the storm water pollution prevention plan will be required after the initial annual check and if subsequent annual checks indicate additional pollutants of concern have been added, additional water bodies have been designated as impaired, or other relevant changes to the designation have occurred.

2.8.4 The permittee may not establish a new storm water discharge or new discharge of wastewater of a pollutant of concern to an impaired water body or significantly increase an existing discharge of a pollutant of concern to an impaired water body unless the new or increased discharge does not contribute to the receiving water impairment, or the discharge is consistent with a State and Federal approved total maximum daily load (TMDL) allocation for the impaired water body.

2.8.4.1. “New storm water discharge” or “new discharge” means a discharge that would first occur after the permittee’s **Start Date** of coverage under this permit to a surface water to which the facility did not previously discharge, and does not include an increase in a discharge to a surface water to which the facility discharged on or before coverage under this permit.

2.8.5 By February 15th each calendar year, the permittee shall perform an annual check to determine whether its facility discharges a storm water or wastewater pollutant of concern to a water body included in a State and Federal approved TMDL. If so, the permittee shall assess whether the TMDL wasteload allocation for the facility’s discharge is being met through the existing source area pollution prevention controls, storm water best management practices, wastewater pollution prevention controls, or wastewater treatment facilities, or whether additional controls or treatment are necessary and feasible. The assessment of the feasibility of additional controls or treatment shall focus on the ability to improve the pollution

prevention and treatment system effectiveness and the adequacy of implementation and maintenance of the additional controls or treatment. The results of the annual check shall be documented with the Annual Facility Site Compliance Inspection required under section 3.2 of this permit.

Note: State and Federal approved TMDLs can be identified by contacting the Department, or by searching for keyword “TMDL” on the Department Internet site. The current State and Federal approved Final TMDLs may be found on the Department’s Internet site at: <http://dnr.wi.gov/topic/tmdls/>

2.8.6 Within 180 days of the annual check that determines the facility discharges to a TMDL allocated water body, a permittee that is included in a State and Federal approved TMDL shall submit to the Department a proposed implementation plan for the storm water and wastewater discharges that meets the requirements of the State and Federal approved TMDL wasteload allocation for the facility. The proposed TMDL implementation plan shall specify any feasible pollution prevention and treatment improvements that could be made and specify any revisions or redesigns that could be implemented to increase the effectiveness of the permittee’s storm water and wastewater pollution prevention controls and treatment practices. The TMDL implementation plan shall also specify a time schedule for implementation of the improvements, revisions, or redesigns necessary to meet the wasteload allocation for the facility. If a specific wasteload allocation has not been assigned to the facility under a TMDL, compliance with this permit shall be deemed to be in compliance with the TMDL.

2.9 Fish and Aquatic Life Waters

2.9.1 The permittee shall determine whether it will have a storm water or wastewater discharge to a fish and aquatic life water as defined in s. NR 102.13, Wis. Adm. Code.

Note: Most receiving waters of the state are classified as a fish and aquatic life waters and this classification includes all surface waters of the state except ORWs, ERWs, Great Lakes system waters and variance waters identified within ss. NR 104.05 through 104.10, Wis. Adm. Code. The Department may be consulted if the permittee is not certain of the classification.

2.9.2 The permittee may not establish a new discharge of pollutants to a fish and aquatic life water if the discharge will result in the significant lowering of water quality of the fish and aquatic life water. Significant lowering of water quality is defined within ch. NR 207, Wis. Adm. Code.

2.9.2.1 “New discharge” means a discharge that would first occur after the permittee’s **Start Date** of coverage under this permit to a surface water to which the facility did not previously discharge, and does not include an increased discharge to a surface water to which the facility discharged on or before coverage under this permit.

2.9.3 If the permittee’s facility has an existing discharge to a fish and aquatic life water, it may not increase the discharge of pollutants if the increased discharge would result in a significant lowering of water quality.

2.9.4 Any increased or new discharge of storm water or wastewater authorized under this permit shall be related to important economic or social development.

Note: New or increased discharges of wastewater directly to ERW or ORW waters are not authorized under this general permit. See sections 1.3.14 and 1.3.15.

2.10 Toxic Pollutants

In accordance with s. NR 102.12 Wis. Adm. Code, a new discharge and increased discharge as defined in ch. NR 207, Wis. Adm. Code, of persistent, bioaccumulating toxic substances to the Great Lakes waters or their tributaries shall be avoided or limited to the maximum extent practicable. Any new or increased discharge of these substances is prohibited unless the permittee certifies that the new or increased discharge is necessary after utilization of best technology in process or control using waste minimization, pollution prevention, municipal pretreatment programs, material substitution or other means of commercially available technologies which have demonstrated capability for similar applications.

2.11 Compliance with Water Quality Standards

All discharges of storm water shall comply with water quality standards. All discharges of wastewater to waters of the state shall comply with state water quality standards and groundwater standards.

2.12 Application for Permit Coverage

2.12.1 Initial Permit Coverage

The owner or operator of a nonmetallic mining operation meeting the applicability criteria in section 1.1 and not previously covered under a general permit for nonmetallic mining operations shall submit a complete Notice of Intent (NOI) to the Department to apply for permit coverage in accordance with the timeframes in s. NR 216.22(2), Wis. Adm. Code. Unless the nonmetallic mining operation is internally drained in accordance with section 3, the storm water pollution prevention plan (SWPPP) required under section 3.3 shall be completed prior to submitting the NOI. The NOI submittal shall include the SWPPP summary required under section 3.3.1 of this permit. The SWPPP shall be submitted to the Department upon request. Within 30 calendar days of receipt of the NOI, the Department will evaluate the information submitted in the NOI to determine whether the NOI is complete, whether additional information is needed for review, whether the facility will be covered under this permit or an individual permit, or whether coverage under a permit will be denied. Based upon this evaluation, unless notified to the contrary by the Department, within 30 calendar days of receipt of the NOI the Department will transmit a cover letter to the owner or operator indicating the **Start Date** upon which permit coverage becomes effective at the facility with instructions on where to download the permit from the Department's Internet website. In the alternative, a hard copy of the permit will be mailed to the owner or operator of the facility upon request.

Note: The NOI form for nonmetallic mining operations (Form 3400-179) and general permit are available for download from the Department's Internet website at: <http://dnr.wi.gov/topic/stormwater/industrial/forms.html>. If, for any reason, you are unable to access the permit over the Internet, please telephone the Department at (608) 267-7694 for assistance.

2.12.2 Existing Permit Coverage

Unless the Department makes a determination for an individual WPDES permit under section 1.2, a nonmetallic mining operation meeting the applicability criteria of section 1.1 with existing WPDES general permit coverage prior to the **Effective Date** of this permit for a discharge described in sections 1.1.1 through 1.1.7 is automatically covered under this permit as of the **Effective Date**. For these permittees, the **Effective Date** is the permittee's **Start Date**. The Department will notify the owner or operator of the nonmetallic mining operation of continued coverage under this permit with instructions on where to download the permit from the Department's Internet website. In the alternative, a hard copy of the permit will be mailed to the owner or operator of the facility upon request.

Note: The general permit is available for download from the Department's Internet website at:

<http://dnr.wi.gov/topic/stormwater/industrial/forms.html>

If, for any reason, you are unable to access the permit over the Internet, please telephone the Department at (608) 267-7694 for assistance.

2.12.3 Permit Coverage Transfers

In accordance with s. NR 216.31, Wis. Adm. Code, a permittee who will no longer control the permitted nonmetallic mining operation may request that permit coverage be transferred to the person who will control the operation.

2.12.4 Permit Coverage Terminations

If the permittee no longer claims coverage under this permit, the permittee shall submit a signed Notice of Termination to the Department in accordance with s. NR 216.32, Wis. Adm. Code.

Note: The NOT form (Form 3400-170) is available on the Department website at:

<http://dnr.wi.gov/topic/stormwater/industrial/forms.html>

3. STORM WATER CONTROL REQUIREMENTS

Note: This section 3 does not apply to wastewater discharges.

Nonmetallic mining operations meeting the applicability criteria in section 1.1 that have storm water contact with overburden, raw materials, intermediate products, final products, waste materials, by-products, material handling equipment or other nonmetallic mining machinery shall implement storm water best management practices and meet the requirements in this section as specified below.

Internally drained nonmetallic mining operations: Under s. NR 216.30(2), Wis. Adm. Code, a nonmetallic mining operation is internally drained if all storm water that contacts disturbed areas or excavated material is directed to onsite infiltration areas that are entirely confined and retained within the property boundaries of the site. For the purposes of this permit, a nonmetallic mining operation is internally drained if all storm water up to the 25-year, 24-hour frequency storm that falls directly on disturbed areas or comes into contact with excavated material and containing only sediment is entirely captured and contained or infiltrated within the nonmetallic mining operation. To verify internal drainage, the Department may request the technical information used by an applicant or permittee to claim internal drainage and/or inspect the nonmetallic mining operation. For an internally drained nonmetallic mining operation, the permittee shall comply with sections 3.1 and 3.2 but is exempt from sections 3.3 to 3.7.

Note: Haul roads are considered part of the nonmetallic mine facility. If haul roads are stable and associated ditches are well vegetated and in a stable condition, the Department may exclude them from consideration of the internally drained determination.

Externally drained nonmetallic mining operations: For an externally drained nonmetallic mining operation, the permittee shall comply with sections 3.1 to 3.7.

3.1 Physical Controls

Nonmetallic mining operations covered under this permit shall implement the following physical controls to prevent the discharge of storm water contaminants.

3.1.1 Minimum Source Area Pollution Prevention

All permittees shall comply with the following minimum source area pollution prevention requirements. Source areas that have the potential to contaminate storm water are described in s. NR 216.27(3)(e), Wis. Adm. Code. The permittee shall install, to the maximum extent practicable, source area pollution prevention controls that are designed to prevent contaminated storm water at the site prior to discharge. Source area pollution prevention controls include:

3.1.1.1 Practices that prevent and control soil erosion and sediment movement including, but not limited to, practices to stabilize soil, structural practices to divert overland storm flow away from exposed soil and material stockpiles, and minimization of tracking on access roads. Sound engineering principles and practices shall be utilized to minimize erosion and movement of sediment by storm water. Best management practices for the control of soil erosion and sedimentation shall be designed, installed, and maintained in accordance with the construction site performance standards in s. NR 151.11(6m), Wis. Adm. Code, and in accordance with the Department's Construction Site Erosion and Sediment Control Technical Standards.

