



Village of Weston, Wisconsin

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

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

Monday, August 11, 2025, at 6:00 P.M.

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



Village of Weston, Wisconsin MEETING NOTICE

- Meeting of: **PLAN COMMISSION AND JOINT VILLAGE & TOWN EXTRATERRITORIAL ZONING COMMITTEE**
- Commissioners: **Cronin {c}, Zeyghami {vc}, Diesen, Guerndt, Hoffman, Jordan, Mumper**
- Committee: **Cronin {c}, Phelps {vc}, Christiansen, Guerndt, Hull, Mumper**
- Staff: **Jennifer Higgins, Director of Planning & Development**
- Date/Time: **Monday, August 11, 2025, 6:00 p.m.**
- Location: **Weston Municipal Center (4747 Camp Phillips Road) – Board Room**
- Agenda: **The agenda packet will be sent out at least 3 days prior to the meeting.**
- Attendance: **All Village officials are encouraged to attend. Commissioners, Committee members, Department Directors, and guests, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum by sending an RSVP to the assigned Administrative Support person:**
- RSVP: **Valerie Parker, Plan Commission Secretary**
(715) 241-2613
vparker@westonwi.gov
- Questions: **Jennifer Higgins, Director of Planning & Development**
(715) 241-2638
jhiggins@westonwi.gov

This notice was posted at the Municipal Center, 4747 Camp Phillips Road, Weston and was e-mailed to local media outlets (Print, TV, and Radio) on 08/04/2025.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. No actions will be taken by any other board, commission, or committee of the Village, aside from the Village Plan Commission. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up to 24 hours prior to the date and time of the meeting. All final agendas will be posted on the Village's website at www.westonwi.gov and a hard copy posted at the Village Municipal Center.

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



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
REGULAR MEETING AGENDA OF THE VILLAGE PLAN COMMISSION AND JOINT TOWN & VILLAGE OF
WESTON EXTRATERRITORIAL ZONING COMMITTEE
Weston Municipal Center - Board Room
4747 Camp Phillips Road, Weston, WI 54476

Monday, August 11, 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.
 - Extraterritorial Zoning Committee – Cronin {C}, Phelps {VC}, Christiansen, Guerndt, Hull, Mumper
2. Open public comment period for items that do not appear on this agenda noted as public hearings.
3. Written Communications, Disclosures and Recusals. Members of the body should make any required disclosures or recusals during this time.
4. [Minutes from July 14, 2025, Plan Commission Meeting.](#) (PC)
5. [Minutes from May 12, 2025, ETZ Committee Meeting.](#) (ETZ)
6. Unfinished Business – 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) – **Defer to September 8, 2025 Meeting** (PC)
7. [Public Hearing – Proposed Ordinance amending provisions within Chapter 94 of the Municipal Code, affecting accessory structures, “yard” definitions, and land use classifications and allowances.](#) (PC & ETZ)
 - a. Open Public Hearing.
 - b. Presentation by Staff.
 - c. Take Public Comment



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

- d. Close Public Hearing.
- e. Recommendation from Staff
- f. Discussion & Action by the Plan Commission.
- g. Discussion & Action by the ETZ Committee

8. [Centergy 2025 Regional Housing Study](#)
9. [July 2025 Staff-Approved Certified Survey Maps and Site Plans.](#)
10. [July 2025 Building Permits.](#)
11. [July Planning & Development Department Project Update Report.](#)
12. Announcements & Commissioner Remarks
13. Next Regular Meeting Date - Monday, September 8, 2025, at 6 pm
14. Future Agenda Items or Staff Referrals
15. Adjourn Plan Commission

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

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

This Agenda was posted at the Village Municipal Center, on www.westonwi.gov and transmitted to media partners on 8/6/2025. Questions can be directed to the Planning & Development Department at (715) 241-2613 or plandev@westonwi.gov.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE VILLAGE PLAN COMMISSION MEETING
held on Monday, July 14, 2025, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:04 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	EXCUSED
Guerndt, Gary	YES (Arrived at 6:07pm)
Hoffman, Travis	YES
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: Fire Marshal, Marty Christiansen

Other Village Representatives in attendance, via Zoom: None

Audience Members in attendance, in-person: There were 8 audience members present, in-person.

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

2. Open Public Comment Period for items that do not appear on this agenda noted as public hearings. [0:00:40 Zoom Recording]

None.

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

Higgins pointed out the TurfMD's Conditional Use is on property owned by Travis Hoffman, and the Conditional Use at 7795 Weston Avenue is property owned by Gary Guerndt.

Cronin stated there was written communication submitted via email earlier today to Parker, from Legal Assistant Deborah Zeegers, on behalf of Attorney Matthew Fleming, who is representing Kimberly Spurgeon and Joel Hebda, regarding the 7795 Weston Avenue Conditional Use Permit request. Each Plan Commission Member was handed a copy of that (attached) letter.

4. Minutes from June 9, 2025, PC Meeting. [0:03:08 Zoom Recording]

Motion by Mumper, second by Jordon: to approve the June 9, 2025, PC meeting minutes.

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

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

Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

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) [0:03:28 Zoom Meeting Recording]

a. Open Public Hearing.

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

b. Presentation by Applicant and/or Staff

Higgins explained that this is a request that previously came before Plan Commission about a year ago, was then deferred so the applicant could obtain more information, and then later withdrawn by the applicant.

Higgins stated this request is essentially the same as last year, with the exception of the building elevations. They are proposing four buildings, which will house the individual 83 storage units (retired-Haul truck boxes). She stated with this project there will be a solid roof and walls around them. She stated that the new plans now contain the architectural stamp on them.

Higgins stated this disturbed area is under an acre, so there is no need for a stormwater management plan. She stated the wetland portion of this property is primarily along Von Kanel Street.

Maguire confirmed with Guerndt that this will still need to go for State plan review. There was question on when the other structures were put in.

David Barnes, representing U-Haul, 5009 Schofield Avenue, was present and answered that the 1st structure on this property was put in back in 1984.

Higgins stated we are still waiting to see what the installation sizing on the landscaping plan. She confirmed the Commission was in agreeance that all hardscape areas, where traffic will be, will be required to be paved, and also pointed out the existing facility does not have curb, and whether PC was okay with not requiring that. Higgins pointed out the driveway that goes out to Von Kanel Street, and asked if PC agrees it should be paved, and if so by when.

Hoffman stated he thought everything new had to provide curbing, as was discussed on the Transport Way storage facility. Higgins clarified that is required for brand new development, where this is just an expansion.

Barnes stated that it took some time to obtain stampable plans for the truck bodies to be used as storage units.

c. Take Public Comment

None.

d. Close Public Hearing

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

e. Recommendation from Staff

Staff recommends approval, with some conditions. Higgins directed the Plan Commission to the Plan Commission Action Options within the Determination document. However, she brought up that she did not include (in option #2) the stipulation of having a development agreement with U-Haul, and if Plan Commission wishes, it can be added.

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

Hoffman questioned Barnes what the advantage of putting these van bodies next to each other as proposed, versus just building a typical facility like he has now.

Barnes stated they retire the trucks and chassis cab are separated. He explained that they build their own van bodies, and as long as it is still in good shape, they take the old roll up doors off, and put new roll up doors on, they can then set them, get them attached, add skirting, and turn it into a storage unit, as it is a piece of equipment they already bought.

Barnes stated they would take care of any needed maintenance on these, just like they would their other buildings. He stated the reason it took so long to come back is that they needed to get the structural integrity studied and stampable in all 50 states. He stated this is a viable structure with a useful life of just as long as any storage building. He stated these are being utilized in all other states. He pointed out that Weston was the first to ever require a structural plan. He stated that the steel that is put around these (roof and exterior sides) will match the existing buildings.

Guerndt questioned how renters get into these structures, as he envisions some sort of a ramp would be needed for each, for ADA accessibility. Barnes stated he only needs 5% ADA compatibility, and how they will have a steel ramp. He stated the others will be the same step up on the concrete floors on the existing units.

Barnes confirmed the floor in each of these units will be steel, which will be about 4 " – 6" thick.

Jordan stated that this is no different than what USSAM did with their storage containers, but that those are sitting on railroad ties, and filled with gravel up to the underside of the floor.

Barnes stated these will be anchored with 48" ground anchors.

It was confirmed that we have a landscape plan, but that Barnes needs to confirm the installation sizes, and that we are not requiring curbing.

It was discussed that the driveway out to Von Kanel Street is about 200 feet long. Barnes stated this driveway is not used, and how he would be okay with removing it all together. Guerndt commented his concern is if people are using that access, they would be dragging gravel and dirt onto Von Kanel Street, and how it should get paved. Barnes stated currently, all the cameras on the buildings point towards the Schofield Avenue entrance and runs down the individual aisles of the storage units.

Cronin stated while he feels it does not need to be done immediately, there should be a deadline date set for Barnes to either remove the driveway or pave it.

Guerndt stated if they keep that driveway, they will probably want to add cameras facing out that way too. Barnes stated when they add the new buildings, they will be adding cameras on those, and at that time they would upgrade the system to add cameras out towards Von Kanel Street, though the existing cameras do catch traffic from that side.

Barnes confirmed with Mumper that his preference would be to remove the driveway.

Wodalski stated they may want to keep that driveway, as an alternative access point in the event they are doing maintenance work on their other existing driveway. Barnes stated he could instead just put a gate at the end of that driveway there, and then down the road have it paved.

Cronin suggested then that we put a requirement that it be either gated, removed, or paved, but with a deadline. After some discussion, it was agreed the deadline could be set at site completion.

Barnes stated the start of this project may be delayed. He explained in the time it took to bring back this project, the van bodies they had set aside for this project have instead been used in a project down in Illinois. Now they just need a little time to source some more for this one. He is hoping to have this done by winter.

The Commission went through the Determination:

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

Motion by Mumper, second by Guerndt: to approve Conditional Use Permit and Site Plan #20250259, at 5009 Schofield Avenue, to allow for the expansion of a Personal Storage Facility land uses on property zoned B-3 (General Business), as presented, with the added condition of the gravel driveway to Von Kanel Street being either gated, removed, or paved by site completion.

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

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

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/TurfMD’s) [0:31:15 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 6:38 p.m.

Due to conflict of interest, Hoffman Travis Hoffman recused himself and stepped out into the audience.

b. Presentation by Applicant and/or Staff

Nick Techel, General Manager of Turf MD’s, 5605 Mesker Street, was present via Zoom. He stated that they are the same company that was operating out of Hoffman’s Westfair Avenue property, but now moved across the street to where the Wooster’s Garage was. They are looking to add an outside salt storage bin on location with this application. He’s sees the questions about getting an environmental impact study, the fully screened outdoor storage, and a grading plan for the salt storage bin.

Higgins stated PC gave a Conditional Use Permit to Turf MD's previously, when they moved into the Westfair Avenue property (which was required due to the land use). She pointed out there, everything was stored indoors. With them moving to a new location, they need a new Conditional Use Permit for the land use, but also, now that they want to expand the use to include the outdoor salt storage bin, they need a Conditional Use Permit as well, due to this property being located within the Wellhead Protection District – Zone A.

Higgins stated with the requirement for screening the outdoor storage area, the fence is already there, so they would just need to add screening (such as slats).

Higgins stated that Wodalski would like to see a grading plan around the salt storage area to make sure that the stormwater runoff there drains to the storm sewer. She stated the grading plan is more to go with the site plan review, than it is for the Conditional Use Permit.

Higgins stated the proposed salt storage bin is shown to be 25 feet wide by 20 feet long, and 8 feet high walls (overall 10-foot height). It was stated that the yard there is not paved and currently all gravel. Hoffman stated that there will be a concrete slab poured for this salt storage bin to sit on.

