



Village of Weston, Wisconsin

Meeting of the PLAN COMMISSION

During the 29th legislative session of the elected

Board of Trustees (2025 – 2026)

Monday, September 8, 2025, at 6:00 P.M.

Packet Prepared By:

Jennifer Higgins, Director of Planning & Development



Village of Weston, Wisconsin MEETING NOTICE

Meeting of: **PLAN COMMISSION**

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

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

Date/Time: **Monday, September 8, 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 09/02/2025.

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

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

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



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

Monday, September 8, 2025, at 6:00 p.m.

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

Join Zoom Meeting by Computer:

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

Join Zoom Meeting by Phone:

+1 312 626 6799 US (Chicago)

Meeting ID: 544 591 5099

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

1. Call to Order – Roll Call & Declaration of Quorum.
 - Plan Commission – Cronin {C}, Zeyghami {VC}, Diesen, Guerndt, Hoffman, Jordan, Mumper.
2. Open public comment period for items that do not appear on this agenda noted as public hearings.
3. Written Communications, Disclosures and Recusals. Members of the body should make any required disclosures or recusals during this time.
4. [Minutes from August 11, 2025, Meeting.](#)
5. [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)
6. [Public Hearing – Project #20250311](#) - Conditional Use Permit request at 9805 Sandhill Dr, to allow for the construction of a 1,200 square foot detached accessory structure, for residential use, within the SF-S (Single-Family Residential – Small Lot) Zoning District, where the maximum allowed accessory building size within the SF-S District is 1,000 square feet. (Wariner/Collins)
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Action by the Plan Commission.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION

7. **Public Hearing – Project #20250330** – Amendment to Official Zoning Map to rezone 3802 Schofield Avenue from B-2 Highway Business to PD Planned Development and 5510 Camp Phillips Road from MF Multiple Family Residential to PD Planned Development. The applicant is also proposing an amendment to the current General Development Plan (GDP) at the Weston Marketplace, 3806, 3910, 4002 & 4020 Schofield Avenue to include these two additional parcels to the GDP and create an additional separate parcel on the corner of Schofield Avenue and Camp Phillips Rd for future development. (Dairyland Operations, LLC, and MRV Architects, Inc./ 3910 Schofield Avenue, LLC, Blue Water of Weston, LLC, RS Holdings of Wisconsin, LLC, Golden Pacific Holdings, LLC, and Christopher Connor)
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Recommendation to the Board of Trustees by the Plan Commission.

8. **Public Hearing – Project #20230188** – Amendment to Conditional Use Permit and Site Plan at Mid-West Mini Storage, 8211 Schofield Avenue. (Vreeland/ Mid-West Mini Storage P1, LLC and Traviata, LLC)
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Action by the Plan Commission.

9. **Public Hearing – Project 20250324** – Rezone request from SF-S (Single Family Residential – Small Lot) Zoning District to 2F (Two Family Residential) Zoning District on Lots 37 through 46 and 63 through 72 of the proposed Preliminary Plat of Granite Ridge located South of Mary Lane & Old Costa Lane. (Riverside Land Surveying/Timber Ridge Builders, LLC)
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Recommendation to the Board of Trustees by the Plan Commission.



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

10. [Project 20250324 Preliminary Plat Approval for the Granite Ridge Subdivision located South of Mary Lane & Old Costa Lane. \(Riverside Land Surveying/Timber Ridge Builders, LLC\)](#)
11. [Work Order Number 21: Comprehensive Plan Vision & Direction Update](#)
12. [August 2025 Staff-Approved Certified Survey Maps and Site Plans.](#)
13. [August 2025 Building Permits.](#)
14. [August Planning & Development Department Project Update Report.](#)
15. Announcements & Commissioner Remarks
16. Next Regular Meeting Date - Monday, October 13, 2025, at 6 pm
17. Future Agenda Items or Staff Referrals
 - a. Proposed Zoning Code Amendments
18. Adjourn Plan Commission

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

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

This Agenda was posted at the Village Municipal Center, on www.westonwi.gov and transmitted to media partners on 9/4/2025. Questions can be directed to the Planning & Development Department at (715) 241-2613 or plandev@westonwi.gov.

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

held on Monday, August 11, 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 Vice Chair and Village Trustee Hooshang Zeyghami at approximately 6:07 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}	EXCUSED
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

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

Roll call indicated 4 ETZ members present.

<u>Member</u>	<u>Present</u>
Cronin, Steve	EXCUSED
Phelps, Dave	EXCUSED
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	YES
Mumper, Roy	YES

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

Village Staff in attendance, via Zoom: None

Other Village Representatives in attendance, in-person: None

Other Village Representatives in attendance, via Zoom: None

Audience Members in attendance, in-person: There were no 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. [0:00:45 Zoom Recording]

None.

3. Written Communications, Disclosures, and Recusals. [0:00:56 Zoom Meeting Recording]

A written comment was emailed today, to Village Clerk Brehm, by Village resident Jim Pinsonneault, 5002 Arrow Street, with comments and concerns related to Agenda Item #7. The Commission took a few minutes to read the e-mail. The received e-mail is attached to these minutes.

4. Minutes from June 14, 2025, Plan Commission Meeting. [0:04:57 Zoom Recording]

Motion by Jordan, second by Diesen: to approve the July 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}	-----
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

5. Minutes from May 12, 2025, ETZ Committee Meeting (ETZ) [0:05:13 Zoom Recording]

Motion by Mumper, second by Christiansen: to approve the May 12, 2025, ETZ meeting minutes.

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

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

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 MD’s) – Defer to September 8, 2025, Meeting (PC) [0:05:34 Zoom Meeting Recording]

Higgins stated we are still working with them, they are asking to defer to September.

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. [0:06:22 Zoom Meeting Recording]

a. Open Public Hearing

Zeyghami opened the hearing at 6:13 p.m.

b. Presentation by Applicant and/or Staff

Higgins stated she worked with Mark Roffers on the draft Ordinance amendments.

Higgins explained the revisions that Hull shared with her earlier today, on the Draft Ordinance, which consisted of:

*Section 1 and Section 2. The title of each Figure in the brackets got transposed, where they should be listed where Section 1 refers to Figure 3.04 Allowable Uses in Rural, Open Space and Residential Zoning Districts and Section 2 refers to Figure 3.05 Allowable Uses in Non-Residential and Mixed Use Zoning Districts.

*Section 12. The last two bullet points belong in Section 13 as they relate to Figure 5.01(2) not Figure 5.01(1).

Higgins stated that she will be reaching out to MuniCode, as what has happened is when we transitioned from the "pdf" version of the Zoning Code over to MuniCode, a lot of the formatting was inadvertently changed by MuniCode, as they were trying to make the formatting similar to the regular Village Code.

Higgins stated the biggest thing with this code change is that staff is attempting to make things easier for commercial and residents, on their projects that they are trying to do.

Higgins stated we have received a lot of greenhouse requests in both the Town and Village and how we did not have very clear standards on them in the Code, plus they do not meet the regulations of an accessory structure. She explained, currently, residents are only allowed one detached garage, one shed, and one gazebo. This code change will allow for the greenhouse structure, as well as those other three.

Higgins stated we also wanted to allow for additional temporary outdoor sales (like farm stands) and allowing those little bus stop structures that people put up for their children to be in while waiting for their school bus on our larger lots.

Higgins stated this ordinance amendment would also allow for portable storage containers for longer term business use, in limited situations with screening. She stated that these are not really allowed in commercial districts, but that we do not deal with them unless it becomes an issue. She gave some examples of situations like when Wendy's requested a temporary one, while they were first starting up, however they never went through with it as they needed it for longer than 30 days.

Gebert commented we would only issue a permit for these, if the use was going to be longer than 30 days.

Jordan feels Plan Commission should give staff the power to make the decisions on these, and the ability to address these grey exceptions, without necessarily having this being open season on having these, that there should be some oversight by staff, so that these requests do not have to come before Plan Commission for a special permit.

Guernndt questioned if the container was parked behind their fence, if allowed. Higgins stated if it is behind a fence there have been no issues.

Higgins stated staff does not want to have to give permits for these, but there needs to be parameters set. We would only approach them if they are causing a problem, like parked across a sidewalk or infringing on a neighboring property, etc.

Gebert stated there is no fee in the Schedule of Fees, so there would not be a fee associated, but basically their requesting to park it and staff being aware.

Higgins stated that we have not had any issues with the storage pods in the business park, but that they technically are not a permitted use in Zoning Code as a permanent structure.

Maguire stated this change will allow those storage containers to remain. Higgins stated they are looked at as a temporary structure.

Christiansen stated there are some of these out in the Town, being used as long-term storage containers (in lieu of a shed). He stated some are kept up nicely and some are not.

Higgins brought up how Target has some of these behind their building.

Mumper questioned if complaints typically come in on any of these. Higgins stated we have not received any in the commercial, that it is mostly in residential areas where these come in, as people rent them when they are either moving out or moving in. She stated the reason this regulation originally went in was there was an issue where someone had one on their property as they were moving in, and the container just never left, and was being used for extra storage.

Higgins stated that this change would allow staff to work with a homeowner if they need the storage pod for longer than 30 days for whatever reason. Maguire gave an example of the situation out on W. Raybelle Drive, where the house sustained a fire, back in January, and how the residents there are still not back in the house, as the repairs have been delayed by their insurance.

Gebert stated we could still try to rework this ordinance with Roffers, but in the meantime, putting this in place this evening, makes the allowance so people aren't in non-compliance. Maguire agreed that the intent tonight is to make these in compliance.

Christiansen questioned if there is a limit on number of storage pods someone can have.

Mumper questioned if we could just make it an allowable use in commercial, and permitted in residential.

Diesen questioned if there is language in here to cover hardship situations, like a fire.

Hull stated the issue is what makes this temporary, and is temporary different between residential and commercial. He stated perhaps these need to be addressed differently and in commercial, we are not really talking about a temporary storage use either. He stated maybe those should be in different sections.

Mumper feels in commercial they should just be allowed. Higgins stated we can do that, but there needs to be something written in the code on it.

Guerndt stated we would want to address retail.

Mumper questioned if we could write it where they are allowed, until a complaint is filed, then the issue be sent to Plan Commission to address it.

Zeyghami stated if it is for construction purposes, they could authorize those. Maguire stated it would run for 2 years for a construction project.

Guerndt brought up a contractor that is renovating an apartment building, and how there are several storage containers parked there, storing their supplies and equipment for the project. Higgins stated that use is typically handled via

another temporary use permit process for construction projects. This ordinance would give staff the authority to grant a temporary use permit for a longer period of time.

Hoffman pointed out how these are all over and how they have their purpose. He brought up the UHaul request to use these as permanent storage.

Christiansen asked if these would be allowed in AG. He stated that people out in the country use these to storage hay, firewood, yard equipment, etc. It was brought up how these are less expensive than building a building.

Mumper questioned the reference to 60 mph. Maguire explained that pertains to the greenhouse structures, and how we adopted, as a municipality, the UDC (Uniform Dwelling Code) for accessory structures. If we don't give the accessory structures some lessened rules or say that a portion of the rules do not apply to that, then we would have to design those to the 90mph wind load or 20 pounds per square foot. The purpose of the reduced wind load is so the structure does not have to be overly engineered, because it is just a (for example) 12-foot by 12-foot greenhouse, or a 20-foot long hoop structure for a greenhouse, in the backyard. He stated that essentially, the 60mph was an arbitrary number.

Jordan stated how many of these come with various straps and tiedowns to protect the structure from wind, but at least this way, staff would have a way to regulate them.

Maguire commented on what the instruction manuals for some of these calls for and how, as far as snow load, you can find reinforcement kits for some sheds.

Guerndt commented on how with a heavy storm a greenhouse or shed should get blown from its location into a neighbors home.

Maguire commented on how there is one type of greenhouse, that has a 56mph wind rating. He commented on how this particular one would not meet our zoning code (if the amendment is adopted) and would not meet UDC either. Guerndt questioned what other greenhouse options are out there that would meet the 60mph. Maguire stated he would have to do more research.

Maguire commented on how there have been many requests for these coming in, but unless you are on a larger zoned property (like SF-L) the code does not allow for them. He stated if he can't find an example greenhouse that would meet 60mph, then we would have to modify the code to make it reasonable (like 50 mph or so).

Maguire confirmed to Hoffman that most commercial grade greenhouses are rated for 85mph winds.

There was discussion on how several of the requests that came in were from residents who were awarded USDA grants to purchase them. Since, there has only been one greenhouse permitted by us, and that was one on a large-zoned property.

Guerndt suggested we table this until more information is found on this and for the storage pods until next meeting.

There was discussion on Section 6, with the 5th Performance Standard, where the last sentence states "If the top of the foundation is below grade, the siding shall extend to the ground. Maguire explained the way the UDC reads is that the siding needs to cover the wood and the sheathing. He stated this is dependent on how they constructed the foundation,

the bottom plates, and the wall sheathing. He stated sometimes the wall sheathing may extend down past the foundation, and it needs to be covered (protected) with the siding.

Maguire gave an example of an inspection he was on today, where the sheathing was within an inch and a half of grade. In order for them to be within 6" inches of grade, they would have to replace it with 1 1/2" of treated plywood or OSB, or apply a preservative to it, or add ice and water shield. Something to protect it, as the sheathing is not weather resistant.

Maguire pointed out that the statement that is being questioned by Pinsonneault, has always been in this section of the code, that it is not new proposed language.

Higgins stated explained that this Ordinance amendment proposes to increase the maximum accessory building height from 15 to 20 feet in the SF-L, SF-S, 2F, and MF Zoning Districts. Higgins stated that following staff discussion with Roffers, it was agreed that we would also propose to remove the column that is associated with maximum number of floors for accessory buildings. She stated that other communities are starting to see requests come in for people wanting to put secondary apartments above their detached garages.

Maguire stated we wanted to expand the flexibility for people to create usable space above their accessory buildings.

Higgins stated the last two changes address unusual situations. She stated a property with multiple street yard and determining how to apply setbacks, and modifying the illustration for fencing to assist in determining what different yards are (front yard, side yard, rear yard, etc.).

Gebert questioned if the Plan Commission wants to take action on a portion of this draft ordinance and then next month we bring back the storage pods and greenhouses, or hold off and approve the entire draft ordinance next month.

Guerndt asked if it is urgent to finalize 6 and 11. Gebert stated that Section 7 has some urgency to it.

c. Take Public Comment

Zeyghami stated we will include a copy of the email from Pinsonneault in the meeting minutes.

d. Close Public Hearing

Zeyghami closed the public hearing at 7:12 p.m.

e. Recommendation by Staff

Higgins stated staff recommends approval, less Sections 6 and 11. Staff will rework those for next month.

f. Discussion and Action by Plan Commission

Motion by Guerndt, second by Diesen: to recommend approval of the draft ordinance amendments, less Sections 6 and 11, which will come back at next meeting.

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

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

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

g. Discussion and Action by ETZ Committee

Motion by Hull, second by Mumper: to recommend approval of the draft ordinance amendments, less Sections 6 and 11, which will come back at next meeting. Question: Christiansen would like AG zoning included the ordinance for the storage containers.

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

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

8. Centergy 2025 Regional Housing Study [1:06:53 Zoom Meeting Recording]

Higgins gave a summary of the recent report (developed together by Centergy and North Central WI Regional Plan Commission) that was released by Centergy, looking at housing affordability and housing priorities.

Mumper commented it would be good to know what developers have to say on what is driving costs up. Maguire stated some of it is utilities, and Wodalski stated some of it are sidewalk, curb, and gutter.

9. July 2025 Staff-Approved Certified Survey Maps and Site Plans. [1:23:32 Zoom Meeting Recording]

Motion by Mumper second by Guerndt: to acknowledge the July 2025 Staff-Approved Certified Survey Maps and Site Plans.

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

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

10. July 2025 Building Permits [1:24:10 Zoom Meeting Recording]

Motion by Guerndt, second by Hoffman: to acknowledge July 2025 Building Permits.

Yes Vote: 6

No Votes: 0

Abstain: 0

Not Voting: 1

Result: PASS

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

11. July Planning & Development Department Project Update Report. [1:24:21 Zoom Recording]

Higgins has report included. Quite a few things this fall coming through. She stated there is a CUP for garage coming in next month.

Guerndt commented on Reedy's subdivision, and the type of soil that is there. He commented on how there have been issues that have come up in the past in other areas where when the soil is heavy and not draining well (like in sand), how it can cause private well contamination issues.

Guerndt questioned Owen Jones' project. Higgins stated there will be some new plans for a CUP coming in to change their maxi building (the last planned build-out coming up) to a mini building. Maguire explained history and where they are at with this project.

12. Announcements and Committee/Commissioner Remarks/Staff Referrals [1:32:43 Zoom Recording]

None.

13. Next Regular Meeting Date – Monday, September 8, 2025, at 6pm.

14. Future Agenda Items or Staff Referrals [1:33:00 Zoom Recording]

None.

15. Adjourn Plan Commission & ETZ

Motion by Jordan, second by Guerndt: to adjourn PC at 7:40 p.m.

Motion by Hull, second by Diesen: to adjourn ETZ at 7:40 p.m.

Hooshang Zeyghami, Village Trustee and Plan Commission Vice Chair
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

Valerie Parker

From: Jim P <jarheadjim3521@gmail.com>
Sent: Monday, August 11, 2025 3:18 PM
To: Pamela Brehm
Cc: Steven Cronin; Jami Gebert; Valerie Parker
Subject: Public hearing comments

Madam Clerk,

Please read the following into the record and provide a copy to the members of the planning commission and ETZ. I would also like this exact letter to be entered into the minutes, in lieu of one sentence stating "Jim spoke in opposition to proposed changes." This is specifically in regard to agenda item 7 for the public hearing.

In the packet, on page 40 #3

How many instances has the zoning department been involved in, where yard sheds have been blown around by 60mph winds? Please provide specific examples to include addresses and information on the structures moved by the wind. What metric will the building inspectors be using to evaluate if the structure is properly secured to the ground in a manner which will not be moved by a 60mph wind? Please cite exact specifications in the UDC or other proven method which is more accurate than a gut feeling. Grabbing the ratchet straps and saying "this isn't going anywhere," can not be the defining specification.

This additional proposed regulation is 100% unnecessary and should be removed. The temporary tents, like car ports, can be a problem, but they're not allowed long term anyway. Please strike the language.

#5

This question is for the building inspector. Does the Wisconsin UDC recommend siding all the way to the ground? Or do they want 3" above the ground? Please adjust the recommended zoning change to coincide with the UDC.

Page 44. 9, 1,b.

What is the purpose of this? Will Jennifer actually be asking businesses to move their containers and granting certain individuals exceptions to the 30 day rule? This is extreme overreach. Please explain why you feel this is even remotely warranted in areas which are not residential? This is just another case of wanting to have extreme authority and control over everything.

If the planning commission wishes to prohibit shipping containers altogether in the Village or add any additional restrictions on them, I would strongly disagree with their decision on that. The shipping container policies and language should stay exactly as it is. Jennifer, please provide examples of why you want this changed and how it will better our community. I can only think of one instance where shipping containers in a commercial area could have been perceived as "unfavorable," and that is the containers in front of the building at 6406 Schofield Avenue. What other examples do you have Jennifer?

Be advised, if this body recommends approval of this language, I will personally report Violations of this code regularly just as I have done over the past 18 months with your ridiculous flag sign regulations. Staff doesn't have the resources to enforce another completely unnecessary rule. Unless this is being brought up because staff don't have enough to do. In which case, I'll gladly assist them in determining the addresses which are in violation and allow them to feel busy by enforcing another silly rule. I would ask that no changes to the shipping container policies in the zoning code are recommended to the board of trustees.

Where are these outlandish ideas coming from? Can we just enforce the rules we already have and do our jobs?

Thank You,
Jim Pinsonneault
5002 Arrow Street Weston

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, September 8, 2025
Description:	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)
From:	Jennifer Higgins, Planning and Development Director/Zoning Administrator
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Turf MD's to allow for a Light Industrial land use and salt storage bin within the B-3 (General Business) District and WHP-A (Wellhead Protection – Zone A) Overlay District

BACKGROUND

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

A public hearing was held at the July 14, 2025 PC meeting. At that time, there were still some questions staff had with drainage and the shed location so the PC chose to defer action for 30 days. The applicant did not have the materials ready in time for the August meeting so it was deferred again until this September 8, 2025 PC meeting. The plans have changed slightly from last review. Instead of a a new 25 ft X 20' salt bin they are now proposing 18 ft X 20 ft.

The main building is approximately 6500 sq ft in size and there is another approximately 1500 sq ft storage building in back. They are proposing a new 18 ft X 20' salt bin. The business will operate Monday through Friday from 7:00 a.m. to 5:00 p.m. There are ten full time, year-round employees and 8-10 seasonal employees. The outdoor storage of vehicles, equipment, soil pile, mulch pile and miscellaneous hardscape pallet materials will be located behind the fence. Screening will need to be added to the chain-link fence to meet the performance standards of the light industrial land use. The CUP is also required to allow the business use in the B3 zoning district and the salt bin in the Wellhead Protection District Zone.

Wellhead Protection

All fertilizers and chemicals will be stored indoors. The building contains a concrete floor and adequate structural components to account for safe storage. The salt storage bin is a concern for the wellhead protection area. Per the performance standards, an environmental impact study or environmental assessment prepared by a licensed environmental engineer shall be submitted with the application. We have still not received this document and have from others who have gone through the CUP process for the wellhead protection district, therefore, prior to the building permit being issued for the salt storage bin this document should be provided. DPW Director Wodalski had some concerns back in July that there wasn't a grading plan submitted with the application, and the salt storage bin will be placed within the gravel yard. The applicant had stated the shed is open to the south so Wodalski would like to know where that part of the shed is draining to. In this case, we would want any drainage to flow to a storm pipe versus infiltrating into the ground. Since the July submittals, they have provided information on the drainage to meet Wodalski's requirements. The Determination Document attached goes into greater detail and also outlines the recommended conditions on the CUP approval. PC may change them or add any additional that are found to be needed during the hearing. In summary, staff recommends approval with conditions.

REQUEST FOR CONSIDERATION

Attached Docs: Plans, project narrative, CUP supplemental questions, CUP draft resolution, CUP Draft PC Determination.

Committee Action: July 14, 2025 PC meeting and public hearing – action taken to defer for 30 days.
August 11 PC meeting – action to defer for 30 days.

Fiscal Impact: TBD

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

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

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

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



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

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

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

GENERAL INFORMATION:

Zoning: **B-3 General Business**

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

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

Performance Standards:

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

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

Sec 94.6.03 WHP Wellhead Protection Area Overlay District

5. Conditional Use Permit Application Review Requirements.

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

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

DETERMINATION (To be completed by the Plan Commission):

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

BACKGROUND INFORMATION:

Scott Sann owns and operates Turf MD's. Turf MD's is a landscape company which provides services including commercial and residential law service and maintenance, hardscape maintenance, and snow removal. They received a CUP in 2024 to operate out of 5408 Westfair Avenue. They are proposing to relocate the operations to 5605 Mesker St. The main building is approximately 6500 sq ft in size and there is another approximately 1500 sq ft storage building in back. They are proposing a new 18 ft X 20' salt bin. The business will operate Monday through Friday from 7:00 a.m. to 5:00 p.m. There are ten full time, year-round employees and 8-10 seasonal employees. The outdoor storage of vehicles, equipment, soil pile, mulch pile and miscellaneous hardscape pallet materials will be located behind the fence. Screening will need to be added to the chain-link fence to meet the performance standards of the light industrial land use. The CUP is required to allow the business use in the B3 zoning district and the salt bin in the Wellhead Protection District Zone.

CURRENT PROPERTY CONDITIONS:

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

PLAN COMMISSION ACTION OPTIONS:

1) Approve the Conditional Use Permit at 5605 Mesker Street, with the following conditions:

1. The use of the property and construction of the structure shall be consistent with the site plan, operational plan and salt bin specs as submitted and as shown in "Exhibit A".
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. An environmental impact study or environmental assessment prepared by a licensed environmental engineer shall be submitted prior to the building permit being issued for the salt storage bin.
4. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to completely screen all stored materials from view from rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19.
5. Loading and unloading are prohibited in the required front yard.
6. The use shall comply with all of the performance standards in Article 12.
7. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
8. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
9. **Any other conditions the PC sees fit after the hearing.**

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

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.

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

This CONDITIONAL USE PERMIT is issued as of 8th day of September 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to SCOTT SANN & TURF MD'S of 5605 Mesker Street, Weston, WI 54476.

WHEREAS, T&A HOFFMANN, LLC is the owner of the property described below in the Village of Weston, and which property is subject to a lease agreement whereby SCOTT SANN & TURF MD'S intends to conduct a LIGHT INDUSTRIAL USE IN THE B-3 – GENERAL BUSINESS Zoning District. The said property upon which said activity is to take place is more particularly described as follows:

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

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

WHEREAS, SCOTT SANN & TURF MD'S have requested a conditional use permit for the property with T&A HOFFMANN, LLC's permission, per Section 94.4.08(1) Light Industrial of the Village of Weston Zoning Ordinance, so as to allow a LIGHT INDUSTRIAL USE and a SALT STORAGE BIN on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held July 14, 2025, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing at their meeting on September 8, 2025; and

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

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

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grants T&A HOFFMANN, LLC, SCOTT SANN & TURF MD'S a conditional use permit for the property described above, for a LIGHT INDUSTRIAL USE as defined in 94.4.08(1) of the Village Zoning Ordinance and a SALT STORAGE BIN as defined in 94.6.03(4) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of the property and construction of the structure shall be consistent with the site plan, operational plan and salt bin specs as submitted and as shown in "Exhibit A".
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. An environmental impact study or environmental assessment prepared by a licensed environmental engineer shall be submitted prior to the building permit being issued for the salt storage bin.
4. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, natural vegetation or earthen berm and/or fencing. Such walls, vegetation, berms or fencing shall be designed to

completely screen all stored materials from view from rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. Violations will be enforced under the procedures outlined in Sec. 94.16.19.

- 5. Loading and unloading are prohibited in the required front yard.
- 6. The use shall comply with all of the performance standards in Article 12.
- 7. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
- 8. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the B-3 GENERAL BUSINESS Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

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

Dated this 8th day of September 2025

WESTON PLAN COMMISSION

By: _____
Steve Cronin, its Chair

ATTEST:

Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

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

Notary Public

My Commission expires on _____.

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

Exhibit A

DRAFT

Salt Storage Shed Overview:

The salt storage shed will be built as a single, open space on an existing concrete pad north of the shop building, which slopes northward. This northward slope will direct any salt residue that might escape the bin into the city's stormwater system via an asphalt crest, at the bottom of the sloped pad that pitches to the west into a stormwater grate. The shed will measure 18 feet wide by 26 feet long, with a roof sloping from 11 feet high on the east side to 9 feet high on the west side (using a 2:12 pitch for drainage). The north, south, and west sides will be made of concrete bin blocks, stacked 8 feet high, with the bottom row sealed to the pad to prevent leaks. Short wall sections (3 to 6 feet) will be added on the open east side to catch any salt spills during loading and unloading.

Dimensions + Specs:

Salt Bunker East Side= 18'w x 26'L x 11'H

Salt Bunker West Side=18'w x 26'L x 9'H

- Bin Blocks:

1st row: 13 full blocks (6' x 2' x 2') + 2 half blocks (3' x 2' x 2')

2nd row: 12 full blocks + 2 half blocks

3rd row: 8 full blocks + 6 half blocks

4th row: 10 full blocks + 2 half blocks

Total full size = 43 blocks

Total half size = 12 blocks (Half blocks are used to stagger seams for stronger walls)

-Perimeter framing: North (26') + South (26') + West (18') + East (two 2' extensions)

-Sill plate and top plate: Double 2x6 treated lumber

- Vertical studs: At 2' spacing along 70' perimeter

- Height Of Building: Base walls are 8' (4 x 2'), with lumber adding 1' (west) to 3' (east), totaling 9' (west) to 11' (east). The 2' height difference over 26' length gives a 2:12 pitch

- Partial Walls: Two 2' x 3' extensions on the east side, plus 6' and 3' base segments, align with overspill containment and match sketch labels.

- Roof: 18' x 26', with a 2' drop over 26'

- Rafters at 24" on center

Construction Sequence

- Lay the 1st row of bin blocks (13 regular + 2 half size), staggering with half blocks, and seal to the pad with commercial-grade caulk.

- Stack the 2nd row (12 regular + 2 half size), continuing the stagger pattern, and caulk seams.

- Build the 3rd row (8 regular + 6 half size), adjusting for stagger, and caulk.

- Complete the 4th row (10 regular + 2 half size), staggering, and caulk.

-On top of the fourth row, treated 2x6 lumber framing is anchored with concrete anchors, including a 2x6 treated lumber sill plate. The lumber walls vary by side:

West side: One wall 18' long x 1' tall.

East side: Open for unloading/loading, with two 2' long x 3' tall partial wall extensions.

North and south sides: Each 26' long, with sloped top edges from 1' tall on the west end to 3' tall on the east end.

- Frame the roof with 2x8 lumber, using a 2:12 pitch, installing rafters and ridge board.

-All lumber walls connect to form a frame supporting a roof framed with 2x8 lumber and sheathed with standard industrial ribbed exterior steel panels. The structure is to hold at least one quad-axle dump truck load of salt plus extra.

