



Village of Weston, Wisconsin

Meeting of the PLAN COMMISSION

During the 29th legislative session of the elected

Board of Trustees (2025 – 2026)

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

Packet Prepared By:

Jennifer Higgins, Director of Planning & Development



Village of Weston, Wisconsin MEETING NOTICE

- Meeting of: **PLAN COMMISSION**
- Commissioners: **Cronin {c}, Zeyghami {vc}, Diesen, Guerndt, Hoffman, Jordan, Mumper**
- Staff: **Jennifer Higgins, Director of Planning & Development
Audrey Webster, Assistant Planner**
- Date/Time: **Monday, December 8, 2025, 6:00 p.m.**
- Location: **Weston Municipal Center (4747 Camp Phillips Road) – Board Room**
- Agenda: **The agenda packet will be sent out at least 3 days prior to the meeting.**
- Attendance: **All Village officials are encouraged to attend. Commissioners, Committee members, Department Directors, and guests, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum by sending an RSVP to the assigned Administrative Support person:**
- RSVP: **Valerie Parker, Plan Commission Secretary
(715) 241-2613
vparker@westonwi.gov**
- Questions: **Jennifer Higgins, Director of Planning & Development
(715) 241-2638
jhiggins@westonwi.gov**

This notice was posted at the Municipal Center, 4747 Camp Phillips Road, Weston and was e-mailed to local media outlets (Print, TV, and Radio) on 12/01/2025.

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

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

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



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

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

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

Join Zoom Meeting by Computer:

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

Join Zoom Meeting by Phone:

+1 312 626 6799 US (Chicago)

Meeting ID: 544 591 5099

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

1. Call to Order – Roll Call & Declaration of Quorum.
 - Plan Commission – Cronin {C}, Zeyghami {VC}, Diesen, Guerndt, Hoffman, Jordan, Mumper.
2. Open public comment period for items that do not appear on this agenda noted as public hearings.
3. Written Communications, Disclosures and Recusals. Members of the body should make any required disclosures or recusals during this time.
4. [Minutes from November 10, 2025, Meeting.](#)
5. [Public Hearing – Project #20250447](#) – Rezone 5603 Business Hwy 51 from PD (Planned Development) to B-2 (Highway Business).
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Discussion & Recommendation to the Board of Trustees by the Plan Commission.
6. [Public Hearing – Project #20250424](#) –Rezone 9707 Anastasia Drive from RR-2 (Rural Residential- 2 Acre) to SF-L (Single Family Residential).
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Discussion & Recommendation to the Board of Trustees by the Plan Commission.
7. [Project #20230188](#) – Preliminary Plat of Bull Junior View Subdivision.



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

8. [Project 20250439](#) – Conditional Use Permit at 4801 & 4803 Ross Avenue, to allow for a salt storage bin within the WHP-A (Wellhead Protection – Zone A) Overlay District.
 - a. Open Public Hearing.
 - b. Presentation by Applicant and/or Staff.
 - c. Take Public Comment
 - d. Close Public Hearing.
 - e. Discussion & Action by the Plan Commission.
9. [Project 20250444](#) – Certified Survey Map with Road Right of Way Dedication for 2819 Ross Avenue. (PIN 192-2808-172-0989)
10. [Granite Ridge Subdivision Development Agreement - Request for deviations from standard practices for sidewalks & driveway aprons.](#)
11. Evolve Software Presentation
12. [2026 Plan Commission Meeting Schedule](#)
13. [November 2025 Staff-Approved Certified Survey Maps and Site Plans.](#)
14. [November 2025 Building Permits.](#)
15. [Planning & Development Department Project Update Report.](#)
16. Announcements & Commissioner Remarks
17. Next Regular Meeting Date - Monday, January 12, 2026, at 6 pm
18. Future Agenda Items or Staff Referrals
19. Adjourn Plan Commission

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

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

This Agenda was posted at the Village Municipal Center, on www.westonwi.gov and transmitted to media partners on 12/3/2025. Questions can be directed to the Planning & Development Department at (715) 241-2613 or plandev@westonwi.gov.

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

held on Monday, November 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 Chair and Village Trustee Steve Cronin at approximately 6:08 p.m.

Roll Call of Village Plan Commission (PC) by Secretary Parker.

Roll call indicated 7 PC members present.

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

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

Roll call indicated 6 ETZ members present.

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

Village Staff in attendance, in-person: Gebert, Higgins, Wodalski, Maguire, Meverden, Webster, 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 2 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. [0:01:16 Zoom Meeting Recording]

None.

4. Minutes from October 13, 2025, Plan Commission Meeting. [0:01:30 Zoom Recording]

Motion by Diesen, second by Guerndt: to approve the September 8, 2025, PC meeting minutes.

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

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

Motion by Hull, second by Christiansen: to approve the October 13, 2025, ETZ meeting minutes.

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

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

5. 5. Public Hearing – Proposed Zoning Code Amendments Affecting Portable Outdoor Storage Units and Residential Accessory Buildings Including Greenhouses and Chicken Enclosures and Coops [0:02:08 Zoom Recording]

a. Open Public Hearing

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

b. Presentation by Applicant and/or Staff

Higgins referred to changes that were made based on last meeting, affecting portable outdoor storage units and residential accessory buildings, including green houses and chicken enclosures and coops. She pointed out two minor typos brought to her attention today from Hull. She explained the first one was on page 20, under the Performance Standards 1.(b) the references subsection should have been “7”, not “6”, and then under 7.(a), “Temporary Shelter pursuant to Section 94.10.10”, the Section should read “94.4.10(10)”.

Higgins referred to the report in the packet where Roffers laid out what is changing, and why and where the changes are. She stated these changes will handle the portable storage containers, but then also makes a few changes for the residential greenhouses and chicken coops and containers (enclosures).

Guerndt questioned the allowable limit on number of containers, which is up to 3 without a Conditional Use Permit. Guerndt questioned if that still applies if the containers are within a fully enclosed fence, where you can’t see in (as far as if you can have more). He stated how they have more than that within his enclosed fence out on Zinser Street. After some discussion, Higgins stated the amendments we are referencing here are for the commercial and mixed-use districts, not industrial, where he is at.

c. Take Public Comment

None.

d. Close Public Hearing

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

e. Recommendation by Staff

Higgins stated staff recommends forwarding the proposed amendments to the Village Board as presented.

f. Discussion and Action by Plan Commission

Motion by Diesen, second by Zeyghami: to recommend forwarding the proposed amendments, as presented, to the Board of Trustees for approval. Q: Guerndt questioned on 7.(c)(i) where it states the containers need to be attached to a finished, permanent foundation. Maguire stated that is only if used as permanent structure. Higgins stated that section is for all detached accessory structures in non-residential lots, and explained this section calls out things that are not required for hoop barns and temporary storage containers, etc. It was stated you can't use these on a permanent basis in residential areas unless they meet other requirements. Motion Carried.

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

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

Motion by Guerndt, second by Mumper: to recommend forwarding the proposed amendments, as presented, to the Board of Trustees for approval.

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

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

6. Adjourn ETZ Committee

Motion by Guerndt, second by Christiansen: to adjourn at 6:28 p.m.

7. Public Hearing – Project #20250414 – Conditional Use Permit and Site Plan Review for Clubhouse Expansion at Crane Meadows Golf Course, 8103 Weston Avenue. (PC). [0:20:23 Zoom Meeting Recording]

a. Open Public Hearing

Cronin opened the hearing at 6:29 p.m.

b. Presentation by Applicant and/or Staff

Higgins explained they are proposing a just under 2,000 square foot addition to the existing Club House, at Crane Meadows Golf Course, because it is an Active Outdoor Public Recreation Use, it requires a Conditional Use Permit, in the AR Zoning District, to expand the use. She stated we do not have a complete site plan for the Commission to review, which is usually what we like to have before bringing something to Plan Commission. Wodalski stated the applicant just handed him a rough drawing representing the utility plan. Higgins stated we are still missing the lighting plan, grading plan, and drainage plan. Also, there is a question on if any mechanical equipment will be added. She stated it is up to Plan Commission to decide how they want to proceed with this tonight, as far as their comfort level of allowing staff to continue to work with them to get the requested plans or if they need to come back next month.

Wodalski stated he would like to receive a drainage plan showing where the water is shedding off. Wodalski stated he is good with the water and sewer, and how he is not sure how much grading they will do once the ground freezes.

Maguire stated the addition has been submitted to WI DSPS for plan review and we received permission to start letter, for if we issue them a permit.

c. Take Public Comment

Mike Juedes, the General Manager of the project, 162967 Townline Road, was present. He stated as far as the grading, they are not digging down at all, just removing topsoil, and placing slab on grade, the land will get built up a couple inches to match the existing. He stated as far as any water runoff, there is a pond on Hole #1, where the water will run to, and the land already slopes that way.

Wodalski asked Juedes if he could put that in writing or somehow, show it on a plan sheet that you are not changing anything.

Guerndt explained to Juedes that the Village is just trying to cover themselves in case anything happens, as far as flooding into the owner's building. Guerndt suggested to Juedes to shoot the slab elevations right now and the four corners of it, take that out 10 to 15 feet and shoot that same elevation. Then if you know you have to take it up a couple of inches, just show that slope with arrows. He stated that Wodalski has to have that in order to approve it.

Zeyghami questioned if he puts the building on grade, where it is, that it will not have any water problems.

Dan Weilep, 3604 Weston Avenue, who owns the property, stated they have not had any water in the building. He stated they have had water up to the building, but the slab sits about 2 – 3 inches above the highest water mark there. Dan is not concerned with how flat the area is out there.

Juedes explained the way they are going to do this, being slab on grade, is it is going to be sheeted down to the slab and then buried down a foot, then up, and there will be a waterproof membrane to protect any water from coming in there.

d. Close Public Hearing

Cronin closed the public hearing at 6:37 p.m.

e. Recommendation by Staff

Higgins handed out the draft CUP. Staff would then attach the approved site plan as Exhibit A when it gets recorded.

f. Discussion and Action by Plan Commission

Missing drainage and Juedes stated lighting should come in the next day or two.

Cronin asked how soon they are looking to get started. Juedes stated they were hoping to get the silt fence installed and take the topsoil off this Wednesday or Thursday. He stated he has the people ready who are doing the plumbing, which has to be done before the concrete can get poured.

Juedes stated he can get the drainage plan to Wodalski tomorrow. He stated the lighting plan/photometrics are supposed to be coming in the next day or two.

Higgins asked if he is adding any additional heating, ventilation, or air conditioning equipment outside of the building. Juedes stated a condensing unit. Higgins stated we need to see where it will be and make sure that it gets screened from public view appropriately.

Cronin stated as long as Juedes and Weilep have a clear understanding of what is needed he is comfortable with them working with staff.

Diesen recommended Juedes contact his electrician right away tomorrow.

Jordan stated he would be comfortable with staff working with them on the final review of the plan.

Hoffman questioned the parking lot being gravel. Higgins stated they are not modifying the parking area, but as soon as they change the parking lot, it will have to be brought up to code.

Determination:

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

Motion by Guerndt, second by Mumper: to recommend approval with staff working through the site plan on obtaining the photometrics, HVAC, and drainage. Question: Zeyghami questioned if there is a requirement, by ordinance, that the 1st floor elevation be above the centerline of the road. Maguire was not able to answer that question at this time. It was discussed that there is already an existing building, they are not going to want to have a step up into the addition. Guerndt questioned Weilep if there is a stipulation required that he sign off stating he would not come back after the Village, if he would sign it. Weilep stated he would sign something. Weilep stated if he has to build the addition higher, he will not do the addition. Weilep stated the building is not in the floodplain. Higgins stated this will come off of the site plan approval, which is it not yet approved, as they still have to check the grades. We will not have an answer until then. Cronin stated once staff has a chance to look at the grades, if there is an issue, this would come back then. Motion carried.

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

Member (PC)

Voting

Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair}	YES
Diesen, Dave	YES
Guerndt, Gary	YES
Hoffman, Travis	YES
Jordan, Joe	YES
Mumper, Roy	YES

Juedes stated that he will shoot the grades tomorrow and get those over to staff right away.

Maguire instructed Juedes to apply for an Early Start permit.

8. Site Plan Approval for Detached Accessory Structure (for Residential Use) at 4907 Aspen Street (PC) [0:43:56 Zoom Meeting Recording]

Higgins explained the previous owner of this building still resides there, and has received authorization from the new owner to construct a 24' x 28' accessory structure (2-car garage). She stated this meets all the requirements; however, because it is being located in front of the apartment building, it requires Plan Commission approval.

It was stated that they will still have enough parking stalls for what is required, and the building will be the minimum 10 feet from the principal structure. Meverden confirmed this meets all standards,

Motion by Diesen, second by Jordan: to recommend approval of the Detached Accessory Structure (for Residential Use) at 4907 Aspen Street.