Wodalski stated the goal is to get the stormwater runoff to the storm sewer. He explained that the runoff will either have to go to the storm sewer (to eventually flow to the river) or infiltrate into the ground (and potentially contaminate the public well system). He clarified that the purpose of the Wellhead Protection District is to keep things from infiltrating into the recharge zone. Wodalski stated with a grading plan, he wants to be sure this does not drain to a low point in the yard where it will settle into the ground. He stated with the gravel yard, it does not take much, when pushing the salt into the shed to create low points in the ground with the loader bucket.

Wodalski stated Turf MD's location is about 700 feet from the nearest public well. The salt shed at the old Municipal Center property was about 600 feet away from the nearest public well. He stated the old Municipal Center property drained towards Schofield Avenue, to run into the storm sewer.

Cronin asked if there will be an additional concrete pad in front for the salt shed, where the salt will be dumped and then pushed inside. Techel stated they were actually planning a concrete pad on the side of the salt bin for the salt to be dumped. Techel agreed they would not be able to have the salt dumped directly inside. Cronin feels we should make it a requirement to have a concrete pad in front of the building.

Maguire commented on how Kudronowicz had his driveway paved all the way to the salt bin, and then placed the salt bin at the end of that pavement. He stated there was a base layer placed under the shed. He stated how PC required a sealing done on the interior of those walls.

There was discussion on the construction materials that will be used for the salt storage bin (bin blocks, treated lumber, steel roof).

Zeyghami stated once they move the salt into the shed, they should be required to clean up any residue.

c. Take Public Comment

None.

d. Close Public Hearing

Cronin closed the public hearing at 6:47 p.m.

e. Recommendation from Staff

Higgins stated staff recommends approval, with the conditions noted in the Determination. Higgins stated they have already met Condition #8 as that will go through the building permit process.

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

Guerndt questioned the description of the door to the salt bin, which is described as “heavy duty roll-up door tarp”.

Techel stated it would be a custom. He stated that it will essentially be loose on the outside to connect to the concrete bin blocks on the side. He stated this will help to prevent any rain or snow from getting in. He stated this door plan is not yet 100% determined, but he has seen this on other salt bins in the past.

Higgins explained to Zeyghami that as part of the Wellhead Protection District, they are required to provide either an environmental impact study or an environmental assessment by a licensed environmental engineer (such as REI).

Cronin stated again, we need to add a condition of a concrete pad being poured in front of the building.

Zeyghami stated the size of the pad is very important too, and will need to take into account the amount of salt that will be dumped each time. Guerndt stated if the salt is being brought in and dumped with a quad-axle truck, they will need a skid steer. Zeyghami stated the concrete pad should be wider than the door on the structure.

Techel confirmed their intention would be to load the salt into the bin from the front of the bin (south side). He also confirmed the door will be 10 feet tall with some overhang.

Wodalski stated that as far as how large the concrete pad should be, it all depends on what they are dumping the salt with and how are they moving it. If you have a quad-axle truck (where they are buying in bulk), they would probably need at least 20 feet outside of that area to keep manageable space. If they are dumping the salt with 1-ton trucks, then they would need a little less.

Techel stated the salt would most likely be delivered by a quad-axle truck and then pushing the salt into the bin with an endloader.

Mumper feels they should plan for worst-case scenario, as far as sizing the concrete pad.

Wodalski stated as far as planning a size for worst-case scenario, it comes down to seeing their drainage/grading plan, and the direction of the storm water runoff. Hoffman stated there is a catch basin in the parking lot. Wodalski stated this is why we want to see a grading plan, as we currently don't know the direction of where the storm water runoff goes.

Cronin questioned if we should defer action on this until we see a grading plan. Wodalski stated if we had a grading plan and a better plan of how the entire site will be laid out, it may be easier to defer that portion, or add a condition that this is contingent on a grading plan with an impervious surface from the bin to the drainage way.

Jordan stated we could approve this, and then defer the development of the concrete pad for staff approval based on grade.

Higgins stated she could just expand on Condition #4.

Wodalski stated that as long as they are keeping the salt material inside, and not keeping it out in the elements.

Cronin stated that he is not comfortable taking action tonight. He pointed out we don't have a grading plan, we don't have a lot of information about how this shed is going to be built, we don't know how large of a concrete pad they will have, or what the salt will be delivered with. He stated with this being only 700 feet from a public well, we need to have more details before he is comfortable taking action.

Jordan stated if we need to, we can include that once this is finalized we can require it to come back here as an amendment to the Conditional Use Permit. He wants them to know that we are fine with them having the salt bin, but that we need to make sure there is wellhead protection.

It was discussed that while we could add a condition that no salt can be stored outside, Turf MD's most likely would want to get the salt into the bin as quickly as possible during deliveries, because once it gets wet, it is ruined.

The Commission went through the Determination:

1. Yes
2. Yes, if done properly.
3. Yes
4. Yes, if done properly.
5. Yes, if done properly.

Cronin stated he still struggles with this, as the intention behind approving this is that the plan meets the 5 questions in the determination.

Guerndt confirmed we need to see a draft of what he is doing, site grading plan, need to see where the storm sewer is, a plan that it shows the pavement or concrete extending all the way to the catch basin on the property, determining that the catch basin leads to the storm sewer and not just the ground, elevations, and someone to do an environmental assessment report.

After some discussion it was agreed to defer this to come back to Plan Commission.

Techel stated deferring this for the additional information should not hold anything up, and he understands what Plan Commission is asking for. He stated he may need 60 days to gather all this information.

Cronin stated we can defer for 30 days, and can always extend it if needed.

Maguire stated we will need Techel to provide some building elevations as well.

Motion by Zeyghami, second by Mumper: to defer action on Conditional Use Permit #20250242, for up to 30 days, if they need more time, they can request it.

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

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

At 7:10 p.m., Hoffman returned back to the Plan Commission chair, and due to conflict of interest on the next agenda item, Guerndt recused himself and stepped out into the audience.

7. Public Hearing – Project #20250212 Conditional Use Permit 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.) [1:04:25 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 7:10 p.m.

b. Presentation by Applicant and/or Staff

Higgins explained 2 months ago the applicant came in for the non-metallic mining permit for the two 40-acre properties. This parcel will be the north 40 acres of the two parcels. She stated they have a 30-year approval to construct the pond. The north parcel had the stockpile area. She stated when this came through, staff did not realize that they are also planning to move the stockpile yard from behind the PGA Excavation shop on Zinser Street to this location as well. She stated that some of the approvals from their Conditional Use Permit involve the same activities, as they will be stockpiling the material from the mine there. She stated that PGA is requesting to be able to move the Zinser Street stockpile yard here, along with materials they are pulling from other projects here. However, PGA does not want their ability to bring stockpile material here capped at 30 years.

Higgins stated after discussion with PGA and with Mark Roffers, and taking into consideration how Mitch King’s Municipal Street site was classified, which operates similarly, and considering how we classified the Village’s own yard waste site, it was decided to treat this use (bringing stockpile material from offsite) under the Storage or Disposal Land Use Type, called “Solid Waste Disposal, Composting, and/or Recycling Facility” (94.4.06(5)). She stated the process for the Conditional Use Permit and all required plans are the same. She stated Plan Commission had already required them to pave the road out to Weston Avenue, by November of 2026, and some crushing times that were placed on the mine permit, and this would follow that same schedule.

She stated she does not have a final draft of a Conditional Use Permit, as there were things that needed to be discussed with Plan Commission, which are highlighted in provided draft Determination.

Kurt Seubert, 148525 Smore Lane, Mosinee, on behalf of PGA, Inc. was present. He stated that for visual aesthetics of their Zinser Street facility, it was talked about getting it away from State Highway 29, where it is not as public. There is a tree border on the east side of where this would be placed, which will shield this. He stated the stockpiling from the mine site will mirror this, but that they just do not want this ability to stockpile material here to expire in 30 years.

c. Take Public Comment

Kimberley Spurgeon and Joel Hebda, of 7802 Weston Avenue, were present in opposition to the request. Spurgeon requested that Cronin read in for the record, the attorney's submitted letter.

Spurgeon stated that they are aware that the mineral rights conditional use was granted. She stated, however, there are a few things from that permit that she feels they have not been compliant with. She stated that at 6:15 a.m. this morning, they were woken up by dump trucks and bulldozers, which is non-compliant with the time and hours that were a condition of that approval. She stated she read about the vibration and noise standards, and how they have not received any record of any testing that has been done to show they are in compliance. She stated the work that has started with the removal of the topsoil vibrates their home.

Hebda stated that they both work from home and so they can see, hear, and feel the activity occurring.

Spurgeon commented about Seubert's statement on their reasoning for wanting to move the stockpile away from their Zinser Street property is to get it out of the public eye, and how this will now be all that they see, as their house is directly across the road from this site, and their house is close to the road.

Spurgeon feels this is inconsistent with the Village's Comprehensive Plan, as far as drawing individuals to this area as far as the walking path and the park, and how PGA will be mining and all the dump trucks 7 days per week. She stated they get no reprieve from that noise, and feels it is inappropriate for the Village to grant this.

Hebda stated their other comments and questions are all contained within the submitted letter.

Gary Guernndt, 8201 Ryan Street, on behalf of PGA, Inc. He clarified that what is currently going on at this site is from the Weston Avenue project (Integrity Grading). He stated PGA, Inc., has not started their mining project yet.

Sam Erlandson, who just moved to 8808 Jones Street. He stated he has been in conversation with Maguire on this project. However, he just heard (during Public Works meeting) something about the yard waste site removal, and asked if the Village's yard waste site is moving here. Higgins stated the Village's yard waste site is not moving here. However, she said they will be doing a lot of similar processes that we do at our site. She stated there will not be a compost site on the Weston Avenue property like what the Village has at our site. She stated the Village does store similar material at the Village's yard waste site, and then once a year, we have someone come in and crush the materials (which is what makes both sites similar).

Cronin then read the (attached) letter that was written by Attorney Matthew Flemming, on behalf of Spurgeon and Hebda.

d. Close Public Hearing

Cronin closed the public hearing at 7:23 p.m.

e. Recommendation from Staff

Zeyghami stated he does not like the words "solid waste", can this be looked at as municipal solid waste (i.e. garbage). Higgins stated the Conditional Use Permit will be tied to the Operational Plan. She explained that Land Use (Solid Waste Disposal, Composting, and/or Recycling Facility) encapsulates a lot of different uses. The Zoning Code would have to be changed to change the name of the land use. Higgins stated the DNR has received all the approvals, and all of this comes with their mining permit.

Higgins stated while this site is agriculture/residential property, they are adjacent to an industrial park, and adjacent to the Village-owned driving range, which is leased to the golf course. She stated the park they refer to is the Prohaska Park, which is down the road. She stated as far as the Weston Avenue Corridor Plan, the PGA property could be used as Parks and Recreation, an extension of the golf course, for multi-family housing, an industrial park, or an extension of our current industrial park. She stated this same land use was designated to Mitch King's property, off of E. Jelinek Avenue, in 2017 (which essentially does the same work).

There was discussion on the approved hours of operation to the original Conditional Use Permit. It was clarified that what was approved in May was 7am – 7pm, Monday through Friday, with occasional Saturdays and Sundays, and that crushing or material processing activities are limited to Monday – Friday, 7am – 5pm. Seubert stated the reason why they requested access to site 24 hours per day, was to cover them if they have to suddenly do an emergency job for a customer, where they need to access fill or road base.

Guerndt stated at their current yard, they can access the materials anytime. He then gave an example of a customer's private water well casing breaking, where water saturates the ground around the casing, and in order to fix, they need clean dry fill to put in there. He stated they also serve some municipalities, and gave the example of a water main break. Guerndt stated no one wants to work on the weekends, that this request is just to cover them in emergency situations.