Employee Parking (17 spots)

Employee Parking (3 spots)

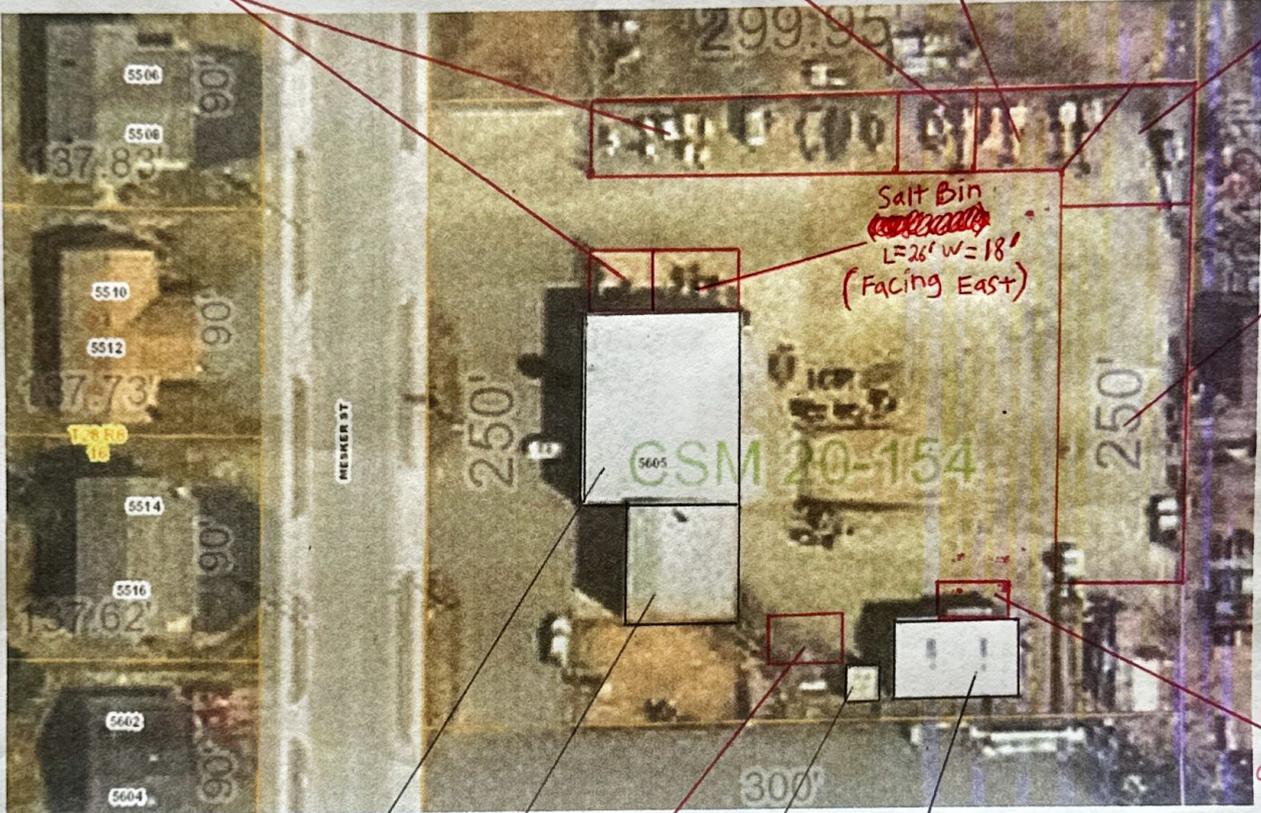
Temporary Aggregate Piles

Temporary Topsoil Pile

Utility Truck + Trailer Parking (60'x170')

Salt Bin
~~26'x18'~~
L=26' W=18'
(Facing East)

Recycling and Garbage Dumpsters



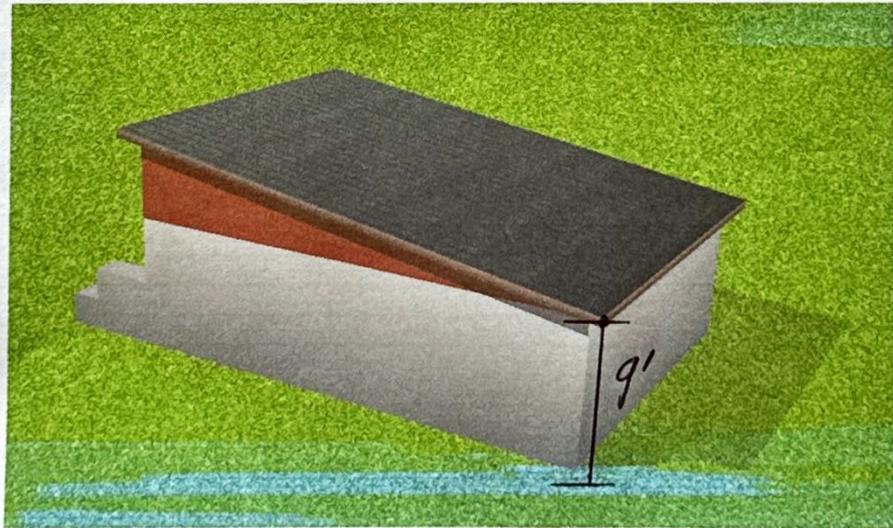
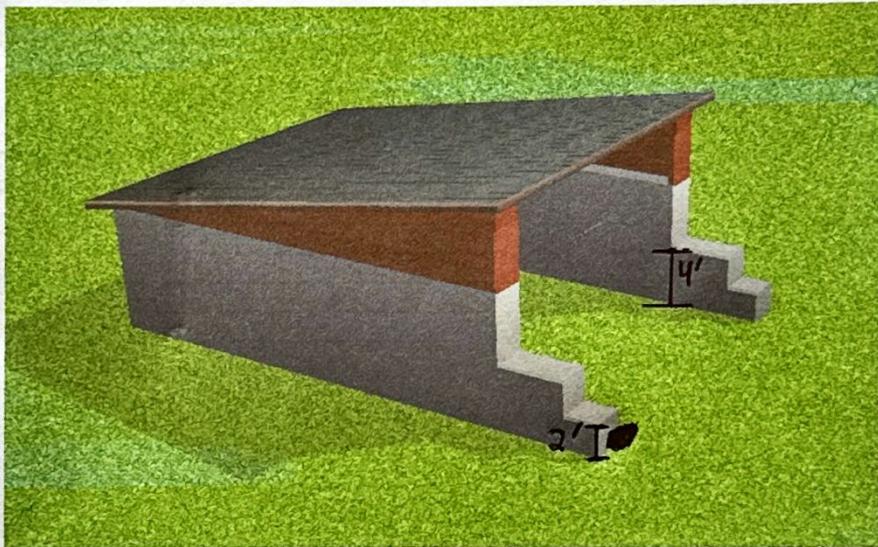
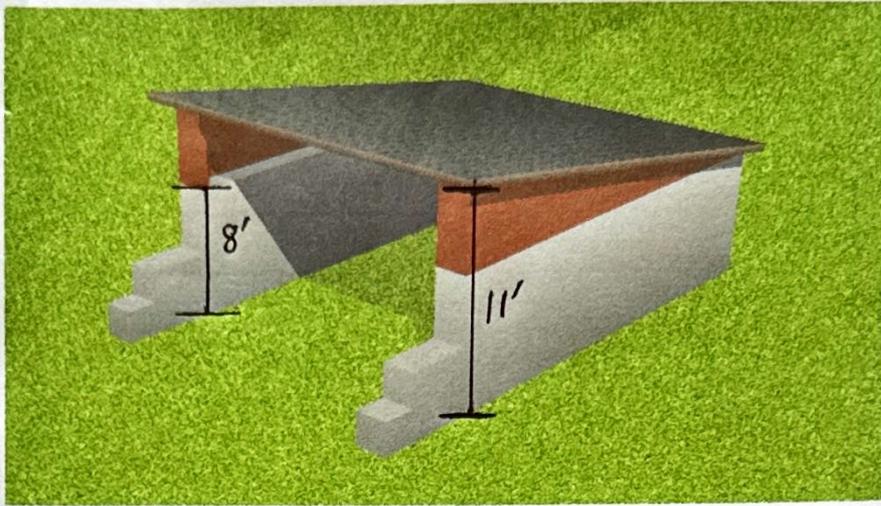
shop

office

Fabric shed

Storage shed

Temporary Mulch pile



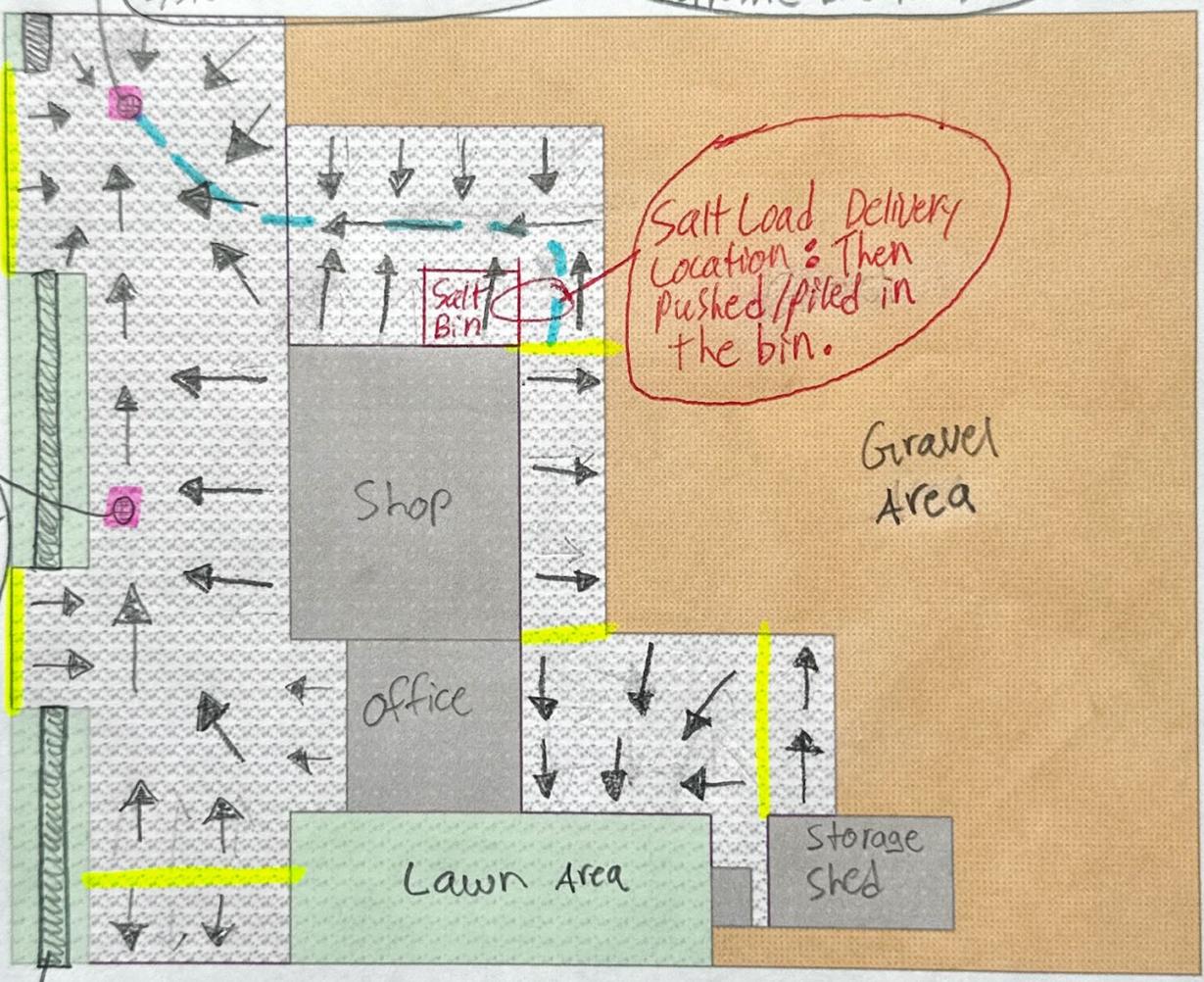
--- : Visual of the salt residue water Run-off Route.

Northern Storm water Grate: Drains West into stormwater system under Mesker St.

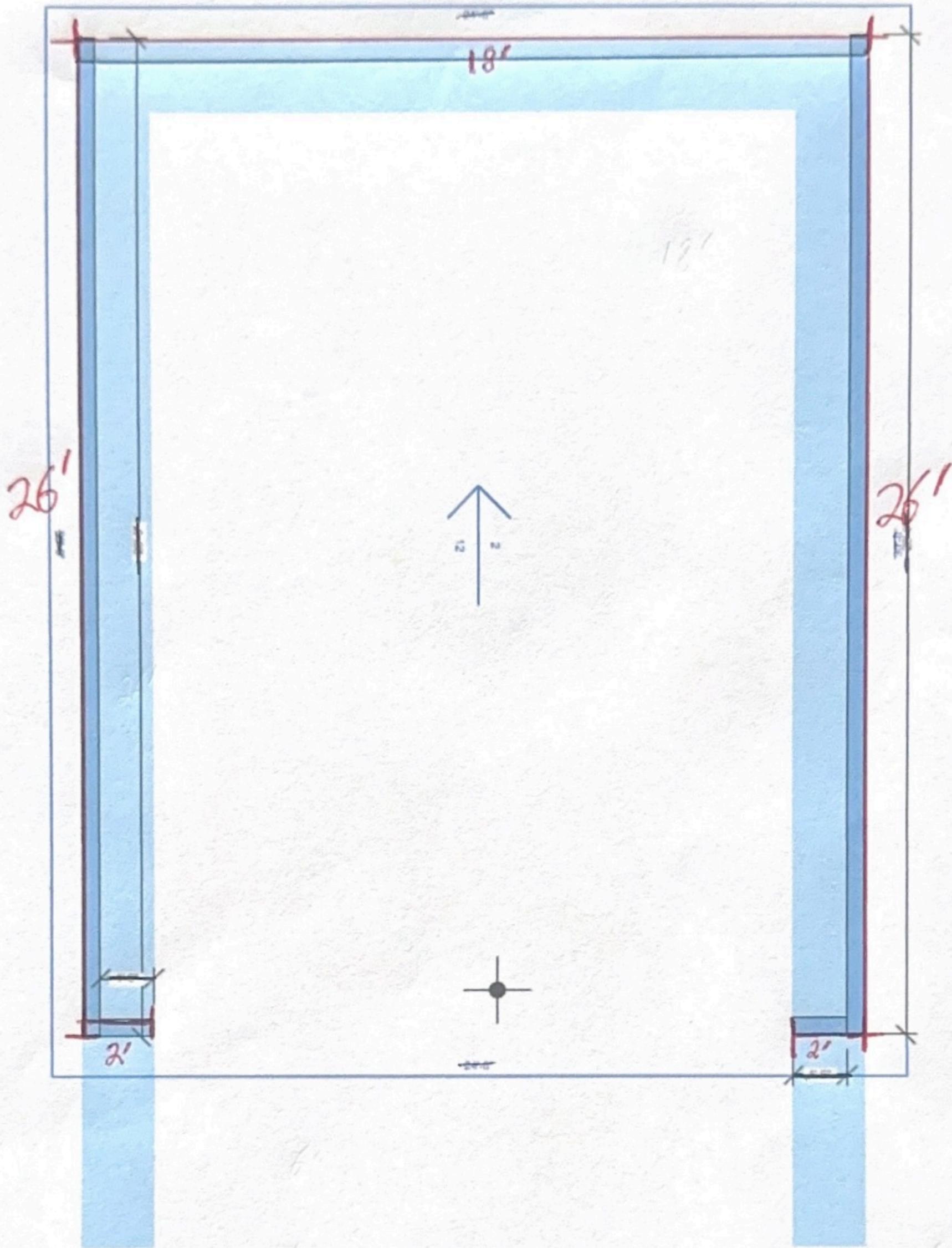
--- : signify high "crests" in the asphalt, which directs water opposite directions.

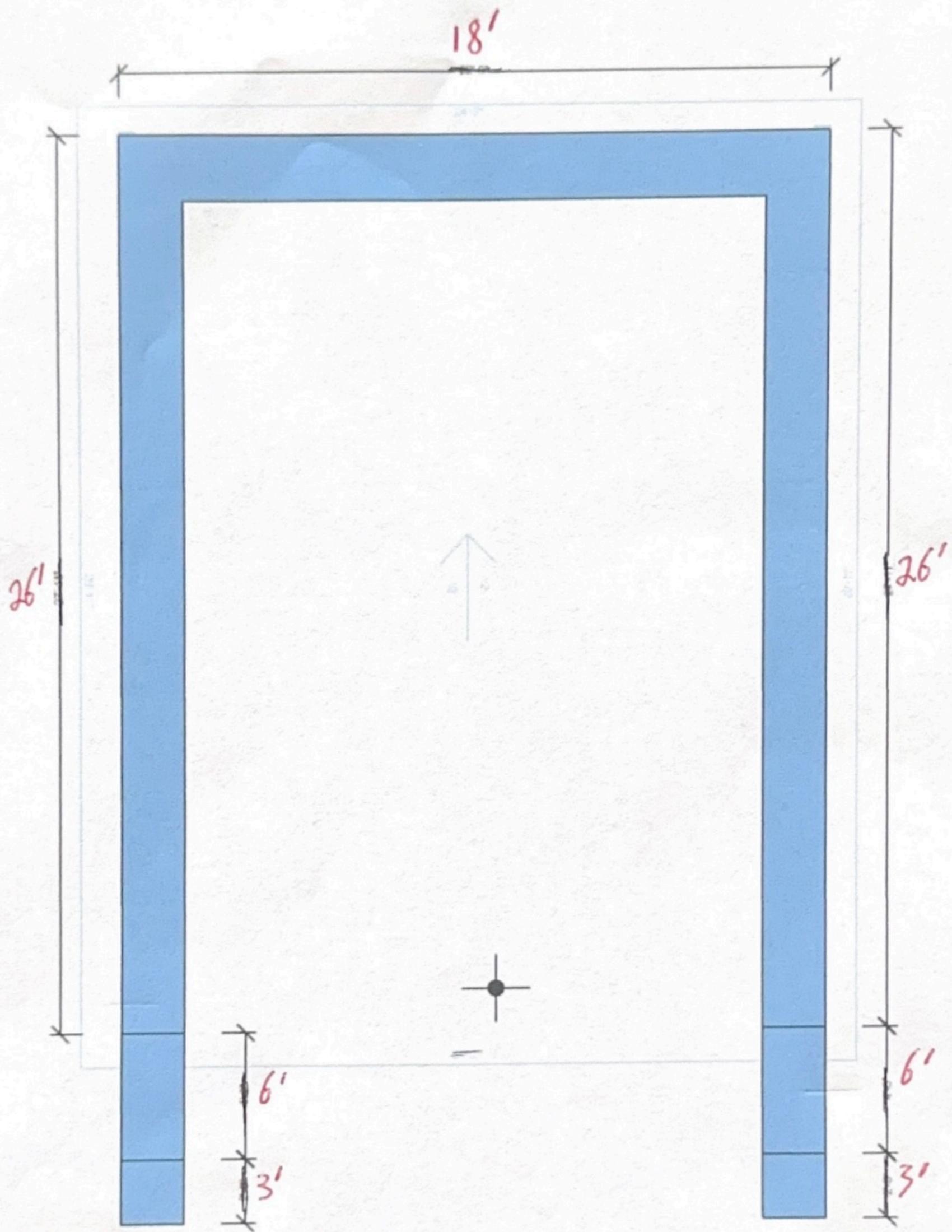
Salt Load Delivery Location: Then pushed/piled in the bin.

South Storm Water Grate: Drains into north Grate



Sidewalk





NOTICE OF PUBLIC HEARING BEFORE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that an application has been filed by Tyler Wariner, Wariner & Winnfield Construction on behalf of property owner Andrew Collins Stevens, Andrew Collins Stevens Living Trust, requesting a **conditional use permit at 9805 Sandhill Drive, to allow for the construction of a 1,200 square foot detached accessory structure, for residential use, within the SF-S (Single-Family Residential – Small Lot) Zoning District, where the maximum allowed accessory building size within the SF-S District is 1,000 square feet** (Project #20250311).

The property is described as Lot 28 of Crane Meadows Subdivision, located in Section 32, Township 28 North, Range 08 East, Village of Weston, Marathon County, WI. Total parcel area consists of 0.68 acres, and is addressed as 9805 Sandhill Drive.

NOTICE IS FURTHER GIVEN that the Plan Commission will hear this request at a public hearing scheduled for Monday, September 8, 2025, at 6:00 p.m. in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road. All interested persons are invited to attend and be heard.

A copy of the hearing and application materials are available in the Planning & Development Department during normal business hours (Monday through Friday 8am – 4:30 pm) or on the Village website at www.westonwi.gov.

Dated this 21st day of August, 2025.
Valerie Parker, Commission Clerk

Run: August 25, 2025, and September 2, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date: Plan Commission, September 8, 2025

Description: Public Hearing – Project #20250311 - Conditional Use Permit request at 9805 Sandhill Dr, to allow for the construction of a 1,200 square foot detached accessory structure, for residential use, within the SF-S (Single-Family Residential – Small Lot) Zoning District, where the maximum allowed accessory building size within the SF-S District is 1,000 square feet. (Wariner/Collins)

From: Roman Maguire, Building Inspector
Travis Meverden, Property Inspector
Jennifer Higgins, Planning and Development Director

Question: Should the PC approve the Conditional Use Permit application as requested to exceed the maximum allowable floor area of 1,000 square feet for an accessory structure for residential use at 9805 Sandhill Dr?

BACKGROUND

Tyler Wariner is the applicant for Andy Collins, property owner at the subject site where a detached single-family residence currently exists. He is proposing to construct a 1,200 square foot (30 feet by 40 feet) insulated detached accessory garage for residential use. The building will be used for a workshop and storage. Construction will include a separate concrete 4X4 bump out in front of the man door and a new concrete approach (8X18) in front, westside of building. They have removed the proposed gravel pad as it doesn't meet code requirements. The façade will include an overhead door 16 feet in width, vinyl siding to match the existing home and architectural/dimensional shingles. The roof lines will match and be complementary to the existing home. The structure will be 16 feet in height. The SF-S Zoning District permits one detached garage, and there is an existing detached accessory structure that exists on site that will either be removed or renovated to be under 200 sq ft so it can be considered a shed and meet zoning requirements.

The public hearing was duly noticed as a Class 2 notice on August 25 and September 2. Notices were also mailed out to all property owners within 300 feet of the property. To date we have not received any written comments.

Attached Docs: CUP Determination, Site plan, elevations, project narrative, CUP supplemental questions, draft conditional use permit.

Committee Action: N/A

Fiscal Impact: TBD

Recommendation: Staff recommends approval of the Conditional Use Permit and has provided the draft CUP. The PC can add any additional conditions they determine following the hearing.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20250311, allowing Tyler Wariner/Andy Collins to exceed the maximum allowable square footage of 1,000 square feet for a detached accessory structure for residential use at 9805 Sandhill Dr.

REQUEST FOR CONSIDERATION

ADDITIONAL ACTION: Notify applicant of [Approval / Denial] [Staff]
If approved, record CUP with the Marathon County Register of Deeds [Staff]
If approved, issue a building permit for the detached accessory structure. [Staff]



Application for Conditional Use Permit

**CONDITIONAL USE PERMIT DETERMINATION BY THE JOINT TOWN & VILLAGE OF WESTON
ETZ COMMITTEE**

Application/Petition No.: **20250311**

Hearing Date: **September 8, 2025**

Applicant: **Tyler Wariner, Wariner & Winnfield Construction**

Location: **9805 Sandhill Dr, Weston, WI 54476**

Description: **A conditional use permit application, to allow for the construction for the construction of a 1,200 square foot detached accessory structure, for residential use, within the SF-S (Single-Family Residential – Small Lot) Zoning District, where the maximum allowed accessory building size within the SF-S District is 1,000 square feet.**

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

GENERAL INFORMATION:

Zoning: **Single Family Residential – Small Lot (SF-S) Zoning District**

Definition: 94.2.02(2)(b) The SF-S district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The SF-S district enables smaller lot sizes than other single family residential districts. The SF-S district is intended for areas planned for single family residential development, or portions of those areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor districts: R-1 Residential-Single Family and R-2 Residential-Single Family)

Definition: 94.4.09(2) **Detached Accessory Structure (for Residential Use).** Detached Accessory Structure (for Residential Use).

An accessory structure serving a residential principal land use and building (e.g., a house or apartment building), but not attached to the principal building. Includes detached residential garages and carports (where permitted) designed primarily to shelter parked passenger vehicles, utility sheds as defined in Section 94.17.04, private recreation structures such as gazebos, and detached elevated decks or walkways associated with residential uses. All structures that are utilized for Agricultural Land Use Types (as listed in Section 94.4.03), that exceed 2,000 square feet in floor area, are within a rural and open space or RM zoning district, or are on parcels over 10 acres in area shall instead be regulated as a principal structure, and not as a “Detached Accessory Structure.”

Performance Standards:

1. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot. **Existing home on property.**
2. Except within the AR and RM zoning districts, no hoop building, tarp shed, or carport shall be a permitted as a Detached Accessory Structure (for Residential Use), except on a temporary basis for a maximum of five consecutive days within a 30-day period for a special event such as a sale on the property following issuance of a temporary use permit. **N/A – stick built.**
3. The roof of each Detached Accessory Structure (for Residential Use), including those permitted under standard 2, shall be designed to withstand a minimum of a 40-pounds per square foot of snow load. **Will be met.**
4. All driveways built to serve Detached Accessory Structures (for Residential Use) are subject to associated standards under Section 94.12.08. Each Detached Accessory Structure (for Residential Use) shall be served by a driveway connected to a public road if used to shelter a motor vehicle or trailer, or where vegetative ground cover to an overhead door cannot be

maintained in the determination of the Zoning Administrator or Building Inspector. **N/A – No driveway planned. It's located in the back yard and is being set up as a workshop not garage.**

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

CUP required due to exceeding the square footage requirements for the district. This property falls within the SF-S (Single-Family Residential – Small Lot) Zoning District, where an accessory structure is limited to 1,000 square feet. This

request is to allow for the structure to be 1,200 square feet.

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

DETERMINATION (To be completed by the Plan Commission):

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

BACKGROUND INFORMATION:

Tyler Wariner is the applicant for Andy Collins, property owner at the subject site where a detached single-family residence currently exists. He is proposing to construct a 1,200 square foot (30 feet by 40 feet) insulated detached accessory garage for residential use. The building will be used for a workshop and storage. Construction will include a separate concrete 4X4 bump out in front of the man door and a new concrete approach (8X18) in front, westside of building. They have removed the proposed gravel pad as it doesn’t meet code requirements. The façade will include an overhead door 16 feet in width, vinyl siding to match the existing home and architectural/dimensional shingles. The roof lines will match and be complementary to the existing home. The structure will be 16 feet in height. The SF-S Zoning District permits one detached garage, and there is an existing detached accessory structure that exists on site that will either be removed or renovated to be under 200 sq ft so it can be considered a shed and meet zoning requirements.

CURRENT PROPERTY CONDITIONS:

The subject property is .68 acres, and a single-family detached residence exists onsite along with an existing detached accessory structure that they plan to remove or remodel to be considered a shed (under 200 sqft). The property is part of a residential subdivision.

PLAN COMMISSION ACTION OPTIONS:

1) Approve the Conditional Use Permit at 9805 Sandhill Drive, with the following conditions:

1. The use and construction of the structure shall be consistent with the plans as submitted and as shown in "Exhibit A". Except the gravel pad listed adjacent to the new accessory structure has been removed as it does not meet code requirements.
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. All materials utilized shall match elevations and be complimentary to the existing single-family residence.
4. The Detached Accessory Structure for residential use shall be in accordance with the site plan approved by the Village Approval Authority within 12 months of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;
5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
6. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
7. Any additional conditions PC determines at the hearing.

2) Deny the Conditional Use Permit at 9805 Sandhill Drive. (Please list reasons why)

3) Defer action on the Conditional Use Permit for up to 60 days per Sec. 94.16.06(6).

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20250311

This CONDITIONAL USE PERMIT is issued as of 8th day of September 2025, by the PLAN COMMISSION, hereafter referred to as PC to ANDREW STEVENS COLLINS LIVING TRUST of 9805 Sandhill Drive, Weston, WI 54476.

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

Lot 28 of Crane Meadows Subdivision, located in Section 32, Township 28 North, Range 08 East, Village of Weston, Marathon County, WI.

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

WHEREAS, ANDREW STEVENS COLLINS LIVING TRUST has requested a conditional use permit for the property, per Section 94.4.09(2) Detached Accessory Structure (for Residential Use) of the Village Zoning Ordinance, so as to allow the construction of a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 1,000 SQUARE FEET IN AREA on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village of Weston Zoning Administrator, and placed on the PC agenda after first being assured by Village professional staff review that the application is complete, and following staff review and PC review, investigation and a public hearing which was held September 8, 2025, the PC after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Zoning Ordinance, including Section 94.16.06, approve said application in writing; and

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

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

NOW, THEREFORE, BE IT RESOLVED, the PC of the Village of Weston, in Marathon County, Wisconsin, hereby grant ANDREW STEVENS COLLINS LIVING TRUST a conditional use permit for the property described above, for the use of a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 1,000 SQUARE FEET IN AREA as defined in 94.4.09(2) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use and construction of the structure shall be consistent with the plans as submitted and as shown in “Exhibit A”. Except the gravel pad listed adjacent to the new accessory structure has been removed as it does not meet code requirements.
2. Any changes to the use, structure, or location as submitted as “Exhibit A”, shall require submittal of a new Conditional Use Permit application.
3. All materials utilized shall match elevations and be complimentary to the existing single-family residence.
4. The Detached Accessory Structure for residential use shall be in accordance with the site plan approved by the Village Approval Authority within 12 months of the signing of this conditional use permit. Any future additions,

modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;

- 5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
- 6. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the SINGLE-FAMILY RESIDENTIAL – SMALL LOT (SF-S) Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

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

Dated this 8th day of September 2025

VILLAGE OF WESTON PLAN COMMISSION

By: _____
Steve Cronin, its Chair

ATTEST:

Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

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

Notary Public

My Commission expires on _____.

Exhibit A

DRAFT

Garage Justification letter

Justification letter for building a larger detached garage

Date: 7-16-25

To: Village of Weston

From: Tyler Wariner (Wariner & Winnfield Construction)

Property Address: 9805 Sandhill Dr

Subject: Letter of Justification for the Construction of a Larger Detached Garage

To whom it may concern,

This letter serves to formally request approval for the construction of a larger detached garage in the backyard of the property located at 9805 Sandhill dr, Weston, WI, 54476. The proposed garage, measuring 30x40.

1. Addressing the need for a larger garage:

The primary motivation for building a larger garage is woodworking, have enough storage for items, tools/material for projects and proper space/flow for an efficient workspace.

Additionally, the existing garage offers limited storage space, hindering the ability to properly store and organize tools, equipment, and personal belongings. The proposed garage's increased size and capacity will provide the necessary storage solutions to declutter the property and enhance the overall tidiness of the yard and main house. This improved organization can also lead to a more aesthetically pleasing appearance, contributing to the neighborhood's overall charm

2. Addressing potential concerns and mitigating impact:

Potential concerns regarding the size of the proposed garage have been considered, along with design and placement to minimize any adverse impact. The local zoning regulations and setback requirements have been researched, and the proposed garage plan complies with all applicable codes. The garage's design will be compatible with the existing architecture of the main house and surrounding neighborhood, ensuring that the new structure blends seamlessly with the existing environment

This project will be undertaken responsibly and in accordance with all local regulations.



Prepared For

Andy & Kathy Collins
9805 Sandhill Dr
Weston, WI 54476
(906) 420-4950

Wariner & Winnfield Construction

PO Box 336
Wausau, WI 54402
Phone: (715) 574-6758
Email: tylerwariner@gmail.com
Web: www.facebook.com/warinerandwinnfield/

Estimate # 888
Date 03/17/2025
Expiration Date 04/17/2025

Description

Total

BUILD DETACHED SHOP (30x40 INSULATED) \$88,688.00

CONCRETE & GRAVEL PAD

- Secure building permit with Village prior to work beginning. Call diggers hotline prior to digging to mark utility locations.
- Excavate, bring in crushed rock, compact and set forms for 30x40 slab. Install polly and 2" foam, 1x1 grade beams, fiber mesh for slab and rebar for approach. Take pictures and call for pre-pour inspection.
- Pour new concrete slab with grade beam 30x40, 4x4 bump out in front of man door and pour new concrete approach 8x18 in front, westside of building.
- Measure, cut and install new landscape timbers around perimeter of 12x24 gravel pad along side shop north side. Install geotextile fabric, lay down crushed road base and compact.
- Measure and mark layout for patio. Set forms and rebar. Pour concrete and finish.

FRAMING

- Measure, mark, layout and build 30x40 detached garage with common trusses, 4/12 pitch. Framing of garage includes 2x4 walls, 8ft high. Framing is secured using 16D nails, hurricane brackets, hurricane ties, and galvanized fasteners. Walls and roof sheathed and secured with 8d galvanized ring shank nails. Install new house wrap around perimeter and secure with cap staples. Roof rake overhang will be 12" on front and 12" on back. Roof eaves will overhang 24". Secure wall to concrete with titan bolts or other suitable anchoring system.

OPENINGS INSTALL & INSULATE

- Garage will include (1) 36"x 80" white egress door on SW corner and (1) Garage door 16x7 insulated.
- Spray foam all jambs.

VINYL SIDING, SOFFIT & FASCIA INSTALL

- Install new white metal J channel level and secure to walls & sub fascia. Measure, cut and install new white soffit. Measure, cut and install new white fascia around perimeter.
- Install all starter strips, outside corners, inside corners, J channel, under sill trim, drip edge for windows/doors and J blocks, and vents around home. Install new D4" vinyl siding (color to match house) Layout, fabricate and attach vinyl siding to shop using electro galvanized siding nails . Includes planning, equipment, materials, materials acquisition, area preparation and protection, setup and cleanup

ROOFING

- Install new white drip edge around perimeter of roof on entire home.
- Install new Ice & Water shield on all eaves.
- Install new Owens corning roof armor synthetic underlayment and secure with cap staples.
- Install new shingle starter strips on eaves & rakes.
- Install new Owens Corning Duration architectural/dimensional shingles (color homeowner chooses)
- Install new venting at ridge of roof.
- Install new Owens Corning cap shingles.

ELECTRICAL

- Garage wiring includes outlets, lights & switches, ceiling outlets, circuit for automatic garage door system, new shop heater, motion detector light, exterior outlets and (2) 220 circuits.
- Run new gas line from stub out in yard to shop.
- Rough In Inspection

INTERIOR FINISH

- After inspection, install insulation in walls and ceiling. Call for insulation inspection.
- After insulation inspection install new OSB sheathing on all walls & ceiling of shop. Secure sheathing with 8d ring shank nails.
- Finish electrical. Install new 50K BTU shop heater.
- Post Construction clean up & final inspection

This estimate/bill is meant to explain work being done to bring unit to a pristine & safe working order. Due to the nature of this estimate and the type of work being done the final price will be given to the signer of the statement when the contractor is finished in the form of a final payment. If there are any changes to this estimate such as work needing or not needing to be done or unforeseen complications, it will be notified to the signer of this estimate in the form of a change order. This signed estimate is required and will be provided before work begins. A minimum deposit is required on all jobs costing more than \$1,000.00 unless otherwise stated. Labor rate is \$180 per hour.

Balance due upon completion of work

Service charge of 1.5% (18% annually) on all accounts over 30-days past due

*PLEASE NOTE: If customer chooses to pay via credit card or STRIPE, they will be required to pay an additional 4% processing fee of the balance being transferred.

Price may vary depending on work being done/cost of materials. Estimate pricing is valid for 30 days upon receipt.