Note: The Construction Site Erosion and Sediment Control Technical Standards are available at the following Department website:

http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

3.1.1.2 Practices that manage and control residual contaminants from the outside washing of vehicles, equipment, or other objects.

3.1.1.3 Practices that prevent contaminated storm water as a result of contact with maintenance fluids, fuels, and lubricants associated with vehicles and machinery, including good house-keeping measures, appropriate storage, diversion of off-site storm water, preventative maintenance measures, proper management of waste materials and dumpsters/compactors, visual inspections, spill/leak prevention and response measures, and spill reporting described in section 6.5 of this permit.

3.1.1.4 Structures or materials that cover or otherwise enclose salt handling areas or storage piles so that neither direct precipitation nor storm water comes into contact with the salt. Any salt spillage, resulting from activities such as loading or unloading, shall be managed to minimize contact with storm water. Permittees that use brine and have salt storage piles on impervious curbed surfaces shall have a means of diverting contaminated storm water to a brine treatment system to facilitate reuse.

3.1.1.5 If applicable, use a combination of storm water contact control or containment, drainage controls, or diversions to control SARA Title III Section 313 "Water Priority Chemicals" (42 USC s. 11023 (c)) potentially discharged through the action of storm water runoff, leaching, or wind.

3.1.1.6 Protection practices for petroleum product and chemical bulk storage structures that prevent loss of the material to surface water or groundwater.

3.1.1.7 Minimize dust and off-site tracking of soil, raw materials, intermediate products, final products, or waste materials.

3.1.1.8 Minimize exposure of pollutants associated with the potential sources of storm water contamination identified in s. NR 216.27(3)(e), Wis. Adm. Code.

3.1.1.9 Maintain both structural and non-structural control measures.

3.1.1.10 Train and raise awareness of employees as appropriate on storm water pollution prevention, the requirements of this permit, and their specific responsibilities in implementing any of the requirements, practices, or activities of this permit.

3.1.2 Storm Water Best Management Practices (BMPs)

When the permittee determines that source area pollution prevention controls are not feasible, are not cost effective or are inadequate to control storm water contamination, or when the Department notifies the permittee that source area pollution prevention controls are inadequate to achieve a water quality standard, to the maximum extent practicable, contaminated storm water shall be treated to reduce pollutant levels prior to discharge to waters of the state. Areas of the nonmetallic mining operation that are exposed to direct precipitation or storm water shall implement storm water BMPs as follows:

3.1.2.1 Storm water containing sediment shall be contained on the nonmetallic mining site to the maximum extent practicable to facilitate evaporation or infiltration so the sediment is removed prior to discharge. The tracking of sediment onto local roads shall be minimized by the use of storm water BMPs such as an asphalt or concrete approach to the road or use of a vehicle tracking pad.

3.1.2.2 Storm water discharges shall be treated with appropriate storm water BMPs to reduce the amount of sediment discharged. The storm water BMPs may include settling, sedimentation, filtration, and/or modifications to retain sediment at drainage inlets (e.g., storm sewer grates or drainage pipe openings) where they occur.

Note: Technical standards developed in accordance with NR 151, Wis. Adm. Code, such as #1063 Sediment Trap, #1001 Wet Detention Pond, and #1064 Sediment Basin are available to provide guidance for sediment and pollutant control. The technical standards may be obtained by contacting the Department or by searching for keyword "storm water" on the Department's Internet site. The Storm Water Construction Technical Standards are available at the following Department website: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. The Storm Water Post-Construction Technical Standards are available at the following Department website: http://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html

3.2 Annual Facility Site Compliance Inspections

The permittee shall conduct an annual facility site compliance inspection required under s. NR 216.28(2), Wis. Adm. Code, for each calendar year of coverage under this permit and document the results by February 15 for the previous calendar reporting year. The SWPPP contact identified in section 3.3.3 shall perform and/or coordinate the inspections. The SWPPP contact shall verify that all pollution sources are correctly identified and that the site drainage pattern description remains accurate. The SWPPP contact shall also check that appropriate source area pollution prevention controls and storm water BMPs have been chosen, and the practices are being implemented, properly operated and adequately maintained. For sites that are internally drained, the SWPPP contact shall confirm and document that the conditions for internal drainage remain in place. The timing of inspections shall include seasonal or cyclical activities at the facility so the inspections are representative of the full range of activities at the site. An annual facility site compliance inspection report shall be completed for each inspection and shall include the inspection date, inspection personnel, scope of the inspection, major observations, and a schedule for implementing any further actions needed to control storm water contaminants. The annual facility site compliance inspection reports shall be retained for 5 years beyond the date the record was made and shall be provided to the Department upon request. For inactive internally drained nonmetallic mining sites where inspections are impractical, inspections may be performed within 10 days of changing to active status or, at a minimum, once every 3 years if remaining inactive.

Note: The annual facility site compliance inspection report form (Form 3400-176) is available on the Department website at: <http://dnr.wi.gov/topic/stormwater/industrial/forms.html>

3.3 Storm Water Pollution Prevention Plan (SWPPP)

Unless the nonmetallic mining operation is internally drained as specified in section 3 above, nonmetallic mining operations covered under this permit shall be operated in compliance with a site-specific SWPPP. Any potential source areas of storm water contamination shall be included in the SWPPP or necessitate that a SWPPP be developed. The SWPPP and any amendments thereto shall be maintained at the nonmetallic mining site or local company headquarters and shall be provided to the Department upon request. The permittee shall amend the SWPPP and notify the Department in the event of any facility operational changes that could result in additional significant storm water contamination.

3.3.1 SWPPP and SWPPP Summary Required

In accordance with ss. NR 216.27 and 216.29(1), Wis. Adm. Code, the owner or operator of a facility requiring coverage under this permit shall prepare a SWPPP and SWPPP summary. An owner or operator applying for initial permit coverage in accordance with section 2.12.1 shall prepare the SWPPP and

SWPPP summary prior to applying for permit coverage under s. NR 216.22, Wis. Adm. Code. An owner or operator receiving permit coverage in accordance with section 2.12.2 shall prepare a SWPPP as follows:

3.3.1.1 For a facility that operated as externally drained under the previously issued version of this permit, as of the **Effective Date** of this permit.

3.3.1.2 For a facility that operated as internally drained under the previously issued version of this permit but that no longer qualifies as internally drained, within 90 days of the **Effective Date** of this permit.

Note: The SWPPP summary form (Form 3400-167) is available on the Department website at: <http://dnr.wi.gov/topic/stormwater/industrial/forms.html>

3.3.2 Purpose and Content of the SWPPP

The SWPPP is a written document that identifies sources of contaminated storm water; prescribes appropriate source area pollution prevention controls and storm water BMPs designed to prevent or minimize storm water contamination; prescribes storm water BMPs to reduce storm water contaminants prior to discharge; prescribes actions to identify non-storm water discharges that are either regulated under the wastewater requirements of this permit or to remove these discharges from the storm drainage system; and includes schedules, as necessary, to ensure that the storm water management actions prescribed in the SWPPP are implemented and evaluated on a regular basis.

Source area pollution prevention controls and storm water BMPs shall be utilized to minimize sediment discharge. Control of other storm water pollutants, such as salt, petroleum products, cement materials, or other materials potentially hazardous to groundwater or a surface water shall be controlled through the use of source area pollution prevention controls and storm water BMPs.

3.3.3 SWPPP Contact

The SWPPP shall identify by job title the specific individual who has primary responsibility for coordinating all aspects of SWPPP development and implementation and identify any other individuals concerned with SWPPP development or implementation, and their respective roles. The specific individual who has primary responsibility shall develop, evaluate, maintain and revise the SWPPP; and carry out and/or coordinate the specific management actions identified in the SWPPP, including maintenance practices, monitoring activities, inspections, preparing and submitting reports and serving as facility contact for the Department.

3.3.4 Site Description and Drainage Base Map

The SWPPP shall contain a drainage base map that depicts how storm water drains on, through, and from the nonmetallic mining site to surface waters, surface water tributaries, wetlands, or infiltrates to groundwater. The drainage base map shall show the following: site property boundaries; the storm drainage collection and disposal system (including all known surface and subsurface conveyances, with the conveyances named); any secondary containment structures; roadways (paved and unpaved); groundcover features (i.e., grass, wooded areas, etc.); the location of all water discharge outfall pipes (including any outfalls permitted under another WPDES permit) numbered for reference, that discharge channelized flow to surface water, groundwater, or wetlands; the drainage area boundary for each outfall; the approximate surface area in acres draining to each outfall; the name and location of any surface water features within ¼ mile of the site; source area pollution prevention controls; and storm water BMPs that are in place at the facility.

The permittee shall also identify on the drainage base map any potential sources of pollution (materials or activities) and areas susceptible to erosion that have the potential to result in sediment-laden storm water. Such sources may include disturbed areas with no stabilizing vegetative cover; product or waste stockpiles; truck loading and washing areas, haul roads; equipment storage and maintenance areas; fuel storage areas; and rail lines and associated areas.

3.3.5 Description of Storm Water Controls

The SWPPP shall describe (including diagrams as necessary) all source area pollution prevention controls and storm water BMPs that are in place or will be implemented for the operation.

3.3.6 SWPPP and SWPPP Summary Submittal

The owner or operator of a new nonmetallic mining operation requiring coverage under this permit shall submit the SWPPP summary to the Department in accordance with section 2.12.1. The SWPPP or SWPPP summary for any permittee shall also be submitted to the Department upon request.

3.3.7 SWPPP Implementation

The SWPPP shall be implemented continually as of the **Start Date** of permit coverage until the site is reclaimed in accordance with chs. NR 135 and/or NR 340, Wis. Adm. Code, and the reclamation plan approved by the regulatory authority.

3.4 Certification of SWPPP Completion

The SWPPP and SWPPP summary shall be signed in accordance with s. NR 216.22(7), Wis. Adm. Code, and contain the following statement:

“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

3.5 SWPPP Amendments

The permittee shall amend the SWPPP in accordance with this section and submit an updated SWPPP summary to the Department documenting any amendments made to the SWPPP under the circumstances described in sections 3.5.1 to 3.5.3 below. The SWPPP summary documenting the amendments shall be submitted to the Department prior to commencing any work necessitated by the SWPPP amendments. The amended SWPPP shall be provided to the Department upon request.

