



**Village of Weston, Wisconsin**

**Meeting of the PLAN COMMISSION**

**During the 29th legislative session of the elected**

**Board of Trustees (2025 – 2026)**

**Monday, July 14, 2025, at 6:00 P.M.**

**Packet Prepared By:**

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



## Village of Weston, Wisconsin MEETING NOTICE

Meeting of: **PLAN COMMISSION**

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

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

Date/Time: **Monday, July 14, 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](mailto:vparker@westonwi.gov)

Questions: **Jennifer Higgins, Director of Planning & Development**  
**(715) 241-2638**  
[jhiggins@westonwi.gov](mailto:jhiggins@westonwi.gov)

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**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 07/07/2025.**

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](http://www.westonwi.gov) and a hard copy posted at the Village Municipal Center.

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



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

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**Monday, July 14, 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, Guerndt, Hoffman, Jordan, Mumper.
2. Open public comment period for items that do not appear on this agenda noted as public hearings.
3. Written Communications, Disclosures and Recusals. Members of the body should make any required disclosures or recusals during this time.
4. [Minutes from June 9, 2025, Meeting.](#)
5. [Public Hearing – Project #20250259 - Conditional Use Permit request and Site Plan Approval at 5009 Schofield Avenue, to allow for the expansion of a Personal Storage Facility land uses on property zoned B-3 \(General Business\). \(Barnes/Uhaul\)](#)
  - a. Open Public Hearing.
  - b. Presentation by Applicant and/or Staff.
  - c. Take Public Comment
  - d. Close Public Hearing.
  - e. Recommendation from Staff
  - f. Discussion & Action by the Plan Commission.
6. [Public Hearing – Project #20250242 - Conditional Use Permit request at 5605 Mesker Street, to allow for a Light Industrial Land Use within property zoned B-3 \(General Business\) and a salt storage bin within the WHP-A \(Wellhead Protection – Zone A\) Overlay District. \(Techel/Turf MDs\)](#)
  - a. Open Public Hearing.
  - b. Presentation by Applicant and/or Staff.
  - c. Take Public Comment



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

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- d. Close Public Hearing.
  - e. Recommendation from Staff
  - f. Discussion & Action by the Plan Commission.
7. [Public Hearing – Project #20250212 - Conditional Use Permit request and Site Plan Approval at 7795 Weston Avenue, to allow for a Solid Waste Disposal, Composting, and/or Recycling Facility land use to occur on property zoned AR \(Agriculture and Residential\). \(Vreeland/Eau Claire River, LLC/PGA, Inc\)](#)
    - a. Open Public Hearing.
    - b. Presentation by Applicant and/or Staff.
    - c. Take Public Comment
    - d. Close Public Hearing.
    - e. Recommendation from Staff
    - f. Discussion & Action by the Plan Commission.
  8. [Review of proposed Zoning Code Amendments.](#)
  9. [June 2025 Staff-Approved Certified Survey Maps and Site Plans.](#)
  10. [June 2025 Building Permits.](#)
  11. [Planning & Development Department Project Update Report.](#)
  12. Announcements & Commissioner Remarks
  13. Next Regular Meeting Date - Monday, August 11, 2025, at 6 pm
  14. Future Agenda Items or Staff Referrals
  15. Adjourn Plan Commission

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

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

This Agenda was posted at the Village Municipal Center, on [www.westonwi.gov](http://www.westonwi.gov) and transmitted to media partners on 7/10/2025. Questions can be directed to the Planning & Development Department at (715) 241-2613 or [plandev@westonwi.gov](mailto:plandev@westonwi.gov).

**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.**

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**1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:12 p.m. Roll Call of Village Plan Commission (PC) by Secretary Parker.**

Roll call indicated 6 PC members present.

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

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

Village Staff in attendance, via Zoom: None

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 were no audience members present, via Zoom.

**2. Open Public Comment Period for items that do not appear on this agenda noted as public hearings. [0:00:30 Zoom Recording]**

None.

**3. Written Communications, Disclosures, and Recusals. [0:00:36 Zoom Meeting Recording]**

None.

**4. Minutes from May 12, 2025, PC Meeting. [0:00:50 Zoom Recording]**

**Motion by Mumper, second by Guerndt: to approve the May 12, 2025, PC meeting minutes.**

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

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

**5. Public Hearing – Project #20250213 – Conditional Use Permit Request at 8418 Maplefield Way, to allow for the construction of a single-family home, within the SF-S (Single-Family Residential – Small Lot) Zoning District, where the width of the attached garages with front facing garage doors equal 65.7%. Per Section 94.4.02(1)(h) the maximum allowed is up to 60% (Timber Ridge Builders). [0:01:10 Zoom Meeting Recording]**

**a. Open Public Hearing.**

Cronin opened at 6:14 p.m.

**b. Presentation by Applicant and/or Staff**

Maguire pointed out the applicants being in attendance (Alex Tappe and Joe Wilde, representing Timber Ridge Builders). Maguire stated the home design/footprint has slightly too much garage for the proportion of the house, per the zoning code. Maguire went through examples of the neighboring home designs.

Maguire stated that Timber Ridge Builders has purchased all of the remaining lots on Maplefield Way, and currently have all of them under construction.

Alex Tappe, 8907 Hinner Springs Drive, brought up the requirement in the Zoning Code (94.4.02(1)(h), where it reads “The width of the attached garages with front yard facing garage doors shall be limited to a maximum 60% of the overall width of the residence that faces the front yard.” He stated this makes sense for ranch-style homes, but not so much for 2-story homes. He feels that language should be amended so that houses like this particular design are permitted.

**c. Take Public Comment**

Cronin read a public comment, received via email, from Heath Tappe, 5309 Schofield Avenue, who is in support of this request.

**d. Close Public Hearing**

Cronin closed at 6:19 p.m.

**e. Recommendation from Staff**

Maguire stated staff recommends approval.

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

Guernndt commented that he thought the code took into consideration the 2<sup>nd</sup> floor in the percentage. Maguire clarified the brief language in the code does not take into account the exposed wall surfaces, that it is just the linear measurement.

Higgins explained to Mumper that a similar request came before Plan Commission in 2021, with the new duplex on the corner of Mesker Street and Schofield Avenue.

Maguire stated how typically, staff will work with the builder on the design, if it does not meet the Code requirement; however, this particular home design is pretty popular for Timber Ridge Builders, and how they chose to go the Conditional Use Permit route so that they can continue with it here.

Mumper commented how garages are getting larger and larger, and how we may want to change the Code language.

Jordan commented how developers need to maximize the space for their home developments and we should not be restricting them. He stated if this design is popular and adds to the value of the property, we should not be discouraging them.

Cronin stated he feels the original intent was to prevent what you see on Corozalla Drive, with all the duplexes, where all you see is a garage and a door, with no windows or anything.

Jordan commented that typically when you have the garage in front, the house is a tri-level with a lot of living space behind it. He stated that while you may not be able to see the "house" from the street, it's the value being provided behind that garage that matters. He feels the restriction should not be as significant as it is now.

Higgins stated a lot of times this is due to Planning principles. You don't want to just see garages, she stated the goal is to make a neighborhood feel like a neighborhood, and not just people driving into their houses. She suggested we could make the percentage a bit higher, like at 65%.

Jordan feels when the garage is in front and there is a second story behind it, it could be designed to give the home curb appeal. He gave an example of some of the duplexes along Ross Avenue. He feels those still give a good appearance from the street.

Guerndt commented that he sees both sides. Higgins stated to Jordan that the Conditional Use Permit review fee is \$350.00. Jordan questioned Tappe and Wilde if the cost of the Conditional Use Permit is worth waiting to start the project. Tappe stated they are not waiting. Maguire issued them an early start permit, with the condition that there is a chance this request may not be approved.

Guerndt stated we need to look at amending this section of the Code. He stated how with the second story there is another façade that is above the garage that provides some aesthetics as well. He stated he does not want us to get into a situation where we change the requirement to 70%, and then all you see are garages. He feels there should be some lenience when there is a second story.

The Commission went through the Determination (attached):

1. Yes
2. No
3. Yes
4. Yes
5. Yes

***Motion by Diesen, second by Mumper: to approve Conditional Use Permit #20250213, allowing Timber Ridge Builders to construct a single-family home, within SF-S (Single-Family Residential – Small Lot) Zoning District, where the width of the attached garage with front facing garage doors equal 65.7%, 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

Members will discuss the Zoning Code change topic further at the end of tonight's agenda so it can be brought back next month.

**6. Project #20250149 – Site Plan Review Approval of a proposed detached accessory structure (for Residential Uses) that occupies land between the principal building on a residential lot and a street right-of-way, at 8004 Lindenwood Ct, per Sec. 94.4.09(2)(j) (Matthews). [0:17:43 Zoom Meeting Recording]**

Maguire pointed out Karl Matthews is present. He explained that Matthews purchased the adjacent lot and combined them with the intention to build a detached garage there. He stated that his home is 110 feet off the right-of-way, and the topography of that area where he wants to place his garage, to line up with his house, drops off about 8 feet.

Maguire explained the situation with the land elevations, and how now Matthews would like to put the detached accessory structure in front of the house. In order to not have to bring in a tremendous amount of fill, he is requesting to move his planned structure in front of the house, which requires Plan Commission site plan approval.

Maguire stated this detached structure’s roofline will match the house, and will essentially be a miniature design version of the house. It will still be set back 60 feet, and will utilize the same driveway as the house.

Karl Matthews, 8004 Lindenwood Court, explained the appeared 2<sup>nd</sup> drive was just a path from previous owner, and how the road is not paved yet.

Maguire read the Performance Standards section of Section 94.4.09(2)(j), which pertains to this request. It was clarified that this structure is not being placed in front of the house, rather it is just closer to the right-of-way than the house is.

***Motion by Mumper, second by Guerndt: to approve allowing a Detached Accessory Structure (for Residential Use) that occupies land between the principal building on a residential lot and a street right-of-way, at 8004 Lindenwood Court, per Section 94.4.09(2)(j).***

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

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

**7. Annual New Housing Fee Report (2025) [0:24:43 Zoom Meeting Recording]**

Higgins referred to her report in the packet, explaining the first time we completed this was in 2019, and how the State requires us to complete this every year. The report requires all the different housing fees we have collected over the year, a list of the new home permits for the year, and also providing the Fee Schedule for the current year. She stated this report is required for any community over 10,000 in population.

***Motion by Zeyghami, second by Diesen: to acknowledge the 2025 Annual New Housing Fee Report.***

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

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES

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

**8. Annual Housing Affordability Report (2019 – 2025) [0:26:53 Zoom Meeting Recording]**

Higgins referred to her report, and stated this came out of the same State Bill. This is essentially providing a housing development affordability report. The report is to highlight the development activity and analyze the impact of residential regulations on the cost of developing new housing. This report was initially completed in 2019, with the assistance of the NCWRPC. She stated that due to the staffing changes in our department in 2022 and 2023, we missed updating this report in those two years. This past year, we worked again with NCWRPC to completely update for all the years and how they made it easier for Village staff to now do the updates going forward.

Higgins stated this report gets published on our website and gives an idea of development costs in the Village. She stated this report is geared more towards developers of new homes, not existing home sales.

Zeyghami questioned how we are compared to other communities. Higgins stated she would need to look into that further. She has not made a comparison of other communities required to do this report.

Higgins stated the work we did in re-writing the zoning code in 2015 put us ahead of a lot of other communities, by relaxing some of our requirements.

Cronin brought up that we are experiencing a record-breaking housing development year. Maguire stated this is the biggest year, in the 9 years he has been with Weston. Higgins stated back when the Sandy Meadow subdivision went in, we were dealing with a few years of about 200 single-family housing starts. Maguire stated currently have 57 active build sites. He stated that last year at this time we were at 34.

Higgins stated it was clarified that the purpose of this report is geared to the developers, and how the report shows available vacant parcels.

Cronin brought up about smart growth, and urban sprawl, and how to fill in residential lot holes, versus building out a new subdivision.

Guerndt brought up that some developers are afraid of the costs involved in infill builds, versus what they would get out of it.

Maguire stated we are starting to see the vacant infill lots being filled.

***Motion by Guerndt, second by Mumper: to acknowledge the 2019 – 2025 Annual Housing Affordability Report.***

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

**9. May 2025 Staff-Approved Certified Survey Maps and Site Plans.**

**10. May 2025 Building Permits [0:39:55 Zoom Meeting Recording]**

***Motion by Mumper, second by Diesen: to acknowledge Items #9 & 10.***

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

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

**11. Planning & Development Department Project Update Report. [0:40:23 Zoom Recording]**

Cronin asked when A&W will be opening. Maguire stated they should be opening by June 23<sup>rd</sup>, as there was a delay following their 06/06/25 Occupancy inspection.

Cronin asked about the storage units by Trailside Bar. Maguire stated that he sent Owen Jones the building permit fee, which needs to be paid for him to continue construction. He stated that since, he has not heard from Jones.

***Motion by Guerndt, second by Zeyghami: to acknowledge the Planning & Development Report.***

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

**12. Announcements & Committee/Commissioner Remarks/Staff Referrals [0:42:18 Zoom Recording]**

Guerndt stated he would like us to continue discussion on home percentages, as discussed tonight. Cronin stated either next month or the one after is fine. Higgins stated that we have other Code changes to come forward. Cronin confirmed Guerndt feels we should include the overall front elevation, such as accounting the 2<sup>nd</sup> story. Jordan suggested vertical square foot of the front elevations. Jordan stated we could write to keep it the way it is today or the vertical elevation that is exposed to the street

Mumper brought up the proposed upcoming changes to the detached accessory structure regulations.

Cronin stated to make suggested changes and bring to the next meeting.

**13. Next Regular Meeting Date – Monday, July 14, 2025, at 6pm.**

**14. Future Agenda Items or Staff Referrals**

Proposed Code changes to building elevations.

Diesen stated he will not be present at the next meeting.

**15. Adjourn Plan Commission**

***Motion by Diesen, second by Jordan: to adjourn at 7:02 p.m.***

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

**Valerie Parker**

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**Subject:** FW: Public Hearing, June 9th

**From:** Heath Tappe <heath.tappe@denyonhomes.com>

**Sent:** Thursday, June 5, 2025 3:37 PM

**To:** Valerie Parker <vparker@westonwi.gov>

**Subject:** Public Hearing, June 9th

Denyon Homes owns several remaining properties in the subdivision and we support request for plan (8418 Maplefield Way) being approved for Timber Ridge builders.

Heath Tappe  
President Denyon Homes



**HEATH TAPPE**

President

T 715-574-6005

M 715-409-1110

5309 Schofield Ave

Weston, WI 54476

[Website](#) | [Email](#)

## 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, July 14, 2025 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider an application (Project #20250259) filed by **David Barnes**, of **U-Haul of WI**, on behalf of property owner, AMERCO Real Estate Company, requesting a **Conditional Use Permit at 5009 Schofield Avenue**, to allow for the expansion of a **Personal Storage Facility** land uses on property zoned **B-3 (General Business)** where such land use is permitted only through the granting of a Conditional Use Permit.

### Legal Description of the Property:

Property located in the Village of Weston, Marathon County, Wisconsin, described as follows:

Part of Lot 5, Block 1 of Weston Commercial Park, described as Parcel 2 of Certified Survey Map No. 13191, recorded in Volume 57 of Certified Survey Maps on Page 128, as Document No. 1361373, Marathon County Register of Deeds;

Together with part of Lot 5, Block 1 of Weston Commercial Park and part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 2 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds;

Together with part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 1 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds.

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](mailto:vparker@westonwi.gov).

Dated June 25, 2025.

Valerie Parker, Commission Clerk

Legal Ad Run: June 30, 2025, and July 7, 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, July 14, 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 #20250242** – Nick Techel, Turf MD's, requesting a Conditional Use Permit, at property addressed as 5605 Mesker Street, owned by T&A Hoffman, LLC, to allow for a Light Industrial land use within property zoned B-3 (General Business), and to allow for a salt storage bin within the WHP-A (Wellhead Protection – Zone A) Overlay District, where such uses are only permitted through the granting of a Conditional Use Permit. The property is described as:

PIN 192-2808-164-0994 - Part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 5561, recorded in Volume 20, Page 154, as Document No. 912150, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin.

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**Project #20250259** – David Barnes, of U-Haul of WI, requesting a Conditional Use Permit, at property addressed as 5009 Schofield Avenue & 5801 Von Kanel Street, owned by Amerco Real Estate Company, to allow for the expansion of a Personal Storage Facility land use on property zoned B-3 (General Business), where such land use is only permitted through the granting of a Conditional Use Permit. The property is described as:

PIN 192-2808-164-0155 - Property located in the Village of Weston, Marathon County, Wisconsin, described as follows:

Part of Lot 5, Block 1 of Weston Commercial Park, described as Parcel 2 of Certified Survey Map No. 13191, recorded in Volume 57 of Certified Survey Maps on Page 128, as Document No. 1361373, Marathon County Register of Deeds;

Together with part of Lot 5, Block 1 of Weston Commercial Park and part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 2 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds;

Together with part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 1 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds.

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**Project #20250212** – Dustin Vreeland, of Vreeland & Associates, and Tom Barnetzke, of PGA, Inc, requesting a Conditional Use Permit, at property addressed as 7795 Weston Avenue, owned by Kurt Seubert & Gary Guerndt, of Eau Claire River, LLC, to allow for a Solid Waste Disposal, Composting, and/or Recycling Facility 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 property is described as:

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](mailto: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 June 2025

Valerie Parker  
Plan Commission Secretary

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# REQUEST FOR CONSIDERATION

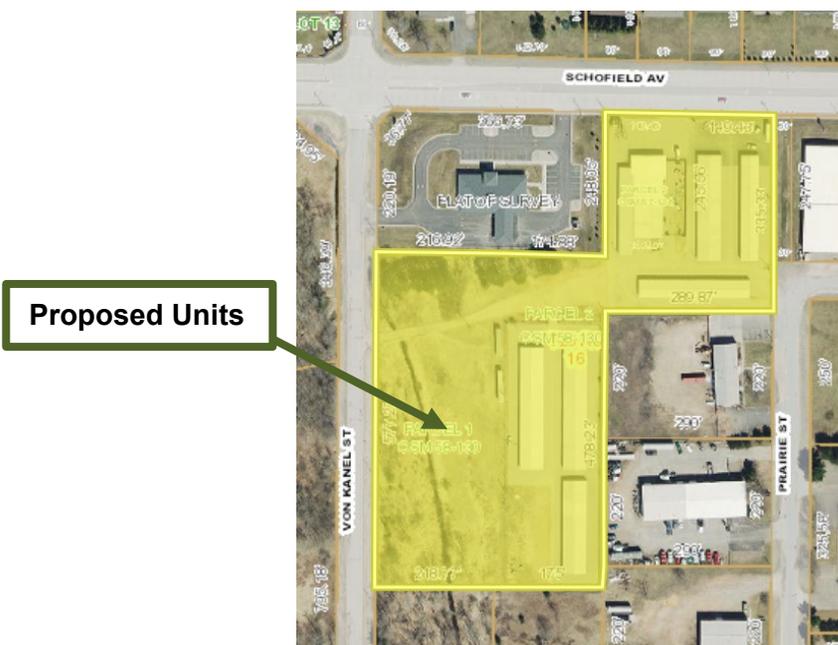
<b>Public Mtg/Date:</b>	Plan Commission, July 14, 2025
<b>Description:</b>	Public Hearing – Project #20250259 - Conditional Use Permit request and Site Plan Approval at 5009 Schofield Avenue, to allow for the expansion of a Personal Storage Facility land uses on property zoned B-3 (General Business). (Barnes/Uhaul)
<b>From:</b>	Jennifer Higgins, Planning and Development Director/Zoning Administrator Roman Maguire, Building Inspector
<b>Question:</b>	Should the Plan Commission approve the Conditional Use Permit & Site Plan for U-Haul of Wisconsin, Inc. to expand a personal storage facility within the B-3 (General Business) Zoning District per Sec. 94.4.06(3) at 5009 Schofield Avenue?

## BACKGROUND

This item had first been reviewed by the PC back in August 2024 (see minutes attached) but action was deferred for 60 days until the applicant could get DSPS to approve the use of the truck toppers or a structural engineer to design them and sign off on them. The applicant chose to withdraw his application while he worked through the new plans with a structural engineer. He resubmitted a new set of building elevation plans which have been stamped by an architect.

The overall project remains unchanged since the 2024 submittal except for the new building elevations. They propose the addition of four buildings to house additional storage units for the existing U-Haul business. The structures range in size from 2,100 square feet to 3,160 square feet in area and are proposed to be located west of the buildings located westernmost on the property. There are currently 285 units on the site. They are proposing an addition 83 units with this expansion to bring the total units up to 368.

The units will function in much the same way as the existing storage units do now. Below is the current layout of the site. The 3 new buildings will go just west of the existing buildings. The use is classified as a Personal Storage Facility in the Zoning Code and the proposal is an expansion of that use and requires a Conditional Use Permit.



# REQUEST FOR CONSIDERATION

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The use is conditionally permitted in the B-3 General Business Zoning District. The use meets all performance standards except for number one as described below.

1. In addition to the building design standards in Section 94.10.03, buildings and facility shall be designed to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and other structures shall complement surrounding development and be consistent with any building design standards within the Comprehensive Plan.

The parcel is not adjacent to residential property, overhead doors will face the interior of the property, and no changes to ingress and egress, circulation, or parking are anticipated or required.

Building design standards include requirements for massing, scale, proportion, and materials. The proposed design includes none of these. The applicant is proposing some landscaping to buffer the structures. In the 2024 PC discussion, the PC was ok with using landscaping as screening and felt the structures were far enough away from the ROW due to the wetlands to warrant extensive façade upgrades.

In 2024 there were concerns from the building inspector about the structural integrity of the proposed construction. The proposed construction style is comprised of repurposed truck beds that will be encased within a metal frame. The building inspector had requested that the construction specifications be submitted to DSPS to ensure that anchorage, snow load, and wind load requirements would be met. Alternatively, more traditional stick-built construction would be required. At the August 2024 PC meeting, the PC agreed and directed the applicant to work to meet this. The applicant has provided the architectural stamped plans. However, Building Inspector Maguire building plans will need to be reviewed by DSPS for commercial building code compliance. The units should also be anchored to concrete slabs. He doesn't feel that these units placed directly on the ground or gravel will be a product that is comparable to other recent storage facilities that we have recently approved and were constructed in the community. He also has some concerns on how the units will meet ADA accessibility with the gravel. These items will need to be discussed as part of the site plan review and approval.

Staff has no issues with the CUP however, there are still some site plan items that will need to be fleshed out at the meeting with the applicant and the PC to determine if site plan revisions will be needed prior to them being attached to the CUP.

## **Staff Suggested CUP Conditions:**

1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;" (see attached docs)
2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the personal storage facility shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advance of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not

# REQUEST FOR CONSIDERATION

void the remainder of this conditional use and the remainder shall continue in full force and effect.

## Staff Suggested Items for Discussion and/or Site Plan Revision:

1. Landscape Plan – update is needed to include installation sizes or provide a separate document stating these sizes.
2. Site Plan –
  - All hardscaped areas must be asphalt. There is some discrepancy shown on the site plan. Curb would not be required due to being existing without curb.
  - How would the PC like to address the existing entrance from Von Kanel? It is currently gravel. Staff feels it should be upgraded but understand they are trying to stay under the 1 acre of disturbance to avoid a full stormwater management plan. Should they be required to do it now? By a certain date?
3. Elevations –
  - Building plans will need to be reviewed by DSPS for commercial building code compliance.
  - These units should be anchored to concrete slabs. Inspector Maguire doesn't feel that these units placed directly on the ground or gravel will be a product that is comparable to other recent storage facilities that we have in the community.
  - How will ADA accessibility be accomplished, especially with the gravel proposed underneath?

No additional lighting will be added as there are already pole lighting spread throughout the site. The wetlands were delineated in 2024. The site currently has a security camera system.

Staff has no issues with the project. The final site plan, after PC recommendations at the meeting, will be incorporated into the final CUP prior to recording.

Due to the CUP being related to an expansion/construction project, a development agreement will also be drafted for the project, unless the PC doesn't think one is warranted in this situation.

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**Attached Docs:** PC minutes from 8/12/24, Site Plan, Landscaping Plan, Building Specification Sheet

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**Committee Action:** August 12, 2024 PC deferred action for 60 days. The applicant withdrew his application.

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**Fiscal Impact:** TBD

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**Recommendation:** Staff recommends approval with the attached conditions listed in the draft CUP resolution & PC determination documents.

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I move to approve the Conditional Use Permit #20250259 & Site Plan to expand a personal storage facility within the B3 zoning district at 5009 Schofield Ave with the following conditions....**

**I move to deny due to .....**

**I move to defer action until .....**

# REQUEST FOR CONSIDERATION

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**ADDITIONAL ACTION:** Notify applicant of [approval / denial / deferral] [Staff]

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



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

Application/Petition No.: **20250259** Hearing Date: **July 14, 2025**  
Applicant: **David Barnes for U-Haul of Wisconsin**  
Location: **5009 Schofield Ave, Weston, WI 54476**  
Description: **A conditional use permit proposing expand a personal storage facility within the B3 (General Business) zoning district per Sec. 94.4.06(3) at 5009 Schofield Ave.**

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

**GENERAL INFORMATION:**

Zoning: **General Business (B3) Zoning District**

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

Definition: 94.4.06(3) **Personal Storage Facility.** Includes indoor storage of items entirely within partitioned buildings with individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as mini-warehouses.

Performance Standards:

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

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

**DETERMINATION (To be completed by the Plan Commission):**

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

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

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

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

## **BACKGROUND INFORMATION:**

This 7.46-acre lot currently houses Red Clover Market and the existing U-haul business (285 units within 7 buildings). The proposed expansion includes adding another 83 units to the site making the total # of storage units 368. Instead of being stick built like other recent personal storage facility projects, they are planning to use the truck boxes. Site plan and CUP originally reviewed by PC in August 2024. There was a 60 day deferral for the applicant to get DSPS approval of the use of truck boxes or a structural engineer to design them and sign off on them. The applicant withdrew the application soon after to allow time to get the required items from the Plan Commission. There are still some items from the site plan that staff would like to discuss with the PC on how to proceed as the site plan will be attached to this CUP.

## **CURRENT PROPERTY CONDITIONS:**

Existing Use - 7 buildings which make up the Red Clover Market and then 285 rentable units with the U-Haul business.

## **PLAN COMMISSION ACTION OPTIONS:**

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

- 1) Defer Action on the Conditional Use Permit to August or September Meeting (*per ordinance have 60 days following hearing*) to obtain more information.**
- 2) Approve the Conditional Use Permit, with the following conditions: *Please note the below are standard conditions applied to CUPs. PC may also add others. This option requires a majority vote of Commission members in attendance.***
  1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;" (final site plan would be attached after PC approves)
  2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
  3. The construction of the personal storage facility shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advance of any construction;
  4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
  5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
- 3) Deny the amendment to the Conditional Use Permit. Reasons for denial are .....(must list reasons for denial).**

**PLAN COMMISSION ACTION FINAL ACTION:**

*To be added following PC Hearing & Meeting on 7/14/25.*

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](mailto: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.)

I BELIEVE IT TO BE, THE PROJECT IS JUST ADDING TO WHAT IS ALREADY THERE

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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

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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, IT IS A SMALL ADDITION TO WHAT IS CURRENTLY 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 PROJECT REQUIRES NO PUBLIC SERVICES CHANGES

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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.

THE PROPERTY WILL ALWAYS BE SELF STORAGE, THERE SHOULD BE NO ADVERSE IMPACTS

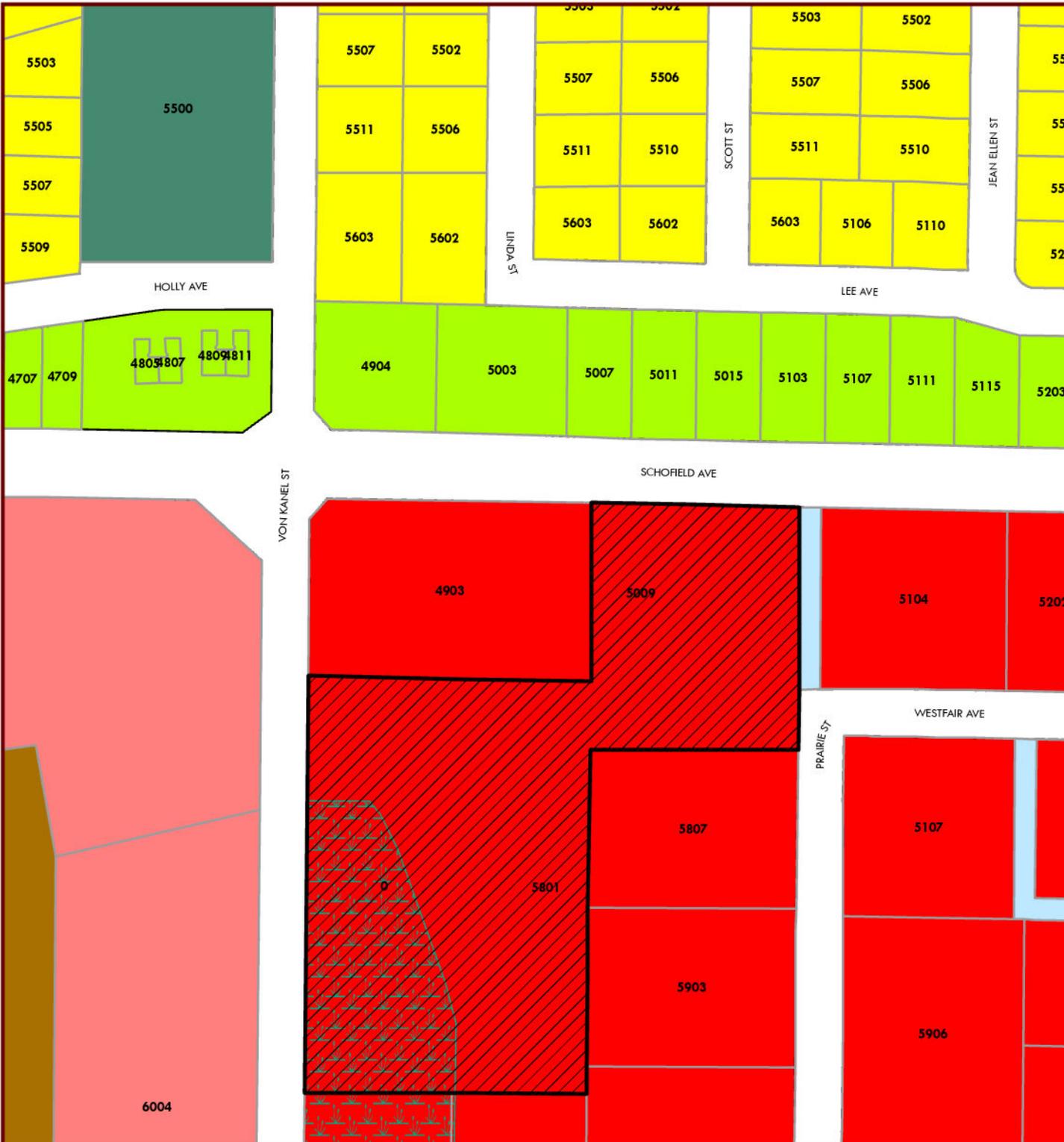
# Village of Weston Marathon County, WI



## ZONING MAP



Map Date: 6/26/2025  
Adoption Date: 2/17/2025



### LEGEND

5009 Schofield Ave

### MUNICIPAL FEATURES

Sections (Polygons)

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

### ZONING DISTRICTS

PR - Parks and Recreation

SF-S - Single Family Residential-Small Lot

2F - Two Family Residential

MH - Manufactured Home

INT - Institutional

B-2 - Highway Business

B-3 - General Business

Shoreland Zone (Town)

### OVERLAY DISTRICTS

D-CO

### ZONING DISTRICTS

AR - Agriculture and Residential

INT - Institutional

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

**VILLAGE OF WESTON, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #20250259**

This CONDITIONAL USE PERMIT is issued as of the 14<sup>th</sup> day of July 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to U-HAUL OF WISCONSIN, 2201 N. Main Street Green Bay, WI 54302.

