



Village of Weston, Wisconsin

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

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

Monday, October 13, 2025, at 6:00 P.M.

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



Village of Weston, Wisconsin MEETING NOTICE

- Meeting of: **PLAN COMMISSION AND JOINT VILLAGE & TOWN EXTRATERRITORIAL ZONING COMMITTEE**
- Commissioners: **Cronin {c}, Zeyghami {vc}, Diesen, Guerndt, Hoffman, Jordan, Mumper**
- Committee: **Cronin {c}, Phelps {vc}, Christiansen, Guerndt, Hull, Mumper**
- Staff: **Jennifer Higgins, Director of Planning & Development**
- Date/Time: **Monday, October 13, 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 10/06/2025.

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

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

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



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

Monday, October 13, 2025, at 6:00 p.m.

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

Join Zoom Meeting by Computer:

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

Join Zoom Meeting by Phone:

+1 312 626 6799 US (Chicago)

Meeting ID: 544 591 5099

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

1. Call to Order – Roll Call & Declaration of Quorum.
 - Plan Commission – Cronin {C}, Zeyghami {VC}, Diesen, Guerndt, Hoffman, Jordan, Mumper.
 - Extraterritorial Zoning Committee – Cronin {C}, Phelps {VC}, Christiansen, Guerndt, Hull, Mumper
 2. Open public comment period for items that do not appear on this agenda noted as public hearings.
 3. Written Communications, Disclosures and Recusals. Members of the body should make any required disclosures or recusals during this time.
 4. [Minutes from September 8, 2025, Plan Commission Meeting.](#) (PC)
 5. [Minutes from August 11, 2025, ETZ Committee Meeting.](#) (ETZ)
 6. [Public Hearing – Project 20250376](#) – Rezone filed by Jason Pflieger, Northcentral Land Surveying, LLC, on behalf of property owners Wood Violet Trust and Scott & Jennifer Sommer. The request would rezone a portion of the following parcels to allow a land swap via a future Certified Survey Map:
 - **Parcel 192 2808 241 0993 (Wood Violet Trust):** Rezone from SF-L (Single Family Residential – Large Lot) to RR-5 (Rural Residential – 5 Acre).
 - **Parcel 192 2808 241 0997 (Scott & Jennifer Sommer) 10010 Schofield Avenue, Ringle:** Rezone from RR-5 (Rural Residential – 5 Acre) to SF-L (Single Family Residential – Large Lot). (PC)
- a. Open Public Hearing.



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

- 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.
7. [Public Hearing - Project #20220392](#) – Amendment to Conditional Use Permit and Site Plan at Ryan Street Rentals, LLC, 6508 Ryan Street. (REI/Ryan Street Rentals, LLC) (PC)
 - a. Open Public Hearing.
 - b. Presentation by Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Recommendation from Staff
 - f. Discussion & Action by the Plan Commission.
 8. [Final Plat Approval of Granite Ridge Subdivision - Riverside Land Surveying/Timber Ridge Builders, LLC \(Project 20250324\)](#) (PC)
 9. [Review of proposed Zoning Code Amendments](#) (PC & ETZ)
 10. [September 2025 Staff-Approved Certified Survey Maps and Site Plans.](#) (PC)
 11. [September 2025 Building Permits.](#) (PC)
 12. [Planning & Development Department Project Update Report.](#)
 13. Announcements & Commissioner/Committee Remarks
 14. Next Regular Meeting Date - Monday, November 10, 2025, at 6 pm
 15. Future Agenda Items or Staff Referrals
 16. Adjourn Plan Commission & ETZ Committee

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 10/8/2025. Questions can be directed to the Planning & Development Department at (715) 241-2613 or plandev@westonwi.gov.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE VILLAGE PLAN COMMISSION MEETING
held on Monday, September 8, 2025, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:06 p.m. Roll Call of Village Plan Commission (PC) by Secretary Parker.

Roll call indicated 5 PC members present.

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

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

Village Staff in attendance, via Zoom: None

Other Village Representatives in attendance, in-person: Village Trustee, Luis Lopes-Serrao, and Fire Marshal, Marty Christiansen

Other Village Representatives in attendance, via Zoom: None

Audience Members in attendance, in-person: There were 10 audience members present, in-person.

Audience Members in attendance, via Zoom: There were 5 audience member present, via Zoom.

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

None.

3. Written Communications, Disclosures, and Recusals. [0:01:05 Zoom Meeting Recording]

Higgins pointed out we received two pieces of written communications, one for Agenda Item #8 (Mid-West Mini Storage) and one for Agenda Item #9 (Granite Ridge Rezone). Both these written communications have been included in the meeting packet. She also pointed out that Hoffman will need to recuse himself from Agenda Item #5.

4. Minutes from August 11, 2025, PC Meeting. [0:01:48 Zoom Recording]

Motion by Diesen, second by Hoffman: to approve the August 11, 2025, PC meeting minutes.

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

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

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) [0:02:11 Zoom Meeting Recording]

At 6:08pm, Hoffman recused himself by stepping into the audience.

Higgins gave an overview of the staff report submitted in the packet. She stated that staff is okay with all that has been submitted; however, they do still need to submit an environmental impact or an environmental assessment, prepared by a licensed engineer. Higgins pointed out and went through the staff-recommended conditions in the Staff Report.

She stated that staff recommends approval, but with the conditions noted to be added to the Conditional Use Permit.

Nick Techel, representing Turf MD's, 5605 Mesker Street, was present via Zoom. Techel stated that he was under the impression that the environmental study was waived, since he moved the proposed location of the salt storage shed. Wodalski stated it is still required for the general Conditional Use Permit application.

Techel stated the prior business (Wooster's Garage) on this site was an autobody shop, and previous to Turf MD's moving and operating out of this site, Wooster's had a lot of older vehicles sitting in the yard on the lot for a long period of time. He is not sure if that will have any effect on the outcome of the study. Hoffman stated they previously had a Phase 1 done, prior to Wooster's moving in. Wodalski stated if he has that and can provide that to verify the conditions are still accurate and relevant (essentially updating what was already provided).

Cronin confirmed an environmental study is still needed.

Guerndt questioned if the environmental study is considered as a Phase 1? Wodalski stated he will need to look and review what was in it previously, before Wooster's went in, just to make sure that there is nothing else we want them to cover, to ensure the protection of the ground water next to the wells there.

Plan Commission then went through Determination:

- 1 – Yes
- 2 – Yes
- 3 – Yes
- 4 – Yes
- 5 – Yes

Motion by Diesen, second by Guerndt: to approve as presented with eight conditions recommended by staff.

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

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

At 6:17 p.m. Hoffman went back up to Plan Commission.

6. Public Hearing – Project #20250311 - Conditional Use Permit request 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. (Wariner/Collins) [0:12:00 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 6:18 p.m.

b. Presentation by Applicant and/or Staff

Meverden stated they want to build a 1,200 square foot accessory structure (detached garage), where the code allows for up to 1,000 square feet. He stated they are applying for an overall 1,400 square feet (in combined detached structures), as they have another detached accessory structure on the property (currently 320 square feet). However, the existing structure will be either removed or decreased to a size of just under 200 square feet, to be classified as a “utility shed”. This is so that they don’t exceed the allowable detached structure types in the SF-S Zoning District. He explained our code allows 1 detached garage, 1 detached shed, and 1 detached gazebo.

Tyler Wariner, Wariner & Winfield Construction, PO Box 336, Wausau, was present on behalf of the property owner. He stated, with regard to the existing structure, how he believes that is sitting on slab on grade. Guerndt stated he will need to pour an extra footing under the new wall for that structure, once they reduce the size.

There was some discussion on the concrete that will be outside of the shortened structure, and Maguire stated that with both buildings, the owner will still be well under the 40% greenspace minimum requirement, where they could leave the concrete in place.

c. Take Public Comment

Jim Pinsonneault, 5002 Arrow Street, stated that he feels to require the owner to shrink the existing building would cause undue financial burden, which he feels does not make sense. He feels the existing building should be able to remain in its current size.

d. Close Public Hearing

Cronin closed the public hearing at 6:25 p.m.

e. Recommendation from Staff

Higgins pointed to the staff-recommended conditions in the report.

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

Maguire explained to Guerndt that the Zoning Code recognizes a shed as an accessory structure under 200 square feet. Accessory structures 200 square feet and over are considered garages. Guerndt questioned if we could add the existing detached garage within this Conditional Use Permit, where the owner would not have to downsize it in order to build the 1,200 square foot building.

Gebert stated we would be creating a non-conforming structure if we allowed this to remain as is. Meverden stated the Code does not allow an exception (such as Conditional Use) to exceed the allowable number of structure types on the property, it only allows you to use the CUP process to exceed the coverage and height requirements.

Hoffman questioned the reasoning for the larger shed. Wariner stated this is just for a personal workshop, not for storage.

Guerndt questioned if the current owner would be okay with just eliminating the entire existing structure and making the proposed structure larger.

Maguire stated that the total maximum size for this accessory would be capped based on the minimum greenspace ratio and coverage ratio.

There was discussion that Plan Commission can recommend changes to the request in their motion, and if the existing structure is removed, the proposed new structure could technically go up to just under 2,500 square feet, before it is considered a principal structure.

It was suggested to Wariner to meet with his client to see what he would like to do, and come back next month. Wariner commented that by delaying a month, it would impact the timeline of the project. Wariner does feel the owner would be open to removing the existing and making this proposed one larger.

Guerndt suggested that we table this item for 10 minutes, or so, so that Wariner can go and call the property owner to confirm what he is willing to do.

Motion by Guerndt, second by Hoffman: to table this item and come back to this later on tonight's agenda.

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

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

At 6:37 pm, the Plan Commission moved down to Agenda Item #7. [0:31:15 Zoom Meeting Recording]

At 7:12 pm, the Plan Commission returned to Agenda Item #6. [1:06:05 Zoom Meeting Recording]

Wariner stated his client is okay with removing the existing 16-foot x 20-foot building and adding that square footage on to the new building. After some discussion, it was agreed to make a recommendation to approve up to 1,800 square feet.

The Commission went through the Determination:

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

Motion by Diesen, second by Guerndt: to approve with the removal of the existing structure and allowing up to, but not to exceed, an 1,800 square foot new structure, and working with the staff on that determination. Question - Higgins stated the site plan and building plans will all have to be updated, and that Plan Commission will have to be okay with staff being the approval authority on those revised plans.

Diesen amended the motion, Guerndt seconded, to include all 6 points provided by staff on this project.

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

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

Motion by Diesen, seconded by Guerndt: on original motion.

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

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

At 7:22 pm, Plan Commission went back down to Agenda Item #9 [1:13:00 Zoom Meeting Recording]

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 Road 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 [0:31:21 Zoom Meeting Recording]

a. Open Public Hearing.

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

b. Presentation by Applicant and/or Staff

Higgins pointed out the current Weston Marketplace Development as it currently stands. She provided some history of the changes that have occurred to this site.

Higgins explained that we were approached by the developers of Weston Marketplace, who had asked to amend the GDP (General Development Plan) for the property, with the buildings as they stand, which will allow them to bring in the two adjacent parcels of land into the overall PD (Planned Development). She stated that 5510 Camp Phillips Road is currently zoned for multi-family, and they would like to rezone that to PD, same with 3802 Schofield Avenue. These are being added to this project as future retail. She stated as part of this overall request, they are proposing to divide off the southeast corner of the property, currently being utilized as the Weston Farmer's Market. A proposal will be coming forward to construct a new restaurant for a combined Dunkin and Baskin Robins restaurant. She stated that while this corner will be divided off via CSM, it will still be part of the overall Weston Marketplace. This request to amend the GDP will be forwarded on to the Village Board.

Higgins stated that it is being discussed that the Weston Farmer's Market will move to Kennedy Park for the 2026 season; however, Lokre is still working with the Village on potentially having the market located at 5510 Camp Phillips Road and as a public space.

Present, in the meeting, representing and in support of the project are:

Victor Anderson, Lokre Development, 805 Creske Avenue, Rothschild

Shannon Eldridge, Lokre Development, 17 S Garfield Street, Janesville, WI, who was present on Zoom.

Mario Valentini, MRV Architects, 5105 Tollview Drive, Rolling Meadow, IL, who was present on Zoom.

c. Take Public Comment

Pinsonneault commented how there are some areas on this property that are not compliant with the Zoning Code, referencing the garbage & recycling enclosures. Stating a complaint about this was filed by him last fall, and how the situation has not been corrected yet. He questioned what PC will do to ensure compliance.

Anderson stated they are working with the Village on updating all the enclosures.

d. Close Public Hearing

Cronin closed the public hearing at 6:50 p.m.

e. Recommendation from Staff

Higgins stated staff recommends approval.

She stated as part of the GDP process, Plan Commission needs to determine the uses that will be allowed within the development. Higgins stated since most of the businesses along Schofield Avenue have been primarily retail, and under the B-2 (Highway Business) Zoning District, that staff recommends the B-2 (Highway Business) zoning for permitted uses and conditional uses apply for this development.

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

Diesen commented on how the parking lot needs maintenance and there are seven parking lot trees that are dead.

Hoffman asked if they have enough greenspace to do what they have designed. Higgins pointed out the large stormwater pond, that makes up for greenspace needs. She also stated with the PD District, you can have smaller setbacks to meet. She stated they will have to come through with a full site plan and stormwater plan review for the new building, which also means they will need to upgrade the stormwater plan.

Higgins explained how the developer has been, over time purchasing more of the adjacent lands to this parcel, with the future goal of developing all the way out to Mount View Avenue.

Higgins stated tonight this will just be a recommendation to the Board.

Higgins explained to Hoffman that staff is actively working with Lokre on the maintenance issues, but sometimes it just takes longer. She stated because of the potential development on the north lot, they are still working through trying to figure out the best way to handle the garbage and recycling for this overall site.

Motion by Guerndt, second by Diesen: to approve the recommends from staff and follow the regulations of the zoning and the new requirements that have been put into place and continue to have staff work with the developer on getting the improvements done and move forward with joining the other two properties with the existing development and approval of the land division request. Guerndt confirmed his motion is meant to include the allowable land uses in the B-2 zoning district.

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

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

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) [0:52:56 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the public hearing at 7:03 p.m.

b. Presentation by Applicant and/or Staff

Present in the audience were Owen Jones, 723 Country Club Road, Schofield, and Dustin Vreeland, 6103 Dawn Street, Weston.

Jones stated they are essentially switching Building #8 from a maxi storage to a mini storage, he stated as cost for square foot is less, and revenue for smaller is higher. He stated there will be the same elevations but they are reducing the drive aisle from 55 feet to 35 feet. By making the building smaller and moving it closer to the west, this will allow them to get paving and access all the way around the building.

Higgins pointed out the e-mailed written comment from Jeremy LeMere, the owner of the Star Self Storage property, adjacent on the east side of Jones' property. The written comment was included in the meeting packet for Plan Commission to review.

Higgins stated they may need to modify the landscaping plan to make sure they have appropriate screening along the east side. She stated with the previous version of the site plan, they were using the building as their screening, but now it will need greenspace. Higgins stated PC can include something in the motion for staff to verify they meet those requirements.

Higgins stated this will be the second amendment to this conditional use permit. She stated all the staff recommended conditions would still apply, but that the condition of screening still needs to be added.

c. Take Public Comment

Pinsonneault commented on the phasing of this project and how he thought it was going to be paved in July. He wondered if this property will be paved this year, or if they are waiting until spring.

d. Close Public Hearing

Cronin closed the public hearing at 7:08 p.m.

e. Recommendation from Staff

Higgins stated staff recommends approval with conditions as listed, along with adding a condition for staff to do a recheck on the landscape plan to make sure there is appropriate screening on the east side.

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

Hoffman asked what Jones' timeline looks like. Jones stated the slab for Building #7 will be getting poured with the building getting erected in October. Jones commented on the issues that have come up between partners and contractors that have caused the delays. The plan for paving would be in the spring.

Vreeland commented that the landscape plan does show some trees that are proposed behind the building.

Maguire stated all past issues have been addressed. He stated they have temporary ramps installed on the buildings and they took care of the lighting issues. Maguire sees no issues with paving occurring in the spring.

The Commission went through the Determination:

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

Motion by Guerndt, second by Diesen: to approve the 2nd amendment to Conditional Use Permit #20230188 to construct and operate a personal storage facility within the B3 Zoning District, at 8211 Schofield Avenue, 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, along with verifying with staff that the landscaping is adequate.

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

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

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

At 7:12 p.m. the Plan Commission moved back up to Agenda Item #6. [1:06:05 Zoom Meeting Recording]

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) [1:13:00 Zoom Meeting Recording]

a. Open Public Hearing.

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

b. Presentation by Applicant and/or Staff

Higgins pointed out this agenda item goes with item #10. She stated the applicant is requesting to rezone from SF-S (Single-Family Residential – Small Lot) to 2F (Two-Family Residential) on a number of the proposed lots within this proposed subdivision. She pointed out that the entire two 40-acre parcels are currently zoned SF-S, which is a permitted use, where they could go in now and develop, but they would like to construct some twin homes and duplexes along State Highway 29.

Keith Walkowski, River Side Land Surveying, 5310 Willow Street and Nick Bancuk, of MTS, LLC, 1699 Schofield Avenue, Schofield, were present on behalf of the owner. Walkowski stated the purpose to the twin homes and duplexes are to create a buffer between the single-family homes and the highway.

Higgins stated this development has been looked at for a number of years, and how this area along State Highway 29, was put into the Comprehensive Plan as mixed or flex-commercial to allow for future multi-family along STH 29.

c. Take Public Comment

Higgins pointed out the e-mailed written comment from Kristine Kammerer, who resides at 6405 Connie Lane, and who had concerns about this project. The written comment was included in the meeting packet for Plan Commission to review.

Ron Kordus, of 6103 Mary Lane, was present and expressed his concerns with the number of homes and that amount of increased traffic this will bring, and his concerns with a lot of young kids living in the area, along Old Costa Lane.

Jean Cooper, who resides at 5708 Mary Lane stated that she agrees with Kordus' comments, and is hoping there will be more entry points.

Walkowski stated there are two existing entry points to this subdivision, but also that there is a potential for an overpass bridge in future, to cross over State Highway 29.

d. Close Public Hearing

Cronin closed the public hearing at 7:29 p.m.

e. Recommendation from Staff

Higgins stated staff recommends approval of the rezone request and for this to be forwarded to the Village Board.

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

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

1. Yes
2. Yes
3. 2 & 3
4. Yes

Motion by Guerndt, second by Diesen: to recommend approval of the rezone request and forward the recommendation to the Village Board.

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

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

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) [1:23:00 Zoom Meeting Recording]

Higgins stated this is for an 87-lot residential subdivision. Price points on this subdivision are planned to be \$400,000 – \$500,000 for the single-family homes, \$300,00 – \$350,000 for the twin homes, and \$450,000 to \$500,000 for the duplexes.

Higgins stated there will be sidewalk on both sides of the road throughout the development, also there will be an outlot between lots 32 & 33 that feed into a larger stormwater area. The Park and Recreation Impact Fee that will be paid to the Village for all the homes would go towards building a path that would go through that outlot to the Robinwood Park development to the east of this proposed subdivision. The Village will own and maintain the outlot.

Higgins discussed the right-of-way, at the end of Connie Lane, is set aside for a potential future overpass, to go over State Highway 29. She stated we are also looking to extend Municipal Street in the future, which will make it so Old Costa Lane is not the only way in there.

Wodalski will be looking at talking to Public Works and Village Board in making that happen. Wodalski stated there will be a watermain easement that runs through there, and how land will need to be purchased by the Village to do this.

Higgins went over the staff-recommended conditions in the packet. Wodalski stated that the proposed Municipal Street project is outside of this plat review, so tonight’s recommendation would not include anything about that.

Wodalski stated we only at a point of requiring preliminary plans at this point, where details of utilities, etc. are needed yet. Before final plat, they will need to have utility plans, etc. Higgins explained the next step is for the plat to come back for final plat review.

Walkowski pointed out this project will be a phased project. The final plat that will come back will be the first phase. Gebert stated the phasing will be in the development agreement. Higgins stated they do have the ability to bring this back in phases.

Motion by Guerndt, second by Jordan: to recommend approval of the preliminary plat and forward the recommendation on the Village Board, with 6 conditions as provided.

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

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

11. Work Order Number 21: Comprehensive Plan Vision & Direction Update [1:41:30 Zoom Meeting Recording]

Higgins stated we are in the process of working on next year's budget for the next two years, and so we are bringing forward Phase 2 of the Visions and Directions Volume of the Comprehensive Plan.

Higgins explained how last year, we approved Work Order Number 20, which covered the Phase 1 of the Conditions and Issues. She stated we now have a draft survey that we are planning to release after the first of the year, due to the bike ped plan survey that will be going out.

Higgins stated we are now bringing this Phase 2 before you to get your feedback and be sure it meets Plan Commission's expectations. She explained there will be meetings held with them, but will be during times when there is not so much on our agenda. She stated Roffers will be present at those meetings. She stated how Roffers has built relationships with a lot of our businesses and land owners, and how we will at some point hold an open house. This will take 2 years, and will start next year. Cronin questioned if 6 meetings will be enough. Higgins feels it should be fine.

Guerndt excused himself from the Plan Commission Meeting at 7:56 p.m.

Jordan stated he feels working through this with Mark Roffers is our best option, as this is a lot of work and with the relationships that have been built with him.

Motion by Diesen, second by Jordan to approve Work Order #21: Comprehensive Plan Vision & Direction.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

12. August 2025 Staff-Approved Certified Survey Maps and Site Plans. [1:47:47 Zoom Meeting Recording]

Motion by Jordan, second by Hoffman: to acknowledge Item #12.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

13. August 2025 Building Permits [1:48:25 Zoom Meeting Recording]

Maguire referred to the report. Higgins stated he have doubled the number of houses compared to last year. Maguire stated we still have quite a few months of building left and more homes coming in.