3.5.1 When expansion, production increases, process modifications, changes in material handling or storage or other activities are planned which will result in a significant increase in the exposure of pollutants to storm water discharged to waters of the state or to storm water BMPs. The amendment shall contain a description of the new activities that contribute to the increased pollutant loading, planned source control activities that will be used to minimize pollutant loads, an estimate of the new or increased discharge of pollutants following treatment, and a description of any treatment system modifications needed to manage the storm water contaminants.

3.5.2 When the comprehensive annual facility site compliance inspection, quarterly visual inspection of storm water quality, or other information reveals that the provisions of the SWPPP are ineffective in controlling storm water pollutants discharged to waters of the state.

3.5.3 When, upon written notice, the Department finds the storm water controls to be ineffective in achieving the conditions of this permit.

Note: The permittee is encouraged to contact the Department to discuss proposed SWPPP amendments.

3.6 Compliance with SWPPP Requirements

3.6.1 Nonmetallic mining operations with existing WPDES general permit coverage for industrial storm water discharges prior to the **Effective Date** of this permit that have previously submitted a SWPPP or SWPPP summary to the Department may be considered to be in compliance with the SWPPP requirements specified in sections 3.3 and 3.4 above if the SWPPP meets the requirements of this permit.

3.6.2 For existing nonmetallic mining operations found to be discharging without an industrial storm water WPDES permit, the Department may, through an appropriate enforcement action or stipulation, agree to cover the operation under this permit and specify a schedule for SWPPP development, implementation and certification within the shortest time practicable.

3.6.3 New nonmetallic mining operations covered under this permit shall comply with the SWPPP requirements of this permit and shall submit a SWPPP summary to the Department in accordance with section 2.12.1.

3.7 Quarterly Visual Inspections

3.7.1 The permittee shall perform and document the results of the quarterly visual inspections required under s. NR 216.28(3), Wis. Adm. Code, for all nonmetallic mining operations covered under this permit. The SWPPP contact shall perform and/or coordinate the inspections. The SWPPP contact or SWPPP contact designee shall check that site drainage conditions and potential pollution sources identified in the SWPPP remain accurate, and that appropriate storm water pollution prevention controls and storm water BMPs are being implemented, properly operated and adequately maintained. Documentation of each quarterly visual inspection shall be completed and shall include the inspection date, inspection personnel, scope of the inspection, major observations, possible sources of any observed contaminated storm water, any appropriate revisions needed to the SWPPP, and a schedule for implementing any further actions needed to control storm water contaminants. Quarterly visual inspection documentation shall be included with the annual facility site compliance inspection report required in section 3.2. Quarterly visual inspection documentation shall also be provided to the Department upon request.

3.7.2 Once per quarter, the SWPPP contact or SWPPP contact designee shall perform and document quarterly visual inspections of storm water discharge quality at each outfall. Inspections shall be conducted within the first 30 minutes or as soon thereafter as practical, but not to exceed 60 minutes, after runoff begins discharging at an outfall. A visual observation record shall be created for each visual check that includes the discharge outfall location and any observations of color, odor, turbidity, floating solids, foam, oil sheen, or other obvious indicators associated with contaminated storm water. The visual observation record shall be included with the quarterly visual inspection documentation described in section 3.7.1 above. Visual observation records shall also be provided to the Department upon request.

Note: The Quarterly Visual Inspection Field Sheet (Form 3400-176A) is available on the Department website at: <http://dnr.wi.gov/topic/stormwater/industrial/forms.html>

3.7.3 A quarterly visual inspection and/or visual check is not required if any of the following apply: (1) the SWPPP contact or SWPPP contact designee could not reasonably be present at the time of a storm water event; (2) the permittee determined that attempts to complete the inspection would endanger employee safety or well-being; (3) no storm water events large enough to conduct a visual check at an outfall occurred; (4) the quarterly visual inspection or visual check is impractical or unnecessary at an inactive or remote facility and an alternate inspection frequency of at least once every three years is established; or (5) the permittee determined that a source of contaminated storm water was outside the site's property boundary and is not associated with the permittee's activities. Quarterly visual inspections and/or visual checks not performed for any reason listed above shall be documented and included with the annual facility site compliance inspection report required in section 3.2.

4. REQUIREMENTS FOR WASTEWATER DISCHARGES TO GROUNDWATER VIA INFILTRATION

A wastewater discharge to groundwater in violation of a groundwater standard in ch. NR 140, Wis. Adm. Code, is not authorized by this permit.

4.1 Except for maintaining monthly records of water treatment additive usage as required under section 4.2.1.4, with the written concurrence of the Department, monitoring required under section 4 may be waived for a wastewater treatment facility under the following circumstances:

4.1.1 For a proposed wastewater treatment facility, the practice shall be lined to prevent infiltration in accordance with ch. NR 213, Wis. Adm. Code. Plans and specifications for lining a wastewater treatment facility shall be approved by the Department, linings shall be installed and maintained, and lining specification records kept and provided to the Department upon request. The installation of a lining to receive a waiver under this section shall be constructed prior to operation of the practice to treat wastewater.

4.1.2 For an existing wastewater treatment facility, the permittee shall provide sufficient data to the Department to demonstrate that the entire area of wastewater contact within the practice is permanently sealed and remains at or below an exfiltration rate of 500 gallons per acre per day.

If the Department has granted a groundwater monitoring waiver for a wastewater treatment facility under this section 4.1, upon request by the Department, the permittee shall provide information to the Department that confirms the conditions for the waiver continue to be met.

4.2 Unless a Department approved waiver is granted as described in section 4.1 above, the remainder of section 4 applies to all wastewater discharges via infiltration to groundwater from wastewater treatment facilities throughout the term of this permit.

4.2.1 Discharges to groundwater from all wastewater treatment facilities shall be in compliance with the limits and requirements listed in Table 1 below. Samples collected to fulfill the monitoring requirements in Table 1 shall be taken at a point that is representative of the discharge to groundwater. Monitoring during a specified sample period is only required when wastewater is being discharged via infiltration during that period. The samples taken shall be representative of the discharge to groundwater. Sampling frequency is independent of any Department enforcement response to permit noncompliance. More frequent sampling may be specified in a Department order or stipulation resulting from enforcement of permit noncompliance.

Table 1

Limitations for Groundwater Discharges		Monitoring Requirements	
Parameter	Daily Maximum ^(a)	Sample Frequency ^(b)	Sample Type ^(c,d)
Discharge Flow (Gallons per Day)	-	Quarterly, or as specified in section 4.2.1.1	Estimate
Oil and Grease	15 mg/l	Annually, or as specified in section 4.2.1.2	Grab
pH	6.0-9.0 s.u.	Annually, or as specified in section 4.2.1.3	Grab
Water Treatment Additives	-	Monthly	Keep records as specified in section 4.2.1.4

(a) A daily maximum effluent limitation is to be compared with each analysis for that day. Compliance is achieved when the result of each analysis is less than the maximum daily effluent limitation. If multiple samples are collected, all the test results shall be reported on the Annual Discharge Monitoring Report form required under section 4.3.

(b) A quarterly sample frequency means performing the associated monitoring at least once during each of the four calendar quarters (Jan - March, April - June, July - Sept, Oct - Dec). If there is no discharge during a quarter, the permittee shall enter a zero flow for that quarter on the Annual Discharge Monitoring Report form.

(c) Flow estimate means a reasonable approximation of the average daily flow to groundwater based on amounts of makeup water added to a wastewater treatment facility, estimates of infiltration based on hydraulic conductivity and head, meter measurements of discharge to an infiltration area, and any other method specified in s. NR 218.05(1), Wis. Adm. Code. Infiltration flow estimates need not include storm water that falls directly on the wastewater treatment facility.

(d) A grab sample means a single sample taken at one moment of time or a combination of several smaller samples of equal volume taken in less than a two-minute period.

4.2.1.1 Sampling for Flow

The daily flow via infiltration shall be estimated at least once per quarter, except that the permittee shall estimate flow via infiltration each month for 12 months starting the month following a recorded daily discharge value greater than 200,000 gal/day. Facilities that estimate flow via infiltration on a monthly frequency shall also report an estimate of the monthly total flow via infiltration on the Annual Discharge Monitoring Report form required under section 4.3.

4.2.1.2 Sampling for Oil and Grease

Wastewater discharging to groundwater shall be sampled annually for oil and grease under this permit, except that the oil and grease sampling frequency shall be once each quarter for 4 calendar quarters beginning the quarter following any sample result showing an oil and grease discharge greater than 15

mg/L. Further annual oil and grease sampling is not required if the first annual sample result is less than 7.5 mg/L.

4.2.1.3 Sampling for pH

Wastewater pH shall be sampled annually prior to infiltration, except that the sampling frequency shall be once each quarter for 4 calendar quarters beginning the quarter following any sample result showing a discharge pH of less than 6.5 standard units (s.u.) or greater than 8.5 s.u. Further annual pH sampling is not required if the first annual sample result is greater than 6.5 s.u. and less than 8.5 s.u. Any wastewater with a pH outside the range of 6.0 to 9.0 s.u. shall either be treated to moderate the pH prior to infiltration, or shall be passed through a soil zone that moderates the pH to within the range of 6.0 to 9.0 s.u. More detailed pH sampling may be required by the Department to determine potential impacts to groundwater.

4.2.1.4 Records for Water Treatment Additives

The permittee shall maintain records of monthly water treatment additive usage for all water treatment additives including additive name, manufacturer, and maximum daily amount used. If a wastewater treatment facility discharges to groundwater via infiltration, records of water treatment additives usage in the previous calendar year shall be submitted to the Department with the Annual Discharge Monitoring Report required under section 4.3. Records of monthly water treatment additive usage shall be submitted to the Department upon request.

4.3 Annual Discharge Monitoring Reports

By February 15th of each year, the permittee shall submit to the Department an Annual Discharge Monitoring Report that summarizes the monitoring information and shows all of the monitoring and sampling results required by this section of the permit during the previous calendar year. A Department Annual Discharge Monitoring Report form may be used to submit the annual data, or an alternate report format may be used that clearly shows the monitoring and sampling results from the previous calendar year. The Annual Discharge Monitoring Report shall be submitted to The Wisconsin Department of Natural Resources, Attn: WPDES GP DMR, at the office identified on the Annual Discharge Monitoring Report form. However, monitoring information, results, and records required by section 4 of this permit shall be submitted to the Department upon request.