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

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

9. October 2025 Staff-Approved Certified Survey Maps and Site Plans. [0:49:00 Zoom Meeting Recording]

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

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

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

10. October 2025 Building Permits [0:49:21 Zoom Meeting Recording]

Maguire explained we currently have 73 permits issued right now. He stated there is one in the que and another one that is being discussed. Maguire stated they performed a final inspection on a 2nd home in River Bank subdivision.

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

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

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

11. Planning & Development Department Project Update Report. [0:50:55 Zoom Recording]

Higgins provided a summary of her report. There was some discussion on the new Evolve software, and Jordan requested if once staff feels they are far enough along with that, if they could provide a demonstration at an upcoming meeting.

Motion by Jordan, second by Guerndt: to acknowledge October 2025 Building Permits.

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

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

12. Announcements and Committee/Commissioner Remarks/Staff Referrals [0:59:40 Zoom Recording]

Higgins introduced Audrey Webster, our new Assistant Planner. Audrey provided her background.

Jordan questioned with Code enforcement, is MBPD still assisting. It was discussed how we have a very good working relationship with their Community Service Officers. She stated how they are meeting with us more frequently when school is not in session, as they serve as the School Resource Officers too.

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

15. Future Agenda Items or Staff Refer

Hoffman stated he will not be at the next meeting.

16. Adjourn Plan Commission

Motion by Mumper, second by Diesen: to adjourn PC at 7:13 p.m.

Steve Cronin, Village Trustee and Plan Commission Chair

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary

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

The Village of Weston Plan Commission will hold a public hearing on **Monday, December 8, 2025, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, **4747 Camp Phillips Road, Weston, WI 54476.**

The Plan Commission will consider **Project #20250447**, a request to rezone the property located at **5603 Business Hwy 51, Weston, WI 54476**, from **PD (Planned Development)** to **B-2 (Highway Business)**. The property is further described as:

PIN: 192 2808 183 1030

Legal Description: Part of Lots 10 through 13, Block 3 of Mylrea Acre Lots, together with Lot 1 of Certified Survey Map No. 19027, recorded as Document No. 1842860, being a part of the Southeast Quarter (SE¼) of Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

Additional information related to this request is available for public inspection at the Weston Municipal Center during normal business hours or online 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 **20th day of November 2025.**

Valerie Parker, Commission Clerk

Run: November 24, 2025 and December 1, 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, December 8, 2025, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road.

A rezoning request (Project #20250447) has been initiated by **the Village of Weston**, on behalf of property owner, **ZRH, LLC, DBA Kwik Trip, 5603 Business Highway 51, Weston**. The request seeks to rezone the property listed below to remove the **PD Planned Development and void any and all prior approvals and documentation associated with the prior assignment of PD zoning to this property.**

Property to be Rezoned:

Property Owner – ZRH, A Wisconsin General Partnership/ZRH, LLP

Parcel: 192 2808 183 1030

Current Zoning: PD Planned Development

Proposed Zoning: B-2 Highway Business

Legal Description:

Part of Lots 10 through 13, Block 3 of Mylrea Acre Lots, together with Lot 1 of Certified Survey Map No. 19027, recorded as Document No. 1842860, being a part of the Southeast Quarter (SE¼) of Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

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 20th day of November 2025.

Valerie Parker, Commission Clerk

Run: November 24, 2025 and December 1, 2025.

Village of Weston Marathon County, WI



ZONING MAP



Map Date: 11/20/2025
Adoption Date: 2/17/2025



LEGEND

5603 Business Hwy 51

WELLHEAD PROTECTION OVERLAY

Zone A - 1-Year Municipal Well Recharge Area

Zone B - 5-Year Municipal Well Recharge Area

MUNICIPAL FEATURES

Sections (Polygons)

Village of Weston Incorporated Boundary

Right-of-Way

ZONING DISTRICTS

SF-S - Single Family Residential-Small Lot

MF - Multiple Family Residential

INT - Institutional

B-2 - Highway Business

PD - Planned Development

Shoreland Zone (Town)

OVERLAY DISTRICTS

D-CO

ZONING DISTRICTS

AR - Agriculture and Residential

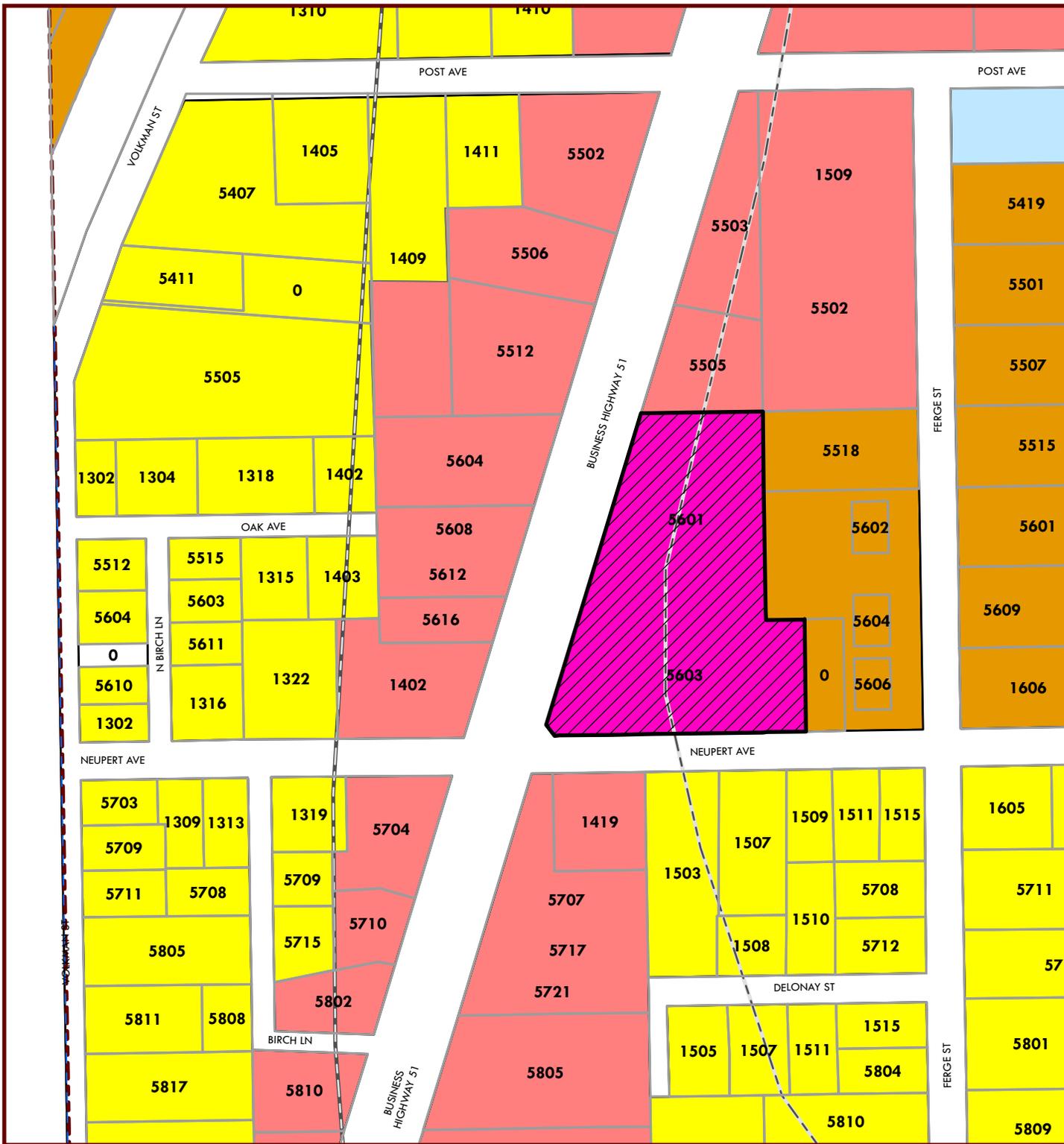
INT - Institutional

RR-2 - Rural Residential-2 Acre

RR-5 - Rural Residential-5 Acre

SF-L - Single Family Residential-Large Lot

SF-S - Single Family Residential-Small Lot

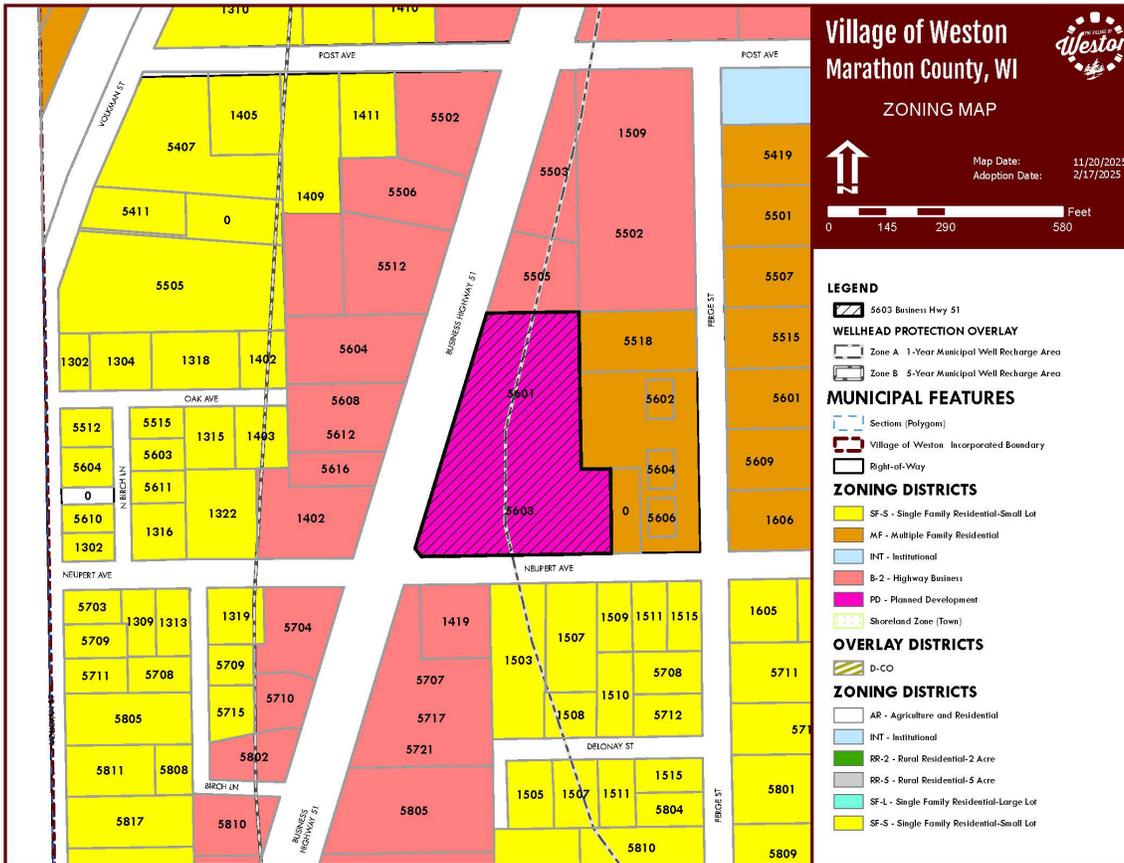


REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, December 8, 2025
Description:	Public Hearing – Project #20250447 – Rezone 5603 Business Hwy 51 from PD (Planned Development) to B-2 (Highway Business).
From:	Jennifer Higgins, Planning & Development Director/Zoning Administrator Audrey Webster, Assistant Planner
Question:	Should the Plan Commission recommend approval to the Board of Trustees for the rezone to allow Kwik Trip to break the Planned Development contract?

BACKGROUND

The property owner is looking to break the Planned Development contract on this parcel because the 2021 Planned Development site plan is no longer being planned for the site. Kwik Trip would like to revert the property back to its original zoning district, B-2 to allow for a smaller building and parking lot addition next year.



The public hearing was duly noticed as a Class 2 notice on November 24 and December 1. Notices were also mailed out to all property owners within 300 feet of the property. To date, no written correspondence has been received. Higgins did speak to the northern neighbor via a phone call, who did not have any issues with the project at this time.

REQUEST FOR CONSIDERATION

The Draft Written Determination Form is attached with additional information concerning the project. This form will need to be gone through at the meeting and will ultimately be the PC's recommendation to the Board at their 12/15/25 meeting.

Attached Docs: Hearing Notice, Zoning Map, Draft Written Determination Form

Committee Action: None to date.

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 12/15/25 meeting agenda.

- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 12/15/25 meeting agenda.

- 3) **NO RECOMMENDATION:** Plan Commission takes no action, and the request moves on to the Village Board 12/15/25 meeting agenda.