Motion by Jordan, second by Hoffman: to acknowledge Items #13.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

14. Planning & Development Department Project Update Report. [1:49:32 Zoom Recording]

Higgins stated she wanted to update the Commission on the Assistant/Associate Planner Position. She stated we held 5 phone interviews last week and will be bringing 3 of those back in for a 2nd interview later next week for in-person interviews. Hoping to have someone on board by October.

Motion by Diesen, second by Hoffman: to acknowledge agenda Item #14.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

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

12. Announcements & Committee/Commissioner Remarks/Staff Referrals [1:51:10 Zoom Recording]

Jordan thanked Higgins for her very good work on the project updates.

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

14. Future Agenda Items or Staff Referrals

a. Proposed Zoning Code Amendments

Higgins stated there will be a draft of a few zoning ordinance changes: greenhouse section, storage container pods, chickens and storm shelter type buildings. She is working with Roffers on these.

15. Adjourn Plan Commission

Motion by Diesen, second by Hoffman: to adjourn at 8:03 p.m.

Steve Cronin, Village Trustee and Plan Commission Chair

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary



Public Comment Form

This form must be completed and handed to the Clerk prior to the start of a meeting.

Please state which meeting this is for: Village Board of Trustees

Other: Planning Commission

Full Name: Jim Pisonnenko Date: 9, 8, 25

Phone Number: (715) - 212 - 0540 Email Address: jrp4ad@im3521e@gmail.com

Your Address: 5002 New St

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

Meeting Date: 9 / 8 / 25 Agenda Item: (if applicable) 7.8

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

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 ½" 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

Member (PC)

Voting

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

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

The Village of Weston Plan Commission will hold a public hearing on **Monday, October 13, 2025, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, Weston.

A rezoning request (Project #20250376) has been filed by **Jason Pflieger, Northcentral Land Surveying, LLC**, on behalf of property owners **Wood Violet Trust** and **Scott & Jennifer Sommer**. The request would rezone a portion of the following parcels to allow a land swap via a future Certified Survey Map:

- **Parcel 192 2808 241 0993 (Wood Violet Trust):** Rezone from SF-L (Single Family Residential – Large Lot) to RR-5 (Rural Residential – 5 Acre).
- **Parcel 192 2808 241 0997 (Scott & Jennifer Sommer):** Rezone from RR-5 (Rural Residential – 5 Acre) to SF-L (Single Family Residential – Large Lot).

A map of the affected area and full legal descriptions are available at the Weston Municipal Center or on the Village website at www.westonwi.gov.

All interested parties are encouraged to attend. Written comments may also be submitted prior to the meeting to:

Planning & Development Department

Email: plandev@westonwi.gov | Phone: (715) 241-2613

Dated this 25th day of September 2025.

Valerie Parker, Commission Clerk

Run: September 29, 2025 and October 6, 2025.



NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on **Monday, October 13, 2025, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road.

A rezoning request (Project #20250376) has been initiated by **Jason Pflieger, Northcentral Land Surveying, LLC**, on behalf of property owners, **Wood Violet Trust** and **Scott & Jennifer Sommer**. The request seeks to rezone portions of the properties listed below to allow for a land swap between the two parties via a future certified survey map (CSM).

Properties to be Rezoned:

Property Owner - Wood Violet Trust

Parcel: 192 2808 241 0993

Current Zoning: SF-L Single Family Residential – Large Lot

Proposed Zoning: RR-5 Rural Residential – 5 Acre

Legal Description:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 0°03'15" W ALONG THE NORTH-SOUTH QUARTER LINE, 3949.76; THENCE S 88°24'41" E 454.55 FEET TO THE POINT OF BEGINNING; THENCE N 73°37'34" E 92.19 FEET; THENCE N 83°54'50" E 100.58 FEET; THENCE S 83°18'54" E 191.44 FEET; THENCE S 76°18'01" E 114.13 FEET; THENCE N 88°31'05" W 489.65 FEET TO THE POINT OF BEGINNING.

Property Owners: Scott & Jennifer Sommer

Parcel: 192 2808 241 0997

Site Address: 10010 Schofield Avenue Ringle

Current Zoning: RR-5 Rural Residential – 5 Acre

Proposed Zoning: SF-L Single Family Residential – Large Lot

Legal Description:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 0°03'15" W ALONG THE NORTH-SOUTH QUARTER LINE, 3949.76; THENCE S 88°24'41" E 454.55 FEET; THENCE S 88°31'05" E 489.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°31'05" E 386.32 FEET; THENCE S 0°14'41" E 56.00 FEET; THENCE N 77°29'32" W 162.64 FEET; THENCE N 82°18'11" W 229.72 FEET TO THE POINT OF BEGINNING.

All interested persons are encouraged to attend the public hearing and will be given the opportunity to provide testimony. Written comments may also be submitted prior to the meeting.

Question regarding this request may be directed to Jennifer Higgins, Director/Zoning Administrator, in the Planning & Development Department at (715) 241-2613, or by email at plandev@westonwi.gov.

Notice to Adjacent Property Owners and Municipalities:

In accordance with Wis. Stat. § 62.23(7)(d)2 and Weston Zoning Ordinance Chapter 94, notice of this public hearing has been mailed to property owners within 300 feet of the affected parcels and to any adjacent municipality within 1,000 feet.

Dated this 25th day of September 2025.

Valerie Parker, Commission Clerk

Run: September 29, 2025 and October 6, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date: Plan Commission, October 13, 2025

Description: Public Hearing - Project #20250376 - Rezone filed by Jason Pflieger, Northcentral Land Surveying, LLC, on behalf of property owners Wood Violet Trust and Scott & Jennifer Sommer. The request would rezone a portion of the following parcels to allow a land swap via a future Certified Survey Map:

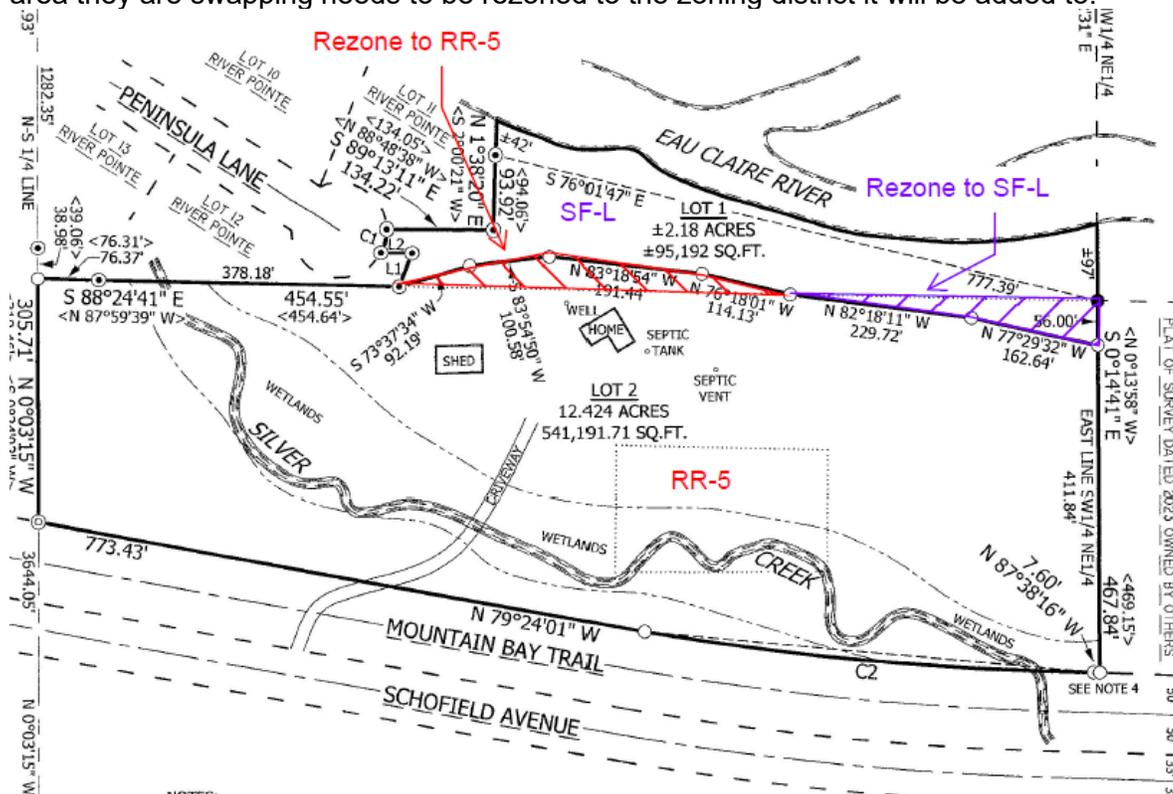
- **Parcel 192 2808 241 0993 (Wood Violet Trust):** Rezone from SF-L (Single Family Residential – Large Lot) to RR-5 (Rural Residential – 5 Acre).
- **Parcel 192 2808 241 0997 (Scott & Jennifer Sommer) 10010 Schofield Avenue, Ringle:** Rezone from RR-5 (Rural Residential – 5 Acre) to SF-L (Single Family Residential – Large Lot).

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

Question: Should the Plan Commission recommend to the Board of Trustees (BOT) to approve the rezones of portions of the two properties to allow for the draft Certified Survey Map (CSM) to be recorded?

BACKGROUND

The two property owners are looking to make a small land swap so their new parcel lines will mimic tree and field lines and more accurately depict the lands they use. The two parcels are zoned differently so each small area they are swapping needs to be rezoned to the zoning district it will be added to.



REQUEST FOR CONSIDERATION

The public hearing was duly noticed as a Class 2 notice on September 29 and October 6. Notices were also mailed out to all property owners within 300 feet of the property. To date, no written correspondence has been received. If any are received between now and Monday, they will be brought to the meeting.

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

Attached Docs: Hearing Notice, Draft Determination Form, Current Zoning Map, Draft CSM

Committee Action: None

Fiscal Impact: TBD.

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

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 10/20/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 10/20/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action, and the request moves on to the Village Board 10/20/25 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 recommendation to the BOT for 10/20/25 meeting
BOT Consideration of Ordinance to Amend Zoning Map
If approved, staff will publish ordinance & Update Zoning Map
Notify Applicant (Staff)



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

Application/Petition No.: **20250376** Hearing Date: **October 13, 2025**
 Applicant: **Jason Pflieger, Northcentral Land Surveying, LLC**
 Property Location:

- **Parcel 192 2808 241 0993 (Wood Violet Trust): Rezone from SF-L (Single Family Residential – Large Lot) to RR-5 (Rural Residential – 5 Acre).**
- **Parcel 192 2808 241 0997 (Scott & Jennifer Sommer) 10010 Schofield Avenue, Ringle: Rezone from RR-5 (Rural Residential – 5 Acre) to SF-L (Single Family Residential – Large Lot).**

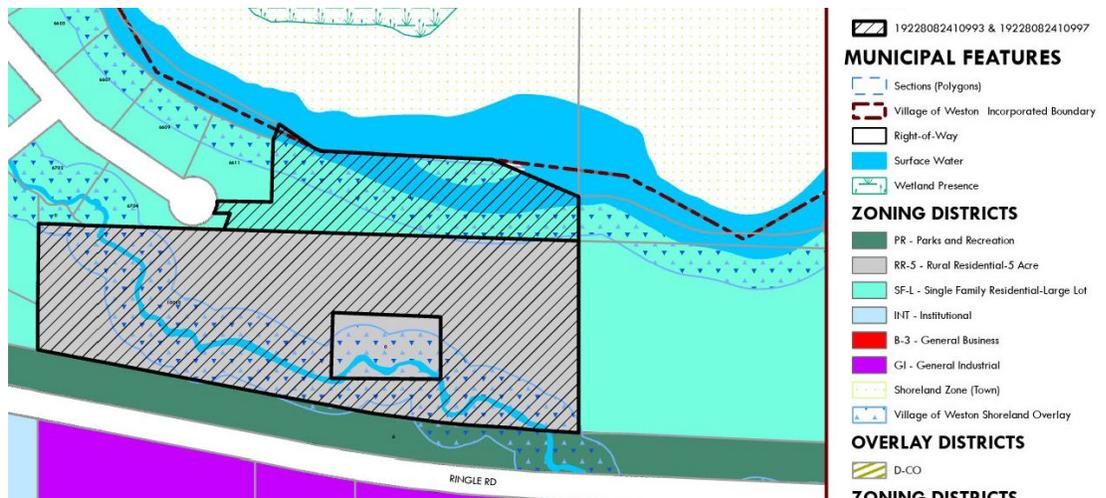
 Property Owner: **Wood Violet Trust and Scott & Jennifer Sommer**
 Description: **The request would rezone a portion of the following parcels to allow a land swap via a future Certified Survey Map:**

- **Parcel 192 2808 241 0993 (Wood Violet Trust): Rezone from SF-L (Single Family Residential – Large Lot) to RR-5 (Rural Residential – 5 Acre).**
- **Parcel 192 2808 241 0997 (Scott & Jennifer Sommer) 10010 Schofield Avenue, Ringle: Rezone from RR-5 (Rural Residential – 5 Acre) to SF-L (Single Family Residential – Large Lot).**

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-L Single Family Large Lot**
 Proposed Zonings: **RR-5 – Rural Residential 5 Acre**



Definition:
 94.2.02(2)(a)

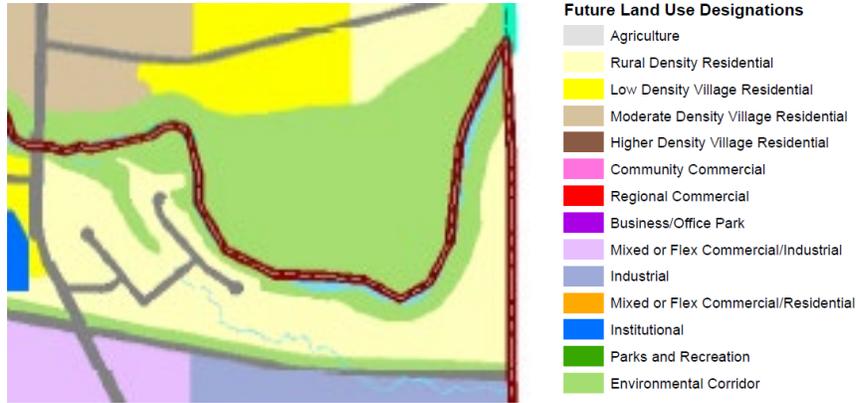
SF-L Single Family Residential-Large Lot. The SF-L district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. New development within this district shall be served by public sanitary sewer and water services but may have roadways with a rural cross section (e.g., roadside swales). The SF-L district generally requires a minimum lot size between those required in the RR and SF-S districts. The SF-L district is intended for areas planned for single family residential development, or for portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: S-R Suburban Residence and R-E Residential Estate)

Definition:
 94.2.02(1)(d)

RR-5 Rural Residential 5 Acres. The RR-5 district is intended for mainly single family detached residential development on minimum five acre sized rural lots, along with compatible home

occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district may be served by private on-site wastewater treatment systems (POWTS), and roadways within a rural cross section. The RR-5 district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: RR Rural Residential; SR Suburban Residential)

Future Land Use: **Rural Density Residential**



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

Typical Implementing Zoning Districts:

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

Development Policies:

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

Lot Size and/or Density Range:

Minimum lot sizes per associated zoning districts.

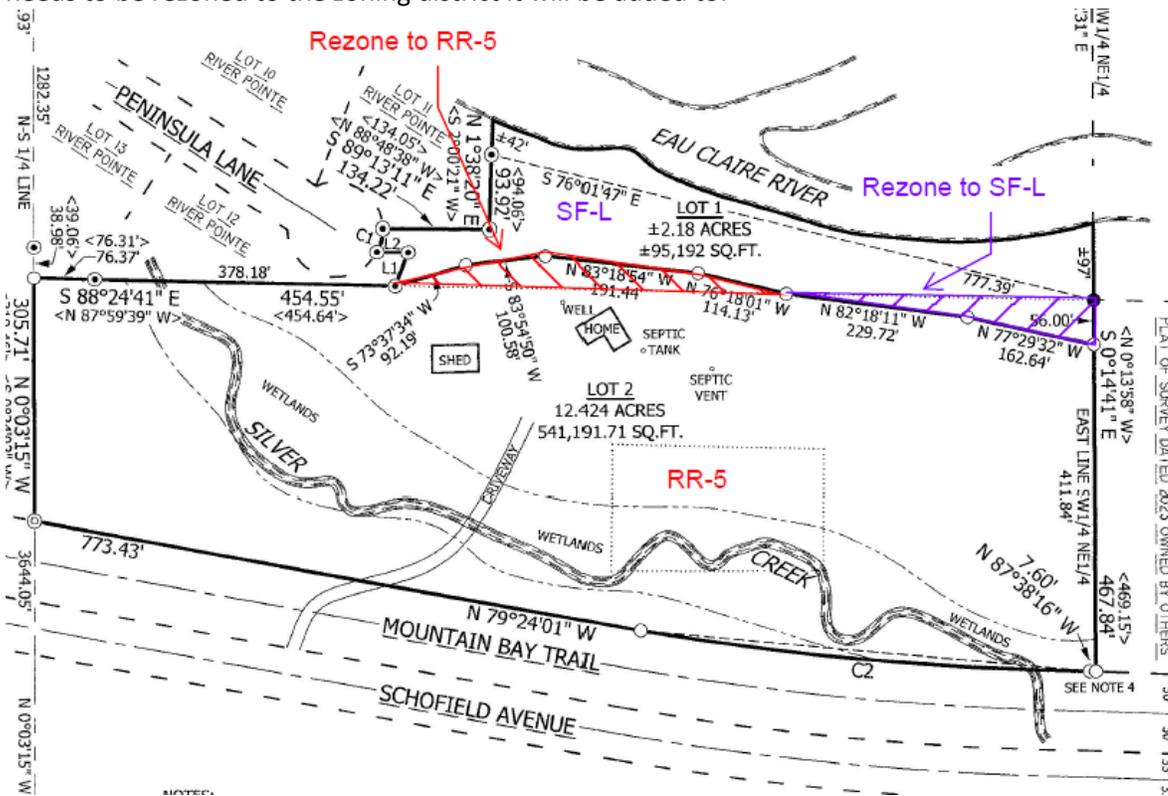
DETERMINATION (To be Completed by Plan Commission):

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
2. Does the rezoning further the purpose and intent of this Chapter?
3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
 1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.

2. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
3. Growth patterns or rates have changed, thereby creating the need for a rezoning.
4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

BACKGROUND INFORMATION:

The two property owners are looking to make a small land swap so their new parcel lines will mimic tree and field lines and more accurately depict the lands they use. The two parcels are zoned differently so each small area they are swapping needs to be rezoned to the zoning district it will be added to.



The public hearing was duly noticed as a Class 2 notice on September 29 and October 6. Notices were also mailed out to all property owners within 300 feet of the property. To date, no written correspondence has been received. If any are received between now and Monday, they will be brought to the meeting.

CURRENT PROPERTY CONDITIONS:

The Sommer's currently own two parcels, an old farm parcel and a strange landlocked parcel within their larger farm lot. The Wood Violet Trust owns wooded area along the river. The CSM will clean up the area both use and get rid of the Sommer's land locked parcel.



STAFF RECOMMENDATION:

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

The change is consistent with the Rural Density Residential future land use designation of the Comprehensive Plan. The CSM will clean up property lines and get rid of the landlocked parcel.

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 10/20/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 10/20/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 10/20/25 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

ACTION:

Plan Commission Determination on 10/13/25:	RECOMMENDATION
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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 $\frac{3}{4}$ or greater of the full Village Board.

Board of Trustees Determination on 10/20/25:

APPROVE / DENY

WRITTEN JUSTIFICATION

The intent of the proposed Certified Survey Map is an exchange of lands between adjoining land owners. The reason for the Rezone is that the lands being exchanged have different zoning classifications. The exchange of lands is necessary so the possession line or occupied lands match the property ownership lines.