Note: Annual Discharge Monitoring Reports for groundwater are not required for wastewater treatment facilities granted a waiver under section 4.1 or for facilities that do not discharge wastewater to groundwater.

4.4 Groundwater Monitoring

If the Department has reason to believe that a pollutant in a wastewater discharge has a reasonable probability of entering groundwater in violation of a groundwater standard in ch. NR 140, Wis. Adm. Code, the Department may do either of the following:

4.4.1 Require the permittee to submit a groundwater monitoring plan to the Department within a specified timeframe for approval. The groundwater monitoring plan shall contain information on the groundwater conditions, proposed monitoring well locations, well construction, monitoring parameters, monitoring frequency, and a plan implementation schedule. In accordance with the implementation schedule in the approved groundwater monitoring plan, groundwater monitoring wells shall be installed in accordance with ch. NR 141, Wis. Adm. Code.

4.4.2 Revoke coverage under this permit and issue an individual WPDES permit to the owner or operator of the nonmetallic mining operation with specific groundwater monitoring requirements.

5. REQUIREMENTS FOR WASTEWATER DISCHARGES TO SURFACE WATERS

5.1 Discharges to surface waters that contain dewatering water, process wastewater, contact and/or noncontact cooling water, or other wastewaters related to production of nonmetallic mining materials, shall comply with the requirements in this section. The pumping of excess ponded water (which may include storm water and/or groundwater) is considered dewatering water. Samples collected to fulfill the monitoring requirements shall be taken at each outfall following treatment as applicable and prior to discharge to a surface water. Monitoring during a specified sample period is only required when nonmetallic mining production wastewater is being discharged to a surface water during that period. The samples taken shall be representative of the discharge to the surface water. Sampling frequency is independent of any Department enforcement response to permit noncompliance. More frequent sampling may be specified in a Department order or stipulation resulting from enforcement of permit noncompliance.

5.2 The permittee shall monitor wastewater discharges to a surface water and meet the limitations and requirements in Table 2 throughout the term of this permit. If no wastewater discharge to a surface water occurred during the previous calendar year, by February 15th of each year or upon request by the Department the permittee shall provide information to the Department that confirms that no discharges of wastewater to surface water occurred during the previous calendar year.

Table 2

Limitations for Surface Water Discharges			Monitoring Requirements	
Parameter	Daily Minimum ^(a)	Daily Maximum ^(b)	Sample Frequency ^(c)	Sample Type ^(d,e)
Discharge Flow (Gallons Per Day)	-	-	Quarterly, or as specified in section 5.2.1	Estimate
Flow – number of days of discharge	-	-	Quarterly	Record number of days with discharge flow in the quarter
Total Suspended Solids	-	40 mg/l	Quarterly, or as specified in section 5.2.2	Grab, or as specified in section 5.2.2
pH	6.0 s.u.	9.0 s.u.	Annually, or as specified in section 5.2.3	Grab
Oil and Grease	-	15 mg/l	Annually, or as specified in section 5.2.4	Grab
Water Treatment Additives	-	-	Monthly	Keep records as specified in section 5.2.5
Temperature	-	-	Quarterly, or as specified in section 5.2.6	Grab
Phosphorus, Total	-	-	Annually, or as specified in section 5.2.7	Grab

- (a) A daily minimum effluent limitation for pH is to be compared with each single daily analysis. Compliance is achieved when the result of each analysis is greater than the minimum daily effluent limitation.
- (b) A daily maximum effluent limitation is to be compared with each analysis for that day. Compliance is achieved when the result of each analysis is less than the maximum daily effluent limitation. If multiple samples are collected, all the test results shall be reported on the Annual Discharge Monitoring Report required under section 5.5.
- (c) A quarterly sample frequency means performing the associated monitoring once during each of the four calendar quarters (Jan - March, April - June, July - Sept, Oct - Dec). If there is no discharge during a quarter, no sampling is required, and the permittee shall enter a zero flow for that quarter on the Annual Discharge Monitoring Report required under section 5.5.
- (d) An estimate means a reasonable approximation of the average daily flow based on s. NR 218.05(1), Wis. Adm. Code, or any other method approved by the Department.
- (e) A grab sample means a single sample taken at one moment of time or a combination of several smaller samples of equal volume taken in less than a two-minute period.

5.2.1 Sampling for Flow

The daily discharge flow shall be estimated at least once per quarter, except that the permittee shall estimate discharge flow each month for 12 months starting the month following a recorded daily discharge value greater than 200,000 gal/day. Facilities that estimate discharge flow on a monthly frequency shall also report an estimate of the total monthly discharge flow on the Annual Discharge Monitoring Report form required under section 5.5. The number of days with discharge flow per quarter shall also be reported on the Annual Discharge Monitoring Report form.

5.2.2 Sampling for Total Suspended Solids

Total suspended solids (TSS) shall be monitored with a grab sample each quarter, except that the TSS sampling frequency shall be once per month for 12 months beginning the month following any sample result showing a discharge of TSS greater than 40 mg/L. When this monthly sampling requirement is effective, representative TSS composite samples shall be created by combining at least 3 individual grab samples of equal volume, taken at approximately equal intervals over a 3-hour period.

5.2.3 Sampling for pH

Wastewater pH shall be sampled annually, except that the sampling frequency shall be once each quarter for 4 calendar quarters beginning the quarter following any sample result showing a discharge pH of less than 6.5 standard units (s.u.) or greater than 8.5 s.u. Further annual pH sampling is not required if the first two annual samples are within the pH range of 6.5 to 8.5 s.u. More detailed pH sampling may be required by the Department to determine potential impacts to surface water.

5.2.4 Sampling for Oil and Grease

Wastewater discharging to surface water shall be sampled annually for oil and grease under this permit, except that the sampling frequency shall be once each quarter for 4 calendar quarters beginning the quarter following any sample result showing an oil and grease concentration greater than 15 mg/L. Further annual oil and grease sampling is not required if the first annual sample result is less than 7.5 mg/L.

5.2.5 Records for Water Treatment Additives

The permittee shall maintain records of monthly water treatment additive usage including additive name, manufacturer, and maximum daily amount used. Records of water treatment additives usage in the previous calendar year shall be submitted to the Department with the Annual Discharge Monitoring Report form required under section 5.5. Records of monthly water treatment additive usage shall be submitted to the Department upon request.

5.2.6 Temperature Monitoring

Temperature shall be monitored with a grab sample each quarter. Unless notified by the Department to the contrary, temperature monitoring may be discontinued after 4 consecutive quarterly results are reported on an Annual Discharge Monitoring Report form required under section 5.5.

5.2.7 Sampling for Total Phosphorus

Discharges of wastewater shall be sampled for total phosphorus annually, except that the sampling frequency shall be once each quarter for 4 calendar quarters beginning the quarter following any sample result showing a discharge greater than 0.1 mg/L. Further annual total phosphorus sampling is not required if the first two annual samples are less than 0.1 mg/L.

5.3 Suspended Solids Treatment and Solids Removal

Wastewater shall be treated to remove suspended solids prior to discharge to a surface water. Sludge shall be removed from wastewater treatment facilities as needed to maintain treatment unit hydraulic capacity and effective removal of suspended solids. Dewatering water from sludge removed for maintenance of wastewater treatment facilities shall be managed in accordance with section 2.3.

Note: Dewatered sediment or sludge disposed of off-site may be subject to other Department regulatory requirements as specified in s. NR 205.07(3)(a), Wis. Adm. Code. Dewatered sediment or sludge stored and used on-site for nonmetallic mining reclamation may be subject to other Department regulatory requirements as specified in chs. NR 135 and/or NR 500 to 538, Wis. Adm. Code.

5.4 Floating Solids and Foam

There shall be no discharge of floating solids or visible foam in other than trace amounts.

5.5 Annual Discharge Monitoring Reports

By February 15th of each year, the permittee shall submit to the Department an Annual Discharge Monitoring Report that summarizes the monitoring information and shows all of the monitoring results required by this section of the permit during the previous calendar year. A Department Annual Discharge Monitoring Report form may be used to submit the annual data, or an alternate report format may be used that clearly shows the monitoring results from the previous calendar year. The Annual Discharge Monitoring Report shall be submitted to The Wisconsin Department of Natural Resources, Attn: WPDES GP DMR, at the office identified on the Annual Discharge Monitoring Report form. However, monitoring information, results, and records required by section 5 of this permit shall be submitted to the Department upon request.

Note: The permittee is not required to submit data pursuant to section 5 of this permit if there were no wastewater discharges to surface water during the calendar reporting year.

5.6 Water Quality Based Effluent Limitations

If there is a reasonable potential for a parameter in a wastewater discharge to exceed a water quality criteria as established in ch. NR 105, Wis. Adm. Code, then in accordance with section 1.2, the Department may revoke coverage under this permit and issue an individual WPDES permit to the nonmetallic mining operation with specific water quality based effluent limitations calculated under the procedures in ch. NR 106, Wis. Adm. Code.

6. GENERAL CONDITIONS

The general conditions in s. NR 205.07(1), (3), and (5), Wis. Adm. Code, are hereby incorporated by reference into this permit, except for s. NR 205.07(1)(n) and (3)(b), Wis. Adm. Code. Under s. NR 205.08(9), Wis. Adm. Code, dischargers covered under a general permit are not required to submit an application for reissuance. The requirements for spill reporting are in section 6.5 below.

Note: Chapter NR 205 is available at the following website:

http://docs.legis.wisconsin.gov/code/admin_code/nr/200

6.1 Work near Surface Waters and Wetlands

Activities performed in wetland areas, in floodplains, or near shorelands may require permits or approvals through applicable state law, state regulations, or county or local ordinances. Additionally, state permits and/or contracts required by chs. 30, 31 and 87, Wis. Stats. and s. 281.36, Wis. Stats. (or Wisconsin Administrative Code promulgated under these laws), and federal permits may be applicable.

6.2 Continuation of the Expired General Permit

As provided in s. NR 205.08(9), Wis. Adm. Code, and s. 227.51, Wis. Stat., the terms and conditions of this general permit shall continue to apply until this general permit is reissued or revoked or until an individual permit is issued for the discharge to which the general permit applied.

6.3 Liabilities under Other Laws

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject under section 311 of the federal Clean Water Act (33 USC s. 1321), any applicable federal, state, or local law or regulation under authority preserved by section 510 of the Clean Water Act (33 USC s. 1370).