WHEREAS, AMERCO REAL ESTATE COMPANY, PO Box 29046, Phoenix, AZ 85038 is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby U-HAUL OF WISCONSIN intends to expand thereon a PERSONAL STORAGE FACILITY (STORAGE UNITS), related use. The said property upon which said activity is to take place is more particularly described as follows:

Property located in the Village of Weston, Marathon County, Wisconsin, described as follows:

Part of Lot 5, Block 1 of Weston Commercial Park, described as Parcel 2 of Certified Survey Map No. 13191, recorded in Volume 57 of Certified Survey Maps on Page 128, as Document No. 1361373, Marathon County Register of Deeds;

Together with part of Lot 5, Block 1 of Weston Commercial Park and part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 2 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds;

Together with part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 1 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds.

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

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

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held July 14, 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 use of a PERSONAL STORAGE FACILITY on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

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

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



**Motion by Diesen, second by Guerndt: to recommend to approve the Project #20240225 as presented.**

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 #20240090 – David Barnes, of U-Haul of WI, requesting a conditional use permit at 5009 Schofield Avenue, to allow the expansion of a Personal Storage Facility land use within the B-3 (General Business) Zoning District, with WHP-A (Wellhead Protection – Zone A) Overlay District. [0:07:35 Zoom Meeting Recording]**

**a. Open Public Hearing**

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

**b. Presentation by Applicant and/or Staff**

Edmondson stated this proposed project has been being discussed and planned for some time. They are proposing to expand the existing facility, along the west side, by adding five additional storage unit structures.

Edmondson stated that staff has had some difficulty in evaluating because the proposed structures are actually repurposed truck bodies, from retired from service U-Haul trucks, that have a steel frame support. From looking at our building code on permanent structures, we can't determine at this time if they truly meet building code requirements.

Edmondson had asked the applicant to either go through DSPS or these would need to be traditional stick-built structures. There are also some questions, because of the street facing elevations, if this would meet the building design guidelines as outlined in the Zoning Code, and we have not seen any elevations to confirm this.

Edmondson explained that staff will be collecting some additional information from Barnes, and are asking that this request be deferred until next month, when we have that information and we can give the Plan Commission a more complete evaluation and determination, based on that.

David Barnes, of U-Haul, 5009 Schofield Avenue, was present. He stated he appreciates staff's time and effort on this. He stated he is in the process of obtaining some in-house engineering design on their structures, and is still waiting on that.

**c. Public Comment Period.**

None

**d. Close Public Hearing.**

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

**e. Recommendation from Staff**

Staff recommends deferral until next month.

**f. Discussion & Recommendation to the Board of Trustees by the Plan Commission on Rezone Request.**

Jordan asked if this is a permanent structure. Edmondson stated what we have now we would consider these as temporary structures, unless we can get DSPS to confirm that they consider these as permanent structures, based on their analysis of wind loads, snow loads, etc.

Jordan brought up that USSAM is using repurposed shipping containers as storage units. He feels those are not permanent structures. He stated we need to determine how we want to define these in the code going forward.

Higgins pointed out that Barnes has been working with a number of communities on these. She stated how Maguire has reached out to Waupaca (one of the communities), and how he is finding that they are all struggling on how to handle this situation with these truck bodies, as normally they have to have to go through State approvals because of the size and the use. She stated that Maguire was told that they are requiring an engineer to sign off on these types of structures or their going through the State. She stated that Barnes is working internally with an engineer on this matter.

Barnes stated how they basically buy the truck chassis cabs, and all the U-Haul trucks that are out there, they manufacture the van bodies in-house. When the chassis cab gets to the end of its useful life, they sell it off as a used truck, and they take the bodies off. They then set the bodies on the ground, all in a row. They replace the existing truck roll-up door with a new storage roll-up door. He stated they then mold them all together and anchor them all to the ground. They then skirt them with the same kind of corrugated metal that exists on the existing buildings, to make it match as best as they can. They then put a roof on it and lock them all together. They put stronger door frames in them. He stated they would then add a percentage of brick along the sides where it is required. He stated they added brick to their units in Oshkosh and Waupaca. He feels these are very structurally sound, but that he just needs to prove this.

Jordan stated he feels these structures would be robust enough, but he more is concerned about the appearance. He stated he is not sure if it is necessary to have Barnes go through engineering. Higgins pointed out that Barnes needs the engineering or State approval in order for us to issue a building permit.

Mumper confirmed that anytime the public is involved, it will require an engineer to sign off.

Higgins commented about how the site is limited on the west side of the property, due to the wetlands. She is concerned about how the appearance will be from Von Kanel Street, noting that the Bender property that wraps around along the southwest side of Schofield Avenue and Von Kanel Street, down along the west side of Von Kanel Street, stating how that could eventually be used for commercial/retail use such as a bank, a restaurant, etc. She stated Barnes is planning to add landscaping treatments, to buffer along the west side of these new structures, and would like feedback from Plan Commission if they are okay with that plan.

Mumper questioned how Barnes plans to meet the structural sign-off. Barnes stated they build the truck bodies in-house, and they have a design company in-house that sends the structural drawings to the plant who builds the truck box. He is in the process of getting those drawings and then will take them to a structural engineer to do all their wind and snow load calculations, to verify that this is just as good, if not better, than if he were to build a regular metal building.

Edmondson explained Maguires recommendation was to get DSPS to confirm or to do a traditional stick built. However, if Barnes can get the DSPS equivalent, through a structural engineer, it would meet his needs.

Barnes confirmed to Guerndt that they are putting a metal roof over these. Guerndt questioned how the other communities accepted these. Barnes commented that the structures at Waupaca and Oshkosh were put in before he was hired on. Edmondson stated that when Maguire talked to those two communities, he learned these were not the same type of project as what we are looking at tonight (a different type of metal building).

Cronin stated that as long as they meet the building elevation requirements along Von Kanel Street, they should be good. Guerndt commented that landscaping along there will look a lot nicer than straight metal.

Zeyghami questioned how the stormwater surface runoff is handled. Barnes stated he submitted landscaping, grading, and erosion control plans. Wodalski stated the runoff will go to west to the stormwater ditch, which then drains into the creek.

***Motion by Diesen, second by Mumper: to defer action on Project #20240090, until the rest of information comes in and staff can bring it back. Q: Higgins stated the code allows us to defer for 60 days. If this goes past the deadline, we can work with the applicant to defer longer if needed. Motion carried.***

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

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

## **NEW BUSINESS**

### **7. Project #20240110 – Discussion and/or Action on Proposed Amendment to Site Plan for Multi-Tenant Commercial Development at 2302 Schofield Avenue, Lokre Development. (192 2808 181 0992) [0:26:30 Zoom Meeting Recording]**

Cronin stated he received written communication from Trustee Pinsonneault today (attached), regarding concerns of parking requirements, now that the tenant spaces and uses are changing, which Cronin read in for the record.

4/6/24

PROPOSED CONDITIONAL USE 5009 SCHOFIELD AVE

THIS PROPERTY IS AN EXISTING SELF STORAGE FACILITY, UNRAULS INTENT IS TO ADD MORE STORAGE UNITS TO THIS LOCATION, UTILIZING TRUCK BODIES FROM RETIRED RENTAL TRUCKS, AND FINISHED TO MATCH EXISTING BUILDINGS.

U-HAUL of WI  
U-HAUL of West Weston  
5009 Schofield Ave  
Weston WI 54476  
715-359-6100  
Uhaul.com

7/12/24

Proposed open 10/01/24

Project Contact: U-Haul of WI David Barnes 715-203-9707 [davidbarnes@uhaul.com](mailto:davidbarnes@uhaul.com)

Property Owner Contact: same

Site manager: 715-359-6100 [gm868068@uhaul.com](mailto:gm868068@uhaul.com) 141 Grand Ave Schofield WI 54476

Business Activities: This site is a self storage facility, managed remotely from the 141 Grand Ave U-Haul location. Customers have 24/7 access to their rented storage units to store their household goods and possessions, and have their own lock and key.

The facility is managed, secured and monitored by the company employees at the Grand Ave location .

Security systems are operated, maintained, and monitored by U-Haul Alarm Room.

This area of the property is approximately 15,000 square feet and a camera system is installed. Due to the nature of the property use, there are minimal deliveries of goods. No goods or products will be on display.

**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
1027 W St Paul Ave  
Milwaukee WI, WI, 53233

Tony Evers, Governor  
Adam N. Payne, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



March 22, 2024

Dalton Lehman, PWS  
Star Environmental, Inc.  
705 Third Street, P.O. Box 434  
Marathon, WI 54448

Subject: 2024 Assured Wetland Delineator Confirmation

Dear Mr. Lehman:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2024 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

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](mailto:calvin.lawrence@wisconsin.gov)).

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at [kara.brooks@wisconsin.gov](mailto:kara.brooks@wisconsin.gov) or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

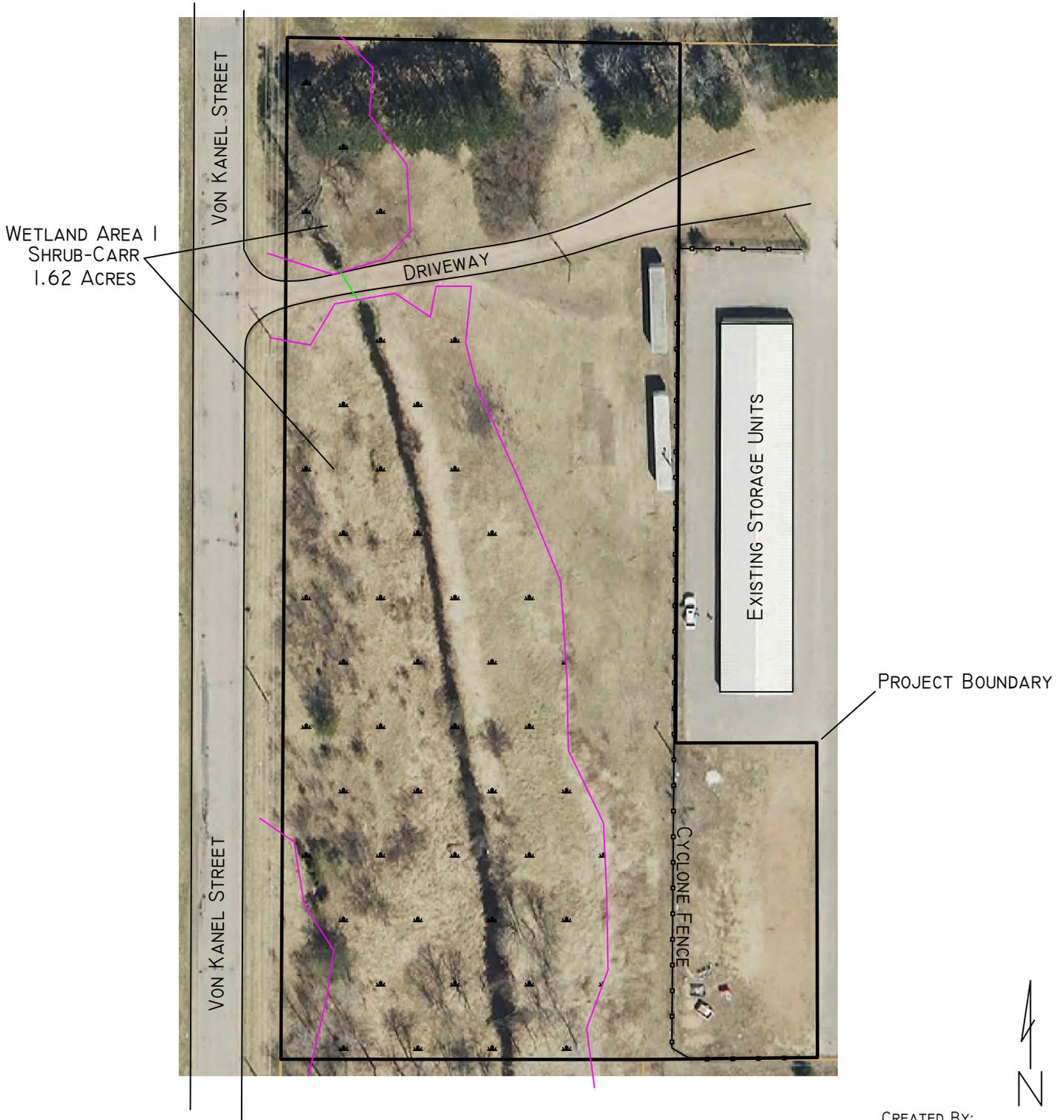
Sincerely,

A handwritten signature in black ink that reads 'Kara Brooks'.

Kara Brooks  
Wetland Identification Coordinator  
Bureau of Watershed Management

# WETLAND DELINEATION MAP

AMERCO REAL ESTATE COMPANY LOCATED IN THE SW1/4, SE1/4, SECTION 16,  
TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON  
MARATHON COUNTY, WISCONSIN



CREATED BY:

SCALE: 1" = 80' UNLESS NOTED



THIS IS NOT A CERTIFIED SURVEY MAP

LEGEND:



PROJECT BOUNDARY



WETLAND BOUNDARY



CULVERT

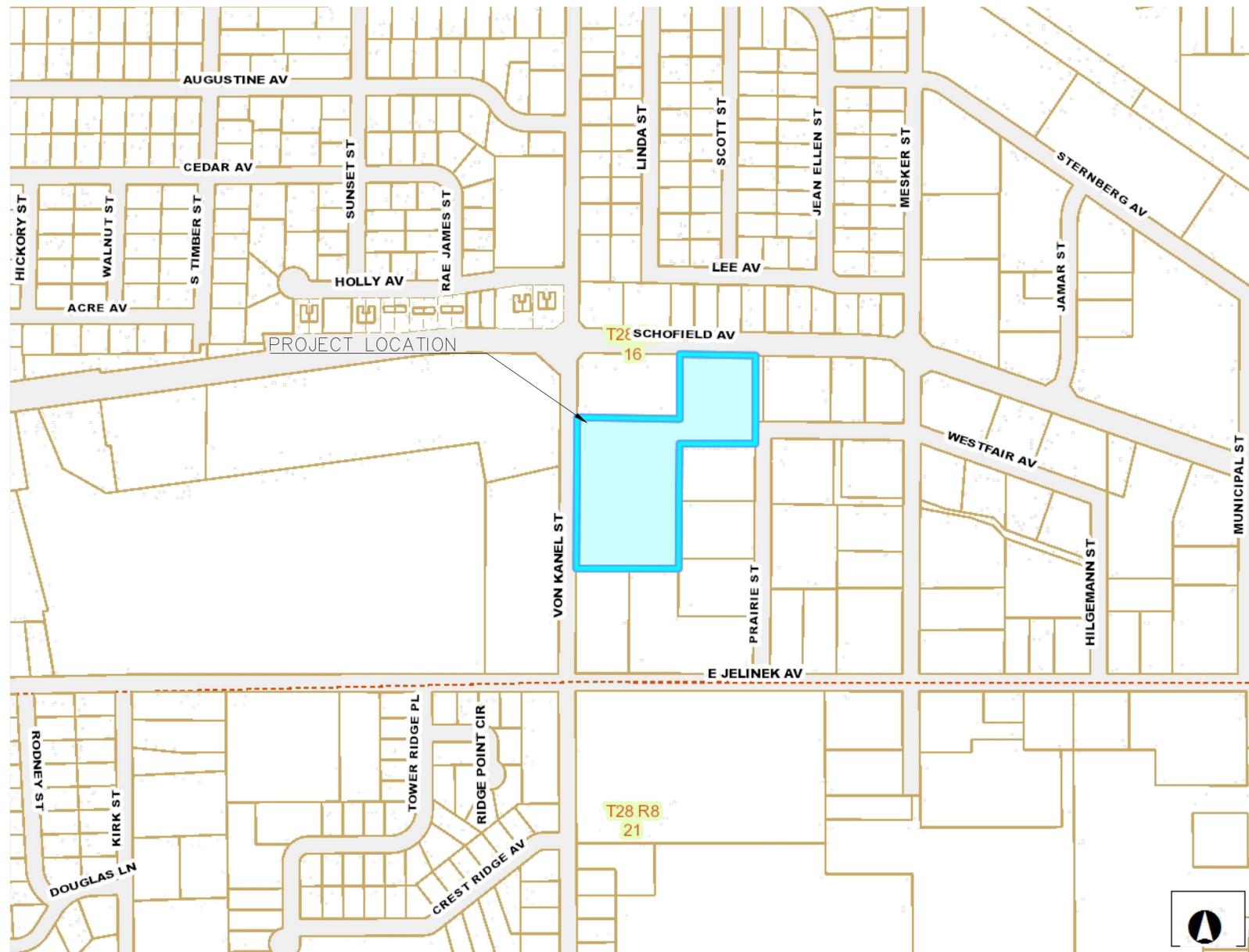


PO Box 434 MARATHON, WI 54448  
PHONE: (715) 443-6115  
EMAIL: STARENVIRONMENTAL@HOTMAIL.COM

ADDRESS:  
5801 VON KANEL STREET WESTON, WI 54476

LOCATION:  
PART OF CSM 13383-58-130 AND 13191-57-128 THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF  
WESTON, MARATHON COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE SYSTEM  
(MARATHON) MAD83 (2011)



DRAWING INDEX

- SHEET 2 EXISTING SITE
- SHEET 3 PROPOSED DEMOLITION PLAN
- SHEET 4 PROPOSED SITE PLAN
- SHEET 5 PROPOSED GRADING PLAN
- SHEET 6 PROPOSED EROSION CONTROL PLAN
- SHEET 7 PROPOSED DETAILS

ENGINEER'S NOTES

SURVEY INFORMATION WAS PROVIDED BY OTHERS. VREELAND LAND SURVEYORS & ENGINEERS SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO INFORMATION PROVIDED BY OTHERS.

WETLAND NOTE

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LOCATION MAP

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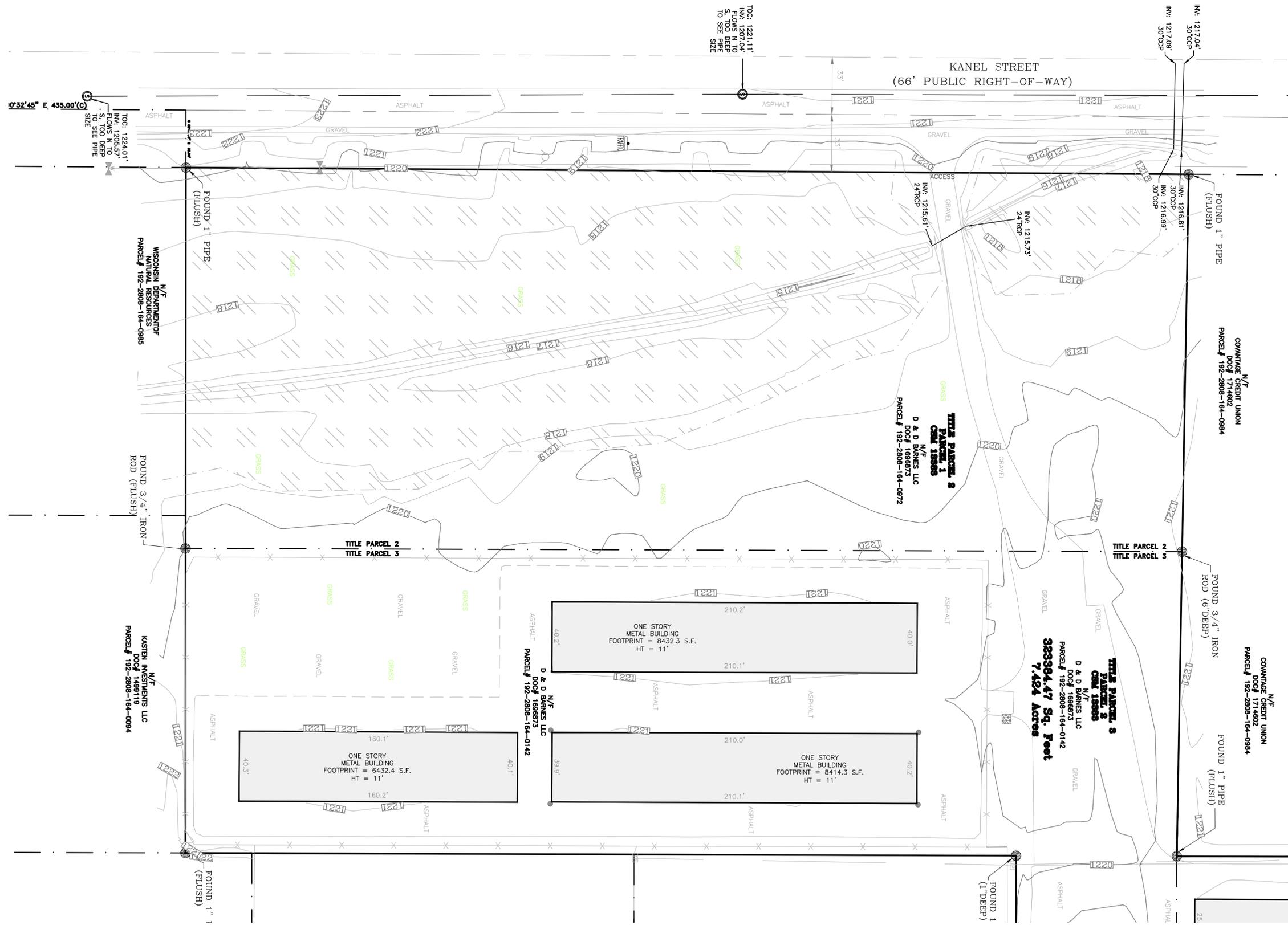
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TITLE PAGE: <b>COVER PAGE</b>
PROJECT: U-HAUL EXPANSION
LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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PREPARED FOR: <b>U-HAUL DAVID BARNES</b>	DESIGNER: DUSTIN VREELAND SURVEYED BY: DV & TV FILE NO.: 24-0229 ENGINEERING DATE: JUNE 4TH, 2024
PLAN DATE: <b>JUNE 24TH, 2024</b>	SCALE: <b>NO SCALE</b>
	SHEET <b>C1</b>



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

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<b>TITLE PAGE:</b>	
<b>EXISTING SITE</b>	
PROJECT:	U-HAUL EXPANSION
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PLAN DATE:	JUNE 24TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & TV
FILE NO.: 24-0229 ENGINEERING
DATE: JUNE 4TH, 2024
SCALE: <b>1" = 30'</b>
SHEET <b>C2</b>

**DEMOLITION NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- EXISTING BUILDING IS TO REMAIN OPERATIONAL UNTIL NEW BUILDING IS COMPLETE.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
- 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 WORK.
- ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE OUTSIDE OF THE BUFFER AREA AS SHOWN.
- MAINTAIN TRAFFIC CIRCULATION TO EXISTING BUILDING SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.

**DEMOLITION PLAN LEGEND**

- 1 REMOVE/RELOCATED EXISTING FENCE

**ENGINEER'S NOTES**

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

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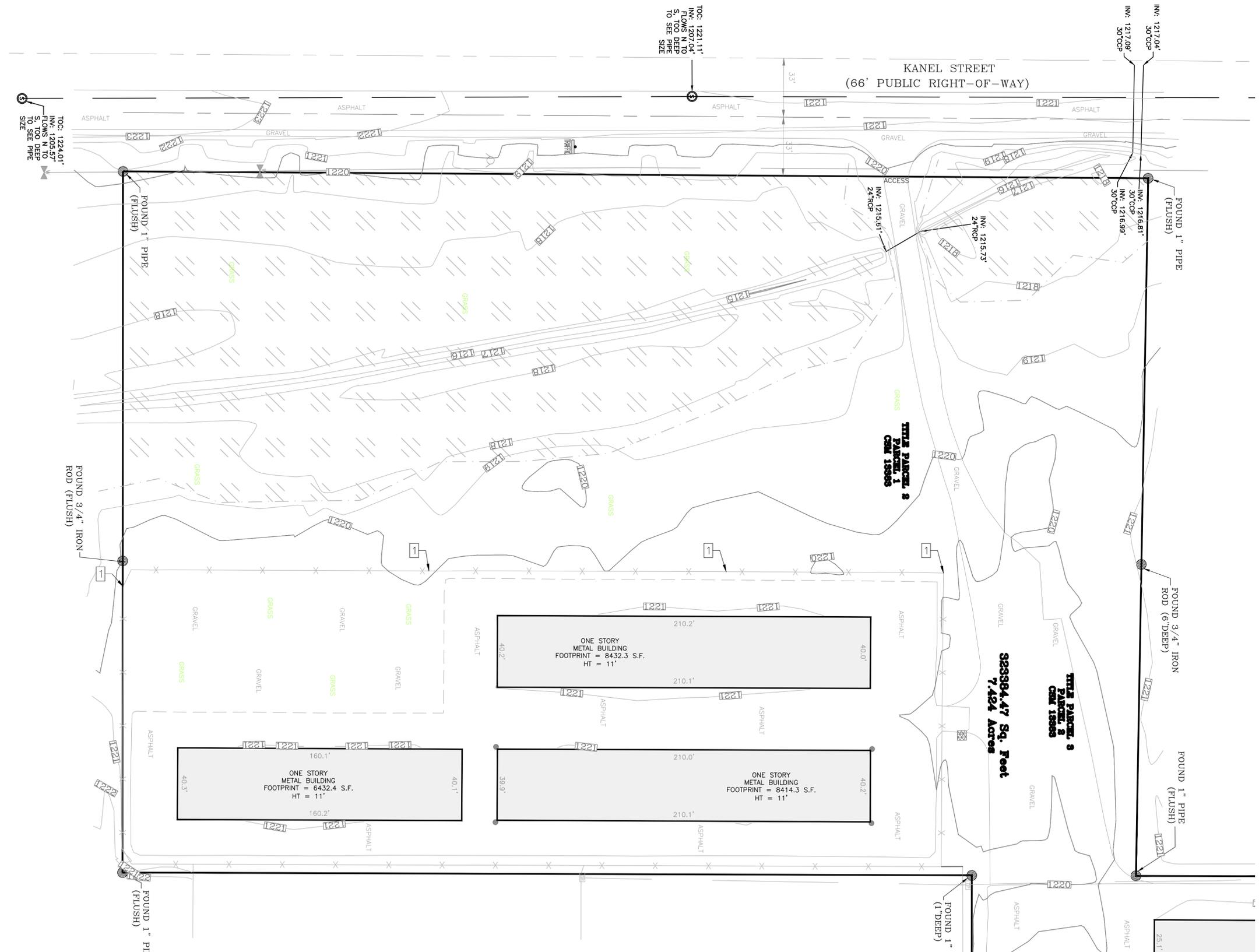
<b>TITLE PAGE:</b> <b>PROPOSED DEMOLITION PLAN</b>
PROJECT: U-HAUL EXPANSION
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SHEET <b>C3</b>



**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 C8 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.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.