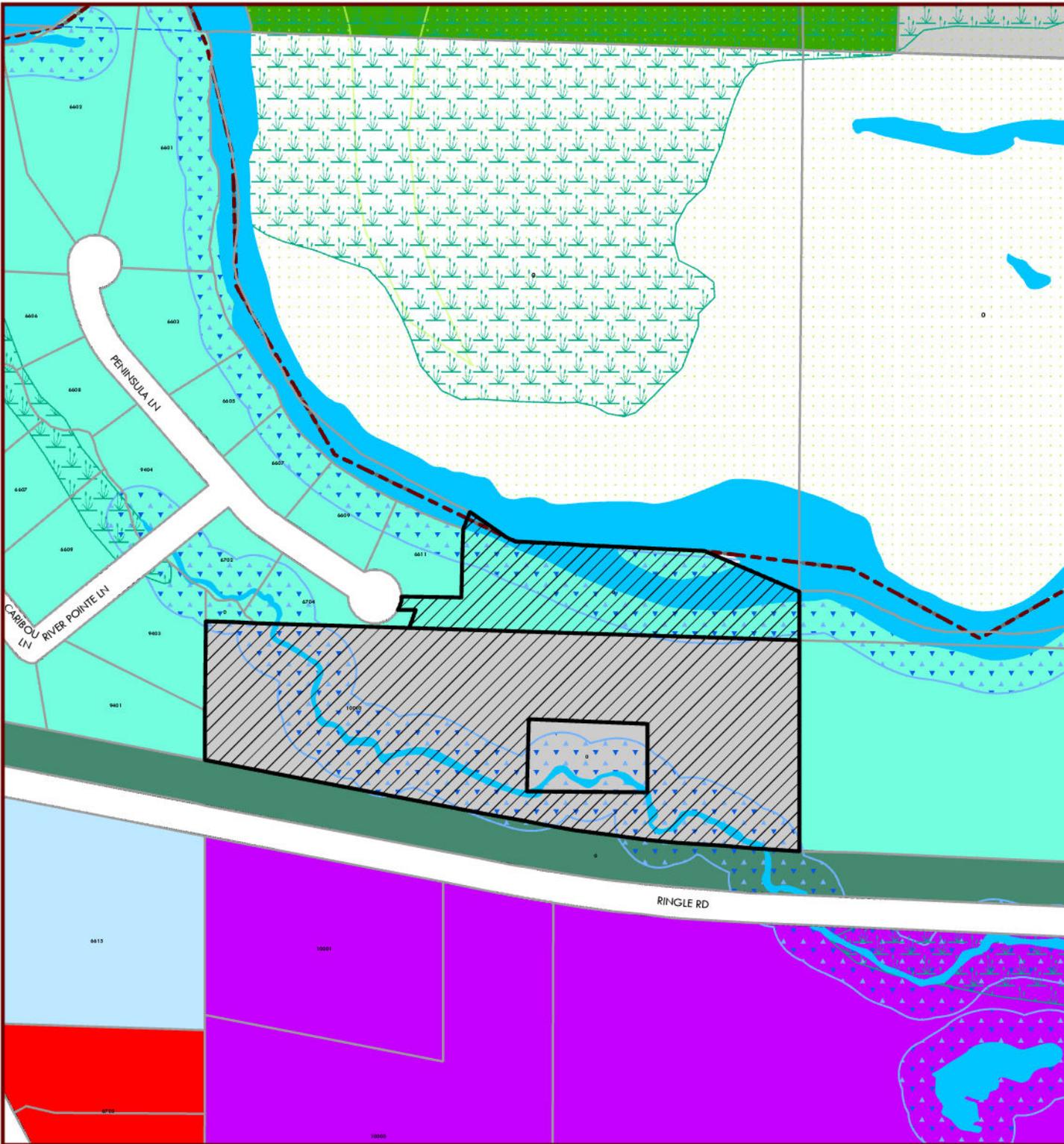
Village of Weston Marathon County, WI



ZONING MAP



Map Date: 9/23/2025
Adoption Date: 2/17/2025



LEGEND

19228082410993 & 19228082410997

MUNICIPAL FEATURES

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

ZONING DISTRICTS

- PR - Parks and Recreation
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- INT - Institutional
- B-3 - General Business
- GI - General Industrial
- Shoreland Zone (Town)
- Village of Weston Shoreland Overlay

OVERLAY DISTRICTS

D-CO

ZONING DISTRICTS

- AR - Agriculture and Residential
- INT - Institutional
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot

For Review

10/06/2025 12:06:34 PM

Proposed Zoning Changes

CERTIFIED SURVEY MAP

PART OF THE NW1/4 NE1/4 AND PART OF THE SW1/4 NE1/4 OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

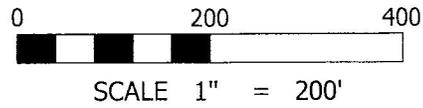
NORTHCENTRAL LAND SURVEYING, LLC
 163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
 WEBSITE: www.NorthCentralLandSurveying.com
 PHONE: 715-297-8343
 EMAIL: JasonPflieger@gmail.com
 DRAFTED & DRAWN BY: JASON J. PFLIEGER
 OWNERS: WOOD VIOLET TRUST & SCOTT SOMMER
 PREPARED FOR: WOOD VIOLET TRUST & SCOTT SOMMER
 DATE OF FIELDWORK: 8/12/2025
 FILE NUMBER: 2025083 WOOD VIOLET

PAGE 1 OF 2



LEGEND

- ⊙ = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- = 1" OD IRON PIPE FOUND
- ⊙ = 1.25" OD IRON PIPE FOUND
- ⊙ = 1.25" OD IRON BAR FOUND
- < > = PREVIOUSLY RECORDED AS



BEARING REFERENCE

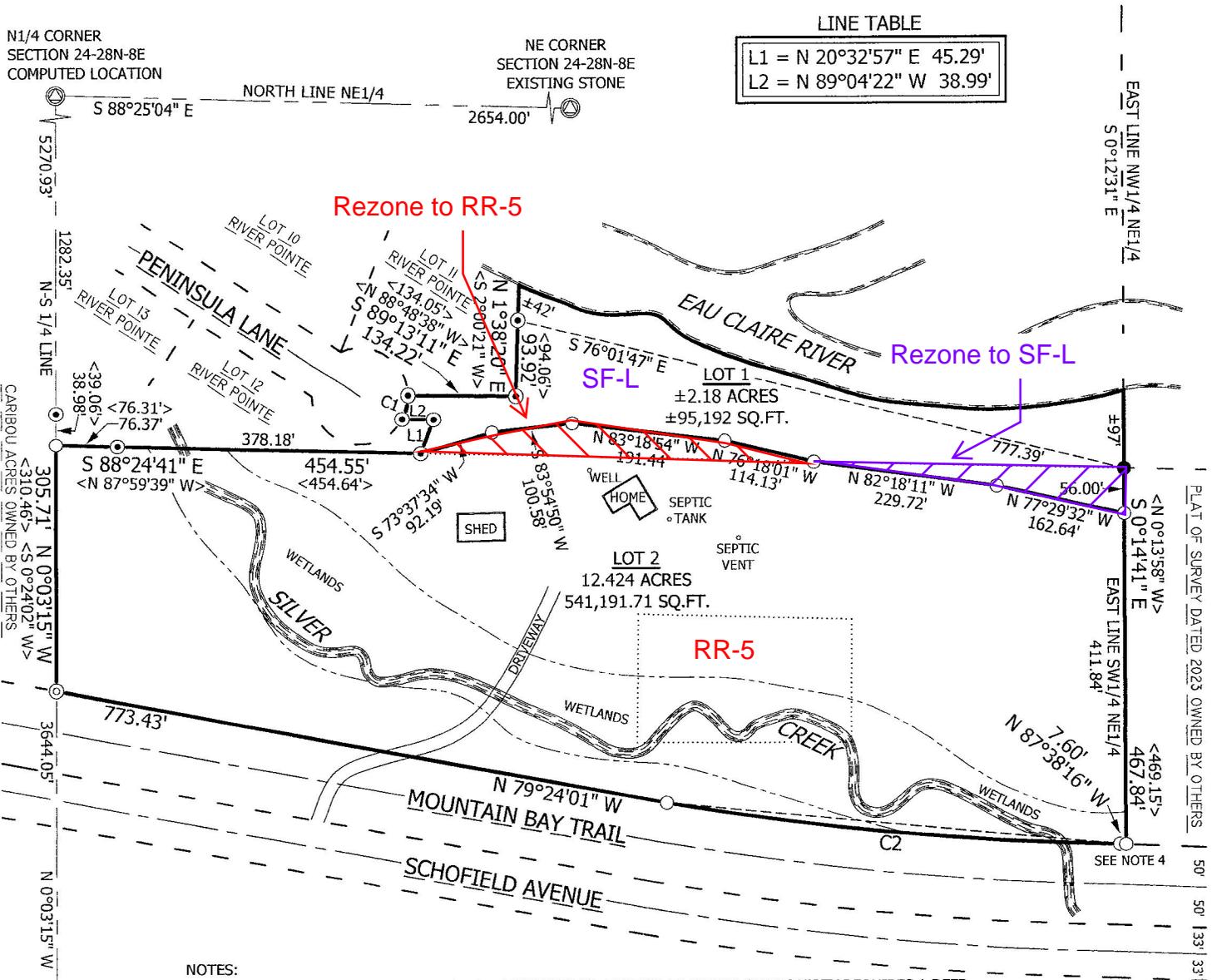
BEARINGS REFERENCED TO THE NORTH LINE OF THE NE1/4 BEARING S 88°25'04" E PER WCCS (MARATHON COUNTY) NAD83 (2011)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	31.20'	60.00'	29°47'36"	N 14°02'10" E 30.85'
C2	567.13'	3769.72'	8°37'11"	N 84°26'59" W 566.60'

LINE TABLE

L1 = N 20°32'57" E 45.29'
 L2 = N 89°04'22" W 38.99'



NOTES:

- 1) THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. SALE OR TRANSFER OF PROPERTY REQUIRES A DEED.
- 2) LOT 2 CONTAINS WETLANDS PER DNR INVENTORY MAPPING. DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.
- 3) ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- 4) A 1" O.D. IRON PIPE WAS FOUND S 0°14'41" E 1.33' OF THE RIGHT OF WAY OF THE MOUNTAIN BAY TRAIL AND NOT HELD.

S1/4 CORNER SECTION 24-28N-8E EXISTING SMP SPIKE

PLAT OF SURVEY DATED 2023 OWNED BY OTHERS

CERTIFIED SURVEY MAP

PART OF THE NW1/4 NE1/4 AND PART OF THE SW1/4 NE1/4 OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

NORTHCENTRAL LAND SURVEYING, LLC
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
WEBSITE: www.NorthCentralLandSurveying.com
PHONE: 715-297-8343
EMAIL: JasonPflieger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNERS: WOOD VIOLET TRUST & SCOTT SOMMER
PREPARED FOR: WOOD VIOLET TRUST & SCOTT SOMMER
DATE OF FIELDWORK: 8/12/2025
FILE NUMBER: 2025083 WOOD VIOLET

PAGE 2 OF 2

SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF WOOD VIOLET TRUST, I SURVEYED, MAPPED AND DIVIDED PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 0°03'15" W ALONG THE NORTH-SOUTH QUARTER LINE, 3644.05 FEET TO THE NORTH LINE OF THE MOUNTAIN BAY TRAIL AND TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°03'15" W ALONG THE EAST LINE OF CARIBOU ACRES, 305.71 FEET; THENCE S 88°24'41" E ALONG THE SOUTH LINE OF OUTLOT 1 AND LOT 12 OF RIVER POINTE, 454.55 FEET; THENCE N 20°32'57" E ALONG THE EAST LINE OF SAID LOT (12), 45.29 FEET; THENCE N 89°04'22" W ALONG THE NORTH LINE OF SAID LOT (12), 38.99 FEET TO THE EAST LINE OF PENINSULA LANE; THENCE 31.20 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, BEING THE EAST LINE OF PENINSULA LANE, WHOSE RADIUS IS 60.00 FEET, DELTA ANGLE IS 29°47'36" AND CHORD BEARS, N 14°02'10" E 30.85 FEET; THENCE S 89°13'11" E ALONG THE SOUTH LINE OF LOT 11 OF RIVER POINTE, 134.22 FEET; THENCE N 1°38'20" E ALONG THE EAST LINE OF SAID LOT (11), 93.92 FEET TO A POINT BEING 42 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE EAU CLAIRE RIVER AND TO THE BEGINNING OF A MEANDER LINE; THENCE S 76°01'47" E ALONG THE MEANDER LINE, 777.39 FEET TO A POINT BEING S 0°12'31" E 97 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE EAU CLAIRE RIVER, BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND TO THE END OF THE MEANDER LINE; THENCE S 0°14'41" E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 467.84 FEET TO THE NORTH LINE OF THE MOUNTAIN BAY TRAIL; THENCE N 87°38'16" W ALONG THE NORTH LINE OF THE MOUNTAIN BAY TRAIL, 7.60 FEET; THENCE 567.13 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, BEING THE NORTH LINE OF THE MOUNTAIN BAY TRAIL, WHOSE RADIUS IS 3769.72 FEET, DELTA ANGLE IS 8°37'11" AND CHORD BEARS N 84°26'59" W 566.60 FEET; THENCE N 79°24'01" W ALONG THE NORTH LINE OF THE MOUNTAIN BAY TRAIL, 773.43 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 18TH DAY OF SEPTEMBER, 2025

JASON J. PFLIEGER P.L.S. 3148-8

APPROVED FOR RECORDING UNDER THE TERMS OF THE VILLAGE OF WESTON LAND DIVISION REGULATIONS.

BY: _____

DATE: _____

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, October 13, 2025
Description:	Public Hearing - Project #20220392 – Amendment to Conditional Use Permit and Site Plan at Ryan Street Rentals, LLC, 6508 Ryan Street. (REI/Ryan Street Rentals, LLC)
From:	Jennifer Higgins, Planning and Development Director/Zoning Administrator Roman Maguire, Building Inspector
Question:	Will the Plan Commission grant approval of an amendment to the November 2024 approved Conditional Use Permit allowing the applicant to modify the project to remove three buildings from the approved site plan for the personal storage facility project at 6508 Ryan Street and not build them until a later, undetermined date?

BACKGROUND

The Conditional Use Permit for a Personal Storage Facility at 6508 Ryan Street was granted on March 13, 2023. As part of that approval a phasing timeline for the project was approved due to a history of issues between operations at this property with the neighboring residences to the north. In November 2024 the applicant received an amendment to the original CUP to modify the project phasing timeline.

The current phasing plan is detailed below, with the highlighted items still outstanding:

Phase 1 – November 1, 2023

- Remove existing fence and existing snow storage building
- Clear and grub construction area
- Rough grade project area to allow proper drainage
- Construct infiltration pond area and seed landscape areas
- Pour concrete pads (2) on northeast end
- Install fence
- Install first lift of asphalt in entrance area

Phase 2 – December 31, 2024

- Plant trees along north property line (approved by PC from Phase 1 to Phase 2)
- Completion of four northern buildings (building 4 not yet completed)
- Pour concrete pads for the two building to the southeast
- Install fencing
- Install first lift of asphalt on the eastern half of the property

Phase 3 – November 1, 2025

- Pour two remaining concrete pads
- **Construct four south storage buildings** Applicant has completed 1 of the 4 buildings and would like to not construct the last 3 until the market recovers. He did not give an exact date.
- First lift of asphalt on the remainder of the site
- Plant trees along the south property line

Phase 4 – Spring 2026

- Install surface lift of asphalt

REQUEST FOR CONSIDERATION

Photos have been included to show that the developer has completed all that had been expected of the project, except the last 3 buildings. All asphalt has been completed so the site plan project could be deemed closed if the PC allows for the CUP amendment removing the 3 buildings. The Developer would like to extend the timeline into the future to build the last 3 buildings so that he does not have to come back in to amend the CUP again in the future. He did not give a specific timeline on that. It can be discussed with the developer further at Monday's meeting.

Options for approval to be discussed & decided by the PC are the following:

- Amend the CUP to remove the 3 buildings. Staff would consider the project closed and provide the project completion certificate. Developer will have to come back in for another CUP amendment to build the last three buildings if the zoning still allows for it at the time of application.
- Amend the CUP timeline to allow for the 3 buildings to be built in the future by a set date determined by the PC. The applicant would just need to apply for a building permit for each building when they are ready to proceed. Note: Normal site plan approvals are good for two years. I wouldn't recommend more than 5 years.
- Amend the CUP to remove the timeline. The 3 buildings could then be built within the next 2 years as the site plan would be approved for that timeframe. Staff would just issue individual building permits for each building when they are ready.

Attached Docs: Revised Site Plan
Current Photos of Project
Doc 1880585 2023 CUP
Doc 1909518 2024 CUP Amendment 1
Draft CUP Amendment 2

Committee Action: The Plan Commission approved the Conditional Use Permit and phasing plan on 3/13/23.

The Plan Commission approved an amendment to the Conditional Use permit 11/11/24

Fiscal Impact: TBD – there would be the potential loss of 3 buildings for the project.

Recommendation: Staff recommends approval of the Conditional Use Permit Amendment. Our preference would be to remove the timeline giving the applicant 2 years to build the buildings. After that they would need to apply for a CUP to expand the use. That is how the draft CUP is currently set up in your packet. If something changes, it will need to be revised prior to signatures.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] the amendment to Conditional Use Permit #20220392 at 6508 Ryan Street as presented by staff.

ADDITIONAL ACTION: Amend and record CUP [Staff]

Notify applicant of [Approval / Denial] [Staff]

From: [Jeff Nowak](#)
To: [Jennifer Higgins](#)
Cc: [PlanDev](#)
Subject: Re: 6508 Ryan st
Date: Wednesday, September 24, 2025 12:15:50 PM

Hi Jennifer

Per our discussion. Today.

I would like to proceed on amending the site plan which is tied to the conditional use for 6508 Ryan st project. As follows:

Site plan time line to allow the final three buildings to be built at an undetermined time in the future.

Due to reasons beyond my "reasonable control" such as flooded market conditions and financing tied to those conditions . I propose to postpone building the last three buildings also known on site as (Buildings B,C and D).

With that said site work slab on grade foundations and landscaping has been completed to full extent in an effort to seal off the property for storm water management practices and close out the project where it is at. Then to pick up at a future date with permitting the next three buildings.

I will send a revised site plan showing the changes along with site specific photos.

Jeff nowak
7154329003
Sent from my iPhone

> On Sep 23, 2025, at 4:15 PM, Jennifer Higgins <jhiggins@westonwi.gov> wrote:

>

> Due to market conditions and financing. I would like to postpone the construction of 3 buildings on our development agreement. What would the process be to get this changed

VIEW

From Ryan St

Looking through

gate to back (west)