6.4 Severability

The provisions of this permit are severable, and if any provisions of this permit or the application of any provision of this permit to any circumstance is held invalid the remainder of this permit shall not be affected thereby.

6.5 Spill Reporting

The permittee shall notify the Department immediately of any release or spill of a hazardous substance to the environment in accordance with s. 292.11, Wis. Stats., and ch. NR 706, Wis. Adm. Code.

Note: The 24-hour toll free spills hotline number is (800) 943-0003. Information about hazardous substance spills is available from the Department's website at: <http://dnr.wi.gov/topic/Spills/>

6.6 Submitting Records

Unless otherwise specified, any reports submitted to the Department of Natural Resources in accordance with this permit shall be submitted to the appropriate Department regional storm water contact or to Department of Natural Resources, Storm Water Program – WT/3, Box 7921, Madison, WI 53707-7921.

6.7 Enforcement

Any violation of ss. 283.33 or 283.35, Wis. Stats., ch. NR 216, Wis. Adm. Code, or this permit is enforceable under s. 283.89, Wis. Stats.

6.8 Permit Fee

A storm water discharge permit fee shall be paid annually for each facility covered under this permit, except under s. NR 216.30(2), Wis. Adm. Code, no fee will be charged for a facility that the Department concurs is internally drained and no pollutants are exposed that could contaminate groundwater . The permittee will be billed by the Department annually in May of each year and the fee is due by June 30 of each year in accordance with s. NR 216.30, Wis. Adm. Code. A permittee may be referred to the Wisconsin Department of Revenue for the collection of any unpaid storm water fee.

7. COMPLIANCE SCHEDULE

The permittee shall meet the requirements of sections 1 to 5 this permit as summarized in Table 3 below.

Note: Table 3 only provides a summary of the permit requirements in sections 1 to 5 with a defined compliance timeframe and does not list all the requirements of this permit. Refer to the specific sections of this permit for a complete representation of the requirements.

Table 3. Compliance Schedule

PERMIT SECTION	ACTIVITY	COMPLIANCE TIMEFRAME	COMMENTS
Section 1.4.1 Storm Water Discharges to Outstanding and Exceptional Resource Waters	Permittee in compliance with sections 1.4.2 to 1.4.5 for storm water discharges to ORWs and ERWs	Existing permittees and new permittees covered within 12 months after the Effective Date : By 12 months after the Effective Date of this permit.	Discharges of wastewater to an ORW or ERW are not authorized under this permit. Section 1.4 applies to storm water discharges only.
		New permittees covered after 12 months from the Effective Date : As of the Start Date of coverage under this permit.	
Section 2.8 Impaired Water Bodies and Total Maximum Daily Load Requirements	Discharges of a pollutant of concern to an impaired water, section 2.8.2	Annual check by 2/15 of each calendar year to determine if facility discharges a pollutant of concern to an impaired water body.	
	Address pollutant of concern in SWPPP, section 2.8.3	If a pollutant of concern discharges via storm water, within 180 days of the annual check the permittee shall address it in a written section of the SWPPP.	
	Discharges of a pollutant of concern to an impaired water with an approved TMDL, section 2.8.5	Annual check by 2/15 of each calendar year to determine if facility discharges a pollutant of concern to an impaired	

		water body with an approved TMDL. If so, assess whether the TMDL wasteload allocation is being met through existing controls.	
	Proposed TMDL implementation plan, section 2.8.6	If permittee included in a TMDL, within 180 days of the annual check the permittee shall submit a proposed implementation plan to the Department.	Not required if a specific wasteload allocation has not been assigned to the facility under a TMDL.
Section 2.12 Application for Permit Coverage	Initial permit coverage, 2.12.1	NOI submitted to apply for coverage at least 14 working days prior to initiating land disturbing construction activities; or at least 14 working days prior to initiating industrial operations.	
Section 3.2 Annual Facility Site Compliance Inspections	Conduct and document annual facility site compliance inspection in a report	Annually by 2/15 for the previous calendar reporting year.	
Section 3.3 Storm Water Pollution Prevention Plan and Summary	Development and implementation of site-specific SWPPP	New permittees: Develop SWPPP and SWPPP summary prior to applying for permit coverage and implement SWPPP from commencement of operations until final site reclamation.	SWPPP not required if site internally drained.
		Existing permittees: SWPPP as of the Effective Date of permit coverage and implemented until final site reclamation.	

Section 3.5 SWPPP Amendments	Required updating of the SWPPP due to changing factors	SWPPP summary documenting the amendments submitted to the Department prior to commencing any necessary work.	SWPPP not required if site internally drained.
Section 3.7 Quarterly Visual Inspections	Perform and document the results of the quarterly visual inspections and visual checks	Include with the annual facility site compliance inspection required under section 3.2.	Not required if site internally drained.
Section 4 Wastewater Discharges to Groundwater Via Infiltration	Limitations for groundwater discharges, section 4.2.1	See Table 1.	Monitoring not required for lined or sealed wastewater treatment facilities granted a waiver under section 4.1. Record keeping of water treatment additives shall apply (section 4.2.1.4).
	Submittal of Annual Discharge Monitoring Reports, section 4.3	By 2/15 of each year.	Annual Discharge Monitoring Reports for groundwater not required for lined or sealed wastewater treatment facilities granted a waiver under section 4.1.
Section 5 Wastewater Discharges to Surface Waters	Limitations for surface water discharges, section 5.2	See Table 2.	Only applies if wastewater discharges to surface water.

	Submittal of Annual Discharge Monitoring Reports, section 5.5	By 2/15 of each year.	Submittal of data not required if there were no discharges to surface water during the calendar reporting year.
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8. DEFINITIONS

Definitions for some of the terms used in this permit are provided below. A term found in s. NR 205.03, Wis. Adm. Code, may have a more specific definition for the purposes of this permit.

8.1 Best Management Practices or BMPs as used in this permit means structural or non-structural measures, practices, techniques or devices employed to avoid or minimize soil, sediment or pollutants carried in storm water to waters of the state.

8.2 Contaminated storm water means storm water that comes into contact with material handling equipment or activities, raw materials, intermediate products, final products, waste materials, byproducts or industrial machinery in the source areas listed in s. NR 216.27(3)(e), Wis. Adm. Code.

8.3 Dewatering as used in this permit means pumping, draining, or otherwise removing any water from an area of a nonmetallic mining operation through direct action by the permittee. Dewatering also includes wet pit mining overflows caused solely by direct precipitation and ground water inflow. Wet pit mining is a method of sand and gravel extraction, whereby raw material is extracted by means of a dragline or barge-mounted dredging equipment both above and below the water table.

8.4 Erosion means the process by which the land's surface is worn away by the action of wind, water, ice or gravity.

8.5 Facility as used in this permit means a nonmetallic mining operation regulated by this permit.

8.6 Impaired water means a waterbody impaired in whole or in part and listed by the department pursuant to 33 USC 1313 (d) (1) (A) and 40 CFR 130.7, for not meeting a water quality standard, including a water quality standard for a specific substance or the waterbody's designated use.

8.7 Infiltration as used in this permit means the entry and movement of storm water or wastewater into or through soil or the subsurface of the nonmetallic mining operation.

8.8 Owner or operator means any person owning or operating a point source of pollution.

8.9 Permittee as used in this permit means a person who has applied for and received coverage under this permit.

8.10 Person means an individual, owner, operator, corporation, limited liability company, partnership, association, municipality, interstate agency, state agency or federal agency.

8.11 Sediment as used in this permit means settleable solid material that is transported by water, suspended within water or deposited by water away from its original location.

8.12 SIC means standard industrial classification. SIC codes cited in this chapter are from the 1987 edition of the *Standard Industrial Classification Manual*.

8.13 Sludge means the accumulated solids generated during the biological treatment, chemical treatment, coagulation or sedimentation of water or wastewater.

8.14 Stabilize, stabilized, or stabilizing as used in this permit means the process of making a site steadfast or

firm, minimizing soil movement by the use of practices such as mulching and seeding, sodding, landscaping, paving, graveling or other appropriate measures.

8.15 Storm Water means runoff from precipitation including rain, snow, ice melt or similar water that moves on the land surface via sheet or channelized flow.

8.16 Total maximum daily load or TMDL means the amount of pollutants specified as a function of one or more water quality parameters, that can be discharged per day into a water quality limited segment and still ensure attainment of the applicable water quality standard.

8.17 Wastewater as used in this permit means a type of water associated with an activity described in sections 1.1.2 through 1.1.7. Road dust suppression water used in accordance with section 2.5 does not require monitoring under sections 4 or 5 of this permit.

8.18 Wastewater treatment facility means all the structures, pipes, and other equipment that constitute the various treatment processes and treatment units employed to reduce pollutants in wastewater. Treatment processes include the physical, biological or chemical actions that are applied to wastewater to remove or reduce pollutants. Treatment units are the individual structures or equipment within the wastewater treatment facility that are part of a treatment process.

8.19 Water treatment additive as used in this permit means an agent or chemical formulation used to improve process efficiencies or assist with meeting discharge standards. Water treatment additives are used in a number of applications and come in a variety of chemical formulations including, but not limited to, chemical salts, polymers, acids and bases, and organic chemicals.

8.20 Waters of the State means those portions of Lake Michigan and Lake Superior within the boundaries of Wisconsin, all lakes, bays, rivers, streams, springs, ponds, wells, impounding reservoirs, marshes, water courses, drainage systems and other surface water or groundwater, natural or artificial, public or private within the state or under its jurisdiction, except those waters which are entirely confined and retained completely upon the property of a person.

8.21 Working Day means any day except Saturday and Sunday and holidays designated in s.230.35(4)(a), Wis. Stats.

NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Village of Weston, Wisconsin on **Monday, May 12, 2025 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider an application (Project #2025152) filed by **Jesse Penrose**, of **JP Trailer Sales & Transport, LLC**, 2581 Golden Eagle Rd, Kronenwetter. The applicant is requesting a **Conditional Use Permit** at **5600 & 5602 Municipal Street**, to allow for an **Indoor Sales & Service** and **Outdoor Display** land uses on property zoned **LI (Limited Industrial)** and **WHP-A (Wellhead Protection – Zone A) Overlay District**, where such land uses are permitted only through the granting of a Conditional Use Permit.