**SITE PLAN LEGEND**

- PROPOSED 12" GRAVEL
- PROPOSED 3" ASPHALT W/8" BASE COURSE  
SEE DETAIL ON SHEET C7
- REMOVE EXISTING GRAVEL. REPLACE W/TOPSOIL, SEED, MULCH, AND FERTILIZER PER WDNR TECHNICAL STANDARDS
- PROPOSED FENCE TO MATCH EXISTING FENCE

**WETLAND NOTE**

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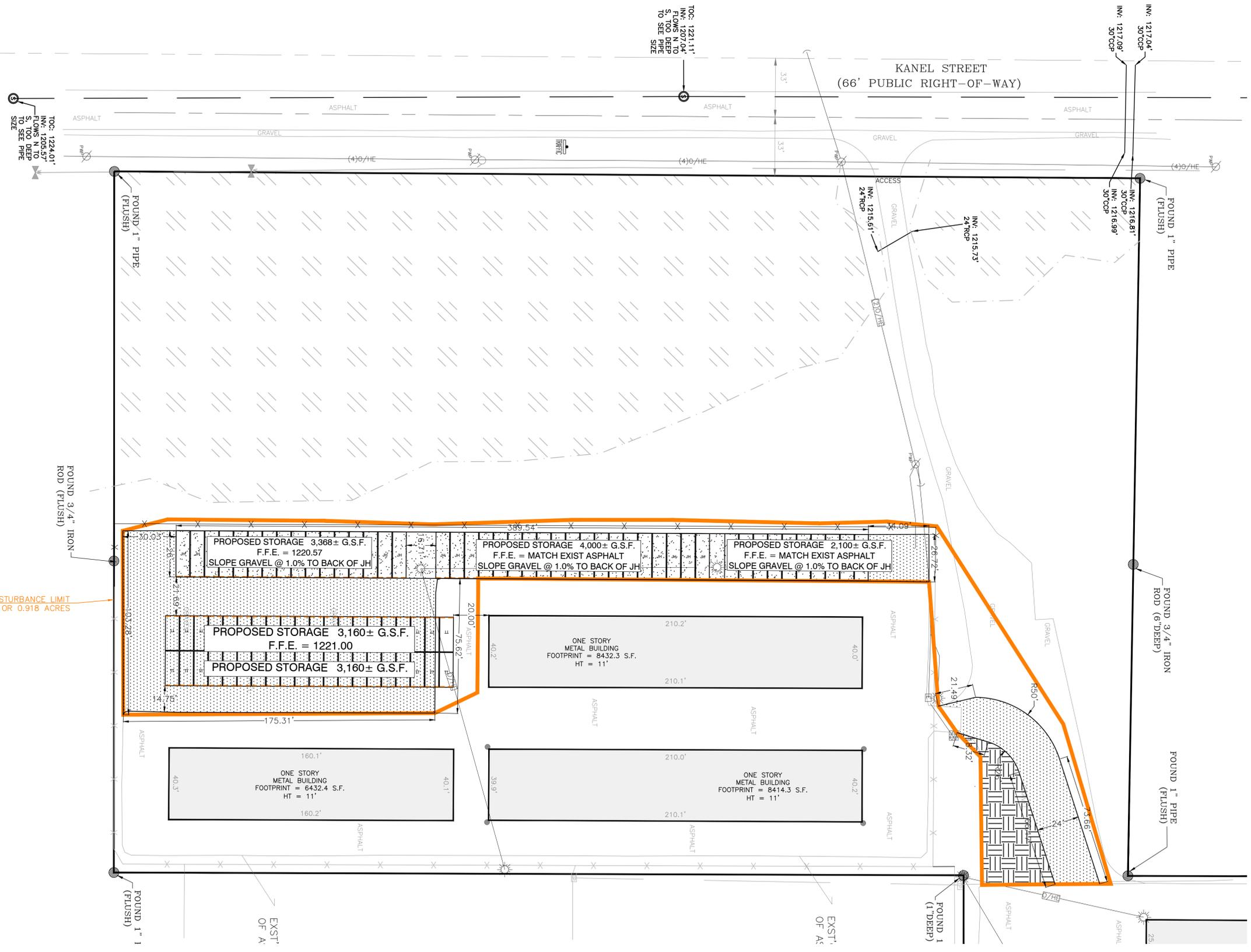
<b>TITLE PAGE:</b> <b>PROPOSED SITE PLAN</b>
<b>PROJECT:</b> U-HAUL EXPANSION
<b>LOCATION:</b> VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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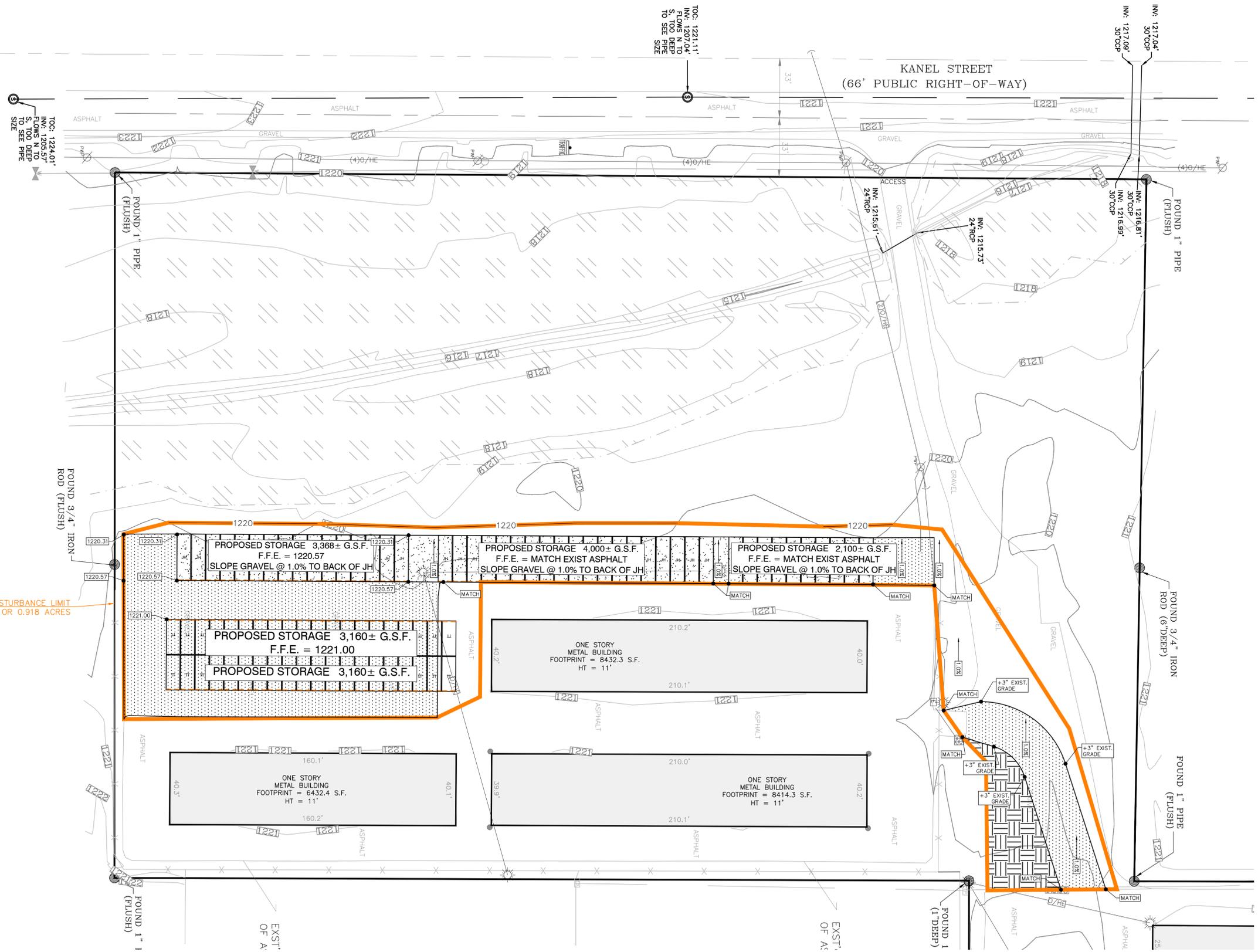
<b>PREPARED FOR:</b> U-HAUL DAVID BARNES
<b>PLAN DATE:</b> JUNE 24TH, 2024

<b>DESIGNER:</b> DUSTIN VREELAND
<b>SURVEYED BY:</b> DV & TV
<b>FILE NO.:</b> 24-0229 ENGINEERING
<b>DATE:</b> JUNE 4TH, 2024
<b>SCALE:</b> 1" = 30'
<b>SHEET</b> <b>C4</b>



**GRADING NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1211 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C8 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.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
- EXCESS TOPSOIL SHALL BE STOCKPILED AND STORED ONSITE FOR FUTURE USE, UNLESS OTHERWISE DIRECTED BY THE OWNER. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
- FIELD VERIFY EXISTING GRADES. IF GRADES DO NOT SLOPE ON PROPOSED PAVEMENT AREA, CONTACT ENGINEER TO MODIFY PLANS.



PROPOSED DISTURBANCE LIMIT  
40,000 SQ.FT. OR 0.918 ACRES

**WETLAND NOTE**

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**ENGINEER'S NOTES**

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<b>TITLE PAGE:</b>	
<b>PROPOSED GRADING PLAN</b>	
<b>PROJECT:</b>	U-HAUL EXPANSION
<b>LOCATION:</b>	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN

**VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS**  
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<b>PREPARED FOR:</b>	U-HAUL DAVID BARNES
<b>PLAN DATE:</b>	JUNE 24TH, 2024

<b>DESIGNER:</b>	DUSTIN VREELAND
<b>SURVEYED BY:</b>	DV & TV
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<b>DATE:</b>	JUNE 4TH, 2024
<b>SCALE:</b>	1" = 30'
<b>SHEET</b>	<b>C5</b>

**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.
- INLET PROTECTION SHALL BE PLACE IN ANY DOWNSTREAM CATCH BASINS EVEN IF THEY ARE NOT SHOWN ON SHEET C7.
- 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 PROVIDE IF NECESSARY.

**EROSION CONTROL SCHEDULING**

- INSTALL PERIMETER EROSION CONTROL. INSTALL INLET PROTECTION ON ALL CATCH BASIN DOWNSTREAM OF SITE EVEN IF NOT CALLED OUT ON THIS SHEET.
- BEGIN DEMOLITION FOR NEW BUILDING.
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
- CONSTRUCT PROPOSED BUILDING AND EXISTING BUILDING TO REMAIN OPEN UNTIL PROPOSED BUILDING IS OPERATIONAL.
- DEMOLITION EXISTING BUILDING.
- 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.
- SEE EROSION CONTROL ACTIVITIES ON SHEET C9.

**WETLAND NOTE**

WETLANDS SHOWN HEREON WERE PROVIDED BY STAR ENVIRONMENTAL AND LOCATED BY VREELAND LAND SURVEYORS & ENGINEERS

**ENGINEER'S NOTES**

SURVEY INFORMATION WAS PROVIDED BY OTHERS. VREELAND LAND SURVEYORS & ENGINEERS SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO INFORMATION PROVIDED BY OTHERS.

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

**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:		
BY	DATE	DESCRIPTION

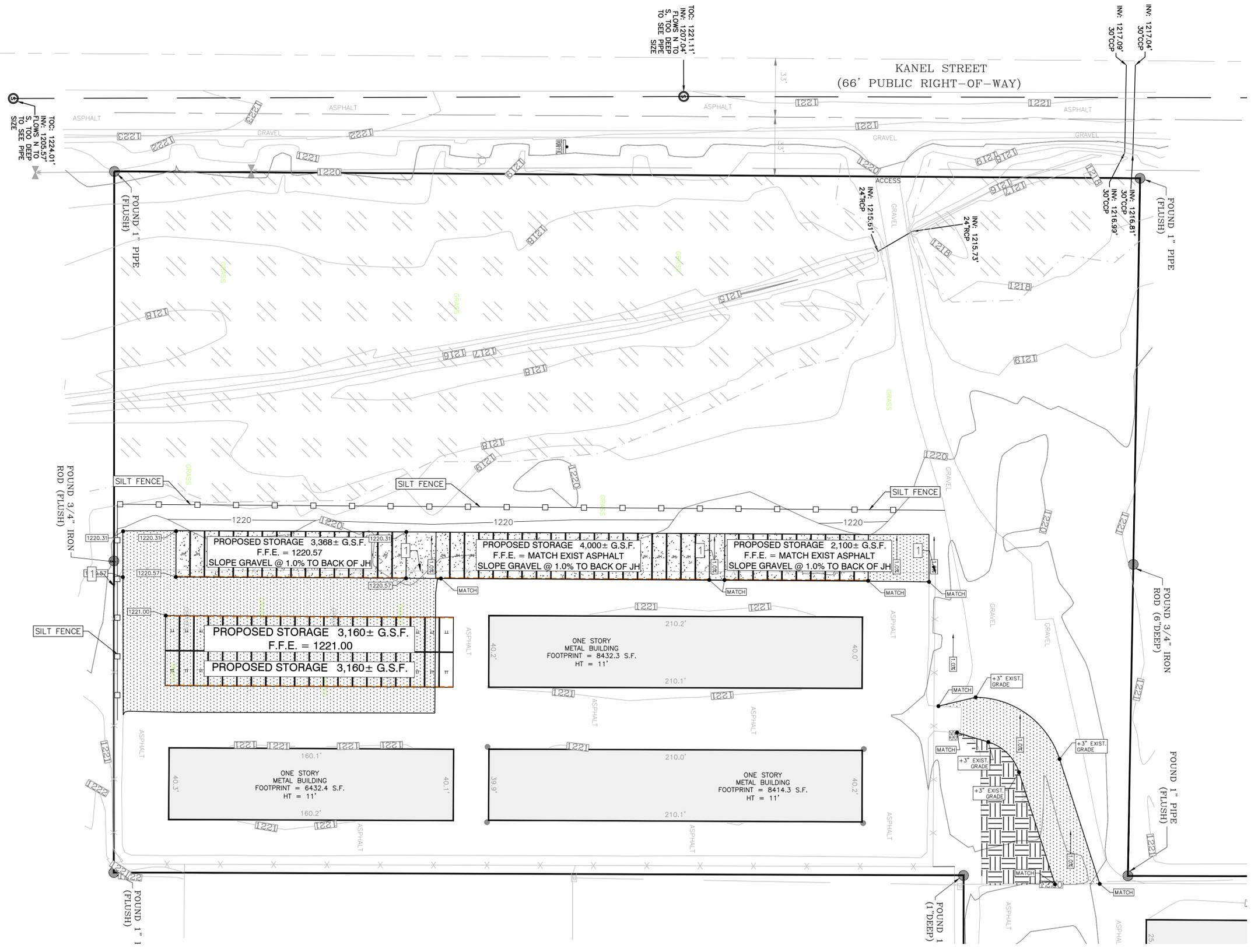
<b>TITLE PAGE:</b>	<b>PROPOSED EROSION CONTROL PLAN</b>
<b>PROJECT:</b>	U-HAUL EXPANSION
<b>LOCATION:</b>	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



**VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS**  
6103 DAWN STREET WESTON, WI. 54476  
PHONE NO.: (715) 241-0947  
EMAIL: [dustin@vreelandassociates.us](mailto:dustin@vreelandassociates.us)  
WEBSITE: [www.vreelandlandsurveying.com](http://www.vreelandlandsurveying.com)  
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<b>PREPARED FOR:</b>	U-HAUL DAVID BARNES
<b>PLAN DATE:</b>	JUNE 24TH, 2024

<b>DESIGNER:</b>	DUSTIN VREELAND
<b>SURVEYED BY:</b>	DV & TV
<b>FILE NO.:</b>	24-0229 ENGINEERING
<b>DATE:</b>	JUNE 4TH, 2024
<b>SCALE:</b>	1" = 30'
<b>SHEET</b>	<b>C6</b>



**GENERAL NOTES:**

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

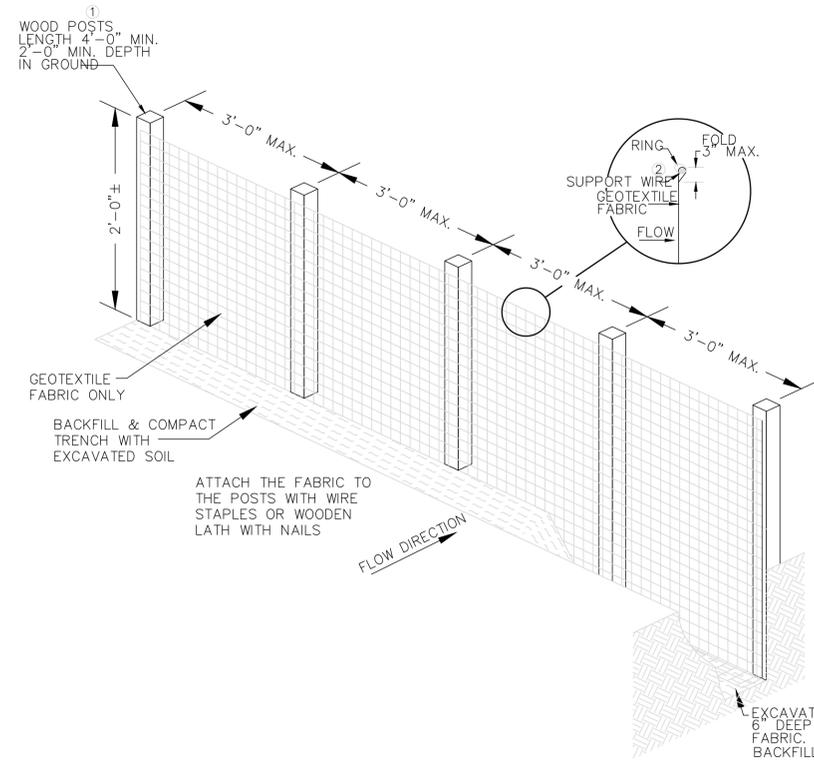
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

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

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

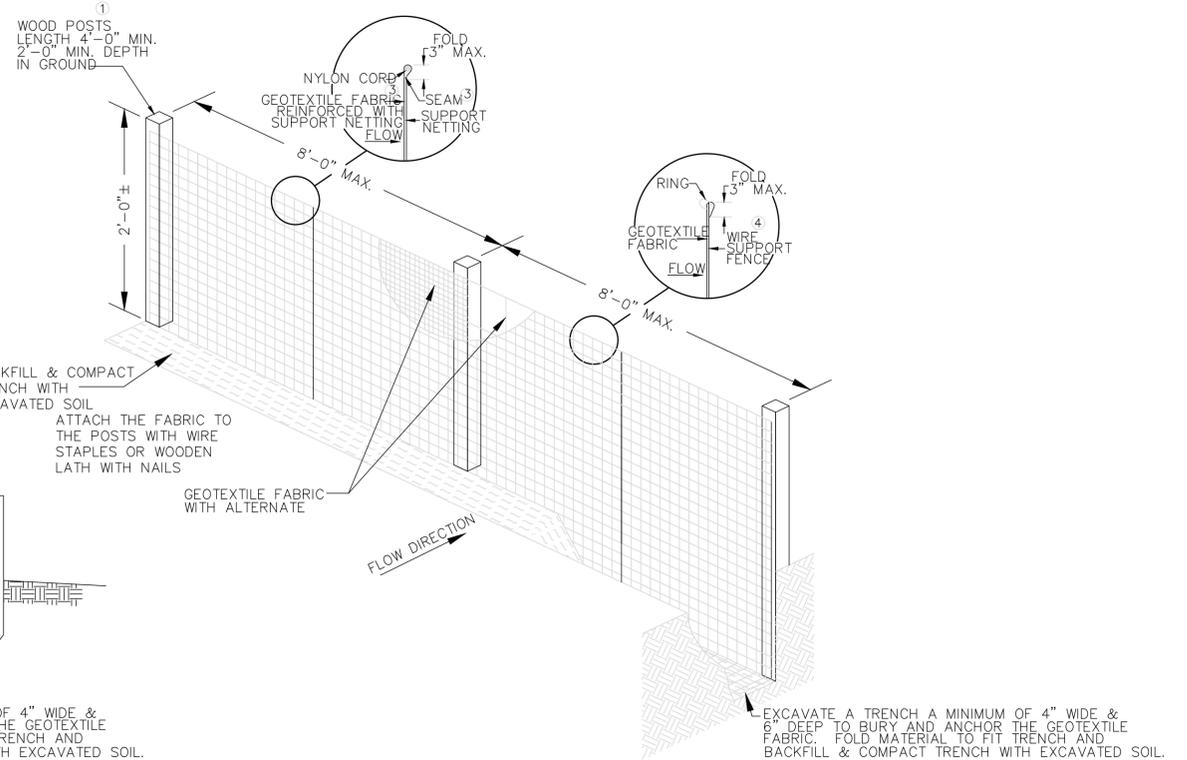
ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

- 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.

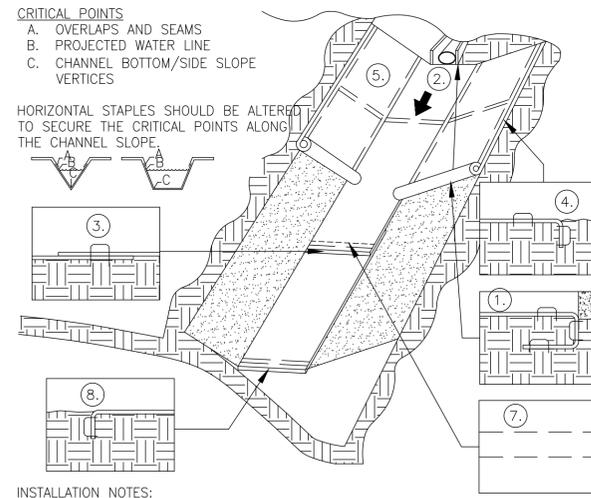


**SILT FENCE ALTERNATE "A"**

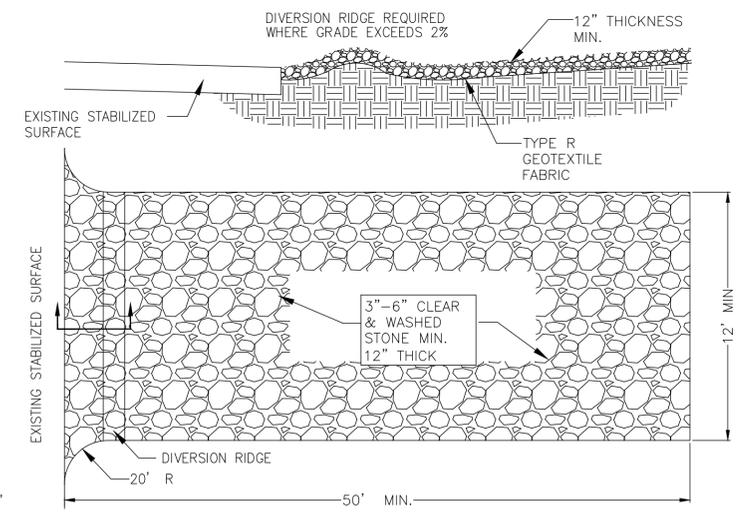
**TRENCH DETAIL**



**SILT FENCE ALTERNATE "B"**

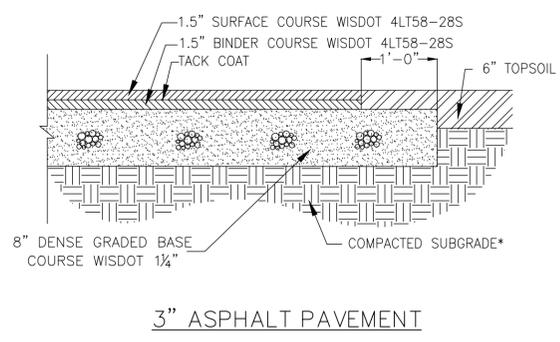


**CHANNEL EROSION MAT**



**TRACKING PAD**

- 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.



- 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**

**SCALE NOTE:**  
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STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

<b>TITLE PAGE:</b>	<b>PROPOSED DETAILS</b>
<b>PROJECT:</b>	U-HAUL EXPANSION
<b>LOCATION:</b>	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN

**VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS**  
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PHONE NO.: (715) 241-0947  
EMAIL: [dustin@vreelandassociates.us](mailto:dustin@vreelandassociates.us)  
WEBSITE: [www.vreelandlandsurveying.com](http://www.vreelandlandsurveying.com)  
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<b>PREPARED FOR:</b>	U-HAUL DAVID BARNES
<b>PLAN DATE:</b>	JUNE 24TH, 2024

<b>DESIGNER:</b> DUSTIN VREELAND
<b>SURVEYED BY:</b> DV & TV
<b>FILE NO.:</b> 24-0229 ENGINEERING
<b>DATE:</b> JUNE 4TH, 2024
<b>SCALE:</b>
<b>NO SCALE</b>
<b>SHEET</b>
<b>C7</b>



UHAUL INTERNATIONAL

U-HAUL MOVING & STORAGE OF WEST WESTON 5009 SCHOFIELD AVE. WESTON, WI 54476

AERIAL MAP



NATIONAL ACCOUNTS

STORAGE MATERIALS: MBCLight Gauge METAL FRAMING \* CHRIS ROBERTS C-623-907-4616 0-801-320-5545 cfroberts@mbci.com DYNAMIC FASTENER: SCREWS AND RIVETS \* JASON RICHARDSON 0-866-936-8665 JASONRICHARDSON@DYNAMICFASTENER.COM

\* ALTERNATES ACCEPTED

PROJECT TEAM

OWNER: AMERCO REAL ESTATE 2727 N CENTRAL AVE PHOENIX, AZ 85004 263-6502 EXECUTIVE ARCH/STRUCT: AESUS DESIGN GROUP 1050 EAST SOUTHERN AVE, SUITE 5 TEMPE, AZ 85282 (480) 454-2861 MECH/ELECT/PLUMB

PERMIT APPLICANT: UHC OF NORTHERN WISCONSIN AND THE UP 2201 MAIN ST, GREEN BAY WI 54302

PROJECT DESCRIPTION

TENANT IMPROVEMENT TO EXISTING SITE ADDING SUSTAINABLE STORAGE UNITS.

GOVERNING BUILDING CODES

BUILDING: 2015 INTERNATIONAL BUILDING CODE AND INTERNATIONAL EXISTING BUILDING CODE ENERGY: 2015 INTERNATIONAL ENERGY CONSERVATION CODE FUEL GAS: 2015 INTERNATIONAL FUEL GAS CODE PLUMBING: 2015 INTERNATIONAL PLUMBING CODE MECHANICAL: 2015 INTERNATIONAL MECHANICAL CODE ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE FIRE: 2015 INTERNATIONAL FIRE CODE ACCESSIBILITY: ICC/ANSI A117.1 - 2009 OTHERS: SEE LOCAL AMENDMENTS FOR ADDITIONAL INFORMATION

JURISDICTION

NAME: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT ADDRESS: 100 N. JEFFERSON STREET, RM 608 GREEN BAY, WI 54301-5026 PHONE: (920) 448-3300

DEFERRED SUBMITTALS:

EXISTING SITE LIGHTING UPGRADE FOR EXTERIOR STORAGE PER LOCAL REQUIREMENTS, BY LOCAL CONTRACTOR PER MCO. WIRELESS SECURITY SYSTEM FOR EXTERIOR STORAGE BY LOCAL CONTRACTOR PER MCO.

SPECIAL INSPECTIONS:

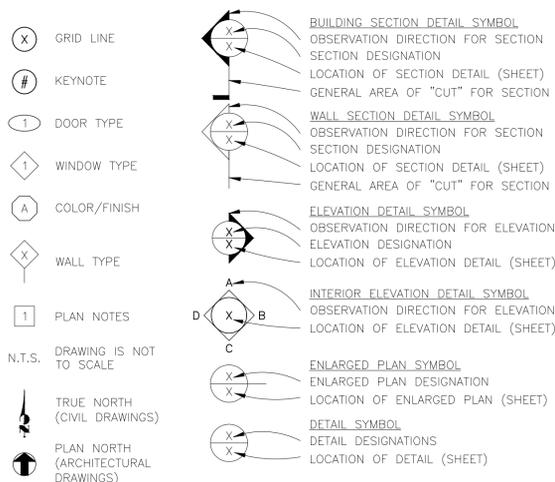
BUILDING CODE ANALYSIS:

N/A - ALL IMPROVEMENTS IDENTIFIED HEREIN ARE EXTERIOR AND DO NOT CONSIST OF ENCLOSED BUILDING SPACE.

GENERAL NOTES

- 1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. 2. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL AMERCO REQUIREMENTS PRIOR TO BIDDING... 3. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION... 4. ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK AT HAND SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN... 5. DRAWINGS SHALL BE DISTRIBUTED TO SUB-CONTRACTORS IN COMPLETE SETS AS INDICATED BY THE SHEET INDEX... 6. THE CONTRACTOR WILL INSPECT THE PREMISES PRIOR TO BIDDING TO VERIFY EXISTING WORKING CONDITIONS... 7. CONTRACTOR SHALL ISSUE WRITTEN NOTIFICATION TO AMERCO AND ARCHITECT/AMERCO OF ANY DISCREPANCIES... 8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD... 9. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED... 10. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK... 11. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS... 12. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER... 13. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT... 14. CONTRACTOR SHALL GUARANTEE, IN WRITING, ALL WORKMANSHIP AND MATERIALS... 15. UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS... 16. THE CONTRACTOR WARRANTS TO ARCHITECT/AMERCO REPRESENTATIVE THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED... 17. THE WARRANTIES AND GUARANTIES REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY... 18. CONTRACTOR TO COORDINATE WITH AHJ, SPRINKLER CONTRACTOR, CIVIL ENGINEER, AND PLUMBING ENGINEER AS NEEDED FOR ALL BACKFLOW PREVENTOR REQUIREMENTS... 19. CONTRACTOR TO COORDINATE EXPANDABILITY OF ALL STAND ALONE PRE-ENGINEERED METAL BUILDINGS (PEMB) WITH OWNER REPRESENTATIVE... 20. ELEVATIONS SHOWN ARE BASED OFF OF THE UHI FACILITY IMAGING AND DIRECTIONAL SIGNAGE IMAGING BOOK (DSD BOOK)...

LEGEND



SHEET INDEX

Table with columns: SHEET NUMBER, SHEET NAME, SHEET NUMBER, SHEET NAME. Rows include GENERAL (T1.1 COVER SHEET, A1.1 SITE PLAN, A1.1A MISCELLANEOUS SUSTAINABLE PLANS AND ANCHOR DETAILS) and STRUCTURAL (S1.1 20' SUSTAINABLE PLANS AND ELEVATIONS, S1.2 20' SUSTAINABLE STRUCTURAL SECTIONS AND DETAILS, S1.3 20' SUSTAINABLE TIE DOWN TYPE AND LOCATION, S1.4 26' SUSTAINABLE PLANS AND ELEVATIONS, S1.5 26' SUSTAINABLE STRUCTURAL SECTIONS AND DETAILS, S1.6 26' SUSTAINABLE TIE DOWN TYPE AND LOCATION, S1.7 STORAGE LOCKER COMPONENTS).

SHEET NOTES:

REFER TO U-HAUL INTERNATIONAL STANDARD SPECIFICATIONS FOR MATERIAL, INSTALLATION AND FINISH REQUIREMENTS. ALL SELECTIONS ARE SUBJECT TO APPROVAL BY OWNER-NO SUBSTITUTIONS

REVISIONS:

Table with columns: NO., INITIALS, DATE, NOTES. Contains 8 revision rows.