Hoffman questioned the hours at Weston's yard waste site. Wodalski stated we are there during daytime work hours. The Construction Ordinance hours are 6am – 8pm. He stated if contractors are in there grinding materials, it is the same there. He stated if there is a construction project going on, then they may be in and out of there from dusk to dawn. (7am – 7pm). If there is an emergency on a Saturday, they are in the Weston site to get base course or sand. It was stated Mitch King's operation was approved with the same hours (7am – 7pm, Monday – Friday, with occasional Saturday's and Sunday's, and crushing or material processing limited to Monday – Friday, 7am – 5pm).

It was discussed how Mitch King went through the noise and vibration analysis test, for Vortex Tool, as they were right next door to each other, and how it was found there were no issues.

Guerndt stated Integrity Grading is currently doing all the hauling, compacting, etc., on this site (from the Weston Avenue Project). Guerndt stated PGA has not done anything on the mine site yet. They don't plan to start anything until Integrity Grading is done.

Higgins stated she highlighted the areas in the Determination that need extra discussion with Plan Discussion. She stated the pile is currently limited to 30 feet in height, they are requesting to be allowed to go up to 50 feet in height. It was brought up that County Materials pile is about 80 feet.

Cronin confirmed the only activity that would occur on the weekend would be for an emergency situation. He has no issues with how it is worded.

It was agreed there would be no limit on the number of trucks coming in and out per day, as it is too hard to predict the situation and what may be needed.

Higgins stated they are asking that the Conditional Use Permit runs with the land, in the event they want to change the LLC. Higgins stated they get recorded with the deed and a title search would catch it. It still operates under the

Operational Plan and requirements of the Conditional Use Permit. Typically a Conditional Use Permit runs with the land. This will get recorded on the property deed, so if it gets sold, this will come up and we would see.

Spurgeon and Hebda commented that some of the trucks that have been coming in and out of there are PGA branded trucks. Seubert stated that they are subcontracted with some projects with the Village, but they have not started the mining project. Hebda stated that regardless of PGA vehicles, there is still all the trucking, heavy equipment, activities going on across from them. Spurgeon stated they used to have trees in front of their house, until the Village removed them for the walking path.

There was some discussion on where on the Weston Avenue property current activity is happening. Guerndt stated they are working their way back into the site. Until the road is fully built, the trucks are backing into the current driveway so that they don't get stuck when turning around, due to how wet everything is right now. The driveway will get paved next year. He reiterated that the current activity is not their project.

Mumper asked about if they would be willing to landscape this. Guerndt stated this will be farm field when this is done getting filled in and leveled.

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

The Commission went through the Determination:

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

Motion by Jordan, second by Mumper: to approve Conditional Use Permit #20250212 and Site Plan Approval, at 7795 Weston Avenue, with the 14 conditions as listed in the Determination.

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

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

Guerndt returned back to the Plan Commission Chair, at 8:03 p.m.

8. Review of Zoning Code Amendments [1:56:40 Zoom Meeting Recording]

Higgins explained she and Maguire have been working with Mark Roffers on drafting the proposed amendments to the Zoning Code based on things they have been seeing or things that have come up.

She and Maguire read through the background included in staff report, along with reviewing the proposed changes in the draft ordinance, included in the meeting packet.

There was some discussion about Detached Accessory Structures and the maximum allowed height (no more floors above ground level than the principal building), and how Plan Commission is okay with increasing that.

There was some discussion on what determines the front setback side. After some discussion, it was stated where the driveway comes in determines the front setback side.

Higgins stated will schedule a public hearing next month jointly with ETZ.

Motion by Guerndt, second by Mumper: to schedule the public hearing on the draft ordinance amendments in August, 2025.

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

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

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

10. June 2025 Building Permits [2:27:12 Zoom Meeting Recording]

Motion by Mumper, second by Hoffman: 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	----
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

11. Planning & Development Department Project Update Report. [2:27:40 Zoom Recording]

Higgins pointed out her report in the packet.

Higgins announced that today Gebert and Maguire did an interview with Channel 7, regarding the big boom in housing developments.

Higgins stated next month we will be seeing the Concept or Preliminary Plat for the Timber Ridge Builders Subdivision off Old Costa. She stated this plat will be using the far east and west right-of-way entrances, and not utilizing the centrally located one by Joe Muzynski's property, which is up for sale and recently, we have received many emails and phone calls on. She stated this subdivision will require some rezoning for some multi-family areas that will occur. She

stated they are proposing 80 single-family homes and some multi-family homes along the highway (87 total lots). She stated that Chris Reedy is also working on the old Carisbrooke Estates plat again, where he is proposing 1 acre lots.

Guerndt asked about Shorey Avenue. Wodalski stated that will get repaved/maintenance done once Weston Avenue is done.

Cronin asked if the Assistant Zoning Administrator/Code Enforcement Officer position has been posted yet. Higgins stated she has not, as they are re-working the position again. Now that we have the support of Mountain Bay Metro Police Department on our Code Enforcement issues, we will be posting this back to an Assistant Planner/Associate Planner. She stated they need someone who can assist more with plan reviews. The title offered will determine on the experience of the person hired.

12. Announcements & Committee/Commissioner Remarks/Staff Referrals [2:37:38 Zoom Recording]

None.

13. Next Regular Meeting Date – Monday, August 11, 2025, at 6pm.

14. Future Agenda Items or Staff Referrals

15. Adjourn Plan Commission

Motion by Mumper, second by Guerndt: to adjourn at 8:44 p.m.

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

Valerie Parker

To: Deborah Zeegers
Cc: Matthew J. Fleming; Jennifer Higgins; Michael Wodalski; Jami Gebert
Subject: RE: Project 20250212 – PGA, Inc. Conditional Use Permit
Attachments: RE: Request for Noise and Vibration Test Documentation - Project No. 20250212; 00 Mtg_PC_250714_Agenda.pdf

07/14/2025

Hi Deborah,

Thank you for sending the letter, which will get read in to the record tonight.

For your use, I attached my reply message to Kimberely, which provides links to accessing our Zoom meeting option, along with tonight's meeting packet.

Sincerely,

Valerie

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

4747 Camp Phillips Road, Weston, WI 54476

Direct Office: 715-241-2607

Department Office: 715-241-2613

Direct Email: vparker@westonwi.gov

Department Email: plandev@westonwi.gov

From: Deborah Zeegers <dzeegers@murphydesmond.com>
Sent: Monday, July 14, 2025 11:30 AM
To: Valerie Parker <vparker@westonwi.gov>
Cc: Matthew J. Fleming <MFleming@murphydesmond.com>
Subject: Project 20250212 – PGA, Inc. Conditional Use Permit

On behalf of Matthew J. Fleming.

Deborah Zeegers | Legal Assistant

MURPHY DESMOND S.C.

(608) 268-5627 P | (608) 257-2508 F

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14 July 2025

VIA EMAIL ONLY

vparker@westonwi.gov

Valerie Parker
Plan Commission Secretary
Village of Weston
4747 Camp Phillips Road
Weston, WI 54476

RE: Project 20250212 – PGA, Inc. Conditional Use Permit

Dear Ms. Parker:

I represent Kimberley Spurgeon and Joel Hebda who reside across the street from the proposed facility at 7802 Weston Avenue. Please accept these written comments for tonight's public hearing before the Village of Weston Plan Commission.

My clients are opposed to the issuance of the CUP. The operations described represent an intense industrial use of property directly across from their home. The Operations Plan describes operations 7 days a week, between 12 and up to 24 hours per day bringing heavy truck traffic, large equipment operation, and crushing, sorting and screening operations bringing noise, dust and unsightly mounds of construction materials piled 50 feet into the air. While the application proposes that the main operations occur some distance to the south of Weston Avenue, the agricultural lands and wetlands between the operation and Weston Avenue will provide no screening and will not mitigate the significant increase in heavy truck traffic coming and going from the site.

Based upon my review of the application and Village of Weston ordinances, I believe that the application must be denied for a variety of reasons, but primarily the following:

Valerie Parker
Plan Commission Secretary
14 July 2025
Page 2

The Proposed Use is Incompatible With Existing Residential Use.

Section 94.16.06(8) of the Village's Zoning Code requires the consideration of several review criteria. Under Section 94.16.06(8)(c)2., before a CUP can be issued, the Plan Commission must find that:

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.

We believe it is self-evident that an operation as described in the applicant's own Operations Plan is disruptive to and inherently incompatible with my clients' residential use. The Village's own zoning code recognizes this by the fact that the only other places where the proposed conditional use category is available for consideration are the Institutional, Light Industrial, and General Industrial zones. This is not the type of business operation that should be permitted to exist immediately adjacent to residential uses.

The Proposed Use Is Not An Available Conditional Use in the Agriculture and Residential Zone.

The applicant is seeking a CUP for a Solid Waste Disposal, Composting, and/or Recycling Facility. What the applicant proposes, however, is another use entirely, more consistent with an Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operation; or Outdoor Storage or Wholesaling. The first is only allowed as a temporary use and the second is not an available conditional use in the AR district

Section 94.4.06(5) defines "Solid Waste Disposal, Composting, and/or Recycling Facility as:

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.

While the Operations Plan implies that some part of the business may involve repurposing some construction materials, the main purpose is to process, sort, screen, store and sell material for construction purposes.

Valerie Parker
Plan Commission Secretary
14 July 2025
Page 3

The plan expressly includes screening and crushing of rock. Such uses in the Village are permitted only on a temporary basis “exclusively serving a specific public highway or road improvement, other public works project, or large scale construction project warranting on-site processing in the Zoning Administrator’s opinion that benefits the Village and/or the Extraterritorial Zoning District.” See Section 94.4.10(14).

Outdoor Storage or Wholesaling includes “contractors’ outdoor storage yards, equipment yards, lumber yards, coal yards, landscaping materials yards, construction materials yards, and shipping materials yards.” Section 94.4.06(2). This seems to describe the core activity being proposed; however, such uses are not allowed as permitted or conditional uses in the AR district. See Section 94.3.04, Figure 3.04.

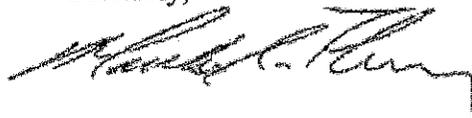
The applicant is trying to fit a square peg into a round hole. At best, a portion of the activity tangentially touches upon an allowable conditional use, however, the totality of the operation involves a use that is either only temporarily allowed or not allowed at all in the AR district.

The Proposed Use Conflicts With the Village’s Comprehensive Plan.

Under Section 94.16.06(8)(c)1., the Plan Commission must find that: “[t]he proposed conditional use is consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village” The applicant cannot meet this criteria. Under the Weston Avenue Corridor Plan adopted May 24, 2021 (the “Plan”), this property is planned for Residential, Recreational and Open Space uses. Clearly a construction material processing and storage site using heavy machinery and generating heavy truck traffic is not consistent with these planned uses.

For the above and forgoing reasons, it is my opinion that not only should the proposed CUP be denied, the Village of Weston Zoning Code compels this outcome. The proposed use is neither a permitted or conditional use in the existing zoning district and it is directly contrary to the Weston Avenue Corridor Plan. Finally, granting this CUP would also result in a substantial undue impact on my clients’ property and significantly alter the character of this neighborhood.

Sincerely,



Matthew J. Fleming

250774

MJF:daz

cc: Kimberley Spurgeon and Joel Hebda, via email
4921-1137-9797, v. 1

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

held on Monday, May 12, 2025, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:06 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}	EXCUSED
Diesen, Dave	ABSENT
Guerndt, Gary	YES
Hoffman, Travis	YES – VIA ZOOM
Jordan, Joe	YES
Mumper, Roy	YES

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

Roll call indicated 5 ETZ members present.