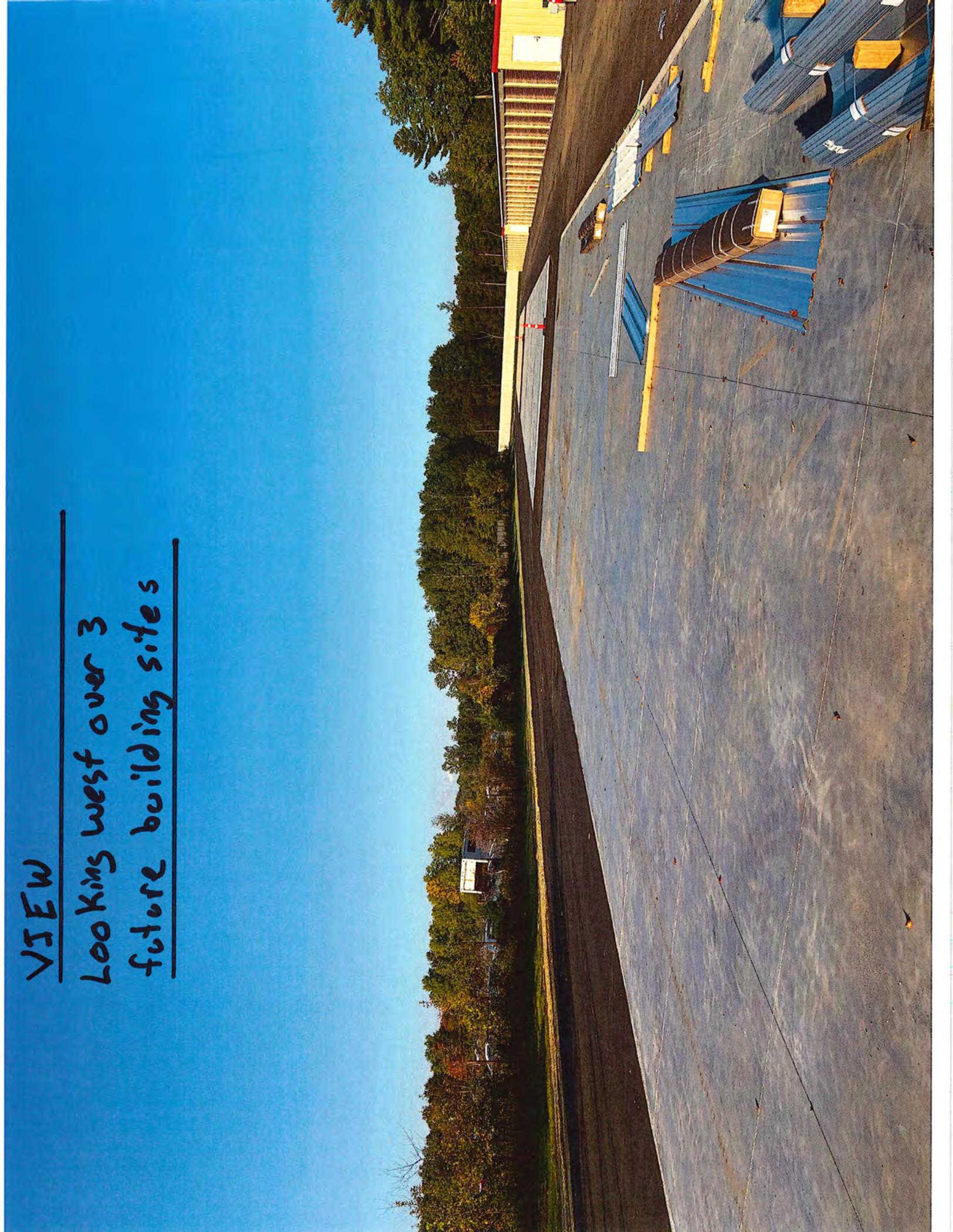
VIEW

Looking North west over future building sites



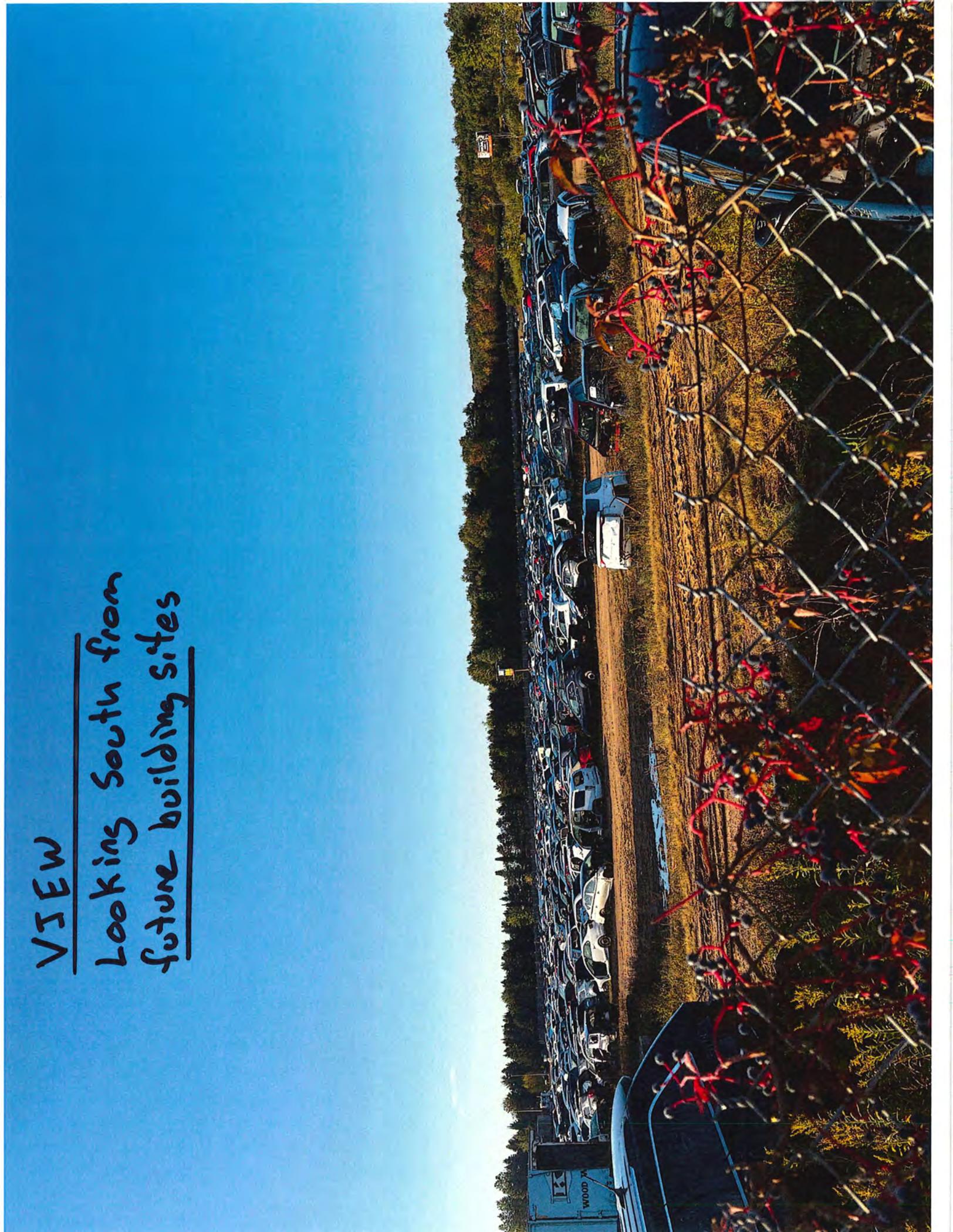
VIEW

Looking west over 3
future building sites



VIEW

Looking South from
future building sites















CONDITIONAL USE PERMIT #20220392
RYAN STREET RENTALS LLC
6508 RYAN ST, WESTON WI

Part of the SW ¼ of the NE1/4, South ½, North ½ North ½
thereof, of Section 22, T28N, R8E, Village of Weston,
Marathon County, Wisconsin
Document Title

Document Number

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
05-01-2023 at 11:56 AM
DEAN J. STRATZ, REGISTER OF DEEDS
DOC#: **1880585**
Pages: 12

Digitally applied endorsement stamp
Please keep attached to original document

Recording Area

Name and Return Address

VILLAGE OF WESTON
JENNIFER HIGGINS
4747 CAMP PHILLIPS ROAD,
WESTON, WI 54476

192-2808-221-0985

Parcel Identification Number (PIN)

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20220392

This CONDITIONAL USE PERMIT is issued as of 13th day of March 2023, by the PLAN COMMISSION of the VILLAGE OF WESTON to RYAN STREET RENTALS LLC of 6508 Ryan Street, Weston, Wisconsin, 54476.

WHEREAS, RYAN STREET RENTALS LLC is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby RYAN STREET RENTALS 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:

SEC 22-28-08 PT OF SW 1/4 NE 1/4 - S 1/2 N 1/2 THRF, Village of Weston, Marathon County, Wisconsin. (192-2808-221-0985)

WHEREAS, the property described above is in the LI LIMITED INDUSTRIAL 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, RYAN STREET RENTALS LLC has requested a conditional use permit for the property, per Section 94.3.05(Figure 3.05) which lists a Personal Storage Facility as a conditional use in the LI zoning district of the Village of Weston Zoning Ordinance, so as to allow the construction of a PERSONAL STORAGE FACILITY on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held March 13, 2023, 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 RYAN STREET RENTALS LLC a conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY (STORAGE UNITS) as defined in 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

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;"
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 detached accessory structure shall be in accordance with the building site plan approved by the Village Approval Authority within two 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.

All of the uses permitted in the LI (LIMITED INDUSTRIAL) 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 10th day of April 2023

WESTON PLAN COMMISSION

By: [Signature]
Steve Cronin, its Chair

ATTEST:

[Signature]
Jennifer L. Higgins, Zoning Administrator

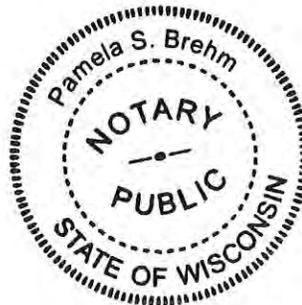
STATE OF WISCONSIN)) ss.
COUNTY OF MARATHON)

Personally, came before this 13th day of March 2023, 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.

[Signature]
Notary Public

My Commission expires on 3-5-27.

THIS INSTRUMENT DRAFTED BY:
Aaron Anklam, Village of Weston
Assistant Planner, Planning and Development
Weston, WI 54476



LISA FELCH
6611 FEITH AVE
WESTON, WI 54476

MATTHEW & JENNA LOVELESS
WESTON, WI 54476

BURTON & PENNY FAIRCHILD
WESTON, WI 54476

RTB INCOME TRUST
6611 FEITH AVE
WESTON, WI 54476

BRIAN & DANYE WOLF
WESTON, WI 54476

JILL PLANSKY
WESTON, WI 54476

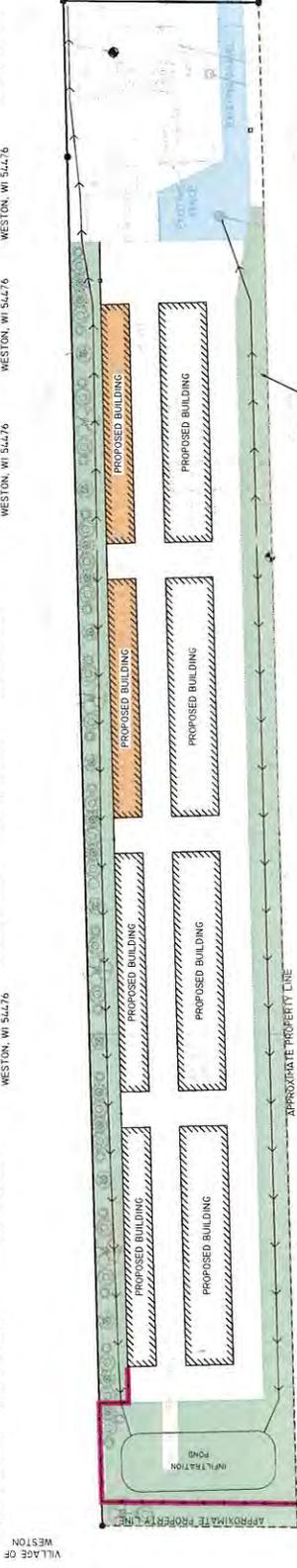
GORDON & CHARLOTTE BERNDT
WESTON, WI 54476

JENNIFER MCKENNA-SIMS
6802 FEITH AVE
WESTON, WI 54476

THOMAS ALLORIE
6805 FEITH AVE
WESTON, WI 54476

JOSEPH CHITTON
6807 FEITH AVE
WESTON, WI 54476

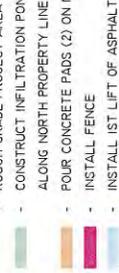
ROGER & ANN ESKER
WESTON, WI 54476



WESTON, LLC
6702 RYAN ST
WESTON, WI 54476

PHASE I - 2023 ESTIMATED PROGRESS PLAN (NOV. 1, 2023)

- REMOVE EXISTING FENCE AND EXISTING SNOW STORAGE BUILDING.
- CLEAR AND GRUB CONSTRUCTION AREA
- ROUGH GRADE PROJECT AREA TO ALLOW PROPER DRAINAGE
- CONSTRUCT INFILTRATION POND AREA, GRADE AND SEED LANDSCAPE AREAS, PLANT TREES ALONG NORTH PROPERTY LINE
- POUR CONCRETE PADS (2) ON NORTHEAST END
- INSTALL FENCE
- INSTALL 1ST LIFT OF ASPHALT IN ENTRANCE AREA



REI Engineering, Inc.
1500 N. 20TH AVE
WISCONSIN 53190
PHONE: 262.584.5777 FAX: 262.584.5889
EMAIL: PHASE1@REIENGINEERING.COM

REI
REI No. 5973A
SHEET PH-1

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

PHASE I - 2023 ESTIMATED PROGRESS PLAN
RYAN STREET RENTALS, LLC
6508 RYAN ST
WESTON, WISCONSIN 54476

DATE	REVISION	BY	CHKD	SURVEYED BY	DESIGNED BY	DATE	SURVEY DATE

SCALE
0 50 100

DATE: 3/20/23
DRAWN BY: DDD

APPROXIMATE PROPERTY CORNER

APPROXIMATE PROPERTY LINE

LISA FELCH
6511 FEITH AVE
WESTON, WI 54476

MATTHEW & JENNA LOVELESS
6605 FEITH AVE
WESTON, WI 54476

BURTON & PENNY FAIRCHILD
6607 FEITH AVE
WESTON, WI 54476

RTB INCOME TRUST
ROSS BODENHEIMER
6703 FEITH AVE
WESTON, WI 54476

BRIAN & DANE WOLF
6703 FEITH AVE
WESTON, WI 54476

JILL PLANSKY
6707 FEITH AVE
WESTON, WI 54476

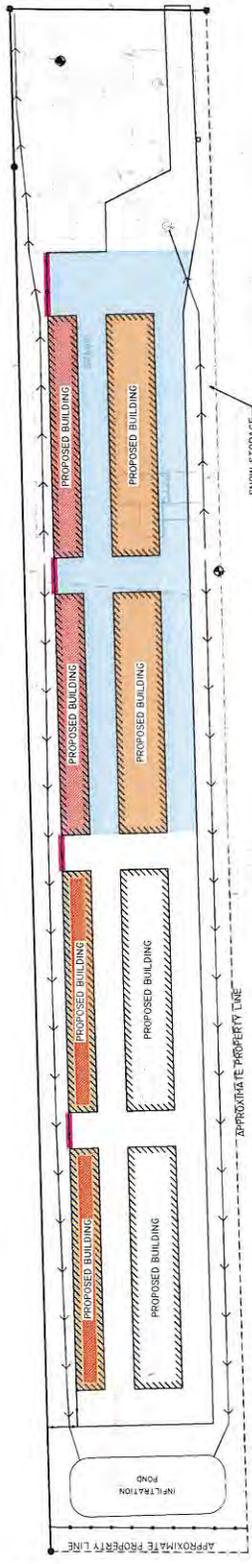
GORDON & CHARLOTTE BERNDT
6711 FEITH AVE
WESTON, WI 54476

JENNIFER MCKENNA-SIMS
6846 FEITH AVE
WESTON, WI 54476

THOMAS ALLORIE
6850 FEITH AVE
WESTON, WI 54476

JOSEPH CHITTUM
6852 FEITH AVE
WESTON, WI 54476

ROGER & ANN ESKER
6854 FEITH AVE
WESTON, WI 54476



WESTON, LLC
6702 RYAN ST
WESTON, WI 54476

PHASE 2 - 2024 ESTIMATED PROGRESS PLAN (SEPT. 1, 2024)

- POUR CONCRETE PADS (4)
- CONSTRUCT NORTH STORAGE BUILDINGS (4)
- INSTALL FENCE
- INSTALL 1ST LIFT OF ASPHALT IN EAST SIDE OF STORAGE UNIT AREA

REI Engineering, Inc.
1830 N. 20th Avenue
P.O. Box 100
Pine Bluff, AR 71603
Email: info@reiinc.com

REI
REI No. 5973A
SHEET PH-2

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

PHASE 2 - 2024 ESTIMATED PROGRESS PLAN
RYAN STREET RENTALS, LLC
608 RYAN ST
WESTON, WISCONSIN 54476

DATE	REVISION	BY	CHKD	SURVEYED BY	DESIGNED BY	DDO	SURVEY DATE

DESIGNED BY: DDD
SURVEY CHD BY: JWP
CIVIL CHKD BY: DDD
SURVEY APVD BY: JWP
CIVIL APVD BY: DDD

SCALE
0 50 100

LISA FELCH
650 FEITH AVE
WESTON, WI 54476

MATTHEW & JENNA LOVELESS
6605 FEITH AVE
WESTON, WI 54476

BURTON & PENNY FAIRCHILD
6607 FEITH AVE
WESTON, WI 54476

RTB INCOME TRUST
RUSS BODENHEIMER
WESTON, WI 54476

BRYAN & DANE WOLF
6703 FEITH AVE
WESTON, WI 54476

JILL PLANSKY
6707 FEITH AVE
WESTON, WI 54476

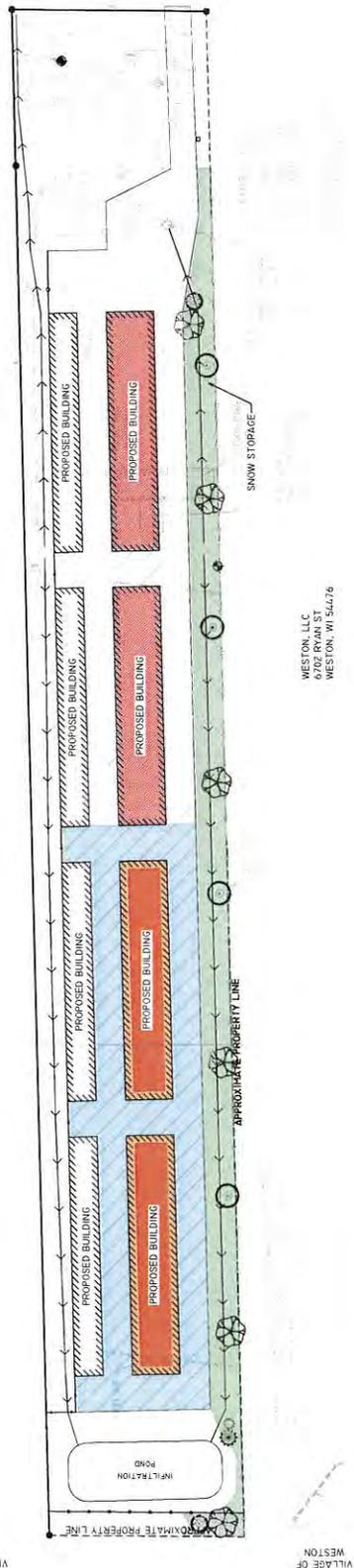
GORDON & CHARLOTTE BERNDT
6711 FEITH AVE
WESTON, WI 54476

JENNIFER MCKENNA-SIMS
JAMES SIMS
WESTON, WI 54476

THOMAS ALLORIE
DIANE ALLORIE
WESTON, WI 54476

JOSEPH CHITUM
NICOLE HATSON
WESTON, WI 54476

ROGER & ANN ESKER
6811 FEITH AVE
WESTON, WI 54476



PHASE 3 - 2025 ESTIMATED PROGRESS PLAN (NOV. 1, 2025)

- PLANT TREES ALONG SOUTH PROPERTY LINE
- POUR REMAINING CONCRETE PADS (2)
- CONSTRUCT SOUTH STORAGE BUILDINGS (L)
- INSTALL 1ST LIFT OF ASPHALT ON REMAINDER OF SITE
- INSTALL SURFACE LIFT OF ASPHALT IN FALL OF 2025 OR SPRING OF 2026

REI Engineering, Inc.
1280 N. 20th Avenue
Weston, WI 54476
Phone: 762-5734 / Fax: 762-5403
Email: PAUL@REIENGINEERING.COM

REI
REI No. 5973A
SHEET PH-3

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

PHASE 3 - 2025 ESTIMATED PROGRESS PLAN
RYAN STREET RENTALS, LLC
6508 RYAN ST.
WESTON, WISCONSIN 54476

DATE	REVISION	BY: CHRD	SURVEYED BY: AR	DESIGNED BY: DDD	SURVEY DATE:
					CIVIL DATE: 3/20/23
					DRAWN BY: DDD

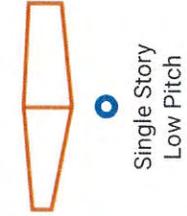
SCALE
0 50 100

WESTON, LLC
WESTON, LLC
6701 FEITH AVE
WESTON, WI 54476

Home > Resources > Color Simulator



Building



Wall Colors



Door Colors



Trim Colors



Low pitched buildings are most commonly purchased with a galvalume finish roof, as the roof is not typically visible from the ground.

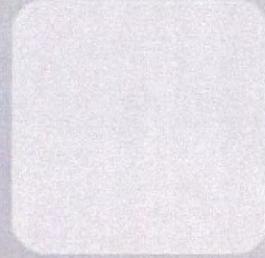
Note: Colors shown vary from actual material. For an accurate color sample, please contact Trachte Building Systems at 800-356-5824.

COLOR OPTIONS

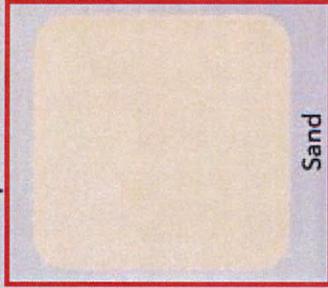
Please note:

Due to print production, color of the actual product may vary from the images shown here. Please ask for product samples to see the actual colors.

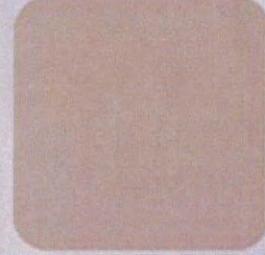
RAILING | FENCING | PERGOLAS



White



Sand



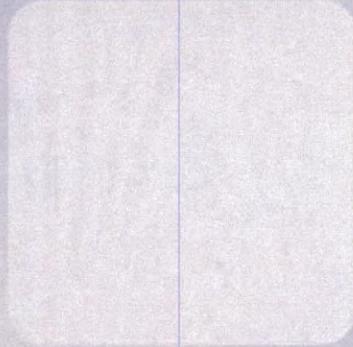
Adobe



Mocha Walnut*

*Mocha Walnut not available for pergolas.

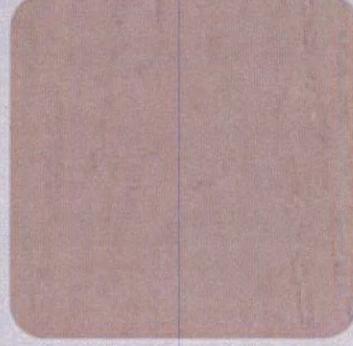
DECKING



White



Green Teak



Adobe



Honey Maple



Mocha Walnut



Earl Grey



PS Pro Series Solid Privacy

PS Pro Series Solid Privacy

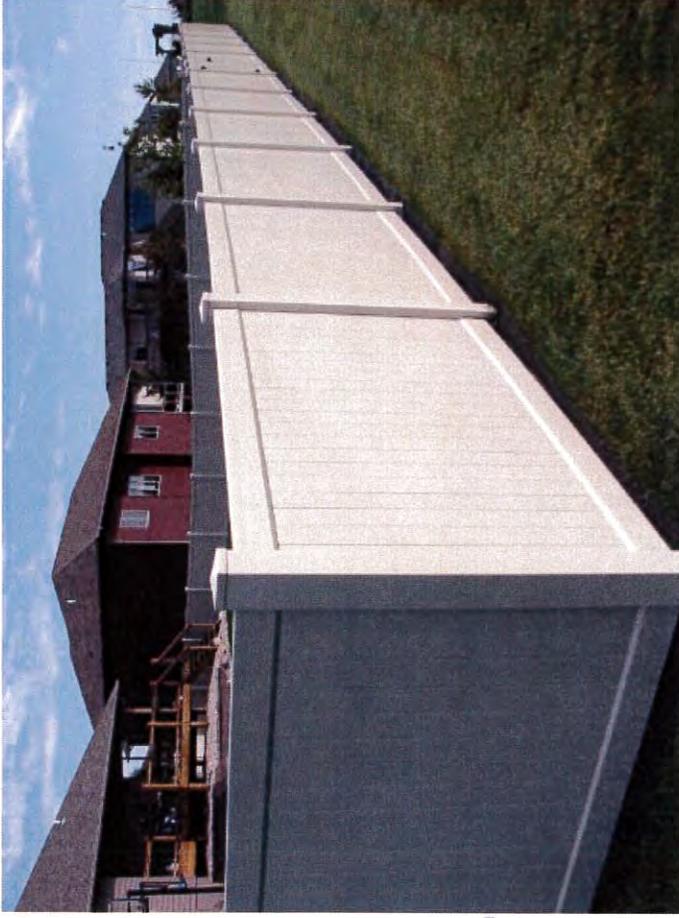
- 72" tall fence
- Each section includes:
1 3/4" x 5 1/2" Top and bottom rails
Steel reinforcing in bottom rail
7/8" x 6" tongue and groove planks
7/8" U channel
- Available in 6' & 8' sections
- Rails are crimped to securely snap into our routed post system with no additional hardware

Additional Information

- PS Pro Series Solid Privacy Fence is available in White, Sand, Adobe, and Mocha Walnut colors
- Matching gates available
- Posts and caps sold separately



Installation Guide



Let's Get In Touch!