PROFESSIONAL SEAL:



ARCHITECT LOGO:



CONSTRUCTION DEPARTMENT 2727 NORTH CENTRAL AVENUE PHOENIX, ARIZONA 85004 PH: (602) 263-6502

SITE ADDRESS: U-Haul Moving & Storage of West Weston 5009 Schofield ave Weston, WI 54476

SHEET CONTENTS:

COVER SHEET

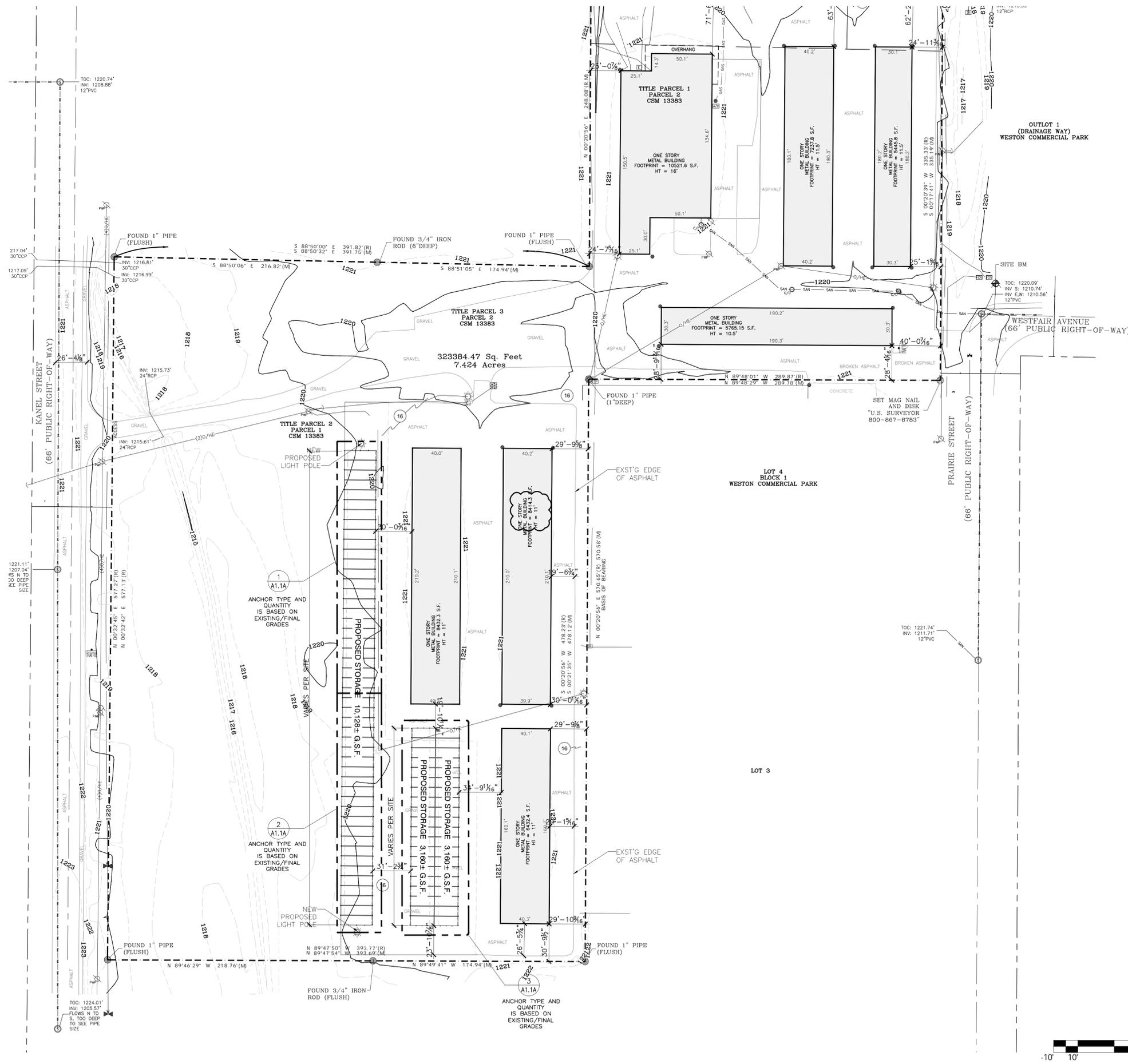
868081

DRAWN: GM CHECKED: DC DATE: 05/08/2025 T1.1

SUSTAINABLE SITE AND BOX DRAWING 2025-05-08

©2025 AMERCO REAL ESTATE COMPANY

PROJECT #: TEMPLATE PLOT DATE: 5/8/2025 SAVED BY: 1176865 FILE PATH: J:\16DIST\868\868081 WESTON WI - 5009 SCHOFIELD AVE\868081 CONSTRUCTION DOCS\SSU PACKAGE\2025-03-13 SUSTAINABLE PLANS\UHI\_TT\_DWG\2025-05-08 REV\2\ SUSTAINABLE SITE AND BOX DRAWING 2025-05-08



**PLAN NOTES**

N.I.C. - NOT IN CONTRACT

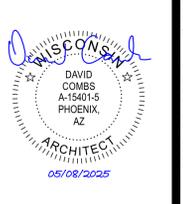
**SHEET NOTES:**

REFER TO SHEET A2.0 FOR WALL TYPES AND RELATED NOTES.  
REFER TO SHEET A7.1 FOR DOOR TYPES AND RELATED NOTES.  
REFER TO SHEET A7.2 FOR WINDOW TYPES, FINISH SCHEDULE AND RELATED NOTES.  
ALL DOOR AND WINDOW DIMENSIONS ARE TO CENTER LINE OF ROUGH OPENING.  
REFER TO U-HAUL INTERNATIONAL STANDARD SPECIFICATIONS FOR MATERIAL AND INSTALL REQUIREMENTS.  
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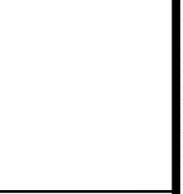
**REVISIONS:**

NO.	DATE	INITIALS	NOTES
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**PROFESSIONAL SEAL:**



**ARCHITECT LOGO:**



**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
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5009 Schofield ave  
Weston, WI 54476

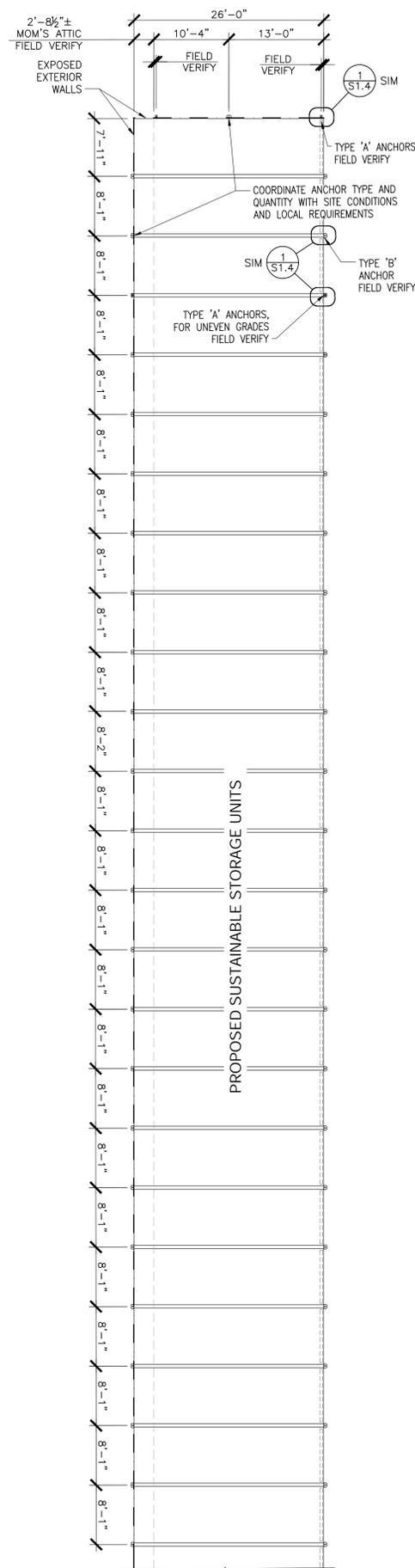
**SHEET CONTENTS:**

SITE PLAN

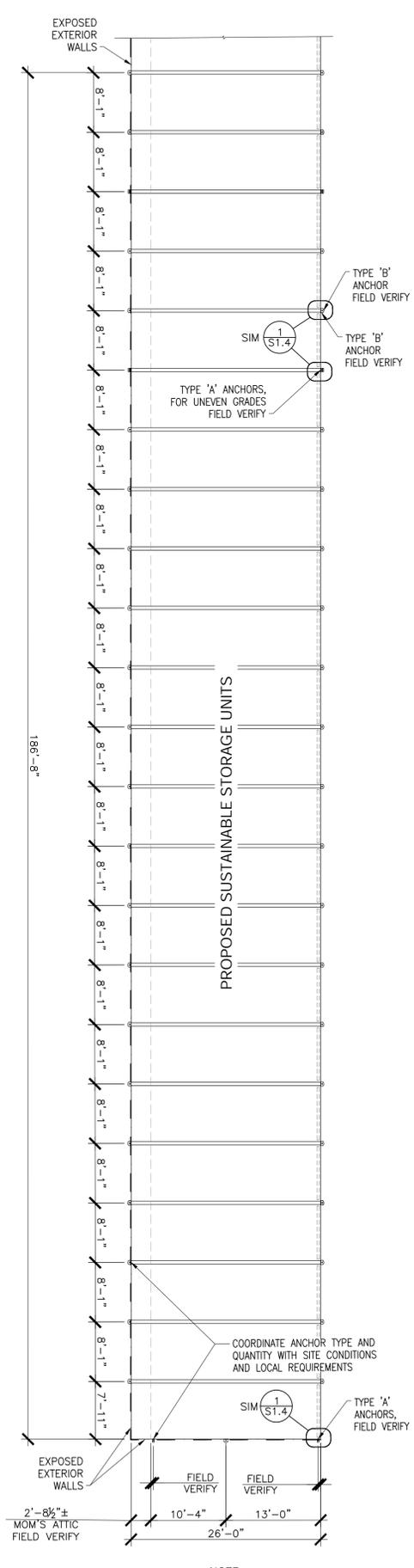
**868081**

DRAWN:	GM
CHECKED:	DC
DATE:	05/08/2025

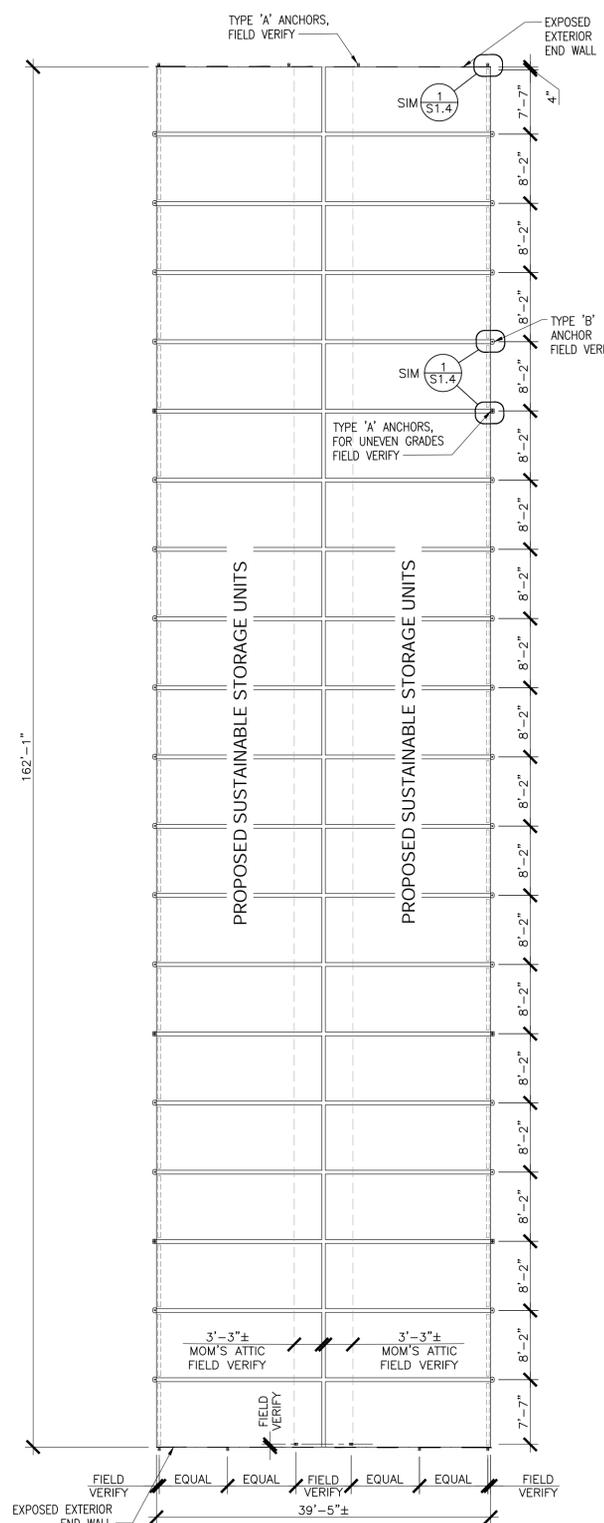
SUSTAINABLE SITE AND BOX DRAWING 2025-05-08



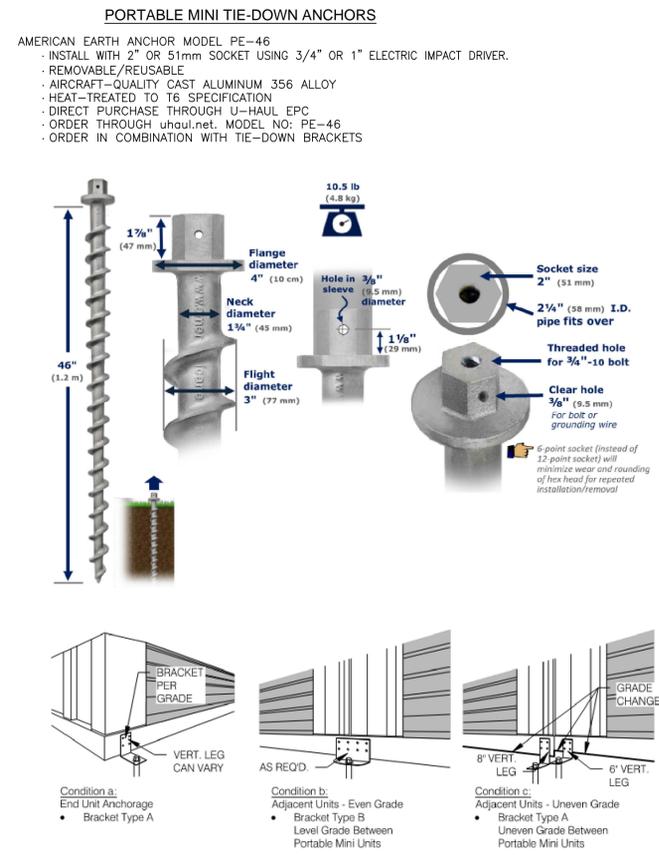
1 PARTIAL ENLARGED JH PLAN SCALE: 1" = 40'-0"



2 PARTIAL ENLARGED JH ANCHOR PLAN SCALE: 1" = 40'-0"



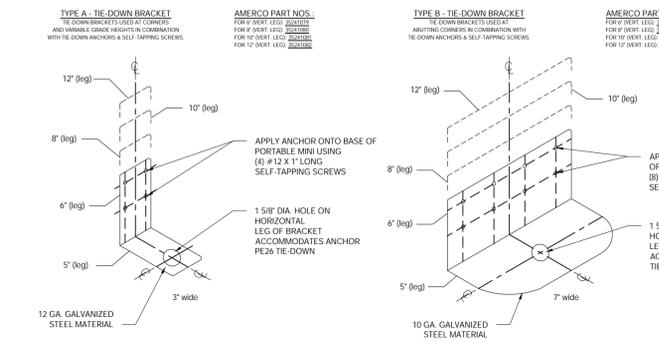
3 ENLARGED BACK TO BACK TT ANCHOR PLAN SCALE: 1" = 40'-0"



SOIL CLASSIFICATION	
SILTY SAND <sup>1</sup>	SANDY CLAY <sup>2</sup>
655LBS	1255LBS

1. SILTY SAND CLASSIFIED SOIL HAS A BLOW COUNT OF 13  
2. SANDY CLAY CLASSIFIED SOIL HAS A BLOW COUNT OF 30.

4 MISCELLANEOUS ANCHOR INFORMATION SCALE: 3/8" = 1'-0"



5 TIE-DOWN BRACKET DETAILS SCALE: N.T.S.

6 ENLARGED BACK TO BACK TT ANCHOR PLAN SCALE: 3/8" = 1'-0"

SHEET NOTES:  
REFER TO SHEET A2.0 FOR WALL TYPES AND RELATED NOTES.  
REFER TO SHEET A7.1 FOR DOOR TYPES AND RELATED NOTES.  
REFER TO SHEET A7.2 FOR WINDOW TYPES, FINISH SCHEDULE AND RELATED NOTES.  
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REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
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8			

PROFESSIONAL SEAL:  
DAVID COMBS  
A-15401-S  
PHOENIX, AZ  
05/08/2025

ARCHITECT LOGO:  
AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
PH: (602) 263-6502

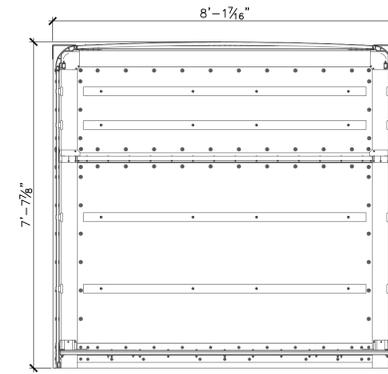
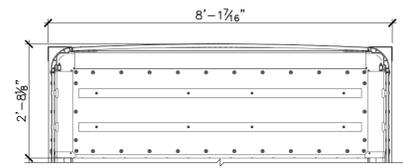
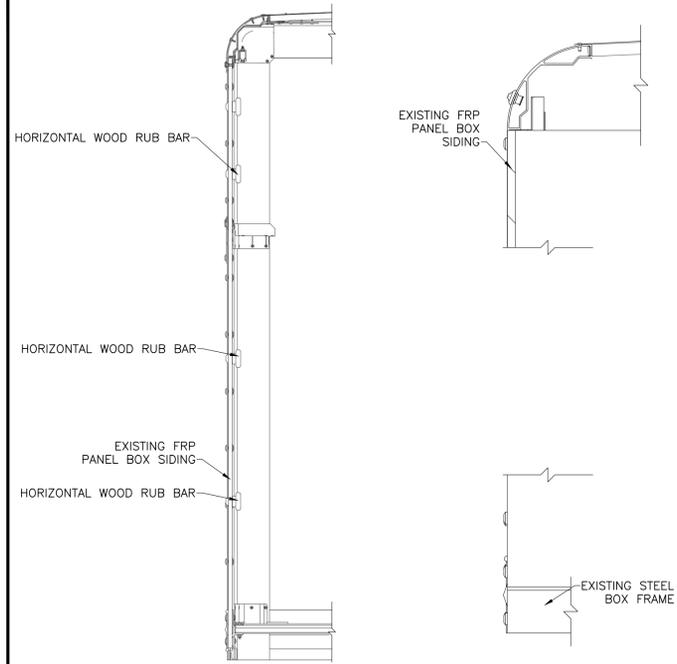
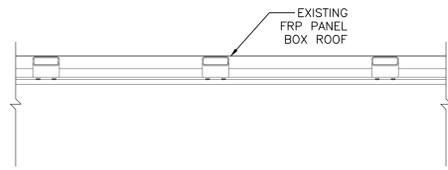
SITE ADDRESS:  
U-Haul Moving & Storage  
of West Weston  
5009 Schofield ave  
Weston, WI 54476

SHEET CONTENTS:  
MISCELLANEOUS  
PLAN SUSTAINABLE  
AND ANCHOR DETAILS

868081  
DRAWN: GM  
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SUSTAINABLE SITE AND BOX  
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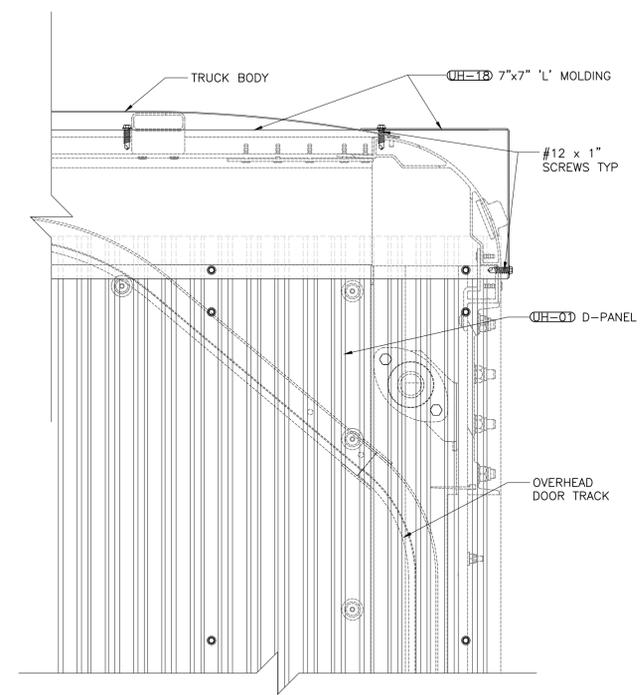
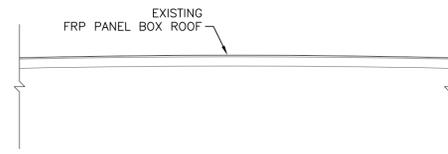


4 CROSS MEMBER SECTION AT WALL SCALE: 1-1/2"=1'-0"

3 WALL SECTION SCALE: 1"=1'-0"

2 MOMS ATTIC SECTION SCALE: 1/2"=1'-0"

1 MAIN BOX SECTION SCALE: 1/2"=1'-0"



6 CENTER BEAM SECTION AT ROOF SCALE: 1-1/2"=1'-0"

5 TOP 'L' ANGLE DETAIL SCALE: 3"=1'-0"

SHEET NOTES:  
 REFER TO SHEET A2.0 FOR WALL TYPES AND RELATED NOTES  
 REFER TO SHEET A7.1 FOR DOOR TYPES AND RELATED NOTES.  
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REVISIONS:

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PROFESSIONAL SEAL:

DAVID COMBS	ARCHITECT
A-15401-S	PHOENIX, AZ
05/08/2025	

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 PH: (602) 263-6502

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 of West Weston  
 5009 Schofield ave  
 Weston, WI 54476

SHEET CONTENTS:

SUSTAINABLE STRUCTURAL SECTIONS AND DETAILS

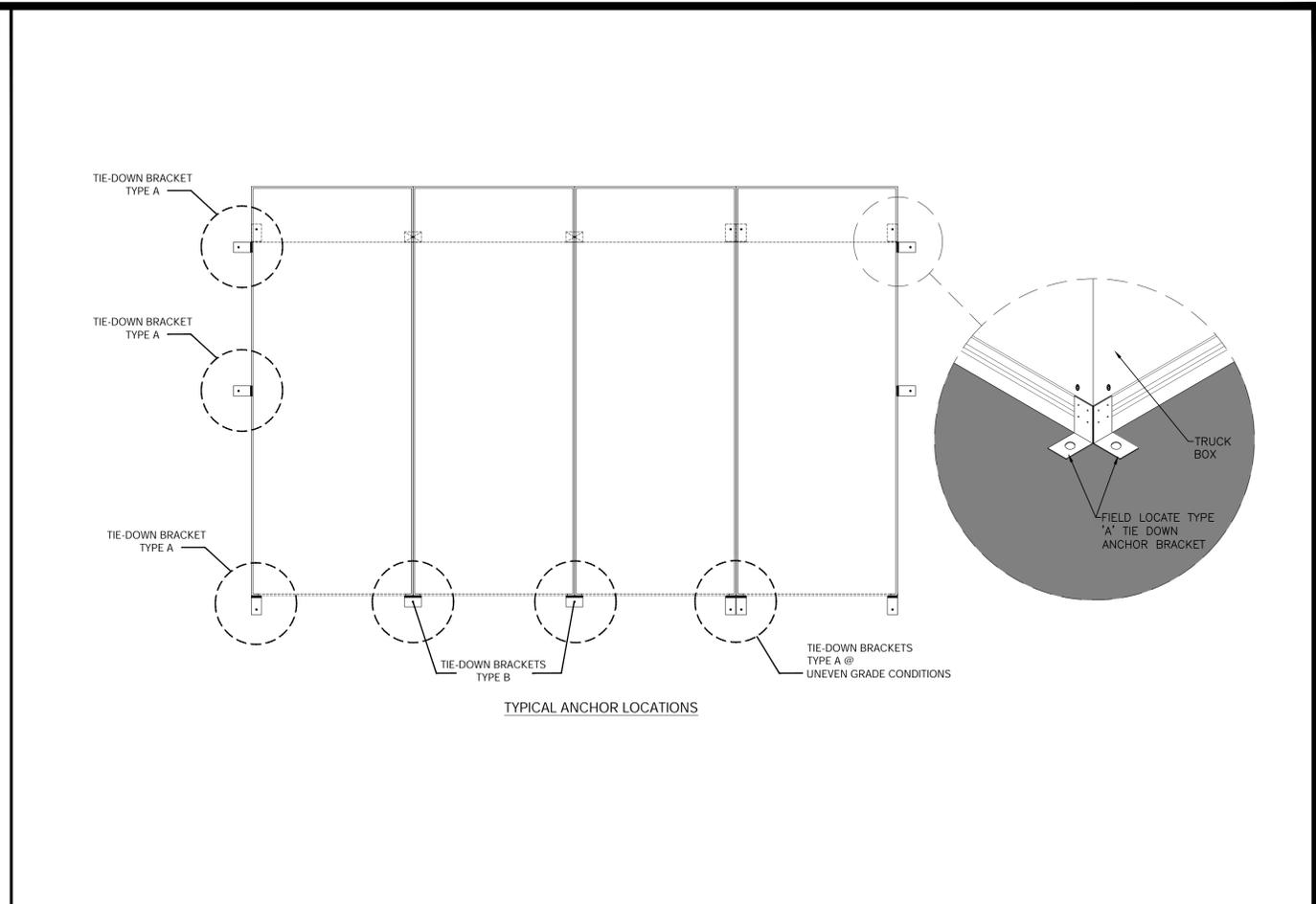
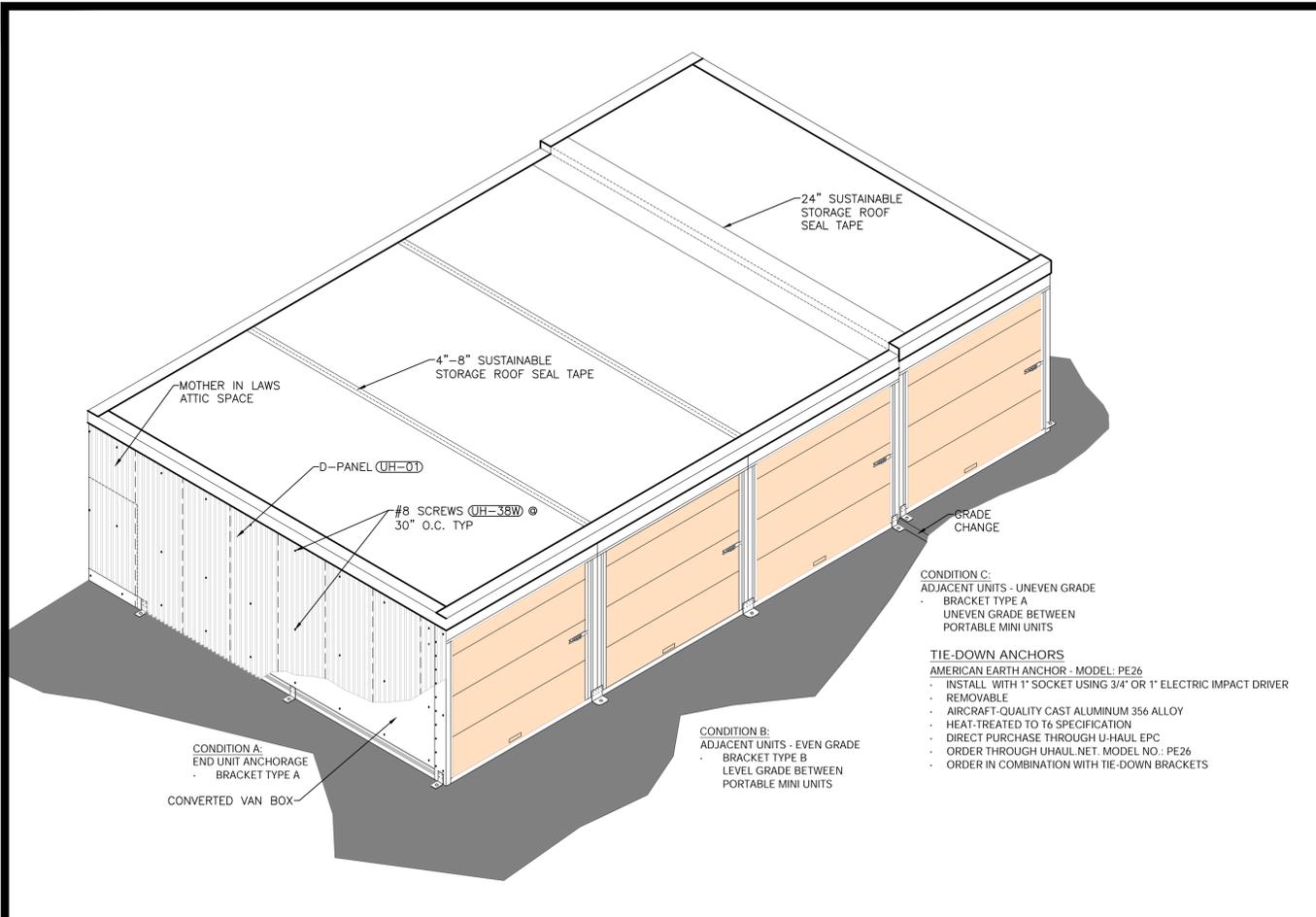
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DRAWN: GM  
 CHECKED: DC  
 DATE: 05/08/2025