Legal Description of the Property:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 28 North, Range 8 East, described as Parcel A of Certified Survey Map recorded in Volume 34, Page 88, as Document No. 1054268, and Outlot 1 of Certified Survey Map recorded in Volume 71, Page 82, as Document No. 1557921, all located in the Village of Weston, Marathon County, WI. Total parcel area is approximately **2.015 acres** and is addressed as **5600 & 5602 Municipal Street**.

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

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

Dated April 24, 2025.

Valerie Parker, Commission Clerk

Legal Ad Run: April 28, 2025, and May 5, 2025

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will hold a public hearing on Monday, May 12, 2025, at 6:00 p.m., in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, to take testimony relative to the following:

Project #20250152 – Jesse Penrose, of JP Trailer Sales & Transport, LLC, 2581 Golden Eagle Rd, Kronenwetter. The applicant is requesting a Conditional Use Permit at 5600 & 5602 Municipal Street, to allow for an Indoor Sales & Service and Outdoor Display land uses on property zoned LI (Limited Industrial) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land uses are permitted only through the granting of a Conditional Use Permit. The property is described as:

(PIN 192 2808 153 0925) Part of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 28 North, Range 8 East, described as Parcel A of Certified Survey Map recorded in Volume 34, Page 88, as Document No. 1054268, and Outlot 1 of Certified Survey Map recorded in Volume 71, Page 82, as Document No. 1557921, all located in the Village of Weston, Marathon County, WI. Total parcel area is approximately 2.015 acres and is addressed as 5600 & 5602 Municipal Street.

Project #2025142 – Dustin Vreeland, of Vreeland & Associates on behalf of property owners, Kurt Seubert & Gary Guernndt, Eau Clarie River, LLC. The applicant is requesting a Conditional Use Permit at 7795 Weston Avenue, to allow for a Non-Metallic Mineral Extraction land use to occur on property zoned AR (Agriculture and Residential), where such land use is permitted only through the granting of a Conditional Use Permit. The two subject properties are described as:

(PIN 192 2808 262 0996) Part of Lot 1 of Certified Survey Map Number 17452, recorded in Volume 83 on Page 109, located in the Southwest 1/4 of the Northwest 1/4 and that part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, also described as commencing at the West 1/4 corner of said Section 26; thence North 89°54'09" East along the east-west 1/4 line 1097.79 feet to the point of beginning; thence North 1°54'31" West 1344.92 feet; thence South 89°55'32" East along the north line of the south 1/2 of the Northwest 1/4 1436.30 feet to the west line of Zinser Street; thence South 0°57'11" East along the west line of Zinser Street 1340.08 feet; thence South 89°54'09" West along the east-west 1/4 line 1413.80 feet to the point of beginning. Containing 43.905 acres.

(PIN 192 2808 262 0999) The Northeast 1 / 4 Of the Northwest 1 / 4 Of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, Except the North 2 Rods and Except Document Number 1878805. Containing 38.02 Acres More or Less.

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 25th day of April 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, April 28, 2025, and Monday, May 5, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, May 12, 2025.
Description:	Project #20250152 – Conditional Use Permit Request at 5600 & 5602 Municipal St, to allow for an Indoor Sales & Service and Outdoor Display land uses on property zoned LI (Limited Industrial) and WHP-A (Wellhead Protection – Zone A) Overlay District. (Penrose)
From:	Jennifer Higgins, Planning and Development Director
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Jesse Penrose, JP Trailer Sales & Transport, an Indoor Sales or Service and Outdoor Display land uses in the LI Limited Industrial Zoning District.

BACKGROUND

Jesse Penrose has been operating JP Trailer Sales & Transport, LLC out of 2915 Schofield Avenue since June 2023. He recently approached staff about purchasing the former Norcon property on Municipal Street and moving his JP Trailer Sales & Transport to this new location. He would use the property as an outdoor display for a trailer dealership; selling a variety of enclosed cargo trailers and equipment. Building #2 on the property will be used as a storage warehouse for trailers and parts and possibly occasional sales.

CURRENT PROPERTY CONDITIONS:

The subject property is approximately 2 acres and is the former location of Norcon. The applicant purchased this property in April 2025 to move his business off of Schofield Avenue. The Municipal St. yard is fully fenced on the sides and back along the Mountain Bay Trail. The entire parking lot is graveled. There is no defined parking lot.

Wellhead Protection

Is located in WHP – Zone A but uses proposed are not prohibited or CUP required. No issues.

Parking

Minimum Required Off-Street Parking: One space per 300 sq ft of gross floor area

2400 sq ft building will be used for the business. Per the parking minimum 8 spaces are required. They are providing 10.

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

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

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

REQUEST FOR CONSIDERATION

I move to [approve / deny] Conditional Use Permit #2025152, allowing Jesse Penrose, JP Trailer Sales & Transport LLC, to operate Indoor Sales or Service and Outdoor Display land uses in the LI Limited Industrial Zoning District.

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

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

**CONDITIONAL USE PERMIT
SUPPLEMENTAL REVIEW CRITERIA
VILLAGE OF WESTON**



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

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

This property is currently being used in a similar manner, with outdoor storage and office. My business would be a sales business of the trailers I have on display outside and inside.

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

This conditional use would not cause any further impacts to the surrounding properties, as it is just outdoor and indoor sales of trailers. This proposed use would create a quieter atmosphere for other properties around me, as there would not be the large equipment and semi's coming in and out of there, as there currently is.

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

This proposed conditional use would create less of land use impacts, versus the use that is currently in place there.

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

This conditional use would not impose an undue burden on these as it will provide a safer land use, where it will consist of just outdoor and indoor sales of trailers.

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

This conditional use would not cause any further impact to the surrounding properties, as it is just outdoor and indoor sales of trailers.



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

Application/Petition No.: **20250152** Hearing Date: **May 12, 2025**
Applicant: **Jesse Penrose, JP Trailer Sales & Transport, LLC**
Location: **5600 & 5602 Municipal Street, Weston, WI 54476**
Description: **A Conditional Use Permit application to allow an Indoor Sales or Service and Outdoor Display land uses in the LI Limited Industrial Zoning District.**

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

GENERAL INFORMATION:

Zoning: **LI Light Industrial**

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

USE #1 **Indoor Sales or Service.** Includes all land uses, except as otherwise separately listed in this Section, that conduct or display sales or rental merchandise or equipment, or that conduct non-personal or non-professional services, entirely within an enclosed building. This includes a wide variety of retail stores and commercial service uses not otherwise listed in this Chapter, along with self-service facilities such as coin-operated laundromats. Includes uses like retail bakeries and delis where the consumption of products typically occurs off-site, but does not include restaurants, which are instead classified as "Indoor Commercial Entertainment" uses. Display of products outside of an enclosed building shall be considered an "Outdoor Display Incidental to Indoor Sales" accessory use, or, if outdoor sales exceed 15 percent of the total sales area of the building(s) on the property, an "Outdoor Display" principal land use. Sales or service uses that are accessory to a principal residential use of a property are not considered "Indoor Sales or Service" uses but are instead regulated as "Home Occupations" or "Residential Businesses" under this chapter. Does not include any "Commercial Animal Establishment" use.

Performance Standards:

1. Use may also be subject to conditional use permit requirements and adherence to performance, building design, and site design standards in Section 94.10.06 if classified as a "Large Retail and Commercial Service Development" under Section 94.10.04. However, following initial conditional use permit approval, individual "Indoor Sales or Service" uses may occupy the constructed spaces without the need for a further conditional use permit.
2. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.

All performance standards are being met. #1 is N/A. #2 required spaces are 8. They are providing 10 per their zoning permit.

USE #2 **Outdoor Display.** Includes all land uses, except as otherwise separately listed in this Article, that conduct sales or display sales or rental merchandise or equipment outside of an enclosed building. Examples include outdoor vehicle sales, outdoor vehicle rental, manufactured home sales, and monument sales. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a "Junkyard or Salvage Yard" use. If an area less than 15 percent of the total sales area of the building(s) on the property is used for display of

products outside of an enclosed building, such use shall instead be considered an “Outdoor Display Incidental to Indoor Sales” accessory use.

Performance Standards:

1. The display of items shall not be permitted in required landscaped areas, required bufferyards, or required setback areas for the principal structure. **Yard is enclosed by a chain link fence.**
2. Display areas shall be separated from any circulation area by a minimum of 10 feet, which shall be clearly delimited. **Circulation is not impacted per the submitted site plan.**
3. Items being displayed shall not interfere with motor vehicle, pedestrian, and bicycle traffic visibility. **Circulation is not impacted per the submitted site plan.**
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property. **N/A – does not abut residential zoned property.**
5. The display of items outdoors shall be permitted during the entire calendar year; however, if items are removed from the display area, all support fixtures used to display the items shall be removed.
6. There must be a principal building on the same lot as the Outdoor Display land use, which serves as an essential component of that use, such as a sales office, indoor showroom, and/or storage facility. Such building shall be attached to a permanent foundation, and if erected or expanded after March 18, 2015, shall meet building design standards in Section 94.10.03. **2400 sq ft building on site used for the business operation.**
7. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below what is required in this Section. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present. **required spaces are 8. They are providing 10 per their zoning permit.**

All performance standards are being met.

DETERMINATION (To be completed by the Plan Commission):

1. Is the proposed conditional use consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village?
2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village?
3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to parcels adjacent to the subject property?
4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant’s proposal and any requirements recommended by the applicant to ameliorate such impacts?

BACKGROUND INFORMATION:

Jesse Penrose has been operating JP Trailer Sales & Transport, LLC out of 2915 Schofield Avenue since June 2023. He recently approached staff about purchasing the former Norcon property on Municipal Street and moving his JP Trailer Sales & Transport to this new location. He would use the property as an outdoor display for a trailer dealership; selling a variety of enclosed cargo trailers and equipment. Building #2 on the property will be used as a storage warehouse for trailers and parts and possibly occasional sales.

CURRENT PROPERTY CONDITIONS:

The subject property is approximately 2 acres and is the former location of Norcon. The applicant purchased this property in April 2025 to move his business off of Schofield Avenue. The Municipal St. yard is fully fenced on the sides and back along the Mountain Bay Trail. The entire parking lot is graveled. There is no defined parking lot.

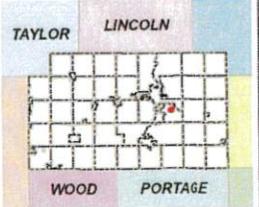
A Zoning Permit has been applied for (#202500435) which states there will be 10 off street parking spaces available for parking. Customer occupied space in the building used for the operation is listed as 2400 sq ft. Per the indoor sales and service use, he is required to have one space per 300 sq ft of gross floor area. Based on the 2400 sq ft building there would be a requirement of 8 parking stalls which he would meet.