(563) 875-2110



1750 15th Ave SE
Box 302
Dyersville, IA 52040



(563) 875-2131



Facebook

#	Date	Comments

Revisions

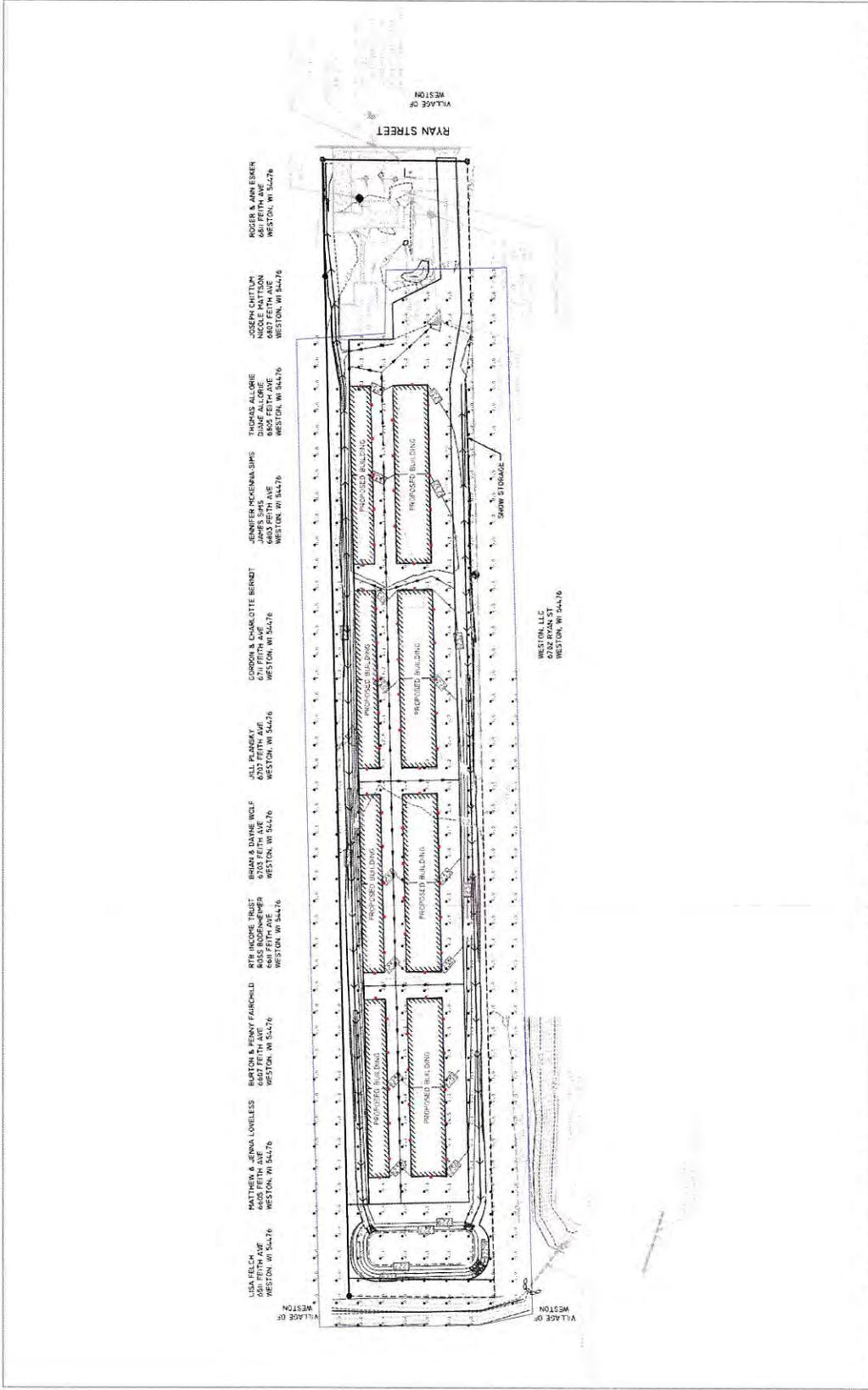
Drawn By: Jason Fremming

Checked By:

Date: 3/20/2023

Scale:

ICS - RYAN ST



- USA FELCH, JEFF
WESTON, WI 54476
- MATHIAS & JEROMA LONELLES
WESTON, WI 54476
- BURTON & PENNY FAIRCHILD
WESTON, WI 54476
- RTH INCORP TRUST
4607 FETH AVE
WESTON, WI 54476
- BRIAN & DAINE WOLF
WESTON, WI 54476
- JILL PLUNKET
WESTON, WI 54476
- GORDON & CHARLOTTE BERNET
WESTON, WI 54476
- JENNIFER MCKENNA SHIPS
4603 FETH AVE
WESTON, WI 54476
- THOMAS ALLORIE
4605 FETH AVE
WESTON, WI 54476
- JOSEPH CHITUM
4607 FETH AVE
WESTON, WI 54476
- ROGER & ANN ESKER
WESTON, WI 54476

REI Engineering, INC.
2415 W. STATE ST.
WESTON, WI 54476
PH: 920.233.1100
FAX: 920.233.1101
EMAIL: KAL@REIENGINEERING.COM

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

SCALE
0 50 100
FEET

DATE: REVISION: BY: DATE

DESIGNED BY: BOB SURVEY DATE: DATE: 10/24/22

DRAWN BY: JAF CHECKED BY: JAF SURVEY APP'D BY: JAF CIVIL APP'D BY: JAF SURVEY APP'D BY: JAF SURVEY APP'D BY: JAF

PROJECT NO: 3973A
SHEET: C4.50
PHOTOMETRIC PLAN
4603 FETH AVE
WESTON, WISCONSIN 54476

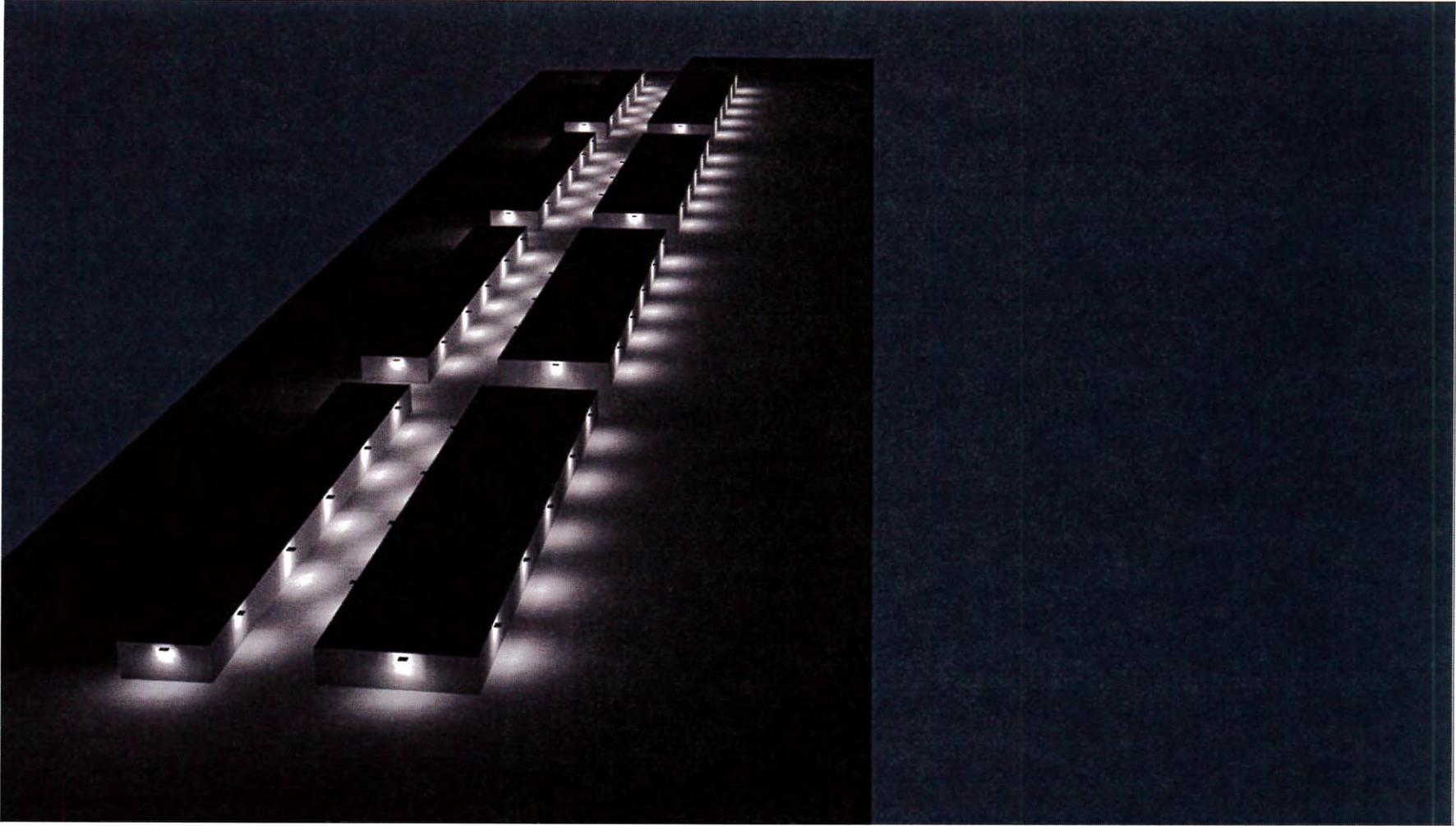


Revisions			
#	Date	Comments	

Drawn By: Jason Fremming
Checked By:
Date: 3/20/2023
Scale:

ICS - RYAN ST

Luminaire Schedule			
Symbol	Qty	Label	Description
	72	71152A	30 Watt LED Full Cut-Off Wallpack
Total Lamp Lumens		3298	LLF 0.900
Arrangement		Single	



#	Date	Comments

Revisions

Drawn By: Jason Fremming
Checked By:
Date: 3/20/2023
Scale:

ICS - RYAN ST

CONDITIONAL USE PERMIT #20220392
RYAN STREET RENTALS,
6508 Ryan Street
VILLAGE OF WESTON

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
12-09-2024 at 1:06 PM
DEAN J. STRATZ, REGISTER OF DEEDS
DOC#: **1909518**
Pages: 6

Document Number

Document Title

Digitally applied endorsement stamp
Please keep attached to original document

Recording Area

Name and Return Address

VILLAGE OF WESTON
JENNIFER HIGGINS
4747 CAMP PHILLIPS ROAD,
WESTON, WI 54476

192-2808-221-0985

Parcel Identification Number (PIN)

CONDITIONAL USE PERMIT #20220392
RYAN STREET RENTALS,
6508 Ryan Street
VILLAGE OF WESTON

Document Number

Document Title

Recording Area

Name and Return Address

VILLAGE OF WESTON
JENNIFER HIGGINS
4747 CAMP PHILLIPS ROAD,
WESTON, WI 54476

192-2808-221-0985

Parcel Identification Number (PIN)

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT AMENDMENT #20220392

This CONDITIONAL USE PERMIT AMENDMENT 1 is issued as of the 11th day of November 2024, and overrides the previously approved and recorded CONDITIONAL USE PERMIT DOC#20220392 by the PLAN COMMISSION of the VILLAGE OF WESTON to RYAN STREET RENTALS LLC of 6508 Ryan Street, Weston, Wisconsin, 54476.

WHEREAS, RYAN STREET RENTALS LLC is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby RYAN STREET RENTALS 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:

SEC 22-28-08 PT OF SW 1/4 NE 1/4 - S 1/2 N 1/2 N 1/2 THRF, Village of Weston, Marathon County, Wisconsin.
(192-2808-221-0985)

WHEREAS, the property described above is in the LI LIMITED INDUSTRIAL 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 RYAN STREET RENTALS LLC has requested a conditional use permit for the property, per Section 94.3.05(Figure 3.05) which lists a Personal Storage Facility as a conditional use in the LI zoning district of the Village of Weston Zoning Ordinance, so as to allow the construction of a PERSONAL STORAGE FACILITY on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held November 11, 2024, 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

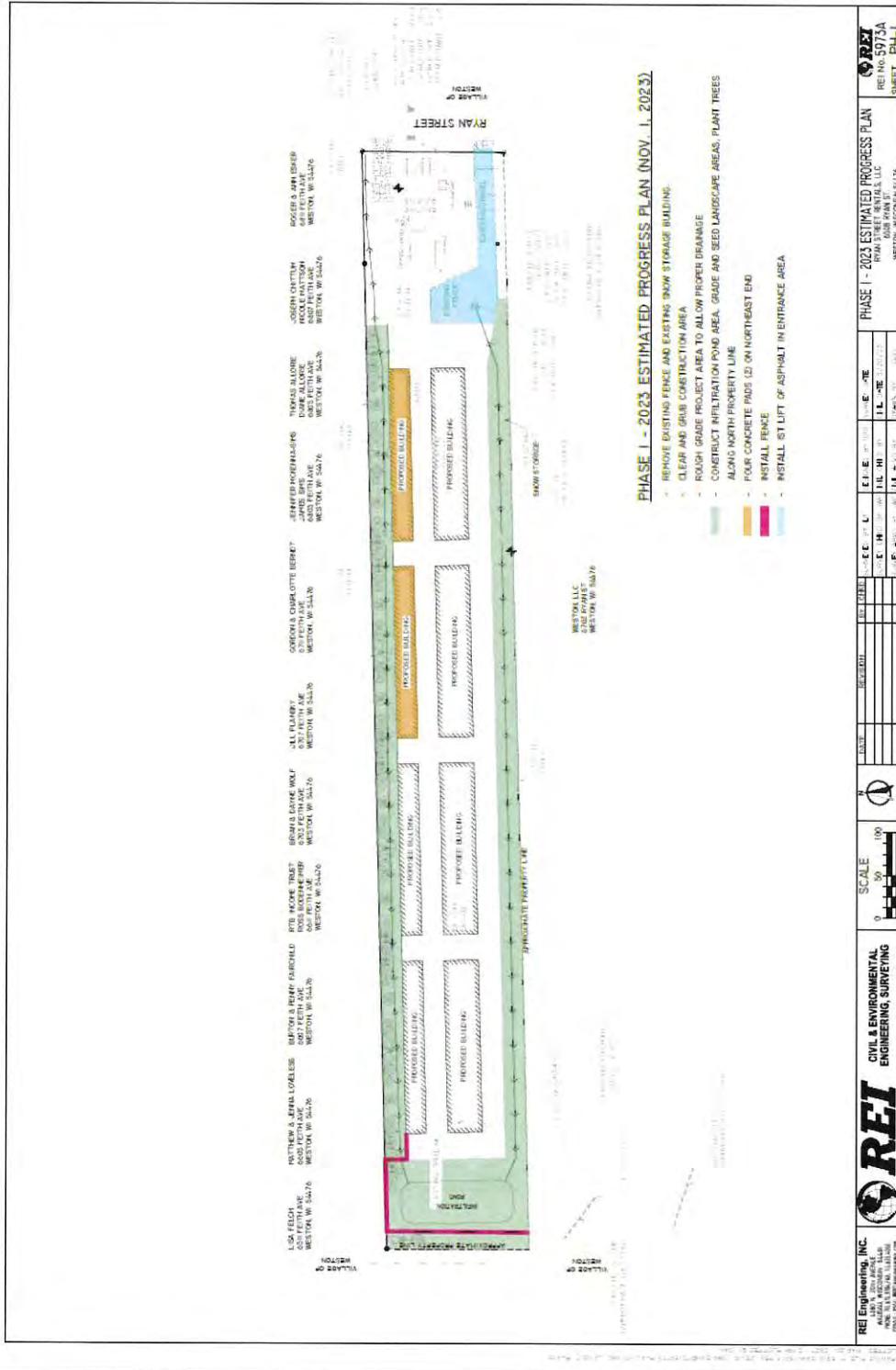
WHEREAS, upon the discontinuance of the use of a PERSONAL STORAGE FACILITY on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional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

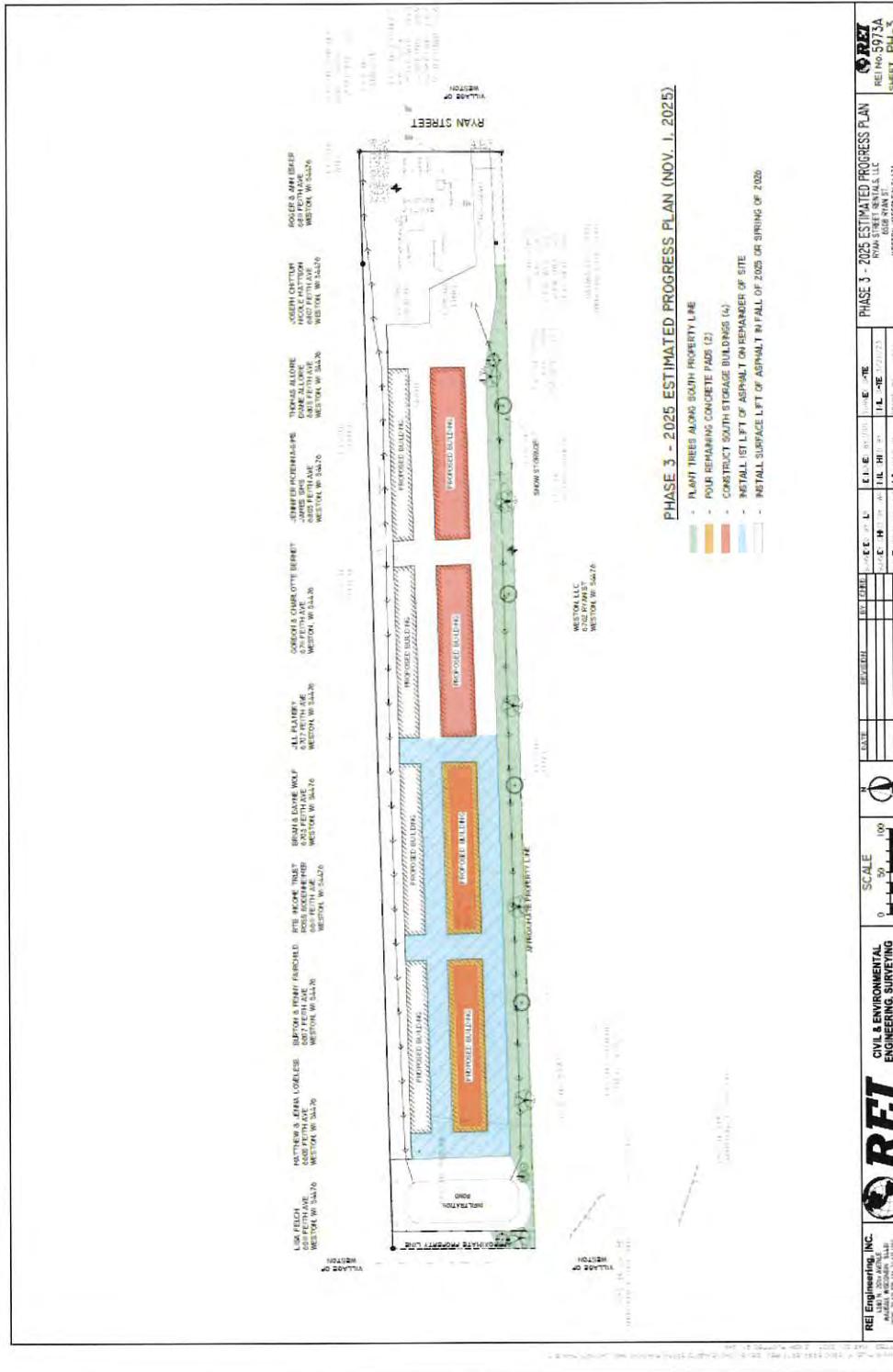
WHEREAS, all requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

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

1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;" (see attached docs)
2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the personal storage facility shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advance of any construction;

Exhibit A:





VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20220392
AMENDMENT #2

This CONDITIONAL USE PERMIT AMENDMENT 2 is issued as of the 13th day of October, 2025 and overrides the previously approved and recorded CONDITIONAL USE PERMITS recorded at the Marathon County Register of Deeds as Document #'s 1880585 and 1909518 by the PLAN COMMISSION of the VILLAGE OF WESTON to RYAN STREET RENTALS LLC of 6508 Ryan Street, Weston, Wisconsin, 54476.