SUSTAINABLE SITE AND BOX DRAWING 2025-05-08

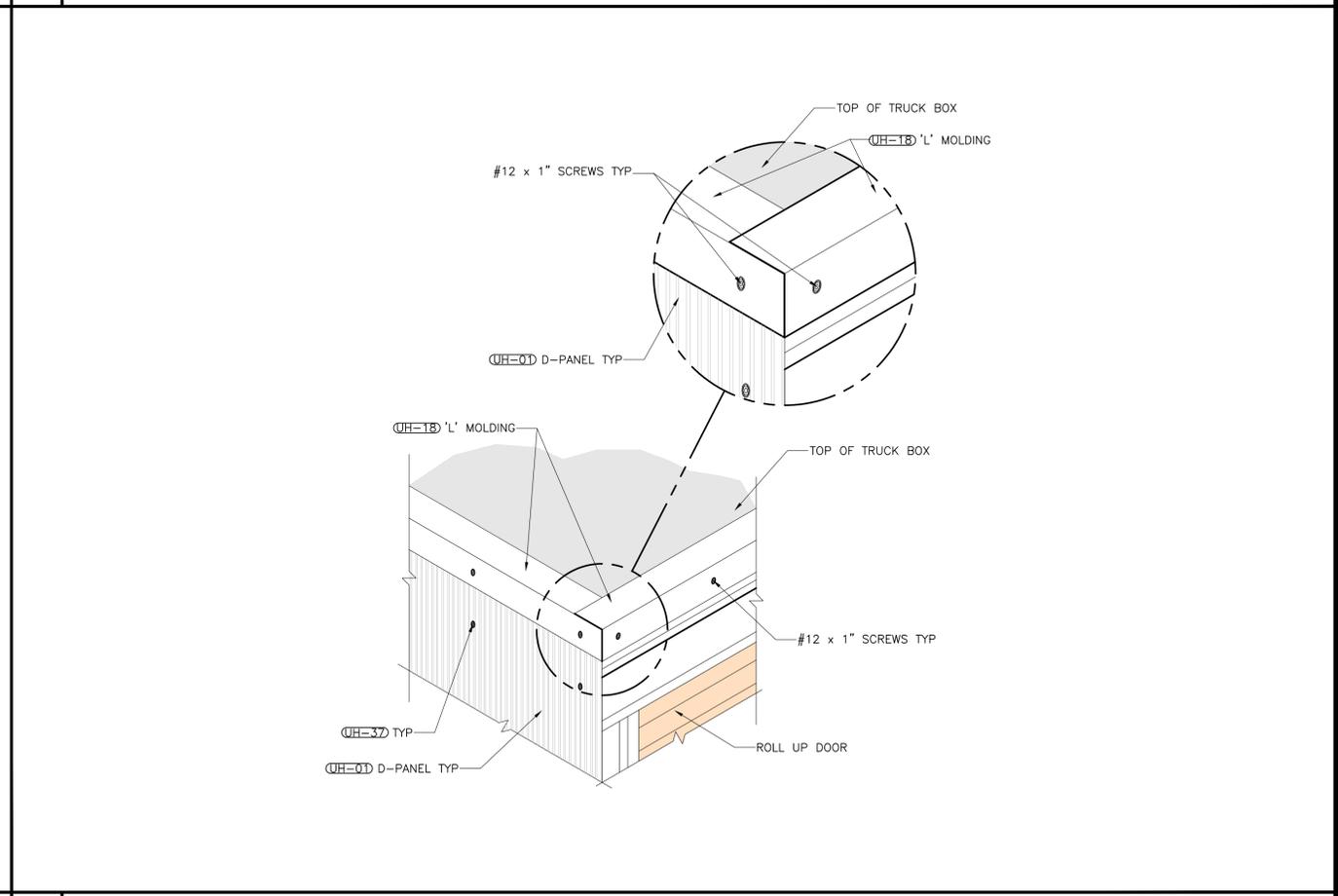
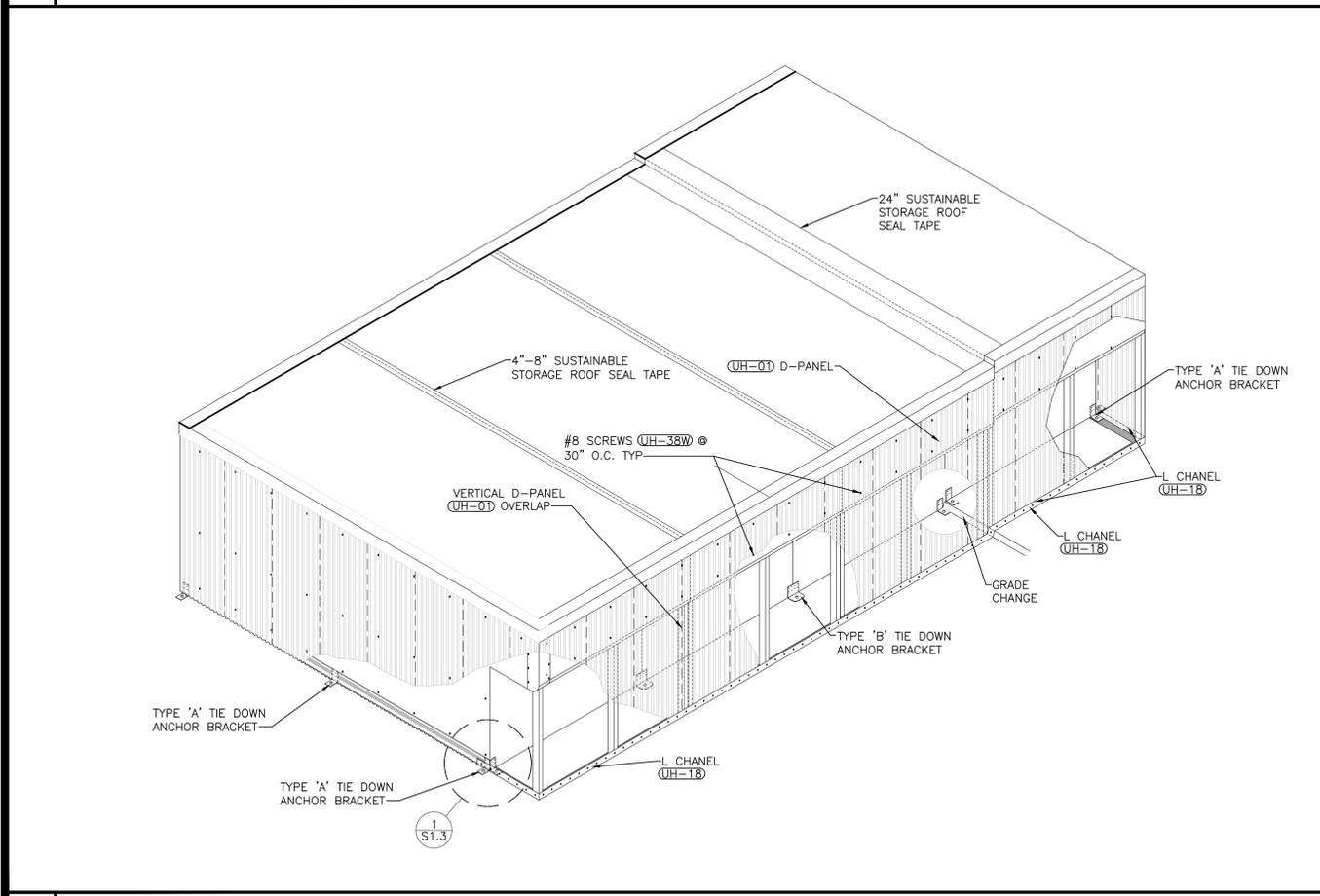
©2025 AMERCO REAL ESTATE COMPANY

PROJECT #: TEMPLATE PLOT DATE: 5/8/2025 SAVED BY: 1176885 FILE PATH: J:\16DIST\868\868081 WESTON WI - 5009 SCHOFIELD AVE\868081 CONSTRUCTION DOCS\SSU PACKAGE\2025-03-13 SUSTAINABLE PLANS\U\_H\_TT DWG\2025-05-08 REV\2\SUSTAINABLE SITE AND BOX DRAWING 2025-05-08



2 TIE DOWN ISOMETRIC EXAMPLE SCALE: 1/4"=1'-0"

1 TIE DOWN LOCATION DETAIL SCALE: 1/4"=1'-0"



3 TIE DOWN ISOMETRIC EXAMPLE SCALE: 1/2"=1'-0"

4 UNIT CORNER ISOMETRIC DETAIL SCALE: 1/2"=1'-0"

SHEET NOTES:  
 REFER TO SHEET A2.0 FOR WALL TYPES AND RELATED NOTES.  
 REFER TO SHEET A7.1 FOR DOOR TYPES AND RELATED NOTES.  
 REFER TO SHEET A7.2 FOR WINDOW TYPES, FINISH SCHEDULE AND RELATED NOTES.  
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 REFER TO U-HAUL INTERNATIONAL STANDARD SPECIFICATIONS FOR MATERIAL AND INSTALL REQUIREMENTS.  
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REVISIONS:

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PROFESSIONAL SEAL:  
  
 ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY  
 CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 PH: (602) 263-6502

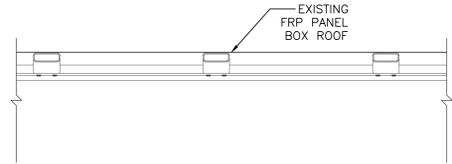
SITE ADDRESS:  
 U-Haul Moving & Storage of West Weston  
 5009 Schofield ave  
 Weston, WI 54476

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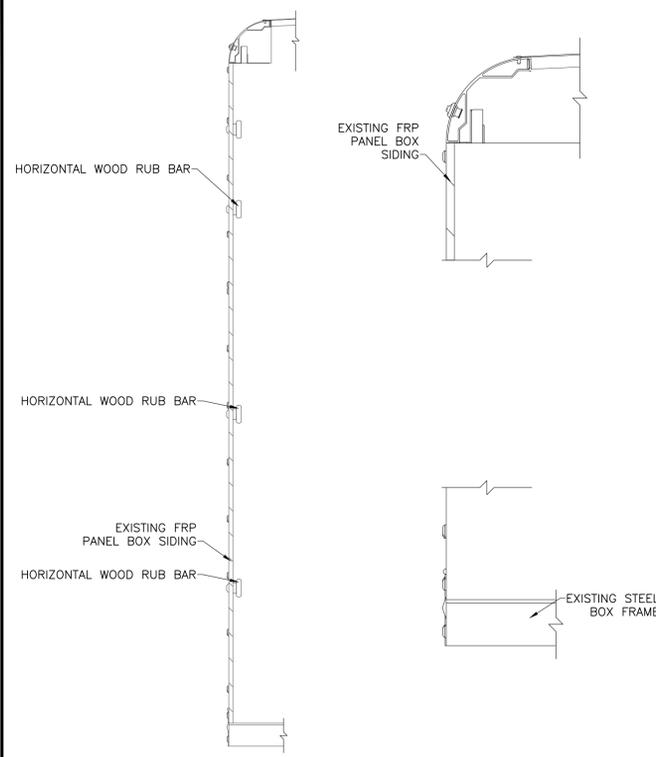
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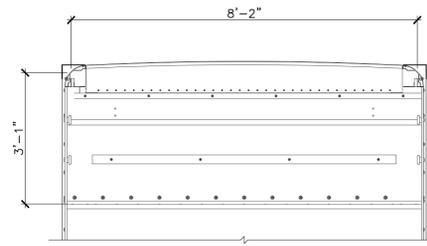




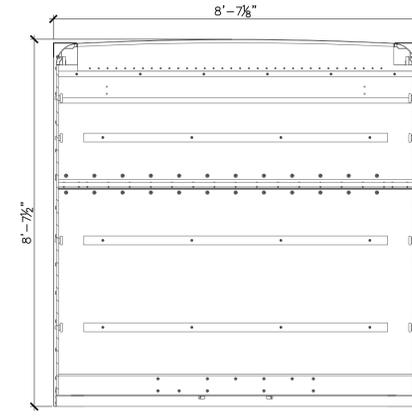
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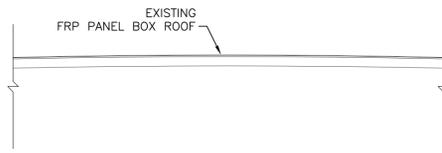
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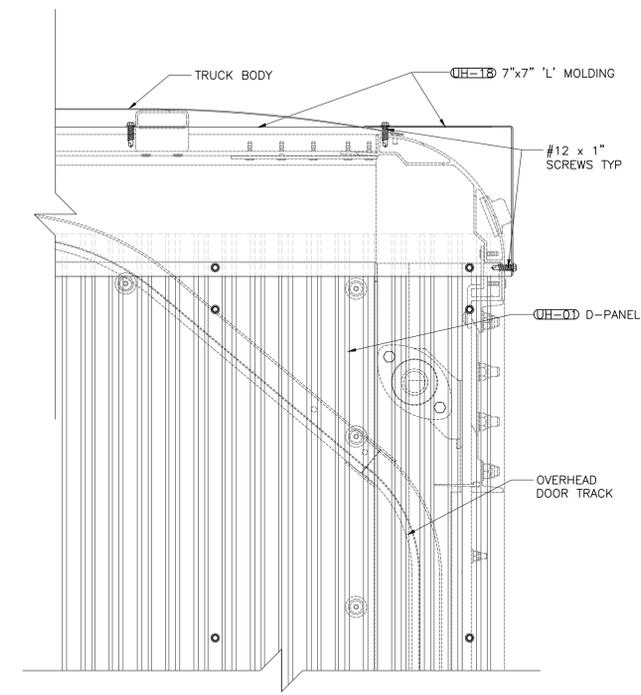
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1 MAIN BOX SECTION SCALE: 1/2"=1'-0"



6 CENTER BEAM SECTION AT ROOF SCALE: 1-1/2"=1'-0"



5 TOP 'L' ANGLE DETAIL SCALE: 1/2"=1'-0"

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ARCHITECT LOGO:

**AMERCO**  
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
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 PHOENIX, ARIZONA 85004  
 PH: (602) 263-6502

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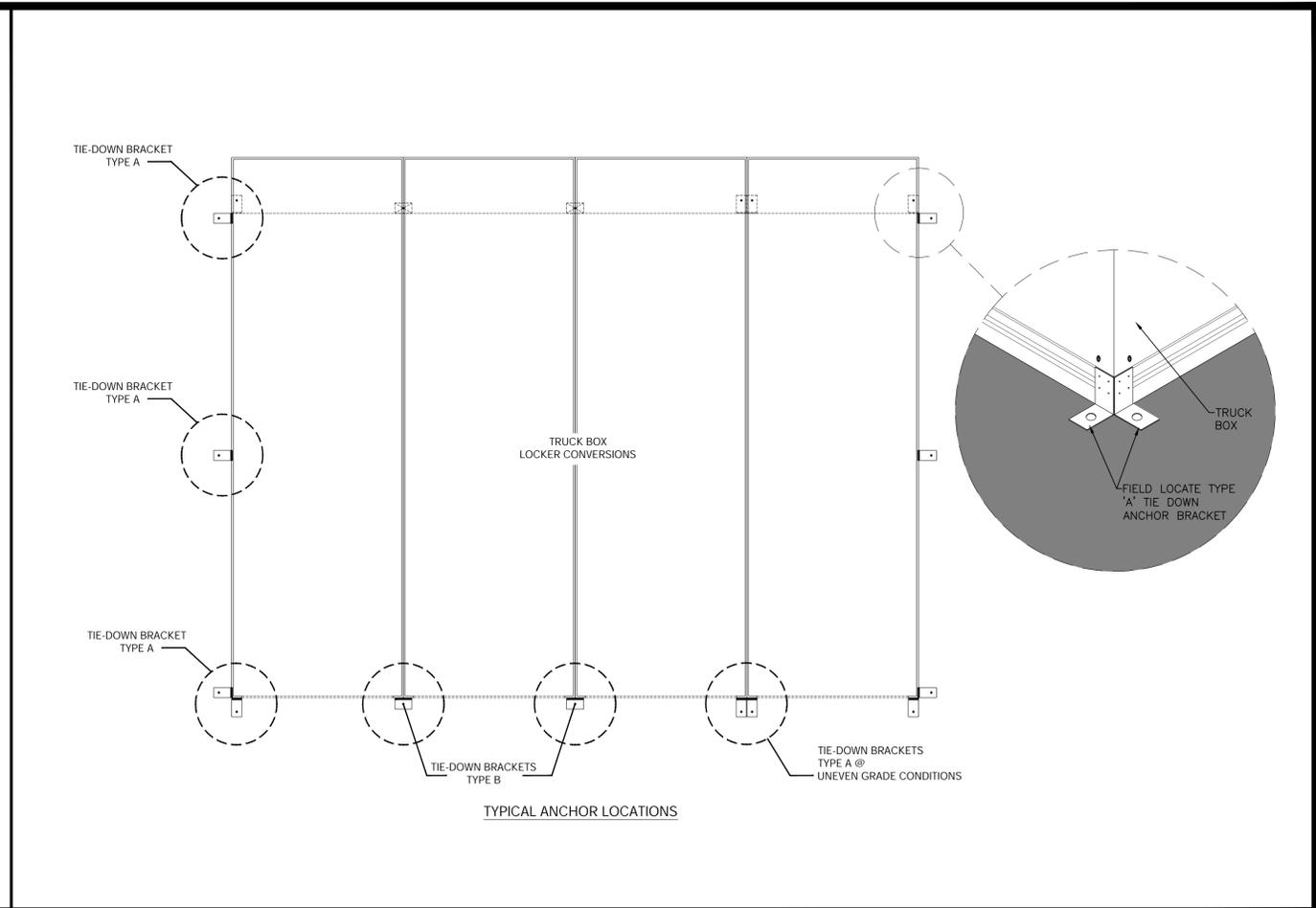
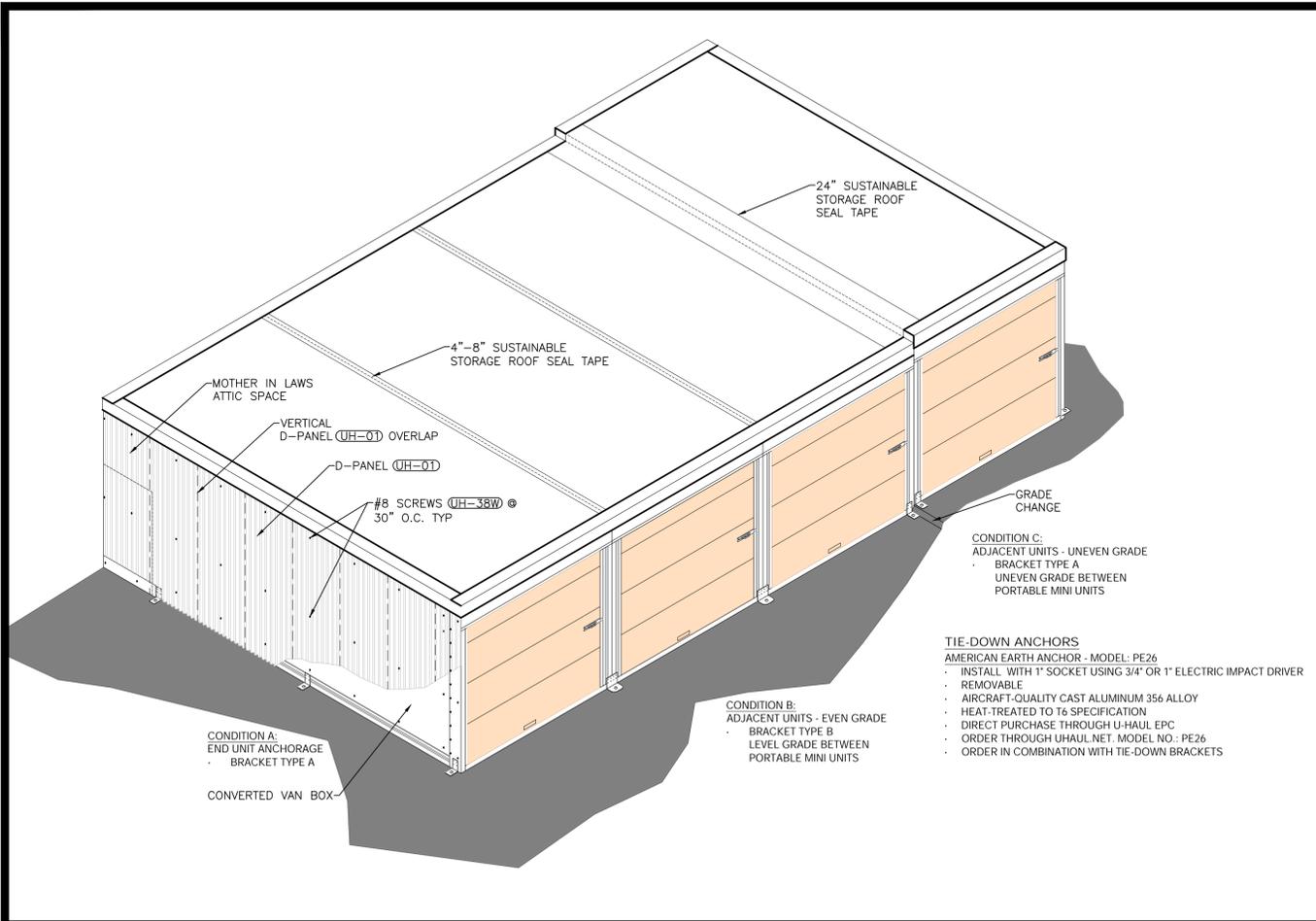
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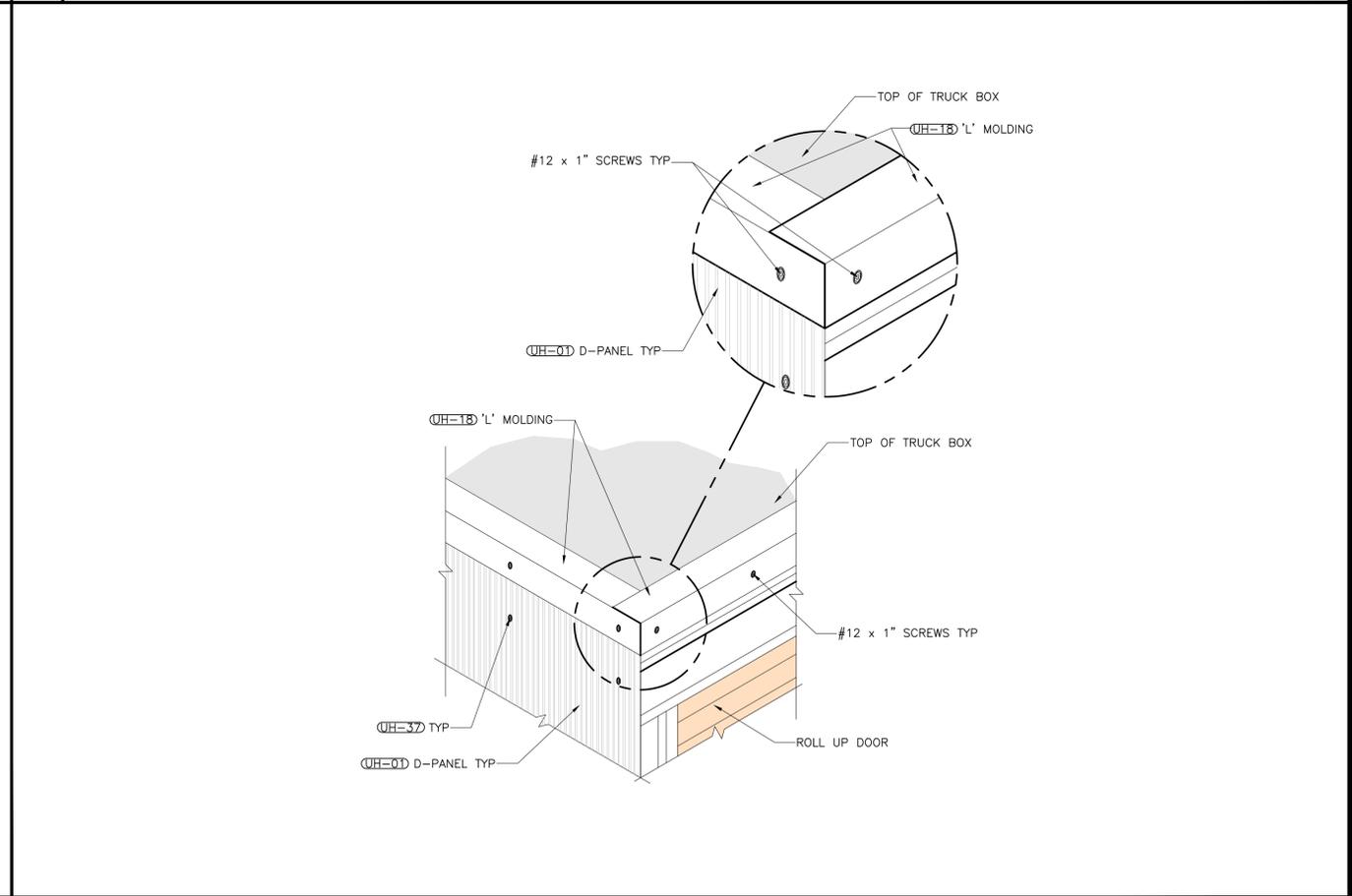
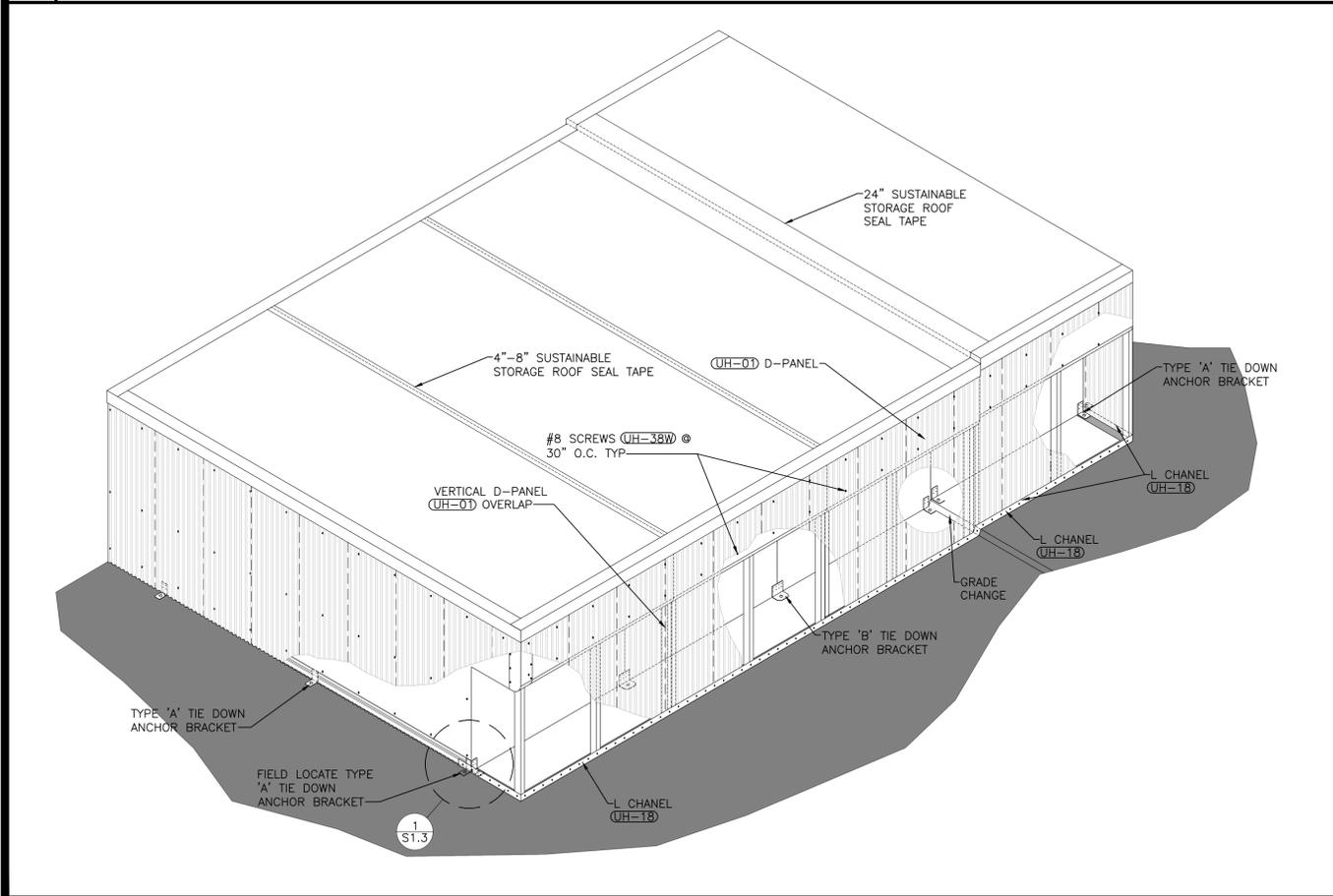
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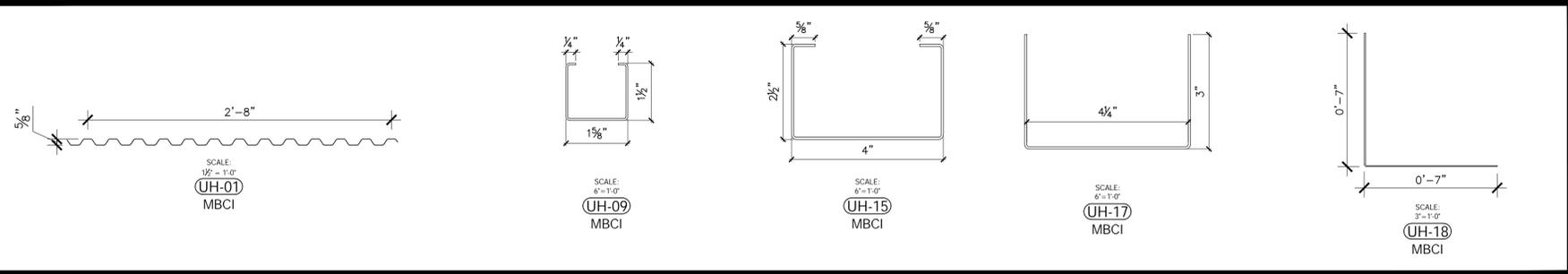
PROFESSIONAL SEAL:  
  
 ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY  
 CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 PH: (602) 263-6502

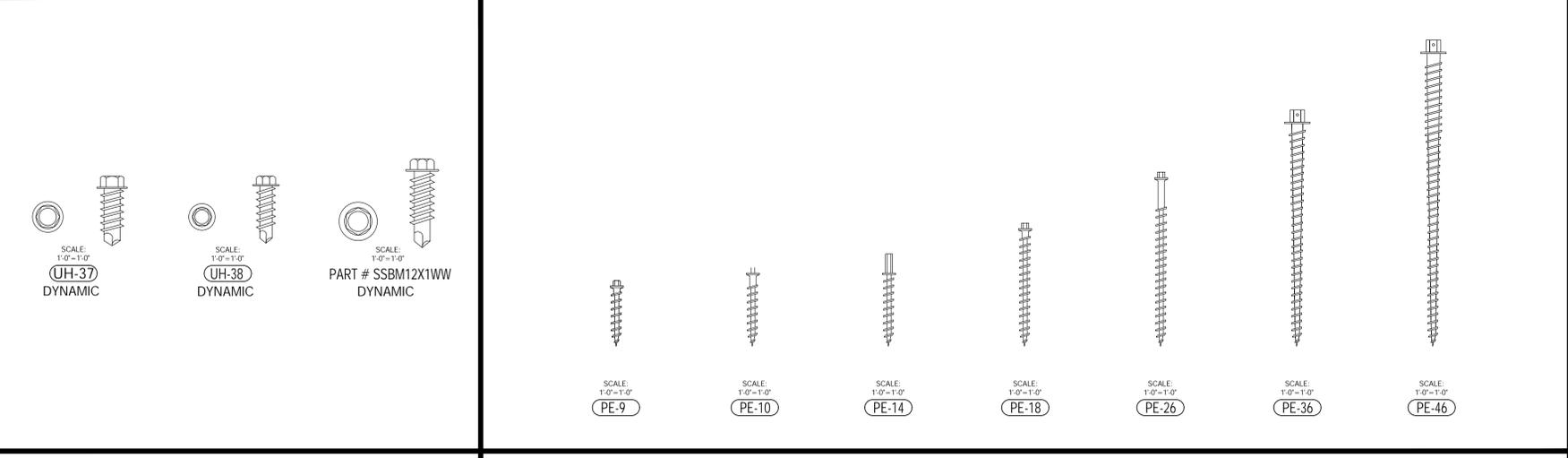
SITE ADDRESS:  
 U-Haul Moving & Storage  
 of West Weston  
 5009 Schofield ave  
 Weston, WI 54476