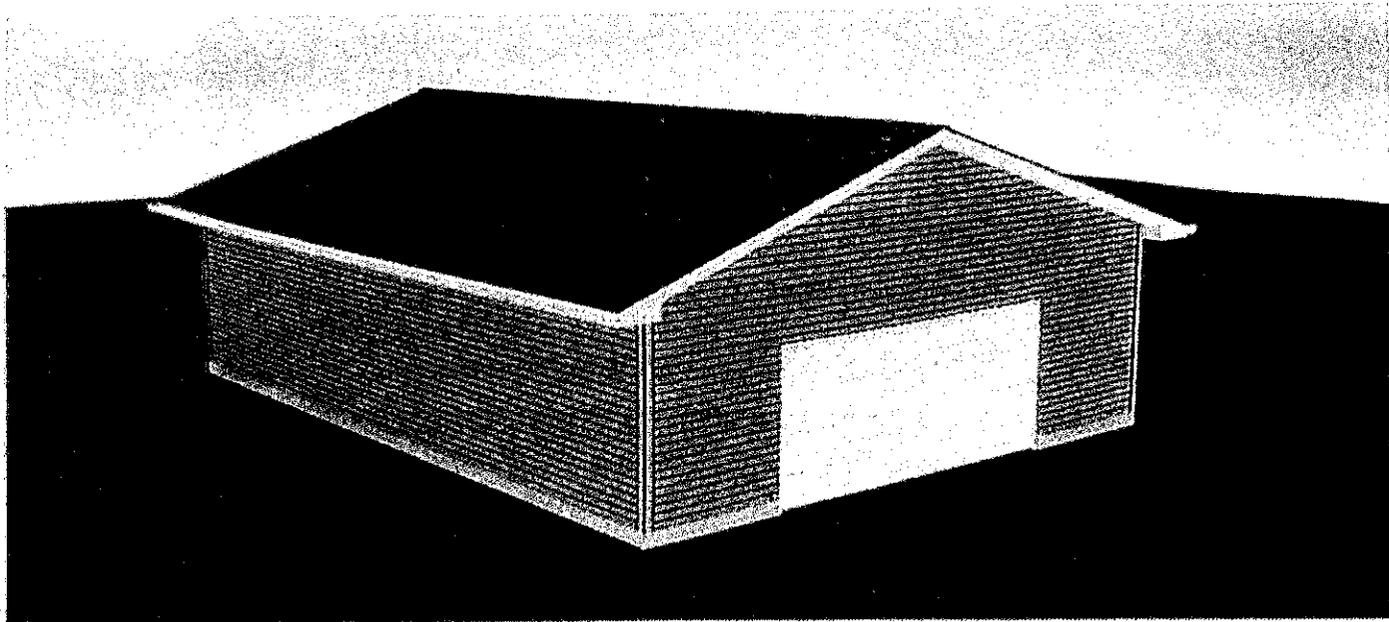
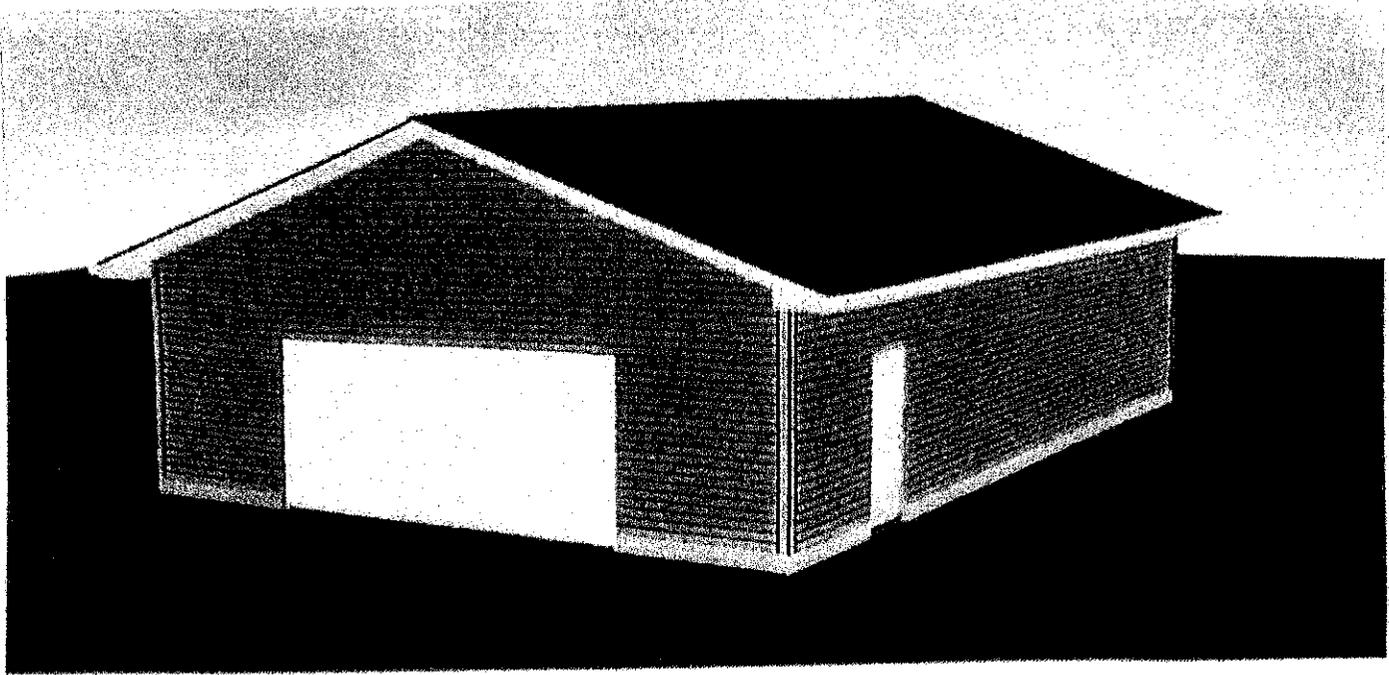
Signed on: 03/17/2025

Tyler Wariner

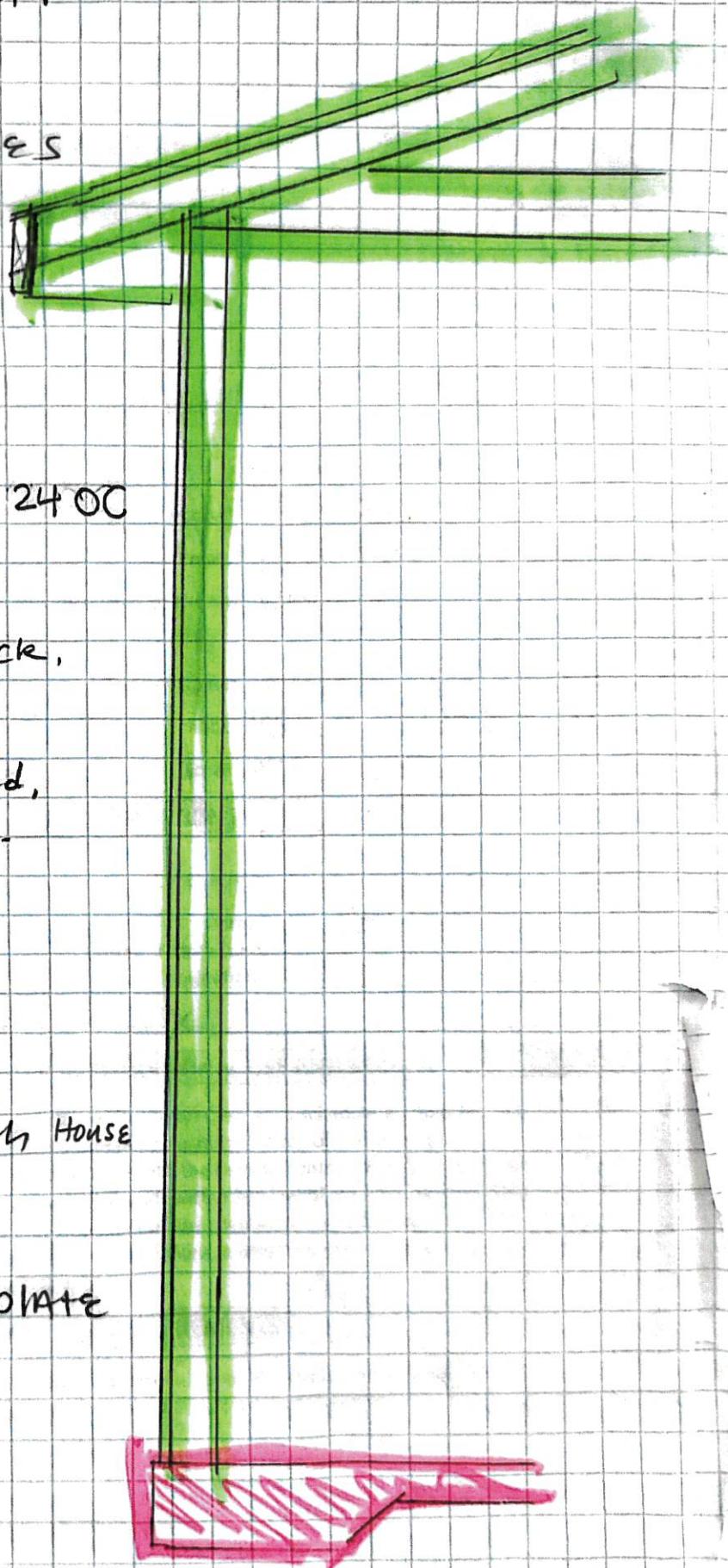


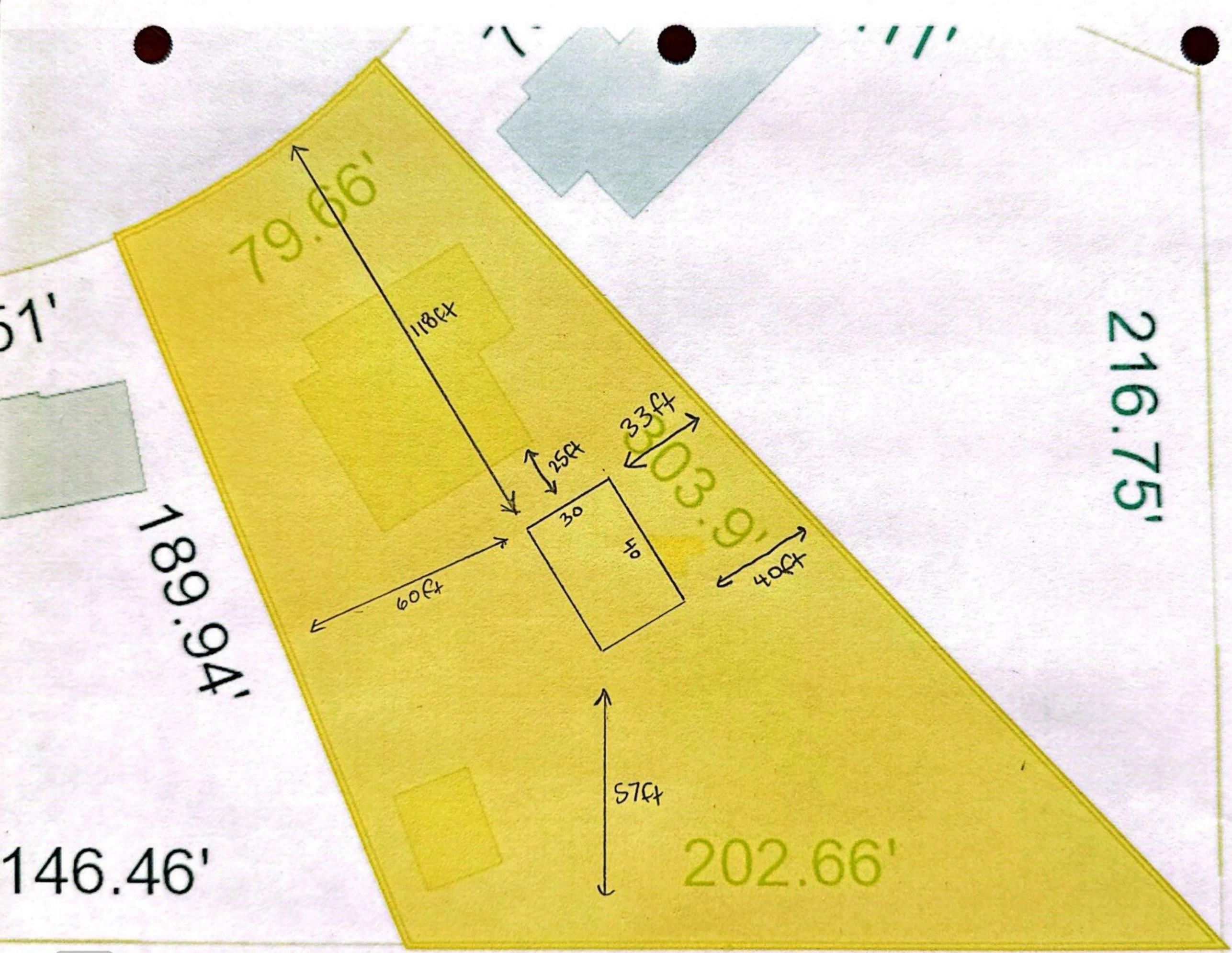
Signed on: 03/17/2025

Andy & Kathy Collins



- 1/2" OSB with clips
- Synthetic felt
- Architectural shingles
- 2x6 sub fascia
- Aluminum fascia
- Aluminum soffit
- 2-2x4 top plate
- 4/12 Common trusses 24 OC
- 8 ft walls
- Slab on grade, 5" thick,
12" x 12" grade beam
rebar 24x24 grid, tied,
2" foam, 6 mil poly.
- walls insulated
- House wrap
- Vinyl siding to match house
- Anchor bolts 1/2"
- treated 2x4 bottom plate





NOTICE OF PUBLIC HEARING BEFORE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that an application (**Project #20250330**) has been filed by **Dairyland Operations, LLC, and MRV Architects, Inc.**, on behalf of property owners **3910 Schofield Avenue, LLC, Blue Water of Weston, LLC, RS Holdings of Wisconsin, LLC, Golden Pacific Holdings, LLC, and Christopher Connor** requesting to **amend the Official Zoning Map to rezone 3802 Schofield Avenue from B-2 Highway Business to PD Planned Development and 5510 Camp Phillips Road from MF Multiple Family Residential to PD Planned Development.** The applicant is also proposing an **amendment to the current General Development Plan (GDP) at the Weston Marketplace, 3806, 3910, 4002 & 4020 Schofield Avenue** to include these two additional parcels to the GDP and create an additional separate parcel on the corner of Schofield Avenue and Camp Phillips Rd for future development.

The properties are described as follows:

3806, 3910, 4002 & 4020 Schofield Avenue

Lot 1 of Certified Survey Map recorded in Volume 50, Page 94, as Document No. 1234452, being a part of the East 1/2 of the Southeast 1/4 of Section 17, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. (PIN 192 2808 174 0894)

3802 Schofield Avenue

That part of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 17, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described in Volume 332 of Deeds, Page 71, and recorded in Volume 38 of Records, Page 564, excepting that part described in Volume 38 of Records, Page 540; Volume 175 of Miscellaneous, Page 279; and Volume 524 of Miscellaneous, Page 194 (Highway). (PIN 192 2808 174 0996)

5510 Camp Phillips Road

That part of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as Commencing at the Northwest corner of said Northeast 1/4 of the Southeast 1/4; thence South 2°00' East, 156.23 feet; thence North 88°00' East, 620.68 feet; thence South 1°00' East, 695.73 feet to the Point of Beginning; thence continuing North 88°00' East, 647.50 feet; thence North, 100.00 feet; thence South 88°00' West, 647.50 feet; thence South, 100.00 feet to the Point of Beginning. Excepting the East 33 feet thereof. Containing 1.41 acres, more or less. (PIN 192 2808 174 0998)

NOTICE IS FURTHER GIVEN that the Plan Commission will hear this request at a public hearing scheduled for Monday, September 8, 2025, at 6:00 p.m. in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, Weston. All interested persons are invited to attend and be heard.

A copy of the hearing and application materials are available in the Planning & Development Department during normal business hours, Monday through Friday, 8:00 a.m. to 4:30 p.m., or on the Village website at www.westonwi.gov.

Dated this 21st day of August, 2025.
Valerie Parker, Commission Clerk

Run: August 25, 2025, and September 2, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date: Plan Commission, September 8, 2025

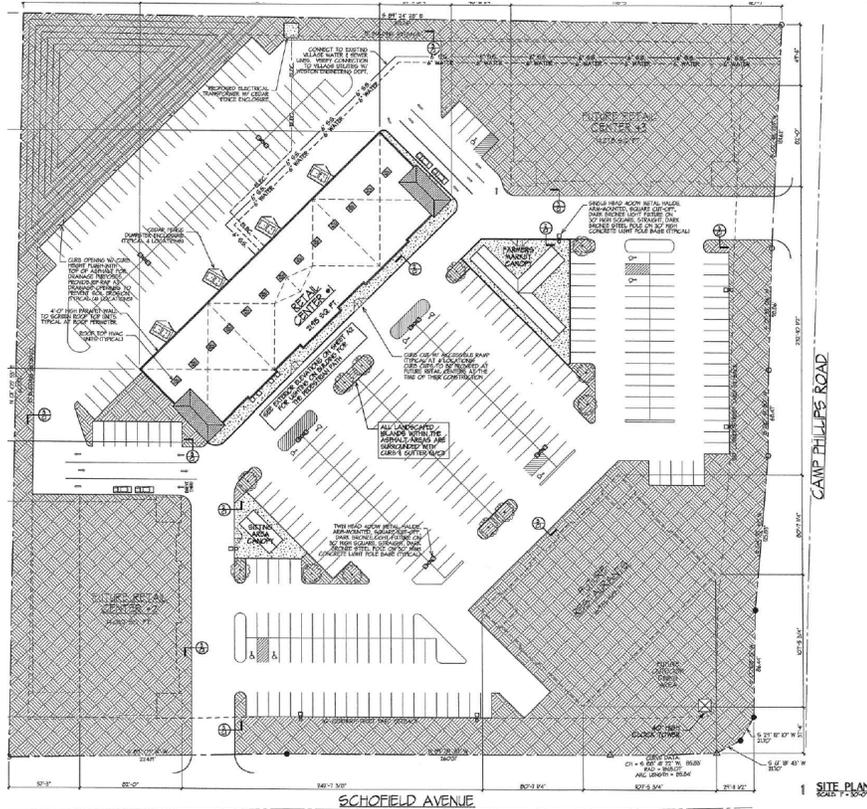
Description: Public Hearing – Project #20250330 – Amendment to Official Zoning Map to rezone 3802 Schofield Avenue from B-2 Highway Business to PD Planned Development and 5510 Camp Phillips Road from MF Multiple Family Residential to PD Planned Development. The applicant is also proposing an amendment to the current General Development Plan (GDP) at the Weston Marketplace, 3806, 3910, 4002 & 4020 Schofield Avenue to include these two additional parcels to the GDP and create an additional separate parcel on the corner of Schofield Avenue and Camp Phillips Rd for future development. (Dairyland Operations, LLC, and MRV Architects, Inc./ 3910 Schofield Avenue, LLC, Blue Water of Weston, LLC, RS Holdings of Wisconsin, LLC, Golden Pacific Holdings, LLC, and Christopher Connor)

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

Question: Should the Plan Commission recommend an amendment to the General Development Plan (GDP) for the Weston Marketplace Development

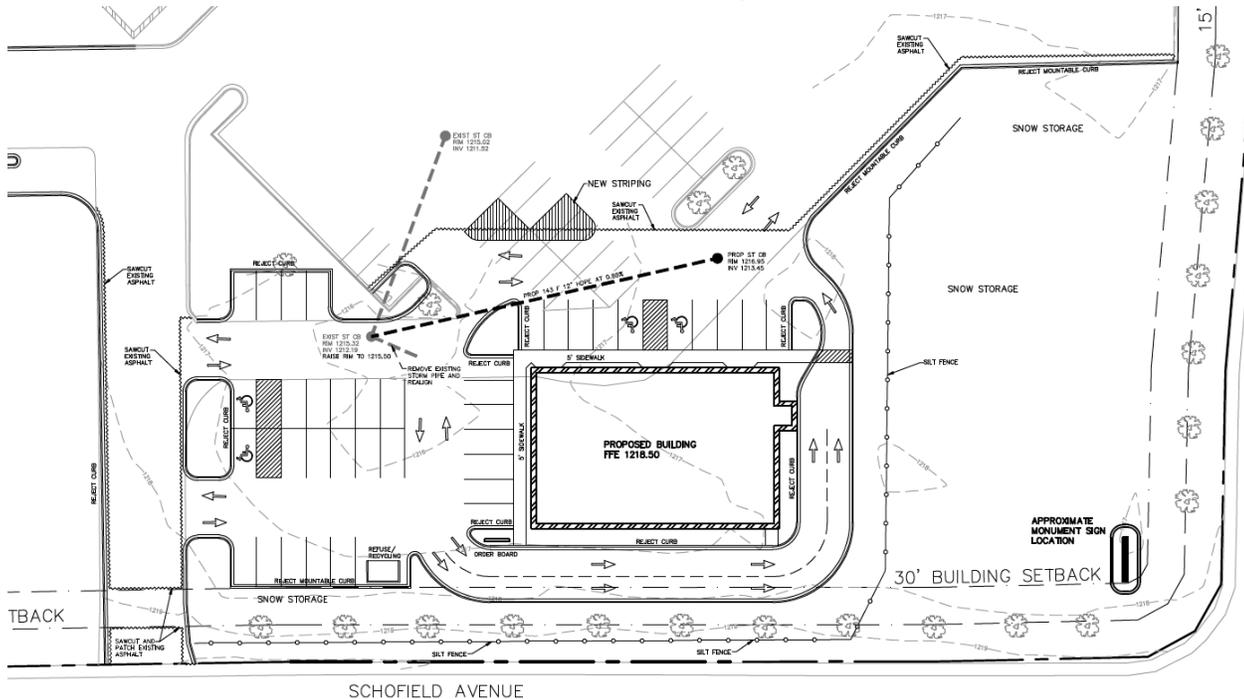
BACKGROUND

The original Weston Marketplace was approved under our previous zoning code in 2006 as an Overlay Planned Development. At that time, it was called the Weston Lifestyle Center and showed three retail center buildings and a future restaurant with outdoor seating and future dining area on the corner. Retail Center 1 and Retail Center 2 were constructed soon after.



REQUEST FOR CONSIDERATION

In 2013 the OPD was amended to remove the proposed restaurant/outdoor dining area on the corner of Camp Phillips and Schofield and allow the 3rd building in the development (current Qdoba/Dunkin Donuts Building) to be constructed in its current location and create the greenspace on the corner where the Weston Farmers Market relocated to in 2014.



In 2015 the new Village Zoning Code was adopted and at that time we did not have a planned unit development option in the Code. Instead, this property was put into an overlay district called the Weston Center Overlay District.

In 2018 the 4th building in the Weston Marketplace was approved and currently houses Tine and Cellar, American Family & The Local.

In May 2021 the Board of Trustees adopted Ordinance No. 21-011 which created a new PD Planned Development District. As part of the ordinance there was supposed to be provisions to rezone 3 properties within the Village that currently had Planned Development Overlays prior to the new code adoption in 2015 – Weston Center and Renaissance Assisted Living Center. Since these overlays are no longer referenced in the ordinance, we needed to rezone them to PD and utilize their original approved site plans as the SIP (specific implementation plan) for the new PD zoning. The rezone didn't occur until February 2023 through Ordinance No. 23-005.

For Weston Center - pursuant to Section 94.14.10 of the Municipal Code, the Specific Implementation Plan for the territory described in and zoned PD via Section 1 shall be the Schofield Avenue Lifestyle Center Master Plan, dated October 19, 2006, and now known as the Weston Center Master Plan and as such plan may be amended or supplemented from time to time by the Plan Commission under the site plan approval procedures in Section 94.16.09 of the Municipal Code. All future buildings depicted in such Plan shall utilize materials, architectural design, and signage that are consistent with those used on the constructed "Retail Center #1" in such Plan. The areas around such buildings shall be landscaped in accordance with such Plan.

REQUEST FOR CONSIDERATION

The owners of Weston Marketplace are now requesting an amendment to Weston Center Master Plan per Section 94.16.09. They have supplied a new overall GDP for the Weston Marketplace. In the new GDP they would be looking to divide off the corner lot to allow for a new Building #5 which would house a new freestanding Dunkin Donuts and Baskin Robbins Restaurant. This would displace the current Weston Farmers Market. Staff is currently looking to move the Farmers Market to Kennedy Park for the 2026 season. The developer owns two additional parcels that they are asking to rezone to PD and add to the Weston Marketplace PD. The northernmost lot was a residential lot that the Village staff and developer have discussed turning into the new Farmers Market space but more details and approvals would need to be fleshed out first. In the meantime, the developer is asking to add this lot to the Weston Marketplace GDP as a future public space/farmer's market/retail area as the use is kind of up in the air. The developer is also asking to rezone the home lot adjacent to the Tine and Cellar building as they would like to redevelop the site into a new retail building for the Weston Marketplace in the future.

The applicant has provided a new GDP Plan document and site plan for the Plan Commission and Board to both review. The following are the ordinance procedures to amend the GDP.

Sec 94.14.11 Amendment Of General Development Plan (GDP) Or Specific Implementation Plan (SIP)

Any subsequent change or modification of the approved GDP or SIP shall first be submitted to the Village for consideration. If, in the opinion of the Zoning Administrator, such change or modification constitutes a substantial alteration of the original GDP and/or SIP, the procedures described in Sections 94.14.08 and/or 94.14.10, as appropriate, shall be followed before the modified GDP and/or SIP may take effect. If the Zoning Administrator determines that such change or modification does not constitute a significant alteration, then he or she may approve or reject such change or modification and report such action to the Plan Commission. All such modified GDPs and SIPs, with re-recorded copies provided to the Village shall be re-recorded by the applicant within 30 days of approval.

This change would be considered a substantial alteration of the original GDP so it must be reviewed and approved by both the Plan Commission and Village Board. They will be coming back in for the SIP (Specific Implementation Plan) for the Dunkin/Baskin Robbins building in a few months. Since we are adding two parcels to the Weston Marketplace GDP, we are following Sec. 94.14.08(2) to petition for rezone approval and GDP approval. The applicant has met all information requested in the ordinance to be provided. The land uses proposed for the Weston Marketplace PD will mimic the B-2 Highway Business permitted, conditional and temporary uses (see fact sheet attached).

Per Sec. 94.14.09, each GDP application shall meet the following criteria to obtain approval:

1. **Consistent with Purpose of this Chapter and this Article.**
2. **Character and Integrity of Land Use.** The uses proposed and their intensity and arrangement on the site will be of a visual and operational character that meets the following criteria:
 - a. Is compatible to the physical nature of the site and surrounding land uses.
 - b. Would produce an attractive environment of sustained aesthetic and ecological desirability, economic stability, community sustainability, and practicality compatible with the Comprehensive Plan.

REQUEST FOR CONSIDERATION

- c. Would not adversely affect the anticipated provision of municipal services.
 - d. Would not create traffic or parking demand incompatible with facilities designed to serve it.
3. **Economic Feasibility and Impact.** The project will not adversely affect the economic prosperity of the Village or the values of surrounding properties.
4. **General Engineering Standards.** The proposed general plans for utilities, storm water management, and transportation systems follow required standards and are necessary to ensure the public safety and welfare as determined by the Director of Public Works.
5. **Preservation and Maintenance of Open Space.** With regards to permanent open space within the project adequate provisions are made for its permanent reservation or dedication to the public as follows:
 - a. For private reservation, the open area to be reserved shall be protected against building development minimally by the area against any future building or use except as consistent with that of generally providing permanent open or recreational space.
 - b. The care and maintenance of any such open space reservations shall be ensured by establishment of appropriate management organization(s) for the project. The manner of ensuring maintenance and assessing such cost to individual properties shall be included in any development agreement with the Village and shall be included in the title to each property.
 - c. Ownership and tax liability of private open space reservations are established in a manner acceptable to the Village.
6. **Implementation Schedule.** A reasonable schedule has been established for the implementation of the development, including suitable provisions for assurance that each phase shall be brought to completion in a manner that would not result in an adverse effect upon the Village as a result of termination at that point.
7. **Considerations for Residential Components of a PD or N District.** The Village, in its review of the residential components of a GDP, shall further consider whether:
 - a. Such development will create an attractive residential environment of sustained desirability, including structures designed in relation and with respect to terrain; consideration of safe, convenient, and interconnected bicycle, pedestrian, and automobile flow; and ready access to recreation space.
 - b. The density and design within the development will be generally consistent with the recommendations of the Comprehensive Plan as applicable to the PD or N district area, except as explicitly enabled under this Chapter, and the community's capacity to provide needed municipal services and facilities.
 - c. Provision has been made for the installation of adequate public facilities, fire and police protection, and parking, and the continuing maintenance and operation of such facilities.
 - d. Such development will contribute to the goal of environmental sustainability and energy efficiency through the proper arrangement, density, orientation, and design for development; transportation access; natural area preservation and enhancement; and other features unique to the project.
8. **Considerations for Non-residential Components of a PD or N District.** The Village, in its review of the non-residential components of a GDP further consider whether:
 - a. The proposed development will be adequately served by parking, loading, and truck service facilities.

REQUEST FOR CONSIDERATION

- b. The proposed development will be adequately provided with and shall not impose any undue burden on public services and facilities such as fire and police protection, street maintenance, water, sanitary sewer and storm water drainage, and maintenance of public areas.
- c. The locations of entrances and exits have been designated to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets and the development will not create any adverse effect upon the general traffic pattern of the surrounding area.
- d. The architectural design, landscaping, control of lighting, and general site development will result in an attractive area not adversely affecting the property values of the surrounding neighborhood.

Per Sec. 94.16.03(7), The Plan Commission and Village Board shall utilize the following criteria when reviewing each application to amend the Official Zoning Map:

- a. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
- b. Does the rezoning further the purpose and intent of this Chapter?
- c. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 - i. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
 - ii. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
 - iii. Growth patterns or rates have changed, thereby creating the need for a rezoning.
- d. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- e. For applications to rezone land to a multi-family, commercial or industrial zoning district, is, or will there be, adequate public infrastructure available to accommodate the range of uses allowed in that zoning district?

If the Plan Commission, after holding the hearing and reviewing the plans deem the development to have meet the 8 criteria for the GDP and the 5 criteria above for the rezone then they can proceed to recommend the rezone and GDP amendment to the Board of Trustees.

Staff has not received any feedback on the hearing notice to date.

Attached Docs: Hearing Notice, Proposed GDP Amendment Document and Site Plan, B-2 Zoning Fact Sheet

Committee Action: None.

Fiscal Impact: TBD.

REQUEST FOR CONSIDERATION

Recommendation: Director recommends approval.

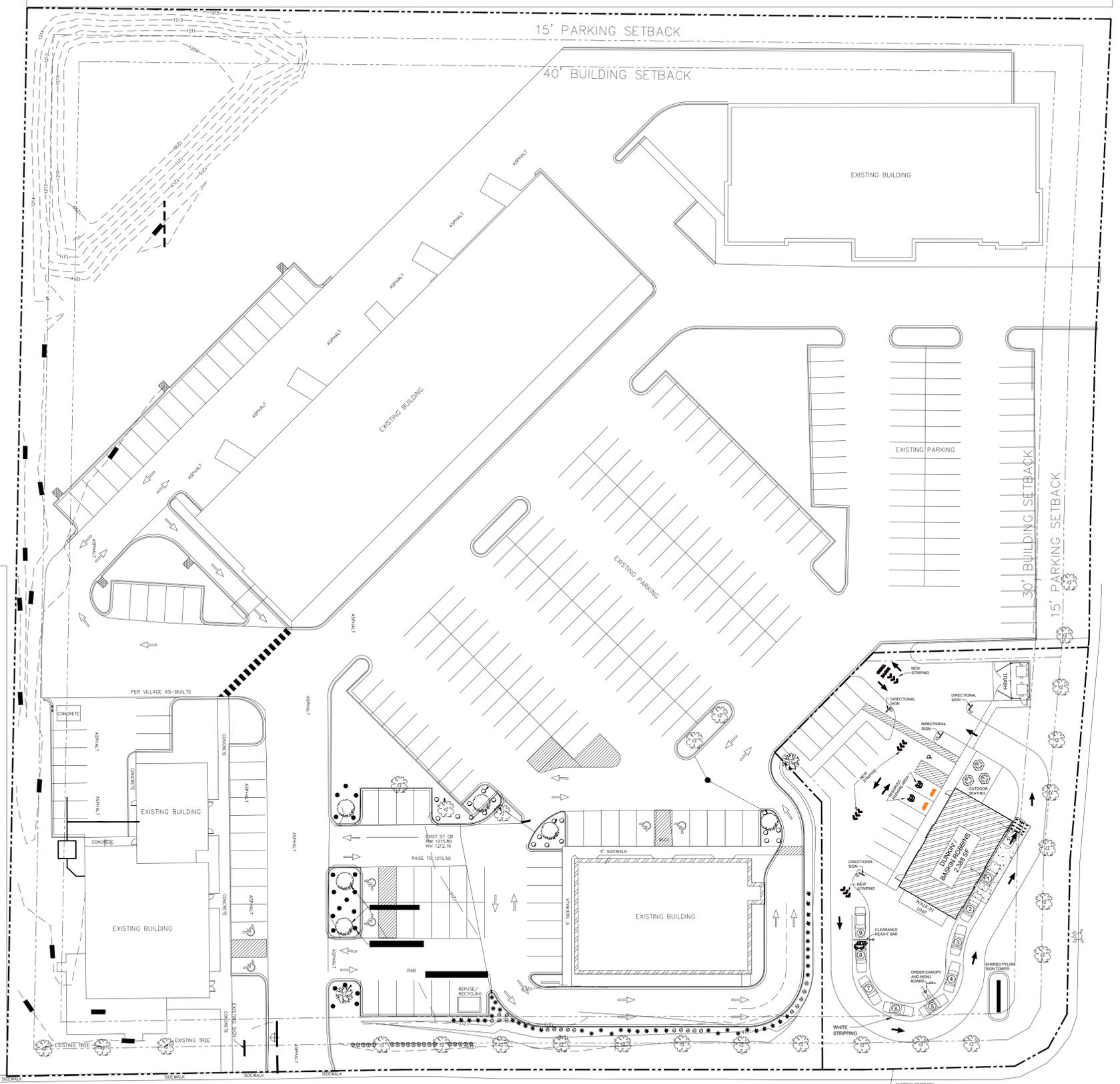
RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

- 1) I recommend to the Board of Trustees approval of the rezone petition and Plan.
- 2) I recommend approval of the rezone petition and Plan with modifications and/or conditions....(list those modifications/conditions)
- 3) I recommend we defer for further consideration.
- 4) I recommend to the Board of Trustees that we deny the PD amendment request and new GDP.