WHEREAS, RYAN STREET RENTALS LLC is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby RYAN STREET RENTALS 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:

SEC 22-28-08 PT OF SW 1/4 NE 1/4 - S 1/2 N 1/2 N 1/2 THRF, Village of Weston, Marathon County, Wisconsin.
(192-2808-221-0985)

WHEREAS, the property described above is in the LI LIMITED INDUSTRIAL 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 RYAN STREET RENTALS LLC has requested a conditional use permit for the property, per Section 94.3.05(Figure 3.05) which lists a Personal Storage Facility as a conditional use in the LI zoning district of the Village of Weston Zoning Ordinance, so as to allow the construction of a PERSONAL STORAGE FACILITY on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held October 13, 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 RYAN STREET RENTALS LLC a conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY (STORAGE UNITS) as defined in 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as “Exhibit A;” (see attached docs)
2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as “Exhibit A,” then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the personal storage facility shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advance of any construction;

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

All of the uses permitted in the LI (LIMITED INDUSTRIAL) 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 13th day of October 2025

WESTON PLAN COMMISSION

By: _____
Steve Cronin, its Chair

ATTEST:

Jennifer L. Higgins, Zoning Administrator
STATE OF WISCONSIN) ss.
COUNTY OF MARATHON)

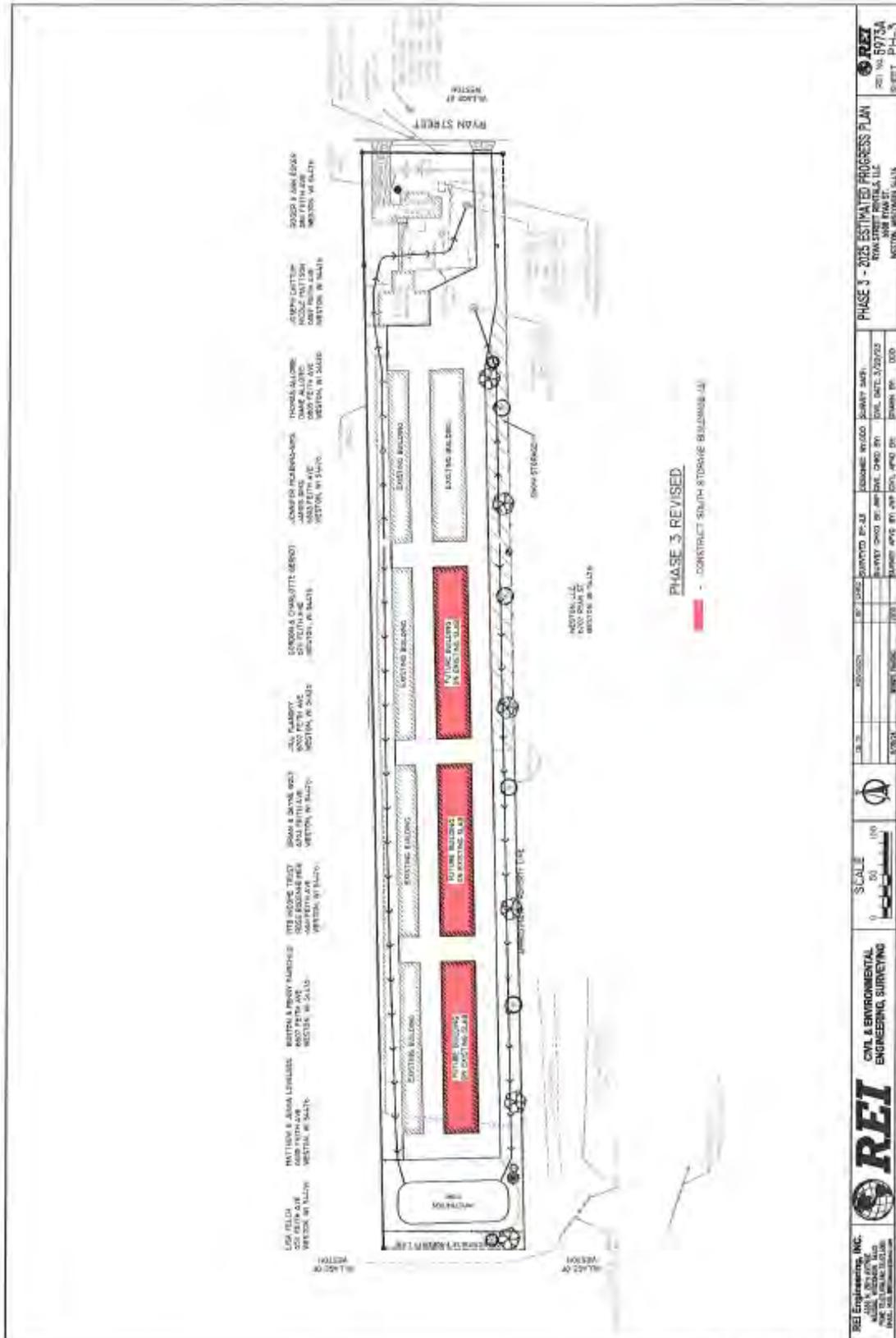
Personally, came before this 13th day of October 2025, the above-named Steve Cronin, Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

Notary Public

My Commission expires on _____.

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

Exhibit A:



REI Engineering, Inc.
 1000 W. 10th Street, Suite 100
 Des Moines, IA 50319
 Phone: 515.281.1111
 Fax: 515.281.1112

SCALE: 1" = 20'

PHASE 3 - 2025 ESTIMATED PROGRESS PLAN
 RYAN STREET RENTALS, LLC
 1000 W. 10th Street
 Des Moines, IA 50319

REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING

PHASE 3
 1000 W. 10th Street
 Des Moines, IA 50319
 Project No. 20220392
 Sheet No. PH-3

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, October 13, 2025
Description:	Project 20250324 – Discussion and recommendation to Board of Trustees on the Final Plat of Granite Ridge Subdivision - Riverside Land Surveying/Timber Ridge Builders, LLC
From:	Jennifer Higgins, Director of Planning and Development / Zoning Administrator
Question:	Should the Plan Commission recommend approval of Resolution No 2025-017 approving the final plat of Granite Ridge to the Board of Trustees?

BACKGROUND

Timber Ridge Builders, LLC has submitted the final plat for their 87-lot residential subdivision, known as Granite Ridge Subdivision, for final Village approvals. The Developer and Staff present this final plat as part of the approval process. The property is primarily zoned SF-S Single Family Residential - Small Lot with some 2F Two Family along STH 29 which will allow for a mix of single family residential, duplexes and twin homes in the development. 67 single family and 20 duplex/twin home lots. There will be two outlots (Outlot 1 & 2) dedicated to the Village for stormwater purposes. Outlot 3 will most likely be sold to a neighboring property owner. This subdivision will be constructed on public water and sewer. The Developer plans to develop the homes in two phases (see attached phasing plan) and this phasing will be included in the Development Agreement that staff and the Village Attorney have been working with the Developer on.

With its' proximity to Robinwood Park, there is no need for additional park land dedication so the Park & Recreation Impact Fee will be required at time of building permit issuance of the homes within the subdivision instead. Some of the Impact Fee will go towards the construction of a trail through Outlot 1.

Road names have been approved and reserved at Marathon County. Wetlands have been approved by WIDNR and they are in the process of finalizing their approvals to proceed with the development and road construction as presented. CBU's will be provided for mail. All proposed lots meet lot dimension and density standards of the zoning ordinance. Please note that lots 4, 9 and 10 have encroachment issues from structures the owners of 5707 Mary Ln and 5903 Mary Ln have placed over their perspective lot lines. The developer is attempting to contact the homeowners to get them to move the structures or purchase additional acreage from them to remedy the issue. No building permits should be issued on lots 4, 9 and 10 until that is straightened out. This has been placed as a condition to the plat approval.

Resolution 2025-015 that approved preliminary plat is attached. The Developer has addressed the conditions of the preliminary plat approval and those that haven't been addressed are included in the new resolution that will go to the Board with the final plat approval. The Village Attorney is still in the process of reviewing the Development Agreement. When ready it will go to the Board for final review and approval. This can't be done until after the project is bid out as the final construction numbers need to be included in the development agreement.

A draft of Resolution 2025-017 is included with this packet and would be approved by the BOT on 10/20. Any additional conditions should be added at this time.

Attached Docs:	Proposed Final Plat Proposed Phasing Plan Resolution 2025-015 (approved preliminary plat) Draft Resolution 2025-017
-----------------------	--

REQUEST FOR CONSIDERATION

Committee Action: Preliminary Plat approved in September 2025

FISCAL IMPACT: TBD

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 recommends approval with the conditions outlined in Resolution No. 2025-017.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

Sec. 74.4.02(4) Village Plan Commission Recommendation. Except as provided under subsection (4), the Plan Commission shall review the final plat for conformance with the approved preliminary plat, conditions of its approval, and all applicable ordinances and statutes, and shall forward its recommendation to the Village Board. The Commission's recommendation shall be to approve, approve with conditions, or reject the plat and shall include the reasons for rejection or conditions associated with any recommendation for approval.

- 1. I move to recommend the Board of Trustees approve Resolution No. 2025-017 approving the final plat of the Granite Ridge Subdivision.**
- 2. I move to recommend the Board of Trustees approve Resolution No. 2025-017 approving the final plat of the Granite Ridge Subdivision with the following conditions.....**
- 3. I move to recommend the Board of Trustees reject the final plat of Granite Ridge Subdivision due to**

Additional action: Adoption of Resolution (BOT)

Approval of Development Agreement (BOT)

Notify applicant (Staff)

Obtain Signatures and Record at Marathon County Register of Deeds
(Staff/Developer)



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2025-015

A RESOLUTION TO APPROVE THE PRELIMINARY PLAT OF GRANITE RIDGE SUBDIVISION

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

WHEREAS, Timber Ridge Builders, LLC. has submitted a preliminary plat of **Granite Ridge Subdivision**, attached as Exhibit A, for acceptance and approval: and

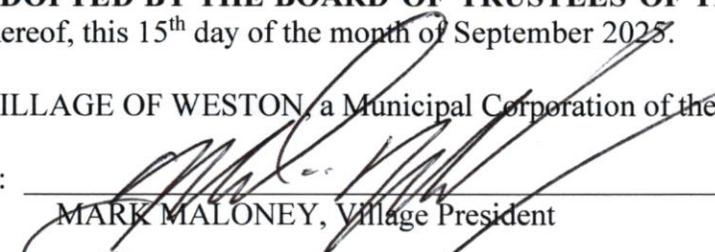
WHEREAS, the Village of Weston Plan Commission reviewed the preliminary plat at their meeting of September 8, 2025 and has recommended conditional approval of said plat; and

NOW THEREFORE BE IT RESOLVED, the VILLAGE OF WESTON BOARD OF TRUSTEES hereby approve the recommendation of the Plan Commission to approve the Preliminary Plat for Granite Ridge Subdivision, subject to the following conditions:

1. To require Park & Recreation Impact Fee per Chapter 74 Article 9 of the Village Code of Ordinances at time of building permit issuance in lieu of a land dedication for parkland.
2. Approval of plans for public improvements by the Director of Public Works in accordance with the requirements of Chapter 74 and other construction standards of the Village of Weston including street tree planting.
3. Show WPS, Spectrum, TDS and Frontier easements and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
4. To work with the USPS to find Postmaster approved locations for the CBUs they are requiring for mail delivery.
5. Execution of a Development Agreement in accordance with Section 74.7.03 which requires a performance guarantee (ie financial security, bond, etc) for public improvements based on the level of completeness of the public improvements at the time of filing of the final plat and which also included the conditions upon which building permits may be issued, among other things.
6. Wording on the outlot should read "Outlot for Stormwater Management and Trail" instead of "Outlot for Stormsewer Management and Trail".

ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a meeting thereof, this 15th day of the month of September 2025.

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

By: 
MARK MALONEY, Village President

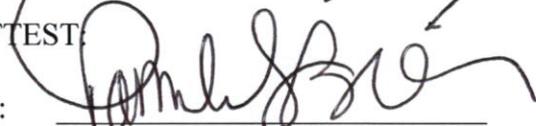
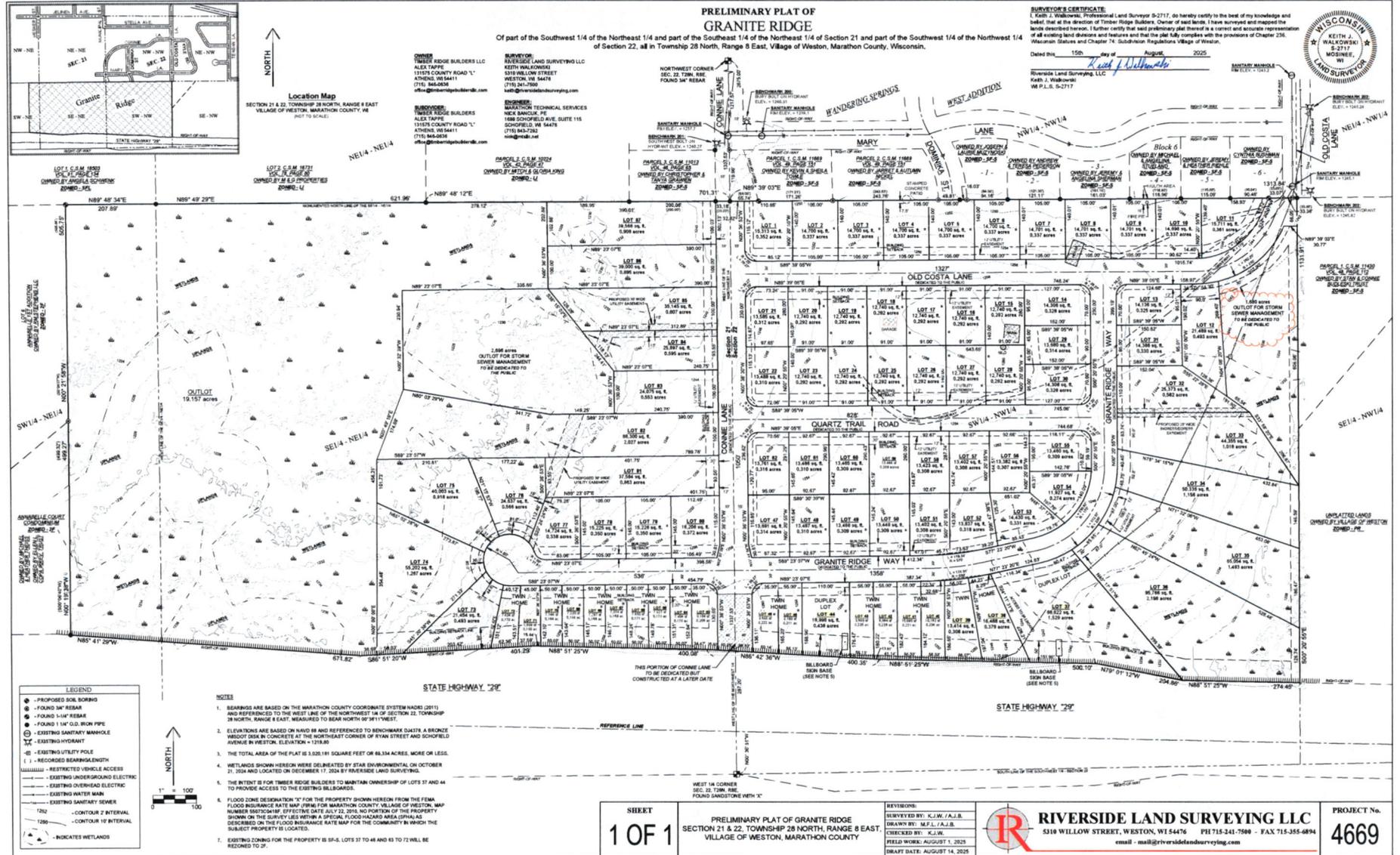
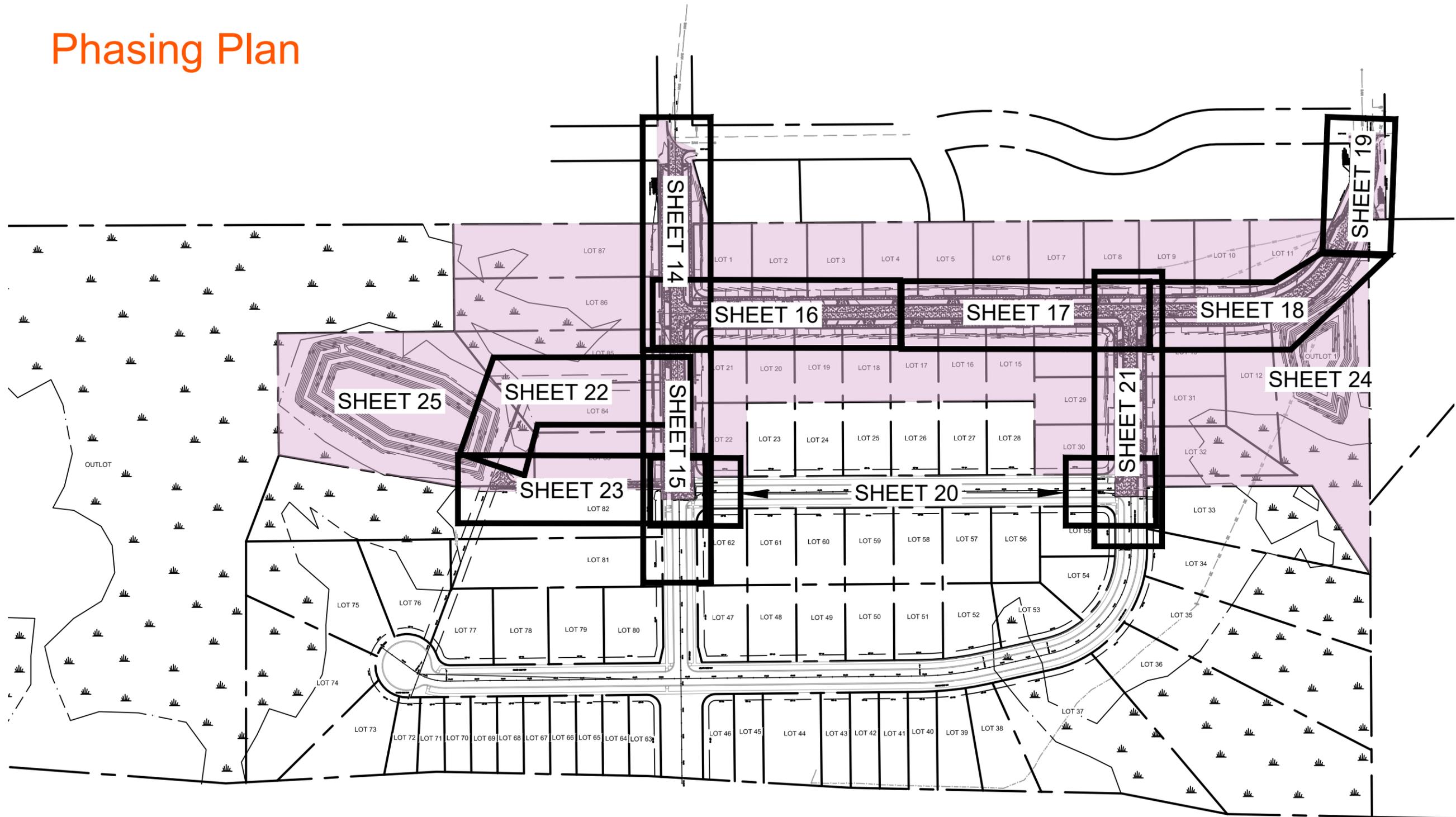
ATTEST:
By: 
PAMELA BREHM, Village Clerk



Exhibit A



Phasing Plan



PHASE 1

MARATHON TECHNICAL SERVICES LLC
 CONSULTING ENGINEERS
 1699 SCHOFIELD AVENUE, SUITE 115
 SCHOFIELD, WI 54476
 PHONE - (715)843-7292

REVISION DATE
 SURVEYED: RIVERSIDE
 DESIGNED: MTS
 DRAWN BY: NSB
 APPROVED:

SHEET LAYOUT
 GRANITE RIDGE SUBDIVISION
 VILLAGE OF WESTON, MARATHON CO.

SCALE
 1" = 200'
 SHEET NO.
 13

**VILLAGE OF WESTON, WISCONSIN
RESOLUTION NO. 2025-017**

- A RESOLUTION,** to approve the final plat of Granite Ridge Subdivision.
- WHEREAS,** pursuant to Wis. Stats. Chapters 61, 62.23, 80.08, 236 and 703, the Village of Weston is authorized to regulate and control the division of land within the Village and its extraterritorial area.
- WHEREAS,** the preliminary plat of Granite Ridge Subdivision was approved by the Village Board on September 15, 2025 with conditions outlined in Resolution No. 2025-015.
- WHEREAS,** Timber Ridge, LLC. has submitted the final plat of **Granite Ridge Subdivision**, attached as Exhibit A, for acceptance and approval.
- WHEREAS,** the Village of Weston Plan Commission reviewed said final plat at their meeting of October 13, 2025 and have recommended conditional approval of said plat.
- BE IT RESOLVED** by the Board of Trustee for the Village of Weston hereby approve the recommendation of the Plan Commission to approve the Final Plat for Granite Ridge Subdivision subject to the following conditions:
1. To require Park & Recreation Impact Fee per Chapter 74 Article 9 of the Village Code of Ordinances at time of building permit issuance in lieu of a land dedication for parkland.
 2. Approval of plans for public improvements by the Director of Public Works in accordance with the requirements of Chapter 74 and other construction standards of the Village of Weston.
 3. The utilization of CBUs for mail delivery if required by the United States Postal Service.
 4. No building permits will be issued for Lots 4, 9 and 10 until the encroachments are remediated.
 5. Execution of a Development Agreement in accordance with Section 74.7.03 which requires a performance guarantee (ie financial security, bond, etc) for public improvements based on the level of completeness of the public improvements at the time of filing of the final plat and which also included the conditions upon which building permits may be issued, among other things.

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

BE IT FURTHER RESOLVED the plat shall be submitted for recording with the Marathon County Register of Deeds within 12 months from the date of this approval and within 36 months from the date of the first approval, September 15, 2025, or the Village approval shall be deemed void.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 20 day of the month of October 2025.