SHEET CONTENTS:  
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**868081**  
 DRAWN: GM  
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PROJECT # 868081 CONSTRUCTION DEPARTMENT 2727 NORTH CENTRAL AVENUE PHOENIX, ARIZONA 85004 PH: (602) 263-6502  
 DRAWING: 2025-05-08

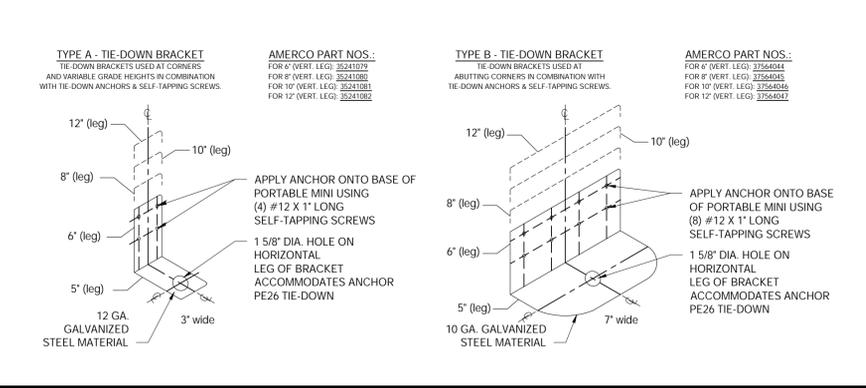


**MBCI SUPPLIED PARTS - BY CONTRACTOR**



**DYNAMIC SUPPLIED PARTS - BY CONTRACTOR**

**AMERICAN EARTH ANCHORS - BY OWNER**



**TIE DOWN ANCHOR BRACKETS BY OWNER THROUGH EPC**



**SUSTAINABLE STORAGE ROOF SEAL TAPE**

**PARTS LIST**

MFGR	PART #	DESCRIPTION	FINISH
<b>MBCI SUPPLIED PARTS - BY OWNER</b>			
MBCI	UH-01	32" WIDE x 26 GA. D-PANEL (VERTICAL HALLWAY PANEL)	HIGH GLOSS WHITE
MBCI	UH-09	LF-1 1/2"x1 1/2"x3/4"x18 GA. UNI-STRUT CHANNEL SECTION (CS-1)	GALVANIZED
MBCI	UH-15	LF-4"x2 1/2"x5/8"x16 GA. CEE (LOAD BEARING STUD)	GALVANIZED
MBCI	UH-17	LF-3"x4 1/2"IDx3"x16 GA. LOAD BEARING OPEN FACED CHANNEL (SEISMIC REGIONS)	GALVANIZED
MBCI	UH-18	LF-7"x7"x20 GA. TOP ANGLE MOLDING	GALVANIZED
<b>DYNAMIC SUPPLIED PARTS - BY OWNER</b>			
DYNAMIC	UH-37	#12 x 3/4" SDS	HIGH GLOSS WHITE
DYNAMIC	UH-38W	#8 x 1/2" SDS (FOR USE AT D-PANEL)	STAINLESS
DYNAMIC		#12 x 1" SDS (FOR USE WITH TIE DOWNS) DYNAMIC PART # SSBM12X1WW OR SOURCE LOCAL	GALVANIZED
<b>AMERICAN EARTH ANCHOR - BY OWNER</b>			
AEA	PE-9	9" TIE DOWN ANCHOR PER U-HAUL EPC (PE-9)	ALUMINUM ALLOY
AEA	PE-10	10" TIE DOWN ANCHOR PER U-HAUL EPC (PE-10)	ALUMINUM ALLOY
AEA	PE-14	14" TIE DOWN ANCHOR PER U-HAUL EPC (PE-14)	ALUMINUM ALLOY
AEA	PE-18	18" TIE DOWN ANCHOR PER U-HAUL EPC (PE-18)	ALUMINUM ALLOY
AEA	PE-26	26" TIE DOWN ANCHOR PER U-HAUL EPC (PE-26)	ALUMINUM ALLOY
AEA	PE-36	36" TIE DOWN ANCHOR PER U-HAUL EPC (PE-36)	ALUMINUM ALLOY
AEA	PE-46	46" TIE DOWN ANCHOR PER U-HAUL EPC (PE-46)	ALUMINUM ALLOY
<b>TIE DOWN ANCHORS - BY OWNER THROUGH EPC</b>			
EPC	35241079	TYPE "A" TIE DOWN BRACKET (USED AT CORNERS) 6" VERTICAL LEG	ALUMINUM ALLOY
EPC	35241080	TYPE "A" TIE DOWN BRACKET (USED AT CORNERS) 8" VERTICAL LEG	ALUMINUM ALLOY
EPC	35241081	TYPE "A" TIE DOWN BRACKET (USED AT CORNERS) 10" VERTICAL LEG	ALUMINUM ALLOY
EPC	35241082	TYPE "A" TIE DOWN BRACKET (USED AT CORNERS) 12" VERTICAL LEG	ALUMINUM ALLOY
EPC	37564044	TYPE "B" TIE DOWN BRACKET (USED AT CORNERS) 6" VERTICAL LEG	ALUMINUM ALLOY
EPC	37564045	TYPE "B" TIE DOWN BRACKET (USED AT CORNERS) 8" VERTICAL LEG	ALUMINUM ALLOY
EPC	37564046	TYPE "B" TIE DOWN BRACKET (USED AT CORNERS) 10" VERTICAL LEG	ALUMINUM ALLOY
EPC	37564047	TYPE "B" TIE DOWN BRACKET (USED AT CORNERS) 12" VERTICAL LEG	ALUMINUM ALLOY
<b>ETERNABON SUSTAINABLE ROOF SEAL TAPE</b>			
EPC	HBF11180	24" X 50' SUSTAINABLE ROOF SEAL TAPE ROLL	BLACK / WHITE
EPC	HBF11155	4" X 50' SUSTAINABLE ROOF SEAL TAPE ROLL	BLACK / WHITE
EPC	HBF11162	6" X 50' SUSTAINABLE ROOF SEAL TAPE ROLL	BLACK / WHITE
EPC	HBF11168	8" X 50' SUSTAINABLE ROOF SEAL TAPE ROLL	BLACK / WHITE

**SHEET NOTES:**

REFER TO SHEET A2.0 FOR WALL TYPES AND RELATED NOTES

REFER TO SHEET A7.1 FOR DOOR TYPES AND RELATED NOTES.

REFER TO SHEET A7.2 FOR WINDOW TYPES, FINISH SCHEDULE AND RELATED NOTES.

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REFER TO U-HAUL INTERNATIONAL STANDARD SPECIFICATIONS FOR MATERIAL AND INSTALL REQUIREMENTS.

ALL SELECTIONS ARE SUBJECT TO APPROVAL BY OWNER-NO SUBSTITUTIONS

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**REVISIONS:**

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**PROFESSIONAL SEAL:**

**ARCHITECT LOGO:**

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**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
PH: (602) 263-6502

SITE ADDRESS:  
U-Haul Moving & Storage  
of West Weston  
5009 Schofield ave  
Weston, WI 54476

SHEET CONTENTS:  
SUSTAINABLE  
STORAGE  
COMPONENTS

**868081**

NOTE: NOT ALL PARTS ARE SHOWN. SEE PARTS LIST FOR ALL PART INFORMATION.

DRAWN: GM  
CHECKED: DC  
DATE: 05/08/2025

**S1.7**

PROJECT #: TEMPLATE PLOT DATE: 5/8/2025 SAVED BY: 1176885  
SUSTAINABLE SITE AND BOX DRAWING 2025-05-08

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PROJECT #:\1601ST\868\868081 WESTON WI - 5009 SCHOFIELD AVE\868081 CONSTRUCTION DOCS\SSU PACKAGE 2025-03-13 SUSTAINABLE PLANS\UHTT.DWG\2025-05-08 REV\A\SUSTAINABLE SITE AND BOX DRAWING 2025-05-08

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

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Village of Weston Plan Commission on **Monday, July 14, 2025 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider an application (Project 20250242) filed by tenant **Nick Techel, Turf MDs**, requesting a **Conditional Use Permit** at property **5605 Mesker Street**, owned by **T&A Hoffmann LLC**, to allow for a **Light Industrial Land Use** within property zoned **B-3 (General Business)** and a **salt storage bin** within the **WHP-A (Wellhead Protection – Zone A) Overlay District**, where such land uses are only permitted through the granting of a Conditional Use Permit

**Legal Description of the Property:**

Part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 5561, recorded in Volume 20, Page 154, as Document No. 912150, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin. (192 2808 164 0994)

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](mailto:vparker@westonwi.gov).

Dated June 26, 2025.

Valerie Parker, Commission Clerk

Legal Ad Run: June 30, 2025, and July 7, 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, July 14, 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 #20250242** – Nick Techel, Turf MD’s, requesting a Conditional Use Permit, at property addressed as 5605 Mesker Street, owned by T&A Hoffman, LLC, to allow for a Light Industrial land use within property zoned B-3 (General Business), and to allow for a salt storage bin within the WHP-A (Wellhead Protection – Zone A) Overlay District, where such uses are only permitted through the granting of a Conditional Use Permit. The property is described as:

PIN 192-2808-164-0994 - Part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 5561, recorded in Volume 20, Page 154, as Document No. 912150, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin.

\*\*\*\*\*

**Project #20250259** – David Barnes, of U-Haul of WI, requesting a Conditional Use Permit, at property addressed as 5009 Schofield Avenue & 5801 Von Kanel Street, owned by Amerco Real Estate Company, to allow for the expansion of a Personal Storage Facility land use on property zoned B-3 (General Business), where such land use is only permitted through the granting of a Conditional Use Permit. The property is described as:

PIN 192-2808-164-0155 - Property located in the Village of Weston, Marathon County, Wisconsin, described as follows:

Part of Lot 5, Block 1 of Weston Commercial Park, described as Parcel 2 of Certified Survey Map No. 13191, recorded in Volume 57 of Certified Survey Maps on Page 128, as Document No. 1361373, Marathon County Register of Deeds;

Together with part of Lot 5, Block 1 of Weston Commercial Park and part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 2 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds;

Together with part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 1 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds.

\*\*\*\*\*

**Project #20250212** – Dustin Vreeland, of Vreeland & Associates, and Tom Barnetzke, of PGA, Inc, requesting a Conditional Use Permit, at property addressed as 7795 Weston Avenue, owned by Kurt Seubert & Gary Guerndt, of Eau Claire River, LLC, to allow for a Solid Waste Disposal, Composting, and/or Recycling Facility 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 property is described as:

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](mailto: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 June 2025

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 30, 2025, and Monday, July 7, 2025.

# REQUEST FOR CONSIDERATION

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<b>Public Mtg/Date:</b>	Plan Commission, July 14,2025
<b>Description:</b>	Public Hearing – Project #20250242 - Conditional Use Permit request at 5605 Mesker Street, to allow for a Light Industrial Land Use within property zoned B-3 (General Business) and a salt storage bin within the WHP-A (Wellhead Protection – Zone A) Overlay District. (Techel/Turf MDs)
<b>From:</b>	Jennifer Higgins, Planning and Development Director/Zoning Administrator
<b>Question:</b>	Should the Plan Commission approve the Conditional Use Permit application as requested by Turf MD’s to allow for a Light Industrial land use and salt storage bin within the B-3 (General Business) District and WHP-A (Wellhead Protection – Zone A) Overlay District

---

## BACKGROUND

Scott Sann owns and operates Turf MD’s. Turf MD’s is a landscape company which provides services including commercial and residential law service and maintenance, hardscape maintenance, and snow removal. They received a CUP in 2024 to operate out of 5408 Westfair Avenue. They are proposing to relocate the operations to 5605 Mesker St.

The main building is approximately 6500 sq ft in size and there is another approximately 1500 sq ft storage building in back. They are proposing a new 25 ft X 20’ salt bin. The business will operate Monday through Friday from 7:00 a.m. to 5:00 p.m. There are ten full time, year-round employees and 8-10 seasonal employees. The outdoor storage of vehicles, equipment, soil pile, mulch pile and miscellaneous hardscape pallet materials will be located behind the fence. Screening will need to be added to the chain-link fence to meet the performance standards of the light industrial land use. The CUP is also required to allow the business use in the B3 zoning district and the salt bin in the Wellhead Protection District Zone.

### Wellhead Protection

All fertilizers and chemicals will be stored indoors. The building contains a concrete floor and adequate structural components to account for safe storage. The salt storage bin is a concern for the wellhead protection area. Per the performance standards, an environmental impact study or environmental assessment prepared by a licensed environmental engineer shall be submitted with the application. We have not received this document and have from others in the area who have salt storage bins, therefore, prior to the building permit being issued for the salt storage bin this document should be provided. DPW Director Wodalski has some concerns that there wasn’t a grading plan submitted with the application, and the salt storage bin will be placed within the gravel yard. The applicant stated the shed is open to the south so Wodalski would like to know where that part of the shed is draining to. In this case, we would want any drainage to flow to a storm pipe versus infiltrating into the ground. A grading plan should be submitted with the salt bin building permit. Both of these items have been listed in the CUP.

The Determination Document attached goes into greater detail and also outlines the recommended conditions on the CUP approval. PC may change them or add any additional that are found to be needed during the hearing. In summary, staff recommends approval with conditions.

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<b>Attached Docs:</b>	Plans, project narrative, CUP supplemental questions, CUP draft resolution, CUP Draft PC Determination.
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# REQUEST FOR CONSIDERATION

**Committee Action:** N/A

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**Fiscal Impact:** TBD

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**Recommendation:** Staff recommends approval of the Conditional Use Permit with the conditions outlined in the Determination document and Draft CUP.

---

**RECOMMENDED LANGUAGE FOR OFFICIAL ACTION**

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

---

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

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

Turf MD's  
5605 Mesker St. Weston, WI 54476  
715-846-5075  
[turfmds.com](http://turfmds.com)  
Application Date: 5/27/25

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

5605 Mesker Street will be used to facilitate a landscaping company with all of the equipment maintenance, crew operations, and material storage that comes with it. Outside we will store (8) trucks, (10) trailers, a skid loader, front end loader, top soil pile, mulch pile, and miscellaneous hardscape pallet materials. The salt storage placement is likely to be along the northside of our building on top of the concrete pad, but we have yet to get that all figured out yet. We have roughly (15) employee parking spaces along the north fence and (6-8) employee parking spots in front and behind the office space portion of the building. Our main Building is roughly 6,500 SF and our storage building in the back is roughly 1,500 SF.

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



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

Application/Petition No.: **20250242** Hearing Date: **July 14, 2025**  
Applicant: **Nick Techel & Scott Sann DBA Turf MD's, PO Box 165, Wausau, WI 54402**  
Location: **5605 Mesker Street, Weston, WI 54476**  
Description: **A conditional use permit (CUP) application to allow a light industrial use (landscape contractor) in the B-3 General Business zoning district. Applicant also requested allowing a future salt storage bin in the WHP-A Overlay District via CUP however, no plans were provided for the future bin or details on how the water supply would not be impacted so the applicant will need to amend the CUP if given at a later date when those materials are available.**

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

**GENERAL INFORMATION:**

Zoning: **B-3 General Business**

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

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

Performance Standards: 

1. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.
2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to completely screen all stored materials from view rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19. Chain link fence only. Slats will need to be added to provide the necessary screening.

3. No loading, unloading, or storage shall be permitted in the minimum required front yard.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
5. The use shall comply with all of the performance standards in Article 12.
6. For indoor aquaculture uses, the following additional performance standards shall apply:
  - a. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system.
  - b. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.
  - c. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.
  - d. The on-site retail sale of seafood or vegetables shall be considered an "Indoor Sales Incidental to Storage or Light Industrial Land Use" subject to the provisions of Section 94.4.09(13).
  - e. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.
7. New Light Industrial development within the AR and RM zoning districts shall be served by public sanitary sewer and water services.
8. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

### **Sec 94.6.03 WHP Wellhead Protection Area Overlay District**

#### **5. Conditional Use Permit Application Review Requirements.**

- a. Application. In addition to conditional use permit application requirements in Section 94.16.06, the request shall include an environmental impact study or environmental assessment prepared by a licensed environmental engineer. Said report shall be forwarded to an engineer designated by the Village for recommendation and final decision by the Village. The applicant shall reimburse the Village for all consultant fees associated with this review at the invoiced amount plus administrative costs. **Not provided. This has been provided by the other salt shed in the area and should be listed to be provided .**
- b. Criteria. General criteria for conditional use permit approval are included within Section 94.16.06(7). In its consideration of conditional use permit applications for one of the listed conditional uses in subsection (4) within the associated Wellhead Protection Area overlay district, the Plan Commission shall also consider the following additional criteria:
  - i. The Village's responsibility as a public water supplier to protect and preserve public health, safety and welfare.
  - ii. The potential of the proposed use to seriously threaten or degrade groundwater quality.
  - iii. The availability of alternative uses, locations, and operational characteristics, and the cost, effect, and extent of availability of such alternatives.
  - iv. The proximity of the applicant's property to other potential sources of contamination or vulnerable activities or uses.
  - v. The then-existing condition of the associated well, well field, well recharge area, and the vulnerability to further contamination.
  - vi. The direction of flow of groundwater and other factors in the area of the applicant's property which may affect the speed of the groundwater flow, including topography, depth of soil, extent of aquifer, depth to water table, and location of private wells.
  - vii. The zone of contribution for, or distance from, the associated well within which the proposed use is located.
  - viii. Any other hydrogeological data or information which is available from any public or private agency or organization.
  - ix. The potential benefit, both economic and social, from the approval of the application.

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

**DETERMINATION (To be completed by the Plan Commission):**

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

**BACKGROUND INFORMATION:**

Scott Sann owns and operates Turf MD's. Turf MD's is a landscape company which provides services including commercial and residential law service and maintenance, hardscape maintenance, and snow removal. They received a CUP in 2024 to operate out of 5408 Westfair Avenue. They are proposing to relocate the operations to 5605 Mesker St. The main building is approximately 6500 sq ft in size and there is another approximately 1500 sq ft storage building in back. They are proposing a new 25 ft X 20' salt bin. The business will operate Monday through Friday from 7:00 a.m. to 5:00 p.m. There are ten full time, year-round employees and 8-10 seasonal employees. The outdoor storage of vehicles, equipment, soil pile, mulch pile and miscellaneous hardscape pallet materials will be located behind the fence. Screening will need to be added to the chain-link fence to meet the performance standards of the light industrial land use. The CUP is required to allow the business use in the B3 zoning district and the salt bin in the Wellhead Protection District Zone.

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**CURRENT PROPERTY CONDITIONS:**

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

**PLAN COMMISSION ACTION OPTIONS:****1) Approve the Conditional Use Permit at 5605 Mesker Street, with the following conditions:**

1. The use of the property and construction of the structure shall be consistent with the site plan, operational plan and salt bin specs as submitted and as shown in "Exhibit A".
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. An environmental impact study or environmental assessment prepared by a licensed environmental engineer shall be submitted prior to the building permit being issued for the salt storage bin.
4. A grading plan be submitted prior to the building permit being issued for the salt storage bin to ensure that drainage will flow to a storm pipe versus infiltrating into the ground.
5. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to completely screen all stored materials from view from rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19.
6. Loading and unloading are prohibited in the required front yard.
7. The use shall comply with all of the performance standards in Article 12.
8. Once finalized, the salt storage shed plans must be submitted an Amendment to the Conditional Use Permit.
9. 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.
10. 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.
11. **Any other conditions the PC sees fit after the hearing.**

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

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](mailto: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

- 
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

- 
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

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

yes

- 
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

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

This CONDITIONAL USE PERMIT is issued as of 14<sup>th</sup> day of July 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to SCOTT SANN & TURF, MDS of 5605 Mesker Street, Weston, WI 54476.

WHEREAS, T&A HOFFMANN, LLC is the owner of the property described below in the Village of Weston, and which property is subject to a lease agreement whereby SCOTT SANN & TURF, MDS intends to conduct a LIGHT INDUSTRIAL USE IN THE B-3 – GENERAL BUSINESS Zoning District. The said property upon which said activity is to take place is more particularly described as follows:

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

WHEREAS, the property described above is in the B-3 with WHP-A Zoning District of the Village of Weston, which permits the LIGHT INDUSTRIAL USE and a SALT STORAGE BIN in said zoning district by conditional use permit; and

WHEREAS, SCOTT SANN & TURF, MDS have requested a conditional use permit for the property with T&A HOFFMANN, LLC's permission, per Section 94.4.08(1) Light Industrial of the Village of Weston Zoning Ordinance, so as to allow a LIGHT INDUSTRIAL USE and a SALT STORAGE BIN 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 July 14, 2025, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the LIGHT INDUSTRIAL use and SALT STORAGE BIN structure 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 T&A HOFFMANN, LLC, SCOTT SANN & TURF, MDS a conditional use permit for the property described above, for a LIGHT INDUSTRIAL USE as defined in 94.4.08(1) of the Village Zoning Ordinance and a SALT STORAGE BIN as defined in 94.6.03(4) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of the property and construction of the structure shall be consistent with the site plan, operational plan and salt bin specs as submitted and as shown in "Exhibit A".
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. An environmental impact study or environmental assessment prepared by a licensed environmental engineer shall be submitted prior to the building permit being issued for the salt storage bin.
4. A grading plan be submitted prior to the building permit being issued for the salt storage bin to ensure that drainage will flow to a storm pipe versus infiltrating into the ground.



Employee Parking (20 Spots)

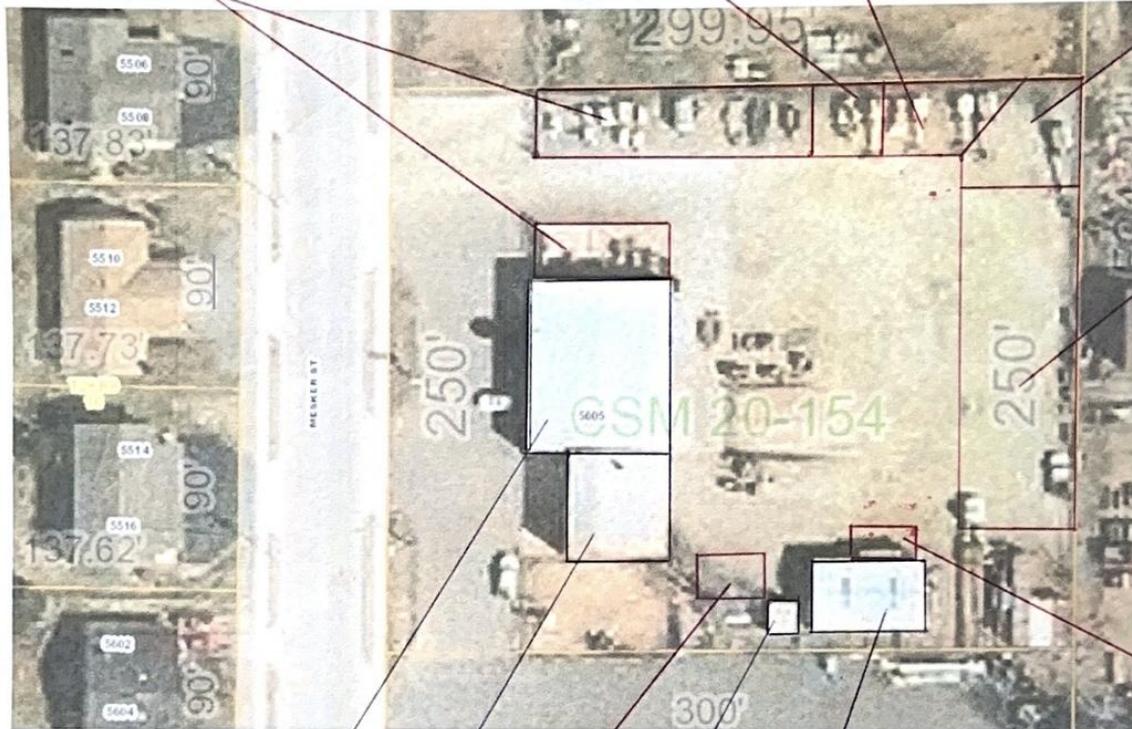
Salt Bin (25'x20')

Miscellaneous Rock Piles (25'x50')

Top Soil Pile

Utility Truck + Trailer Parking (60'x170')

Recycling and Garbage Dumpsters



Shop

Office

Fabric Shed

Storage Shed

Mulch Pile

## **1. Overview**

These specifications outline a functional salt storage container for Turf MD's LLC, designed to store bulk road salt for landscaping and snow management operations.

## **2. Size and Layout**

Dimensions: 25 feet wide x 20 feet long x 10 feet high (at peak).

Total Area: 500 square feet.

Wall Height: 8 feet at eaves for equipment clearance.

## **3. Materials and Structure**

Frame: made with 2x6" treated lumber connecting roof to concrete anchors in base blocks.

Walls: Constructed using 2' x 2' x 6' concrete bin blocks, stacked and secured to form a durable, corrosion-resistant barrier. The wall will be 8' tall on the north, east, and west sides of the bin. The south face of the bin will be open for loading.

Roof: Sloped (4:12 pitch) 26-gauge steel roofing to shed water and snow. 2x8 lumber will be used to frame the roof.

Foundation: 3-inch concrete slab, smooth finish for easy cleanup, caulked with concrete bin blocks.

Silt Plate: 2x6" treated lumber.

## **4. Access Points**

Main Door: 20' L x 10' H, heavy duty roll-up door tarp, manual, with weather seals. Sides of "door tarp" to have steel clasp rings for closing and adjusting.

## **5. Storage and Features**

Capacity: Holds ~100-120 tons of salt, piled up to 7-8 feet.

Interior: Open space, no columns, for loader access.

Drainage: Basic gravel perimeter to manage water runoff.

## **6. Notes**

Site Prep: Level ground with compacted gravel base beneath the 3-inch Asphalt slab.

Maintenance: Inspect concrete bin blocks and steel components for wear annually.

## 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, July 14, 2025 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider an application (Project #20250212) filed by **Dustin Vreeland**, of **Vreeland & Associates & PGA, Inc.** 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 **Solid Waste Disposal, Composting, and/or Recycling Facility** 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:**

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. (PIN 192 2808 262 0999)

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](mailto:vparker@westonwi.gov).

Dated June 26, 2025.

Valerie Parker, Commission Clerk

Legal Ad Run: June 30, 2025, and July 7, 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, July 14, 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 #20250242** – Nick Techel, Turf MD’s, requesting a Conditional Use Permit, at property addressed as 5605 Mesker Street, owned by T&A Hoffman, LLC, to allow for a Light Industrial land use within property zoned B-3 (General Business), and to allow for a salt storage bin within the WHP-A (Wellhead Protection – Zone A) Overlay District, where such uses are only permitted through the granting of a Conditional Use Permit. The property is described as:

PIN 192-2808-164-0994 - Part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 5561, recorded in Volume 20, Page 154, as Document No. 912150, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin.

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**Project #20250259** – David Barnes, of U-Haul of WI, requesting a Conditional Use Permit, at property addressed as 5009 Schofield Avenue & 5801 Von Kanel Street, owned by Amerco Real Estate Company, to allow for the expansion of a Personal Storage Facility land use on property zoned B-3 (General Business), where such land use is only permitted through the granting of a Conditional Use Permit. The property is described as:

PIN 192-2808-164-0155 - Property located in the Village of Weston, Marathon County, Wisconsin, described as follows:

Part of Lot 5, Block 1 of Weston Commercial Park, described as Parcel 2 of Certified Survey Map No. 13191, recorded in Volume 57 of Certified Survey Maps on Page 128, as Document No. 1361373, Marathon County Register of Deeds;

Together with part of Lot 5, Block 1 of Weston Commercial Park and part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 2 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds;

Together with part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 1 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds.

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**Project #20250212** – Dustin Vreeland, of Vreeland & Associates, and Tom Barnetzke, of PGA, Inc, requesting a Conditional Use Permit, at property addressed as 7795 Weston Avenue, owned by Kurt Seubert & Gary Guerndt, of Eau Claire River, LLC, to allow for a Solid Waste Disposal, Composting, and/or Recycling Facility 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 property is described as:

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](mailto: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 June 2025

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 30, 2025, and Monday, July 7, 2025.

# REQUEST FOR CONSIDERATION

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<b>Public Mtg/Date:</b>	Plan Commission, July 14, 2025.
<b>Description:</b>	Public Hearing – Project #20250212 - Conditional Use Permit request and Site Plan Approval at 7795 Weston Avenue, to allow for a Solid Waste Disposal, Composting, and/or Recycling Facility land use to occur on property zoned AR (Agriculture and Residential). (Vreeland/Eau Claire River, LLC/PGA, Inc)
<b>From:</b>	Jennifer Higgins, Planning and Development Director
<b>Question:</b>	Should the Plan Commission approve the Site Plan and Conditional Use Permit application as requested for a Solid Waste Disposal, Composting, and/or Recycling Facility on property zoned AR (Agriculture and Residential) at 7795 Weston Avenue.

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## 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. Earlier this year they received a 30 year CUP for a non-metallic mineral extraction land use which allows for them 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. Remediation of the site is to remain in agriculture with a recreational pond.

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) where the yard facility will be located 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.

They also plan to move their material yard facility from their Zinser Street parcel to the 38-acre northern parcel. This new Weston Ave Pond Yard Facility will have a lay down area for materials that will be stockpiled on-site. Stockpile materials will be processed, sorted, screened, and occasionally crushed on-site will be concrete, asphalt, and rock between the hours of 7am to 5pm Monday through Friday. Materials that will be stockpiled on-site will be construction material such as sand/gravel, topsoil, asphalt, concrete, and similar materials for the purpose of screening and/or crushing to make reusable materials for construction projects. Equipment that will be used to move the materials are dozers, frontend loaders, dump trucks, and excavators. A proposed driveway will be constructed to Weston Ave will be used as the haul route.

Staff has provided a detailed staff report outlining each of the performance standards of the solid waste disposal, composting, and/or recycling facility land use within the CUP Determination Form attached. A draft CUP has also been provided. On both documents, items highlighted in yellow are areas the Plan Commission needs to discuss further with the applicant so that everyone is on the same page going forward. These details would then be included in the final CUP for signatures.