PLAN COMMISSION ACTION OPTIONS:**1) Approve the Conditional Use Permit at 5600 & 5602 Municipal St, with the following conditions:**

1. The use of the property shall be consistent with the plans as submitted and as shown in "Exhibit A" and the Operational Plan attached as "Exhibit B".
2. Any changes to the use, structure, or location as submitted as "Exhibit A" or "Exhibit B", shall require submittal of a new or amended Conditional Use Permit application.
3. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
4. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
5. Any other items the PC would like added to the CUP.

2) Deny the Conditional Use Permit at 5600 & 5602 Municipal Street.

Exhibit A



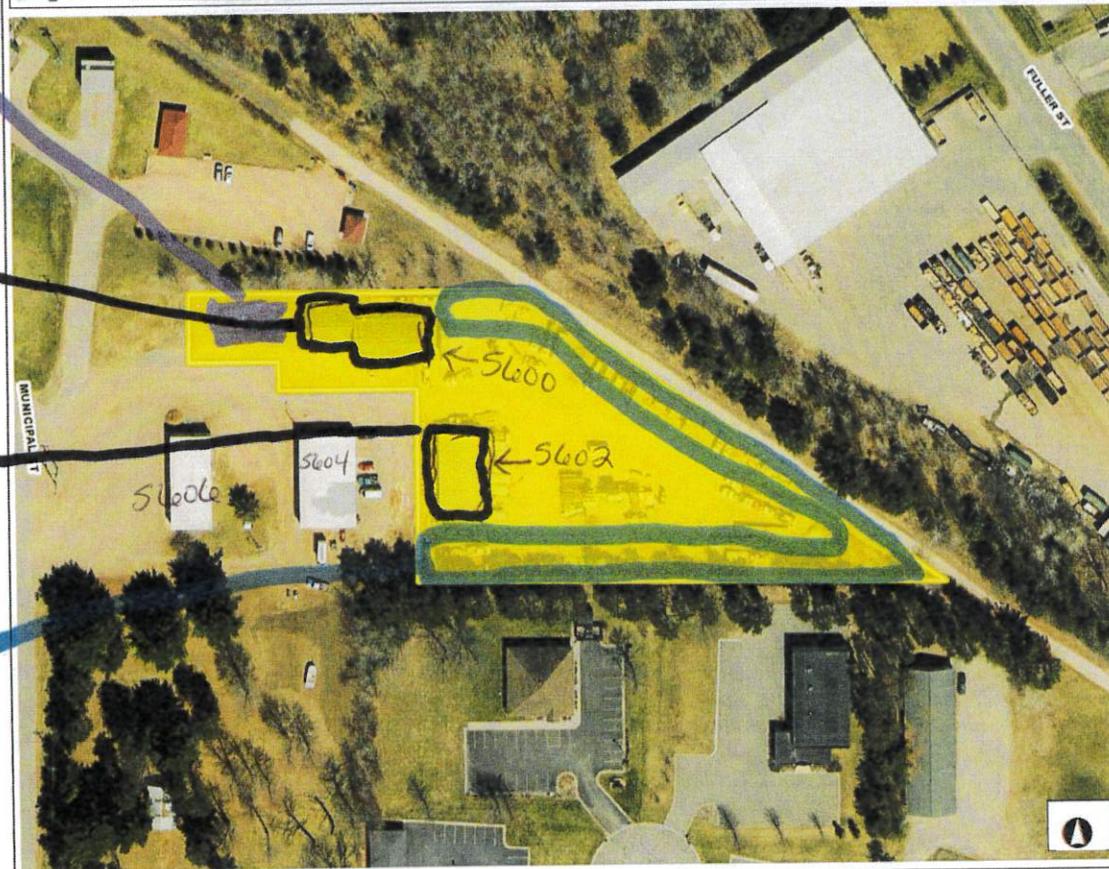
- Legend**
- Road Names
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Employee parking

Building #1 not used
May lease out to a tenant.

Building #2 used by JP Trailer Sales for storage

Trailer parking



58.53 0 58.53 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Exhibit B

JP Trailer Sales & Transport LLC Operations Plan

JP Trailer Sales & Transport LLC
5600 Municipal Street
Weston, WI 54476

Date: April 06, 2025

Name of Business: JP Trailer Sales & Transport LLC

Applicant: JP Trailer Sales & Transport LLC

2581 Golden Eagle Road

Kronenwetter, WI 54455

Contact: Jesse Penrose

Phone: 715-581-6080

jesse@jptrailersalesandtransport.com

Owner: Jesse Penrose

2581 Golden Eagle Road

Kronenwetter, WI 54455

Contact: Jesse Penrose

Phone: 715-581-6080

Proposed Use: Tenant intends to use the property as an outdoor display for a trailer dealership; selling a variety of enclosed cargo trailers and equipment. Building #2 will be used as a storage warehouse for trailers and parts and possibly occasional sales.

Days of Operation: 7 days per week

Hours of Operation: Daily by appointment

Traffic: It's anticipated that there will be 1-2 total employees. It's anticipated that there will be 1-5 customers on site at any time. Deliveries are typically made 1 time per week. These activities are not expected to adversely affect the surrounding properties because the site is comparable to many similar business models.

Construction: No interior or exterior construction will be taking place at the business.

Outdoor Storage: Outdoor storage will be limited to units that are for sale and business equipment.

Additional Licensing: Village of Weston zoning permit and occupancy permit

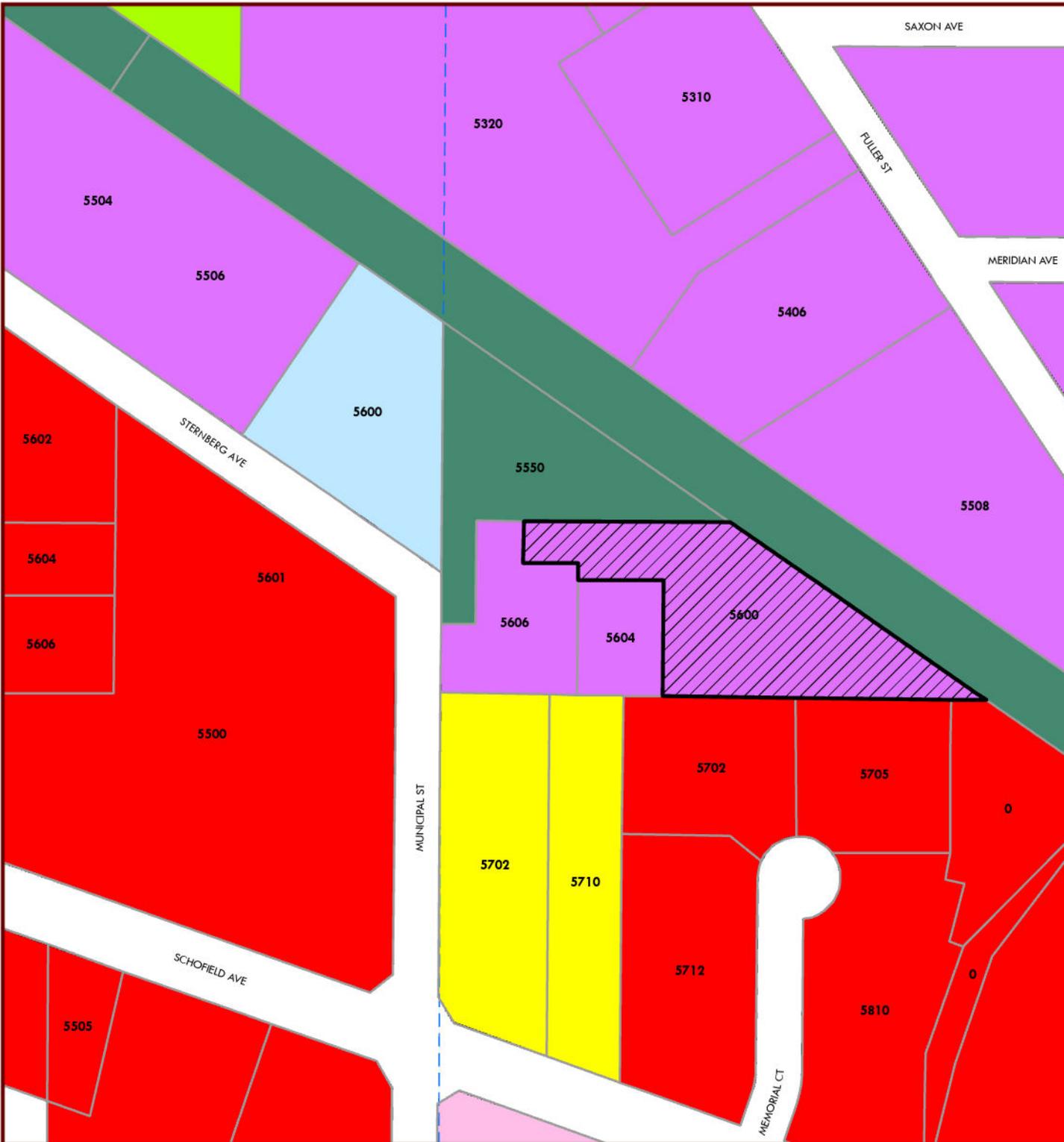
Village of Weston Marathon County, WI



ZONING MAP



Map Date: 4/25/2025
Adoption Date: 2/17/2025



LEGEND

5600 & 5602 Municipal St

MUNICIPAL FEATURES

Sections (Polygons)

Village of Weston Incorporated Boundary

Right-of-Way

ZONING DISTRICTS

PR - Parks and Recreation

SF-S - Single Family Residential-Small Lot

2F - Two Family Residential

INT - Institutional

B-3 - General Business

BP - Business Park

LI - Limited Industrial

Shoreland Zone (Town)

OVERLAY DISTRICTS

D-CO

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #2025152

This CONDITIONAL USE PERMIT is issued as of 12th day of May, 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to JESSE PENROSE, of 5600 & 5602 Municipal Street, Weston, WI 54476.