<u>Member</u>	<u>Present</u>
Cronin, Steve	YES
Phelps, Dave	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	EXCUSED
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: Trustee Mark Maloney

Audience Members in attendance, in-person: There were 16 audience members present, in-person.

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

2. Discussion and Action on selecting an ETZ Chair and Vice-Chair. (ETZ) [0:00:59 Zoom Recording]

Higgins introduced Dave Phelps, who is the new Town of Weston Chairman, and now also on the ETZ Committee.

Phelps stated that he is in favor of being in the vice-chair role, as he is new to this, and would like to see how it is done.

Motion by Guerndt, second by Mumper: to select Cronin as Chair for ETZ.

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

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

Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	-----
Mumper, Roy	YES

Motion by Mumper, second by Guerndt: to select Phelps as Vice Chair.

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

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

3. Open Public Comment Period for items that do not appear on this agenda noted as public hearings. [0:03:51 Zoom Recording]

None.

4. Written Communications, Disclosures, and Recusals. [0:04:45 Zoom Meeting Recording]

Guerndt stated that he will need to recuse himself during Agenda Item #11.

5. Minutes from April 14, 2025, Plan Commission Meeting. [0:05:08 Zoom Recording]

Motion by Jordan, second by Mumper: to approve the April 14, 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}	----
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

6. Minutes from February 10, 2025, ETZ Committee Meeting (ETZ) [0:05:25 Zoom Recording]

Motion by Christiansen, second by Guerndt: to approve the February 10, 2025, ETZ meeting minutes.

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

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

Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	-----
Mumper, Roy	YES

7. Public Hearing – Project #20250154 – Rezone a 27.8220-Acre property located directly east of 163905 River Road, from AR (Agriculture and Residential) to RR-2 (Rural Residential – 2-Acre) – PIN 082-2808-134-0971 (Higginbotham/Flood) (ETZ) [0:05:47 Zoom Meeting Recording]

a. Open Public Hearing

Cronin opened the public hearing at 6:06 p.m.

b. Presentation by Applicant and/or Staff

Dan Higginbotham, Plover River Land Company, 2625 Northwestern Avenue, Wausau, was present, representing the property owners, Alan and Rachel Flood. He explained they would like to build a house on the west end of the above-described parcel, but would like, in the future, to divide the overall parcel so that the land they are building on is a smaller parcel on its own. Because of the wetlands and drainage swales, they want to create a less than a 5-acre lot for their future home. However, looking forward into the future, wanted to put together a plan for future development of the rest of the land, into potential future residential lots, which most would be just under 5-acre parcels, which is why they want to rezone the entire parcel now to RR-2.

Higgins explained that this is consistent with the Comprehensive Plan. She stated that staff was previously thinking that sewer and water would be extended to this area, but that is not going to happen now anytime soon.

c. Take Public Comment

None.

d. Close Public Hearing

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

e. Recommendation from Staff

Higgins stated that staff recommends approval.

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

Christiansen confirmed this request tonight is just to rezone from AR to RR-2, not to divide the lots.

The ETZ went through the Rezone Determination and answered the questions as follows:

- #1 Yes
- #2 Yes
- #3 Factors #2 & #3 pertain in this request
- #4 Yes

Motion by Christiansen, second by Mumper: to recommend approval of the rezone request and forward to the recommendation on to the Village Board 05/09/25 meeting agenda

Yes Vote: 5	No Votes: 0	Abstain: 0	Not Voting: 1	Result: PASS
<u>Member (PC)</u>			<u>Voting</u>	
Cronin, Steve {Chair}			YES	

Phelps, Dave {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	-----
Mumper, Roy	YES

8. Public Hearing – Project #20250171 – Conditional Use Permit Request at 163725 Kersten Road, to allow for the construction of a 1,500 square foot accessory building, that is 17 feet tall, for personal use, within the SF-L (Single-Family Residential – Large Lot) Zoning District, where the maximum allowed accessory building size within SF-L District is 1,000 square feet and the height 15 feet. [0:12:44 Zoom Meeting Recording]

a. Open Public Hearing

Cronin opened the hearing at 6:20 p.m.

b. Presentation by Applicant and/or Staff

Brian Kuehl, 163725 Kersten Road, was present, and described the structure he would like to build, stating how it will match his home, and how it will be used to store his implements and other personal things he would like to store.

Maguire stated everything Kuehl has submitted meets requirements. The only reason this is coming through CUP, is because it is above the threshold for staff approval, on square footage and height, within his zoning district. Maguire stated that Kuehl will need an additional driveway access to this structure, and that Kuehl has already applied for that.

c. Take Public Comment

None.

d. Close Public Hearing

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

e. Recommendation by Staff

Higgins stated staff recommends approval, though there are eight conditions, which are the standard conditions we typically apply to garage CUPs.

Mumper questioned if this request to exceed the allowable size is due to equipment being larger these days, and if we need to consider amending the code to allow for a larger structure. Higgins stated staff met with MD Roffers recently to discuss zoning code amendments and this is one of those, as we are seeing an uptick in residents requesting larger garages. Maguire stated that we will have another similar request coming next month.

f. Discussion and Action by ETZ Committee

The ETZ went through the Conditional Permit Determination and answered the questions as follows:

- #1 Yes
- #2 Yes
- #3 Yes
- #4 Yes
- #5 Yes

Motion by Guerndt, second by Phelps: to recommend approval of the Conditional Use Permit Request #20250171.

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

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

9. Announcements & Committee Remarks (ETZ) [0:20:18 Zoom Meeting Recording]
None.

10. ADJOURN ETZ COMMITTEE

Motion by Guerndt, second by Mumper: to Adjourn ETZ at 6:27 p.m.

Guerndt requested we move down to Agenda Item #12.

At 6:31 p.m., the Commission moved back to item Agenda Item #11. Commissioner Guerndt requested to recuse himself for this public hearing, due to conflict of interest, and stepped down into the audience.

11. Public Hearing – Project #20250142 – Conditional Use Permit Request at 7795 Weston Avenue, to allow for a Non-Metallic Mineral Extraction land use to occur on property zoned AR (Agriculture and Residential). (Seubert/Guerndt/Vreeland) [0:27:41 Zoom Meeting Recording]

a. Open Public Hearing

Cronin opened the public hearing at 6:35 p.m.

b. Presentation by Applicant and/or Staff

Teal Fyksen, of Marathon County Conservation, Planning & Zoning Department, was present. He stated that his part in this public hearing process is specifically related to the reclamation, that reclamation is covered under County jurisdiction, where anything operational is covered under Village jurisdiction.

Higgins explained the layout of her report and is looking for PC input and recommendations on a few of the performance standards/conditions of the CUP.

Present to speak on behalf of this project were:

Gary Guerndt, 7306 Zinser Street, Weston
Kurt Seubert, 148525 Smore Lane, Mosinee
Dustin Vreeland, 6103 Dawn Street, Weston

Guerndt stated they are proposing to dig a 15-acre pond in back (south) section of the property, in the upland area of the agricultural field, along creek line. He stated the property is very flat, and the farm field has many issues with saturation from stormwater, and so has the golf course across the road from here. He stated his goal is to do the pond and help with groundwater issues on the neighboring properties by retaining some of the water in their pond. He stated they worked with Wodalski on some of the south side of Weston Avenue water issues with flooding. He stated how Wodalski is working on some culvert sizing as well, off of Shorey Avenue, and then will work with the DNR on some cutting down along the creek line. He stated their other goal is to raise the rest of the property upward so that it can be

farmed, and in 30+ years or so can be developed. He stated they hired Vreeland & Associates to do the mapping and plans.

Vreeland stated he is here to answer any questions regarding the plans, permitting, DNR, etc.

Seubert pointed out, what is being discussed tonight, pertains only to the 3 phases shown on the map, on the south property. He stated the north property is going to be a fill site for Integrity Grading, who is doing the Weston Avenue project, which started this week.

c. Take Public Comment

Brian Zinser, of 8502 Heeren Street, was present with concerns, stated he owns the 40-acre farm field directly south of this. He stated his property is already very wet, and how he has always had problems with it. He stated an engineer from Weston recently came and talked to him about the brushing they are thinking of doing along the creek. His concern is if Guernndt is going to be digging a pond, there will be a lot of water involved with that (as far as dewatering), which he feels will drain down to his property, cause further issues. He stated he wants to build a home on this site at some time.

Mark Neitzke, of 7403 Weston Avenue, resides to the west of this site, and his family owns property along the west side of this site. Neitzke stated his initial questions are if they will be dewatering and how long is permit good for. Cronin stated he believes this is for 3 phases over 30 years. He also questioned if this property is sandy or rock, and if it is rock, if they will be crushing rock on site. Higgins stated they will be doing some crushing, but no blasting. Higgins stated they will need to stay within this plan. She stated the Village will be storing some materials from the Weston Avenue project on the north side. Neitzke reiterated that his main concern is the dewatering of the pond. He too does not need any more water.

There was an audience member on Zoom, identified as "User", who had originally wanted to speak but at the time of the hearing did not come off mute to make any comments.

d. Close Public Hearing

Cronin closed the public hearing at 6:49 p.m.

e. Recommendation from Staff

Higgins pointed out the Performance Standards within the Conditional Permit Determination that is in the packet, and the text that is highlighted in red.

Higgins clarified to everyone that a pond is a permitted use in this zoning district. What kicks it into non-metallic mining, and the County's reclamation permit, is that they are going to be taking the material off-site and doing some crushing (active mining). She said if they were just digging a pond and were not going to take anything off-site, it could have been done as a permitted use, through a basic pond permit that we have.

She then went through the Determination with PC, gathering their input on staff's determination and questions.

Guernndt explained, as far as paving the drive access to this site, that they are wanting to wait until next spring, as the trucks hauling fill in from the Weston Avenue project are coming in frequently, and would damage it right away.

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

Mumper questioned how do we make sure that we are not making an improvement to one property, to the detriment of surrounding property, or how do we make sure the other properties will be affected by water.

Guerndt explained how Village Public Works staff has been out shooting some elevations there, and how we have been having issues with stormwater drainage at the golf course with the stormwater ponds. He stated the surface water and the inability for the surface water to drain away, and that some of it can be ground water. He stated the groundwater on his property is somewhere from 4' to 6' below the surface by the area of where they will be digging the pond. They are looking to add capacity to that. He explained what happened on Weston Avenue, where the Village created new detention basins for the stormwater to go to. However, those are a couple feet higher than the golf course, so when they filled up, the water ran across the golf course. He stated this new pond they are digging should not affect the neighboring properties as they are filling their site to raise it up, and feels it should not cause detriment.

Wodalski stated he thinks tonight the biggest question is when you are dewatering, where are you pumping the water to, as you get the pond dug down. Guerndt pointed out that Wodalski is looking to expand culverts in that area, which should help. Guerndt also stated they will not be dewatering the pond during the spring season to flood someone's property. He explained the goal with pond is that the surface water from the golf course and other nearby areas will run into the pond, which will have the capacity to hold it. Wodalski stated Isaac Dolan, Villag Engineer, has reached out to the property owners in this area to walk their properties to better understand where the limitations are and what is causing some of this to back up, which has been a combination of beaver dams, undersized culverts, and lack of an actual drainage way.

Zinser stated he has noticed most of the water issues in the area are coming from the north and how it backs up on the golf course to the south. Wodalski stated the water wants to go southwest.

Guerndt stated if enough neighbors met with staff and WI DNR, the WI DNR may allow some elimination of creek. Wodalski stated that Dolan has been in conversations with the WI DNR, and how there are ways to work through this with the DNR, but an issue is that the area is pretty flat.