In regards to the site plan review, there is no proposed lighting at the site as they do not operate after dark and if they do, they will use portable emergency lighting. There is no landscape plan proposed. The stormwater plan was provided with and approved during the Non-metallic mining CUP. The applicant has updated the site plan to show the yard waste facility and how it correlates to the pond mining site and is attached as Exhibit A.

# REQUEST FOR CONSIDERATION

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

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**Attached Docs:** Proposed Yard Facility Plan, CUP Supplemental Questions, Draft Determination Form, Draft CUP.

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**Committee Action:** Non-metallic mining site was approved on this parcel by CUP at the 5/12/25 PC meeting.

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**Fiscal Impact:** TBD

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**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).

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I move to [approve / deny] Conditional Use Permit #20250212, allowing Eau Claire River LLC/PGA, INC to operate a yard facility - solid waste disposal, composting, and/or recycling facility in an AR (Agriculture and Residential) zoning district.**

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**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]



Application for Conditional Use Permit

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

Application/Petition No.: **20250212**

Hearing Date: **July 14, 2025**

Applicants: **Kurt Seubert & Gary Guerndt – Eau Claire River LLC**

**PGA, Inc**

**Dustin Vreeland, Vreeland & Associates**

Location: **7795 Weston Avenue, Weston, WI 54476**

Description: **A Conditional Use Permit application to allow for a Solid Waste Disposal, Composting, and/or Recycling Facility 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: **Solid Waste Disposal, Composting, and/or Recycling Facility.** Any use dedicated to the collection, storage, processing, and/or disposal of solid wastes as defined by Wis. Stat. § 289.01(33), organic materials for composting or for off-site energy production, and/or materials for recycling.

Performance Standards: a. In addition to the information normally required for conditional use permit applications, the application shall include the following information:

- i. A written description of the proposed operation, including the types and quantities of the materials that would be kept, stored, or processed; the proposed date to begin operations; existing natural features on and adjacent to the site; where materials would be hauled from and to and over what roads; types, quantities, and frequency of use of equipment to move, process, and haul materials within and to and from the site; whether, which, and how frequently sorting, burning, processing, and other activities would be performed on site; description and elevations of all temporary and permanent structures; proposed hours and days of operation; any special measures that will be used for spill prevention and control, dust control, and environmental protection; methods to keep all public roads free of all mud, debris, and dust; assurances that the site will be developed and operated in accordance with all approved plans and all village, county, state, and federal regulations; and a listing of all applicable regulations, licenses, and permits required.
- ii. A site or operations plan map, drawn to scale by a qualified professional, and including site boundaries; existing contour lines; existing roads, driveways, entrances, 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 staging areas, fueling, fuel storage, and material and equipment storage areas; proposed location and surfacing of roads, driveways, and site access points; proposed phasing plan, if any; proposed and fencing of property and gating of access points; proposed

locations of stockpiles; proposed location and types of bufferyards, screening berms, and landscaping; and proposed temporary and permanent structures, including scales and offices.

- iii. An erosion control plan, drawn to scale by a professional engineer, meeting all applicable Village, state, and county requirements.
- iv. A reclamation plan clearly depicting proposed stages of restoration, proposed contours following restoration, and proposed land use.

a. PGA Inc. intends to use the property as a yard facility to support the Excavating Department operations. PGA Inc. currently operates its excavating maintenance out of a facility at 7315 Zinser Street in Weston, and a yard facility in the Wausau West Industrial Park.

- This site would be similar to the Wausau Site in which they would store construction material such as sand/gravel, topsoil, asphalt, concrete, wood and similar materials for the purpose of screening and/or crushing to make reusable material for construction projects. See construction plans for erosion control measures that will be in place for the proposed project. Quantities will continue to vary.

- Existing natural features are woods to the west, a proposed pond to the south and agricultural field to the north & east.

- Operations to begin in summer of 2025

- Materials will be hauled in from construction sites throughout central Wisconsin using Weston Ave to get the site.

- Backhoe, dozer, frontend loader, and dump trucks intermittently to maintain the piles and site.

- We will be processing, sorting, screening, occasional crushing of rock, concrete & asphalt and other similar activities as needed.

- Potential temporary future scale and scale shack, unknown at this time.

- Days of operation: 7 days per week

Hours of Operation: Daily 7am – 7pm with isolated situations to access 24 hours/day

Crushing Hours of Operation: Monday – Friday 7:00 am to 5:00 pm

- Spill kit will be on-site per WDNR regulation.

- 100 feet of pavement to Weston Avenue by 2026 with sweeping roads as needed.

- County permit approved, WDNR FIN 98457.

Traffic: Moving construction equipment in and out with lowboy and dump trucks. Dump truck traffic for hauling construction material in and out of the property. Employees will be expected to park near the construction staging area where it is safe from operations.

Outdoor Storage: Operation will have a gate

Additional Licensing: None required

Fire Suppression: Fire extinguishers on each piece of equipment

Emergency Alarm: N/A

Dumpsters: Waste will be disposed of at PGA shop at Zinser.

b. See attached Weston Ave Pond and Proposed Yard Facility Site.

c. See attached Weston Ave Pond plans for erosion control practice.

d. See attached Weston Ave Pond and Proposed Yard Facility Site.

- b. 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 facility. 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.

DNR FIN 98457 and County as soon as the project is ready, we will obtain county permit and provide to Village.

- c. All buildings, structures, storage, and activity areas shall be located a minimum of 50 feet from all lot lines. No buildings proposed. Site Plan Meets setback requirement for all storage and activity areas. The proposed driveway is 56.14 feet away from the west property boundary. All activity will occur farther than 50 feet from any property for the yard facility.
- d. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders. Requirement met. Buffer yard requirement per section 94.11.02(3)(d) will be met with the existing woods along the west line of the property boundary. No activities will occur within the 25 feet of the property boundaries. A gate will be installed and will not interfere with utilities or stormwater.
- e. Operations shall not involve the on-site holding, storage, processing or disposal of hazardous materials, food scraps, or other vermin-attracting materials. Requirement met. No hazardous, food scraps or vermin attractive materials will be stored on-site.
- f. Outdoor material stockpiles shall be limited to no more than 30 feet in height, except as may be specifically prescribed by the Plan Commission or Extraterritorial Zoning Committee by conditional use permit. They are requesting the PC to allow the outdoor material stockpiles be a maximum of 50-foot height to eliminate surface area width.
- g. All performance standards in Article 12 shall be met. Access driveway will be paved for the first 100 feet by November 15, 2026 and a gate will be installed. Employee parking will be near the construction staging area where it is safe from operations. All vibration and noise standards will meet per article 94.12.12 and 94.12.13, respectfully. Air pollution, odor, glare and heat, fire and explosion, toxic and noxious material, waste or hazardous materials, and electromagnetic emission will not be a concern for this site.

- h. The use shall be established and maintained so as to not create a fire hazard as determined by the Fire Inspector. **No fire hazards on-site.**
- i. **Trucking activity shall be limited to a maximum number of trips per day as indicated in the Plan Commission/Extraterritorial Zoning Committee approved operational plan. A written request to exceed the maximum number of trips for a specific limited period of time not to exceed 30 days may be approved in advance by the Zoning Administrator, where he or she determines that exceptional circumstances are present. Exceptions exceeding 30 days must first be approved by the Plan Commission or Extraterritorial Zoning Committee. The amount of trucks will vary based on need and demand of materials.**
- j. To prevent tracking of mud onto public roads, access driveways for all new and expanded uses shall be hard surfaced within one 100 feet of public roads, unless the adjacent road is not hard surfaced. **A tracking pad will be installed for the 2025 and the first 100 feet of the driveway will be paved by November 15, 2026 per the previous mining CUP agreement.**
- k. All public roads to all such uses shall be kept free of all mud, debris, and dust by sweeping or other means. **All public roads will be swept away and cleared of mud, debris and dust caused by tracking onto Weston Avenue as needed.**
- l. Access to the site shall only be through points designated as entrances on the site or operations plan. Such access points shall be secured when the site is not in operation. **Access to the site will be from Weston Avenue only. A gate will be installed on the driveway.**
- m. **The conditional use permit may include limits on the amount of time the use shall remain in operation and/or hours and days of operation. Days of operation: 7 days per week, in the event of unusual circumstances. Hours of Operation: Daily 7am – 7pm with isolated situations to access 24 hours/day. Crushing Hours of Operation: Monday – Friday 7:00 am to 5:00 pm. The hours of operation and crushing match the CUP for the mining operation. Applicant and Staff would like to discuss further how to articulate the emergency access provision in the approvals.**
- n. 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. **With the reconstruction of Weston Avenue, per village staff, the road has been being constructed to be able to withstand the proposed operation.**
- o. If any public road is damaged or destroyed as a result of any such use, 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. **The roads are being constructed for industrial use.**
- p. For all such facilities, including facilities 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 17 below. **Noise standards will comply with section 94.12.13**
- q. Approval shall be subject to amendment or revocation if non-compliance with approved plans, this subsection, or approval conditions is identified.
- r. Approved operations shall be subject to periodic review to ensure compliance with the conditional use permit, including but not limited to approved limitations over the portion of the lot or parcel where activities may occur.
- s. **Any conditional use permit issued for such use 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. Applicant is asking for the CUP to run with the land.**

- t. Minimum Required Off-Street Parking: one space for each employee on the largest work shift, plus parking spaces for expected patrons of the facility as indicated in the approved conditional use permit. **Employees will be expected to park near the construction staging area where it is safe from operations. Equipment and parking area will be in the northwest corner away from any operations. 5 parking stalls have been designated on Proposed Yard Facility plan.**

**DETERMINATION (To be completed by the Plan Commission):**

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

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

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

1. Is the proposed conditional use consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village?
2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village?
3. Does the proposed conditional use 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. Earlier this year they received a 30 year CUP for a non-metallic mineral extraction land use which allows for them 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. Remediation of the site is to remain in agriculture with a recreational pond.

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.

They also plan to move their material yard facility from their Zinser Street parcel to the 38-acre northern parcel. This new Weston Ave Pond Yard Facility will have a lay down area for materials that will be stockpiled on-site. Stockpile materials will be processed, sorted, screened, and occasionally crushed on-site will be concrete, asphalt, and rock between the hours of 7am to 5pm Monday through Friday. Materials that will be stockpiled on-site will be construction material such as sand/gravel, topsoil, asphalt, concrete, and similar materials for the purpose of screening and/or crushing to make reusable materials for construction projects. Equipment that will be used to move the materials are dozers, frontend loaders, dump trucks, and excavators. A proposed driveway will be constructed to Weston Ave will be used as the haul route.

#### **PLAN COMMISSION ACTION OPTIONS:**

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

- 1) Defer Action on the Conditional Use Permit to August or September Meeting (per ordinance have 60 days following hearing) to obtain more information.**
- 2) 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" .
  - 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, unless an emergency situation warrants access to the site outside of these days/times. Crushing or material processing activities shall occur Monday through Friday between the hours of 7am to 5pm only.**
  - 4) To prevent tracking of mud onto public roads the access driveway will be paved with 100 ft of asphalt by November 15, 2026.
  - 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) Outdoor material stockpiles shall be limited to no more than 50 feet in height.

8) 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.

9) 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.

10) 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.

11) The yard facility shall maintain an access gate off the Weston Ave driveway for security purposes.

12) This conditional use permit issued for the solid waste disposal, composting, and/or recycling facility shall be transferable to a new owner of the property, without requiring a new or amended conditional use permit. In other words, the conditional use permit shall run with the land.

13) 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.

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

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

**3) Deny the amendment to the Conditional Use Permit. Reasons for denial are .....(must list reasons for denial).**

**PLAN COMMISSION ACTION FINAL ACTION:**

*To be added following PC Hearing & Meeting on 7/14/25.*

**VILLAGE OF WESTON, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #20250212**

This CONDITIONAL USE PERMIT is issued as of 14th day of July, 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to **EAU CLAIRE RIVER, LLC**, 7306 Zinser Street, Weston Avenue, Weston, WI 54476.

WHEREAS, EAU CLAIRE RIVER, LLC is the owner of the property described below and known as 7795 Weston Avenue in the Village of Weston, and which properties are subject to an agreement whereby **PGA, Inc.** intends to conduct a SOLID WASTE DISPOSAL COMPOSTING, AND/OR RECYCLING FACILITY LAND USE in the AR (AGRICULTURE AND RESIDENTIAL) Zoning District. The said property upon which said activity is to take place is more particularly described as follows:

**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.

WHEREAS, the properties described above are in the AR Zoning District of the Village of Weston, which permits the SOLID WASTE DISPOSAL COMPOSTING, AND/OR RECYCLING FACILITY LAND USE in said zoning district by Conditional Use Permit; and

WHEREAS, EAU CLAIRE RIVER, LLC and PGA, INC. have requested a Conditional Use Permit for the property, per Section 94.4.06(5) Solid Waste Disposal, Composting, and/or Recycling Facility land use of the Village of Weston Zoning Ordinance, so as to allow a SOLID WASTE DISPOSAL COMPOSTING, AND/OR RECYCLING FACILITY LAND USE on said premise; and

WHEREAS, a petition for a Conditional Use Permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held July 14, 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 SOLID WASTE DISPOSAL COMPOSTING, AND/OR RECYCLING FACILITY use on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

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

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grants EAU CLAIRE RIVER, LLC & PGA, INC a conditional use permit for the property described above, for a SOLID WASTE DISPOSAL COMPOSTING, AND/OR RECYCLING FACILITY as defined in 94.4.06(5) 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" .
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, unless an emergency situation warrants access to the site outside of these days/times. Crushing or material processing activities shall occur Monday through Friday between the hours of 7am to 5pm only.

4. To prevent tracking of mud onto public roads the access driveway will be paved with 100 ft of asphalt by November 15, 2026.

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. Outdoor material stockpiles shall be limited to no more than 50 feet in height.

8. 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.

9. 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.

10. 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.

11. The yard facility shall maintain an access gate off the Weston Ave driveway for security purposes.

12. This conditional use permit issued for the solid waste disposal, composting, and/or recycling facility shall be transferable to a new owner of the property, without requiring a new or amended conditional use permit. In other words, the conditional use permit shall run with the land.

13. 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.

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

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

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

Dated this 14<sup>th</sup> day of July, 2025



Exhibit A

DRAFT

**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.

**YARD FACILITY METES & BOUNDS DESCRIPTION**

COMMENCING AT THE NW CORNER OF SAID SECTION 26; THENCE S 89°45'19" E ALONG THE NORTH LINE OF NW 1/4 1317.07 FEET; THENCE S 1°54'31" E 1344.13 FEET; THENCE S 89°55'32" E 86.14 FEET TO THE POINT OF BEGINNING; THENCE N 0°00'00" E 671.21 FEET; THENCE 48.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 50.00 FEET, WHOSE CENTRAL ANGLE IS 55°26'35" AND WHOSE CHORD BEARS N 27°43'18" E 46.52 FEET; THENCE N 55°26'35" E 65.01 FEET; THENCE 55.89 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE RADIUS IS 93.00 FEET, WHOSE CENTRAL ANGLE IS 34°26'06" AND WHOSE CHORD BEARS N 38°13'32" E 55.06 FEET; THENCE S 89°55'37" E 335.07 FEET; THENCE S 0°35'36" W 16.77 FEET; THENCE S 5°53'28" W 397.63 FEET; THENCE S 0°29'11" W 380.31 FEET; THENCE N 89°55'37" W 400.10 FEET TO THE POINT OF BEGINNING.

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 YARD FACILITY
- PROPOSED NMM AREA 15 ACRES
- PROPOSED VEGETATIVE BERM

**WETLAND NOTE**

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

Parcel Line and Curve Table						
Line #/Curve #	Arc/Length	Bearing/Radius	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
L1	671.21'	N 0°00'00" E				
C1	48.38'	50.00'	55°26'35"	N 27°43'18" E 46.52'	N 0°00'00" E	N 55°26'35" E
L2	65.01'	N 55°26'35" E				
C2	55.89'	93.00'	34°26'06"	N 38°13'32" E 55.06'	N 55°26'35" E	N 21°00'29" E
L3	335.07'	S 89°55'37" E				
L4	16.77'	S 0°35'36" W				
L5	397.63'	S 5°53'28" W				
L6	380.31'	S 0°29'11" W				
L7	400.10'	N 89°55'37" W				

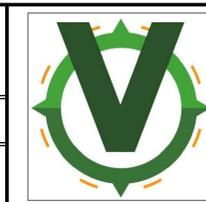


**SCALE NOTE:**  
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:		

REVISIONS		
BY	DATE	DESCRIPTION

<b>TITLE PAGE:</b>	<b>PROPOSED YARD FACILITY PLAN</b>
<b>PROJECT:</b>	WESTON AVE POND
<b>LOCATION:</b>	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



**VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS**  
6103 DAWN STREET WESTON, WI. 54476  
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<b>PREPARED FOR:</b>	EAU CLAIRE RIVER, LLC
<b>PLAN DATE:</b>	APRIL 16TH, 2025

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

# PGA Inc Operations Plan

PGA Inc.

7795 Weston Ave  
Weston WI 54476

Date: 5-22-2025

Name of Business: PGA Inc.

Applicant: PGA Inc.  
7306 Zinser St  
Weston WI 54476  
Contact: Gary Guerndt  
715-302-0334  
garyg@pgainc.net

Owner: Eau Claire River LLC  
7306 Zinser St  
Weston WI 54476  
Contact: Gary Guerndt  
715-302-0334

Proposed Use:

## 1. Performance Standards

- a. PGA Inc. intends to use the property as a yard facility to support the Excavating Department operations. PGA Inc. currently operates its excavating maintenance out of a facility at 7315 Zinser Street in Weston, and a yard facility in the Wausau West Industrial Park.
  - This site would be similar to the Wausau Site in which they would store construction material such as sand/gravel, topsoil, asphalt, concrete, wood and similar materials for the purpose of screening and/or crushing to make reusable material for construction projects. See construction plans for erosion control measures that will be in place for the proposed project. Quantities will continue to vary.
  - Existing natural features are woods to the west, a proposed pond to the south and agricultural field to the north & east.
  - Operations to begin in summer of 2025
  - Materials will be hauled in from construction sites throughout central Wisconsin using Weston Ave to get the site.
  - Backhoe, dozer, frontend loader, and dump trucks intermittently to maintain the piles and site.
  - We will be processing, sorting, screening, occasional crushing of rock, concrete & asphalt and other similar activities as needed.
  - Potential temporary future scale and scale shack, unknown at this time.
  - Days of operation: 7 days per week  
Hours of Operation: Daily 7am – 7pm with isolated situations to access 24 hours/day

Crushing Hours of Operation: Monday – Friday 7:00 am to 5:00 pm

- Spill kit will be on-site per WDNR regulation.
- 100 feet of pavement to Weston Avenue by 2026 with sweeping roads as needed.
- County permit approved, WDNR FIN 98457.

Traffic: Moving construction equipment in and out with lowboy and dump trucks. Dump truck traffic for hauling construction material in and out of the property. Employees will be expected to park near the construction staging area where it is safe from operations.

Outdoor Storage: Operation will have a gate

Additional Licensing: None required

Fire Suppression: Fire extinguishers on each piece of equipment

Emergency Alarm: N/A

Dumpsters: Waste will be disposed of at PGA shop at Zinser.

b. See attached Weston Ave Pond and Proposed Yard Facility Site.

c. See attached Weston Ave Pond plans for erosion control practice.

d. See attached Weston Ave Pond and Proposed Yard Facility Site.

2. DNR FIN 98457 and County as soon as the project is ready, we will obtain county permit and provide to Village.
3. The proposed driveway is 56.14 feet away from the west property boundary. All activity will occur farther than 50 feet from any property for the yard facility.
4. Buffer yard requirement per section 94.11.02(3)(d) will be met with the existing woods along the west line of the property boundary. No activities will occur within the 25 feet of the property boundaries. A gate will be installed and will not interfere with utilities or stormwater.
5. No hazardous, food scraps or vermin attractive materials will be stored on-site.
6. Outdoor material stockpiles we would like to request a maximum of 50-foot height to eliminate surface area width.
7. Access driveway will be paved for the first 100 feet by November 15, 2026 and a gate will be installed. Employee parking will be near the construction staging area where it is safe from operations. All vibration and noise standards will meet per article 94.12.12 and 94.12.13, respectfully. Air pollution, odor, glare and heat, fire and explosion, toxic and noxious material, waste or hazardous materials, and electromagnetic emission will not be a concern for this site.
8. No fire hazards on-site.

9. The amount of trucks will vary based on need and demand of materials.
10. A tracking pad will be installed for the 2025 and the first 100 feet of the driveway will be paved by November 15, 2026 per the agreement with Village Staff.
11. All public roads will be swept away and cleared of mud, debris and dust caused by tracking onto Weston Avenue as needed.
12. Access to the site will be from Weston Avenue only. A gate will be installed on the driveway.
13. Days of operation: 7 days per week, in the event of unusual circumstances.  
Hours of Operation: Daily 7am – 7pm with isolated situations to access 24 hours/day  
Crushing Hours of Operation: Monday – Friday 7:00 am to 5:00 pm
14. With the reconstruction of Weston Avenue, per village staff, the road has been being constructed to be able to withstand the proposed operation.
15. The roads are being constructed for industrial use.
16. Noise standards will comply with section 94.12.13.
17. N/A
18. N/A
19. We would like the conditional use to stay with the land.
20. Employees will be expected to park near the construction staging area where it is safe from operations. Equipment and parking area will be in the northwest corner away from any operations. 5 parking stalls have been designated on Proposed Yard Facility plan.

# REQUEST FOR CONSIDERATION

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<b>Public Mtg/Date:</b>	Plan Commission, July 14, 2025
<b>Description:</b>	Review of proposed Zoning Code Amendments
<b>From:</b>	Jennifer Higgins, Director of Planning & Development/Zoning Administrator Roman Maguire, Building Inspector
<b>Question:</b>	Should the PC direct staff to schedule the proposed amendments for public hearing at a joint meeting of the PC/ETZ Committee?

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## Background

Staff has been working on potential zoning ordinance changes to address some recent and ongoing matters related to garages, other accessory structures, appropriate improvements in different yards, and an assortment of generally minor land use issues. We are seeking initial review and comment before scheduling these ordinance changes, with further amendments as requested, for public hearing and recommendation.

The attached draft amendatory ordinance suggests changes to sections and tables of the Village's zoning ordinance in the order they appear in the full zoning ordinance. Except where new sections are proposed to be created new or fully recreated, underlines are used to show proposed new language and ~~cross-outs~~ proposed deletions to existing language.

The following summarizes the proposed changes in the attached amendatory ordinance, and includes the section numbers within that ordinance that relate to those changes.

Sections 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 17, and 18 of the attached amendatory ordinance would generally expand the range of land uses allowed in different zoning districts, including:

- Making home occupations permitted-by-right uses instead of conditional uses in multiple family and mobile home districts, subject to unique limitations applicable to those denser districts.
- Allowing minor expansions and upgrades to nonconforming residences in nonresidential zoning districts, recognizing that many of these homes like those in commercial districts along Schofield Avenue may stay for a while.
- Allowing residential accessory uses where there may be one of these nonconforming residences in a nonresidential zoning district.
- Enabling residential greenhouses as an additional type of residential accessory building, with protections to ensure such buildings can handle the elements.
- Clearly enabling horticulture operations in commercial and agricultural districts.
- Liberalizing rules for group day care centers, athletic facilities, and other accessory uses sometimes run on-site by businesses to enable their use by outside persons on a secondary basis to employees and their family members.
- Clearly allowing temporary outdoor sales like seasonal garden centers associated with permanent indoor business operations, even if the same types of products are not sold indoors.
- Allowing portable storage containers for longer-term business use in limited situations and with screening.

## REQUEST FOR CONSIDERATION

Sections 3, 6, 12, 13, 14, 15, 16, 18 of the attached amendatory ordinance would change rules for accessory structures and building components generally associated with residences, including:

- Adjusting the approach to proportioning front-facing garage doors with the rest of the home, with the proposed standard requiring that the garage section (not including any gables) could not exceed 50% of the total front façade area, and that the 3<sup>rd</sup> garage door would have to be set back from the other(s). As illustrations:



The two-story home to the left, which under the current ordinance rules based on lineal feet had to obtain a conditional use permit, would now be allowed by right as the garage sections (not including gable) occupy about 35% of the total front façade area, and the third garage door is set back from the other.



The one-story home to the left, which under the current ordinance rules had to obtain a conditional use permit, would now be allowed by right as the garage sections (not including gables) occupy about 45% of the total front façade area, and the third garage door is set back.

- Providing allowances for small accessory buildings, like bus-waiting shelters and little free libraries, to be located within the normal front setback area.
- Expanding maximum accessory structure floor areas by right in both the SF-S and SF-L zoning districts by 200 square feet greater than current maximums, recognizing increasing needs for residential storage from many households and that other standards like maximum total building coverage percentages on a lot and design standards remain.
- Better addressing unusual situations like where a lot may have two street side yards and what setbacks should be applied to pergolas and treehouses.
- Better defining and illustrating different “yards”, which assist in determining, for example, where residential fences are limited to 4 feet in height (front and side yards) versus 6 feet (rear yards).

Staff worked with MDRoffers to allow for the proposed ordinance amendments to be done in a timely manner. We feel this will enable residents and developers greater flexibility without compromising neighborhood aesthetics.

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**Attached Docs:** Proposed Zoning Code Amendments Draft Ordinance

# REQUEST FOR CONSIDERATION

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**Committee Action:** None. PC did request the garage section be looked at by staff during their June 2025 meeting.

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**Financial Impact:** TBD

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**Recommendation:** Staff recommend scheduling the hearing for August.

## Recommended Language for Official Action

**I move to direct staff to schedule the public hearing on the draft ordinance amendments in August 2025.**

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**Additional action:** Public Hearing before the PC & ETZ Committee's  
BOT adoption by ordinance  
Publication of Ordinance in WDH

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

**ORDINANCE NO. 25-\_\_\_**

**AN ORDINANCE TO AMEND PROVISIONS WITHIN CHAPTER 94 OF THE MUNICIPAL CODE, AFFECTING ACCESSORY STRUCTURES, “YARD” DEFINITIONS, AND LAND USE CLASSIFICATIONS AND ALLOWANCES.**

WHEREAS, the Village of Weston is authorized to prepare, adopt, and amend a zoning ordinance under §§ 62.23 and 61.35 of Wisconsin Statutes; and

WHEREAS, Chapter 94 of the Village’s Municipal Code is the zoning ordinance for lands within the Village limits and portions of the Town of Weston designated as the extraterritorial zoning area; and

WHEREAS, certain standards regarding accessory uses and structures could be more responsive to recent requests and modern interests, and certain definitions including for different “yards” should be improved; and

WHEREAS, the Joint Town and Village of Weston Extraterritorial Zoning Committee and the Village Plan Commission held a joint public hearing on this Ordinance, on August 11, 2025, in compliance with § 62.23 of Wisconsin Statutes; and

WHEREAS, following such hearing, the Village Plan Commission recommended enactment of this Ordinance for applicability within the Village limits; and

WHEREAS, following such hearing, the Joint Town and Village of Weston Extraterritorial Zoning Committee recommended enactment of this Ordinance for applicability within the extraterritorial zoning area; and

WHEREAS, the Village Board considered public comments and the recommendations of said Commission and Committee; and

WHEREAS, the Village Board finds the proposed amendments contained herein are reasonable, consistent with the Village Comprehensive Plan, and in the public interest.

NOW, THEREFORE, the Village Board of Weston, Marathon County, Wisconsin, does ordain as follows:

**SECTION 1:** Figure 3.04 of the Village of Weston Municipal Code [Allowable Uses in Non-Residential and Mixed Use Zoning Districts] is hereby amended to relist “Home Occupation” as a permitted (“P”) use in the MF and MH zoning districts.

**SECTION 2:** Figure 3.05 of the Village of Weston Municipal Code [Allowable Uses in Rural, Open Space and Residential Zoning Districts] is hereby amended to:

- List the following as permitted (“P”) land uses in all zoning districts: “Detached Accessory Structure (For Residential Use)”, “Family Day Care Home (4-8 children)”, “Home Occupation”, and “In-Home Suite”.
- Label “Intermediate Day Care Home (9-15 children)” and “Residential Business” land uses as conditional (“C”) uses in all zoning districts.

**SECTION 3:** Performance standard 8 in Section 94.4.02(1) of the Village of Weston Municipal Code [Single-Family Detached Residence] is hereby amended to provide as follows:

8. ~~The width of~~For attached garages with front yard facing garage doors:

a. Front-facing garage surface area, excluding any garage façade gable, shall not exceed ~~be limited to a maximum of 60~~ 50 percent of the overall ~~width~~ front-facing surface area of the residence ~~as it faces the front yard~~.

~~a.b.~~The overhead door serving any third or greater garage stall shall be set back at least two feet from the other overhead door(s).

**SECTION 4:** Section 94.4.03(2) of the Village of Weston Municipal Code [Agricultural Land Use Types] is hereby amended to provide as follows:

**(2) Agricultural-Related Use.**

A facility, whether or not located on a farm, that has at least one of the following as a primary and not merely incidental purpose: providing agricultural supplies, agricultural equipment, agricultural inputs, or agricultural services directly to farms; storing, processing, or handling raw agricultural commodities obtained directly from farms; slaughtering livestock; marketing livestock to or from farms; processing agricultural by-products or wastes received directly from farms; and/or cultivating and selling farm-related products and/or services to consumers, contractors, or by wholesale. Examples of such uses include, but are not limited to, agricultural implement sales, storage, and/or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities (except those accessory to an “Agricultural Use”); commercial dairies; food processing facilities; licensed farm auction operations; canning and other food packaging facilities; commercial greenhouses, horticultural operations, and garden centers; orchard stores; agricultural waste and by-product disposal facilities (except those accessory to an “Agricultural Use”); farms regularly open for tours, demonstrations, hayrides, corn mazes, farm breakfasts, and other similar events; sawmills; de-barking operations; and chipping facilities. Not included within this land use category are plants intended to convert agricultural products to energy on a large-scale basis, Sales of Farm and Forestry Products, landscape contractors, and or any other separately listed land use in this Section.

[The performance standards in Section 94.4.03(2) remain unchanged.]

**SECTION 5:** Section 94.4.05(4) of the Village of Weston Municipal Code [Commercial Land Use Types] is hereby amended to provide as follows:

**(4) Group Day Care Center.**

A land use in which licensed persons and facilities provide child care services for nine or more children, such as day care centers, pre-schools, and nursery schools. Such land uses may be operated as a stand-alone use, or in conjunction with another principal land use on the same site such as a church, primary school, ~~business~~, or civic organization. Any child care facility located on the same site as a principal land use, and ~~that is intended primarily reserved solely~~ for the ~~use benefit~~ of company employees ~~and their guests~~ on the same site, ~~are is~~ instead regulated as a “Company Provided On-Site Amenities” accessory use.