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

ADDITIONAL ACTION: Forward recommendation to the BOT for 12/15/25 meeting
BOT Consideration of Ordinance to Amend Zoning Map
If approved, staff will publish ordinance & Update Zoning Map
Notify Applicant (Staff)



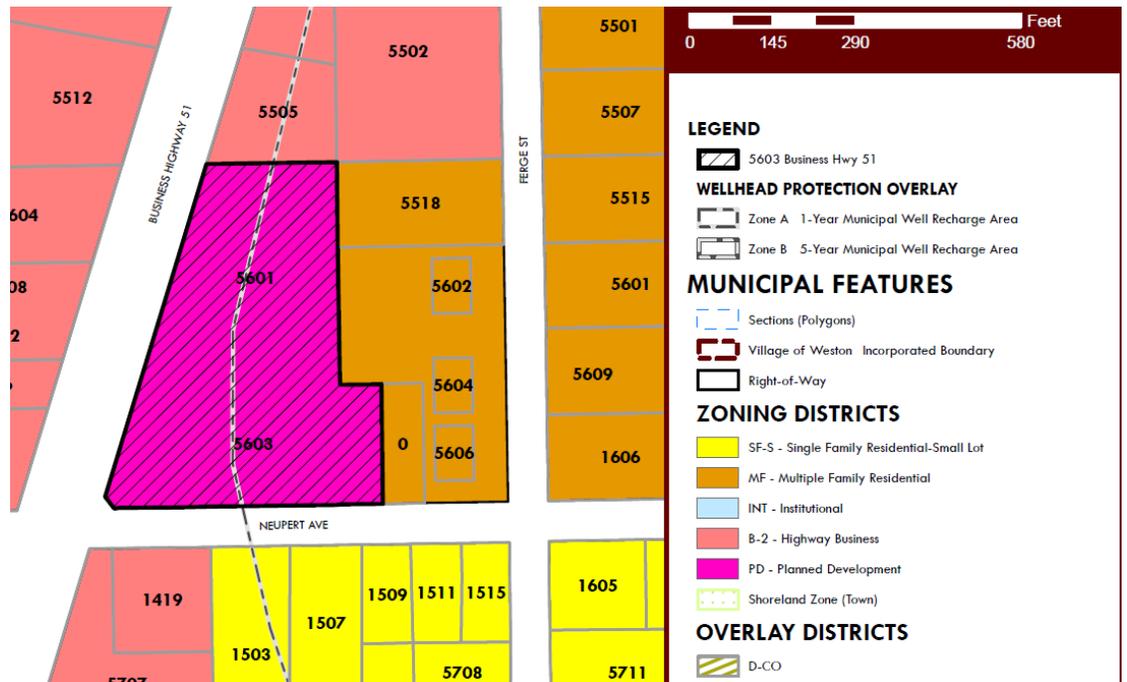
Application for Rezone
**REZONE DETERMINATION BY THE VILLAGE OF WESTON
 PLAN COMMISSION**

Application/Petition No.: **20250447** Hearing Date: **December 8, 2025**
 Applicant: **ZRH, LLC, DBA Kwik Trip**
 Property Location: **5603 Business Highway 51, Weston, WI 54476**
 Property Owner: **ZRH, LLC, DBA Kwik Trip**
 Description: **The request would rezone the property from PD Planned Development back to the original B-2 Highway Business Zoning.**

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 & **PD – Planned Development**
 Proposed Zonings: **B-2 Highway Business**



Definition:
 94.14.01(1)

PD Planned Development. The PD district is intended to encourage and promote improved environmental design by allowing for greater freedom, imagination, and flexibility in land developments so zoned, as compared applying one or more standard zoning districts, while assuring compliance to the purpose of this Chapter and with the Comprehensive Plan. Such developments shall be characterized by:

- a) *Coordinated, professional, unified, and creative site and building planning and design.*
- b) *The thoughtful mixing of compatible uses within the context of a unified project, and/or the blending of uses in the development with surrounding existing and planned uses.*
- c) *Coordination of architectural styles, building forms and relationships, graphics, and other improvements.*
- d) *Preservation of natural landscape features and utilization of such features in a harmonious fashion.*
- e) *Attractive recreational or other development- or community-enhancing spaces and features.*

- f) *A safe, efficient, convenient, and integrated system for pedestrian and vehicular access and movement.*
- g) *Efficient use of land resulting in cost effective networks of utilities, streets, and other facilities.*
- h) *Environmental sustainability and energy efficiency.*

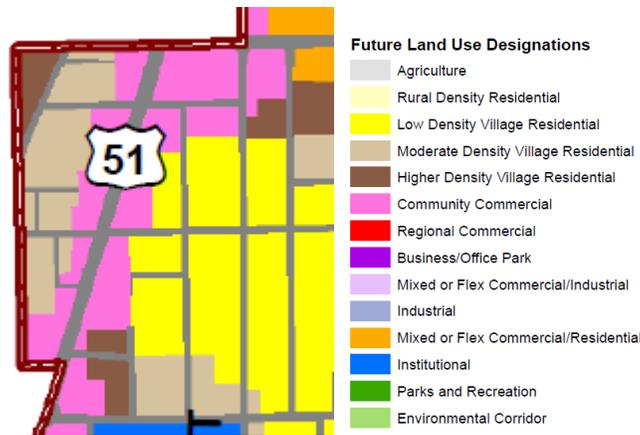
Flexibility granted through the use of the PD district shall be compensated through development design that generally exceeds minimum standards were the project developed under one or more standard zoning districts.

Definition:
94.2.02(3)(c)

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

Future Land Use:

Community Commercial



FLU Description:

Commercial service, retail, restaurant, office, institutional, health care, and related nonresidential land uses. Not intended for industrial, warehousing, transshipment, and similar land uses. Contractor shops and similar uses may be considered only where there is a substantial retail or showroom component. The types, quality, scale, and impacts of land uses within Community Commercial areas will be managed with sensitivity to nearby residential areas.

Typical Implementing Zoning Districts:

- Where adjacent to residential development and/or away from major highways, B-1 Neighborhood Business or parts of N Neighborhood district
- Otherwise, B-2 Highway Business is typical

Development Policies:

1. Meet commercial building and site design requirements in the zoning ordinance.
2. Time rezoning to when public sanitary sewer and water services are available and a specific development proposal is offered.
3. Attend to high-quality design and pedestrian scale when considering zoning approvals.
4. Assure that development provides access and an attractive rear yard appearance and existing and future development to the rear, particularly where it will be housing.
5. Address off-site traffic, environmental, and neighborhood impacts (particularly where adjacent to housing), through detailed analysis and improvements where warranted.
6. Generally limit outdoor storage and merchandise display.

Lot Size and/or Density Range:

Per associated zoning district requirements

Promote lot sizes and site plans that enable future on-site expansion

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. The current zoning map contains an error, showing a use or development inconsistent with actual or intended land use.
 2. Changed conditions—such as new data, infrastructure, development, annexation, or zoning updates—make the property better suited for a different zoning district.
 3. Changes in growth patterns or rates create a need for 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:

In 2021 Kwik Trip went through the PD approval process for a new re-build at the current location which incorporated the vacant Lebakken's site they purchased to the north. To date, they never proceeded with the re-build and recently approached the Village on a greatly reduced project which no longer warranted the PD Zoning.

After discussions with staff, it was decided to rezone the property back to the previous zoning B-2 Highway Business Zoning. If approved, they would be coming back for site plan approval in early 2026 for two small building additions (bathrooms/walk in cooler) and additional parking.

The public hearing was duly noticed as a Class 2 notice on November 24 and December 1. 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. I did speak on the phone with the property owner to the north who had no issues with the project.

CURRENT PROPERTY CONDITIONS:

There is currently an existing Kwik Trip gas station located on the southern half of the property (5603 Business Highway 51). The northern half (5601 Business Highway 51) is currently vacant since the old Lebakkens was removed in 2021. The aerial photograph below is from 2020 and still shows the Lebakken building.



STAFF RECOMMENDATION:

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

The change is consistent with the Community Commercial future land use designation of the Comprehensive Plan.

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 12/15/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 12/15/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 12/15/25 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

ACTION:

Plan Commission Determination on 12/15/25:

RECOMMENDATION

VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

- 1) Board approves the rezone request per the PC recommendation by adopting Ord. No. 25-0XX as written. (simple majority required)

-
- 2) Board approves the rezone request with modifications to Ord. No. 25-0XX – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.
 - 3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.

Board of Trustees Determination on 12/15/25:

APPROVE / DENY

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

The Village of Weston Plan Commission will hold a public hearing on **Monday, December 8, 2025, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, **4747 Camp Phillips Road, Weston, WI 54476.**

The Plan Commission will consider **Project #20250424**, a request to rezone property located at **9707 Anastasia Drive, Weston, WI 54476**, from **RR-2 (Rural Residential- 2 Acre)** to **SF-L (Single Family Residential)**. The property is further described as:

PIN: 192 2808 342 0974

Legal Description: Lot 1 of Certified Survey Map No. 20027, recorded as Document No. 1913670, being a part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 34, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

Additional information related to this request is available for public inspection at the Weston Municipal Center during normal business hours or online 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 **20th day of November 2025.**

Valerie Parker, Commission Clerk

Run: November 24, 2025 and December 1, 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, December 8, 2025, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road.

A rezoning request (Project #20250424) has been initiated by **Dustin Vreeland, Vreeland and Associates**, on behalf of property owner, **Reedy Builders, LLC**. The request seeks to rezone the property listed below from **RR-2 (Rural Residential- 2 Acre)** to **SF-L (Single Family Residential)** to allow for the proposed Bull Junior View Subdivision, a 23-lot residential subdivision, to be approved.

Property to be Rezoned:

Property Owner – Reedy Builders, LLC

Parcel: 192 2808 342 0974

Current Zoning: RR-2 (Rural Residential- 2 Acre)

Proposed Zoning: SF-L (Single Family Residential)

Legal Description:

Lot 1 of Certified Survey Map No. 20027, recorded as Document No. 1913670, being a part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 34, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

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 20th day of November 2025.

Valerie Parker, Commission Clerk

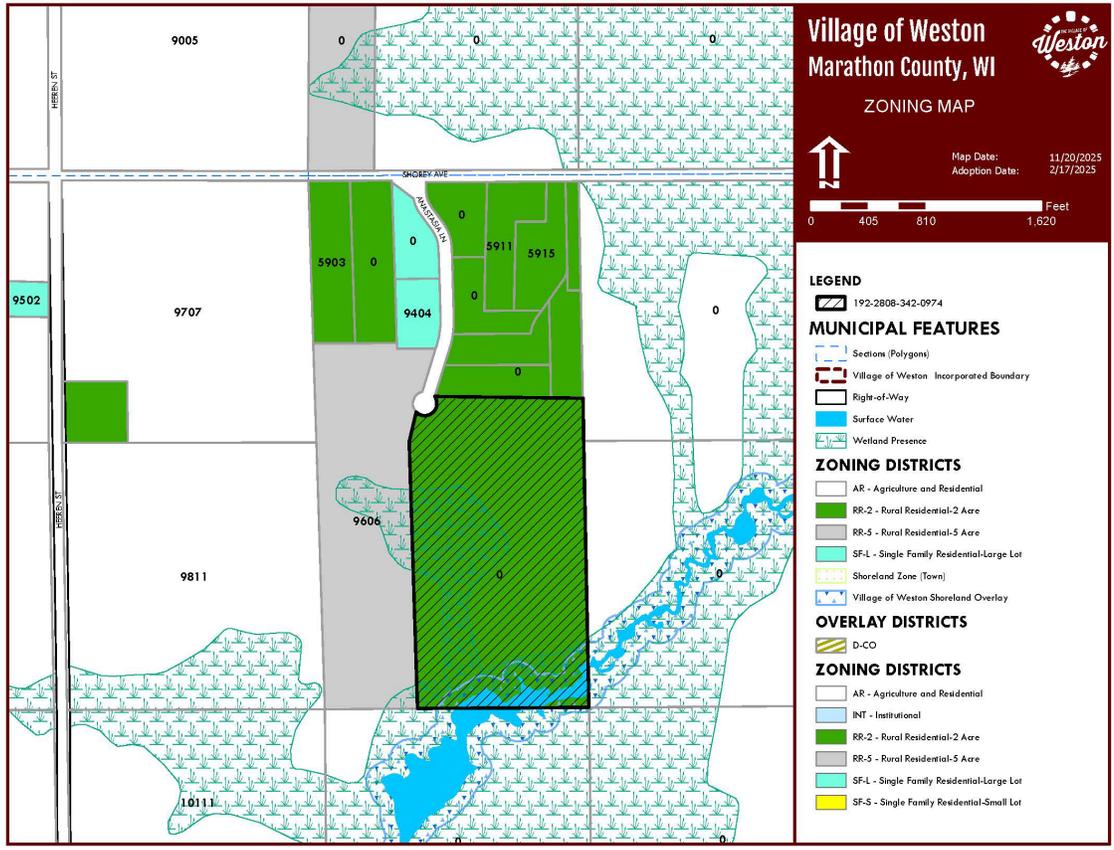
Run: November 24, 2025 and December 1, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, December 8, 2025
Description:	Public Hearing – Project #20250424 –Rezone 9707 Anastasia Drive from RR-2 (Rural Residential- 2 Acre) to SF-L (Single Family Residential).
From:	Project #20230188 – Preliminary Plat of Bull Junior View Subdivision. Jennifer Higgins, Planning & Development Director/Zoning Administrator Michael Wodalski, Director of Public Works Audrey Webster, Assistant Planner
Question:	Should the Plan Commission recommend to the Board of Trustees for the rezone to allow for the land to be developed into single family residential, large lots in the future? Should the Plan Commission recommend to the Board of Trustees approval of the Preliminary Plat and if so are there any conditions/changes that need to be made prior to the Final Plat coming back before the PC/BOT?