ADDITIONAL ACTION: Board of Trustees Review & Approval of Ordinance to amend the PD & Rezone the 2 properties into the PD. (September 15, 2025 Meeting)

PUBLIC SPACE/FARMERS MARKET/RETAIL

PIN: 192-2808-174-0998



RETAIL
PIN:
192-2808-174-0996

CAMP PHILLIPS ROAD

SCHOFIELD AVENUE



MRV
ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 201
ROLLING MEADOWS, IL 60008

ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE INSTRUMENTS OF SERVICE. THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REPRODUCED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT OF MRV ARCHITECTS

REVISION	DESCRIPTION	ISSUE DATES	DRAWN	HM
			CHECKED	MY
			DATE	07-28-25
			PROJECT NO	25121

WESTON MARKETPLACE
PARCELS LAYOUT
DUNKIN' AND BASKIN' ROBBINS
3910 SCHOFIELD AVE.
WESTON, WI 54476
PC#352546

SHEET
SITE



Weston, Wisconsin

General Development Plan & Location Details

Vision & Overview:

We are excited to announce the existing Dunkin in Weston Marketplace will be moving and having its own location at 3910 Schofield Ave. Weston, WI 54476.

Dunkin’s vision is to take up the vacant lot and build a free-standing building to serve the public of Weston. As Dunkin says “America runs on Dunkin” – we want to make it little more personal for the locals of Weston, and make its own location where people can come and enjoy and fulfill their appetite. Moving from the existing multi-tenant building space to having its own location with a drive thru, will help locals make their visit fast and convenient.



Location:

The proposed location will be on the corner of the main intersection of Schofield Ave and Camp Phillips Rd. which will potentially attract more traffic. With Dunkin being people’s choice of place for breakfast/brunch needs we wish this location will satisfy the local community.

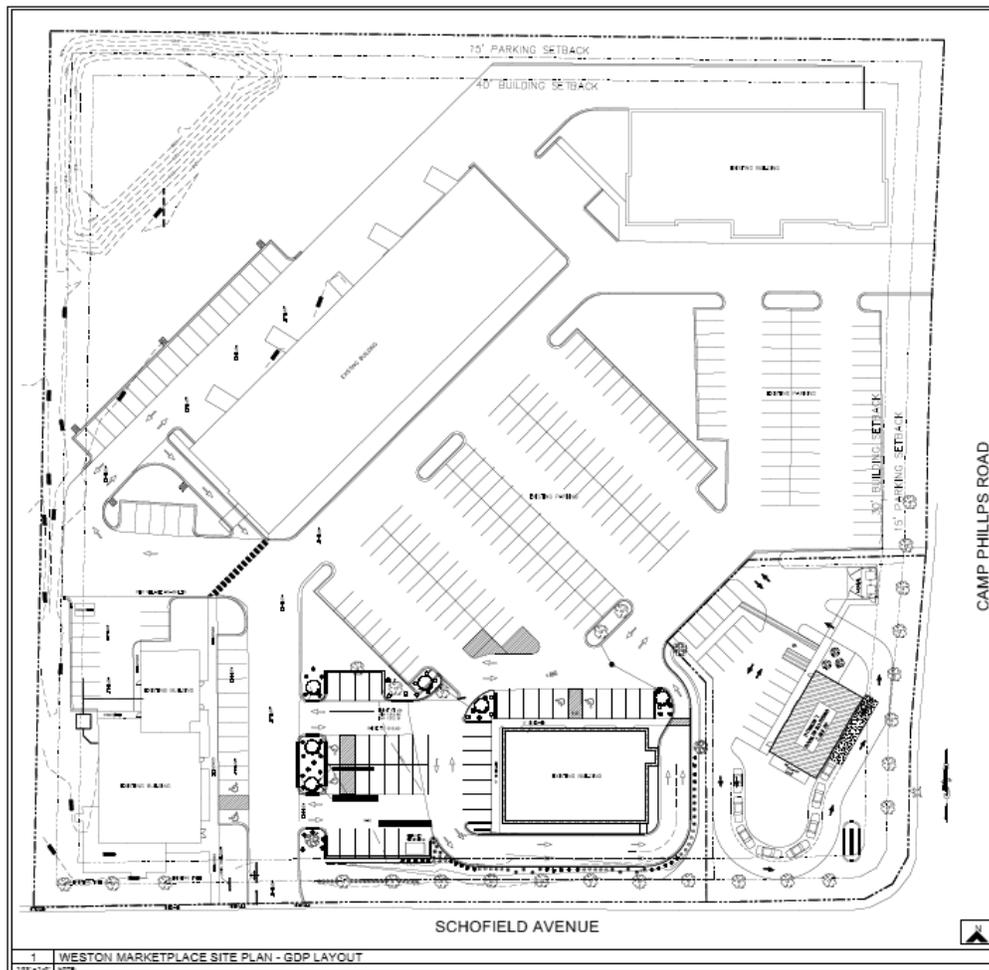


Objective:

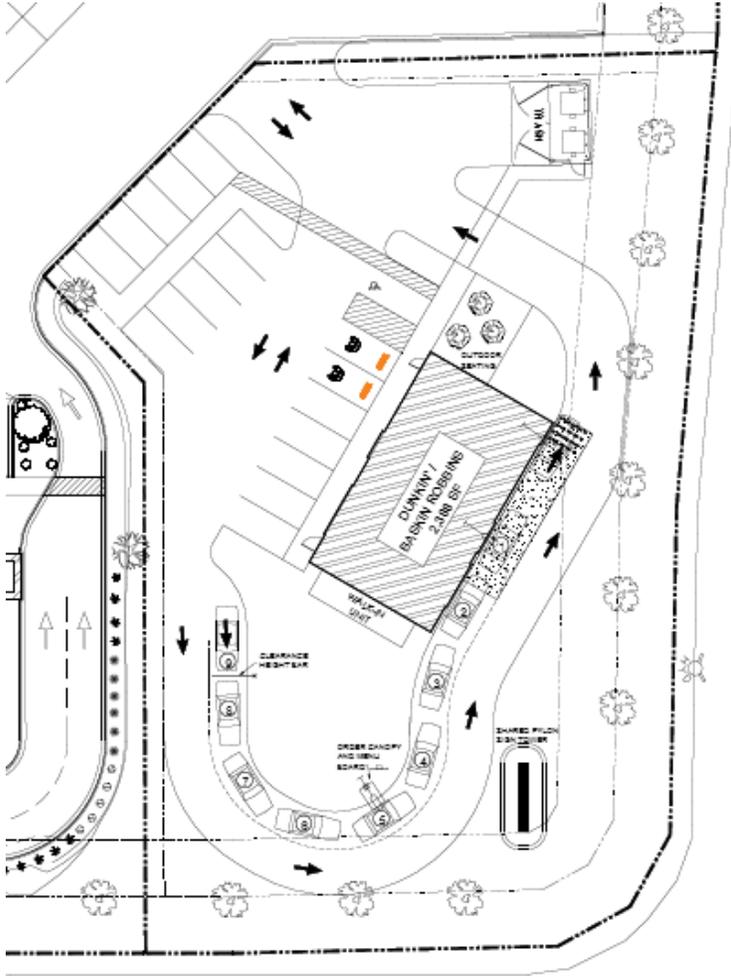
Dunkin/Baskin has proposed to build on this vacant site lot a free-standing facility. This will promote its own water lines and connections with the rest of Weston Marketplace shopping center. The building will have all its own computer systems to efficiently run the daily transactions internally and with drive-thru.

Site Plan Layout:

The proposed layout is 2,388sq ft of building space, along with drive-thru lane that queues about 9 cars. This location will have a pull-up window which will allow the traffic flow to run smooth. For online order users there will 2 reserved spots, for fast and easy trip.

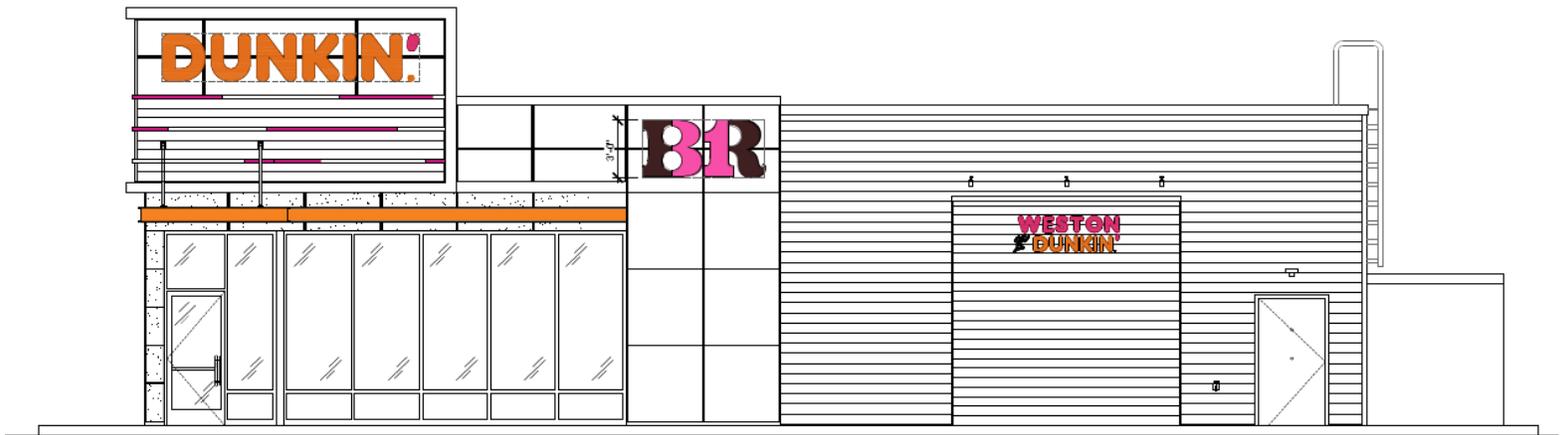


Site Plan Close up Image:

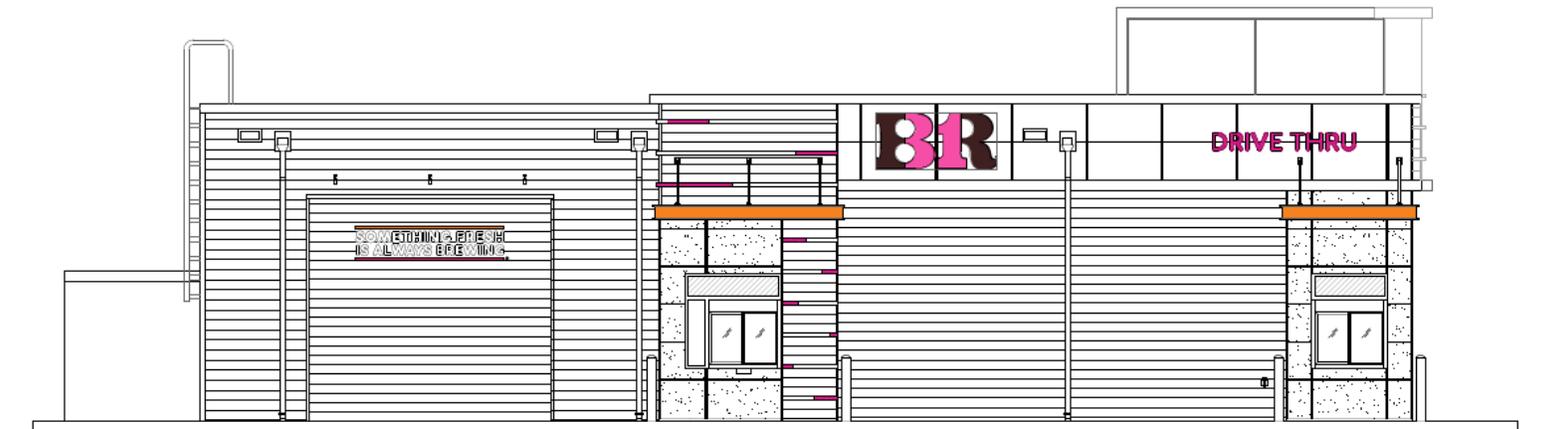


Proposed Exterior Elevations:

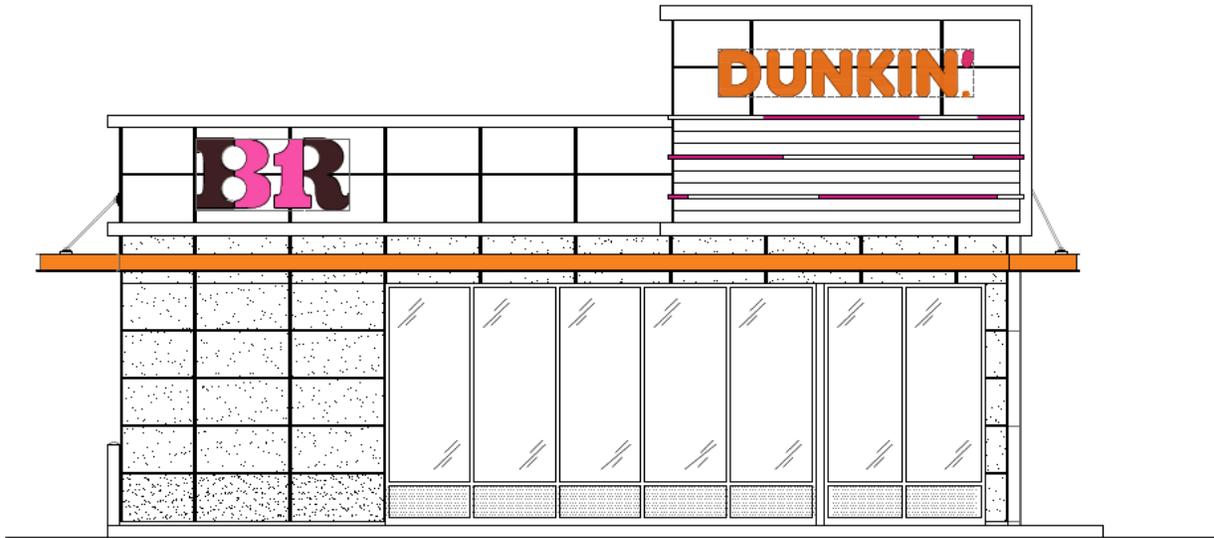
Elevations attached are for conceptual idea of how the building will be constructed, which is pretty prototypical for Dunkin/Baskin combination. We try to equally represent both brands with signage throughout the building so it can be visible from all sides.



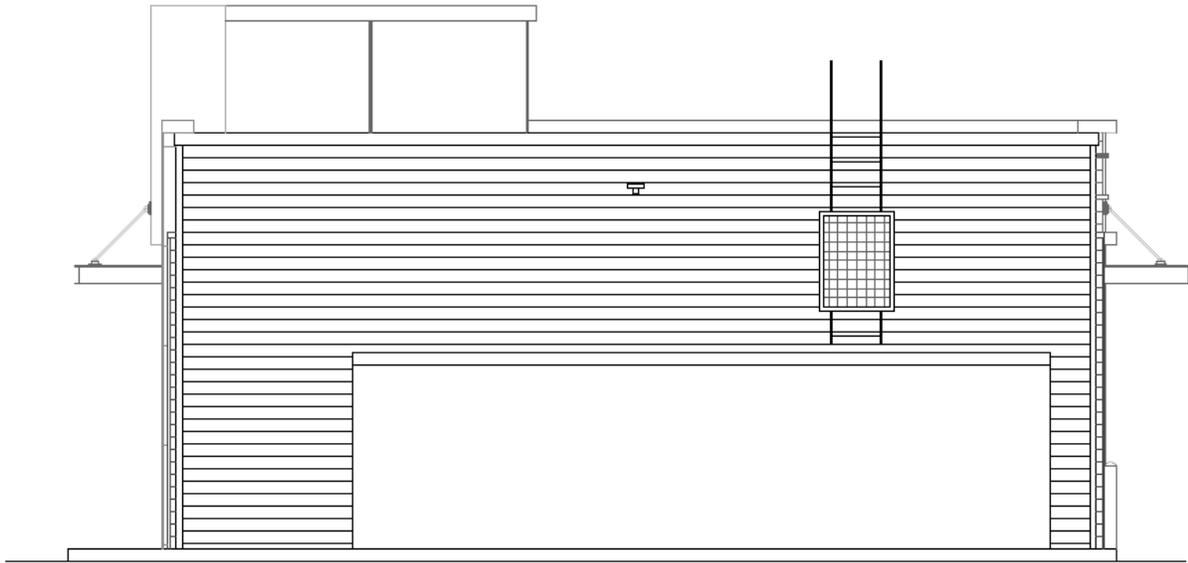
Front Entrance View



Drive-Thru View



Front Building View



Rear Building View

Economics and Financing:

The proposed location for Dunkin/Baskin is estimated to be 1.1 million investment, with it being a free-standing building of its own it will have benefits of drive-thru, pull-up window, outdoor seating area for locals and any tourists to use.

Project Schedule:

The goal is to put out the notice early 2026 with projected opening date by mid-summer of 2026.

Comprehensive Plan:

Having adjacent fast-food places and commercial shopping facilities within the shopping center, We strongly believe this Dukin/Baskin location will cater to all locals throughout the year. Keeping in mind the PU zoning, its designed to accommodate the rules and requirements of the codes. Moving from the existing location in the strip mall adjacent, we are excited to make this switch and wishing best for smooth transition.

HIGHWAY BUSINESS – B-2



Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Amended Date: March 20, 2024

Print Date: August 26, 2025

Purpose:

The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village’s neighborhood areas; and (iii) in areas planned for commercial uses within the Comprehensive Plan. (Predecessor district: B-2 Community Retail and Service)

Permitted Uses:

Primary Uses:

- Mixed Use Dwelling Unit
- Community Garden
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Public Service or Utility
- Office
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Outdoor Display
- Indoor Repair and Maintenance
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Commercial Animal Establishment
- Commercial Indoor Lodging
- Micro-beverage Production Facility

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Family Day Care Home (4-8 children)
- Company Cafeteria
- Company Provided On-site Amenities
- Outdoor Display Incidental to Indoor Sales or Service
- Small Exterior Communication Device
- Home Occupation
- Large Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (pond)
- Donation Drop-off Box or Vending Machine
- In-Home Suite

Conditional Uses:

Primary Uses:

- Agricultural-Related Use
- Indoor Institutional-Intensive
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-16 residents)
- Community Living Arrangement (16+ residents)
- Outdoor and Vehicle Repair and Maintenance
- Outdoor Commercial Entertainment
- Bed and Breakfast
- Boarding House
- Large Retail and Commercial Service Development
- Off-site Parking
- Communications Tower

Accessory Uses:

- Accessory Dwelling Unit
- Animal Fancier
- Intermediate Child Care Home (9-15 Children)
- Outdoor Alcohol Area
- Vehicle Course or Track
- Residential Business

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
20,000 ft ²	80	40	20%	0.5

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
30	12	20	6	10	15	10	45	3	20	1

(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.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side 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.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting ONE sf of sign per linear foot of exterior wall length on that wall.	Type: Monument or Pylon Max Area: 64 ft ² (200 ft ² within 660ft of State Highway 29 or Interstate) Max Height: 20 ft (40ft ² within 660ft of State Highway 29 or Interstate)	TWO On-Building signs per signable wall per business. ONE pylon or monument sign per lot; 2 for lots with more than one street frontage where each frontage is at least 200 ft.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



NOTICE OF PUBLIC HEARING BEFORE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that an application has been filed by Dustin Vreeland, on behalf of owner Mid-West Mini Storage P1, LLC and Traviata, LLC, requesting an **amendment to their existing Conditional Use Permit #20230188, for a Personal Storage Facility within the B-3 (General Business) Zoning District**, on a 4.96-acre property addressed as **8211 Schofield Avenue, Weston. (Project #20230188)**.

The property is described as Certified Survey Map #1806, recorded in Volume 7, Page 192, Document No. 738369, excepting Document #1171717 (Highway), and Parcels 1 & 2 of Certified Survey Map #1929, recorded in Volume 8, Page 13, Document No. 743188, excepting Document #1171719 (Highway), located in part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 231 0955)

NOTICE IS FURTHER GIVEN that the Plan Commission will hear this request at a public hearing scheduled for Monday, September 8, 2025, at 6:00 p.m. in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, Weston. All interested persons are invited to attend and be heard.

A copy of the hearing and application materials are available in the Planning & Development Department during normal business hours (Monday through Friday 8am – 4:30 pm) or on the Village website at www.westonwi.gov.

Dated this 21st day of August, 2025.
Valerie Parker, Commission Clerk

Run: August 25, 2025, and September 2, 2025.

Star Self Storage Wausau LLC

1765 Suburban Dr

De Pere, WI 54115

jeremy@starpmg.com

920-309-6606

Date: September 4th, 2025

Village of Weston Plan Commission

Attn: Valerie Parker, Plan Commission Secretary

4747 Camp Phillips Road

Weston, WI 54476

RE: Project #20230188 – Conditional Use Permit Amendment for Mid-West Mini Storage P1, LLC / Traviata, LLC

Dear Plan Commission Members,

I am writing as the owner of the property located on Schofield Avenue, which directly adjoins the proposed development at 8211 Schofield Avenue. I respectfully request that the Commission take into consideration several concerns regarding the current site plan amendment request.

Historically, a line of mature trees along our shared property boundary served as a natural buffer between our property and the subject parcel. Those trees have now been removed as part of the development process. Without this buffer, the proposed parking areas and drive aisles will be nearly abutting the property line, which creates several issues:

1. **Loss of Screening and Buffering** – The removal of trees has eliminated visual and noise screening.
2. **Traffic Encroachment** – The revised building orientation and placement of parking will result in vehicle movements directly along the property line. This raises a high likelihood of customers inadvertently or deliberately driving across the property line, causing damage, liability concerns, and future disputes.
3. **Site Design Conflict** – The new plan places storage units and drive access on what was previously the rear of the building, effectively forcing vehicle circulation into an area that was not originally planned for traffic use on the original plan. This change intensifies impacts at the shared property boundary.

To address these concerns, I respectfully request that the Commission require the applicant to:

- Reestablish a sufficient **landscape buffer and/or fencing** along the shared property line to restore a travel barrier between the two properties.
- Provide a **curb, barrier, or other physical separation** along the parking edge to prevent vehicle encroachment.
- Ensure site circulation is designed so traffic flow does not spill over into neighboring parcels.

I appreciate your consideration of these issues and request that they be made conditions of any approval of the amendment to Conditional Use Permit #20230188.

Thank you for your attention. Please include this letter in the hearing record for September 8, 2025.

It should also be noted that the design change is going to negatively impact our storage operations and the resulting property value. The development's unit mix shift will directly affect several storage unit operators in the immediate area as the newly proposed building changes being approved have storage unit sizes and types of the same or similar configuration to the existing market inventory. This is important consideration since the assessor uses income based approaches in reaching the valuation of the properties, and there has already been excess capacity already presenting itself in the local market, when it comes to these proposed unit sizes.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jeremy LeMere', written in a cursive style.

Jeremy LeMere
Manager / Member
Star Self Storage Wausau LLC

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, September 8, 2025
Description:	Public Hearing – Project #20230188 – Amendment to Conditional Use Permit and Site Plan at Mid-West Mini Storage, 8211 Schofield Avenue. (Vreeland/ Mid-West Mini Storage P1, LLC and Traviata, LLC)
From:	Jennifer Higgins, Planning Director/ Zoning Administrator Roman Maguire, Building Inspector
Question:	Should the Plan Commission approve the amendment to the Conditional Use Permit & Site Plan for Weston Mini-Maxi Storage at 8211 Schofield Ave to allow them to change the building from a 15 Unit Maxi Storage to a 40 Unit Mini Storage on the furthest building to the east?

BACKGROUND

The PC approved the CUP and Site Plan at the August 2023 meeting. An amendment to the CUP and Site Plan were approved in November 2023 which included a few site layout changes that included re-sizing the buildings and re-shaping the stormwater pond.

This time they are asking to amend the CUP & Site Plan to change the easternmost building from a 15 Unit Maxi Storage Building to a 40 Unit Mini Storage Building.

Everything else is staying the same from what was previously approved (building elevations, landscaping, lighting...). We have a new drainage plan and a new site plan showing the building location moving and changing to a 40 unit mini building.

The public hearing was duly noticed as a Class 2 notice on August 25 and September 2. Notices were also mailed out to all property owners within 300 feet of the property. To date, one written correspondence has been received by email from Jeremy LeMere, owner of the storage units adjacent to these to the east, and included in the packet.

Attached Docs:	Site Plan, Old Site Plan, Civil Plan Set, Draft CUP, Email from Jeremy LeMere.
Committee Action:	Approved CUP and Site Plan at the 8/14/2023 PC Meeting. Amended CUP and Site Plan at November 2023 PC meeting.
Fiscal Impact:	TBD
Recommendation:	Staff recommends approval of the 2 nd amendment to the CUP and site plan.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve/deny] the 2nd amendment to Conditional Use Permit #20230188 to construct and operate a personal storage facility within the B3 zoning district at 8211 Schofield Ave by allowing the amendment to the site plan to allow a 40-unit mini storage building to replace the approved 15-unit maxi storage building.

ADDITIONAL ACTION:	Notify applicant of [approval / denial] [Staff] If approved, make amendment to CUP and record with the Marathon County Register of Deeds (MCROD) [Staff]
---------------------------	---

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

DETERMINATION (To be completed by the Plan Commission):

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

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

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

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

BACKGROUND INFORMATION:

Site plan and CUP originally approved in August 2023. Amendment #1 to the CUP and site plan was approved in November 2023

This 4.96-acre lot is currently under construction. The proposed development includes 8 storage unit buildings totaling 225 individual units. 2 size units will be offered (174 mini & 51 maxi). The proposed development also includes an asphalt drive area, curbed approach, landscaping, and a stormwater area. The previous plans contained only 200 units.

CURRENT PROPERTY CONDITIONS:

The property is a 4.96-acre lot, located next to Trail Side Sports Bar & Grill.

PLAN COMMISSION ACTION OPTIONS:

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

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

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

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

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20230188
AMENDMENT #2

This CONDITIONAL USE PERMIT AMENDMENT is issued as of the 8th day of September 2025 and overrides the previously approved and recorded CONDITIONAL USE PERMIT DOC #1887313 and DOC #1892257 by the PLAN COMMISSION of the VILLAGE OF WESTON to Dustin Vreeland, of 6103 Dawn Street, Weston, Wisconsin, 54476, on behalf of MID-WEST MINI STORAGE P1, LLC AND TRAVIATA, LLC.

WHEREAS, MID-WEST MINI STORAGE P1, LLC AND TRAVIATA, LLC are the owners of the property described below in the Village of Weston, and which property is subject to an agreement whereby MID-WEST MINI STORAGE P1, LLC AND TRAVIATA, LLC intends to build thereon a PERSONAL STORAGE FACILITY (STORAGE UNITS), related use. The said property upon which said activity is to take place is more particularly described as follows:

Certified Survey Map #1806, recorded in Volume 7, Page 192, Document No. 738369, excepting Document #1171717 (Highway), and Parcels 1 & 2 of Certified Survey Map #1929, recorded in Volume 8, Page 13, Document No. 743188, excepting Document #1171719 (Highway), located in part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 231 0955)

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

WHEREAS DUSTIN VREELAND on behalf of MID-WEST MINI STORAGE P1, LLC AND TRAVIATA, LLC has requested a conditional use permit amendment for the property, per Section 94.3.05(Figure 3.05) which lists a Personal Storage Facility as a conditional use in the B3 zoning district of the Village of Weston Zoning Ordinance, so as to allow the construction of a PERSONAL STORAGE FACILITY on said premise; and

WHEREAS, a petition for a conditional use permit amendment having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held September 8, 2025, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

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

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

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant MID-WEST MINI STORAGE P1, LLC AND TRAVIATA, LLC an amendment to the conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY (STORAGE UNITS) as defined in 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

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

Exhibit A:

DRAFT

NEW SITE PLAN

SITE PLAN NOTES:

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

SITE PLAN LEGEND

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

	TOTAL
LOT AREA	215,894 sqft.
BUILDING AREA	68,380 sqft.
PAVED AREA	104,173 sqft.
TOTAL IMPERVIOUS AREA	172,553 sqft. (80%)
GREEN SPACE	42,415 sqft. (20%)

**PRIVATE UTILITIES NOT LOCATED
UNDERGROUND UTILITIES**

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

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

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

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

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

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

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION
DV	11/1/23	BUILDING SIZES PER OWNERS EMAIL
DV	8/7/25	CHANGE IS EAST BUILDING

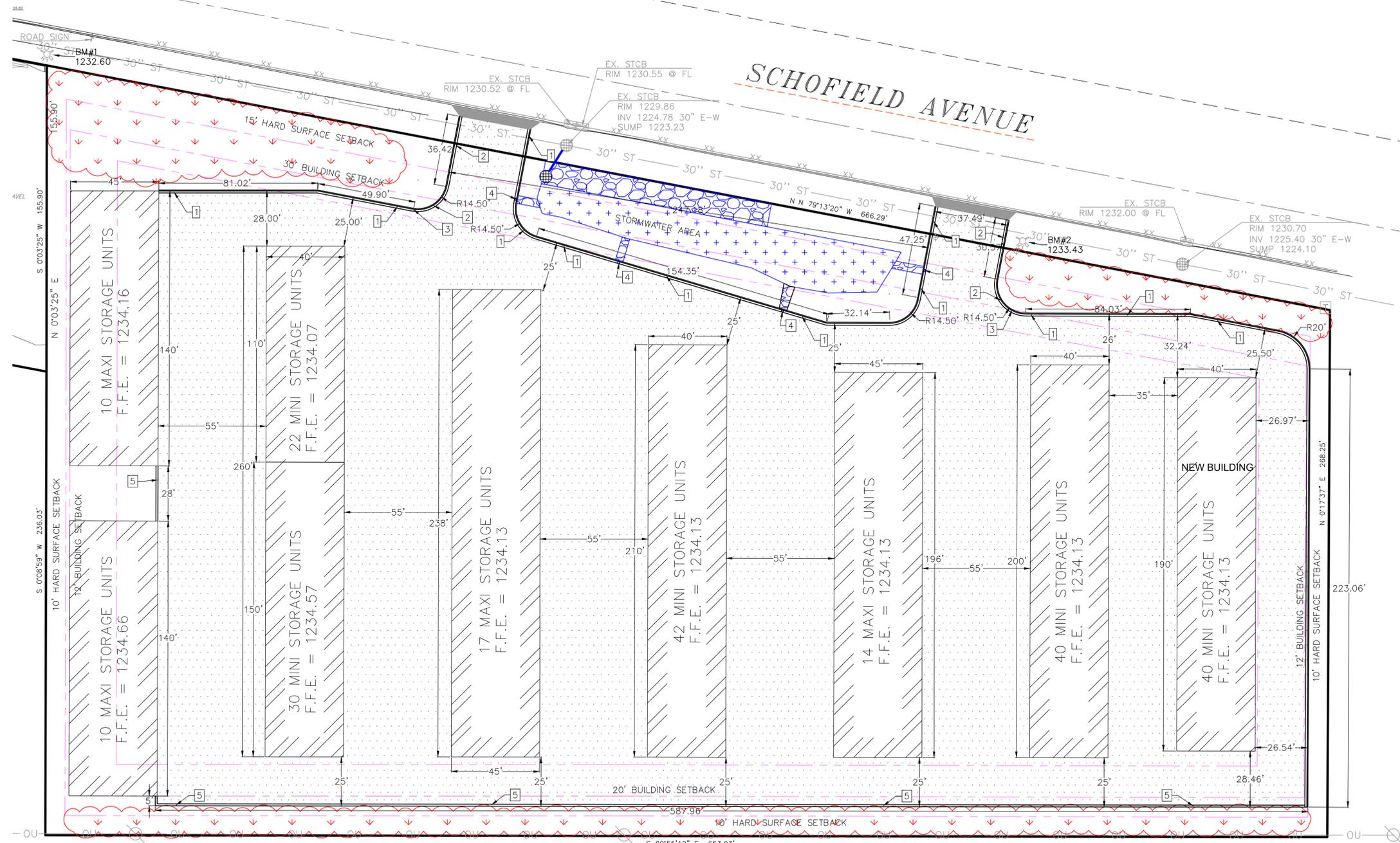
TITLE PAGE: PROPOSED SITE PLAN
PROJECT: MWMS WESTON STORAGE
LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC
PLAN DATE: AUGUST 7TH, 2025