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

By: _____
MARK MALONEY, President

ATTEST:

By: _____
JAMI GEBERT, Administrator

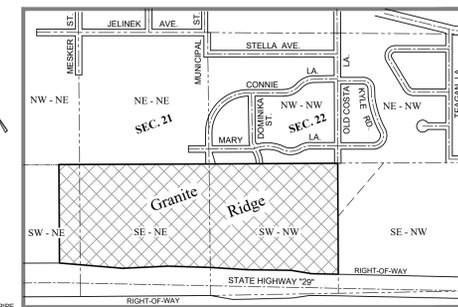
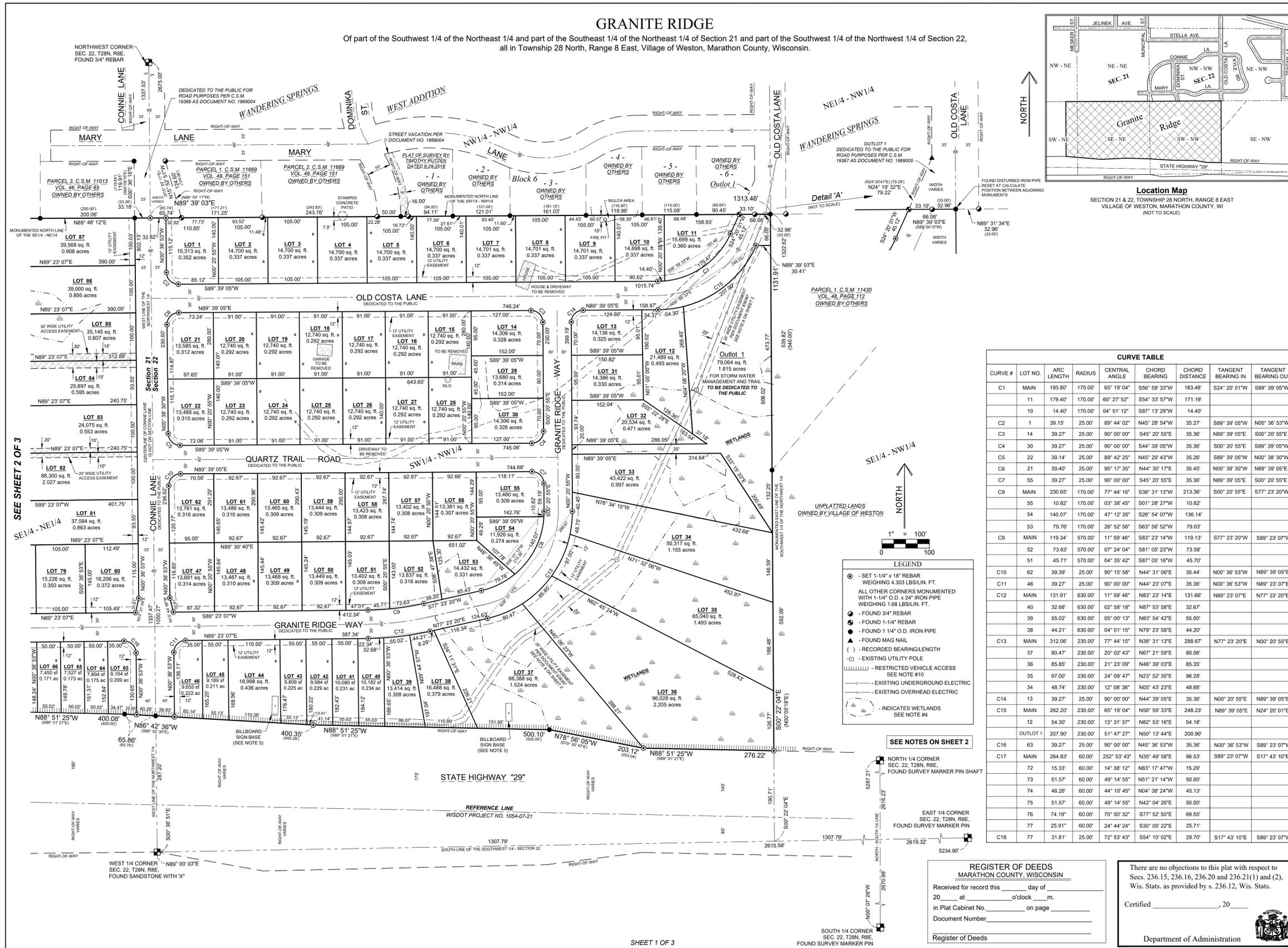
FILED:

By: _____
PAMELA BREHM, Clerk

EXHIBIT A

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,



CURVE TABLE

CURVE #	LOT NO.	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING IN	TANGENT BEARING OUT
C1	MAIN	193.80'	170.00'	65° 19' 04"	S56° 59' 33"W	183.48'	S24° 20' 01"W	S89° 39' 05"W
	11	179.40'	170.00'	60° 27' 52"	S54° 33' 57"W	171.19'		
	10	14.40'	170.00'	04° 51' 12"	S87° 13' 29"W	14.40'		
C2	1	39.15'	25.00'	89° 44' 02"	N45° 28' 54"W	35.27'	S89° 39' 05"W	N00° 36' 53"W
	14	39.27'	25.00'	90° 00' 00"	S45° 20' 55"E	35.36'	N89° 39' 05"E	S00° 20' 55"E
C4	30	39.27'	25.00'	90° 00' 00"	S44° 39' 05"W	35.36'	S00° 20' 55"E	S89° 39' 05"W
	22	39.14'	25.00'	89° 42' 25"	N45° 29' 43"W	35.25'	S89° 39' 05"W	N00° 38' 30"W
C6	21	39.40'	25.00'	90° 17' 35"	N44° 30' 17"E	35.45'	N00° 38' 30"W	N89° 39' 05"E
	55	39.27'	25.00'	90° 00' 00"	S45° 20' 55"E	35.36'	N89° 39' 05"E	S00° 20' 55"E
C7	MAIN	230.65'	170.00'	77° 44' 16"	S38° 31' 13"W	213.36'	S00° 20' 55"E	S77° 23' 20"W
	55	10.82'	170.00'	03° 38' 45"	S01° 28' 27"W	10.82'		
C8	54	140.07'	170.00'	47° 12' 35"	S26° 54' 07"W	136.14'		
	53	79.76'	170.00'	26° 52' 56"	S63° 56' 52"W	79.03'		
C9	MAIN	119.34'	570.00'	11° 59' 46"	S83° 23' 14"W	119.13'	S77° 23' 20"W	S89° 23' 07"W
	52	73.63'	570.00'	07° 24' 04"	S81° 05' 23"W	73.58'		
C10	51	45.71'	570.00'	04° 35' 42"	S87° 05' 16"W	45.70'		
	62	39.39'	25.00'	90° 15' 58"	N44° 31' 06"E	35.44'	N00° 36' 53"W	N89° 39' 05"E
C11	46	39.27'	25.00'	90° 00' 00"	N44° 33' 07"E	35.36'	N00° 36' 53"W	N89° 23' 07"E
	MAIN	131.91'	630.00'	11° 59' 46"	N83° 23' 14"E	131.66'	N89° 23' 07"E	N77° 23' 20"E
C12	40	32.68'	630.00'	02° 58' 18"	N87° 53' 58"E	32.67'		
	39	55.02'	630.00'	05° 00' 13"	N83° 54' 42"E	55.00'		
C13	MAIN	312.06'	230.00'	77° 44' 15"	N38° 31' 13"E	288.67'	N77° 23' 20"E	N00° 20' 55"E
	37	80.47'	230.00'	20° 02' 43"	N67° 21' 59"E	80.06'		
C14	36	85.85'	230.00'	21° 23' 09"	N46° 39' 03"E	85.35'		
	35	97.00'	230.00'	24° 09' 47"	N23° 52' 35"E	96.28'		
C15	34	48.74'	230.00'	12° 08' 36"	N05° 43' 23"E	48.66'		
	13	39.27'	25.00'	90° 00' 00"	N44° 39' 05"E	35.36'	N00° 20' 55"E	N89° 39' 05"E
C16	MAIN	262.20'	230.00'	65° 19' 04"	N56° 59' 33"E	248.23'	N89° 39' 05"E	N24° 20' 01"E
	12	54.30'	230.00'	13° 31' 37"	N82° 53' 16"E	54.18'		
OUTLOT 1	207.90'	230.00'	51° 47' 27"	N50° 13' 44"E	200.90'			
	63	39.27'	25.00'	90° 00' 00"	N45° 36' 53"W	35.36'	N00° 36' 53"W	S89° 23' 07"W
C17	MAIN	264.83'	60.00'	252° 53' 43"	N35° 49' 58"E	96.53'	S89° 23' 07"W	S17° 43' 10"E
	72	15.33'	60.00'	14° 38' 12"	N83° 17' 47"W	15.29'		
C18	73	51.57'	60.00'	49° 14' 55"	N51° 21' 14"W	50.00'		
	74	46.28'	60.00'	44° 10' 45"	N04° 38' 24"W	45.13'		
C18	75	51.57'	60.00'	49° 14' 55"	N42° 04' 26"E	50.00'		
	76	74.19'	60.00'	70° 50' 32"	S77° 52' 50"E	69.55'		
C18	77	25.91'	60.00'	24° 44' 24"	S30° 05' 22"E	25.71'		
	77	31.81'	25.00'	72° 53' 43"	S54° 10' 02"E	29.70'	S17° 43' 10"E	S89° 23' 07"W

LEGEND

- SET 1-1/4" x 1/8" REBAR WEIGHING 4.303 LBS/LIN. FT.
- ALL OTHER CORNERS MONUMENTED WITH 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND 1 1/4" O.D. IRON PIPE
- ▲ FOUND MAG NAIL
- () RECORDED BEARING/LENGTH
- - - EXISTING UTILITY POLE
- RESTRICTED VEHICLE ACCESS SEE NOTE #10
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING OVERHEAD ELECTRIC
- INDICATES WETLANDS SEE NOTE #4

SEE NOTES ON SHEET 2

REGISTER OF DEEDS
MARATHON COUNTY, WISCONSIN

Received for record this _____ day of _____ 20____ at _____ o'clock _____ m. in Plat Cabinet No. _____ on page _____ Document Number _____

Register of Deeds

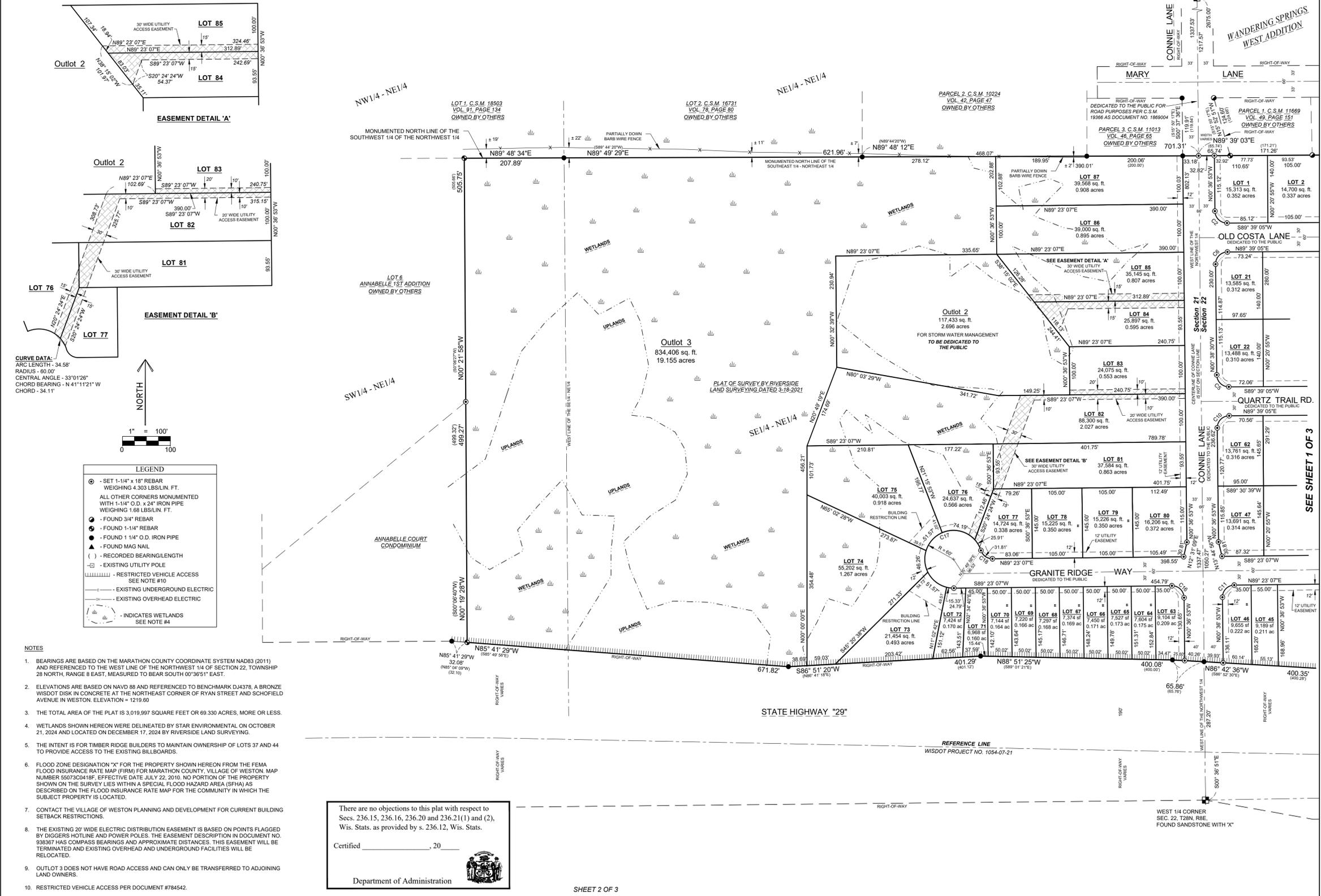
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2). Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

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.



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

Certified _____, 20____

Department of Administration

SEE SHEET 1 OF 3

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 that:

At the direction of Timber Ridge Builders LLC, Owner, I have surveyed, mapped and divided 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, the exterior boundaries of which are described as follows:

Commencing at the Northwest corner of said Section 22; Thence South 00°36'51" East along the West line of said Northwest 1/4 of Section 22, 1337.53 feet to the monumented North line of said Southwest 1/4 of the Northwest 1/4 and the point of beginning; Thence North 89°39'03" East along said monumented North line, 1313.46 feet to the monumented East line of said Southwest 1/4 of the Northwest 1/4; Thence South 00°22'04" East along said monumented East line, 1131.91 feet to the North right-of-way line of State Highway "29"; Thence North 88°51'25" West along said North right-of-way line, 276.22 feet; Thence North 78°56'05" West along said North right-of-way line, 203.12 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, 400.35 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, 401.29 feet; Thence North 85°41'29" West along said North right-of-way line, 671.82 feet to the East line of Annabelle Court Condominium; Thence North 00°19'28" West along said East line, 499.27 feet to the East line of Lot 6 of Annabelle 1st Addition; Thence North 00°21'58" West along said East line, 505.75 feet to the South line of Lot 1 of Certified Survey Map Number 18503 recorded in Volume 91 of Certified Survey Maps on Page 134; Thence North 89°48'34" East along said South line, 207.89 feet to the monumented North line of said Southeast 1/4 of the Northeast 1/4 of Section 21; Thence North 89°49'29" East along said monumented North line, 621.96 feet; Thence North 89°48'12" East along said monumented North line, 701.31 feet to the point of beginning.

That the above described parcel of land contains 3,019,997 square feet or 69.330 acres, more or less;

That I have fully complied with the provisions of Chapter 236 of the Statutes of Wisconsin and the subdivision regulations of the Village of Weston in Surveying, Dividing and Platting said parcel;

That said plat is a correct and representation of the exterior boundaries of the land surveyed and of the subdivision thereof made.

Dated this _____ day of _____, 20 ____

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

VILLAGE BOARD RESOLUTION

Resolved, that the plat of Granite Ridge, Timber Ridge Builders LLC, a Wisconsin Limited Liability Company, owner, is hereby approved by the Weston Village Board.

Date _____ Approved _____
Village President

Date _____ Signed _____
Village President

CERTIFICATE OF VILLAGE TREASURER

State of Wisconsin)
ss
Marathon County)

I, Jessica Trautman, being the duly appointed, qualified, and acting Director of Finance/Treasurer for the Village of Weston, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of,

_____ , 20 ____
affecting the lands included in the Plat of Granite Ridge.

Dated this _____ day of _____, 20 ____

Jessica Trautman, Director of Finance/Treasurer

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
ss
Marathon County)

I, Connie Beyersdorff, being the duly elected, qualified, and acting Treasurer of the County of Marathon, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of,

_____ , 20 ____
affecting the lands included in the Plat of Granite Ridge

Dated this _____ day of _____, 20 ____

Connie Beyersdorff, Treasurer, Marathon County

CORPORATE OWNERS CERTIFICATE OF DEDICATION

Timber Ridge Builders LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said Timber Ridge Builders LLC, caused the land described on this Plat of Granite Ridge to be surveyed, divided, mapped, and dedicated as represented on this plat.

Timber Ridge Builders LLC, does also certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval: Village of Weston and the Wisconsin Department of Administration.

In witness whereof, the said Plat of Granite Ridge, has caused these presents to be signed by

Joseph Wilde, Managing Member

this _____ day of _____, 20 ____

Alex Tappe, Managing Member

this _____ day of _____, 20 ____

State of Wisconsin)

ss
Marathon County)

Personally came before me this _____ day of _____, 20 ____
Joseph Wilde and Alex Tappe, Managing Members of the above named Timber Ridge Builders LLC, and to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such members as the deed of said Timber Ridge Builders LLC, by its authority.

Notary Public State of Wisconsin

MY COMMISSION EXPIRES _____.

CONSENT OF CORPORATE MORTGAGEE

I, AbbyBank, Mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this plat of Granite Ridge, and I do hereby consent to the above certificate of Timber Ridge Builders LLC, Owner.

In witness thereof, the said AbbyBank has caused these presents to be signed by

Craig Stuedemann, its President, and countersigned by

Samantha Tesmer, its Chief Financial Officer,

this _____ day of _____, 20 ____.

in the presence of : AbbyBank

Craig Stuedemann, President Date

Samantha Tesmer, Chief Financial Officer Date

State of Wisconsin)

ss
Marathon County)

personally came before me this _____ day of _____, 20 ____.

the above named Craig Stuedemann, President, and Samantha Tesmer, Chief Financial Officer, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Chief Financial Officer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public State of Wisconsin

MY COMMISSION EXPIRES _____.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by:
Timber Ridge Builders LLC, Grantor, to

Wisconsin Public Service Corporation, a Wisconsin corporation, Grantee, Charter Communications, Grantee, Frontier Communications, Grantee and TDS Telecom, Grantee

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

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20 ____
Department of Administration



REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission & ETZ Committee Meeting, October 13, 2025
Description:	Review of proposed Zoning Code Amendments
From:	Jennifer Higgins, Director of Planning & Development/Zoning Administrator Roman Maguire, Building Inspector Travis Meverden, Property Inspector Mark Roffers, MDRoffers
Question:	Should the PC/ETZ direct staff to schedule the proposed amendments for public hearing at a joint meeting of the PC/ETZ Committee in November?

Background

In August, the Plan Commission and ETZ Committee recommended, and the Village Board approved, several amendments to the zoning ordinance related to accessory buildings. At the Commission's and Committee's request, matters related to residential greenhouses and portable outdoor storage containers were removed from that amendatory ordinance before action. This removal was intended to allow further consideration on appropriate provisions, including a desire to allow portable outdoor storage containers in more permanent situations for non-residential uses within limits. In the meantime, staff have also identified an interest in minor modifications to residential chicken coop and enclosure standards.

The attached draft amendatory ordinance addresses these matters. We are now submitting these ordinance changes for public hearing and recommendation to the Village Board. The attached draft amendatory ordinance suggests changes to sections of the Village's zoning ordinance in the order they appear in the full zoning ordinance. Except in Section 5, underlines are used to show proposed new language and ~~cross-outs~~ to show proposed deletions to existing language. The following summarizes the proposed changes.

Portable storage containers

- Addressed in Sections 1, 4, and 5 of the attached amendatory ordinance.
- Concept is to clarify the already-existing rules for temporary storage containers, allowed in all zoning districts by temporary use approval, and to establish a separate set of rules for storage containers used on a more permanent basis in non-residential and agricultural districts.
- Section 5 defines portable storage containers for both temporary and permanent use, borrowing from the current definition of temporary portable storage containers.
- Section 1 sets parameters for more permanent use of containers, by classifying such containers as a type of "detached accessory structure (for non-residential use)", subjecting them to similar setback and other dimensional standards.
- Where in non-residential and mixed use zoning districts, additional proposed standards in Section for these containers include attachment to a foundation such as a concrete slab, not blocking required parking spaces or traffic movement, not having a floor area greater than 15% of the principal building area, not more than 3 containers except by conditional use

REQUEST FOR CONSIDERATION

permit, installed and kept in good repair, only located within a rear yard area of a lot, and accompanied by a landscaped buffer where adjacent to a residential zoning district or public street.

- The above standards would not apply in agricultural zoning districts, except that 3 containers would be allowed in ag districts except by conditional use permit more could be approved.
- Temporary portable storage container regulations are amended in Section 4. These will generally be applied for up-to-30 day temporary use of shipping containers and PODS. In such cases, most of the above requirements for permanent containers would not apply. Another proposed revision in Section 4 allows longer-than-30-day periods by Zoning Administrator approval in emergency situations.