BACKGROUND

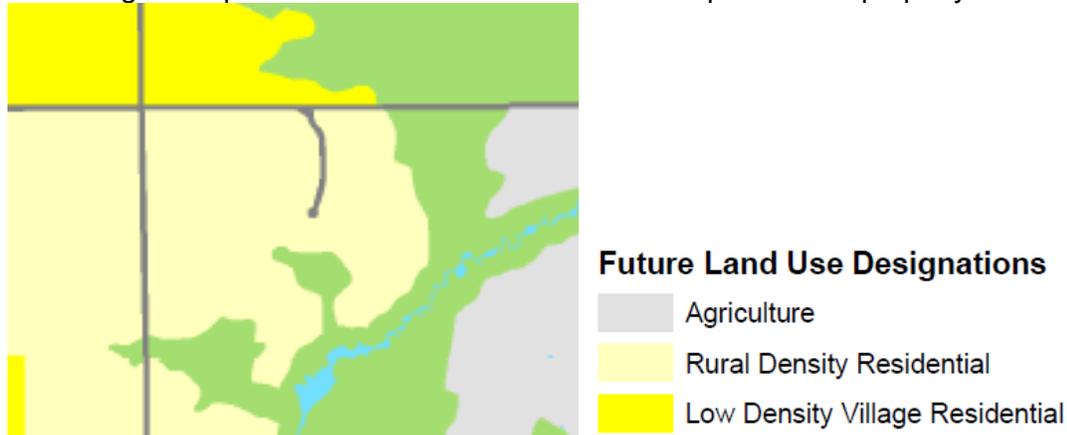
Reedy Builders LLC are looking to rezone this large parcel to continue developing the area residentially. The parcel will need to be rezoned before Reedy Builders LLC can begin splitting the parcels into smaller lots and developing residences.



REQUEST FOR CONSIDERATION

This area has been discussed for residential subdivision since the early 2000's. Originally it was going to be platted as the Carisbrooke Estates Subdivision. At the time, sewer and water were to be extended to it, which became cost prohibitive, so Reedy Builders instead created a Ghost Plat of the area and started splitting lots off via Certified Survey Map. This new subdivision layout does deviate from that Ghost Plat.

The Village Comprehensive Plan Future Land Use Map show this property as Rural Density Residential.



The Rural Density Residential FLU is described as 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 are RR-2 and RR-5 Rural Residential and SF-L Single Family Residential.

The Plan Commission Written Determination Form is attached and provides additional information regarding the rezone request. This Determination form will need to be finalized by the PC and will serve as your written findings for the Board of Trustees at their upcoming 12/15/25 meeting.

The Preliminary Plat of Bull Junior View Subdivision is a proposed 23 lot, single family subdivision. Homes prices will be \$550,000+ as Mr. Reedy is a custom home builder and caters to higher end buyers. He plans to be the only builder in the subdivision. He is proposing to record the full plat but will stage the development over a number of years, into three phases (see attached phasing plan), similar to other recent plats approved. The rural road section that already exists along Anastasia Drive will be extended throughout the subdivision. Future road connections are provided to the west and east to neighboring developable property. A temporary 12 ft easement for ingress & egress to and from Shorey Ave has been provided for and will be constructed to allow for emergency access use until a second dedicated access is provided to a public right of way at a future date. It runs along the eastern edge of the development through Lot 5 and continues north to Shorey Avenue via a route created by a CSM they recorded earlier this year. This easement has been approved by the Public Works Director. Staff have also verified that the proposed lots to be created meet the SF-L Zoning dimension and density requirements.

The public hearing was duly noticed as a Class 2 notice on November 24 and December 1. Notices were also mailed out to all property owners within 300 feet of the property. To date, no written correspondence has been received.

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

1. The temporary road easement line type should be changed so it doesn't match the line type being used for the utility easement along the road right of way.
2. To require Park & Recreation Impact Fee at time of building permit issuance in lieu of a land dedication for parkland.

REQUEST FOR CONSIDERATION

3. 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.
4. Show WPS, Charter, Frontier and any other easements on the final plat and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
5. To work with the USPS to find Postmaster approved locations for the CBU's if they require for mail delivery here.
6. Execution of Development Agreement in accordance with Section 74.703 which requires a performance guarantee (ie. Financial security, bond, etc) for public improvements based on the level of completeness of the public improvements at the time of filing of the final plat and which also included conditions upon which building permits may be issued, among other things.

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

Attached Docs: Hearing Notice, Draft Written Determination Form, Proposed Preliminary Plat of Bull Junior View, Proposed Phasing Plan.

Committee Action: None to date.

Fiscal Impact: TBD. 23 Single Family Home lots. Reedy will be the only builder and as a custom home builder typically his home values tend to be higher than recent new subdivisions going in.

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

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

REZONE REQUEST

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 12/15/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 12/15/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action, and the request moves on to the Village Board 12/15/25 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

REQUEST FOR CONSIDERATION

PRELIMINARY PLAT REQUEST

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the preliminary plat and forwards the recommendation on to the Village Board 12/15/25 meeting agenda with the following conditions:
1. The temporary road easement line type should be changed so it doesn't match the line type being used for the utility easement along the road right of way.
 2. To require Park & Recreation Impact Fee at time of building permit issuance in lieu of a land dedication for parkland.
 3. 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.
 4. Show WPS, Charter, Frontier and any other easements on the final plat and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
 5. To work with the USPS to find Postmaster approved locations for the CBUs if they require for mail delivery here.
 6. Execution of Development Agreement in accordance with Section 74.703 which requires a performance guarantee (ie. Financial security, bond, etc) for public improvements based on the level of completeness of the public improvements at the time of filing of the final plat and which also included conditions upon which building permits may be issued, among other things.
 7. Any other conditions required by the PC at the meeting.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the preliminary plat and forwards the recommendation on to the Village Board 12/15/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action, and the request moves on to the Village Board 12/15/25 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

ADDITIONAL ACTION: Forward recommendation to the BOT for 12/15/25 meeting
BOT Consideration of Ordinance to Amend Zoning Map & approve Preliminary Plat
If approved, staff will publish ordinance & Update Zoning Map
Notify Applicant (Staff)
Future reviews and approvals of final plat
Recording of final plat at MCROD



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

Application/Petition No.: **20250424**

Hearing Date: **December 8, 2025**

Applicant: **Chris Reedy, Reedy Builders, LLC/Dustin Vreeland, Vreeland & Associates**

Property Location: **Lot 1 of Certified Survey Map No. 20027, recorded as Document No. 1913670, being a part of the West Halt (W1/2) of the Northwest Quarter (NW1/4) of Section 34, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.**

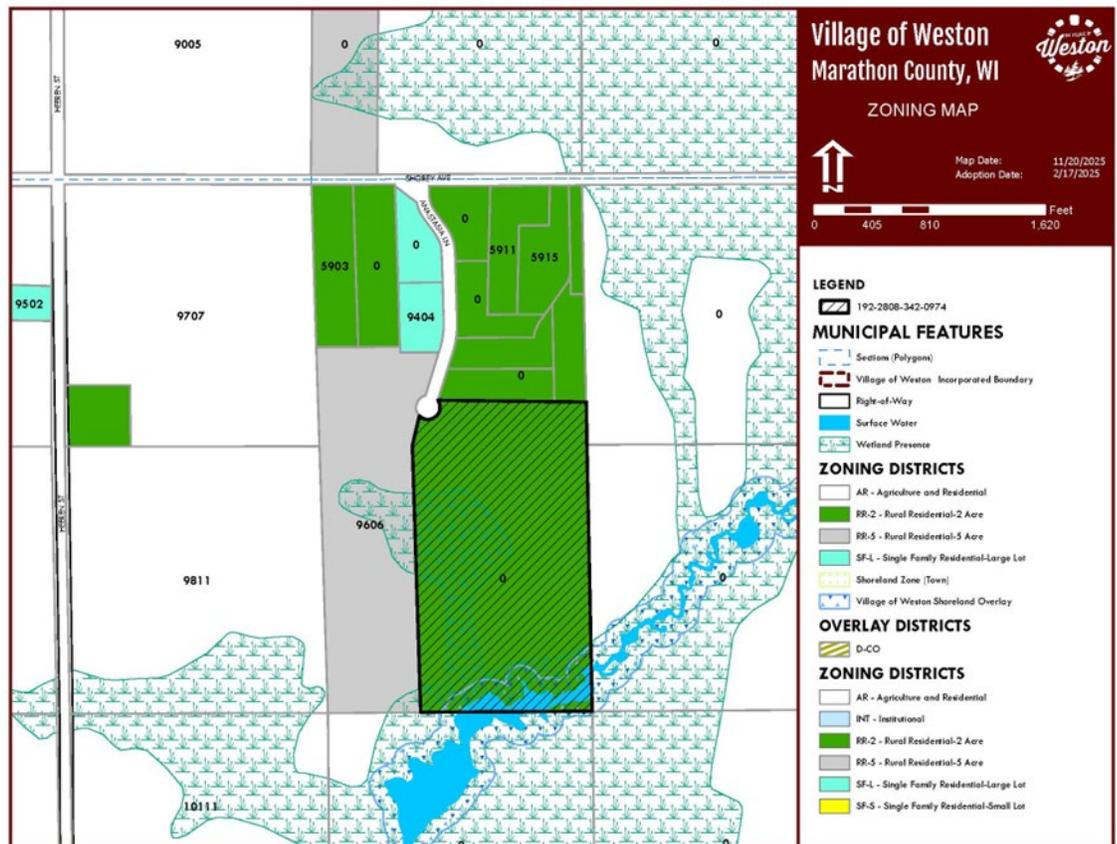
Property Owner: **Reedy Builders, LLC**

Description: **A rezoning of 30.4370 acres from RR-2 to SF-L.**

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: **RR-2 Rural Residential – 2 Acres**



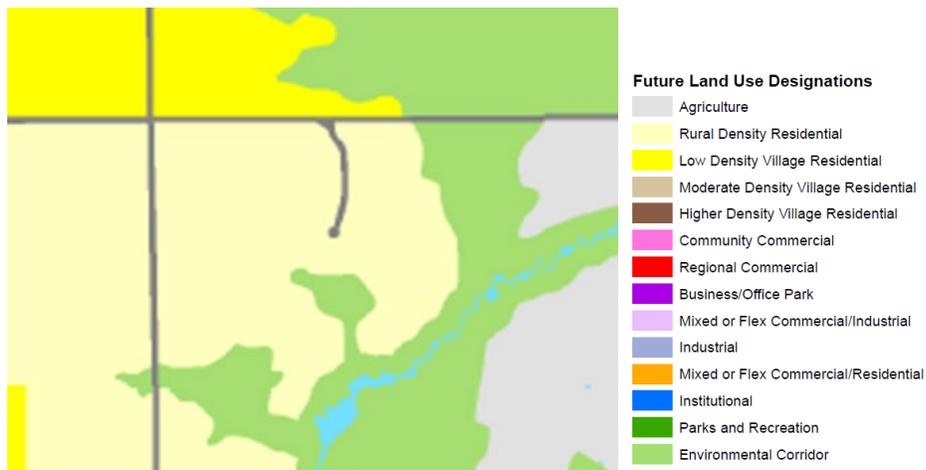
Definition:
 94.2.02(1)(c)

RR-2 Rural Residential 2 Acres. The RR-2 district is intended for mainly single family detached residential development on minimum two acre sized rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district may be served by private on-site wastewater treatment systems (POWTS), and roadways within a rural cross section. The RR-2 district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: RR Rural Residential; SR Suburban Residential)

Proposed Zoning **SF-L Single Family Residential-Large Lot**

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)

Future Land Use: **Rural Density Residential**



FLU Description: The Rural Density Residential FLU is described as 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.