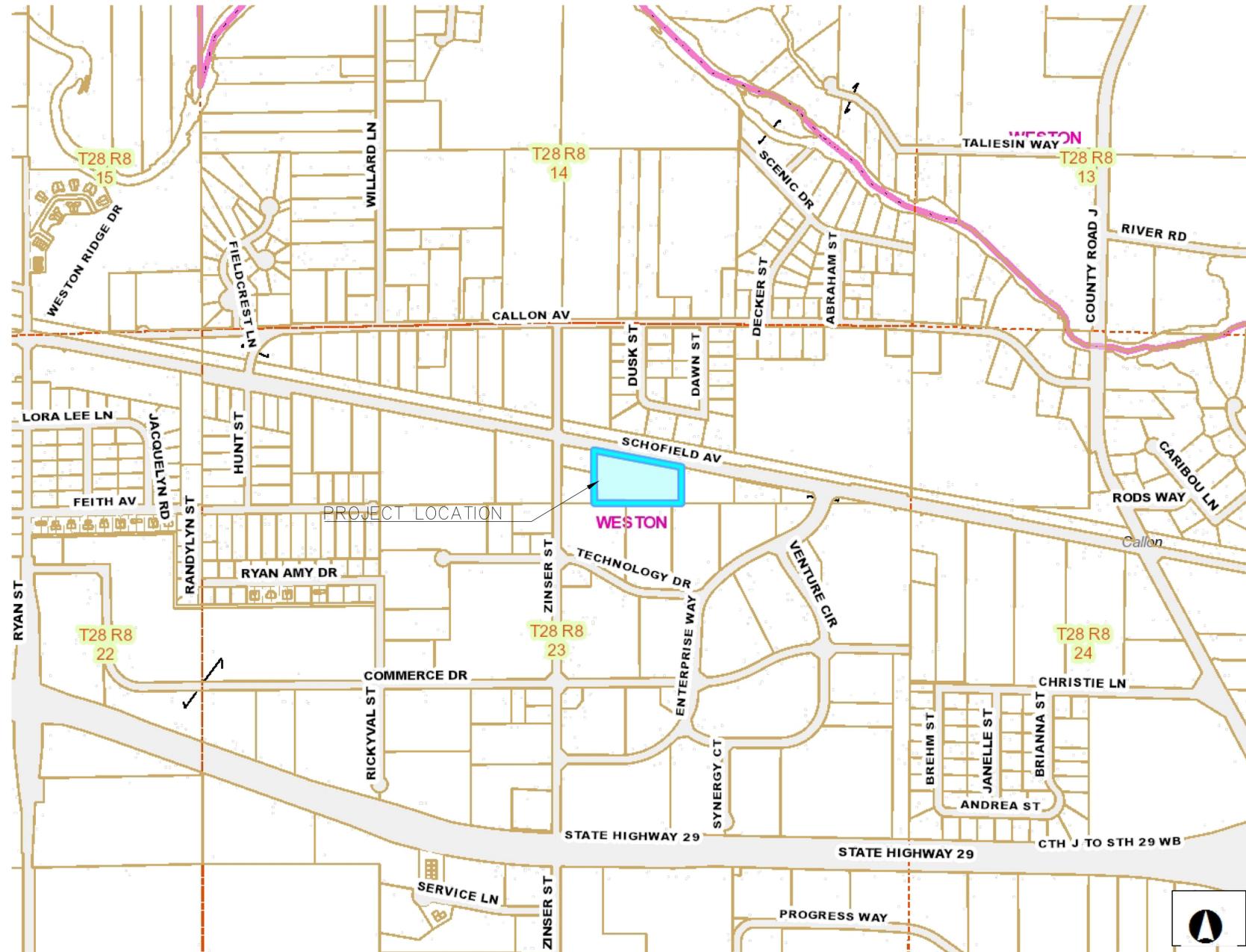
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: 1" = 30'
SHEET C4



10' HARD SURFACE SETBACK
12' BUILDING SETBACK
20' BUILDING SETBACK
10' HARD SURFACE SETBACK

ADDRESS:
8211 SCHOFIELD STREET WESTON, WI 54476

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



LOCATION MAP

SURVEY LEGEND

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

DRAWING INDEX

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

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

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

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION
DV	11/1/23	BUILDING SIZES PER OWNERS EMAIL
DV	8/7/25	CHANGE IS EAST BUILDING

TITLE PAGE: COVER PAGE	
PROJECT:	MWMS WESTON STORAGE
LOCATION:	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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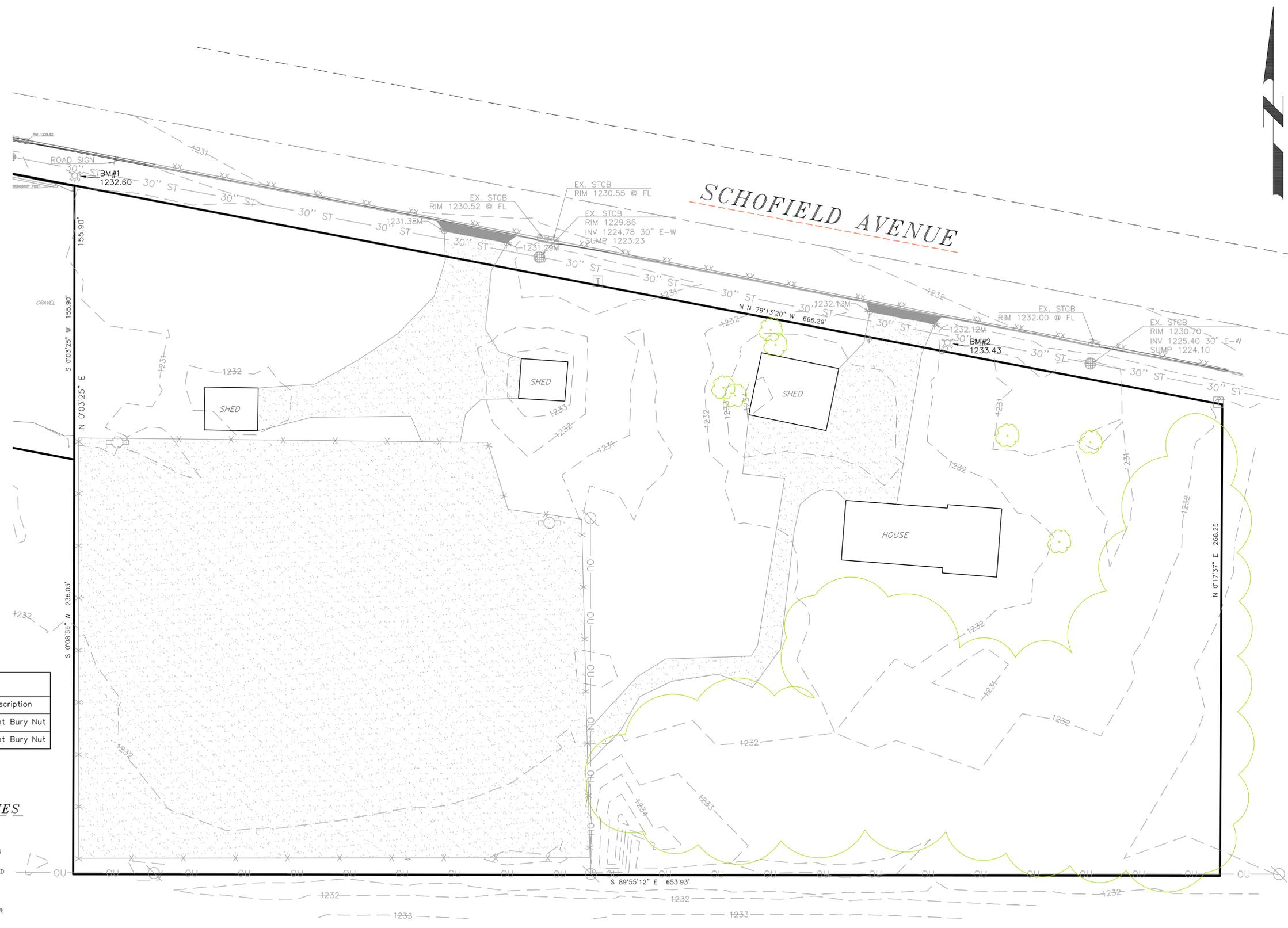
PREPARED FOR:	VESTEDNEST PROPERTY GROUP LLC
PLAN DATE:	AUGUST 7TH, 2025

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

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

SURVEY LEGEND

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



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

**PRIVATE UTILITIES NOT LOCATED
UNDERGROUND UTILITIES**

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

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

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION
DV	11/1/23	BUILDING SIZES PER OWNERS EMAIL
DV	8/7/25	CHANGE IS EAST BUILDING

TITLE PAGE:

EXISTING SITE

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN



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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC

PLAN DATE: AUGUST 7TH, 2025

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

DEMOLITION NOTES:

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

DEMOLITION PLAN LEGEND

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

PRIVATE UTILITIES NOT LOCATED UNDERGROUND UTILITIES

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STAMP/SIGNATURE:		
BY	DATE	DESCRIPTION
DV	11/1/23	BUILDING SIZES PER OWNERS EMAIL
DV	8/7/25	CHANGE IS EAST BUILDING

REVISIONS		
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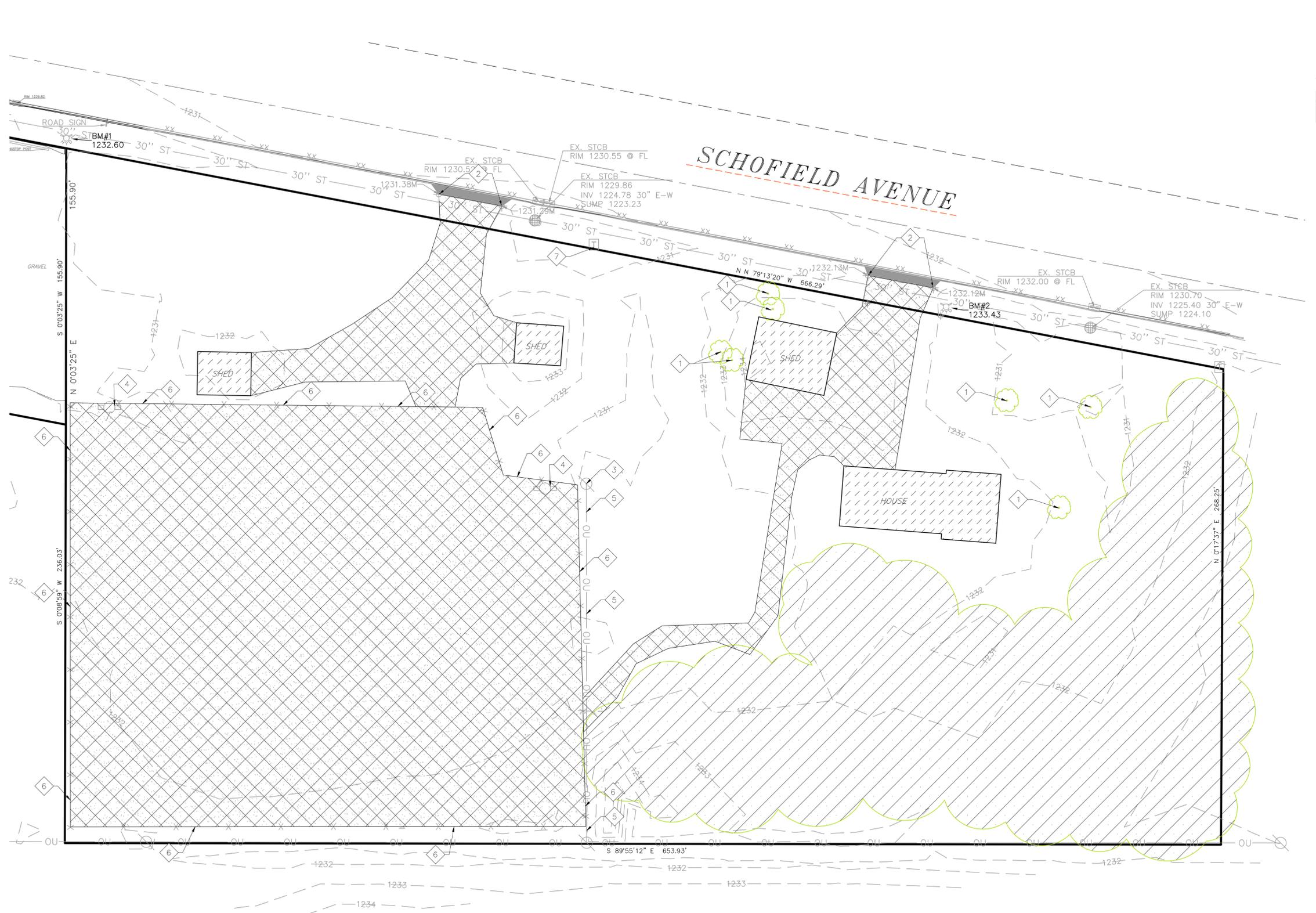
TITLE PAGE:	PROPOSED DEMOLITION PLAN
PROJECT:	MWMS WESTON STORAGE
LOCATION:	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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PREPARED FOR:	VESTEDNEST PROPERTY GROUP LLC
PLAN DATE:	AUGUST 7TH, 2025

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



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

SITE PLAN NOTES:

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

SITE PLAN LEGEND

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

	TOTAL
LOT AREA	215,894 sqft.
BUILDING AREA	68,380 sqft.
PAVED AREA	104,173 sqft.
TOTAL IMPERVIOUS AREA	172,553 sqft. (80%)
GREEN SPACE	42,415 sqft. (20%)

**PRIVATE UTILITIES NOT LOCATED
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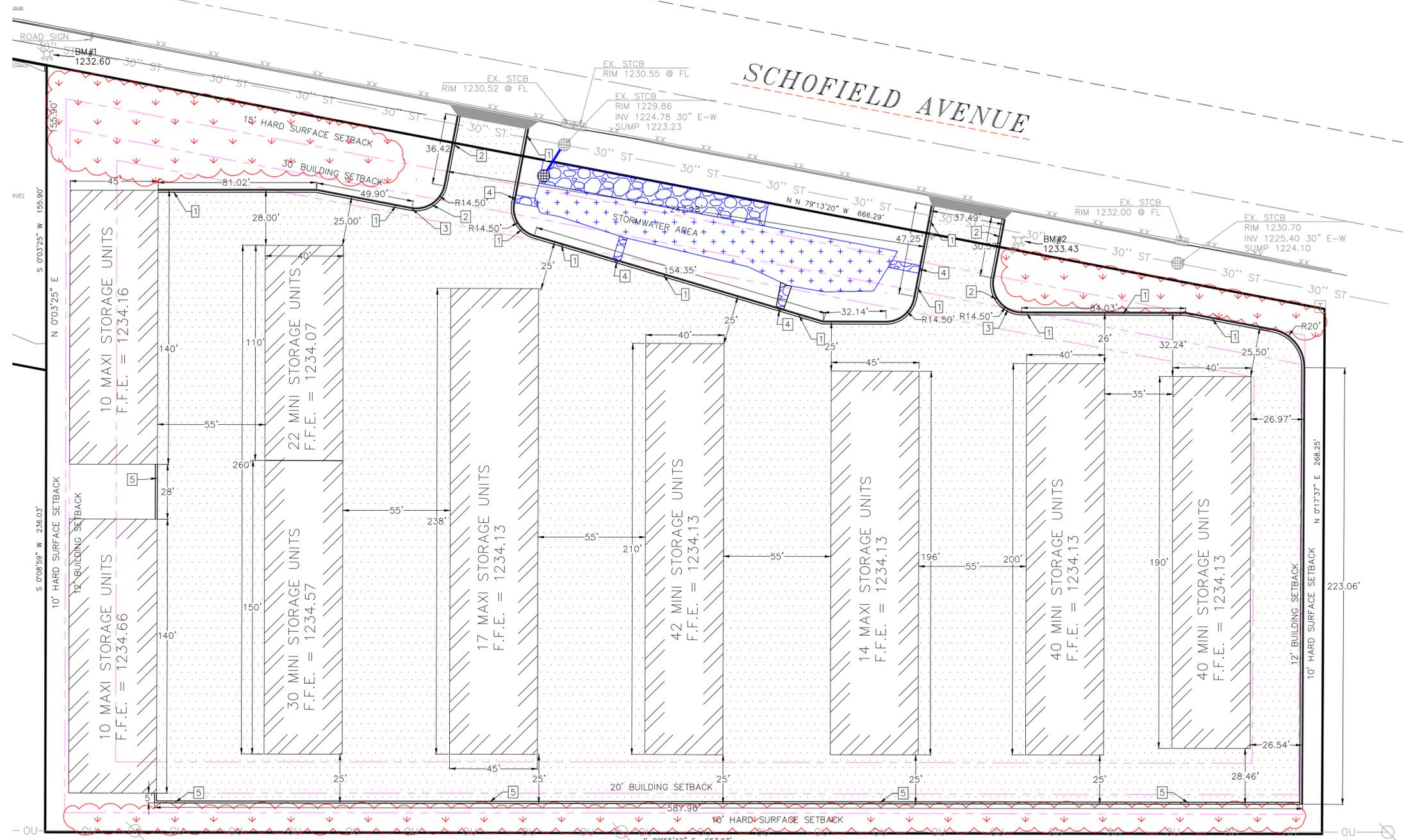
TITLE PAGE:	
PROPOSED SITE PLAN	
PROJECT:	MWMS WESTON STORAGE
LOCATION:	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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PREPARED FOR:	VESTEDNEST PROPERTY GROUP LLC
PLAN DATE:	AUGUST 7TH, 2025

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



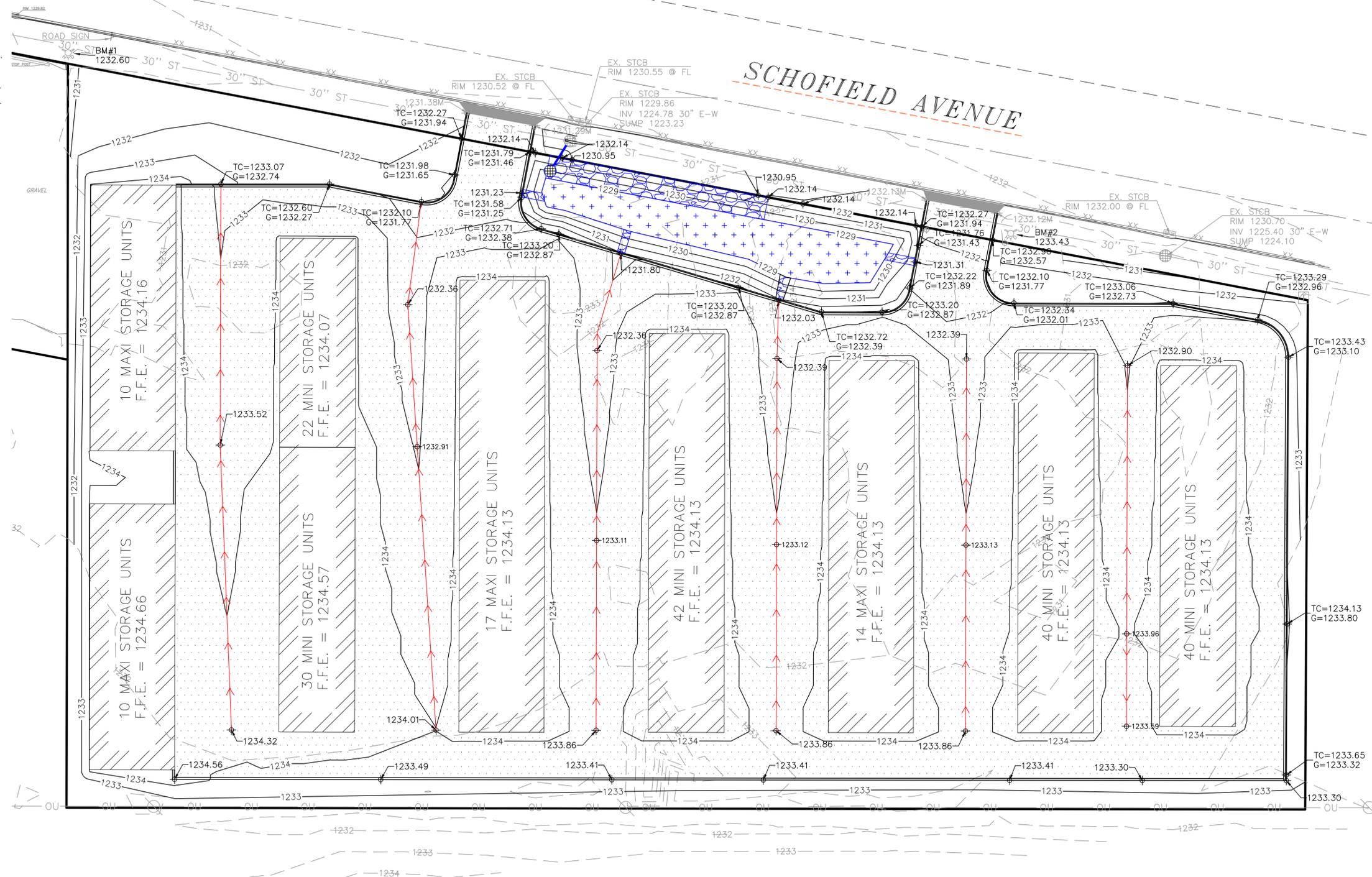
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TOTAL IMPERVIOUS AREA	172,553 sqft. (80%)
GREEN SPACE	42,415 sqft. (20%)

GRADING NOTES:

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

GRADING LEGEND:

- ⊕ 1231.79 PROPOSED SPOT ELEVATION
- ⊕ 1231.38M EXISTING SPOT ELEVATION (MATCH POINT)
- INV=1209.22 PROPOSED INVERT ELEVATION
- FLOW DIRECTION



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TITLE PAGE:	
PROPOSED GRADING PLAN	
PROJECT:	MWMS WESTON STORAGE
LOCATION:	VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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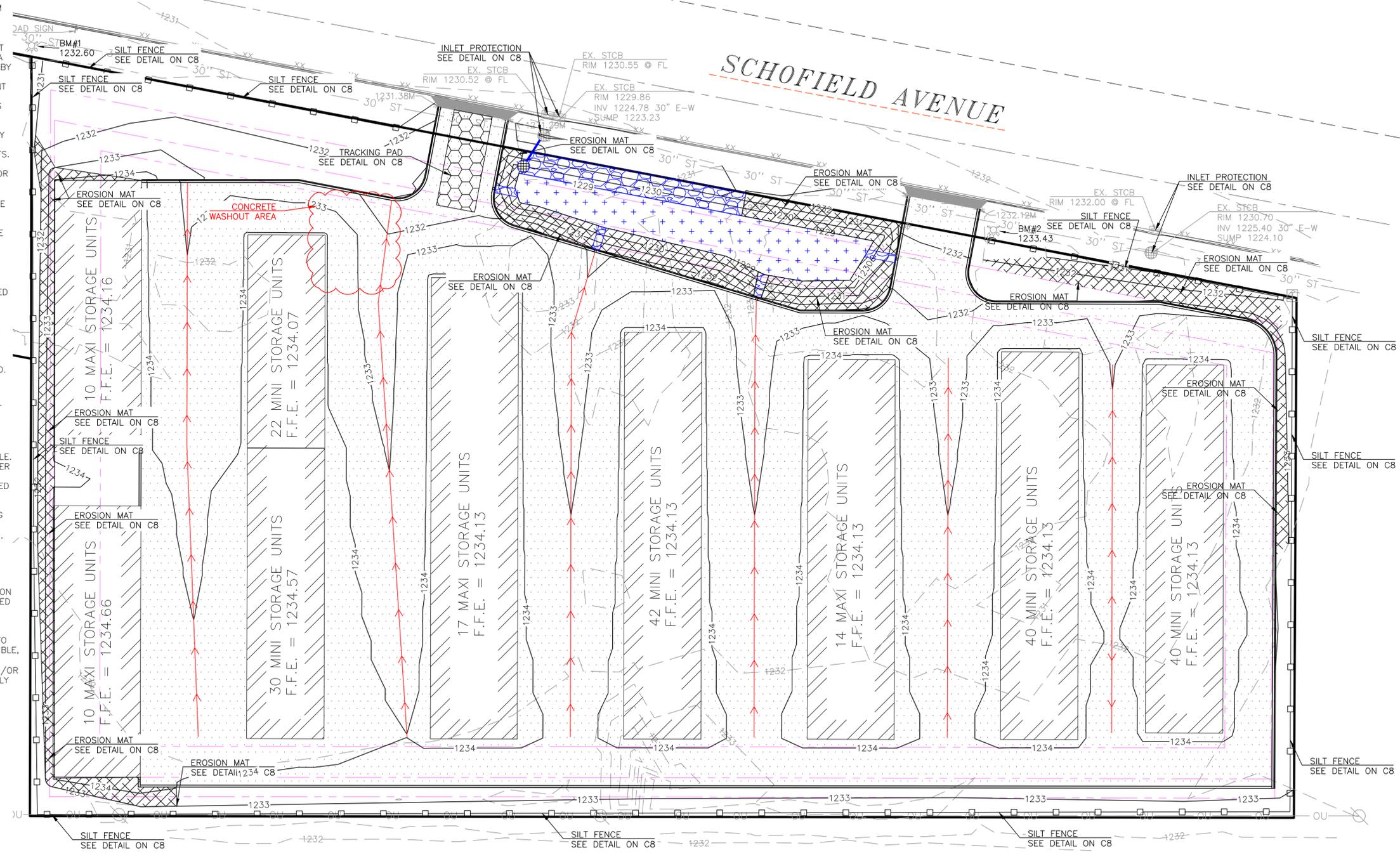
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FILE NO.:	23-0249 ENGINEERING
DATE:	7/10/2023
SCALE:	1" = 30'
SHEET	C5

PROPOSED EROSION CONTROL ACTIVITIES

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

EROSION CONTROL SCHEDULING

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



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TITLE PAGE: PROPOSED EROSION CONTROL PLAN

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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PREPARED FOR: **VESTEDNEST PROPERTY GROUP LLC**

PLAN DATE: **AUGUST 7TH, 2025**

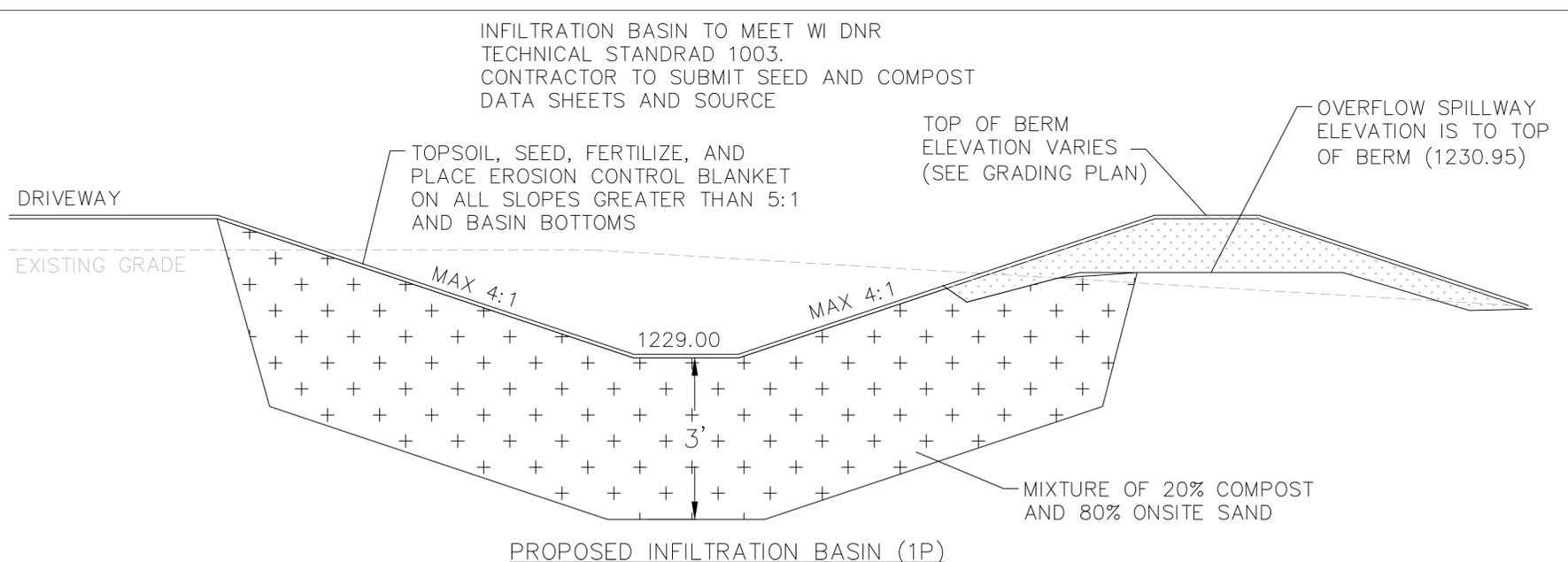
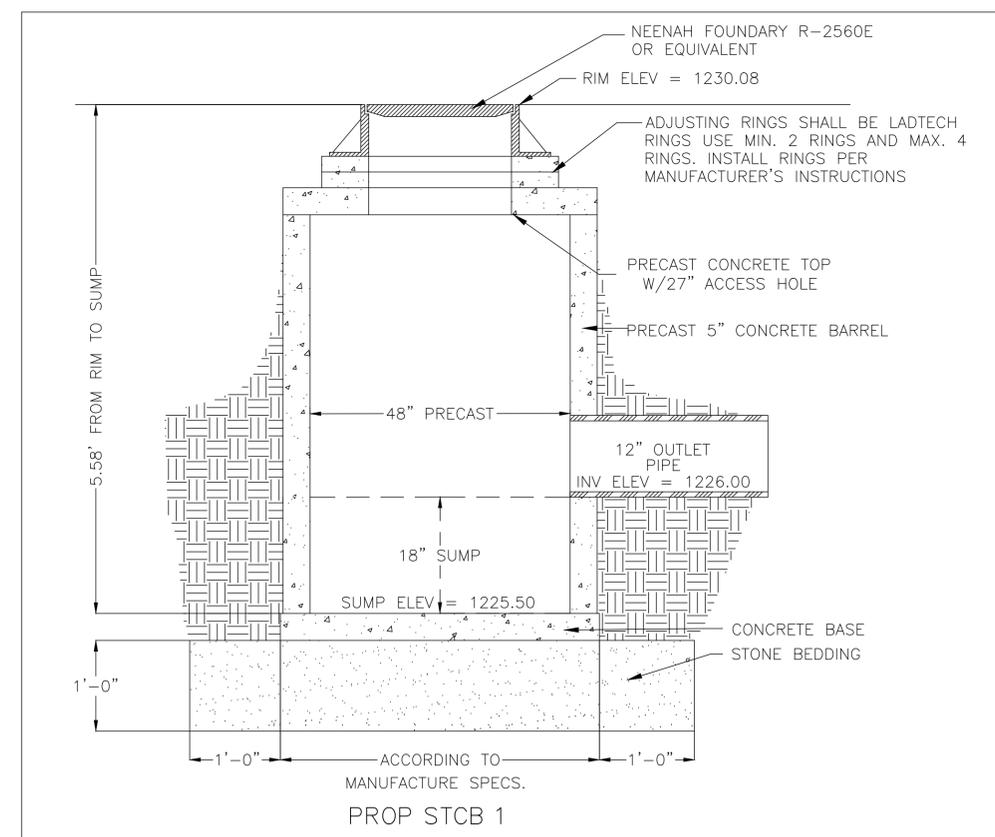
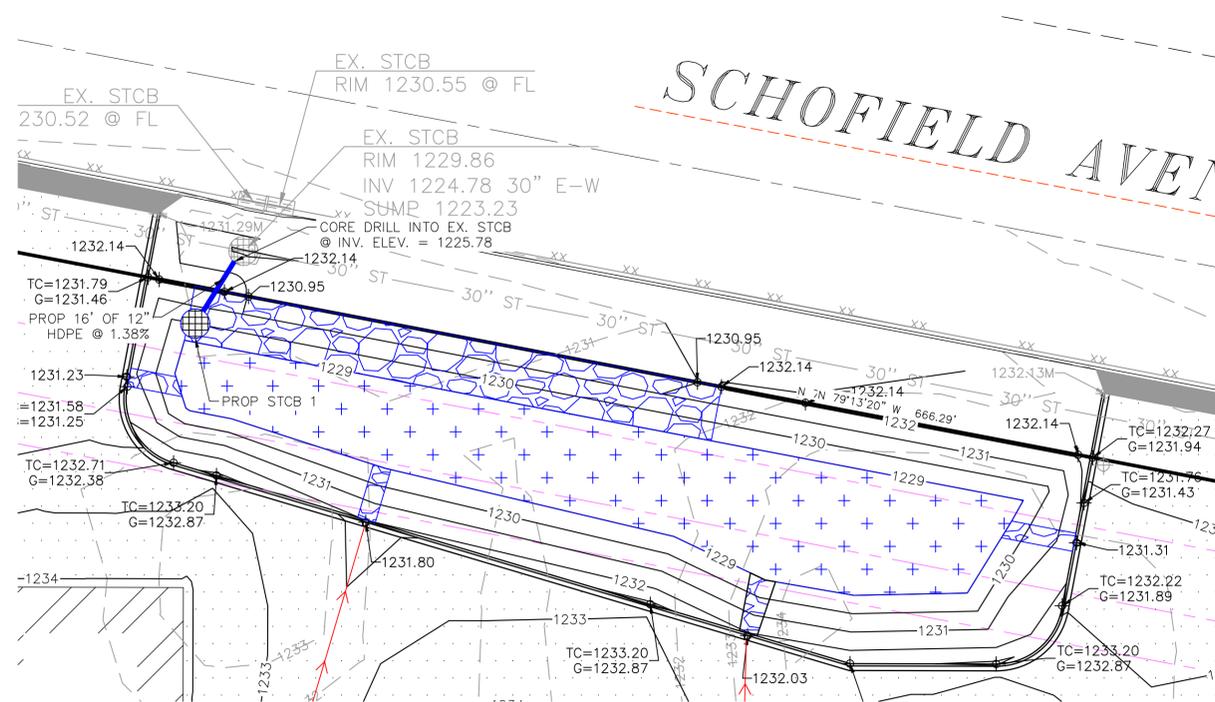
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FILE NO.: 23-0249 ENGINEERING
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SCALE: 1" = 30'
SHEET C6