Wodalski stated if this project is done correctly, all can see a positive effect.

Mumper commented on hours of operation and the concerns of crushing. Guerndt stated they will be doing some crushing only on material they want to move out. He stated they have material by their shop that they want to spread out here. He stated they will have some concrete and asphalt material to bring in to crush once or twice per year. He said no different than the hours that the Village crushes out on Ryan Street. He stated it most likely would be Monday – Friday crushing. Mumper questioned if this could be consistent with past Conditional Use Permits. Higgins read Mitch King's hours, which are between 7am and 5pm. Guerndt stated they could do similar hours. Mumper would prefer this be consistent, as far as crushing hours.

Mumper confirmed the fuel tank will not permanent. Guerndt confirmed it is just a portable tank on a truck.

Higgins stated we were not concerned about fencing around the property, just primarily at the road for security.

Cronin questioned the \$1 million policy per occurrence, if it is just on this site or such as water run off, due to the dewatering, if insurance covers that. Guerndt stated they have a \$15 million umbrella too.

Jordan commented with this project, while digging, it will make the situation better, until a rain event. He stated the noise issue concern, he does not feel it is an issue, as it won't be consistent. He stated with access, a gate at the road should stop people from coming in, as long as the gate is set far enough in for trucks to stop to access it.

Cronin confirmed with Wodalski that he will be working with the WI DNR to get the drainage way opened up.

Mumper stated he is feeling better that the neighbors won't be flooded out.

Zinser would like to hear what Wodalski finds out from the WI DNR.

Neitzke stated he is okay if this project helps, he just does not want any more water.

Dan Weilep, 6304 Weston Avenue, and owner of the golf course, stated he is in favor of this project.

Mumper brought up MSHA (Mine Safety and Health Administration), and if this puts him into an MSHA. Guerndt stated it does once they start crushing.

Hoffman stated he has worked with them in past projects. He had a situation with catastrophic rainfall, where the silt fence broke. He stated we need to trust that these professionals will do the right thing, and he feels positive about the outcome for everyone out there.

Higgins stated how some of the performance standards do not come over into the CUP, as they are covered under the civil plans and stormwater pollution prevention plan that will be attached to the CUP.

The Plan Commission then went through the Performance Standards within the Conditional Use Determination and answered the questions as follows:

#1 Higgins stated is tied to Exhibit A, the Storm Water Pollution Prevention Plan and Civil Plan.

#2 Higgins stated they need to follow the required Federal, State, County, and Village permits, and to provide copies of the permits to the Village.

#3 Higgins stated, based on discussion, they need to follow Mitch Kings hours, as far as the crushing (7am – 5pm, Mon-Fri). Other hours of operation would stay the same.

#4 - #9, Cronin stated they agree with Higgin's language.

#10 Cronin stated to add that they will not have permanent on-site bulk storage, that it will be portable. Okay as written.

#11 is okay.

#12 Higgins stated this should be reworked to include only the gate at the front entrance.

#13 - #17 are okay.

#18 Higgins asked if we need to place an expiration date on this. Cronin stated we can put a 30-year expiration date. Fyksen stated that the County reclamation runs with the mine site. The County has not expiration date.

Higgins stated she can put this all together, and then Cronin can sign the document on Monday, to be recorded. She will bring back a signed copy to PC, next month, as an FYI.

Guerndt pointed out, that people may be seeing trucks going in the site now, and wanted everyone to know it is not their starting their project. He stated this is Integrity hauling in material from the Weston Avenue project.

The Plan Commission went through the Final Determination and answered as:

- #1 Yes
- #2 Yes
- #3 Yes
- #4 Yes
- #5 Yes
- #6 Yes
- #7 Yes

Motion by Jordan, second by Mumper: to recommend approval of Conditional Use Permit #20250142, as outlined and with staff amending #3, modifying #12 (allowing just the access gate), modifying hours of operation for crushing, and that onsite fuel storage will be temporary portable equipment, and the permit expires in 30 years.

Yes Vote: 4 No Votes: 0 Abstain: 1 Not Voting: 2 Result: PASS

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

12. Public Hearing – Conditional Use Permit Request at 5600 & 5602 Municipal Street, to allow for an indoor sales & Service and Outdoor Display land uses on property zoned LI (Limited Industrial) and WHP-A (Wellhead Protection – Zone A) Overlay District (Penrose). [0:21:36 Zoom Meeting Recording]

a. Open Public Hearing

Cronin opened the public hearing at 6:28 p.m.

b. Presentation by Applicant and/or Staff

Higgins stated Jesse Penrose is currently operating his trailer sales business at 2915 Schofield Avenue. He recently purchased this property, and is working towards moving his business to former Norcon property. His business use requires CUP in the LI District. She stated his request meets all performance standards for both uses.

She explained that there are two existing buildings and the property is fenced in. He will be operating out of 5602, and will eventually lease out 5600. When that occurs, the interested tenant will need to work with the Village on the zoning permit. She pointed out the conditions on this approval.

c. Public Comment Period

No comments.

d. Close Public Hearing

Cronin closed the public hearing at 6:32 p.m.

e. Recommendation from Staff

Higgins recommends approval with the noted conditions.

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

The Plan Commission then went through the Conditional Use Determination and answered the questions as follows:

- #1 Yes
- #2 Yes
- #3 Yes
- #4 Yes
- #5 Yes
- #6 Yes

Motion by Mumper, second by Guerndt: to recommend approval Conditional Use Permit #20250152.

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

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

At 6:31 p.m., the Commission moved back up to item Agenda Item #11.

13. April 2025 Staff-Approved Certified Survey Maps and Site Plans. [1:33:20 Zoom Meeting Recording]

At 7:40 p.m. Guerndt returned back on the Plan Commission.

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

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

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

14. April 2025 Building Permits [1:33:54 Zoom Meeting Recording]

Motion by Jordan, second by Mumper: to acknowledge April 2025 Building Permits.

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

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

15. Planning & Development Department Project Update Report. [1:34:26 Zoom Recording]

Higgins pointed out her report. She stated she is working with the NCWRPC to make it easier on staff to meet the requirements on housing affordability/availability we have to report on our website each year. She will bring in a document to share with PC next month. She explained what this entails and gave a preview of the program. Guerndt stated there previously was a push for workforce development housing. Guerndt feels we need to get this in front of some of the developers. He feels it would be good to see if we can get some funding.

Cronin questioned what is going on next to Aspirus. Higgins stated they are doing a parking lot expansion.

Motion by Mumper, second by Jordan: to acknowledge the Planning & Development Project Update Report.

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

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

16. Announcements & Committee/Commissioner Remarks/Staff Referrals [1:44:30 Zoom Recording]
None.

17. Next Regular Meeting Date – Monday, June 9, 2025, at 6pm.

18. Future Agenda Items or Staff Referrals [1:45:00 Zoom Recording]

Higgins stated to Mumper that anything that we bring back, will include the ETZ.

Mumper and Guerndt complimented staff on how things are going.

19. Adjourn Plan Commission

Motion by Mumper, second by Jordan: to adjourn at 7:53 p.m.

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

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

NOTICE IS HEREBY GIVEN that that a public hearing will be held to take testimony relative to **amending provisions within Chapter 94 of the Municipal Code, affecting accessory structures, “yard” definitions, and land use classifications and allowances.**

Notice is hereby given the Village of Weston Plan Commission and Joint Village and Town of Weston Extraterritorial Zoning Committee will hear said request at a joint public hearing to be held at its meeting, scheduled to begin at 6:00 p.m., on Monday, August 11, 2025, in the Board Room of the Village of Weston Municipal Center, 4747 Camp Phillips Road.

Dated July 18, 2025.

Valerie Parker, Commission Clerk

Run: July 28, 2025, and August 4, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission & ETZ Committee, August 11, 2025
Description:	Public Hearing - Proposed Ordinance amending provisions within Chapter 94 of the Municipal Code, affecting accessory structures, "yard" definitions, and land use classifications and allowances.
From:	Jennifer Higgins, Director of Planning & Development/Zoning Administrator Roman Maguire, Building Inspector
Question:	Should the PC/ETZ Committee recommend approval to the Board of Trustees (BOT) the proposed zoning ordinance amendments as proposed?

Background

As discussed with the PC last month, 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. Staff worked with Mark Roffers over the last month to address the accessory structure height issue that was raised by the PC at the July meeting. The new proposed change is shown in red below.

We are now submitting these ordinance changes for public hearing and recommendation to the BOT.

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.

REQUEST FOR CONSIDERATION

- 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.

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 3rd 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.
- Increase the maximum accessory building height in the SF-L, SF-S, 2F, and MF districts from 15 feet to 20 feet. [this change came from the July 2025 PC discussion]
- Remove the column and all regulations associated with maximum number of floors for accessory buildings (retaining maximum accessory building height measured by feet). [this change came from the July 2025 PC discussion]

REQUEST FOR CONSIDERATION

- 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.

Attached Docs: Proposed Zoning Code Amendments Draft Ordinance

Committee Action: PC requested the garage section be looked at by staff during their June 2025 meeting and reviewed the proposed ordinance amendments at their July 14 meeting, directing staff to schedule them for public hearing in August.

Financial Impact: TBD

Recommendation: Staff recommend approval as submitted.

Recommended Language for Official Action

PC & ETZ will each need to make separate motions to the BOT.

- 1. I recommend the draft ordinance amendments as proposed to the BOT.**
- 2. I recommend the draft ordinance amendment with modifications to the BOT.**
- 3. I recommend the draft ordinance be denied by the BOT.**
- 4. No action – will move on to the BOT after 45 days with no action.**

Additional action: BOT adoption by ordinance
Publication of Ordinance in WDH
Update Municipal Code

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

¹ The terms detached garage, utility shed, gazebo, residential greenhouse, and carport are defined in Section 94.17.04.
² 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.
³ Except where approved by the Plan Commission or Extraterritorial Zoning Committee as part of an approved site plan under Section 94.16.09.
⁴ 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.
⁵ 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.
⁶ 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. ~~The~~No Temporary Portable Storage Container ~~cannot~~ shall encroach on the public right-of-way, neighboring property, or sidewalk, or be placed in ~~the~~any 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.
- Increase the “Maximum Accessory Structure Floor Area” within the SF-S Single Family – Small Lot district from 800 square feet to 1,000 square feet.
- Increase the maximum accessory building height in the SF-L, SF-S, 2F, and MF districts from 15 feet to 20 feet.
- Remove the column and all regulations associated with maximum number of floors for accessory buildings (retaining maximum accessory building height measured by 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:

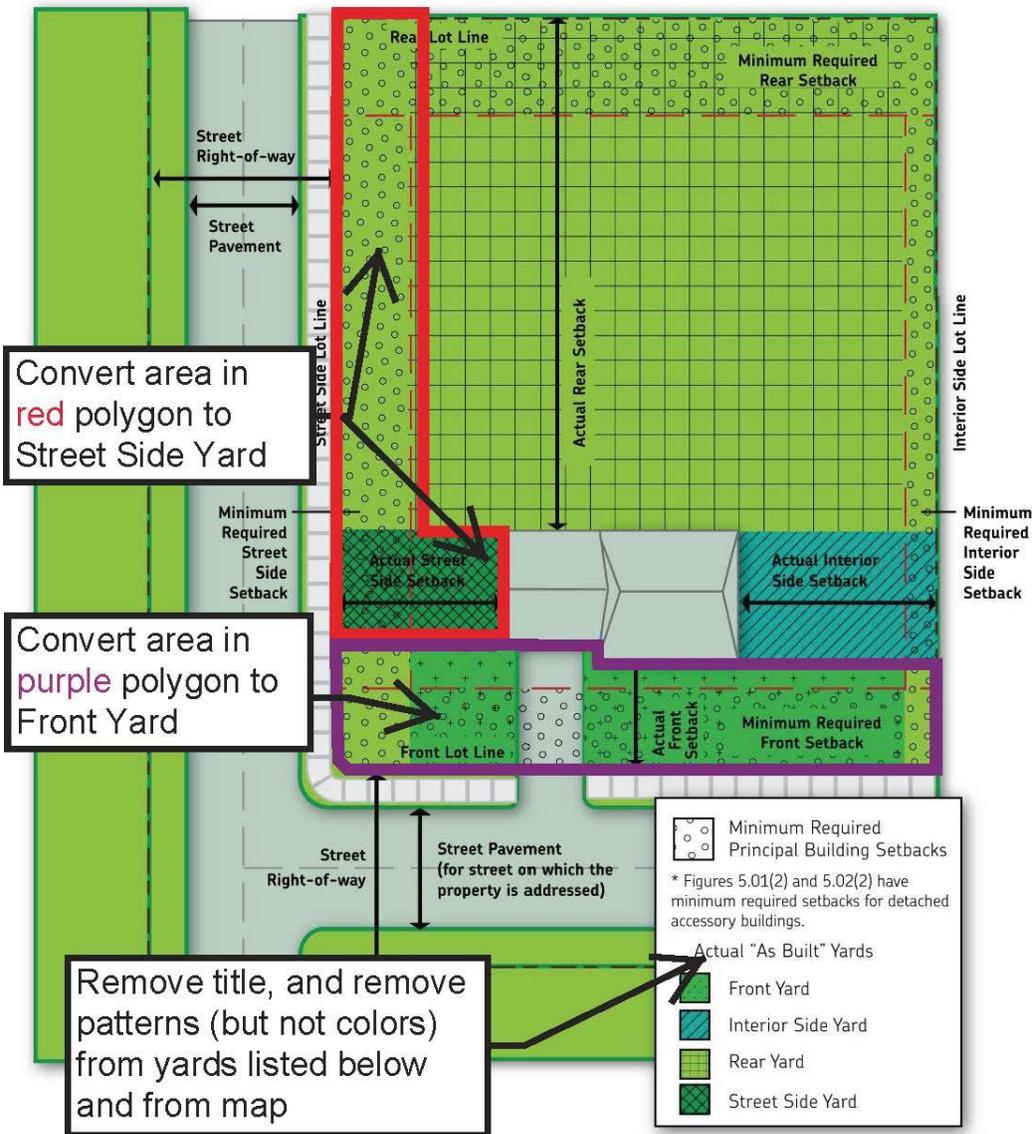
- The column title “Principal Residential Building including Attached Garage” is amended to read “Principal Building (e.g., Residence) including Attached Garage”.
- For the 2F zoning district, the minimum street side yard setback under the “Principal Building (e.g., Residence) including Attached Garage” 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 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 front and street side yard setbacks for accessory structures (excluding fences) 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: _____

DRAFT

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission/ETZ Committee, August 11, 2025 Board of Trustees, August 18, 2025
Description:	Centergy 2025 Regional Housing Study
From:	Jami Gebert, Administrator Jennifer Higgins, Planning & Development Director/Zoning Administrator
Question:	Item is on agenda for informational purposes and to begin housing discussion.

BACKGROUND

Centergy Regional Economic Development Organization (REDO) is committed to advancing prosperity and vibrancy in the five-county region of Central Wisconsin: Adams, Lincoln, Marathon, Portage, and Wood Counties. Centergy recently took on the task to look at housing affordability in the 5 county region and in partnership with North Central Wisconsin Regional Planning Commission (NCWRPC) released Centergy’s 2025 Regional Housing Study on August 4, 2025. The Study outlines the growing need for affordable, workforce-ready housing across Central WI’s five county region. The Study provides data-driven insights, local projections, and practical strategies to help communities like ours plan for the estimated 11,000+ new housing units needed in the 5-county region by 2040. Marathon County is expected to need over 6000 units alone by 2040.

Based on the study’s findings, Regional efforts should focus on increasing the number of housing units in Table 24. These housing types benefit the greatest number of workforce households while maximizing the resources needed to support the needed housing.

Table 24: Centergy’s Workforce Housing Priorities

Workforce Household Income	Housing Type	Recommendation	Rationale
\$75,000 to \$99,999	\$200,000 - \$299,999	Highest Priority	Entry-level owner-occupied housing for retaining workers long-term
\$50,000 to \$74,999	\$1,250 - \$1,499	Second Highest Priority	Units in this price range are in highest demand
\$35,000 to \$49,999	\$900 - \$1,249	Third Highest Priority	This price range is critical for attracting and retaining entry-level employees

Source: NCWRPC

Centergy’s next step is developer outreach and to create a Housing Committee. They are also in the process of meeting with the state and area businesses to create a fund to assist achieving these priorities.

Staff is sharing this document with you all so you are aware it exists and can review the data provided. I specifically want you all to look at *Chapter 7 Centergy Region Housing Toolkit* starting on page 43 of the pdf link below. PC/ETZ we can have some discussions Monday regarding some of the Low-Effort Housing Solutions (page 46) and how other communities are tackling the housing affordability issues using their zoning code.

Attached Docs: [Centergy 2025 Regional Housing Study](#) [external link]

REQUEST FOR CONSIDERATION

Committee Action: None

Fiscal Impact: TBD.

Recommendation:

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION
None – item is on for informational purposes and discussion only.

ADDITIONAL ACTION:



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

DESCRIPTION:	July Staff-approved Certified Survey Maps and Site Plans.
FROM:	Jennifer Higgins, Director of Planning & Development Valerie Parker, Planning Technician
FOR REVIEW BY:	Plan Commission, 08/11/2025
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 – Hintz/Reid/Higginbotham, 7202 Birch Street – Land Reconfiguration
- Project #20250283 – Bates/Riverside Land Surveying, 6703 Ryan Street – Land Division
- Project #20250254 – Keszy/Vreeland, 1919 Schofield Avenue – Re-Establishing Property Lines

Site Plans –

- Project #20250296 – Weston Psychiatric, 6307 Schofield Avenue – Building Alteration

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



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

DESCRIPTION: Report re: July 2025 Building Permits

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

FOR REVIEW BY: Plan Commission/ETZ Committee, 8/11/2025
Board of Trustees, 8/18/2025

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

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

FISCAL IMPACT: \$35,658,832 in permit valuation
\$225,275 in permit fees
848 total permits issued (824 Village, 13 Town, 11 Rothschild)
(YTD as of 8/4/25)

Month of July 2025 Permits Issued.
Village of Weston - 137
Town of Weston - 1
Village of Rothschild - 3
\$31,0821 received in permit fees.
\$4,335,900 in permit valuation

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

PRIOR REVIEW: No previous public review.

REQUEST: Acknowledge and place on file.

Is there an additional briefer with this agenda item?