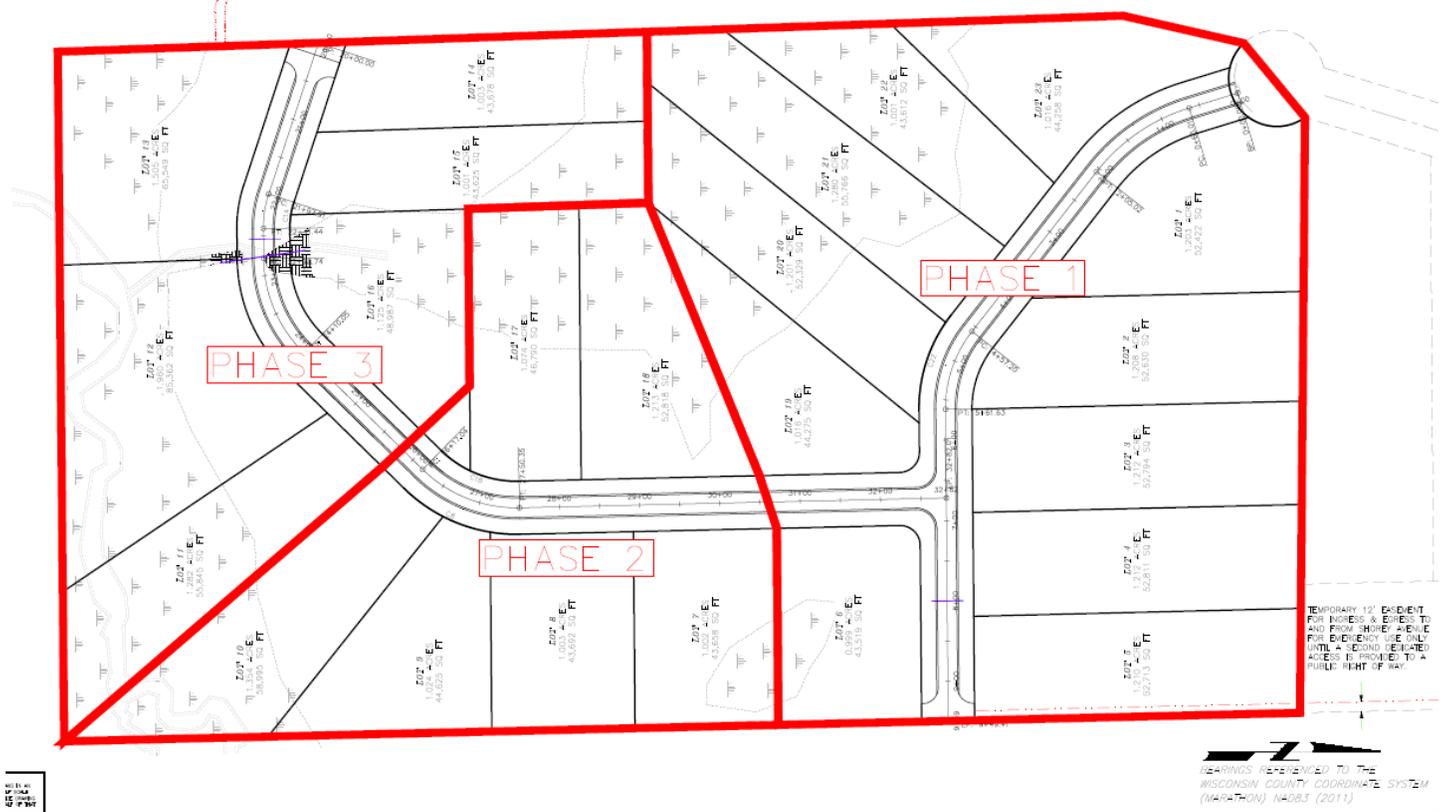
DETERMINATION (To be Completed by Plan Commission):

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. The current zoning map contains an error, showing a use or development inconsistent with actual or intended land use.
 2. Changed conditions—such as new data, infrastructure, development, annexation, or zoning updates—make the property better suited for a different zoning district.
 3. Changes in growth patterns or rates create a need for 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:

Reedy Builders LLC are looking to rezone this large parcel to continue developing the area residentially. Previously this area had been discussed for residential subdivision in the early 2000's as the Carisbrooke Estates Subdivision. At the time, sewer and water were to be extended to it, which became cost prohibitive, so Reedy Builders instead created a Ghost Plat of the area and started splitting lots off via Certified Survey Map. This new subdivision layout does deviate from that Ghost Plat.

The proposed subdivision, Bull Junior View Subdivision, would consist of 23 new single family home lots. They are proposing to record the whole plat but develop the subdivision in 3 Phases.



CURRENT PROPERTY CONDITIONS:

The proposed property for the subdivision is currently vacant. There is a number of wetlands spread throughout the site restricting the buildability of some of the land.

STAFF RECOMMENDATION:

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

The change is consistent with the Comprehensive Plan. The SF-L zoning district is one of the typical implementation districts within the Rural Density Residential.

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 12/15/25 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 12/15/25 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 12/15/25 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

PC ACTION TAKEN:

Plan Commission Determination on 12/8/25:	RECOMMEND APPROVAL/DENIAL
--	----------------------------------

VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

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

Board of Trustees Determination on 12/15/25:	APPROVE / DENY
---	-----------------------

Revision Requested
12/03/2025 9:04:08 AM

PRELIMINARY
BULL JUNIOR VIEW

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 34, TOWNSHIP 28 NORTH, RANGE 8 EAST,
VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

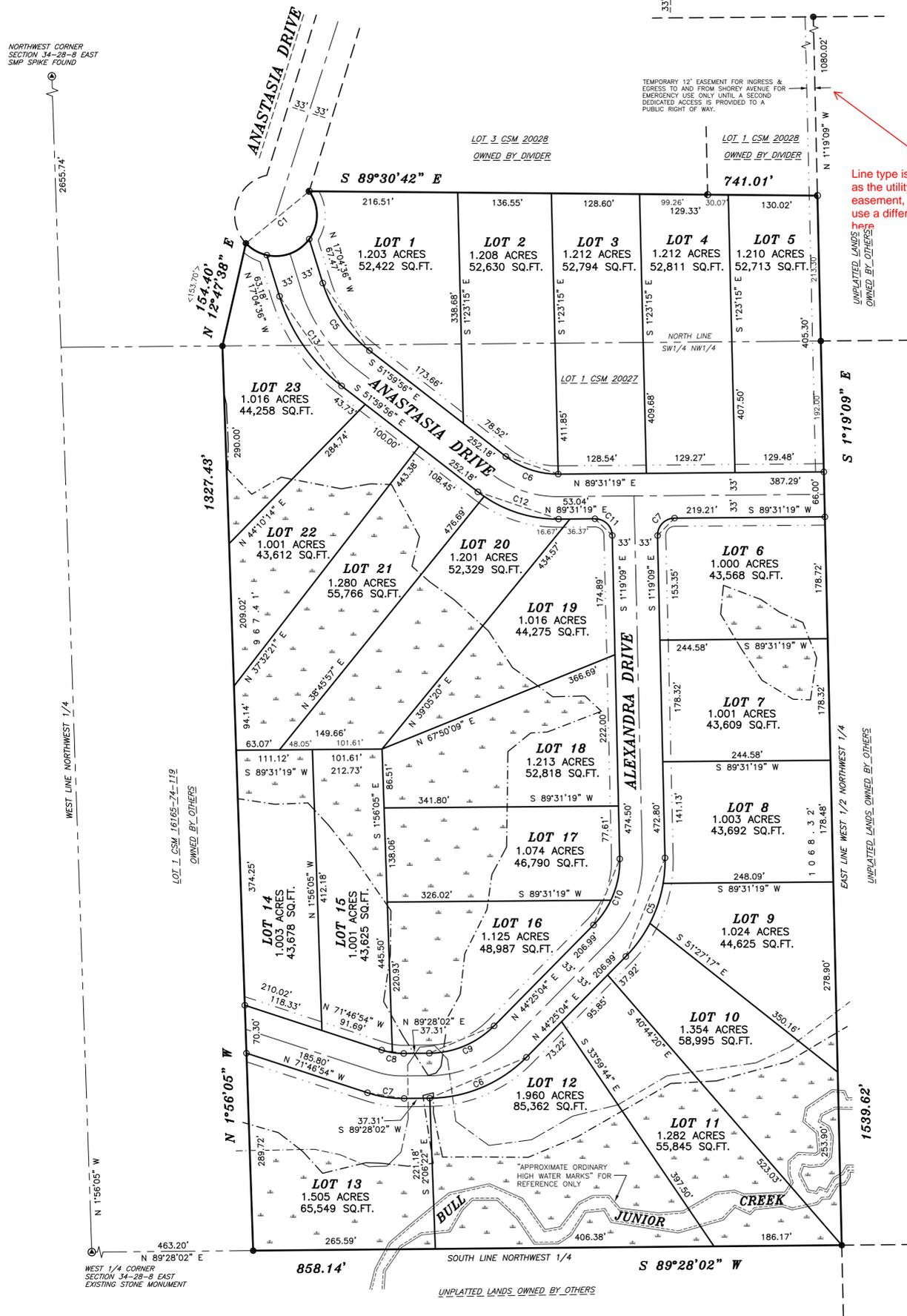
VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR: **REEDY BUILDERS LLC**

FILE #: 23-0439 SUBDIVISION
DRAWN BY: DUSTIN M. VREELAND
DRAFTED BY: TIMOTHY G. VREELAND

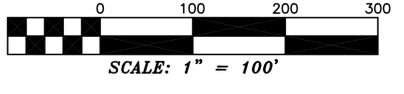
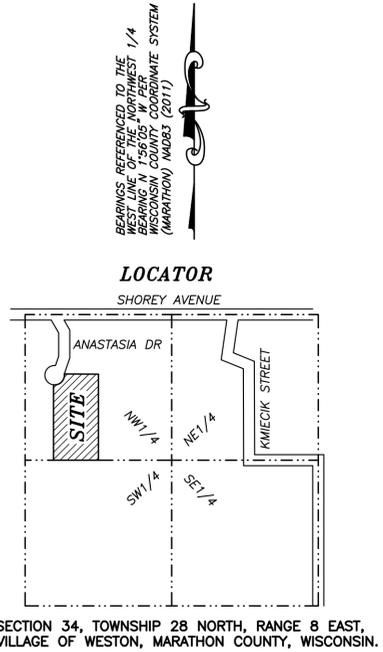
SHEET 1 OF 2 SHEETS

Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	60.00'	180.57'	172°26'11"	N 50°25'56" E 119.74'	S 43°20'59" E	N 35°47'10" W
LOT 1	60.00'	74.92'	71°32'29"	S 0°00'55" E 70.15'		
ROAD	60.00'	70.05'	66°53'37"	S 69°12'07" W 66.14'		
LOT 23	60.00'	35.61'	34°00'05"	N 60°21'02" W 35.09'		
C2	200.00'	121.90'	34°55'20"	N 34°32'16" W 120.02'	N 51°59'56" W	N 17°04'36" W
C3	122.50'	82.27'	38°28'45"	N 71°14'19" W 80.73'	S 89°31'19" W	N 51°59'56" W
C4	25.00'	39.64'	90°50'28"	S 44°06'05" W 35.61'	S 89°31'19" W	S 1°19'09" E
C5	200.00'	159.65'	45°44'13"	S 21°32'58" W 155.45'	S 1°19'09" E	S 44°25'04" W
LOT 8	200.00'	37.52'	10°44'57"	S 4°03'20" W 37.47'		
LOT 9	200.00'	61.92'	17°44'23"	S 18°18'00" W 61.68'		
LOT 10	200.00'	60.21'	17°14'53"	S 35°47'37" W 59.98'		
C6	200.00'	157.25'	45°02'58"	S 66°56'33" W 153.23'	S 44°25'04" W	S 89°28'02" W
C7	166.00'	54.33'	18°45'04"	N 81°09'26" W 54.08'	S 89°28'02" W	N 71°46'54" W
C8	100.00'	32.73'	18°45'04"	S 81°09'26" E 32.58'	S 71°46'54" W	N 89°28'02" E
LOT 15	100.00'	16.11'	9°13'41"	S 76°23'44" E 16.09'		
LOT 16	100.00'	16.62'	9°31'24"	S 85°46'16" E 16.60'		
C9	134.00'	105.36'	45°02'58"	N 66°56'33" E 102.67'	N 89°28'02" E	N 44°25'04" E
C10	134.00'	106.97'	45°44'13"	N 21°32'58" E 104.15'	N 44°25'04" E	N 1°19'09" W
LOT 16	134.00'	44.52'	19°02'10"	N 34°53'59" E 44.32'		
LOT 17	134.00'	62.45'	26°42'02"	N 12°01'52" E 61.88'		
C11	25.00'	38.90'	89°09'32"	N 45°53'55" W 35.09'	N 1°19'09" W	S 89°31'19" W
C12	188.50'	126.59'	38°28'45"	S 71°14'19" E 124.23'	S 51°59'56" E	N 89°31'19" E
LOT 20	188.50'	115.29'	35°02'40"	N 72°57'21" W 113.51'		
LOT 21	188.50'	11.30'	3°26'05"	N 53°42'59" W 11.30'		
C13	266.00'	162.13'	34°55'20"	N 34°32'16" W 159.63'	N 51°59'56" W	N 17°04'36" W



SHOREY AVENUE

Line type is the same as the utility easement, should use a different type here



- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
 - = 0.75" REBAR FOUND IN PLACE
 - = 1.25" x 18" IRON ROD 4.173 POUNDS PER FOOT SET
 - CSM = CERTIFIED SURVEY MAP
 - > — = PREVIOUSLY RECORDED AS
 - — — = 12' UTILITY EASEMENT
 - ALL OTHER LOT CORNERS 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET

*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.