Residential Greenhouses and Other Residential Accessory Buildings

- Addressed in Section 2 of the attached amendatory ordinance.
- For each single-family lot, would allow one detached garage plus one utility shed, gazebo, or residential greenhouse.
- Requires all detached accessory structures serving a residential principal land use to be attached to a foundation, a hard surface, or the ground.
- Sets wind load requirements for all detached accessory structures of 144 square feet or greater serving a residential principal land use. These wind load requirements are proposed to be greater in areas with high wind exposure or population density—meeting standards similar to UDC buildings.
- Provides more lenient snow load requirements for residential greenhouses than other types of residential accessory buildings, provided greenhouse design is conducive to sloughing off snow.

Chicken Coops and Enclosures

- Addressed in Section 3 of the attached amendatory ordinance.
- Clarifies that residential chicken coops may be as close as 10 feet from the home on the same lot (still have to be at least 50 feet from any other home).
- Expands the minimum coop area per chicken from 3 to 4 square feet, but still within a maximum of 30 square feet of coop area, based on a better understanding of animal health and sanitary standards.
- Sets a maximum coop + outdoor enclosure area of 75 square feet, based on similar attention to standards.
- Makes other minor changes for clarity.

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

Attached Docs: Proposed Zoning Code Amendments Draft Ordinance

REQUEST FOR CONSIDERATION

Committee Action: Greenhouses were looked at this past summer but removed from the last zoning code update so they could be researched more.

Financial Impact: TBD

Recommendation: Staff recommend scheduling the hearing for November.

Recommended Language for Official Action

- 1. I move to direct staff to schedule the public hearing on the draft ordinance amendments in November 2025.**
- 2. I move to direct staff to schedule the public hearing on the draft ordinance amendments in November 2025 with the following changes/additions to the ordinance.**
- 3. I move to direct staff to not schedule the hearing and come back in November with changes.....**

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

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 25-___

AN ORDINANCE TO AMEND PROVISIONS WITHIN CHAPTER 94 OF THE MUNICIPAL CODE, AFFECTING PORTABLE OUTDOOR STORAGE UNITS AND RESIDENTIAL ACCESSORY BUILDINGS INCLUDING GREENHOUSES AND CHICKEN ENCLOSURES AND COOPS.

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

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

WHEREAS, certain standards regarding portable outdoor storage units and residential accessory buildings could be more responsive to recent requests, modern interests, and health, safety, and welfare needs; and

WHEREAS, the Joint Town and Village of Weston Extraterritorial Zoning Committee and the Village Plan Commission held a joint public hearing on this Ordinance, on November 10, 2025, in compliance with § 62.23 of Wisconsin Statutes; and

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

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

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

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

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

SECTION 1: Section 94.4.09(1) of the Village of Weston Municipal Code [Accessory & Miscellaneous Land Use Types] is hereby amended to provide as follows:

(1) **Detached Accessory Structure (for Non-residential Use).**

An accessory structure with floor area serving and ancillary to a non-residential principal land use and/or building(s) (e.g., an agricultural use or an industrial, institutional, commercial service use/building), but not attached to ~~the a~~ principal building(s).

Performance Standards:

1. Any such structure exceeding 2,000 square feet in floor area shall meet:
 - a. All principal building setback requirements in Figure 5.01(2) or 5.02(2) as applicable.
 - b. Building design standards in Section 94.10.03, except for a structure for fire department training, within an agricultural zoning district, and/or a hoop building or portable storage container per subsection 6.
2. Shall not be constructed on any lot prior to establishment of a principal use on that same lot, unless otherwise stated in this Chapter.
3. Shall be designed to withstand a minimum of a 40-pounds per square foot of snow load.
4. See Figures 5.01(1), 5.01(2), 5.02(1), and 5.02(2) for setback, floor area, height, and coverage standards associated with Detached Accessory Structures (for Non-residential Use), which may vary by zoning district.
5. Shall not 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 ~~code~~ requirements for a dwelling of the State ~~for a dwelling~~ and under Section 94.4.09(8) this chapter.
6. No hoop building or portable storage container (both as defined in Section 94.17.04), or structure of similar design, shall be permitted as a Detached Accessory Structure (for Non-residential Use), except where:
 - a. Used as a Temporary Portable Storage Container pursuant to Section 94.4.10(9) or as a Temporary Shelter pursuant to Section 94.10.10.
 - b. Located within an agricultural zoning district, where up to three at any one time shall be permitted by right and more by conditional use permit.
 - c. Located within an ~~an industrial, institutional, or rural mix~~ non-residential or mixed use zoning district as listed in Section 94.2.02(3), where~~and~~ meeting all of the following standards:
 - i. Attached to a finished, permanent foundation, such as a poured concrete slab or basement.
 - ~~ii.~~ May not be located within any designated parking space or in a manner that impedes traffic movement.
 - ~~iii.~~ No more than ~~two~~ ~~three~~ such ~~buildings-structures~~ permitted on any lot ~~or serving any principal use~~ at any one time, except by conditional use permit.

~~iii.~~iv. Combined floor area ~~of all hoop buildings shall~~ not exceeding 15 percent of the floor area of the principal building(s) on the lot, except by conditional use permit.

~~iv.~~v.

v. ~~Shall be finished and maintained with a durable, all-weather material kept free from rips, tears, holes, seam breaks, rust, flaking paint, and any other damage or disrepair that substantially impairs its appearance, ~~or~~ functionality, or safety to its users or the public.~~

vi. Shall be scaled, designed, and colored to maintain harmony with the principal building and present a finished appearance to the public and surrounding properties.

vii. Shall be permissible in the rear yard only and not be visible from Schofield Avenue or Highway 29.

~~viii. Shall be sited to present its most desirable façade(s) to adjacent public rights-of-way and residentially zoned property, if façade appearance is appreciably different by side.~~

~~ix.~~viii. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided and continuously maintained between the structure and any ~~Where in a yard that is adjacent to a residentially zoned property, public land, or public right-of-way shall provide a bufferyard meeting the requirements of Section 94.11.02(3)(d).~~

d. Except within an agricultural zoning district or as a temporary use, shall require a zoning permit under Section 94.16.04 prior to placement on a lot.

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

(2) Detached Accessory Structure (for Residential Use).

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

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

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

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

Performance Standards:

1. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot.
2. ~~Except within the AR and RM zoning districts, n~~No hoop building, tarp shed, or carport shall be a permitted as a Detached Accessory Structure (for Residential Use), except within the AR or RM zoning district, for carports in the MH district, for residential greenhouses as defined in Section 94.17.04, or -on a temporary basis for a maximum of five consecutive days within a 30-day period for a special event such as a sale on the property following issuance of a temporary use approval permit.
3. ~~The~~ 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, except residential greenhouses may be designed to a 30-pound per square foot standard where the roof has at least a 3:12 pitch and no valleys, directional changes, or obstructions.
4. Each Detached Accessory Structure (for Residential Use) shall be secured to a foundation, to another hard or gravel surface, or to the ground.
- 3-5. Each Detached Accessory Structure (for Residential Use) of 144 square feet or greater in floor area, or proposed for an area with high wind exposure or high population density as determined by the Building Inspector, shall be designed to meet the horizontal wind load requirement in SPS 321.23(2), Wis. Admin. Code. All other such structures shall be designed to sustain a wind load of up to 60 miles per hour.
- 4-6. All driveways built to serve Detached Accessory Structures (for Residential Use) are subject to associated standards under Section 94.12.08. Each Detached Accessory

Structure (for Residential Use) shall be served by a driveway connected to a public road if used to shelter a motor vehicle or trailer, or otherwise where vegetative ground cover to an overhead door cannot be maintained in the determination of the Zoning Administrator or Building Inspector.

~~5.7.~~ Except for residential greenhouses, ~~The~~ exterior walls of each Detached Accessory Structure (for Residential Use) shall be sided with wood, masonry, concrete, stucco, Masonite, horizontal vinyl or metal lap siding, or similar material approved by the Zoning Administrator. Vertical siding is also allowed in all RM and rural and open space zoning districts aside from RR-2. All exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.

~~6.8.~~ Except for residential greenhouses, ~~R~~oofs of Detached Accessory Structures (for Residential Use) shall be surfaced with any of the following materials: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; screw down metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the Zoning Administrator.

~~7.9.~~ Pole or ladder constructed buildings shall be permitted only within the RM and rural and open space zoning districts, except for the RR-2 district and for residential greenhouses, and shall be subject to subsections 5. and 6. of this section.

~~8.10.~~ No Detached Accessory Structure (for Residential Use) shall involve or include the conduct of any business, trade, or industry, except for home occupations and residential businesses as described and limited elsewhere in this Article 4.

~~9.11.~~ No Detached Accessory Structure (for Residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meets all applicable requirements of the State for a dwelling and under Section 94.4.09(8).

~~10.12.~~ In all residential, RR-2, and non-residential and mixed-use zoning districts, and for all Multi-family Residences regardless of district, no portion of a Detached Accessory Structure (for Residential Use) shall occupy any land between the principal building on a residential lot and ~~a street right-of-way~~ the front lot line, except where such building has fewer than 15 square feet of floor area (30 square feet in the RR-2, non-residential, and mixed use districts) or otherwise by Plan Commission or Extraterritorial Zoning Committee approved by the Plan Commission as part of an approved site plan approval.

~~11.13.~~ See Figures 5.01(1) and 5.01(2) for other setback, floor area, building height, and coverage standards associated with Detached Accessory Structures in residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure 5.01(1), except as allowed by a conditional use permit, subject to the procedures in Section 94.16.06 where all of the performance standards in this section plus and all of the following additional standards are satisfied for the Detached Accessory Structure:

- a. Not taller or have more floors above ground level than the principal building.

- b. Has a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.
- c. Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
- d. Siding shall be of a similar material and color as the siding on the principal building, except that where the siding on the principal building is stone or brick, another compatible material may be selected.
- e. May not be located further toward the front lot line than the principal building.
- f. Shall meet all setback requirements normally applicable to principal buildings per Figure 5.01(2).

~~12.14.~~ Detached garages serving Multi-Family Residences shall be accompanied by a bufferyard meeting the requirements of Section 94.11.02(3)(d) between the garage and (a) the public right-of-way and (b) a property line abutting any residentially zoned property.

SECTION 3: Performance standard 7 of Section 94.4.09(10) of the Village of Weston Municipal Code [Accessory & Miscellaneous Land Use Types, Keeping of Farm Animals on Residential Lots and School Sites] is hereby amended to provide as follows:

- 7. To be considered an allowed accessory use within any residential zoning district:
 - a. The principal use of the lot must be a Single-Family Detached Residence and lot area shall not be less than 15,000 square feet.
 - b. The only permitted farm animals are up to 5 chickens; no roosters are permitted.
 - c. In addition to meeting the minimum detached accessory building setback requirements in Figure 5.01(2)a. above, no animal enclosure shall be closer than 10 feet from the dwelling on the same lot and 50 feet from any pre-existing dwelling on any other lot.
 - d. Chickens may only be kept in only one enclosure per lot, which enclosure shall include a covered coop and may include an attached a contiguous run. The enclosure shall be large enough to providecoop shall have at least 34 square feet of floor areaspace per chicken, but shall not exceedup to a maximum of 30 square feet in sizetotal. The enclosure including the coop shall not exceed 75 square feet in area. Between sunrise and sunset, chickens may be outside of the coop into the runbut must remain within the enclosure at all times. Chickens must be secured in the coop between sunset and sunrise.
 - ~~e.~~ Proof of WIDATCP livestock registration shall be required. <https://wiid.org>
 - ~~f.e.~~ License Required. No person shall keep chickens without first obtaining a valid license issued by the Village of Weston and proof of livestock registration from the Wisconsin Department of Agriculture and Consumer Protection. If not the owner of the premises, the applicant shall secure the owner's signature on or with the license application. Each license shall be valid for one year from April 1 through March 31

and is required to be renewed annually. Failure to obtain or renew a license by ~~said date~~ or prior to acquiring or maintaining chickens may result in a penalty subject to Section 94.16.19. Prior to license issuance, the interested party shall first obtain site plan approval ~~through an application, site inspection, and fee~~ pursuant to Section 94.16.09 ~~and 94.15.18~~ to demonstrate compliance with standards a-ed above.

~~g.f.~~ Following the procedure in Section 94.16.19, the village may revoke any license, impose other penalties and abatement based on the Humane Officer's findings of violation to any applicable ordinance requirement, approved plan, or condition of site plan or license approval.

SECTION 4: Section 94.4.10(9) of the Village of Weston Municipal Code [Temporary Land Use Types] is hereby amended to provide as follows:

(9) Temporary Portable Storage Container.

A portable storage container as defined in Section 94.17.04 and designed and used ~~primarily~~ for temporary storage, such of household goods and other such materials for use on a limited basis on residential property. Also known as a “pod.” Longer-term usage of portable storage containers in non-residential and mixed use zoning districts is as prescribed in Section 94.4.09(1) rather than the Temporary Portable Storage Container performance standards below.

Performance Standards:

1. ~~The container~~ Container shall either be:
 - a. ~~permitted~~ Permitted on the property for up to 30 days associated with each change of occupancy as defined by a recorded change in property ownership or valid lease, ~~or;~~
 - a.b. Permitted for a longer period of time as specified by the Zoning Administrator in emergency circumstances such as fire, flood, or other extreme weather event.
2. ~~The~~ No Temporary Portable Storage Container ~~cannot~~ shall encroach on any the public right-of-way, neighboring adjacent property or in the public right-of-way including any sidewalk, ~~or be placed in the~~ street.
- ~~2.3.~~ The ~~unit~~ Container must be sited on a hard surface as defined in Section 94.17.04.
4. No more than one Temporary Portable Storage Container per lot shall be permitted at any one time.
5. Shall comply with temporary use review and approval procedures in Section 94.16.07.

SECTION 5: The following definition is hereby added within Section 94.17.04 of the Village of Weston Municipal Code:

Portable Storage Container: A stand-alone secure container that is portable in nature; designed and constructed for outdoor use; and used for the storage of household goods and/or commercial products that are not hazardous, toxic, explosive, or alive. For temporary use, often also commonly referred to as a “pod” and for other uses sometimes referred to as a “shipping container.”

SECTION 6: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 7: EFFECTIVE DATE. This Ordinance shall take effect upon approval and publication.

Dated the ____ day of _____, 2025

WESTON VILLAGE BOARD

By: _____
Mark Maloney, its President

Attest:

Pamela Brehm, its Clerk

APPROVED: _____

PUBLISHED: _____



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

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

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

FOR REVIEW BY: Plan Commission, 10/13/2025

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

ISSUE-IN-BRIEF: September 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 #20191328 – Duerst/Vreeland, 5809 Ferge Street – Parcel Reconfiguration

Project #20250361 – Witzeling/Vreeland, 227096 County Road J – Parcel Combination

Site Plans –

Project #20250323 – Aspirus Clinic, 4005 Community Center Drive – Reconstruction of Existing Parking Lot

****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: September 2025 Building Permits

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

FOR REVIEW BY: Plan Commission, 10/13/2025
Board of Trustees, 10/20/2025

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

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

FISCAL IMPACT: \$46,536,836 in permit valuation
\$314,844 in permit fees
1,120 total permits issued (1,079 Village, 16 Town, 25 Rothschild)
(YTD as of 10/1/25)

Month of September 2025 Permits Issued.
Village of Weston - 138
Town of Weston - 1
Village of Rothschild - 6
\$33,878 received in permit fees.
\$8,325,852 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?

September 2025 Building Permits

Permit Total Report Code

Issued From 9/1/2025 and Issued To 9/30/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
<i>Accessory</i>					
	101 - Residential Accessory Building	Village of Weston	6	\$33,570	\$338.80
<i>Commercial Building</i>					
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	3	\$3,865,613	\$2,812.50
<i>Deck</i>					
	103 - New/Alteration/Addition Residential Deck	Village of Weston	4	\$21,463	\$300.00
	104 - Residential Deck Repair	Village of Weston	1	\$1,500	\$35.00
<i>Driveway</i>					
	111 - New Residential Driveway	Village of Weston	3	\$17,600	\$225.00
<i>Electrical</i>					
	702 - Residential Electrical	Village of Weston	9	\$22,464	\$560.00
<i>Electrical Comm</i>					
	700 - Commercial Electrical	Village of Weston	6	\$865,207	\$2,201.00
<i>Excavation</i>					
	300 - Excavation	Village of Weston	13		\$900.00
<i>Fence</i>					
	108 - New Fence or Alteration (Residential)	Village of Weston	2	\$6,498	\$80.00
<i>General</i>					
	115 - Early Start (Residential)	Village of Weston	1	\$0	\$100.00
	220 - General Building (Cellular Tower Mods)	Village of Weston	1	\$10,000	\$200.00
<i>Home Improvement</i>					
	105 - Interior Remodel - 1&2 Family	Village of Weston	3	\$274,000	\$900.00
<i>HVAC</i>					
	600 - Commercial HVAC New Project	Village of Weston	1	\$6,000	\$100.00
	604 - Residential HVAC Install/Replacement	Town of Weston	10	\$61,314	\$500.00
	601 - Commercial HVAC Replacement	Village of Weston	2	\$36,703	\$200.00
<i>Lateral</i>					
	503 - Residential Lateral	Village of Weston	1		\$50.00
<i>Meter</i>					

Permit Total Report Code

Issued From 9/1/2025 and Issued To 9/30/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	506 - Residential Water Meter	Village of Weston	7		\$6,375.00
<i>Minor Home Improvement</i>					
	901 - Residential Exterior Remodel	Village of Weston	10	\$162,775	\$500.00
<i>Occupancy</i>					
	750 - Non-Residential Zoning	Village of Weston	5		\$375.00
<i>Parking Lot</i>					
	211 - Commercial Parking Lot/Driveway	Village of Weston	1	\$250,000	\$0.00
<i>Plumbing</i>					
	500 - Commercial Plumbing	Village of Weston	3	\$295,441	\$300.00
<i>Pool</i>					
	113 - Pool/Hot Tub (Residential)	Village of Weston	1	\$88,000	\$100.00
<i>Resurface</i>					
	112 - Residential Driveway Resurfacing/Driveway Addition	Village of Weston	1		\$40.00
<i>Roof</i>					
	205 - Commercial Roofing	Village of Weston	1	\$35,850	\$100.00
<i>Sign</i>					
	400 - Permanent Sign	Village of Weston	2	\$7,679	\$350.00
<i>Special Assessment</i>					
	910 - Special Assessment	Village of Weston	31		\$1,240.00
	911 - Special Assessment (Non-Resident)	Village of Rothschild	4		\$60.00
<i>Sprinkler</i>					
	110 - In-Ground Irrigation System	Village of Weston	2	\$9,175	\$60.00
<i>Temp Use</i>					
	756 - Temporary Use	Village of Weston	1		\$0.00
<i>Well</i>					
	311 - Well Certification, Serviced Area (10- and 5-year)	Village of Weston	5		\$240.00
<i>WUBPA</i>					
	100 - New Home Construction	Village of Weston	5	\$2,255,000	\$14,545.00

Permit Total Report Code

Issued From 9/1/2025 and Issued To 9/30/2025

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
Total			145	\$8,325,852	\$33,787.30



Jennifer Higgins
Planning & Development Director

To: Plan Commission

Date: October 8, 2025

Re: Planning & Development Project Updates

1. **Comprehensive Plan Update** – Project is in progress. We have a draft Community Survey that we are reviewing. We are also in the process of reviewing the first draft of Volume 1 Conditions and Issues.
2. **Open Assistant/Associate Planner Position** – Our new Assistant Planner, Audrey Webster, will start Thursday, October 15. We look forward to having her join the team.
3. **Evolve Software Upgrade** – We are now meeting weekly with Evolve to work through the permit module. The hope is to have the system live by the first of the year.
4. **Commercial Building Inspections** –The Department is still working towards being able to provide this new service.
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 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. We received a requested change to the parking lot last week and are currently in the process of reviewing.
2. **Project Timberwolf (Amazon), County Road J** – Final Occupancy Issued. Project Completion issued. Project is complete



**Jennifer Higgins
Planning & Development Director**

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 – 6 of the buildings have received occupancy to date. They received a CUP amendment September that changed one of the Maxi buildings that has yet to be constructed on the original approval into a 40 unit mini. This will 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. There are still outstanding site plan items that need to be addressed before site completion can be issued.
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 November.

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. At the



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occupancy inspection for the gym, building inspection staff noticed road base has been added to the location where building 2 would be located. This area should be grass if not moving forward with building 2. They have been notified of this and asked to remove it. 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 and I need to close out the project and release the last of the TIF funds.
3. **Wendy's, 5401 Business Hwy 51** – Project Completion Inspection needs to be scheduled. I recently approved a CSM to create a 2 lot CSM at this location.

Outside TIF

1. **Greenheck Turner Community Center (GTCC)** – Project Completion issued. This project is closed.
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 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.



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6. **Central WI Powersports** – Site plan review for a small (1089 sq ft) cold storage building at this business was approved in April. Erosion control plans were submitted and approved in July. Building permit issued in early September. Project Completion is needed.
7. **Ryan Street Storage Units** – Developer has revised the site plan to include a smaller project. The CUP was amended in November 2024. Occupancy Certificates were issued for buildings E, F, G & H as of 4/3/25 and they have the ok to rent those out as the fence and gate have been fully installed. The developer is again asking for a site plan and timeline change. It is on Monday's PC agenda. Depending on the outcome of the hearing, a Project Completion Inspection will be scheduled and the project closed out.
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.
11. **Granite Ridge Subdivision** – Final plat has been submitted for the October PC meeting.
12. **Reedy Subdivision off of Shorey Ave** – Chris Reedy has a 30 Acre parcel off of Shorey Ave (extension of Anastasia Dr) where he is working on a new subdivision. He is planning 1 acre lots so there would need to be a rezone request along with the subdivision review. Staff has not received any final



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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** – General Development Plan (GDP) Amendment approved in September 2025. Have not received the Specific Implementation Plan (SIP) yet for the Dunkin/Baskin Robbins building yet.