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

July 2025 Building Permits

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
Town of Weston								
202501201	HVAC	156517 WHISPERING PINE AVE, WESTON	08228080610060	JOHN OTRADOVEC	Schulz Heating & Cooling		07/09/2025	\$13,250 \$50.00
							Town of Weston Permits Is	1
							Town of Weston Permits F	\$50
							Town of Weston Permits V	\$13,250
Village of Rothschild								
202501225	Well	1610 MARLYN AVE, ROTHSCHILD	17628083031056	RANDALL ARNETT			07/14/2025	\$60.00
202501222	Well	8708 BRIAN DR, ROTHSCHILD	17628083031042	LARRY BENZINGER			07/14/2025	\$60.00
202501237	Well	1611 EDWARD AVE, ROTHSCHILD	17628083031091	ELAINE SPEES			07/16/2025	\$60.00
							Village of Rothschild Perm	3
							Village of Rothschild Perm	\$180
							Village of Rothschild Perm	
Village of Weston								
202501275	Accessory	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC			07/24/2025	\$400 \$40.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202501323	Accessory	5304 FULLER ST, WESTON	1922808153096 0	ZACHARY LEVIS			07/31/2025	\$500 \$40.00
202501267	Accessory	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC			07/22/2025	\$800 \$40.00
202501243	Accessory	4311 SCHOFIELD AVE, WESTON	1922808163094 3	ILLINOIS AVENUE HOUSING LLC			07/17/2025	\$3,200 \$40.00
202501205	Accessory	3617 GREEN PASTURES LN, WESTON	1922808291006 3	JCP INCOME TRUST			07/10/2025	\$3,335 \$40.00
202501256	Accessory	5004 QUIRT SANN DR, WESTON	1922808172005 0	ZACH HUEMPFNER			07/21/2025	\$14,000 \$133.60
202501185	Accessory	3903 PAT ST, WESTON	1922808103001 9	CHERYL LARSON			07/08/2025	\$15,000 \$40.00
202501244	Accessory	1802 HIGHLAND AVE, WESTON	1922808191013 3	ERIC SCHNEIDER	Bruneau Brother's LLC		07/17/2025	\$140,000 \$460.00
202501228	Commercial Building	8211 SCHOFIELD AVE, WESTON	1922808231095 5	MID-WEST MINI STORAGE P1 LLC			07/15/2025	\$1,255,050 \$5,000.00
202501200	Commercial Building	2910 SCHOFIELD AVE, WESTON	1922808173002 5	AGREE STORES LLC	JSD Professional Services		07/09/2025	\$0 \$100.00
202501305	Commercial Building	5606 MUNICIPAL ST, WESTON	1922808153099 4	OLSON & OLSON LLC	Midwest Amusements		07/29/2025	\$5,231 \$100.00
202501218	Deck	8408 HINNER SPRINGS DR, WESTON	1922808291005 0	MICHELLE SHINKLE	0462096585		07/11/2025	\$3,500 \$75.00
202501251	Deck	5005 ROSS AVE, WESTON	1922808161095 3	KENT PERRIN			07/18/2025	\$7,500 \$75.00
202501224	Deck	5406 LOUANN DR, WESTON	1922808094015 6	THOMAS RALPH			07/14/2025	\$16,000 \$75.00
202501285	Deck	4613 HOLLY AVE, WESTON	1922808163017 3	DIXIE HETTINGA	Double J Construction LLC		07/25/2025	\$16,000 \$75.00
202501308	Deck	6207 JALEN CIR, WESTON	1922808222003 3	MICHAEL O'NEIL	ProBuild Construction LLC		07/31/2025	\$19,975 \$75.00
202501219	Demolition	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	EndeavorMHC		07/14/2025	\$100.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202501220	Demolition	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	EndeavorMHC		07/14/2025	\$100.00
202501221	Demolition	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	EndeavorMHC		07/14/2025	\$100.00
202501176	Driveway	6103 CAMP PHILLIPS RD, WESTON	1922808212000 2	PATRICIA BARTZ			07/03/2025	\$6,300 \$75.00
202501290	Electrical	8603 RYAN ST, WESTON	1922808274099 8	WILDECK FAMILY IRREVOCABLE TRUST			07/25/2025	\$400 \$65.00
202501217	Electrical	4712 FULLER ST, WESTON	1922808161001 9	KARL MANCHESKI	By Design Electric		07/11/2025	\$1,000 \$65.00
202501263	Electrical	4311 SCHOFIELD AVE, WESTON	1922808163094 3	ILLINOIS AVENUE HOUSING LLC	Junction Electric LLC		07/21/2025	\$2,000 \$65.00
202501317	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE		07/31/2025	\$2,000 \$65.00
202501318	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE		07/31/2025	\$2,000 \$65.00
202501319	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE		07/31/2025	\$2,000 \$65.00
202501240	Electrical	2707 E NEUPERT AVE, WESTON	1922808173011 6	GARY KASTEN	FLOYD J MOORE		07/17/2025	\$2,500 \$65.00
202501277	Electrical	4311 SCHOFIELD AVE, WESTON	1922808163094 3	ILLINOIS AVENUE HOUSING LLC	Disher Electric Inc.		07/24/2025	\$2,700 \$65.00
202501198	Electrical	4253 HOWLAND AVE, WESTON	1922808333097 8	MICHAEL KORPELA	CUNICO ELECTRIC LLC		07/09/2025	\$17,880 \$65.00
202501238	Electrical Comm	4810 STERNBERG AVE, WESTON	1922808162003 9	RICHARD SPATZ	Haggen Electric LLC		07/16/2025	\$2,800 \$100.00
202501239	Electrical Comm	7303 SCHOFIELD AVE, WESTON	1922808221099 7	SYLVESTER HINTZ	Haggen Electric LLC		07/16/2025	\$2,800 \$100.00
202501284	Electrical Comm	1000 MACHMUELLER ST, WESTON	1922808192099 5	D C EVEREST AREA SCHOOL DISTRICT	K&M Electric, Inc.		07/25/2025	\$47,640 \$105.00
202501155	Electrical Comm	2408 SCHOFIELD AVE, WESTON	1922808181005 2	FAMILY VIDEO MOVIE CLUB INC	Van Ert electric		07/01/2025	\$100,000 \$0.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202501156	Electrical Comm	2702 SCHOFIELD AVE, WESTON	1922808173093 8	BALSAM LLC	Van Ert Electric		07/01/2025	\$100,000	\$0.00
202501158	Electrical Comm	3200 SCHOFIELD AVE, WESTON	1922808173098 2	ABC WESTON LLC	Van Ert Electric		07/01/2025	\$100,000	\$0.00
202501199	Electrical Comm	6002 ALDERSON ST, WESTON	1922808184097 7	VILLAGE OF WESTON	Van Ert electric		07/09/2025	\$372,000	\$0.00
202501249	Electrical Comm	1711 EL SEGUNDO AVE, WESTON	1922808191003 8	MC P1 38 LLC	Seliger Electric, Inc		07/18/2025	\$6,400	\$116.00
202501248	Electrical Comm	1707 EL SEGUNDO AVE, WESTON	1922808191003 7	MC P1 38 LLC	Seliger Electric, Inc		07/18/2025	\$6,450	\$156.00
202501208	Excavation	5509 GORDON ST, WESTON	1922808174097 4	ADAM SCHMITZ	Wisconsin Public Service		07/10/2025		\$75.00
202501171	Excavation	7107 EXECUTIVE CT, WESTON	1922808151007 3	ROBERT FIECK	Wisconsin Public Service		07/02/2025		\$75.00
202501172	Excavation	3836 MUSKIE DR, WESTON	1922808104003 1	GREEN TREE CONSTRUCTION INC	Wisconsin Public Service		07/02/2025		\$75.00
202501223	Excavation	6407 TEAGAN LN, WESTON	1922808222006 1	NATHAN HETTINGA	MiTech Services		07/14/2025		\$75.00
202501262	Excavation	10002 ADVENTURE WAY, WESTON	1922808244001 0	TRUE NORTH ENERGY LLC	FRONTIER COMMUNICAT IONS		07/21/2025		\$75.00
202501254	Excavation	5405 ZADRA ST, WESTON	1922808163007 4	ANTHONY ROBINSON	WISCONSIN PUBLIC SERVICE		07/18/2025		\$75.00
202501245	Excavation	6009 SCHOFIELD AVE, WESTON	1922808153095 7	EAST WAUSAU LLC	Pearce Services		07/17/2025		\$75.00
202501187	Fence	3610 STERNBERG AVE, WESTON	1922808171005 5	KARI COTA	The Jim		07/08/2025	\$3,998	\$40.00
202501170	Fence	3410 MOUNT VIEW AVE, WESTON	1922808174096 4	ANNETTE BEGAYE			07/02/2025	\$4,500	\$40.00
202501166	Fence	3617 GREEN PASTURES LN, WESTON	1922808291006 3	JCP INCOME TRUST			07/02/2025	\$10,000	\$40.00
202501209	General	164844 RIVER BANK LN, WESTON	1922808241001 1	SCOTT GRUENING	Joey D Ninnemann Construction		07/10/2025	\$0	\$100.00
202501241	Home Improvement	2806 MALLARD CT, WESTON	1922808083099 0	BLAINE LANDREMAN			07/17/2025	\$5,000	\$90.00
202501163	Home Improvement	2910 MALLARD CT, WESTON	1922808083099 1	ALICIA HERRINGTON			07/01/2025	\$8,000	\$130.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202501204	Home Improvement	4253 HOWLAND AVE, WESTON	19228083330978	MICHAEL KORPELA	Sovereign Design LLC		07/10/2025	\$70,000	\$180.00
202501162	HVAC	6212 KELLY PL, WESTON	19228082220014	WAYNE THORSON	MALBRIT MECHANICAL INC.		07/01/2025	\$3,650	\$50.00
202501161	HVAC	5805 ALDERSON ST, WESTON	19228081730007	BRIAN TREMEL	MALBRIT MECHANICAL INC.		07/01/2025	\$3,920	\$50.00
202501291	HVAC	8603 RYAN ST, WESTON	19228082740998	WILDECK FAMILY IRREVOCABLE TRUST			07/25/2025	\$4,000	\$50.00
202501287	HVAC	9915 WESTON AVE, WESTON	19228082510995	AARON FELCH	Best HVAC		07/25/2025	\$4,200	\$50.00
202501276	HVAC	3210 NORMA AVE, WESTON	19228081730088	LORRAINE PRAHL	Best HVAC		07/24/2025	\$6,000	\$50.00
202501184	HVAC	6007 BABL LN, WESTON	19228081520106	ANDREW RADIES	AFFORDABLE REFRIGERATION LLC		07/07/2025	\$6,110	\$50.00
202501320	HVAC	5803 QUENTIN ST, WESTON	19228081020084	WILLIAM BERG	Schulz Heating & Cooling		07/31/2025	\$7,500	\$50.00
202501271	HVAC	8406 CASTLEBERRY CIR, WESTON	19228082930066	JOHN AND CAROL KUHN TRUST	Frasiers Plumbing & Heating		07/23/2025	\$7,733	\$50.00
202501177	HVAC	3507 S KRUEGER AVE, WESTON	19228081740063	LOREN WHITE	MALBRIT MECHANICAL INC.		07/03/2025	\$8,840	\$50.00
202501165	HVAC	5606 MUNICIPAL ST, WESTON	19228081530994	OLSON & OLSON LLC	Best HVAC		07/02/2025	\$4,500	\$100.00
202501311	HVAC	7815 CAMP PHILLIPS RD, WESTON	19228082820990	NORTHEAST WISCONSIN ENTERPRISESLLC	AFFORDABLE REFRIGERATION LLC		07/31/2025	\$5,910	\$100.00
202501202	HVAC	4107 BARBICAN AVE, WESTON	19228082120177	4107 BARBICAN AVENUELLC	AFFORDABLE REFRIGERATION LLC		07/09/2025	\$22,990	\$100.00
202501174	Lateral	5211 ROSS AVE, WESTON	19228081610940	ALLEN WANTA	ELITE PLUMBING PLUS LLC		07/03/2025		\$50.00
202501295	Lateral	8504 HINNER SPRINGS DR, WESTON	19228082910052	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.		07/25/2025		\$50.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202501294	Lateral	8412 HINNER SPRINGS DR, WESTON	1922808291005 1	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.		07/25/2025		\$50.00
202501296	Meter	8412 HINNER SPRINGS DR, WESTON	1922808291005 1	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.		07/25/2025		\$1,325.00
202501297	Meter	8504 HINNER SPRINGS DR, WESTON	1922808291005 2	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.		07/25/2025		\$1,325.00
202501229	Meter	8315 MAPLEFIELD WAY, WESTON	1922808291007 7	DENYON HOMES INC	Denyon Homes, Inc		07/15/2025		\$1,325.00
202501230	Meter	8303 MAPLEFIELD WAY, WESTON	1922808291007 8	DENYON HOMES INC	Denyon Homes, Inc		07/15/2025		\$1,325.00
202501265	Minor Home Improvement	4311 SCHOFIELD AVE, WESTON	1922808163094 3	ILLINOIS AVENUE HOUSING LLC			07/22/2025	\$1,500	\$0.00
202501247	Minor Home Improvement	4920 ELM ST, WESTON	1922808172003 0	BLONG MOUA			07/18/2025	\$3,000	\$50.00
202501274	Minor Home Improvement	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC			07/23/2025	\$3,500	\$50.00
202501315	Minor Home Improvement	4908 KELLYLAND ST, WESTON	1922808161002 9	ANDY ANDERSON			07/31/2025	\$4,000	\$50.00
202501314	Minor Home Improvement	6013 HIGH RIDGE CIR, WESTON	1922808152010 3	D SCOTT PETERSON	Ridge Top Exteriors		07/31/2025	\$4,426	\$50.00
202501312	Minor Home Improvement	6110 COUNTY ROAD J, WESTON	1922808242099 3	FILTZ RENTALS LLC	Advanced Siding and Roofing		07/31/2025	\$7,000	\$50.00
202501212	Minor Home Improvement	6008 MORNING VIEW LN, WESTON	1922808152015 9	JOHN KILGORE	B&B Basement Repairs LLC		07/11/2025	\$7,150	\$50.00
202501203	Minor Home Improvement	5301 ALEX ST, WESTON	1922808091003 4	MARK TUSHKOWSKI	KSB Construction		07/09/2025	\$13,000	\$50.00
202501299	Minor Home Improvement	5906 CORONADO DR, WESTON	1922808184016 8	MAYZER VANG	New Heights Roofing Inc.		07/25/2025	\$17,400	\$50.00
202501304	Minor Home Improvement	5911 MORNING VIEW LN, WESTON	1922808152012 7	CHRIS EPLETT	A-Rite Construction		07/29/2025	\$17,484	\$50.00
202501313	Minor Home Improvement	2206 BLOEDEL AVE, WESTON	1922808184024 3	MICHAEL NEZWORSKI	Advanced Siding and Roofing		07/31/2025	\$18,000	\$50.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202501252	Minor Home Improvement	4306 E RAYBELLE DR, WESTON	1922808084001 1	RAY DIERS	Dun-Rite Exteriors		07/18/2025	\$19,982	\$50.00
202501157	Minor Home Improvement	6411 QUENTIN ST, WESTON	1922808101002 4	JEREMY HOFFMAN			07/01/2025	\$31,598	\$50.00
202501266	Minor Home Improvement	5808 QUENTIN ST, WESTON	1922808102010 0	BOUNMY MONGKONE	Erie Construction		07/22/2025	\$34,624	\$50.00
202501253	Minor Home Improvement	4505 TWIN PINES LN, WESTON	1922808152015 3	SHARON SCHULTZ	Dun-Rite Exteriors		07/18/2025	\$36,325	\$50.00
202501167	Occupancy	6010 SAXON AVE, WESTON	1922808153098 5	NB LLC	Ganster Construction		07/02/2025		\$75.00
202501236	Occupancy	4107 BARBICAN AVE, WESTON	1922808212017 7	4107 BARBICAN AVENUELLC	Rib Mountain Oral Surgery		07/16/2025		\$75.00
202501282	Occupancy	6307 SCHOFIELD AVE, WESTON	1922808222012 5	DRG HOLDINGS LLC	Weston Psychiatric		07/24/2025		\$75.00
202501272	Occupancy	5604 MUNICIPAL ST, WESTON	1922808153092 9	OLSON & OLSON LLC	Olson & Olson		07/23/2025		\$0.00
202501302	Occupancy	5606 MUNICIPAL ST, WESTON	1922808153099 4	OLSON & OLSON LLC	Olson & Olson		07/28/2025		\$75.00
202501264	Plumbing	3503 N KRUEGER AVE, WESTON	1922808174004 2	CHARLENE GREMLER	Brandenburg Mechanical Inc		07/21/2025	\$670	\$50.00
202501206	Plumbing	5802 BUSINESS HIGHWAY 51, WESTON	1922808183006 0	CHERI TROWBRIDGE	Mad City Windows & Baths		07/10/2025	\$4,800	\$50.00
202501211	Plumbing	4702 CREST RIDGE AVE, WESTON	1922808212013 6	JASON DILBECK			07/10/2025	\$5,280	\$40.00
202501227	Plumbing	4611 AUGUSTINE AVE, WESTON	1922808163017 7	JAY GORSKI	Mad City Windows & Baths		07/15/2025	\$6,000	\$50.00
202501226	Plumbing	5112 ARROW ST, WESTON	1922808162003 2	ETHAN BRIDENTHAL	Mad City Windows & Baths		07/15/2025	\$7,000	\$50.00
202501186	Plumbing	5206 DJ LN, WESTON	1922808094020 8	JACOB PRUNUSKE	Tundraland/Leaf Home		07/08/2025	\$13,844	\$50.00
202501210	Resurface	4702 CREST RIDGE AVE, WESTON	1922808212013 6	JASON DILBECK			07/10/2025		\$40.00
202501283	Resurface	2704 SHEPHERD LN, WESTON	1922808202005 8	LUE LEE			07/24/2025		\$40.00
202501207	Resurface	6003 BABL LN, WESTON	1922808103004 1	KATHLEEN WEST			07/10/2025		\$40.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202501159	Resurface	5907 DECKER ST, WESTON	1922808144001 9	KHOUA LO	Custom Paving		07/01/2025	\$6,950 \$40.00
202501160	Sign	5910 MESKER ST, WESTON	1922808164013 7	CK INVESTMENTS OF WESTON LLC	Griesbach Auto Service Inc.		07/01/2025	\$500 \$150.00
202501273	Sign	5604 MUNICIPAL ST, WESTON	1922808153092 9	OLSON & OLSON LLC	Mac Daddy Graphics		07/23/2025	\$605 \$0.00
202501289	Sign	2106 SCHOFIELD AVE, WESTON	1922808181093 6	YAZDI LLC	Super Lettering & Signs Inc		07/25/2025	\$1,000 \$200.00
202501303	Sign	3409 SCHOFIELD AVE, WESTON	1922808174005 4	RJFC HOLDINGS LLC	D and L Signs		07/28/2025	\$2,800 \$150.00
202501280	Sign	5512 BUSINESS HIGHWAY 51, WESTON	1922808183002 1	D & K PROPERTIES OFCENTRAL WI LLC	D and L Signs		07/24/2025	\$5,000 \$0.00
202501301	Sign Panel	7815 CAMP PHILLIPS RD, WESTON	1922808282099 0	NORTHEAST WISCONSIN ENTERPRISESLLC	Creative Sign Company		07/28/2025	\$0.00
202501298	Special Assessment	5105 KELLYLAND ST, WESTON	1922808161004 5	SUSAN WEILAND	GOWEY ABSTRACT & TITLE COMPANY INC		07/25/2025	\$40.00
202501279	Special Assessment	8901 BIRCH ST, WESTON	1922808294098 4	BRADLEY D KRUEGER REVOCABLE TRUST	GOWEY ABSTRACT & TITLE COMPANY INC		07/24/2025	\$40.00
202501189	Special Assessment	5406 ROCK RAPIDS DR, WESTON	1922808094026 9	VICKY SECORD	Knight Barry Title - QTax		07/09/2025	\$40.00
202501181	Special Assessment	1813 MONTEREY AVE, WESTON	1922808191007 4	RONALD J BRUNNER FAMILY LEGACY TRUST	RUNKEL ABSTRACT		07/07/2025	\$40.00
202501259	Special Assessment	4506 LEDUC ST, WESTON	1922808161015 4	MARTHA AMEND	The Closing Company, LLC		07/21/2025	\$40.00
202501197	Special Assessment	5304 SKI LN, WESTON	1922808143095 6	JUSTIN BORSKI	Avenue Title		07/09/2025	\$40.00
202501257	Special Assessment	2806 MALLARD CT, WESTON	1922808083099 0	ALAN SCHMIDT	The Closing Company, LLC		07/21/2025	\$40.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202501179	Special Assessment	10107 STANDING OAK DR, WESTON	1922808323002 9	JAMES KAUDY	RUNKEL ABSTRACT		07/07/2025	\$40.00
202501180	Special Assessment	6307 SCHOFIELD AVE, WESTON	1922808222012 5	GRACE ANNE PROPERTIES LLC	RUNKEL ABSTRACT		07/07/2025	\$40.00
202501196	Special Assessment	5115 LEE AVE, WESTON	1922808164008 9	HOLZHAUER HOLDINGS LLC	Avenue Title		07/09/2025	\$40.00
202501192	Special Assessment	5103 QUIRT SANN DR, WESTON	1922808172009 2	JILL LAUFENBERG	Avenue Title		07/09/2025	\$40.00
202501193	Special Assessment	6704 MACHMUELLER ST, WESTON	1922808192005 5	MARK STEINES	Avenue Title		07/09/2025	\$40.00
202501194	Special Assessment	6710 MACHMUELLER ST, WESTON	1922808192005 6	MARK STEINES	Avenue Title		07/09/2025	\$40.00
202501195	Special Assessment	5510 MESKER ST, WESTON	1922808164007 6	MARK STEINES	Avenue Title		07/09/2025	\$40.00
202501258	Special Assessment	7009 RIVER TRAIL DR, WESTON	1922808154017 4	CJJW PROPERTIES LLC	The Closing Company, LLC		07/21/2025	\$40.00
202501178	Special Assessment	No Address			RUNKEL ABSTRACT		07/07/2025	\$40.00
202501175	Special Assessment	3805 STERNBERG AVE, WESTON	1922808174000 9	THOMAS ENGLERT	GOWEY ABSTRACT & TITLE COMPANY INC		07/03/2025	\$40.00
202501322	Special Assessment	8505 HINNER SPRINGS DR, WESTON	1922808294003 0	SEAN SARVER	Caliber Title		07/31/2025	\$40.00
202501288	Temp Use	6202 SCHOFIELD AVE, WESTON	1922808153097 2	LAPORTE TESMER LLC	Arrow Sports Club		07/25/2025	\$100.00
202501269	Temp Use	6010 MESKER ST, WESTON	1922808164013 8	AIRGAS-NORTH CENTRALINC			07/22/2025	\$50.00
202501281	Well	6513 ALTA VERDE ST, WESTON	1922808191015 0	DAWN OLSTAD	D.C. Everest Senior High		07/24/2025	\$60.00
202501286	Well	4715 CHADWICK ST, WESTON	1922808162001 1	BRUCE GAJEWSKI	PGA		07/25/2025	\$60.00
202501307	Well	8205 CAMP PHILLIPS RD, WESTON	1922808282098 6	YAEGER AUTO SALVAGEINC	Yaeger Auto Salvage, Inc		07/30/2025	\$60.00
202501316	Well	5514 ROSE ST, WESTON	1922808173004 2	JOSEPH KELTER			07/31/2025	\$60.00