— = WETLANDS AS DELINEATED BY STAR ENVIRONMENTAL ON 5/2025

--- = APPROXIMATE LOCATION OF FLOOD PLAIN PER FEMA MAPPING.

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 20027, RECORDED IN DOCUMENT NUMBER 1913670, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF GUY C. REEDY OF REEDY BUILDERS LLC., OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



TIMOTHY G. VREELAND P.L.S. 2291
SURVEY PERFORMED SEPTEMBER 11TH, 2025

DATED THIS 29TH DAY OF OCTOBER, 2025

OWNERS CERTIFICATE OF DEDICATION

I, GUY C. REEDY OF REEDY BUILDERS LLC., DO HEREBY CERTIFY THAT IT CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. IT ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE VILLAGE OF WESTON AND THE DEPARTMENT OF ADMINISTRATION FOR APPROVAL OR OBJECTION PER s.236.10 OR s.236.12.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS _____ DAY OF _____, 20____.

GUY C. REEDY
REEDY BUILDERS LLC.

STATE OF WISCONSIN)
MARATHON COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED GUY C. REEDY OF REEDY BUILDERS LLC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE BOARD RESOLUTION

RESOLVED THAT THE PLAT OF BULL JUNIOR VIEW, A PLAT IN THE VILLAGE OF WESTON, IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON. REEDY BUILDERS LLC, GUY C. REEDY, OWNER OF THE LANDS.

DATE APPROVED _____ PRESIDENT MARK MALONEY _____

DATE SIGNED _____ PRESIDENT MARK MALONEY _____

VILLAGE CLERK,

I, PAMELA BREHM, CLERK OF THE VILLAGE OF WESTON, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON.

PAMELA BREHM

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

REGISTER OF DEEDS
MARATHON COUNTY, WI

RECEIVED FOR RECORD THIS _____
DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M. IN PLAT
CABINET NO. _____ ON PAGE _____

DOCUMENT NO. _____

REGISTRAR _____

PRELIMINARY
BULL JUNIOR VIEW

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 6103 DAWN STREET WESTON, WI 54478 PH (715) 241-0947 tim@vreelandassociates.us
PREPARED FOR: REEDY BUILDERS LLC
FILE #23-0439 SUBDIVISION
DRAWN BY: DUSTIN M. VREELAND
DRAFTED BY: TIMOTHY G. VREELAND

SHEET 2 OF 2 SHEETS

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by the Village of Weston, "Grantor" to

Wisconsin Public Service, "Grantee"

TDS Metrocom, "Grantee"

Frontier Communications Corporation, "Grantee"

their respective successors and assigns, to construct, install, operate, 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 and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, access, along and upon the property shown within those areas on the map designated as "Utility Easement" and the property designated on the map 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, therein, or on adjacent lots: also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the right herein given, and the right to enter upon the subdivision 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 the 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 assignees of all parties hereto.

NO UTILITY TRANSFORMER OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, JESSICA TRAUTMAN, BEING THE DULY ELECTED, QUALIFIED AND ACTING DIRECTOR OF FINANCES FOR THE VILLAGE OF WESTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF BULL JUNIOR VIEW.

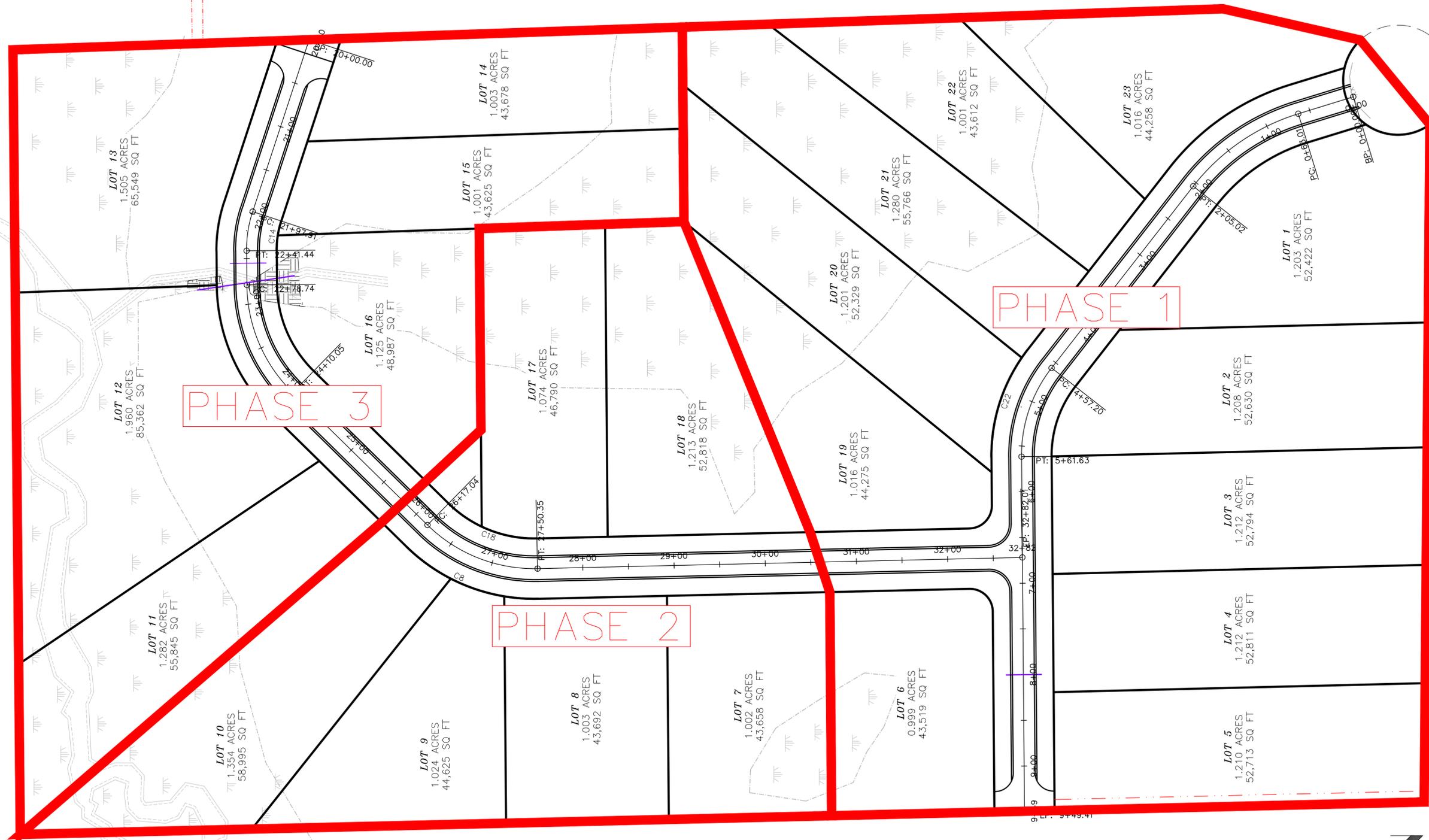
DATE _____ DIRECTOR OF FINANCES _____
JESSICA TRAUTMAN

CERTIFICATE OF COUNTY TREASURER OR DEPUTY TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OR DEPUTY TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF BULL JUNIOR VIEW.

DATE _____ COUNTY TREASURER OR DEPUTY _____



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

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

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *PROPOSED OVERALL & PHASING PLAN*

PROJECT: BULL JUNIOR VIEW

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN



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

PREPARED FOR: CHRIS REEDY

PLAN DATE: OCTOBER 28TH, 2025

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & TV
FILE NO.: 23-0349 ENGINEERING
DATE: MAY 5TH, 2025
SCALE: 1" = 60'
SHEET: C2

**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, December 8, 2025 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider an application (**Project 20250439**) filed by applicant **Nick Bancuk, Marathon Technical Services, LLC**, on behalf of tenant **River View Construction** and property owner **4801 Ross Avenue LLC**. The request is for a **Conditional Use Permit** at **4801 & 4803 Ross Avenue**, to allow for a **salt storage bin** within the **WHP-A (Wellhead Protection – Zone A) Overlay District**, where such land uses are only permitted through the granting of a Conditional Use Permit.

Legal Description of the Property:

Part of the Southwest 1/4 of the Northeast 1/4 and Part of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 6355, recorded in Volume 23, Page 183, as Document No. 945024, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin. (192 2808 161 0966)

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

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

Dated: **November 20, 2025.**

Valerie Parker, Commission Clerk

Legal Ad Run: November 24, 2025, and December 1, 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, December 8, 2025, at 6:00 p.m.** in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road.

An application for Conditional Use Permit (**Project #20250439**) has been filed by **Nick Bancuk, Marathon Technical Services, LLC**, on behalf of tenant **River View Construction** and property owner **4801 Ross Avenue LLC**. The request is for a Conditional Use Permit at **4801 & 4803 Ross Avenue**, to allow for an existing salt storage bin within the WHP-A (Wellhead Protection – Zone A) Overlay District, where such land uses are only permitted through the granting of a Conditional Use Permit.

Property Owner – 4801 Ross Avenue, LLC

Parcel: 192 2808 161 0966

Current Zoning: LI Light Industrial

Acreage: 3.4 acres

Legal Description:

Part of the Southwest 1/4 of the Northeast 1/4 and Part of the Southeast ¼ of the Northwest ¼ of Section 16, Township 28 North, Range 08 East, described in Certified Survey Map No. 6355, recorded in Volume 23, Page 183, as Document No. 945024, in the Marathon County Register of Deeds, located in the Village of Weston, Marathon County, Wisconsin.

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 20th day of November 2025.

Valerie Parker, Commission Clerk

Run: November 24, 2025, and December 1, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, December 8, 2025
Description:	Public Hearing – Project #20250439 - Conditional Use Permit request at 4801 Ross Ave, to allow for a salt storage shed within the WHP-A (Wellhead Protection – Zone A) Overlay District. (Habeck/River View Construction)
From:	Jennifer Higgins, Planning and Development Director/Zoning Administrator Audrey Webster, Assistant Planner
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by River View Construction to allow for a salt storage shed to remain within the LI (Limited Industrial) District and WHP-A (Wellhead Protection – Zone A) Overlay District

BACKGROUND

River View Construction is a tenant located at 4801 Ross Ave and is a construction company which provides services including landfill construction, excavation, trucking, commercial snow removal, and landscaping/restoration.

For the past several years, there has been a salt storage shed located on the property without the knowledge that a CUP is required for that land use in the WHP-A Overlay District. The salt storage shed is 752 sq ft in size, and the site plan proposes installing a curb of 4.25 inches at the opening of the storage shed. The business uses the salt storage shed from November 1st to April 1st loading salt during snow events and will sweep up any salt outside of the shed area after loading. There are 1 to 2 employees that load salt during snow events as needed. The CUP is required for all the salt storage sheds in the Wellhead Protection District Zone.

Wellhead Protection

The salt will be stored in the existing shed. The shed contains a concrete floor and adequate structural components to account for safe storage. The salt storage shed is a concern for the wellhead protection area. Per the information submitted by the applicant and similar environmental impact studies submitted recently for properties near this location, DPW Michael Wodalski does not require a full environmental impact study submitted for this CUP. He felt the engineer's provided statement was sufficient based on similar submittals in the vicinity of the well and this site. The applicant has shown on submitted documents that the shed is open to the northeast so a 4.25 inch curb is being constructed to reduce the possibility of the salt infiltrating into the ground and drainage from the shed.

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

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

Committee Action:	N/A
--------------------------	-----

Fiscal Impact:	TBD
-----------------------	-----

REQUEST FOR CONSIDERATION

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

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20250439, allowing River View Construction, to have a salt storage shed within the WHP-A (Wellhead Protection – Zone A) Overlay District

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

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

Village of Weston Marathon County, WI



ZONING MAP



Map Date: 11/17/2025
Adoption Date: 2/17/2025



LEGEND

- 4801 Ross Ave
- WELLHEAD PROTECTION OVERLAY**
- Zone A 1-Year Municipal Well Recharge Area
- Zone B 5-Year Municipal Well Recharge Area
- MUNICIPAL FEATURES**
- Sections (Polygons)
- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence

ZONING DISTRICTS

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

OVERLAY DISTRICTS

- D-CO

ZONING DISTRICTS

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



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

Application/Petition No.: **20250439** Hearing Date: **December 8, 2025**
Applicant: **Nicholas Bancuk Project Engineer at Marathon Technical Services LLC, 1699 Schofield Ace, Suite 115, Schofield, WI 54476**
Location: **4801 Ross Ave, Weston, WI 54476**
Description: **A conditional use permit (CUP) application to allow a salt storage shed located in the LI Limited Industrial zoning district and in the WHP-A Overlay District via CUP. The salt shed storage has existed on the property for several years with the owner not knowing a CUP was required by the Village.**

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

GENERAL INFORMATION:

Zoning: **LI Limited Industrial**
Definition: The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution).
94.2.02(3)f

Sec 94.6.03 WHP Wellhead Protection Area Overlay District

5. Conditional Use Permit Application Review Requirements.

- a. Application. In addition to conditional use permit application requirements in Section 94.16.06, the request shall include an environmental impact study or environmental assessment prepared by a licensed environmental engineer. Said report shall be forwarded to an engineer designated by the Village for recommendation and final decision by the Village. The applicant shall reimburse the Village for all consultant fees associated with this review at the invoiced amount plus administrative costs.
- b. Criteria. General criteria for conditional use permit approval are included within Section 94.16.06(7). In its consideration of conditional use permit applications for one of the listed conditional uses in subsection (4) within the associated Wellhead Protection Area overlay district, the Plan Commission shall also consider the following additional criteria:
 - i. The Village's responsibility as a public water supplier to protect and preserve public health, safety and welfare.
 - ii. The potential of the proposed use to seriously threaten or degrade groundwater quality.
 - iii. The availability of alternative uses, locations, and operational characteristics, and the cost, effect, and extent of availability of such alternatives.
 - iv. The proximity of the applicant's property to other potential sources of contamination or vulnerable activities or uses.
 - v. The then-existing condition of the associated well, well field, well recharge area, and the vulnerability to further contamination.
 - vi. The direction of flow of groundwater and other factors in the area of the applicant's property which may affect the speed of the groundwater flow, including topography, depth of soil, extent of aquifer, depth to water table, and location of private wells.