STORMWATER NOTES:

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

STORMWATER LEGEND:

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



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

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

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION
DV	11/1/23	BUILDING SIZES PER OWNERS EMAIL
DV	8/7/25	CHANGE IS EAST BUILDING

TITLE PAGE: PROPOSED STORMWATER PLAN & DETAILS

PROJECT: MWMS WESTON STORAGE

LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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

PLAN DATE: **AUGUST 7TH, 2025**

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

GENERAL NOTES:

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

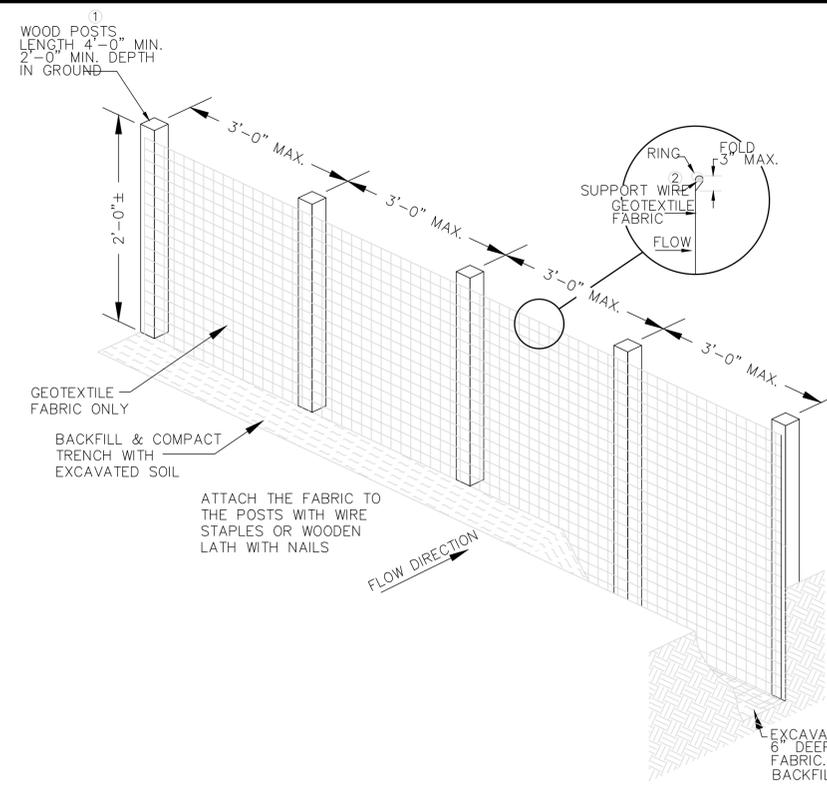
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

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

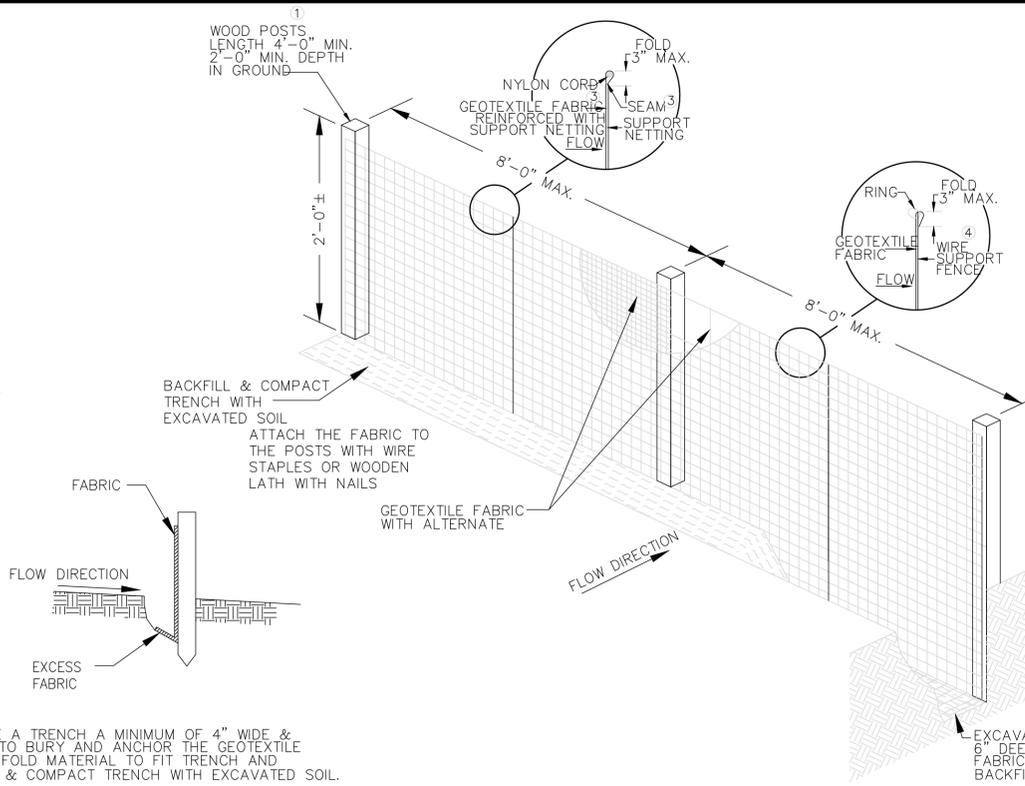
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

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

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

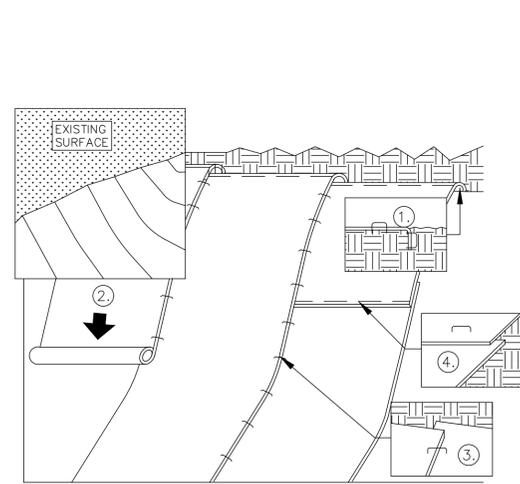


SILT FENCE ALTERNATE "A"



SILT FENCE ALTERNATE "B"

TRENCH DETAIL



INSTALLATION NOTES:

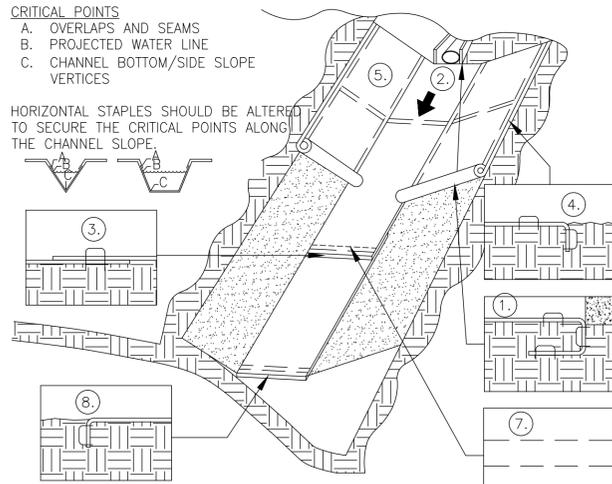
- BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
- OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA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

NON-CHANNEL EROSION MAT

CRITICAL POINTS

- OVERLAPS AND SEAMS
- PROJECTED WATER LINE
- CHANNEL BOTTOM/SIDE SLOPE VERTICES

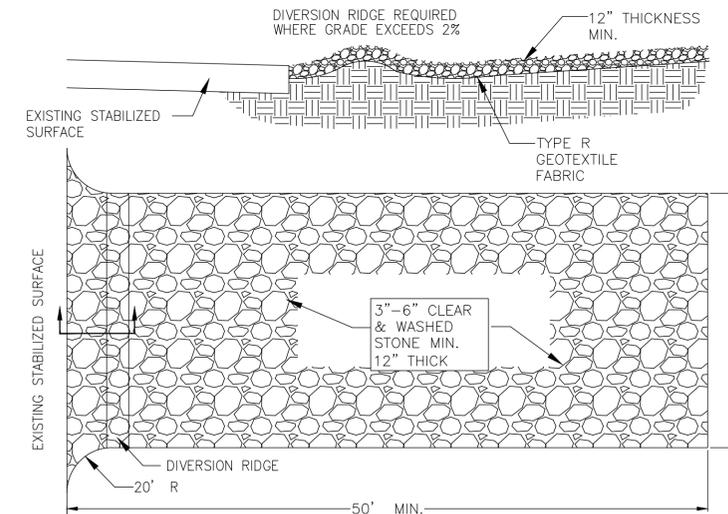
HORIZONTAL STAPLES SHOULD BE ALTERED TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SLOPE.



INSTALLATION NOTES:

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

CHANNEL EROSION MAT



NOTES:

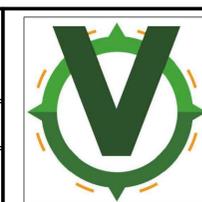
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.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

TRACKING PAD

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

STAMP/SIGNATURE:		REVISIONS		TITLE PAGE:
BY	DATE	DESCRIPTION	<p>PROPOSED DETAILS</p> <p>PROJECT: MWMS WESTON STORAGE</p> <p>LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN</p>	
DV	11/1/23	BUILDING SIZES PER OWNERS EMAIL		
DV	8/7/25	CHANGE IS EAST BUILDING		

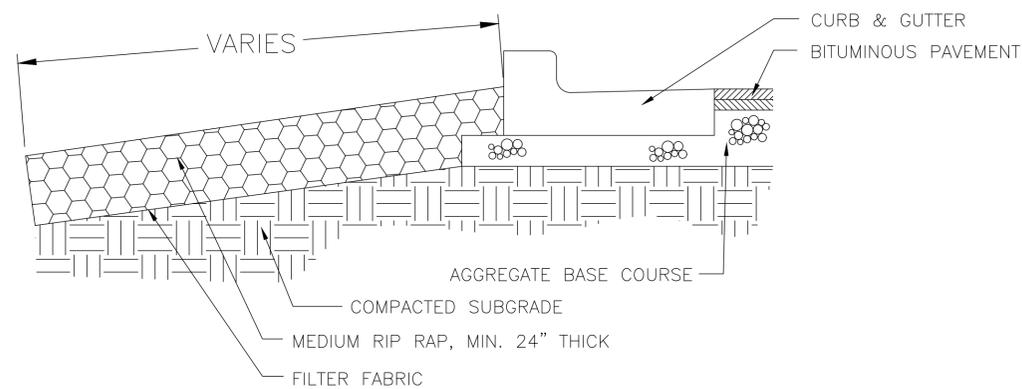
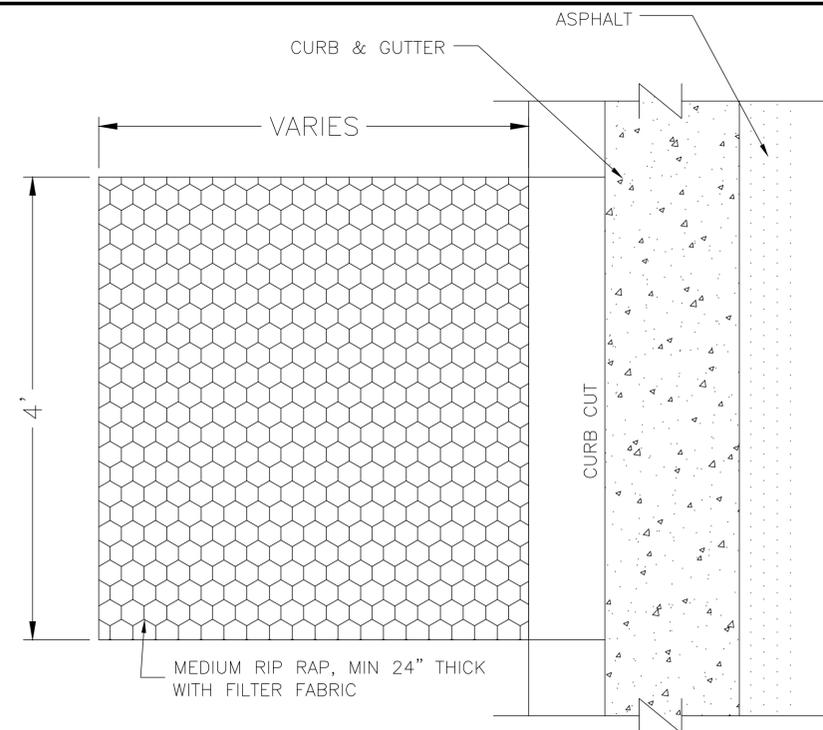
STAMP/SIGNATURE:		REVISIONS		TITLE PAGE:
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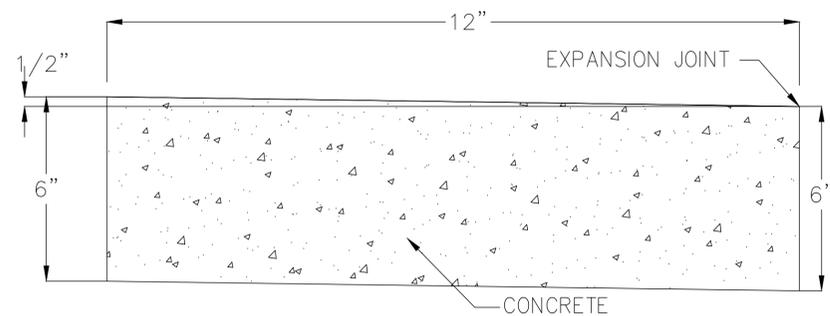
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 6103 DAWN STREET WESTON, WI. 54476
 PHONE NO.: (715) 241-0947
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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC
PLAN DATE: AUGUST 7TH, 2025

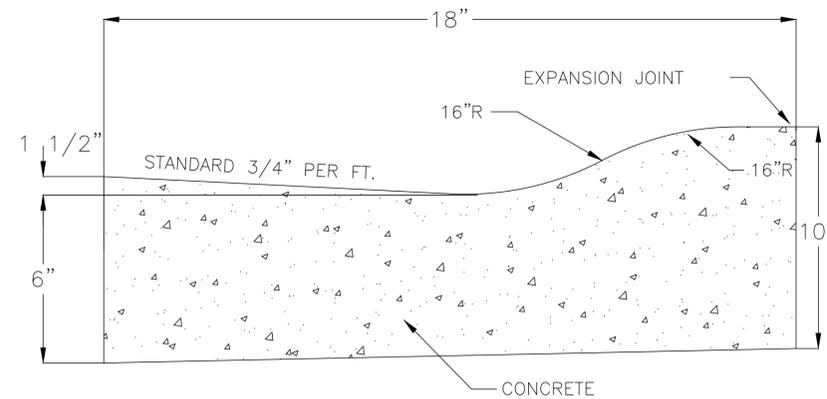
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DZ
FILE NO.: 23-0249 ENGINEERING
DATE: 7/10/2023
SCALE: NO SCALE
SHEET: C8



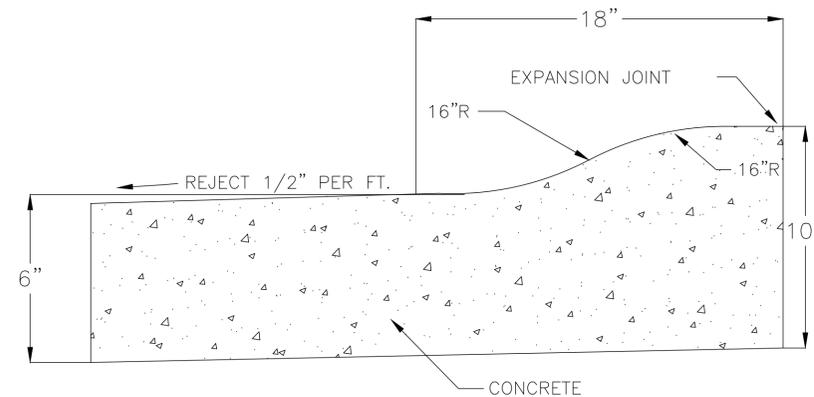
CURB CUT & LIGHT RIP RAP



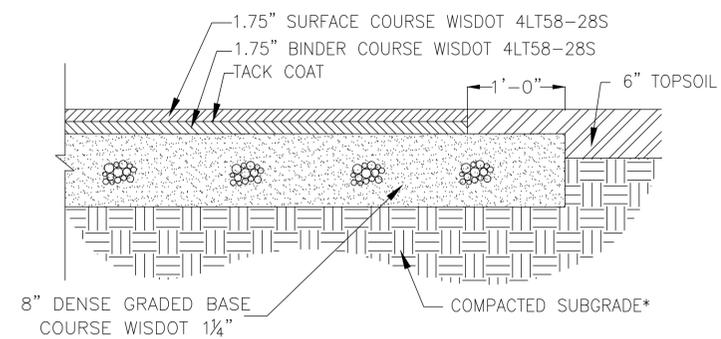
FLAT CURB



STANDARD MOUNTABLE CURB



REJECT MOUNTABLE CURB



3.5" ASPHALT PAVEMENT

SCALE NOTE:
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STAMP/SIGNATURE:		
REVISIONS	BY	DATE
	DV	11/1/23
	DV	8/7/25

DESCRIPTION
BUILDING SIZES PER OWNERS EMAIL
CHANGE IS EAST BUILDING

TITLE PAGE:
PROPOSED DETAILS
PROJECT: MWMS WESTON STORAGE
LOCATION: VILLAGE OF WESTON MARATHON COUNTY, WISCONSIN



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PREPARED FOR: VESTEDNEST PROPERTY GROUP LLC
PLAN DATE: AUGUST 7TH, 2025

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

NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that an application, Project #20250324, has been filed by property owner Alex Tappe, Timber Ridge Builders, LLC, requesting a rezone from **SF-S (Single Family Residential – Small Lot)** Zoning District to **2F (Two Family Residential)** Zoning District. The purpose of the request is to allow construction of duplex and twin homes on Lots 37 through 46 and 63 through 72 of the proposed Preliminary Plat of Granite Ridge.

The portion of the property to be rezoned is legally described as follows:

Part of the Southeast 1/4 of the Northeast 1/4 of Section 21 and part of the Southwest 1/4 of the Northwest 1/4 of Section 22, all in Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 22; Thence North 00°36'51" West along the West line of said Northwest 1/4, 287.20 feet to the North right-of-way line of State Highway "29"; Thence North 86°42'36" West along said North right-of-way line, 40.26 feet to the point of beginning; Thence continuing North 86°42'36" West along said North right-of-way line, 25.60 feet; Thence North 88°51'25" West along said North right-of-way line, 400.08 feet; Thence South 86°51'20" West along said North right-of-way line, 100.15 feet; Thence North 11°02'42" East, 151.12 feet to the beginning of a non-tangential curve to the left; Thence 15.33 feet along the arc of said curve, said curve having a radius of 60.00 feet, a central angle of 14°38'12" and a chord that bears South 83°17'47" East for a distance of 15.29 feet; Thence North 89°23'07" East, 454.79 feet to the beginning of a tangential curve to the right; Thence 39.27 feet along the arc of said curve, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord that bears South 45°36'53" East for a distance of 35.36 feet; Thence South 00°36'53" East, 130.65 feet to said North right-of-way line of State Highway "29"; Thence South 86°42'36" East along said North right-of-way line, 80.19 feet; Thence North 00°36'53" West, 136.11 feet to the beginning of a tangential curve to the right; Thence 39.27 feet along the arc of said curve, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord that bears North 44°23'07" East for a distance of 35.36 feet; Thence North 89°23'07" East, 387.34 feet to the beginning of a tangential curve to the left; Thence 131.91 feet along the arc of said curve, said curve having a radius of 630.00 feet, a central angle of 11°59'46" and a chord that bears North 83°23'14" East for a distance of 131.66 feet; Thence North 77°23'20" East, 124.63 feet to the beginning of a tangential curve to the left; Thence 80.47 feet along the arc of said curve, said curve having a radius of 230.00 feet, a central angle of 20°02'43" and a chord that bears North 67°21'59" East for a distance of 80.06 feet; Thence South 40°17'51" East, 399.38 feet to said North right-of-way line of State Highway "29"; Thence North 79°01'12" West along said North right-of-way line, 204.86 feet; Thence North 88°51'25" West along said North right-of-way line, 500.10 feet; Thence North 86°42'36" West along said North right-of-way line, 374.75 feet to the point of beginning.

The above-described parcel of land contains 249,533 square feet or 5.728 acres, more or less;

NOTICE IS FURTHER GIVEN that the Plan Commission will hear this request at a public hearing scheduled for Monday, September 8, 2025, at 6:00 p.m. in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road.

Dated this 21st day of August, 2025.
Valerie Parker, Commission Clerk

Run: August 25, 2025, and September 2, 2025.

Valerie Parker

Subject: Granite Ridge Subdivision

-----Original Message-----

From: Kristine Kammerer <kkamm44@icloud.com>

Sent: Sunday, August 31, 2025 2:34 PM

To: Valerie Parker <vparker@westonwi.gov>

Subject: Construction Granite Ridge Subdivision

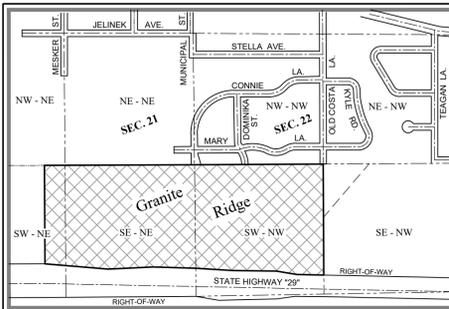
Good day Ms Parker,

We have received the letter regarding the requested altered plan from single homes to multi-family homes on the south side of the impending Granite Ridge Subdivision.

Concerns:

1. Double to triple the traffic with multi-family homes vs single family homes.
2. Maintenance of the main roads going back into this new subdivision - Connie Lane & Old Costa
3. The median income intended for the new subdivision vs the current area.
4. There is granite in the building area (hence the subdivision name, I suspect) and current home owners are very concerned about blasting in order to properly build homes & roads. Should blasting take place and current foundations are damaged - who is responsible for reimbursement of damages? The Village for allowing such process to be completed, the Builder, the owner(s) of the subdivision - or all parties involved?
5. The area being built on regularly floods during the spring thaw. In fact our personal sump pump runs March thru the beginning of May. Personally, we are concerned about additional draining water heading into our home.
6. Connie Lane, is there a plan to have the road go over Highway 29? The plot layout does not show a circle or dead end, it appears as if plan to extend Connie Lane over the highway.

Thank you,
Kristine Kammerer
6405 Connie Lane



Location Map
SECTION 21 & 22, TOWNSHIP 28 NORTH, RANGE 8 EAST
VILLAGE OF WESTON, MARATHON COUNTY, WI
(NOT TO SCALE)

PRELIMINARY PLAT OF GRANITE RIDGE

Of part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 21 and part of the Southwest 1/4 of the Northwest 1/4 of Section 22, all in Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Keith J. Walkowski, Professional Land Surveyor S-2717, do hereby certify to the best of my knowledge and belief, that the direction of Timber Ridge Builders, Owner of said lands, I have surveyed and mapped the lands described herein. I further certify that said preliminary plat thereof is a correct and accurate representation of all existing land divisions and features and that the plat fully complies with the provisions of Chapter 236, Wisconsin Statutes and Chapter 74, Subdivision Regulations Village of Weston.

Dated this 15th day of August, 2025

Keith J. Walkowski
Riverside Land Surveying, LLC
Keith J. Walkowski
WI P.L.S. S-2717

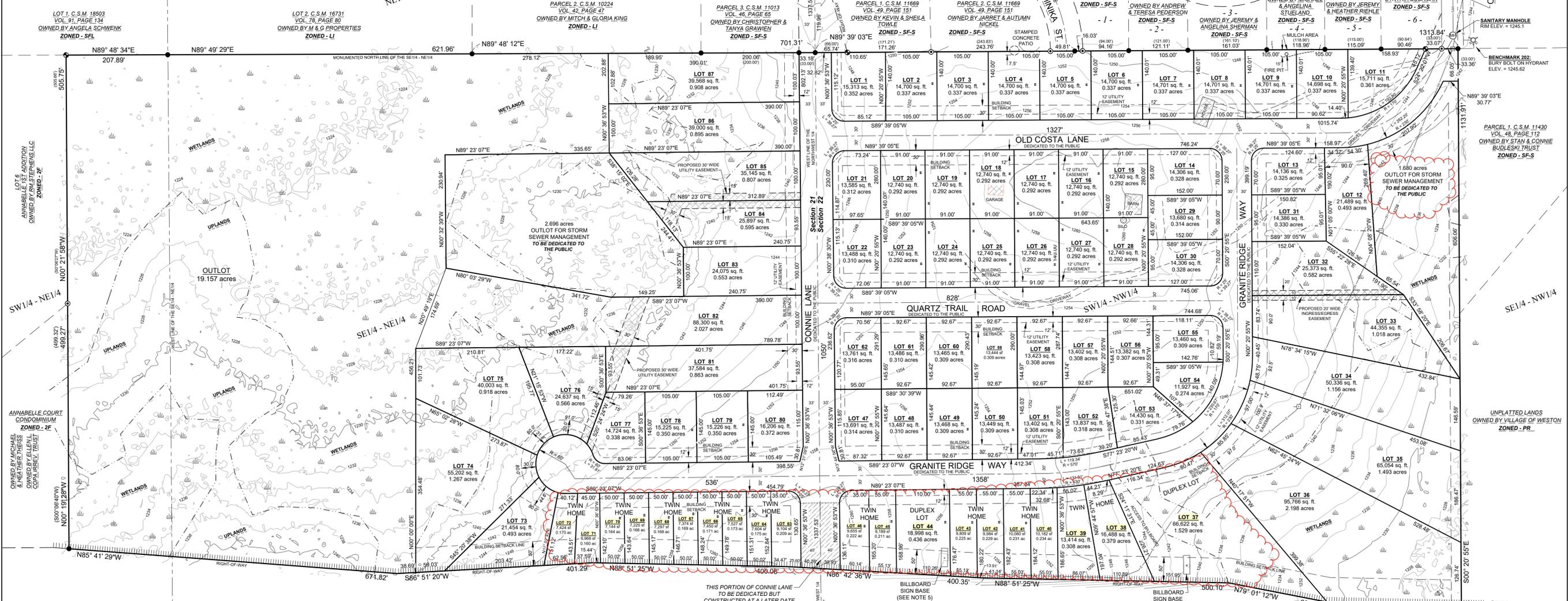


OWNER:
TIMBER RIDGE BUILDERS LLC
ALEX TAPPE
131575 COUNTY ROAD "L"
ATHENS, WI 54411
(715) 846-0636
office@timberridgebuildersllc.com

SURVEYOR:
RIVERSIDE LAND SURVEYING LLC
KEITH WALKOWSKI
5310 WILLOW STREET
WESTON, WI 54476
(715) 241-7500
keith@riversidelandsurveying.com

ENGINEER:
MARATHON TECHNICAL SERVICES
NICK BANCIUK PE
1699 SCHOFIELD AVE, SUITE 115
SCHOFIELD, WI 54476
(715) 843-2292
nick@mtnslc.net

SUBDIVIDER:
TIMBER RIDGE BUILDERS
ALEX TAPPE
131575 COUNTY ROAD "L"
ATHENS, WI 54411
(715) 846-0636
office@timberridgebuildersllc.com



LEGEND

- PROPOSED SOIL BORING
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND 1 1/4" O.D. IRON PIPE
- EXISTING SANITARY MANHOLE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- RECORDED BEARING/LENGTH
- RESTRICTED VEHICLE ACCESS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- CONTOUR 2' INTERVAL
- CONTOUR 10' INTERVAL
- INDICATES WETLANDS

- NOTES**
- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 00°36'11" WEST.
 - ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO BENCHMARK DJ4378, A BRONZE WISDOT DISK IN CONCRETE AT THE NORTHEAST CORNER OF RYAN STREET AND SCHOFIELD AVENUE IN WESTON. ELEVATION = 1219.60
 - THE TOTAL AREA OF THE PLAT IS 3,020,181 SQUARE FEET OR 69.334 ACRES, MORE OR LESS.
 - WETLANDS SHOWN HEREON WERE DELINEATED BY STAR ENVIRONMENTAL ON OCTOBER 21, 2024 AND LOCATED ON DECEMBER 17, 2024 BY RIVERSIDE LAND SURVEYING.
 - THE INTENT IS FOR TIMBER RIDGE BUILDERS TO MAINTAIN OWNERSHIP OF LOTS 37 AND 44 TO PROVIDE ACCESS TO THE EXISTING BILLBOARDS.
 - FLOOD ZONE DESIGNATION "X" FOR THE PROPERTY SHOWN HEREON FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MARATHON COUNTY, VILLAGE OF WESTON, MAP NUMBER 55073C0418F, EFFECTIVE DATE JULY 22, 2010. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
 - EXISTING ZONING FOR THE PROPERTY IS SF-S. LOTS 37 TO 46 AND 63 TO 72 WILL BE REZONED TO ZF.

SHEET
1 OF 1

PRELIMINARY PLAT OF GRANITE RIDGE
SECTION 21 & 22, TOWNSHIP 28 NORTH, RANGE 8 EAST,
VILLAGE OF WESTON, MARATHON COUNTY

REVISIONS:

SURVEYED BY:	K.J.W. / A.J.B.
DRAWN BY:	M.F.L. / A.J.B.
CHECKED BY:	K.J.W.
FIELD WORK:	AUGUST 1, 2025
DRAFT DATE:	AUGUST 14, 2025



RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

PROJECT No.
4669

REQUEST FOR CONSIDERATION

Public Mtg/Date: Plan Commission, September 8, 2025

Description: **9. Public Hearing – Project 20250324 – Rezone request** from SF-S (Single Family Residential – Small Lot) Zoning District to 2F (Two Family Residential) Zoning District on Lots 37 through 46 and 63 through 72 of the proposed Preliminary Plat of Granite Ridge located South of Mary Lane & Old Costa Lane. (Riverside Land Surveying/Timber Ridge Builders, LLC)

10. Project 20250324 Preliminary Plat Approval for the Granite Ridge Subdivision located South of Mary Lane & Old Costa Lane. (Riverside Land Surveying/Timber Ridge Builders, LLC)

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

Question: Should the Plan Commission recommend to the Board of Trustees to approve the rezone of Lots 37 through 46 and 63 through 72 of the proposed Preliminary Plat of Granite Ridge located South of Mary Lane & Old Costa Lane from SF-S (Single Family Residential – Small Lot) to 2F (Two Family Residential) to allow for the new lots to be created within the new subdivision along STH 29 to be used for multi-family development, specifically duplexes and twin homes?