WHEREAS, JESSE PENROSE is purchasing the property described below in the Village of Weston, and which property is subject to an agreement whereby JESSE PENROSE intends to conduct an INDOOR SALES & SERVICE AND OUTDOOR DISPLAY USE IN THE LI (LIMITED INDUSTRIAL) Zoning District. The said property upon which said activity is to take place is more particularly described as follows:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 28 North, Range 8 East, described as Parcel A of Certified Survey Map recorded in Volume 34, Page 88, as Document No. 1054268, and Outlot 1 of Certified Survey Map recorded in Volume 71, Page 82, as Document No. 1557921, all located in the Village of Weston, Marathon County, WI. Total parcel area is approximately 2.015 acres and is addressed as 5600 & 5602 Municipal Street.

WHEREAS, the property described above is in the LI Zoning District of the Village of Weston, which permits the INDOOR SALES & SERVICE AND OUTDOOR DISPLAY USE in said zoning district by Conditional Use Permit; and

WHEREAS, JESSE PENROSE has requested a Conditional Use Permit for the property, per Sections 94.4.05(5) and (6), so as to allow an INDOOR SALES & SERVICE AND OUTDOOR DISPLAY USE on said premise; and

WHEREAS, a petition for a Conditional Use Permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held May 12, 2025, the Plan Commission after giving full consideration to the criteria and standards for granting a Conditional Use Permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

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

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

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grants JESSE PENROSE a conditional use permit for the property described above, for INDOOR SALES & SERVICE AND OUTDOOR DISPLAY USE as defined in Sections 94.4.05(5) and (6), of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of the property shall be consistent with the plans as submitted and as shown in "Exhibit A" and the Operational Plan attached as "Exhibit B".
2. Any changes to the use, structure, or location as submitted as "Exhibit A" or "Exhibit B", shall require submittal of a new or amended Conditional Use Permit application.
3. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

Exhibit A

DRAFT

Exhibit B

DRAFT

JP Trailer Sales & Transport LLC Operations Plan

JP Trailer Sales & Transport LLC
5600 Municipal Street
Weston, WI 54476

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Outdoor Storage: Outdoor storage will be limited to units that are for sale and business equipment.

Additional Licensing: Village of Weston zoning permit and occupancy permit



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

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

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

FOR REVIEW BY: Plan Commission, 05/12/2025

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

ISSUE-IN-BRIEF: April 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 –

None.

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



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

DESCRIPTION: Report re: April 2025 Building Permits

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

FOR REVIEW BY: Plan Commission, 5/12/2025
Board of Trustees, 5/19/2025

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

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

FISCAL IMPACT: \$17,350,338 in permit valuation
\$158,388 in permit fees
301 total permits issued (426 Village, 6 Town, 4 Rothschild)
(YTD as of 5/1/25)

Month of April 2025 Permits Issued.
Village of Weston - 161
Town of Weston - 4
Village of Rothschild - 2
\$56,626 received in permit fees.
\$5,292,390 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?

April 2025 Building Permits

Permit Total Report Code

Issued From 4/1/2025 and Issued To 5/1/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
<i>Accessory</i>					
	101 - Residential Accessory Building	Village of Weston	4	\$89,500	\$516.00
	102 - Home Addition	Village of Weston	3	\$47,500	\$600.00
<i>Commercial Building</i>					
	202 - Commercial Addition/ Build Out/ Remodel	Town of Weston	4	\$342,593	\$600.00
<i>Deck</i>					
	103 - New/Alteration/Addition Residential Deck	Village of Weston	5	\$70,500	\$435.00
<i>Driveway</i>					
	111 - New Residential Driveway/Driveway Addition	Village of Weston	2	\$16,000	\$80.00
<i>Electrical</i>					
	702 - Residential Electrical	Town of Weston	3	\$15,096	\$160.00
<i>Electrical Comm</i>					
	700 - Commercial Electrical	Village of Weston	5	\$308,550	\$1,150.00
	701 - Multifamily (3 or More Units) Electrical	Village of Weston	1	\$6,144	\$100.00
<i>Excavation</i>					
	300 - Excavation	Village of Weston	21		\$1,500.00
<i>Fence</i>					
	108 - New Fence or Alteration (Residential)	Village of Weston	4	\$19,116	\$160.00
<i>General</i>					
	115 - Early Start (Residential)	Village of Weston	4	\$0	\$400.00
	403 - Face Copy Replacement	Village of Weston	1	\$600	\$100.00
<i>Home Improvement</i>					
	105 - Interior Remodel - 1&2 Family	Village of Weston	4	\$49,416	\$760.00
<i>HVAC</i>					
	604 - Residential HVAC Install/Replacement	Village of Weston	5	\$42,574	\$250.00
	601 - Commercial HVAC Replacement	Village of Weston	3	\$67,900	\$300.00
<i>Lateral</i>					
	504 - Commercial Lateral	Village of Weston	1		\$50.00

Permit Total Report Code

Issued From 4/1/2025 and Issued To 5/1/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	503 - Residential Lateral	Village of Weston	5		\$250.00
<i>Meter</i>					
	506 - Residential Water Meter	Village of Weston	10		\$12,525.00
<i>Minor Home Improvement</i>					
	901 - Residential Exterior Remodel	Village of Weston	11	\$169,208	\$550.00
<i>Occupancy</i>					
	750 - Non-Residential Zoning	Village of Weston	3		\$225.00
<i>Parking Lot</i>					
	211 - Commercial Parking Lot/Driveway	Village of Weston	1	\$770,237	\$0.00
<i>Plumbing</i>					
	500 - Commercial Plumbing	Village of Weston	3	\$77,156	\$600.00
<i>Sign</i>					
	400 - Permanent Sign	Village of Weston	5	\$28,050	\$500.00
<i>Special Assessment</i>					
	910 - Special Assessment	Village of Weston	44		\$1,760.00
	911 - Special Assessment (Non-Resident)	Village of Rothschild	1		\$15.00
<i>Temp Use</i>					
	756 - Temporary Use	Village of Weston	3		\$100.00
<i>WUBPA</i>					
	100 - New Home Construction	Village of Weston	11	\$3,172,250	\$32,940.00
Total			167	\$5,292,390	\$56,626.00



Jennifer Higgins
Planning & Development Director

To: Plan Commission

Date: May 8, 2025

Re: Planning & Development Project Updates

1. **Assistant Zoning Administrator/Code Enforcement Officer Update** – Dustin Gessert started with us in this position on April 28. He has experience in law enforcement, facilities management, public works and construction. He has jumped right in on helping us with code enforcement, building maintenance and really wherever he is needed. He has been a nice addition to the Village Team.
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 later this spring and the first draft of the conditions issues by early summer. We will need to take some updated pictures for the document later this month or in early June.
3. **2025 Housing Availability Report** – NCWRPC finished up our 2025 Housing Availability Report a few weeks ago. I am in the process of getting it up on the website and plan to bring that and the New Housing Fee Report for 2025 to the PC in June. I also worked with Sam from the NCWRPC to create a [Village of Weston Development Map](#) (currently in draft and still housed at the RPC) to track current development projects. Right now it just shows housing projects but once it moves over onto our GIS system I will be working with Michael to add current road projects and other commercial/industrial development projects that are coming in. The Housing Permits Issued and Housing Lots created tabs also help us to meet state statute requirements for Wisconsin State Statute 66.10013.
4. **Evolve Software Upgrade** – Staff will be meeting again with Evolve the week of May 19th to go over the upgrade. I've been able to make a lot of procedural changes internally already that better mimics staff workflows when reviewing permits/projects. Code enforcement has also been updated to include all current ordinances due to the recent changes being done to CLPS related ordinances.



Jennifer Higgins
Planning & Development Director

5. **Commercial Building Inspections** – The Department is still working towards being able to provide this new service. We have been unexpectedly busy over the last month in the Inspections Division with a number of new home permits coming in so this has been put on hold until fall.

6. **Request to vacate a portion of Everest Hilltop Addition Subdivision** – The Board approved the street vacation and the resolution was sent to the landowner. They are now proceeding through Circuit Court to vacate the unbuilt portion of the subdivision in Weston.

TIF 1

1. We have been 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 May or June now as they have been delayed some since I first reported on this. If funded the site plan will come through PC for approvals.

2. **Fabick Cat, 9601 County Road J** – I received an update last week that they should be submitting updated plans in the next few weeks. The building addition site plan has been 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. Project Completion is scheduled for June.

4. **Wiesman Storage Units, 4305 Progress Way** – 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. They are currently finishing up the site and we will schedule the Project Completion in June.



**Jennifer Higgins
Planning & Development Director**

5. **Weston Mini-Maxi Storage, 8211 Schofield Avenue** – Under Construction – At least 4 of the buildings have received occupancy to date.
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.** – We received a revision for landscaping that Meverden is following up on. Project Completion is scheduled for June with the others.
8. **Norcon, Progress Way, Phase 1 – Cold Storage & Phase II - Office Building** – Office area received temporary CO on 4/4/25. Another inspection is needed. Project Completion will come later this summer after occupancy is issued and all plantings are installed.

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**— The Board approved a TIF ask on 2/19/24 and the site plan on 5/20/24. 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 2024 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 2024. Amendment #4 was approved in November 2024. Building Inspection Staff issued occupancy on Suite 5 - Firehouse Subs for all trades in



Jennifer Higgins
Planning & Development Director

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. Both are currently under construction. Juvly recently received a temporary OC. The Board authorized 75% of the TIF funds to be released in March for the project. The rest will be done after project completion which we have schedule in late May/early June.

3. **Wendy's, 5401 Business Hwy 51** – Project Completion scheduled for late May/early June. I recently received a request for information from a surveyor looking to potentially split the lot so there may be some additional activity occurring on the eastern side of the lot.
4. **A&W, 2805 Schofield Avenue** – I am still awaiting details on the 2nd drive-thru lane and how it will fit with the existing parking lot. Building permits have been approved for façade work and interior remodeling.

Outside TIF

1. **Greenheck Turner Community Center (GTCC)** – Project Completion Scheduled for late May/early June.
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. Dumpster enclosure area is currently being worked on. Project Completion will be scheduled as soon as we are notified the work is complete.
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.



Jennifer Higgins
Planning & Development Director

6. **BUG Properties** – CUP received, and site plan approved by PC. Development Agreement finally signed January 2nd. Building permit issued 2/13/24. Still under Construction. Staff has notified them they need to now remove the storage crates from out front.
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. Occupancy Certificates were issued for buildings E, F, G & H as of 4/3/25 and they have the ok to rent those out as the fence and gate have been fully installed.
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 approved in March 2025.
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.