- vii. The zone of contribution for, or distance from, the associated well within which the proposed use is located.
 - viii. Any other hydrogeological data or information which is available from any public or private agency or organization.
 - ix. The potential benefit, both economic and social, from the approval of the application.
- c. Approval Conditions. In its approval of any conditional use permit within the Wellhead Protection Area overlay district, the Plan Commission may impose conditions to provide:
- i. Environmental and/or safety monitoring to indicate whether the potential sources of contamination may be emitting any contaminants.
 - ii. A financial guarantee in a form and amount determined by the Village for future monitoring and cleanup costs.
 - iii. Any requirement authorized for existing potential sources of contamination and land uses under subsection (6).

DETERMINATION (To be completed by the Plan Commission):

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

BACKGROUND INFORMATION:

Scott Habeck operates River View Construction and is a tenant located at 4801 Ross Ave. River View Construction is a construction company which provides services including landfill construction, excavation, trucking, commercial snow removal, and landscaping/restoration. For the past several years, there has been a salt storage shed located on the property without the knowledge that CUP is required for that land use in the WHP-A Overlay District. The salt storage shed is 752 sq ft in size, and the site plan proposes installing a curb of 4.25 inches at the opening of the storage shed. The business uses the salt storage shed from November 1st to April 1st loading salt during snow events and will sweep up any salt outside of the shed area after loading. There are 1 to 2 employees that load salt during snow events as needed. The CUP is required to all the salt storage shed in the Wellhead Protection District Zone.

CURRENT PROPERTY CONDITIONS:

The subject property is 3.4 acres with eight storage buildings on site, 810 sq ft, 886 sq ft, 805 sq ft, 1510 sq ft, 3230 sq ft, 1213 sq ft, 752 sq ft, and 1145 sq ft. The salt storage shed on the property is constructed of cement blocks and a metal roof.

PLAN COMMISSION ACTION OPTIONS:

1) Approve the Conditional Use Permit at 4801 Ross Ave, with the following conditions:

1. The use of the property and construction of the structure shall be consistent with the site plan, operational plan and salt storage facility specs as submitted and as shown in "Exhibit A".
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. The use shall comply with all of the performance standards in Article 12.
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.
6. Any other conditions the PC sees fit after the hearing.

2) Deny the Conditional Use Permit at 4801 Ross Ave.

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20250439

This CONDITIONAL USE PERMIT is issued as of 8th day of December 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to SCOTT HABECK, RIVER VIEW CONSTRUCTION of 4801 Ross Ave, Weston, WI 54476.

WHEREAS, 4801 ROSS AVENUE LLC is the owner of the property described below in the Village of Weston, and which property is subject to a lease agreement whereby SCOTT HABECK, RIVER VIEW CONSTRUCTION intends to UTILITZE A SALT STORAGE SHED IN THE WELLHEAD PROTECTOIN DISTRICT ZONE A - WHP-A Zoning District. The said property upon which said activity is to take place is more particularly described as follows:

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

WHEREAS, the property described above is in the LI LIMITED INDUSTRIAL with WHP-A Zoning District of the Village of Weston, which permits the SALT STORAGE SHED in said zoning district by conditional use permit; and

WHEREAS, SCOTT HABECK, RIVER VIEW CONSTRUCTION has requested a conditional use permit for the property with 4801 ROSS AVENUE LLC's permission, per Section 94.6.03 *WHP Wellhead Protection Area Overlay District* of the Village of Weston Zoning Ordinance, so as to allow a SALT STORAGE SHED 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 December 8, 2025, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

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

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

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grants 4801 ROSS AVENUE LLC, SCOTT HABECK, RIVER VIEW CONSTRUCTION a conditional use permit for the property described above, for a SALT STORAGE SHED as defined in 94.6.03(4) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of the property and construction of the structure shall be consistent with the site plan, operational plan and salt bin specs as submitted and as shown in "Exhibit A".
2. Any changes to the use, structure, or location as submitted as "Exhibit A", shall require submittal of a new Conditional Use Permit application.
3. The use shall comply with all of the performance standards in Article 12.
4. Once finalized, the salt storage shed plans must be submitted an Amendment to the Conditional Use Permit.
5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

Exhibit A

DRAFT



MTS

Marathon Technical Services LLC
1699 Schofield Ave, Suite 115
Schofield, WI 54476

Consulting Engineers

Municipal Infrastructure, Site and Commercial Building Design

November 6, 2025

Audrey Webster
Assistant Planner
Village of Weston
4747 Camp Phillips Road
Weston, WI 54476

RE: 4803 Ross Avenue – Conditional Use Permit

Dear Ms. Webster,

The owner of 4803 Ross Avenue, 4801 Ross Avenue LLC, is applying for a Conditional Use Permit to have a salt storage shed located at their facility. The structure has been in place and has been being used for salt storage for several years. It was not known that a Conditional Use Permit was required until the owners received a letter from you.

The Wisconsin Administrative Code NR Chapter 811 requires that salt storage facilities be located a minimum of 1200 feet from private water wells. There are several wells located within that 1200 feet radius from the salt storage facility.

NR 811.12(5)(d) states: “Minimum separation from contamination sources. The well shall be adequately separated from potential sources of contamination. Unless a hydrogeologic investigation indicates lesser separation distances would provide adequate protection of a well from contamination or department approved treatment is installed to address the potential contamination concerns, the minimum separation distances shall be:” and then the code gives setback distances to different items, including 1200 feet for salt sheds.

The existing and proposed salt storage shed has a concrete floor, roof, and is fully enclosed on the west side. The north side abuts to another covered loading area. The east side is open for loading and unloading salt, and the south side has a 3 feet tall opening. The owner proposes to install a curb on the open side in order to contain potential runoff from any rainwater that may enter the salt shed and keep it from entering the storm sewer, stormwater basin, and eliminating opportunities for the runoff to enter the groundwater.

Most storms come out of the north or west, so having an opening on the south and having the east be the open side is the best case scenario to keep rain fall out of the salt shed. The 100-year design storm for Weston is 5.80 inches. Assuming a salt porosity of 0.32, a 100-year storm raining

on the salt pile would result in 8.5 inches of saturated depth. With the roof covering, west and north sides enclosed, and a minor opening on the south, it is reasonable to assume that less than the 100-year rain event will actually enter the salt storage shed.

The owner will place a curb of 4.25 inches at the opening of the salt storage shed in order to contain half of the 100-year design rainfall. This is adequate to prevent runoff from potentially entering the groundwater and contaminating wells.

In addition, the owner agrees to sweep the area outside of the salt storage shed after loading trucks in order to keep the salt in the shed and not on the apron in front of it.

Attachments have been included that show the location of the salt storage shed on the property and the location of the proposed 4.25 inch curb.

Sincerely,

Nicholas Bancuk

Nicholas Bancuk, PE
Project Engineer

Tuesday, November 11, 2025

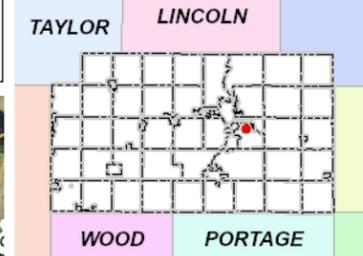
Operation Plan for Salt Storage

4801 Ross Ave, LLC

4801 Ross Ave

Weston WI 54476

1. **Name of Business:** 4801 Ross Ave, LLC,
2. **Tenant** River View Construction
3. **Number of current Employees:**
 - a. 1 to 2 employees to load salt during snow events as needed
4. **Hours of Operation:** Depending on weather event, 8 hrs per day up to 24 hrs per day as needed.
5. **Proposed Building Activities:** Loading salt during snow events.
Salt Storage from Nov 1 – April 1.
Any salt outside of shed area after loading will be swept up.



- Legend**
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

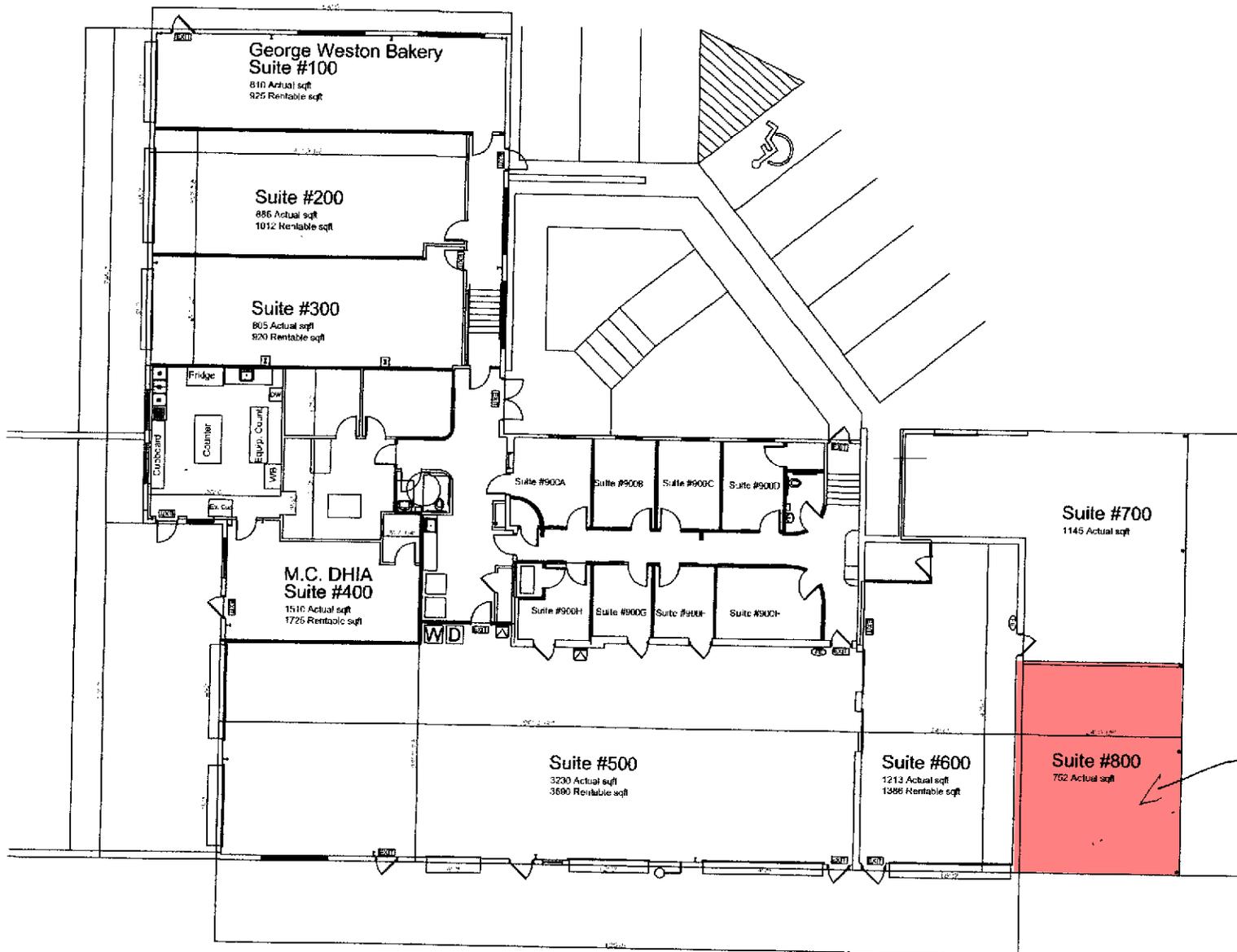
55.42 0 55.42 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Suite 900A Actual 173 sqft Rentable 198 sqft
Suite 900B Actual 134 sqft Rentable 153 sqft
Suite 900C Actual 134 sqft Rentable 153 sqft
Suite 900D Actual 162 sqft Rentable 185 sqft
Suite 900F Actual 106 sqft Rentable 121 sqft
Suite 900G Actual 106 sqft Rentable 121 sqft
Suite 900H Actual 138 sqft Rentable 158 sqft

SALT STORAGE



Suite #800
752 Actual sqft



Proposed 4.25" curb

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, December 8, 2025
Description:	Project 20250444 – Certified Survey Map with Road Right of Way Dedication for 2819 Ross Avenue. (PIN 192-2808-172-0989)
From:	Jennifer Higgins, Director of Planning and Development Michael Wodalski, Director of Public Works
Question:	Should the Plan Commission recommend approval to the Board adoption of the Certified Survey Map, thereby adding additional road right of way to the Village street network?