Should the Plan Commission recommend to the Board of Trustees approval of the Preliminary Plat and if so are there any conditions/changes that need to be made prior to the Final Plat coming back before the PC/BOT?

BACKGROUND

Timber Ridge Builders purchased this property, south of Mary and Old Costa Ln's, from Denyon Homes earlier this year to be used for their next subdivision project. The parcel is currently zoned SF-S Single Family Small Lot and the developers would like to utilize the lots along State Highway 29 for duplex and twin home lots as a buffer from the highway. For this reason, they are approaching the Village with this rezone request.

The proposed subdivision, Granite Ridge, would consist of 87 total lots. They are asking for 20 of the lots (Lots 37 through 46 and 63 through 72) of the proposed Preliminary Plat of Granite Ridge to be rezoned to 2F Two Family Residential to allow them to construct duplex and twin homes on these lots along the highway.

Price points for the proposed subdivision are planned to be the following:

Single Family \$400k - 500k

Twin Homes \$300k - 350k

Duplex \$450- 500k

There will be sidewalks on both sides and staff has requested an outlot between lots 32 and 33 so that a path can be constructed with Park and Recreation Impact Funds collected from the development of the homes in this subdivision to connect the subdivision to Robinwood Park to the east. Road names have been approved and reserved through Marathon County. The subdivision will be connected to public water and sewer.

The Village Comprehensive Plan Future Land Use Map show this property as Low Density Village Residential and Mixed or Flex Commercial/Residential.

REQUEST FOR CONSIDERATION



Future Land Use Designations

-  Agriculture
-  Rural Density Residential
-  Low Density Village Residential
-  Mixed or Flex Commercial/Residential

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

Typical Implementing Zoning Districts:

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

The **Mixed or Flex Commercial/Residential FLU** is described as *Carefully designed blend or flex of Community Commercial, Higher Density Village Residential, Business Office/Park, and Institutional land uses. The overall concept is to create vibrant places and community gathering spots, rather than to serve as a "catch all" for any type of land use. The intent for Mixed or Flex Commercial/Residential areas is further described within the village's corridor plans.*

Typical Implementing Zoning Districts:

- PD Planned Development
- B-1 or B-2 Business
- BP Business Park
- MF Multiple family
- INT Institutional.

The public hearing was duly noticed as a Class 2 notice on August 25 and September 2. Notices were also mailed out to all property owners within 300 feet of the property. To date, one written correspondence has been received and is included in your packet. Ms. Kammerer had concerns about traffic, maintenance of Connie Ln & Old Costa, the median income intended for the subdivision vs the current area, blasting, drainage and questions on the future road over Highway 29.

Adequate road right of way has been kept in the plat to allow for the future overpass over State High 29. It will not be add as part of this subdivision at this time. DPW Director Wodalski has the roads within the existing subdivision on a maintenance schedule and will make any repairs to the roads from construction/use after the subdivision is completed. As stated earlier, home prices should be in the \$300,000 to \$500,000 range

REQUEST FOR CONSIDERATION

depending on home type and will be comparable in pricing, if not more, than the single family homes in the existing neighborhood. If blasting needs to occur adjacent property owners will be notified. There is a whole state statute and process that is taken in those situations that ensures there is no damage done from the blasting. A stormwater management report has been completed for the development and an outlot is proposed for stormwater management and a trail. The wetlands have all been delineated recently and their locations certified by the DNR. Each lot is required to drain so it does not trespass onto neighboring properties. This is verified at time of building permit. The Public Works Committee and Board will be talking about another outlet out of the existing subdivision at Municipal Street in the near future.

Staff presents this preliminary plat as part of the approval process with the following conditions:

1. To require Park & Recreation Impact Fee at time of building permit issuance in lieu of a land dedication for parkland.
2. Approval of plans for public improvements by the Director of Public Works in accordance with the requirements of Chapter 74 and other construction standards of the Village of Weston.
3. Show WPS, Charter, Frontier and any other easements on the final plat and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
4. To work with the USPS to find Postmaster approved locations for the CBUs they are requiring for mail delivery.
5. Execution of Development Agreement in accordance with Section 74.703 which requires a performance guarantee (ie. Financial security, bond, etc) for public improvements based on the level of completeness of the public improvements at the time of filing of the final plat and which also included conditions upon which building permits may be issued, among other things.
6. Wording on the outlot should read "Outlot for Stormwater Management and Trail" instead of "Outlot for Stormsewer Management and Trail".

These conditions would need to be met before a final plat would be approved. Any conditions the PC would like placed on the Boards Approval Resolution should be included in the recommendation made at the meeting. Staff will then transfer those over to Board Resolution next week for approval.

Attached Docs: Hearing Notice, Public Comment Received from Kristine Kammerer, 6405 Connie Ln, Draft Determination Form, Current Zoning Map, Proposed Preliminary Plat of Granite Ridge Subdivision, Site Assessment ChecklistSF-S & 2F Zoning Fact Sheets.

Committee Action: None

Fiscal Impact: Price points for the proposed subdivision are planned to be the following:

Single Family \$400k - 500k

Twin Homes \$300k - 350k

Duplex \$450- 500k

Recommendation: Staff report provided in the Rezone Determination Document included. Based on the information we have received to date, Staff recommends approval of the rezone and the preliminary plat.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

REQUEST FOR CONSIDERATION

REZONE REQUEST

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 9/15/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 9/15/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action, and the request moves on to the Village Board 9/15/25 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

PRELIMINARY PLAT APPROVAL

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the preliminary plat and forwards the recommendation on to the Village Board 9/15/25 meeting agenda with the following conditions:
 1. To require Park & Recreation Impact Fee at time of building permit issuance in lieu of a land dedication for parkland.
 2. Approval of plans for public improvements by the Director of Public Works in accordance with the requirements of Chapter 74 and other construction standards of the Village of Weston.
 3. Show WPS, Charter, Frontier and any other easements on the final plat and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
 4. To work with the USPS to find Postmaster approved locations for the CBUs they are requiring for mail delivery.
 5. Execution of Development Agreement in accordance with Section 74.703 which requires a performance guarantee (ie. Financial security, bond, etc) for public improvements based on the level of completeness of the public improvements at the time of filing of the final plat and which also included conditions upon which building permits may be issued, among other things.
 6. Wording on the outlot should read "Outlot for Stormwater Management and Trail" instead of "Outlot for Stormsewer Management and Trail".
 7. Any other conditions required by the PC at the meeting.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the preliminary plat and forwards the recommendation on to the Village Board 9/15/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action, and the request moves on to the Village Board 9/15/25 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

ADDITIONAL ACTION:

Forward recommendations to the Board of Trustees for 9/15/25 meeting
Consideration of Ordinance to Amend Zoning Map
Consideration of a Resolution to approve the Preliminary Plat
Update Zoning Map

REQUEST FOR CONSIDERATION

Notify Applicant (Staff)

Future consideration of Final Plat by Plan Commission and Board

Execution of Development Agreement

Update Official Map



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

Application/Petition No.: **20250324**

Hearing Date: **September 8, 2025**

Applicant: **Riverside Land Surveying & Timber Ridge Builders, LLC**

Property Location: **Of part of the Southwest ¼ of the Northeast ¼ and part of the Southeast ¼ of the Northeast ¼ of Section 21 and part of the Southwest ¼ of the Northwest ¼ of Section 22, all in Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.**

Property Owner: **Timber Ridge Builders, LLC**

Description: **A rezoning of 5.728 acres from SF-S to 2F.**

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

GENERAL INFORMATION:

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



LEGEND

- 4803 Mesker St

MUNICIPAL FEATURES

- Sections (Polygons)
- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence

ZONING DISTRICTS

- PR - Parks and Recreation
- RR-5 - Rural Residential-5 Acre
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- LI - Limited Industrial
- Shoreland Zone (Town)

OVERLAY DISTRICTS

- D-CO

Definition: 94.2.02(2)(b) **SF-S Single Family Residential-Small Lot.** The SF-S district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The SF-S district enables smaller lot sizes than other single family residential districts. The SF-S district is intended for areas planned for single family residential development, or portions of those areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor districts: R-1 Residential-Single Family and R-2 Residential-Single Family)

Proposed Zoning **2F Two Family Residential**

Definition: 94.2.02(2)(c) **2F Two Family Residential.** The 2F district accommodates two family residences such as duplexes and two-flats; single family residences; and compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The 2F district is intended for areas planned for two family

residential development, or portions of areas planned for neighborhood development at the Village's discretion, within the Comprehensive Plan. (Predecessor district: RTF Residential Two Family)

Future Land Use:

Low Density Village Residential



FLU Description:

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

Typical Implementing Zoning Districts:

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

Development Policies:

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

Lot Size and/or Density Range:

Fewer than 5 units per gross acre in each development.

Future Land Use:

Mixed or Flex Commercial/Residential



FLU Description:

Carefully designed blend or flex of Community Commercial, Higher Density Village Residential, Business Office/Park, and Institutional land uses. The overall concept is to create vibrant places and community gathering spots, rather than to serve as a “catch all” for any type of land use. The intent for Mixed or Flex Commercial/Residential areas is further described within the village’s corridor plans.

Typical Implementing Zoning Districts:

- PD Planned Development
- B-1 or B-2 Business
- BP Business Park
- MF Multiple family
- INT Institutional.

DETERMINATION (To be Completed by Plan Commission):

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

BACKGROUND INFORMATION:

Timber Ridge Builders purchased this property, south of Mary and Old Costa Ln’s, from Denyon Homes earlier this year to be used for their next subdivision project. The parcel is currently zoned SF-S Single Family Small Lot and the developers

would like to utilize the lots along State Highway 29 for duplex and twin home lots as a buffer from the highway. For this reason, they are approaching the Village with this rezone request.

The proposed subdivision, Granite Ridge, would consist of 87 total lots. They are asking for 20 of the lots (Lots 37 through 46 and 63 through 72) of the proposed Preliminary Plat of Granite Ridge to be rezoned to 2F Two Family Residential to allow them to construct duplex and twin homes on these lots along the highway.

CURRENT PROPERTY CONDITIONS:

The proposed property for the subdivision is currently vacant. There is an old farmhouse on the property that will be removed. The trees have all been removed in preparation of building.

STAFF RECOMMENDATION:

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

The change is consistent with the Comprehensive Plan. The placement of multi-family, duplexes or twin homes is a typical transition from the single family neighborhood to the highway.

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

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 9/15/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 9/15/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 9/15/25 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

PC ACTION TAKEN:

Plan Commission Determination on 9/15/25:	RECOMMEND APPROVAL/DENIAL
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VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

- 1) Board approves the rezone request per the PC recommendation by adopting Ord. No. 25-0XX as written. (simple majority required)
- 2) Board approves the rezone request with modifications to Ord. No. 25-0XX – Sec. 94.16.03(8)(b) Requires affirmative vote of ¾ or greater of the full Village Board.
- 3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of ¾ or greater of the full Village Board.

Board of Trustees Determination on 9/15/25:	APPROVE / DENY
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SINGLE FAMILY RESIDENTIAL-SMALL LOT – SF-S



Residential District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

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

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Community Garden
- Passive Outdoor Public Recreation
- Public Service and Utility
- Community Living Arrangement (1-8 residents)

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 Children)
- Home Occupation
- Keeping of Farm Animals on Residential Lots and School Sites
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Uses:

Primary Uses:

- Active Outdoor Public Outdoor Recreation
- Indoor Institutional – General
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-15)
- Group Day Care Center
- Bed and Breakfast
- Communications Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 children)
- Residential Business
- In-home Suite
- Accessory Dwelling Unit
- Animal Fancier
- Large Exterior Communications Device
- Private Lake (Pond)

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
10,000 ft ²	80	40	40%	1000	40%

(a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet
30	20	8	20	6	6	3	5	10	35	2.5	20

(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.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum front and street side yard accessory 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.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles where allowed in rear yards per Section 94.12.07(2)(d). This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each "Manufactured Home Community."
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 2 ft ² Max	Type: Arm/Post Max Area: 2 ft ² Max Height: 5 ft	ONE On Building or Freestanding sign per lot with 3 ft setback.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.



TWO FAMILY RESIDENTIAL – 2F



Residential District

Adoption Date: March 18, 2015

Amended Date: August 21, 2025

Print Date: August 26, 2025

Purpose:

The 2F district accommodates two family residences such as duplexes and two-flats; small-scale row houses, townhouses, or “condominium” buildings; single family detached residences; and compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The 2F district is intended for areas planned for two family residential development, or portions of areas planned for neighborhood development at the Village’s discretion, within the Comprehensive Plan. (Predecessor district: RTF - Residential Two Family)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Two Family Residences
- Community Garden
- Passive Outdoor Recreation
- Public Service or Utility
- Community Living Arrangement (1-8 residents)
- Community Living Arrangement (9-15 residents)

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home suite
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Keeping of Farm Animals on Residential Lots and School Sites

Conditional Uses:

Primary Uses:

- Multi-Family Residence (3-8 units)
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (16+ residents)
- Group Day Care Center
- Bed and Breakfast
- Tourist Rooming House
- Communication Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 children)
- Residential Business
- Accessory Dwelling Unit
- Large Exterior Communications Device
- Private Lake (Pond)

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
10,000 ft ² (b)	80 (b)	40	40%	800	40%

- (a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq. ft. per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 3,000 square feet per unit.
 (e) Total area of each “Manufactured Home Community” shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Minimum Setbacks (ft) ^{b, e}								Minimum Principal Building Separation (ft)	Maximum Building Height		
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet
30	20	8	20	6	6	3	5	10	35	2.5	20

- (a) 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.
 (b) Additional setbacks may be required along zoning district boundaries for bufferyards for a particular land use under Article 4 or Section 94.11.02(3)(d).
 (c) Minimum street side yard accessory setbacks are equal to the minimum street side yard setback for the principal building.
 (d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. were allowed in rear yards per Section 94.12.07(2)(d) This setback excludes intrusions required for driveway access onto public streets and where permitted or required for cross access, pedestrian ways, shared driveways, and shared parking lots.
 (e) Single-Family Detached Residences shall comply with the requirements for the SF-S district. No interior side yard principal building setback along the common wall of setback along the common wall of zero lot line structures.
 (f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district. No interior side yard setbacks for zero lot line structures.
 (g) A minimum 100-foot wide buffer must be provided around the perimeter of each “Manufactured Home Community.”
 (h) 5 feet from the accompanying home and 10 feet from all other buildings. See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 2 ft ² Max	Type: Arm/Post Max Area: 2 ft ² Max Height: 5 ft	ONE On Building or Freestanding sign per lot with 3 ft setback.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.





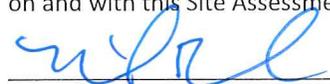
Site Assessment Checklist

This Site Assessment Checklist, any attached information, and Village assessment of these materials will be used to determine suitability of the land for division under Section 74.2.03 and compliance with other ordinance standards. Please answer the following questions about the proposed site and land division, using the listed “potential source” or another reliable source. To ensure that the linked files in this document load correctly, check to verify that your internet browser’s plugins for Adobe Acrobat Reader are up-to-date. Explain all “yes” answers by attaching documentation on the type, location, and extent of the identified feature; and on the expected impact of the proposed development. Adjustments to the proposed land division to minimize or mitigate the impact of “yes” answers may be required.

I. LAND RESOURCES. Does the land area include:	Yes	No
A. A 100-year floodplain, or other flood prone area? Potential Sources: FEMA Flood Map Service Center or Village of Weston Comprehensive Plan Map 7-1: Natural Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. An area of with high potential for gravel or other mineral deposits? Potential Source: Potential Source: Marathon County Soil Survey (available from the County) or the USDA Soil Survey . Use Soil Data Explorer, select tab for “Suitability and Limitations for Use”. Under “Construction Materials”, select “Gravel Source” or “Sand Source.”	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Slopes of 12% or greater? Potential Source: Marathon County Comprehensive Plan Map 5-1: Natural Features ; NRCS Web Soil Survey .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. An area of existing or former wetlands, or wetland indicators? Potential Source: DNR Surface Water Data Viewer . In Map Layers, select “Wetlands & Soils” and choose the “Wisconsin Wetland Inventory.”	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. An area with water table within 5 feet of the soil surface? Potential Source: Marathon County Soil Survey (available from the County) or the USDA Soil Survey . Use Soil Data Explorer, select tab for Soil Uses and Properties. Under “Water Features”, select “Depth to Water Table.”	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. An area of bedrock within 5 feet of the soil surface? Potential Source: Marathon County Soil Survey (available from County) or the USDA Soil Survey . Use Soil Data Explorer, select tab for Soil Uses and Properties. Under “Soil Qualities and Features”, select “Depth to a Selected Soil Restrictive Layer.”	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Soils having very limited site potential for dwellings with basements? Potential Source: USDA Soil Survey . Use Soil Data Explorer, select tab for Suitabilities and Limitations for Use. Under “Building Site Development”, select “Buildings with Basements.”	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Designated environmental or open space corridors? Potential Source: Village Comprehensive Plan Map 3-1: Future Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. A brownfield or other contaminated site? Potential Source: DNR Contaminated Lands Database	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. A natural drainageway or dry run with a tributary area of 5+ acres? Potential Sources: Site survey or Marathon County Interactive GIS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. A location within 500 feet of a livestock facility? Potential Sources: Site survey; air photo (see Marathon County Interactive GIS)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Group I agricultural soils? Potential Source: Village Comprehensive Plan Map 7-2: Soil Suitability	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II.	WATER RESOURCES. Does the land area/development involve:	Yes	No
A.	A navigable lake, pond, river, stream, or other waterway? Potential Source: <u>Wisconsin DNR Surface Water Data Viewer</u> . In Map Layers, select "Designated Waters" and choose the "Priority Navigable Waterways"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Location within a wellhead protection area? Potential Source: <u>Village of Weston Zoning Map</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	Location within 1,000 ft from a lake, pond or flowage or 300 ft from a river or stream or the landward side of the floodplain (i.e., shoreland zone)? Potential Sources: <u>Wisconsin DNR Surface Water Data Viewer</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Location within 1,200 feet of any open or closed landfill site? Potential Sources: <u>Wisconsin DNR RR Sites</u> or <u>Solid Waste Landfills Licensed in Wisconsin</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III.	BIOLOGICAL, HUMAN, AND SCIENTIFIC RESOURCES Does the land area or development include or involve:	Yes	No
A.	Location in a section with threatened/endangered plant or animal species? Potential Source: <u>Natural Heritage Inventory (NHI) Public Portal</u> . If yes, fill out an "Endangered Species (NHI) Review Request Form" (Form 1700-047).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	An area containing or within 1,000 feet of an area of archeological interest? Potential Sources: Archeological study of site. Call (608) 264-6504 if you suspect area may be of archeological interest.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	An area containing or within 1,000 feet of a historic building or site? Potential Sources: <u>State of Wisconsin List of Historic Properties</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V.	ENERGY, TRANSPORTATION, AND COMMUNICATIONS Does the land include or abut:	Yes	No
A.	A planned roadway, or existing roadway planned for a wider right-of-way? Potential Source: <u>Village of Weston Comprehensive Plan Map 11-1: Future Transportation (Official) Map</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B.	An arterial or collector roadway? Potential Source: <u>Village of Weston Comprehensive Plan Map 10-1: Functional Class of Roads</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	An existing or planned utility corridor or associated easement, such as for gas, electricity, water, sewer, stormwater, or communications? Potential Sources: <u>Wisconsin Electric System Map</u> , title search at ROD office	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Existing or planned parks, natural resource areas, or paths or trails? Potential Sources: <u>Village of Weston Comprehensive Plan Map 9-1: Existing Park and Recreational Facilities</u> or <u>Village of Weston Comprehensive Plan Map 10-1: Future Park and Recreational Facilities</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I certify that I have researched the potential sources and others at my disposal, and that the information supplied on and with this Site Assessment Checklist is correct to the best of my knowledge.


Signature of subdivider, engineer, or surveyor

NICHOLAS BANK
Printed name

715-843-7292
Phone number

nickenstllc.net
Email address

Site Assessment Checklist

I.D. Wetlands have been located on the site by Star Environmental. They are shown on the Preliminary Plat and Construction Plans.

I.E. The USDA Soil Survey shows soils that could potentially have ground water within 5' from the surface.

I.F. The USDA Soil Survey shows soils that have bedrock within 5' of the surface along the east edge of the development. The developer has done some test holes in various locations for their own use.

I.G. The USDA Soil Survey shows some limited areas that are very limited site potential for dwellings with basements.

II.B. The development is within the C area of the wellhead protection.

III.A. The NHI Public Portal came back with one potential endangered species. A full review has not been completed yet.

V.A. The Village DPW has directed the developers to plan for a future highway crossing. The right of way has been widened per that direction.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, September 8, 2025
Description:	Work Order #21 – Phase 2 Comprehensive Plan Vision & Directions Volume Update
From:	Jennifer Higgins, Planning & Development Director
Question:	Does the Scope of Services for Phase 2 meet the expectations of the Plan Commission for the proposed comp plan major update?

BACKGROUND

At the August 12, 2024 PC meeting, the Commission approved moving forward with MDRoffers on a 2 Phase project for the major update of the Comprehensive Plan.

On the recommendation of the Plan Commission, the Board of Trustees planned for this project in the 2025 Budget to work on Phase 1: Conditions & Issues Volume and the Public Participation Survey.

It's now time to budget for Phase 2 and Mark Roffers, of MDRoffers, recently provided a Scope of Services for 2nd phase. It is included for your information and approval before going to the BOT for inclusion in the budget and signatures.

Please note staff has discussed completing Phase 2 over two years (2026 & 2027). We are currently reviewing the draft Volume 1 Conditions and Issues and we have a draft survey which we plan to release just after the holidays/first of the year.

Attached Docs:	Work Order #21
Committee Action:	8/12/24 PC approved moving forward with an update spread out over the next 2 years with MDRoffers. The BOT approved the funds for the project in the 2025 budget last year.
Fiscal Impact:	Phase 1 not to exceed \$16,000 – includes update to Volume 1 Conditions & Issues and the Community Survey and Public Participation Portion of the planning process. Phase 2 not to exceed \$29,700 – includes update to Volume 2 Visions & Directions
Recommendation:	Staff recommends approval of the scope as presented.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I recommend approval of the scope for the Comprehensive Plan Update as outlined in Work Order #21.

ADDITIONAL ACTION: Scope will be forwarded to the BOT for inclusion in the budget, approval and signatures.



August 5, 2025

Work Order Number 21: Comprehensive Plan Vision & Directions Volume Update

This Work Order is made under the terms and conditions established in the Agreement for Current Planning Services dated January 8, 2015 (“Agreement”) between the Village of Weston, Wisconsin and MDRoffers Consulting LLC, with hourly rates per the August 5, 2025 letter from Mark Roffers to Jennifer Higgins. All capitalized terms contained herein have the meaning set forth in the Agreement.

Section A Scope of Services

MDRoffers Consulting LLC agrees to provide the Consultant Services described in Exhibit A, except as such Services may be adjusted by written agreement between the Parties.

Section B Schedule

Services in this Work Order shall commence from date of execution, and be in effect a maximum of 18 months.

Section C Costs

All Consultant Services described under Section A will be completed on a time and materials basis with the budget for this Work Order not to exceed \$29,700.

IN WITNESS WHEREOF, the parties entered this Work Order as of the latest date noted below.

Village of Weston, Wisconsin

By:

Signature of Authorized Representative Date

Printed Name Title

MDRoffers Consulting LLC

By:



Mark Roffers, Member 8/5/2025
Date

EXHIBIT A
SCOPE OF SERVICES
VILLAGE OF WESTON VISION AND DIRECTIONS VOLUME UPDATE

Consultant Services

This scope of services will result in a complete update of Volume 2—Vision and Directions of the Village’s Comprehensive Plan. Community participation will include efforts to help facilitate public engagement, (re)establish the Village’s future vision, advise and review draft directions for the Plan volume, and review draft Plan volume materials.

Task 1: Manage the Planning Process

The Consultant will:

- Prepare a Public Participation Plan in compliance with statutory requirements for adoption by the Village Board.
- Assist Village staff with efforts to encourage participation in the planning process, meet statutory requirements (e.g., public hearing notice, distribution), and address particular challenges as they may emerge during the Plan volume update process.
- Engage in up to four work sessions with Village staff (two anticipated to be in-person), with the first intended to re-evaluate policies, goals, and objectives from the current Vision and Directions volume and chart the course for the update.
- Complete occasional “firefighting” assignments to address unforeseen issues.

Estimated budget: \$5,100

Task 2: Facilitate Commission and Board Meetings

The Consultant will facilitate up to four in-person and two on-line meetings of the Plan Commission, Village Board, or both to direct the Plan update, discuss potential policy directions, obtain and interpret public input, review drafts of plan materials, engage the interested public, and conduct the required public hearing. At least two of these meetings will be held on the same date as another Consultant scheduled trip to Weston for this Project. The Consultant will prepare a digital copy of all required materials in advance of each meeting to prepare participants for the meeting topics.

Estimated budget: \$6,000

Task 3: Engage in Stakeholder Interviews and Small Group Meetings

The Consultant will devote up to 20 hours to stakeholder engagement efforts. This is anticipated to include meetings with small groups that may be influential, knowledgeable, or otherwise underrepresented and interviews (including remotely) with other key stakeholders, land owners, and developers. The focus will be to understand individuals’ and group members’

vision and priorities for the Village, and provide advice and direction for chapters of the Plan that relate to their role or mission. The Consultant will analyze and summarize results.

Estimated budget: \$2,800

Task 4: Conduct Comprehensive Plan Open House and Supporting Web Materials

The Consultant will prepare digital materials for, attend, facilitate, analyze, and summarize results for an in-person community open house once tentative policies, recommendations, or options are formed for the Plan volume. The objective for this open house is to have community members assist the Village in the finalizing these policies and recommendations and voicing their interests on different options and priorities. The open house will begin with a presentation and Q&A session. Next, participants will be guided through a facilitated process to gauge preferences and priorities, including geographic preferences (land uses to change, roads to improve, etc.). The Consultant will work with Village staff on publicity materials and techniques for the open house, and efforts to allow for online/later input from interested parties unable to attend the in-person open house.

Estimated budget: \$2,200

Task 5: Engage in Intergovernmental Communications

The Consultant will contact all adjoining towns, Marathon County, the NCWRPC, Wausau MPO, WisDOT, and WisDNR. The purpose of these contacts will be to obtain input, information, thoughts on current or future intergovernmental agreements; development, preservation, recreation, and transportation plans; and potential intergovernmental policies for consideration by the Village as part of the Plan volume update.

Estimated budget: \$1,300

Task 6: Engage in Digital Communications to Maximize Understanding and Input

The Consultant will complete the following outreach assignments to share information, gauge support for different ideas, and encourage meeting participation and feedback:

- Administer or provide content for a Project web site for the Comprehensive Plan update. This can be configured within www.mdoffers.com, with a Village web page link to the associated URL. Alternatively, the consultant will provide text, materials, and layout guidance for a page on the Village's own Web site.
- Provide periodic content related to the Comprehensive Plan update to be posted on the Village social media profiles by Village staff.
- Participate in interviews with existing media to share information about the opportunities and process associated with updating the Plan.

Estimated budget: \$1,900

Task 7: Complete Vision and Directions Volume of Updated Plan

The Vision and Directions volume will provide the community’s vision, policy direction, and key initiatives for future community change. Together with the Conditions and Issues volume described below, the Vision and Directions volume will meet the required elements in Section 66.1001(2)(a) of Wisconsin Statutes, and include the following:

- GIS maps prepared by Village staff, with the Consultant providing direction and comments. (Most of these maps have been updated in the past few years so should not require extensive effort with this Project.)
- A graphic oriented cover/summary page for each chapter, and deployment of at least two additional, original graphics throughout the volume to illustrate Plan concepts. These are expected to include a graphic intended to replace the “our vision and goals” graphic” from the 2016 volume, and a map graphic intended to show geographic and community design concepts in a broad sense that is often otherwise lost in more detailed future land use and future transportation system maps.
- A format that will facilitate easy Web/computer viewing (e.g., including hyperlinks, landscape format to facilitate on-screen viewing).
- Minor amendments to the Housing & Neighborhoods and Parks & Recreation chapters, which have already been updated in 2023 and 2024.
- Complete updates to all other chapters, with recognition of Future Land Use and Future Transportation map updates adopted in 2024.
- Broadband recommendations within the Community Facilities & Utilities chapter of the volume, replacing the Village’s separate (and outdated) Broadband plan.
- An active and performance-oriented Implementation chapter, including clear priorities among the various initiatives laid out in the Plan, performance measures, and consistency evaluation tools.

The Consultant will prepare the Vision and Directions volume within four drafts: a Plan staff review version, a Plan Commission review version, a public hearing version, and a final adopted version.

Estimated budget: \$8,200

Task 8: Refine Conditions and Issues Volume of Plan

Through Work Order 20, the Consultant and Village updated Volume 1—Conditions and Issues of Weston’s Comprehensive Plan, but held off on adoption of that volume until Volume 2 was completed. This task includes minor amendments to Volume 1 that inevitably arise through the continuation of a planning process such as this, and to incorporate new relevant data that emerges over the next year or so. Since it will have been thoroughly vetted in 2025, the Consultant will refine the Conditions and Issues volume within only two additional drafts: a public hearing version and a final adopted version.

Estimated budget: \$1,300

Task 9: Assemble and Aid in Distribution of Final Updated Plan

The Consultant will assemble the final text and maps into an approved updated Comprehensive Plan; provide such in PDF, MS Word, and Illustrator format to the Village; and assist the Village in final distribution to other governmental agencies as required by State Statute.

Estimated budget: \$900

Village Services

In support of the above Consultant Services and completion of the Project, Village staff will complete the following work and assume the following Project roles:

1. Print and distribute all deliverables as desired, or separately contract for printing services.
2. Coordinate meeting logistics, including agendas, notices, meeting locations, invitations, publicity, and notes/minutes, and assisting the Consultant in arranging small group or individual interviews.
3. Review and comment on all materials.
4. Attend all meetings associated with delivery of the Consultant's services, except where requested by the Consultant and agreed by the Village.
5. Facilitate Village approvals of the Plan, to the extent not described as part of the above Consultant tasks.
6. Manage a Project web page if desired.
7. Complete other services assigned to the Village or its staff to the extent described in the "Consultant Services" section above.



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

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

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

FOR REVIEW BY: Plan Commission, 09/08/2025

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

ISSUE-IN-BRIEF: August 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 #20250344 – WTH, LLC/MTS, LLC/Riverside Land Surveying, Highland Avenue – 2 Lot Land Division
Project #20250305 – 4601 West North, LLC (Wendys)/Grothman & Associates, 5401 Business Highway 51,
2 Lot Land Division

Site Plans –

None

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



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

DESCRIPTION: Report re: August 2025 Building Permits

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

FOR REVIEW BY: Plan Commission, 9/8/2025
Board of Trustees, 9/15/2025

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

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

FISCAL IMPACT: \$38,216,984 in permit valuation
\$287,622 in permit fees
976 total permits issued (942 Village, 15 Town, 19 Rothschild)
(YTD as of 9/1/25)

Month of August 2025 Permits Issued.
Village of Weston - 140
Town of Weston - 2
Village of Rothschild - 8
\$37,481 received in permit fees.
\$7,666,188 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?