Permits Issued

Date From 7/1/2025 and Date To 7/31/2025

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202501235	Well	5407 LOUANN DR, WESTON	1922808094015 0	MARGUERITE CHIOSTRI			07/16/2025	\$60.00	
202501164	Well	4711 CHADWICK ST, WESTON	1922808162001 0	TOU XIONG			07/02/2025	\$60.00	
202501292	WUBPA	8412 HINNER SPRINGS DR, WESTON	1922808291005 1	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	2,058	07/25/2025	\$255,000 \$2,975.00	
202501321	WUBPA	5211 ROSS AVE, WESTON	1922808161094 0	ALLEN WANTA	Wanta Construction LLC	1,349	07/31/2025	\$260,000 \$2,825.00	
202501293	WUBPA	8504 HINNER SPRINGS DR, WESTON	1922808291005 2	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	1,925	07/25/2025	\$270,000 \$2,945.00	
202501255	WUBPA	164844 RIVER BANK LN, WESTON	1922808241001 1	SCOTT GRUENING	Joey D Ninnemann Construction	2,500	07/18/2025	\$800,000 \$3,605.00	
								Village of Weston Permits	137
								Village of Weston Permits	\$30,821
								Village of Weston Permits	\$4,322,650
								Total Permits Issued	141
								Total Permits Fees	\$31,051
								Total Permits Valuation	\$4,335,900
								Total Finished Sq Ft	7,832



Jennifer Higgins
Planning & Development Director

To: Plan Commission

Date: August 6, 2025

Re: Planning & Development Project Updates

1. **Comprehensive Plan Update** – Project is in progress. We should have a draft Community Survey later this week. I received the first draft of Volume 1 Conditions and Issues last week and staff have begun our review of it. Plan is to release the survey right away this fall after kids go back to school and summer activities wind down.
2. **Open Assistant/Associate Planner Position** – Earlier this week the job announcement was posted for the open position, and we have started to receive some promising applicants already. We will give it a few more weeks and then begin interviews in early September.
3. **Evolve Software Upgrade** – Projects, licensing and code case modules have been reviewed and changes are complete. As time allows staff has been working through the Permit module. We are able to make some changes on our end but others will be revamped to make applying easier.
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.

TIF 1

1. **Fabick Cat, 9601 County Road J** – Site plan approval was given 6/27/25. Building permit has been issued. Building 1 is an 18,443-sf expansion and will add additional



Jennifer Higgins
Planning & Development Director

maintenance/service bays and offices to their existing maintenance facility. Building 2 is a 4,050-sf addition creating a covered area adjacent to the existing paint booth.

2. **Project Timberwolf (Amazon), County Road J** – Final Occupancy Issued. Project Completion needs to be scheduled.
3. **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.
4. **Weston Mini-Maxi Storage, 8211 Schofield Avenue** – Under Construction – At least 4 of the buildings have received occupancy to date. Received an email on 8/6/25 inquiring on process to amend the CUP. Sounds like they would like to change one of the Maxi buildings that has yet to be constructed on the original approval into a mini. The PC may be seeing this in September if that is the case and they decide to proceed.
5. **C-Tech, 8311 Technology Dr** – Under Construction - Building addition.
6. **Wausau Supply, 8011 Technology Dr.** – We received a revision for landscaping that Meverden is following up on. Project Completion needs to be scheduled.
7. **Norcon, Progress Way, Phase 1 – Cold Storage & Phase II - Office Building** – Office area received temporary CO on 4/4/25. Another inspection is needed. Project Completion will come later this summer after occupancy is issued and all plantings are installed.

TIF 2

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



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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 2nd 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 was completed a few weeks ago by Meverden. He is drafting his inspection report.
3. **Wendy's, 5401 Business Hwy 51** – Project Completion Inspection needs to be scheduled. I recently received a CSM to create a 2 lot CSM at this location.

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.
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.



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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. Requested final occupancy on this project 8/4/25.
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. State review was done in July and the replat just finally recorded.
10. **Arrowhead Estates First Addition** – Subdivision Plat was approved and recorded in April 2024. Under construction. DA has been amended. Believe all lots are now sold. We received the first permit request in late January and the 2nd in February. 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 this fall.
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 this fall.