[The performance standards in Section 94.4.05(4) remain unchanged.]

**SECTION 6:** Section 94.4.09(2) of the Village of Weston Municipal Code [Accessory & Miscellaneous Land Use Types] is hereby amended to provide as follows:

**(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 a~~ 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 residential greenhouses~~, and detached elevated decks or walkways associated with residential uses. All structures that are utilized for Agricultural Land Use Types (as listed in Section 94.4.03), ~~that~~ exceed 2,000 square feet in floor area, are within a rural and open space or RM zoning district, or are on parcels over 10 acres in area shall instead be regulated as a principal structure, and not as a “Detached Accessory Structure.”

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

Principal Land Use	Zoning District	Maximum Permitted Type and Quantity of Detached Accessory Structure <sup>1</sup>	Minimum Distance from Other Buildings <sup>2</sup>
Single-Family Detached Residence	FP, RM, AR and RR-5	Maximum of five <sup>3</sup>	10 feet
	Any other zoning district	1 Detached Garage; and 1 Utility Shed; and 1 Gazebo <del>or Residential Greenhouse</del>	10 feet
Two-Family <del>or Townhouse</del>	Any district where principal building located	1 Utility Shed, <del>Gazebo, or Residential Greenhouse</del> per Housing Unit	10 feet
Multi-Family Residence <del>(not including Townhouse)</del>	Any district where principal building located	*As approved through Site Plan Procedures <del>in Section 94.16.09</del>	10 feet
Manufactured Home or Mobile Home	MH	1 Utility Shed <sup>4</sup> and 1 Carport <sup>5</sup> , or 1 Detached Garage <sup>6</sup>	5 feet from the accompanying home and 10 feet from all other buildings

<sup>1</sup> The terms detached garage, utility shed, gazebo, ~~residential greenhouse~~, and carport are defined in Section 94.17.04.  
<sup>2</sup> See Figures 5.01(1) and 5.01(2) for maximum floor areas, maximum lot coverage, minimum property line setbacks, and maximum heights relating to detached accessory buildings.  
<sup>3</sup> Except where approved by the Plan Commission ~~or Extraterritorial Zoning Committee~~ as part of an approved site plan ~~under Section 94.16.09~~.  
<sup>4</sup> Each Utility Shed within the MH zoning district shall not be greater than 144 square feet in floor area with a 5-foot building separation.  
<sup>5</sup> Each Carport within the MH zoning district shall not be greater than 200 square feet in floor area with a maximum width of 10 feet.  
<sup>6</sup> Each Detached Garage within the MH zoning district shall not be greater than 344 square feet in floor area with a maximum width of 14 feet.

### Performance Standards:

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.
2. ~~Except within the AR and RM zoning districts, n~~No hoop building, tarp shed, or carport shall be permitted as a Detached Accessory Structure (for Residential Use), except within the AR and RM zoning districts, for carports in the MH district, for residential greenhouses as defined in Section 94.17.04, or ~~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 approval permit.
3. The roof of each Detached Accessory Structure (for Residential Use), ~~including those permitted under standard 2~~except for residential greenhouses, shall be designed to withstand a minimum of a 40-pounds per square foot of snow load. Each Detached Accessory Structure (for Residential Use) shall be secured to a foundation, hard or gravel surface, or the ground in such a manner to not be moved or dislodged by winds up to 60 miles per hour.
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 otherwise where vegetative ground cover to an overhead door cannot be maintained in the determination of the Zoning Administrator or Building Inspector.
5. Except for residential greenhouses, ~~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.
6. Except for residential greenhouses, ~~R~~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.
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 for residential greenhouses, and shall be subject to subsections 5. and 6. of this section.
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.
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).

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~~ the front lot line, except where such building is less than 15 square feet in area (30 square feet in the RR-2, non-residential, and mixed use districts) or otherwise by Plan Commission or Extraterritorial Zoning Committee approved by the Plan Commission as part of an approved site plan approval.
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 where all of the performance standards in this section plus and all of the following additional standards are satisfied for the Detached Accessory Structure:
  - a. Not taller or have more floors above ground level than the principal building.
  - b. 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.
  - c. Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
  - d. 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.
  - e. May not be located further toward the front lot line than the principal building.
  - f. Shall meet all setback requirements normally applicable to principal buildings per Figure 5.01(2).
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.

**SECTION 7:** Section 94.4.09(5) of the Village of Weston Municipal Code [Accessory & Miscellaneous Land Use Types] is hereby amended to provide as follows:

**(5) Home Occupation.**

An low-impact economic activity performed within that is accessory to a dwelling unit and provides income for one or more occupants of the dwelling unit/or its attached garage, where the principal use of the lot is the remains as one or more residences of including that occupied by the person conducting the economic activity.

**Performance Standards:**

1. The occupation shall be conducted only within the associated dwelling unit, and/or in an attached garage where not in the MF or MH district.
2. The area used to conduct the Home Occupation shall not exceed 25 percent of the improved square footage of the dwelling unit, excluding the garage, ~~and shall not exceed 25 percent of the area of any floor~~.
3. A Home Occupation shall be undertaken only by a member of the immediate family residing on the premises within the associated dwelling unit.
4. There shall be no exterior alterations to the dwelling that change the character thereof as a dwelling, except for signage. Signage shall be as permitted for Home Occupations in Article 13.
5. No activity, materials, goods or equipment incidental to the Home Occupation shall be externally visible, except for one licensed car, van, or light duty truck used for the Home Occupation and external storage normally allowed for the principal residential use.
6. No Home Occupation shall endanger the public health and safety or interfere with the enjoyment of other parcels in the neighborhood.
7. No ~~mechanical or electrical~~ equipment may be used other than such as that which is customarily incidental to domestic use or that creates any disturbance noise, odor, or vibration at the property line.
8. The use shall not involve the use of commercial vehicles for more than the occasional delivery of materials to or from the premises, with no commercial vehicles serving a Home Occupation in the MF or MH districts permitted.
9. No occupied residence may serve as both a Home Occupation and a Family or Intermediate Day Care Home, except if approved by conditional use permit and meeting the performance standards for a Residential Business use but not within a MF or MH district.
10. No Home Occupation, combined with the principal residential use of the property, shall generate more than 15 vehicle trips per day, except that there shall be no additional vehicle trips associated with a Home Occupation in the MF or MH district.

**SECTION 8:** Section 94.4.09(12) of the Village of Weston Municipal Code [Accessory & Miscellaneous Land Use Types] is hereby amended to provide as follows:

**(12) Company Provided On-Site Amenities.**

An accessory use located on the same site (but not necessarily in the same building) as a principal land use, with such accessory use primarily intended to provide an amenity or benefit ~~reserved solely for the use of~~ company/organizational employees, their ~~family members~~, and their ~~occasional~~ guests. Such accessory uses may be devoted to recreation, health, wellness, child care, training, and other similar employee, family, and guest support activities as determined by the Zoning Administrator.

**Performance Standards:**

1. The Zoning Administrator may ~~also~~ apply to a “Company Provided On-Site Amenities” use those performance standards in this Article that are normally applicable when such use is a principal use of a premises.
2. Companies/organizations may fill capacity of such accessory uses with patrons not affiliated with on-site employees, but these patrons may not comprise the majority for such use to be classified as a “Company Provided On-Site Amenities” accessory use type.

~~3.~~ Such uses may require further licensing by the State.

**SECTION 9:** Section 94.4.10(1) of the Village of Weston Municipal Code [Temporary Land Use Types] is hereby amended to provide as follows:

**(1) Temporary Outdoor Sales.**

Includes the short-term display and/or sale of any items outside the confines of a permanent building. Examples of this land use include but are not limited to seasonal garden shops, tent sales, flea markets, and church sales. This category does not include “Garage, Yard, Estate, and In-Home Sales”, “Seasonal Outdoor Sales of Farm Products” (including farmers markets) or “Drive-in or Drive-Through Sales or Service.”

**Performance Standards:**

1. Each such use shall not exceed 120 days in any calendar year, except via Plan Commission approval of a site plan under Section 94.16.09.
2. In commercial and industrial zoning districts, the products displayed and sold outdoors shall be of the same general nature as or related to the permanent retail activity conducted on the property.
3. Within the PR district and within public parks in other zoning districts, Temporary Outdoor Sales are permitted only in conjunction with a Village approved festival or other event.
4. There shall be no evidence of the Temporary Outdoor Sales use 24 hours before or after the sales are permitted, either on-site or off-site.
5. No fireworks stands are permitted.
6. Hoop buildings and structures of similar design ~~shall be a permitted for a maximum of five consecutive days within a 30-day period,~~ shall comply with Chapter 34, Fire Prevention and Protection, and shall in non-residential and mixed-use zoning districts require a tent permit from the Fire Department.
7. The applicant and operator shall comply with temporary use review and approval procedures in Section 94.16.07. A temporary use permit approval shall only be ~~issued~~granted to the owner/operator of the associated permanent use of the property.
8. The applicant ~~or operator~~ shall, with each temporary use application, provide the information specified in Section 94.16.07(3), plus a layout of the activities, products, any structures to house the products; and the means to prevent any products, structures, or trash from moving or becoming dislodged by weather events~~and additional details if requested by the Zoning Administrator.~~

SECTION 10: Section 94.4.10(8) of the Village of Weston Municipal Code [Temporary Land Use Types] is hereby amended to provide as follows:

**(8) Seasonal Outdoor Sales of Farm Products.**

Includes outdoor display and sales of farm products on a seasonal basis as an accessory use, including but not limited to seasonal roadside stands, farmers markets, and Christmas tree lots. Does not include seasonal (summer) garden shops, which are instead regulated as “Temporary Outdoor Sales” under subsection (1) above.

[The performance standards in Section 94.4.10(8) remain unchanged.]

SECTION 11: Section 94.4.10(9) of the Village of Weston Municipal Code [Temporary Land Use Types] is hereby amended to provide as follows:

**(9) Temporary Portable Storage Container.**

A portable storage container designed and used primarily for temporary storage of household goods, commercial products, and/or other ~~such~~ materials that are not hazardous, toxic, explosive, or alive for use on a limited basis on residential property. Also known as a “pod.”

**Performance Standards:**

1. The ~~container~~ Container shall either be:
  - a. permitted Permitted on the property for up to 30 days associated with each change of occupancy as defined by a recorded change in property ownership or valid lease, or-
  - a.b. Permitted for a longer period of time as specified by the Zoning Administrator for a nonresidential land use in a nonresidential district, provided that the Container is not located in any front or street side yard; is not visible from any residential zoning district, public land, or public right-of-way; and is kept in good repair.
2. TheNo Temporary Portable Storage Container ~~cannot shall~~ encroach on the public right-of-way, neighboring property, or sidewalk, or be placed in ~~theany public~~ street.
- 2.3.-The ~~unit~~Container must be sited on a hard surface as defined in Section 94.17.04.
4. Shall comply with temporary use review and approval procedures in Section 94.16.07.

SECTION 12: Figure 5.01(1) of the Village of Weston Municipal Code [Rural, Open Space and Residential District Lot Dimension and Intensity Standards] is hereby amended to increase the “Maximum Accessory Structure Floor Area” within the SF-L Single Family – Large Lot zoning district from 1,000 square feet to 1,200 square feet and the “Maximum Accessory Structure Floor Area” within the SF-S Single Family – Small Lot district from 800 square feet to 1,000 square feet.

SECTION 13: Figure 5.01(2) of the Village of Weston Municipal Code [Rural, Open Space and Residential District Setback and Height Standards] is hereby amended to provide as follows:

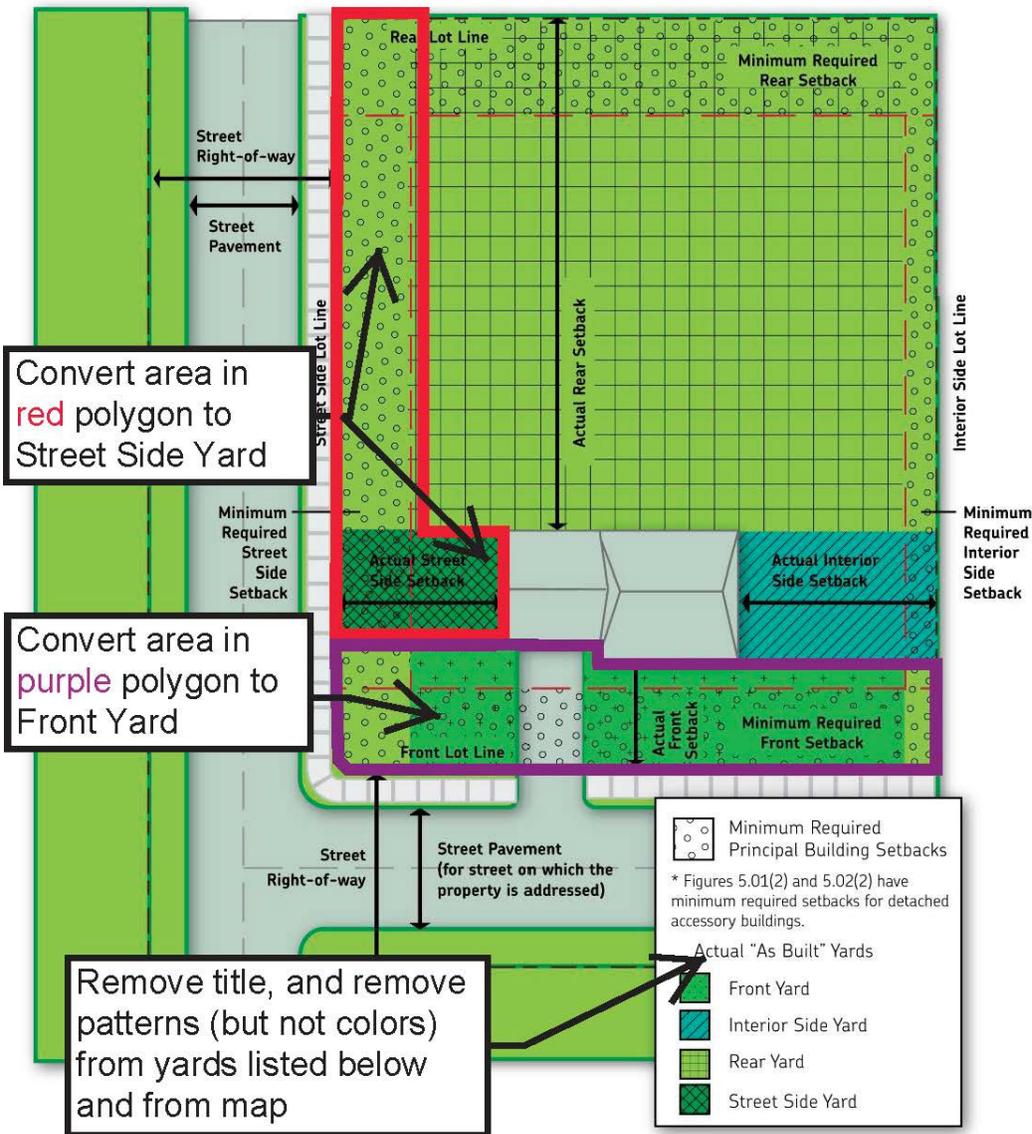
- The column title “Principal Residential Building including Attached Garage” is amended to read “Principal Building (e.g., Residence) including Attached Garage”.
- For the 2F zoning district, the minimum street side yard setback under the “Principal Building (e.g., Residence) including Attached Garage” column is amended from 30 feet to 20 feet.
- Notes (a) and (c) of this figure are amended as follows:
  - (a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.
  - (c) Minimum front and street side yard accessory building setbacks are equal to the minimum front and street side yard setback for the principal building, including the modification in note (a) where a lot has a second street side yard. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

SECTION 14: Notes (a) and (d) of Figure 5.02(2) of the Village of Weston Municipal Code [Non-residential District Setback and Height Standards] are hereby amended to provide as follows:

- (a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, See-see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.
- (d) Minimum Ffront and street side yard-setbacks for accessory structures (excluding fences) as are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

SECTION 15: Figure 5.01(3) of the Village of Weston Municipal Code [Representation of Dimensional Standards Terms on Typical Lot] is hereby amended as follows, with Village staff directed to professionally refine the graphic in the manner indicated before its insertion in the Code:

Figure 5.01(3): Representation of [Dimensional Standards Terms on Typical Lot](#) [Yards and Minimum Setbacks](#)



SECTION 16: Section 94.12.03(3)(c) of the Village of Weston Municipal Code [Fences, Landscape Walls, and Hedges] is hereby amended to provide as follows:

- (c) Fences for All Residentially Zoned Land, in Any RR or PR District, and for Any Residential Use Regardless of District

1. ~~Street Yard Fences.~~ The maximum height of each fence or, wall, ~~or continuous hedge~~ shall be four feet within ~~the front and interior side yards, as such yards are illustrated in Figure 5.01(3) and defined in Section 94.17.04 and six feet within any side or rear yard where the associated lot line abuts a public street. In such instances, fences, walls, and hedges shall be set back a minimum of two feet from the property line abutting the public street.~~
2. ~~Interior Side and Rear Yard Fences.~~ The maximum height of each fence or wall outside of the yards described in subsection 1. in the interior side and interior rear yard shall be six feet, and a
- ~~2.3. No fence or wall may be installed closer than two feet from any lot line, except that any such fence or wall along an interior side lot line or a rear lot line not abutting a public street may be installed up to the property lot line.~~

SECTION 17: Section 94.15.03(4) of the Village of Weston Municipal Code [Nonconforming Uses] is hereby amended to provide as follows:

**(4) Maintenance and Repair of a Nonconforming Use.**

The ordinary maintenance and repair of a nonconforming use is permitted, including necessary repairs and incidental alterations that do not exacerbate the adverse impacts of the nonconforming use in relation to the intent and purpose of this chapter. Except as otherwise provided in this section, whenever a nonconforming use is damaged to the extent of more than 50 percent of the then-current equalized assessed value of the use and associated structure, such use shall not be restored except in conformity with the regulations of the district in which it is located. Notwithstanding the previous sentence, the structural repairs or alterations in a conforming structure containing a nonconforming use shall not during its lifetime exceed 50 percent of the equalized assessed value of said structure at the time of the first known structural repair or alteration, unless:

- (a) ~~The use within said structure is permanently changed to a conforming use, or:~~
- ~~(a)(b) The use is a nonconforming Single-Family Detached Residence and the total floor area of all additions permitted after September 1, 2025 does not exceed 25 percent of the residence's floor area as of that date.~~

SECTION 18: The following definitions are hereby added or amended within Section 94.17.04 of the Village of Weston Municipal Code:

**Greenhouse, Residential:** A building accessory to a principal residential use on the same lot, devoted to the cultivation and/or protection of flowers, vegetables, or other tender plants primary intended for use, consumption, and enjoyment on the same premises.

**Impervious surface:** Areas designed and installed to prohibit infiltration of stormwater. Homes, buildings, and other structures, as well as hard surfaces as defined in this section are considered impervious. For the purposes of this Chapter, gravel areas, ~~and~~ areas with landscaped pavers and pervious pavement ~~that are~~ intended for vehicular traffic, and the area occupied by greenhouses and gazebos shall also be considered impervious.

**Minimum setback:** The narrowest distance permitted from a front, street side, interior side, or rear ~~property lot~~ line to a building or structure as specified in this Chapter. Alternatively referred to as “minimum required yard.” Figures 5.01(3) and (4) include illustrations of minimum setbacks.

**Tarp shed:** A structure intended for temporary outdoor shelter that is uses fabric stretched over a pole frame, which is a type of hoop building as separately defined and also commonly referred to as a “tarp shelter”.

**Yard:** ~~The land area A required open space~~ on a lot that is unoccupied and unobstructed by a ~~structure principal building~~ from its lowest ground level to the sky, except as expressly permitted in this Chapter, but that may include other improvements like accessory structures and driveways. ~~A yard shall extend along a lot line and at right angles to such lot line to a depth or width specified in the yard regulations for the district in which such lot is located. Figure 5.01(3) includes an illustration of the different types of yards and the definitions below describe them.~~

**Yard, front:** The yard between the side lot lines extending from the front lot line to the ~~nearest part of the~~ nearest principal building on the lot, extending to the deepest part of its front-facing building façade. For lots with frontage on more than one public street including corner lots ~~and other double frontage lots~~, the yard abutting the street on which the lot is addressed shall be the front yard except where otherwise determined by the Zoning Administrator.

**Yard, interior side:** The yard between the front and rear ~~lot lines yards~~ extending from the interior side lot line to the ~~nearest part of the~~ nearest principal building on the lot.

**Yard, rear:** The yard between the side lot lines extending from the rear lot line to the nearest part of the nearest principal building on the lot, excluding the street side yard where applicable.

**Yard, street side:** For lots with frontage on two or more streets including corner lots, the yard between the front yard and the rear lot lines, extending from the street side lot line to (a) the nearest part of the nearest principal building on the lot where such a building is directly inside the street side lot line and (b) the minimum street side setback line in other locations.

**SECTION 19:** The amendments effectuated by this Ordinance shall apply within the municipal limits of the Village and within its extraterritorial zoning area in the Town of Weston.

**SECTION 20:** SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

**SECTION 21:** EFFECTIVE DATE. This Ordinance shall take effect upon approval and publication.

Dated the \_\_\_\_ day of \_\_\_\_\_, 2025

WESTON VILLAGE BOARD

By: \_\_\_\_\_  
Mark Maloney, its President

Attest:

\_\_\_\_\_  
Pamela Brehm, its Clerk

APPROVED: \_\_\_\_\_

PUBLISHED: \_\_\_\_\_



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

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

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

**FOR REVIEW BY:** Plan Commission, 07/14/2025

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

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

**FISCAL IMPACT:** TBD.

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

**PRIOR REVIEW:** No previous public review.

**REQUEST:** Acknowledge and place on file.

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

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

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

**Certified Survey Maps –**

Project #20250214 – Flood/Higginbotham, River Road (Town of Weston) Land Division

**Site Plans –**

Project #20240382 – Fabick CAT, 9601 Christie Lane – Building Addition

Project #20250203 – Gospel TLC, 3404 Cross Pointe Boulevard – Parking Lot Project

Project #20250153 – A&W Restaurant, 2805 Schofield Avenue – Site Improvements

**\*\*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**

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**DESCRIPTION:** Report re: June 2025 Building Permits

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

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**FOR REVIEW BY:** Plan Commission, 7/14/2025  
Board of Trustees, 7/21/2025

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

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

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**FISCAL IMPACT:** \$26,582,514 in permit valuation  
\$225,275 in permit fees  
700 total permits issued (680 Village, 12 Town, 8 Rothschild)  
(YTD as of 7/1/25)

**Month of June 2025 Permits Issued.**  
**Village of Weston - 141**  
**Town of Weston - 1**  
**Village of Rothschild - 1**  
**\$23,596 received in permit fees.**  
**\$4,520,934 in permit valuation**

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

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**PRIOR REVIEW:** No previous public review.

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**REQUEST:** Acknowledge and place on file.

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

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

**June 2025 Building Permits**

# Permit Total Report Code

Issued From 6/1/2025 and Issued To 7/1/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
<i>Accessory</i>					
	101 - Residential Accessory Building	Village of Weston	10	\$116,961	\$670.80
	102 - Home Addition	Village of Weston	1	\$283,800	\$420.00
	203 - Commercial Accessory Building	Village of Weston	1	\$8,000	\$100.00
<i>Commercial Building</i>					
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	6	\$250,000	\$620.00
<i>Deck</i>					
	103 - New/Alteration/Addition Residential Deck	Village of Weston	3	\$31,000	\$225.00
	104 - Residential Deck Repair	Village of Weston	5	\$28,800	\$215.00
<i>Driveway</i>					
	111 - New Residential Driveway	Village of Weston	6	\$38,551	\$415.00
<i>Electrical Comm</i>					
	700 - Commercial Electrical	Village of Weston	5	\$343,000	\$465.40
<i>Excavation</i>					
	300 - Excavation	Village of Weston	14		\$1,050.00
<i>Fence</i>					
	108 - New Fence or Alteration (Residential)	Village of Weston	9	\$348,001	\$360.00
<i>General</i>					
	115 - Early Start (Residential)	Village of Weston	3	\$0	\$100.00
	403 - Face Copy Replacement	Village of Weston	1	\$1,700	\$0.00
<i>Home Improvement</i>					
	105 - Interior Remodel - 1&2 Family	Village of Weston	2	\$58,000	\$370.00
<i>HVAC</i>					
	604 - Residential HVAC Install/Replacement	Village of Weston	7	\$33,095	\$350.00
<i>Lateral</i>					
	503 - Residential Lateral	Village of Weston	1		\$50.00
<i>Meter</i>					
	506 - Residential Water Meter	Village of Weston	1		\$600.00
<i>Minor Home Improvement</i>					

# Permit Total Report Code

Issued From 6/1/2025 and Issued To 7/1/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	901 - Residential Exterior Remodel	Village of Weston	10	\$132,882	\$500.00
<i>Occupancy</i>					
	750 - Non-Residential Zoning	Village of Weston	7		\$450.00
<i>Parking Lot</i>					
	211 - Commercial Parking Lot/Driveway	Village of Weston	2	\$4,000	\$50.00
<i>Plumbing</i>					
	500 - Commercial Plumbing	Village of Weston	1	\$2,000	\$100.00
	502 - Residential Plumbing	Village of Weston	3	\$23,694	\$150.00
<i>Resurface</i>					
	112 - Residential Driveway Resurfacing/Driveway Addition	Village of Weston	2	\$6,950	\$80.00
<i>Sign</i>					
	400 - Permanent Sign	Village of Weston	4	\$15,500	\$600.00
<i>Special Assessment</i>					
	910 - Special Assessment	Village of Weston	23		\$920.00
	911 - Special Assessment (Non-Resident)	Village of Rothschild	1		\$15.00
<i>Special Event</i>					
	302 - Special Event on Public Property	Village of Weston	9		\$0.00
<i>Well</i>					
	311 - Well Certification, Serviced Area (10- and 5-year)	Village of Weston	2		\$120.00
<i>WUBPA</i>					
	100 - New Home Construction	Village of Weston	4	\$2,795,000	\$14,600.00
<b>Total</b>			<b>143</b>	<b>\$4,520,934</b>	<b>\$23,596.20</b>



**Jennifer Higgins**  
**Planning & Development Director**

To: Plan Commission

Date: July 8, 2025

Re: Planning & Development Project Updates

1. **Comprehensive Plan Update** – Project is in progress. We should have a draft Community Survey and the first draft of Volume 1 Conditions and Issues in the next few weeks. Plan is to release the survey right away this fall after kids go back to school and summer activities wind down.
2. **Departure of Dustin Gessert, Assistant Zoning Administrator/Code Enforcement Officer** – Gessert's last day with the Village was 7/8/25. He has decided to go back into law enforcement and has taken a position with the Red Granite PD. We wish him well in his new endeavor. The position has not been posted to date.
3. **Evolve Software Upgrade** – No progress has been made on this. Staff met with Evolve on May 22<sup>nd</sup> to go over the upgrade and some additional upgrades they recently made for Oshkosh. The only modules we have left to go through are Permits and we are currently struggling to find time to do this with current Department Workloads. I plan to schedule some time with the Building Inspectors to crank this out in the coming weeks so we can start beta testing and get the new updates released before fall.
4. **Commercial Building Inspections** –The Department is still working towards being able to provide this new service. We have been unexpectedly busy over the last few months in the Inspections Division with record numbers of new home permits coming in so this has been put on hold until fall.
5. **Request to vacate a portion of Everest Hilltop Addition Subdivision** – No updates on this. 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. We continue to have inquiries on the property from those wishing to develop it.



**Jennifer Higgins**  
**Planning & Development Director**

**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 as soon as they submit their application. If funded the site plan will come through PC for approvals.
2. **Fabick Cat, 9601 County Road J** – Site plan approval was given 6/27/25. Building permit has been applied for but they won't have their state approvals until they meet with them on 7/17/25. 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 needs to be scheduled.
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. Project Completion needs to be scheduled.
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.
7. **Wausau Supply, 8011 Technology Dr.** – We received a revision for landscaping that Meverden is following up on. Project Completion needs to be scheduled.
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.



**Jennifer Higgins**  
**Planning & Development Director**

**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. Adventure Awaits is leaving this location so we don't anticipate Building 2 to move forward until a new tenant is found. The 2<sup>nd</sup> payment for building 1 was issued 6/26/25. The project is complete to date. Development Agreement expires 12/31/26.
2. **Lokre/Stehr Retail Multi-tenant Building 2302 Schofield Avenue**— All current tenants have occupancy. The Board authorized 75% of the TIF funds to be released in March 2025 for the project. Project Completion Inspection needs to be scheduled this month.
3. **Wendy's, 5401 Business Hwy 51** – Project Completion Inspection needs to be scheduled.
4. **A&W, 2805 Schofield Avenue** – Occupancy was issued in June and the restaurant has opened for business. Project is complete.

**Outside TIF**

1. **Greenheck Turner Community Center (GTCC)** – Project Completion Inspection needs to be scheduled.
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.



**Jennifer Higgins**  
**Planning & Development Director**

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 has been completed. Adventure Awaits has moved into this location and therefore, they have requested some parking lot upgrades which will prolong project completion for a few more months. New site plan approved in June. Parking lot is currently under construction again.
5. **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. Storage crates have been removed from out front.
6. **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. Project Completion is needed.
7. **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. Project Completion Inspection needs to be scheduled.
8. **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.
9. **Green Tree Acres Final Plat** – Subdivision Plat and Development Agreement recorded. Phase 1 roads are complete. A few homes in Phase 1 are nearing completion. We received the first assessment letter on one this week. Replat was approved in March 2025. It is still at the State for review so it has not been signed or recorded to date. They need to do this before they can start selling lots.
10. **Arrowhead Estates First Addition** – Subdivision Plat was approved and recorded in April 2024. Under construction. DA has been amended. Believe all



**Jennifer Higgins**  
**Planning & Development Director**

lots are now sold. We received the first permit request in late January and the 2<sup>nd</sup> in February. Many homes are under construction.

11. **Old Costa Road Subdivision** – Timber River Builders have purchased the parcels from Denyon Homes. We had a preapplication meeting in June. They are planning to submit for preliminary plat review for the August meeting.
12. **Reedy Subdivision off of Shorey Ave** – Chris Reedy has a 30 Acre parcel off of Shorey Ave (extension of Anastasia Dr) where he is working on a new subdivision. He is planning 1 acre lots so there would need to be a rezone request along with the subdivision review. Staff has not received any final concept plan but they are planning to bring this to the PC for approval in August.