August 2025 Building Permits

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
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202501358	08/07/2025	Special Assessment				RUNKEL ABSTRACT	
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Town of Weston

202501413	08/15/2025	Deck	226831 CLEARVIEW DR, WESTON	08228081110005	CHRISTOPHER JUVINALL		\$5,000
		New Deck - front of house					
202501470	08/27/2025	General	164079 RIVER RD, WESTON	08228081340969	ALAN FLOOD	Timber River Custom Homes & Design, LLC.	\$0
		New Single Family Home					

Village of Rothschild

202501373	08/11/2025	Special Assessment	2202 WESTON AVE, ROTHSCHILD	17628081949969	ELIJAH BLAIR	County Land and Title Co.	
202501357	08/07/2025	Special Assessment	1006 LEMKE AVE, ROTHSCHILD	17628072511299	CHRIS OSSWALD	RUNKEL ABSTRACT	
202501461	08/26/2025	Special Assessment	9706 ALDERSON ST, ROTHSCHILD	17628083110969	ZSF GROUP LLC	Avenue Title	
202501462	08/26/2025	Special Assessment	9708 ALDERSON ST, ROTHSCHILD	17628083110970	ZSF GROUP LLC	Avenue Title	
202501473	08/27/2025	Well	8504 LOUIS ST, ROTHSCHILD	17628072541081	CORY ROBERTS		
		2025 – 10 & 5 Year Permit					
202501369	08/09/2025	Well	1007 MILITARY RD, ROTHSCHILD	17628072541082	GERALD AND DEBORA JAROSZ LIVING TRUST		
		2025 – 10 & 5 Year Permit					
202501455	08/25/2025	Well	2203 EDGEWOOD AVE, ROTHSCHILD	17628083011062	STEVEN KITTEL		
		2025 – 10 & 5 Year Permit					

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501469	08/26/2025	Well	1001 HARLYN AVE, ROTHSCHILD	17628072549993	STEVEN EDWARDS		
2025 – 10 & 5 Year Permit							
Village of Weston							
202501468	08/26/2025	Accessory	5506 WALNUT ST, WESTON	19228081630095	DANIEL BOWE		\$500
Shed							
202501420	08/18/2025	Accessory	5410 HEWITT AVE, WESTON	19228080940107	DANIEL BELANGER		\$800
(tm8/8)Plastic toy box shed							
202501353	08/06/2025	Accessory	5307 LINDA ST, WESTON	19228081640025	KA MOUA		\$1,550
Shed							
202501344	08/05/2025	Accessory	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC		\$3,476
10 X 12 yard shed (pre built)							
202501397	08/13/2025	Accessory	6607 CARIBOU LN, WESTON	19228082420007	LAURI DOEPKE		\$6,500
Place a new yard barn in our backyard to store all our lawn and garden items							
202501412	08/15/2025	Accessory	5702 CANOE ST, WESTON	19228080910123	ROBERT SCHULZ		\$10,660
Putting in 12' x 16' storaga shed							
202501485	08/30/2025	Accessory	3115 SHOREY AVE, WESTON	19228083220962	KELLE FECKER	Home Owner	\$17,000
(tm8/21)12x24 shed							
202501482	08/29/2025	Accessory	6504 ZINSER ST, WESTON	19228082320970	ANDREW SUTTON		\$120,000
Addition onto the existing Detached Garage							
202501341	08/04/2025	Commercial Building	3409 SCHOFIELD AVE, WESTON	19228081740054	RJFC HOLDINGS LLC	Voyageur Design Build	\$25,000
Building wall for consulting room.							
202501351	08/06/2025	Commercial Building	3402 HOWLAND AVE, WESTON	19228083210997	WAUSAU YMCA FOUNDATION INC	The Samuels Group	\$116,000
Addition of new exam room and adjacent finishes.							
202501403	08/14/2025	Commercial Building	6307 SCHOFIELD AVE, WESTON	19228082220125	DRG HOLDINGS LLC	Valentino Design LLC	\$140,000
Alteration of the interior of an existing commercial structure							

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501324	08/01/2025	Commercial Building	9601 CHRISTIE LN, WESTON	19228082430999	JFTCO INC	United Structures, Inc.	\$5,000,000
			Shop and outbuilding addition.				
202501421	08/18/2025	Deck	2115 CUTOFF RD, WESTON	19228081810993	HUDDLE UP HOUSING LLC	J & B ROOFING INC	\$3,000
			New deck build				
202501411	08/15/2025	Deck	8602 HINNER SPRINGS DR, WESTON	19228082940032	SHON MARCOTT LESLIE BARKLEY		\$4,270
			Deck				
202501481	08/29/2025	Deck	5705 HIGH RIDGE CIR, WESTON	19228081610150	TRACEY FAMILY LEGACY TRUST		\$7,000
			build new front porch with ramp				
202501457	08/26/2025	Deck	6507 QUENTIN ST, WESTON	19228081010021	PAMELA BANCZAK		\$7,300
			(TM8/25)2 Level Deck replacing old deck				
202501443	08/22/2025	Deck	8805 HINNER SPRINGS DR, WESTON	19228082940019	KENNETH KERSTEN		\$10,000
			Deck				
202501449	08/24/2025	Deck	9910 SIBERIAN DR, WESTON	19228083220048	JIM XIONG		\$12,000
			Rebuild new 10'x12' deck				
202501336	08/04/2025	Deck	8702 WINDSOR DR, WESTON	19228082930083	JAMES BECKER	TKC Construction Group (formerly Tyler Knudson Construction, LLC)	\$22,000
			Demo existing deck (including framing) and build new				
202501400	08/14/2025	Deck	4611 HOLLY AVE, WESTON	19228081630172	RYAN NIEMUTH		\$2,500
			Deck remodel. No framing work required. Just replacing deck floor with composite decking and replacing railing and 2 steps. Deck will be slightly smaller then original as we are removing a small add on to the deck from prior owner. Yard set backs are interred in as 0 due to the fact we are not increasing original structure and only downsizing slightly and remodeling.				
			Slte plan is not attached due to just a remodel of an already existing deck and just replacing deck boards, railing and stairs. Framework worksheet is attached however framework was preexisting and done by previous owner/contractor.				
202501401	08/14/2025	Electrical	2102 NEUPERT AVE, WESTON	19228081840102	JEFFREY ZEINERT		\$1,000
			Going from 100 amp overhead to 200 amp underground				
202501422	08/18/2025	Electrical	5509 GORDON ST, WESTON	19228081740974	ADAM SCHMITZ	Conklin Electric	\$2,500
			electrical service upgrade				

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501367	08/09/2025	Electrical	7508 CALLON AVE, WESTON	19228081430950	DANIEL STELZER		\$3,000
			install 60amp sub panel, to new garage addition, run wire and electrical box's, switches, outlets and lighting to garage, exterior lighting and exterior gfci outlets				
202501447	08/22/2025	Electrical	5505 RICHFLEX ST, WESTON	19228081740949	CINDY RIETZ	Ren Electric LLC	\$3,200
			Upgrade service from a 100a overhead to 200A overhead				
202501355	08/07/2025	Electrical	1813 MONTEREY AVE, WESTON	19228081910074	TYLER HILLMAN	PGA, Inc.	\$5,880
			100a panel replacement and GFCI protection throughout the house				
202501442	08/21/2025	Electrical Comm	3400 MINISTRY PKWY, WESTON	19228082040959	MCHS HOSPITALS INC	Marshfield Clinic Health System	\$5,800
			remodel shared registration				
202501398	08/13/2025	Electrical Comm	2106 SCHOFIELD AVE, WESTON	19228081810936	YAZDI LLC	Bob's Electric	\$6,356
			new tenant build out.				
202501346	08/05/2025	Electrical Comm	6307 SCHOFIELD AVE, WESTON	19228082220125	DRG HOLDINGS LLC	Valentino Design LLC	\$15,000
			installation of new receptacles and lighting wiring as required to accommodate the revised interior layout.				
202501352	08/06/2025	Electrical Comm	7707 SCHOFIELD AVE, WESTON	19228082320992	LONE OAK-SCHOFIELD LLC	K and M Electric	\$31,410
			Install (4) new light poles				
202501480	08/29/2025	Excavation	2102 NEUPERT AVE, WESTON	19228081840102	JEFFREY ZEINERT	WISCONSIN PUBLIC SERVICE	
202501478	08/29/2025	Excavation	4712 FULLER ST, WESTON	19228081610019	KARL MANCHESKI	WISCONSIN PUBLIC SERVICE	
202501479	08/29/2025	Excavation	5211 ROSS AVE, WESTON	19228081610940	ALLEN WANTA	WISCONSIN PUBLIC SERVICE	
202501391	08/11/2025	Excavation	5602 ALEX ST, WESTON	19228080910007	JEREMY BARTELS	WISCONSIN PUBLIC SERVICE	
202501392	08/11/2025	Excavation	8808 JONES ST, WESTON	19228082640999	SAM ERLANDSON	Wisconsin Public Service	
202501350	08/06/2025	Excavation	9102 BIRCH ST, WESTON	19228082930962	TODD OLUND	Momentum Design LLC OBO Spectrum Mid-America LLC	

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501477	08/29/2025	Excavation	7102 COMMERCE DR, WESTON	19228082210132	WAUSAU SUPPLY CO	Wisconsin Public Service	
202501394	08/12/2025	Fence	7006 TROTZER LN, WESTON	19228081510011	RACHEL ERICKSON		\$4,666
		Installation of backyard fence.					
202501407	08/15/2025	Fence	8320 MAPLEFIELD WAY, WESTON	19228082910068	TIMBER RIDGE BUILDERS LLC		\$6,000
		Fence around the backyard of the home					
202501337	08/04/2025	Fence	8317 BIRCH ST, WESTON	19228082910046	JESSICA WENDORF		\$9,000
		Installing a 6-foot wood privacy fence around the rear yard with two gates.					
		Fence will be on the rear and side property lines, and 63 feet from right-of-way.					
202501471	08/27/2025	Fence	2902 WEILAND AVE, WESTON	19228081720062	ERIC FRANKEN	Eric J Franken	\$9,000
		6ft white vinyl privacy fence installation					
202501452	08/25/2025	Home Improvement	7004 RIVER TRAIL DR, WESTON	19228081540163	ROBERT DENISON	Brian Luedtke Design Group	\$20,000
		Bathroom Remodel					
202501433	08/20/2025	Home Improvement	5102 ROSS AVE, WESTON	19228081610989	JAMIE PFANTZ		\$85,000
		Remodel interior, electrical, plumbing, HVAC					
202501405	08/14/2025	Home Improvement	4401 W RAYBELLE DR, WESTON	19228080840044	BENJAMIN ADKINS	Northstar Restoration Services	\$120,000
		House had a fire, basement and main level affected, new floor joists in bedroom, new stairs to basement, new drywall in about half of the main level, new drywall in basement, one new kitchen window, new kitchen cabinets, flooring, trim.					
202501427	08/19/2025	HVAC	6203 QUENTIN ST, WESTON	19228081020119	MAUREEN KOZEY	Frasier's Plumbing & Heating	\$10,581
		HVAC Install					
202501419	08/18/2025	HVAC	5912 PINE PARK ST, WESTON	19228081840020	BILLIE JO SULLIVAN	WILL HEATING & COOLING INC	\$10,975
		FURNACE & A/C REPLACEMENT					
202501363	08/08/2025	HVAC	2707 SCHOFIELD AVE, WESTON	19228081730958	DAYTON HUDSON CORP #364	Polarworx, Inc	\$27,415
		Replacing 2 Rooftop HVAC units with new like for like replacements					
202501438	08/21/2025	Lateral	3502 GREEN PASTURES LN, WESTON	19228082910095	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	
		New Town Home Construction					

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501439	08/21/2025	Lateral	3504 GREEN PASTURES LN, WESTON	19228082910096	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	
			New Town Home Construction				
202501440	08/21/2025	Lateral	3506 GREEN PASTURES LN, WESTON	19228082910097	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	
			New Town Home Construction				
202501441	08/21/2025	Lateral	3508 GREEN PASTURES LN, WESTON	19228082910098	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	
			New Town Home Construction				
202501458	08/26/2025	Lateral	3711 MUSKIE DR, WESTON	19228081040088	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			spec house				
202501459	08/26/2025	Lateral	3725 MUSKIE DR, WESTON	19228081040087	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			spec house				
202501460	08/26/2025	Lateral	3805 MUSKIE DR, WESTON	19228081040086	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			spec house				
202501325	08/01/2025	Meter	6304 PERCH DR, WESTON	19228081040042	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			6304 Perch Drive Lot 42				
202501326	08/01/2025	Meter	6308 PERCH DR, WESTON	19228081040043	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			6308 Perch Drive Lot 43				
202501327	08/01/2025	Meter	6312 PERCH DR, WESTON	19228081040044	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			6312 Perch Drive Lot 44				
202501328	08/01/2025	Meter	6316 PERCH DR, WESTON	19228081040045	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			6316 Perch Drive Lot 45				
202501329	08/01/2025	Meter	3706 MUSKIE DR, WESTON	19228081040041	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			3706 Muskie Drive Lot 41				
202501330	08/01/2025	Meter	3802 MUSKIE DR, WESTON	19228081040038	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			3802 Muskie Drive Lot 38				
202501331	08/01/2025	Meter	3710 MUSKIE DR, WESTON	19228081040040	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			3710 Muskie Drive Lot 40				

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501332	08/01/2025	Meter	3714 MUSKIE DR, WESTON	19228081040039	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			3714 Muskie Drive Lot 39				
202501333	08/01/2025	Meter	3806 MUSKIE DR, WESTON	19228081040037	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			3806 Muskie Drive Lot 37				
202501334	08/01/2025	Meter	3810 MUSKIE DR, WESTON	19228081040036	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	
			3810 Muskie Drive Lot 36				
202501335	08/04/2025	Meter	8405 MAPLEFIELD WAY, WESTON	19228082910075	DENYON HOMES INC	Denyon Homes, Inc	
			HS88				
202501424	08/18/2025	Minor Home Improvement	5102 ROSS AVE, WESTON	19228081610989	JAMIE PFANTZ		\$1,000
			Roof on garage				
202501399	08/13/2025	Minor Home Improvement	4717 MESKER ST, WESTON	19228081620006	DAVID HROBSKY		\$1,700
			Replacement of Fascia & Soffit, along with a couple of doors. Father is doing the work.				
202501472	08/27/2025	Minor Home Improvement	3916 STERNBERG AVE, WESTON	19228081710986	D&B MANAGEMENT CO LLC		\$3,000
			Replacing shingles on roof.				
202501368	08/09/2025	Minor Home Improvement	7508 CALLON AVE, WESTON	19228081430950	DANIEL STELZER		\$5,000
			tear off and replace shingles on back side of house, foyer and attached two car garage				
202501371	08/11/2025	Minor Home Improvement	5803 QUENTIN ST, WESTON	19228081020084	WILLIAM BERG	DaBella	\$7,225
			Remove and replace existing asphalt shingles.				
202501404	08/14/2025	Minor Home Improvement	3506 MAKENZIE DR, WESTON	19228081010013	LIZZETTE LOPEZ	REFINED CONSTRUCTION SERVICE	\$9,900
			Roof replacement-tear off-no decking replacement				
202501366	08/08/2025	Minor Home Improvement	3502 SANDY LN, WESTON	19228080910008	ROBERT BLUHM	Dun-Rite Exteriors	\$9,920
			Remove and replace siding on NE front side of house.				
202501474	08/28/2025	Minor Home Improvement	3906 E EVEREST AVE, WESTON	19228082010979	MICHAEL ROMA	Roma	\$10,000
			Roof shingle replace				
202501456	08/26/2025	Minor Home Improvement	5610 N BIRCH LN, WESTON	19228081830979	LAURIE BERANEK		\$10,640
			New roof				

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501483	08/29/2025	Minor Home Improvement	5107 COROZALLA DR, WESTON	19228081610116	KREKLAU WESTON PROPERTIES LLC		\$12,000
		Rip off old shingles, replace with new.					
202501484	08/29/2025	Minor Home Improvement	5804 FERGE ST, WESTON	19228081830083	HAROLD PETERS	AA Seamless LLC	\$14,486
		Asphalt Roof Replacement					
202501343	08/04/2025	Minor Home Improvement	5406 ROCK RAPIDS DR, WESTON	19228080940269	VICKY SECORD	Greener Home Solutions, LLC	\$14,560
		Remove old shingles and dispose of properly. inspect for rotted wood. install new white drip edge on all rake and eave edges. install starter shingles on all rake and eave edges. install 6' of ice and water guard on eave edges. install new pipe boot on vent stack. install synthetic underlayment on remainder of roof. install new shingles. install shingle over ridge vent with premanufactured cap shingles. clean up and haul away all debris					
202501454	08/25/2025	Minor Home Improvement	5406 HEWITT AVE, WESTON	19228080940106	ROBERT SACHSE	New Heights Roofing Inc.	\$15,900
		Removal and install new shingles. Install new OSB on roof					
202501347	08/05/2025	Minor Home Improvement	6503 NORMANDY ST, WESTON	19228081910013	PAUL MIZGALSKI	BADGER ROOFING OF WI	\$18,000
		Roof Replacement					
202501453	08/25/2025	Minor Home Improvement	3103 BALLY PARK PL, WESTON	19228083220188	DONALD KOCH		\$19,372
		Re-roofing - tear off - only replacing bad wood/decking only if necessary					
202501446	08/22/2025	Minor Home Improvement	8501 WINDSOR DR, WESTON	19228082930025	CHRISTOPHER HELLER		\$19,569
		Re-roofing - tear off - only replacing bad wood/decking only if necessary					
202501393	08/11/2025	Minor Home Improvement	3012 NORMA AVE, WESTON	19228081730094	JAN POZORSKI	Wausau Roofing, Siding & Windows Co.	\$20,300
		Install new shingles					
202501431	08/19/2025	Minor Home Improvement	8410 LEEDS CT, WESTON	19228082930027	MICHELE KUHN		\$22,000
		Re-roof with asphalt shingles					
202501370	08/11/2025	Minor Home Improvement	6703 LORA LEE LN, WESTON	19228082210068	DAVID CAPPEL	Oakwood Exteriors LLC	\$25,935
		Roof Replacement and Gutters					
202501349	08/05/2025	Minor Home Improvement	5803 CONNIE LN, WESTON	19228082220091	ROBERT HEYMAN	Wausau Roofing, Siding & Windows Co.	\$28,000
		Install new roof					
202501428	08/19/2025	Minor Home Improvement	5206 LINDA ST, WESTON	19228081610096	CHUE KER CHANG	Feldco Factory Direct LLC	\$31,020
		Reside home, house wrap included. Install fascia.					

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501365	08/08/2025	Minor Home Improvement	6309 VON KANEL ST, WESTON	19228082110979	KSC INCOME TRUST	Dun-Rite Exteriors	\$52,522
Remove and replace siding and remove and replace 14 windows (same size).							
202501416	08/18/2025	Occupancy	4105 TRANSPORT WAY, WESTON	19228082820018	SS TRANSPORT WAY LLC	Equipment Depot of Wisconsin	
Relocating our branch from current location at 7208 Synergy Ct to this location							
202501414	08/18/2025	Occupancy	4105 TRANSPORT WAY, WESTON	19228082820018	SS TRANSPORT WAY LLC	Strek Bros. Autoglass Inc.	
Strek Bros. Autoglass, Autoglass replacement and repair							
202501476	08/28/2025	Occupancy	7505 STONE RIDGE DR, WESTON	19228082040978	BAJA WELLNESS LLC	Freedom Family Health	
Freedom Family Healthcare, LLC is a direct primary care medical practice dedicated to providing comprehensive, patient-centered healthcare services to families and individuals in the Weston community. The practice will offer routine check-ups, preventive care, chronic disease management, and minor urgent care services. Equipped with modern technology, including electronic health records (EHR) and telehealth capabilities, the facility will feature examination rooms, a small in-house laboratory for basic diagnostics, and a comfortable waiting area. The practice aims to deliver accessible, high-quality medical care with a focus on fostering long-term patient relationships and promoting community health.							
202501345	08/05/2025	Plumbing	6210 RODNEY ST, WESTON	19228082120048	MARK GIESE	Mad City Windows & Baths	\$7,000
Remove existing shower and replace with a walk-in shower unit							
202501423	08/18/2025	Resurface	8317 BIRCH ST, WESTON	19228082910046	JESSICA WENDORF		\$5,800
(TM8/13)The proposed project involves extending the existing asphalt driveway at 8317 Birch Street to increase its functional width and improve vehicle access. The current driveway measures approximately 16 feet wide at the sidewalk, with a 19-foot setback from the sidewalk to Birch Street.							
The new extension will begin at the sidewalk with a width of 4 feet and will gradually taper outward to 15 feet in width, ending flush with the front of the residence. This tapered design is intended to provide a more usable parking and maneuvering area while maintaining an aesthetically pleasing and functional layout.							
The total surface area of the proposed extension is approximately 454 square feet. Combined with the existing 507 square feet of driveway, the completed driveway will have a total paved surface of 961 square feet.							
The extension will be constructed using asphalt to match the existing driveway. The new paved section will remain within the property boundaries, with a total width not exceeding 28 feet from the property line, and will not interfere with the existing sidewalk or any easements.							
202501390	08/11/2025	Special Assessment	9915 WESTON AVE, WESTON	19228082510995	AARON FELCH	County Land and Title Co.	
202501362	08/07/2025	Special Assessment	5803 MARY LN, WESTON	19228082220110	JOSEPH MUZYNSKI	RUNKEL ABSTRACT	
202501467	08/26/2025	Special Assessment	3102 FOXTAIL CT, WESTON	19228082020189	BARBARA BOLTON	Avenue Title	

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501444	08/22/2025	Special Assessment	6306 COUNTY ROAD J, WESTON	19228082420996	CURT PLISKE	The Closing Company, LLC	
202501340	08/04/2025	Special Assessment	5102 ROSS AVE, WESTON	19228081610989	LAPORTE RENTALS LLC	GOWEY ABSTRACT & TITLE COMPANY INC	
202501445	08/22/2025	Special Assessment	5909 RYAN ST, WESTON	19228081540185	GREGORY FABEL	The Closing Company, LLC	
202501466	08/26/2025	Special Assessment	5104 LOOK ST, WESTON	19228081720065	CHRISTIAN AMMON	Avenue Title	
202501387	08/11/2025	Special Assessment	3917 ROSS AVE, WESTON	19228081710990	RICHARD HELLROOD	County Land and Title Co.	
202501388	08/11/2025	Special Assessment	7202 BIRCH ST, WESTON	19228082030998	BRENDA HINTZ	County Land and Title Co.	
202501389	08/11/2025	Special Assessment	3503 MAKENZIE DR, WESTON	19228081010016	JENNIFER THOR	County Land and Title Co.	
202501360	08/07/2025	Special Assessment	2211 RADTKE AVE, WESTON	19228081810069	RADTKE LLC	RUNKEL ABSTRACT	
202501361	08/07/2025	Special Assessment	5816 NORMANDY ST, WESTON	19228081831023	LINDSEY LAST	RUNKEL ABSTRACT	
202501386	08/11/2025	Special Assessment	4925 ANNABELLE CT, WESTON	19228082110020	MICHAEL K THEISS	County Land and Title Co.	
202501464	08/26/2025	Special Assessment	4109 OAK TER, WESTON	19228081030111	TYLER SIERAKOWSKI	Avenue Title	
202501465	08/26/2025	Special Assessment	5810 BUSINESS HIGHWAY 51, WESTON	19228081830061	JANICE RYAN	Avenue Title	
202501385	08/11/2025	Special Assessment	8713 HINNER SPRINGS DR, WESTON	19228082940023	BETTY SIMON	County Land and Title Co.	
202501384	08/11/2025	Special Assessment	3806 MUSKIE DR, WESTON	19228081040037	GREEN TREE CONSTRUCTION INC	County Land and Title Co.	

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501463	08/26/2025	Special Assessment	5406 SCOTT ST, WESTON	19228081640039	CHANDRA SANDQUIST	Avenue Title	
202501339	08/04/2025	Special Assessment	5505 SCHOFIELD AVE, WESTON	19228081640117	MERCHANT PROPERTY INVESTMENT LLC	GOWEY ABSTRACT & TITLE COMPANY INC	
202501377	08/11/2025	Special Assessment	6205 QUENTIN ST, WESTON	19228081020118	ANDREW LOVSNESS	County Land and Title Co.	
202501378	08/11/2025	Special Assessment	5615 PINE PARK ST, WESTON	19228081840078	JOSHUA SPATZ	County Land and Title Co.	
202501379	08/11/2025	Special Assessment	3003 MANDALAY BAY DR, WESTON	19228083220235	DAVID BALTES	County Land and Title Co.	
202501380	08/11/2025	Special Assessment	8810 HINNER SPRINGS DR, WESTON	19228082940042	JAMES SHELTON	County Land and Title Co.	
202501381	08/11/2025	Special Assessment	5203 VON KANEL ST, WESTON	19228081610092	DIANE CISNEROS	County Land and Title Co.	
202501374	08/11/2025	Special Assessment	3306 TAPPE DR, WESTON	19228081020280	BRIAN BREMNES	County Land and Title Co.	
202501375	08/11/2025	Special Assessment	4510 LEDUC ST, WESTON	19228081610152	ROBERTA HALKOSKI	County Land and Title Co.	
202501376	08/11/2025	Special Assessment	3302 PARIS PL, WESTON	19228083220179	SUSAN MAZIQUE	County Land and Title Co.	
202501364	08/08/2025	Special Assessment	5007 ELM ST, WESTON	19228081720020	THOR WELANDER	GOWEY ABSTRACT & TITLE COMPANY INC	
202501382	08/11/2025	Special Assessment	5908 QUENTIN ST, WESTON	19228081020104	SANDRA BESSETTE	County Land and Title Co.	
202501359	08/07/2025	Special Assessment	6603 NORMANDY ST, WESTON	19228081910005	DANIEL ZOCH	RUNKEL ABSTRACT	

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501383	08/11/2025	Special Assessment	5610 GLAD ST, WESTON	19228081730028	SCOTT FISCHER	County Land and Title Co.	
202501425	08/19/2025	Special Event	6002 ALDERSON ST, WESTON	19228081840977	VILLAGE OF WESTON	Wausau Events	
Wausau Events, presents: HYDE @ Concert Off The Square Event, on 08/20/2025, starting at 6pm, and ending around 8pm, at Kennedy Park.							
202501354	08/06/2025	Temp Use	3012 SCHOFIELD AVE, WESTON	19228081730986	K & L WESTON BAR LLC	The Jim	
Pound the Pavement for Prostate Cancer event, August 8th - 10th, at The Jim Bar.							
Friday: 6:30pm - 11:00pm, outdoor cornhole tournament (only)							
Saturday: 9:00am - 10:30am breakfast, and 7:00pm - 11:00pm Live band, raffles, food truck, and race cars on display.							
Sunday: 11:00am - 6:00pm LOD Darts (only)							
All events are occurring under the tent. There will be no sides on the tent.							
202501402	08/14/2025	Temp Use	4810 ROSS AVE, WESTON	19228081620998	S & H KELLY CLUB LLC	Hutch's Kelly Club LLC.	
Bikers for Boobies Fundraiser Event, held at Kelly Club Sports Bar & Grill, on 08/23/25. Starting at 4:00pm, there will be outside live music until about 8:00pm.							
202501415	08/18/2025	Temp Use	2302 SCHOFIELD AVE, WESTON	19228081810922	6207 RLSS LLC	Everest Dance Association	
Everest Dance Association will be selling mums to the general public for a fundraiser event.							
A 10' x 10' pop up canopy will only be used in the event of inclement weather.							
202501406	08/14/2025	Well	7007 LORA LEE LN, WESTON	19228082210016	BENJAMIN SLEMPKES		
2025 – 10 & 5 Year Permit							
202501396	08/12/2025	Well	5610 MOYER AVE, WESTON	19228081610052	GERALD NELSON		
2025 – 10 & 5 Year Permit							
202501430	08/19/2025	Well	5107 WESTFAIR AVE, WESTON	19228081640103	C23 INVESTMENTS LLC	Company23	
2025 – 10 & 5 Year Permit							
202501429	08/19/2025	Well	5308 ROSS AVE, WESTON	19228081610943	MATHEW JAECKS		
2025 – 10 & 5 Year Permit							
202501450	08/25/2025	Well	5103 FULLER ST, WESTON	19228081520003	YER VANG		
2025 – 10 & 5 Year Permit							
202501356	08/07/2025	Well	6411 HUNT ST, WESTON	19228082320007	DONALD MATSDORF		
2025 – 10 & 5 Year Permit							

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501348	08/05/2025	Well	5115 ELM ST, WESTON	19228081720024	LWB INCOME TRUST		
		2025 – 10 & 5 Year Permit					
202501434	08/21/2025	WUBPA	3502 GREEN PASTURES LN, WESTON	19228082910095	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	\$200,000
		New Town Home Construction					
202501435	08/21/2025	WUBPA	3504 GREEN PASTURES LN, WESTON	19228082910096	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	\$200,000
		New Town Home Construction					
202501436	08/21/2025	WUBPA	3506 GREEN PASTURES LN, WESTON	19228082910097	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	\$200,000
		New Town Home Construction					
202501437	08/21/2025	WUBPA	3508 GREEN PASTURES LN, WESTON	19228082910098	TIMBER RIDGE BUILDERS LLC	Timber Ridge Builders LLC.	\$200,000
		New Town Home Construction					
202501426	08/19/2025	WUBPA	3711 MUSKIE DR, WESTON	19228081040088	GREEN TREE CONSTRUCTION INC	Green Tree Construction Inc.	\$260,000
		spec house					
202501410	08/15/2025	WUBPA	9707 ANASTASIA DR, WESTON	19228083420974	REEDY BUILDERS LLC	Reedy Builders	\$350,000
		New home construction at 9707 Anastasia Drive					
Total Permits Issued							150



Jennifer Higgins
Planning & Development Director

To: Plan Commission

Date: September 4, 2025

Re: Planning & Development Project Updates

1. **Comprehensive Plan Update** – Project is in progress. We have a draft Community Survey that we are reviewing. I also received the first draft of Volume 1 Conditions and Issues last week and staff have begun our review of it. Due to the Bike/Ped Plan being underway and a survey being released soon for it, we have decided to wait until after the Holidays to release the Comp Plan Survey.
2. **Open Assistant/Associate Planner Position** – This week we have started first interviews with 5 applicants. Next step would be to have an in person interview with those we choose to move on in the process. We hope to have someone hired by the end of the month/early October.
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. I need to schedule a meeting with Evolve to see where they are at with the updates. Unfortunately, this project has been slower than we would have liked due to the Dept. workload and being short a staff member.
4. **Commercial Building Inspections** –The Department is still working towards being able to provide this new service. We have been unexpectedly busy in the Inspections Division with record numbers of new home permits coming in so this has been put on hold until 4th quarter.
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



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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. They have said they need to make some changes to the parking lot so I expect some plan changes to come in.

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. They have a CUP amendment on the September PC agenda. They would like to change one of the Maxi buildings that has yet to be constructed on the original approval into a 40 unit mini. This would increase the number of units by 25 to a total of 225 units.
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. Project completion needs to be scheduled.
8. **Gymsport** – Staff is expecting submittal of an application for a parking lot and building addition at Gymsport. A Conditional Use Permit is required so this should be coming to the PC for approvals in October or November.



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TIF 2

1. **ABC Weston, 3200 & 3202 Schofield Avenue** – Final Occupancy Issued for Building 1 – Weston House Café & Adventure Awaits businesses opened in May 2024. No building permit has been received yet for Building 2. Board approved giving them 50% of the original \$115,470 for building #1 (or \$57,735). All new/updated plans for building 1 and 2 have been approved as of November 2024. Development Agreement has also been updated as of 11/24. Staff has received the state approval letter for building 2 as of 12/3/24 however no permits have been pulled to date. Adventure Awaits left this location in August and we received a zoning permit and sign permit for a new gym, Iron House Gym in late August. 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 in August and Meverden is currently finishing the inspection report so the final payment can be issued.
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 along with the parking lot



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expansion needed because of Adventure Awaits moving to this location. Sign electrical needs to be buried and then we should be able to issue final completion.

5. **BUG Properties** – CUP received, and site plan approved by PC. Development Agreement finally signed January 2nd. Building permit issued 2/13/24. Still under Construction. Storage crates have been removed from out front.
6. **Central WI Powersports** – Site plan review for a small (1089 sq ft) cold storage building at this business was approved in April. Erosion control plans were submitted and approved in July. Building permit issued in early September. Project Completion is needed.
7. **Ryan Street Storage Units** – Developer has revised the site plan to include a smaller project. The CUP was amended in November 2024. Occupancy Certificates were issued for buildings E, F, G & H as of 4/3/25 and they have the ok to rent those out as the fence and gate have been fully installed. Project Completion Inspection needs to be scheduled and now that we are coming into fall I need to check to see where they are at in their phasing schedule for the CUP.
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. Temporary occupancy received on the project in early August. Works is still be doing on the outside site plan amenities like landscaping and lighting.
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. All lots are now sold. Many homes are under construction. First home received occupancy in August.



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11. **Old Costa Road Subdivision now called Granite Ridge**– Timber Ridge Builders has purchased the parcels from Denyon Homes. We had a preapplication meeting in June. The rezone for a few lots to 2F for twin and duplex lots and the preliminary Plat is scheduled for review by the PC in September.
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 had been planning to bring this to the PC for approval this fall.
13. **Hinner Springs First Addition Multi-family property** – We met with Timber Ridge Builders in August on what they would like to do with the multi-family lot in Hinner Springs First Addition. Sounds like it will be a mix of single-family homes and duplex/twin home lots. We should see a plat in the coming months.
14. **Weston Marketplace** – This development is part of an approved Planned Development (PD) dating back to 2006. The owners have approached the Village to amend the General Development Plan (GDP) for the site to include a new building over the current Farmers Market site and also adding an additional two parcels to the PD. Parcel 1 - to the east of the Development along Schofield Ave is currently zoned B-2 Highway Business and would be planned for a future retail building similar to the Tine and Cellar building. Parcel 2 - to the north is MF Multi-family and would be looked at for a future public space, farmers market location or retail space. The current Farmers Market will be relocated to Kennedy Park for the 2026 season and the Village would then re-evaluate if we wanted to invest in assisting with constructing a new location for it on the Weston Marketplace property. That would be a discussion for the Board at a later date. Right now the Farmers Market vendors are excited to try Kennedy Park.

If the GDP is approved in September by the PC & Board, the current Farmers Market site would be divided off via CSM and sold for construction of a standalone Dunkin Donuts/Baskin Robbins restaurant. This development still has some open spaces in current buildings. The Local will be closing at the end of this month and there is still not a tenant in the larger former Family Dollar space.