Background

Brenda Walters of RBW Properties LLC owns the property at 2819 Ross Avenue. The property is currently zoned SF-S Single Family Residential Small Lot and contains a single-family home with detached garage. Ms. Walters is proposing to divide the property into 4 lots and in doing so would create an extension of Barclay Way that would terminate in a cul-de-sac on her property. An additional 25' outlot is also being proposed which will be used for utility and pedestrian access. Ms. Walters has discussed in the future of wanting to remove the house that will remain on the new Lot 4 and work with the Village on multifamily options there. Creating the outlot will allow for looping of sewer and water and an access point for the Lot 4 development to get to the Misty Pines Subdivision sidewalk network and use it to get to the Village's retail corridor safer than using Ross Avenue.

Certified Survey Map (CSM) regulations are found in Chapter 74 [Article 5](#). Since this CSM contains road right of way dedication it is not considered a Minor Land Division and therefore the approval authority is through the PC/BOT.

Minor Land Division: A land division proposed to be completed by certified survey map that does not:

- *Include or involve the dedication of land to the public, such as for public roads, parks, or stormwater facilities.*
- *Require, in the determination of the Zoning Administrator or Director of Public Works, a development agreement under Section 74.7.03; or*
- *Raise issues related to compliance with this Chapter, other chapters of the Village's Municipal Code, or the Village of Weston Comprehensive Plan, in the determination of the Zoning Administrator.*

The approval process for the CSM is as follows:

Sec. 74.5.02(4) outlines the process the Plan Commission can take for approval.

Village Plan Commission Action. Except as provided under subsections (3)(a) or (5), the Plan Commission shall review the CSM for conformance with this Chapter and all other applicable ordinances and statutes, and shall, within 45 days from the date of a complete application submittal, recommend Village Board approval, conditional approval, or rejection of the CSM. The Commission shall transmit such map along with its recommendations to the Village Board, including reasons for a recommended rejection or any conditions on a recommended approval.

REQUEST FOR CONSIDERATION

If the PC recommends approval, the BOT will then take action under Sec. 74.5.02(6)

Village Board Action. For CSMs governed by subsections (4) or (5), the Village Board shall within 60 days from the date of a complete submittal, approve, conditionally approve, or reject the CSM. Village Board approval of the CSM may be conditioned upon the execution of the development agreement under Section 74.7.03.

Staff has reviewed the CSM and finds no issues with the proposed content of the CSM. All new lots meet the SF-S zoning regulations for density and dimensions. The CSM will need to be revised before executed to include language about the Village President and Clerk signing the document not just Staff. Director Wodalski is still working with Ms. Walters and her team on the construction plans for the extension of Barclay Way and sewer and water to lots 1 through 3 to allow for them to be developed as single family housing lots next year. This will all be finalized through the Development Agreement between the Village and Ms. Walter that Administrator Gebert and Director Wodalski are still in process with. These all will be listed as conditions of the approving resolution.

Staff recommends approval with the following conditions added:

1. The execution of a development agreement with the Village that assures the public improvement (primarily the street) will be constructed to Village standards, at no cost to the Village. The agreement will address the timetable for completion of the street and require an acceptable security from the developer (bond or letter of credit), in accordance with the Village's subdivision code; and
2. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
3. Park and Recreation Impact fees will be collected at time of building permit issuance for the new lots created; and
4. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required. **[NOTE: CSM revision has been requested to meet this requirement prior to BOT meeting]**

Attached Docs: Draft CSM

Committee Action: None

FISCAL IMPACT: TBD – three additional housing units at this time. Potentially future MF.

Recommendation: Directors recommend approval with conditions outlined above.

Recommended Language for Official Action

I move to recommend approval to the BOT of the CSM with the conditions presented.

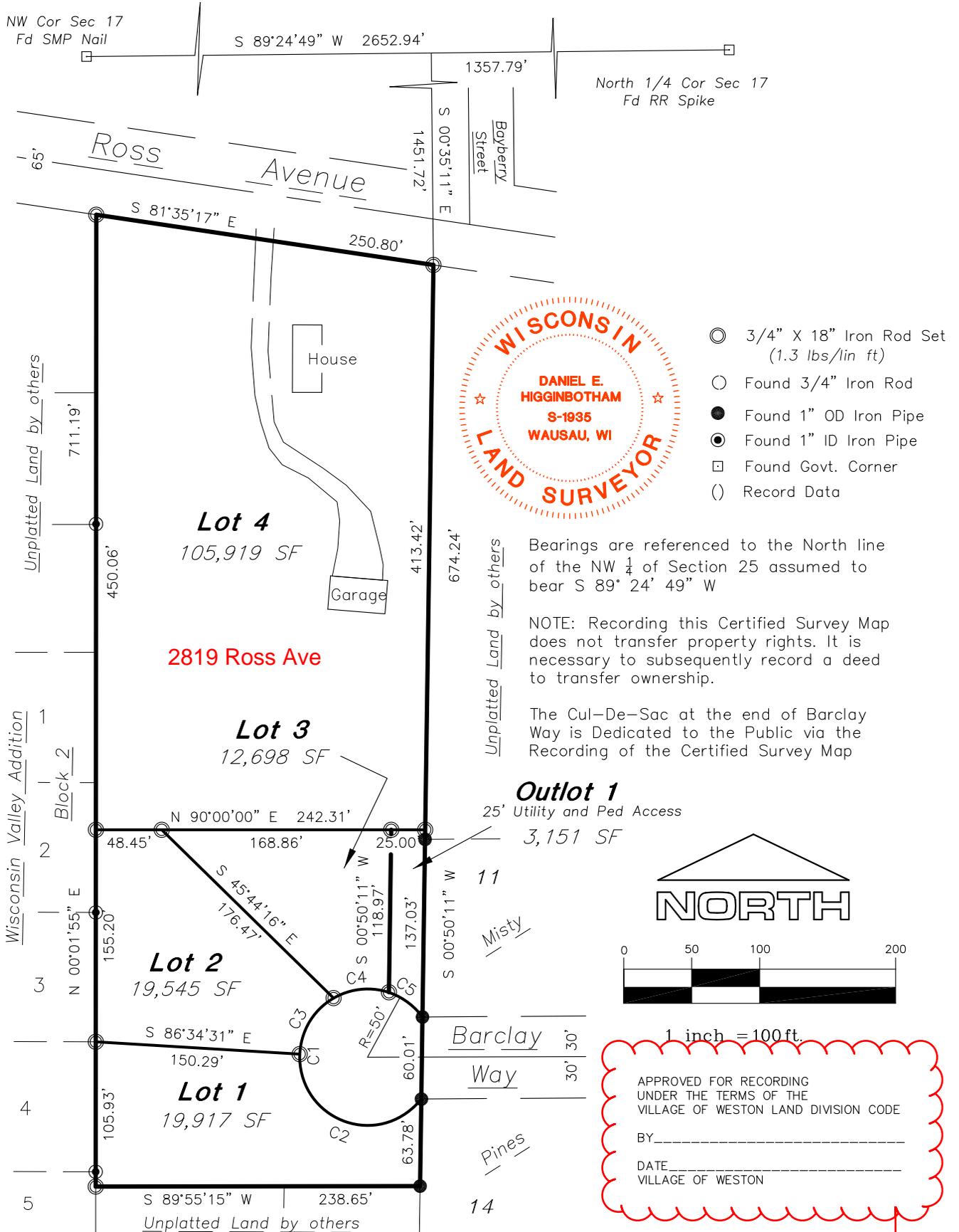
Additional action: Board review and adoption by Resolution (12/15/25)
Obtain BOT President & Clerk signature
Recording of CSM at MCROD

Revision Requested

12/03/2025 2:16:49 PM

Certified Survey Map No. _____

OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17,
TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON,
MARATHON COUNTY, WISCONSIN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	249.79'	60.01'	S 00°50'11" W	286°14'29"
C2	50.00'	126.43'	95.34'	S 69°50'46" E	144°52'35"
C3	50.00'	50.03'	47.97'	N 31°15'31" E	57°19'59"
C4	50.00'	42.20'	40.96'	S 84°06'24" W	48°21'46"
C5	50.00'	31.13'	30.63'	S 53°52'39" E	35°40'08"

Needs to be changed to show VB approval certificate.

1 inch = 100 ft.

APPROVED FOR RECORDING
UNDER THE TERMS OF THE
VILLAGE OF WESTON LAND DIVISION CODE

BY _____

DATE _____
VILLAGE OF WESTON

MARATHON COUNTY CERTIFIED SURVEY MAP

I, Daniel E. Higginbotham, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped by the order of RBW Properties, LLC part of the Southwest ¼ of the Northwest ¼ of Section 17, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin more particularly described as follows:

Commencing at the North ¼ Corner of Section 17; thence S 89° 24' 49" W, 1357.79 feet along the North line of the Northwest ¼ of Section 17; thence S 00° 35' 11" E, 1451.72 feet to the Southerly R/W of Ross Avenue and the point of beginning of the parcel described; thence S 0° 50' 11" W, 674.24 feet along the West line of Misty Pines Subdivision and the Northerly extension thereof; thence S 89° 55' 15" W 238.65 feet to the East line of Block 2 of the Wisconsin Valley Addition; Thence N 0° 01' 55" E, 711.19 feet along the East line of Block 2 of the Wisconsin Valley Addition and the Northerly extension thereof to the Southerly R/W of Ross Avenue; thence S 81° 35' 17" E, 250.80 feet along the Southerly R/W of Ross Avenue to the point of beginning of the parcel herein described

Said parcel contains 161,230 Square Feet or 3.70 Acres
Subject to all roadways and easements of record.

That this map is a true and correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes;

Dated this 17th day of November, 2025.

P.L.S. No. S-1935

OWNERS CERTIFICATE

As owner, RBW Properties, LLC, the undersigned, hereby certify that we caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. We further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Village of Weston

Witness the hand and seal of said Owners this _____ day of _____, 2025.

Brenda Walters (aka Brenda K. Walters), Managing Member

STATE OF WISCONSIN }
SS
COUNTY OF MARATHON }

Personally came before me this _____ day of _____, 2025, the above named Brenda Walters (aka Brenda K. Walters) for RBW Properties, LLC, and acknowledge that they executed the foregoing instrument as such persons and acknowledge the same

Notary Public _____.
My commission expires _____.

Plover River Land Co.,Inc
2625 Northwestern Avenue
Wausau, WI 54403
Sheet 2 of 2 Sheets

RBW Properties, LLC
243470 County Road WW
Wausau, WI 54403

Sample wording which needs to be added to the CSM

Village Board Approval Certificate

Resolved, that the Certified Survey Map in the Village of Weston and Rennes Development Corporation, Owner, are hereby approved by the Village Board of the Village of Weston.

Date _____ approved _____
Village President

Date _____ signed _____
Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Weston.

Village Clerk

Village of Weston Approval Certificate:

Reviewed and Approved under Chapter 74 of the Village of Weston Ordinance.

By _____

Date _____
Village of Weston Zoning Department



REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, December 8, 2025
Description:	Granite Ridge Subdivision Development Agreement - Request for deviations from standard practices for sidewalks & driveway aprons.
From:	Jennifer Higgins, Director of Planning and Development / Zoning Administrator Michael Wodalski, Director of Public Works
Question:	Should the Plan Commission recommend to the Board of Trustees to allow the sidewalk and driveway apron waiver?

BACKGROUND

Background

Timber Ridge Builders, LLC received Final Plat approval for their 87-lot residential subdivision, Granite Ridge Subdivision, via Resolution 2025-017 in October 2025. Staff is currently reviewing the construction documents and coordinating with the developer on the Development Agreement. On November 25, 2025, staff received an email from the developer requesting several changes to the Village’s standard residential developer agreement. One of those requests falls under the Plan Commission’s purview and is presented for discussion and direction this evening.

Developer Request

The developer proposes the following modification:

- The developer will install concrete sidewalks and drive aprons on **one** side of all roadways within the subdivision.
- The **bid cost** for the sidewalks and drive aprons on the **opposite** side of the road would be paid to the Village.
- The Village would then be responsible for designing, bidding, and constructing sidewalks to connect Granite Ridge Subdivision to Schofield Avenue within the next five years.

Applicable Ordinances

- **Sec. 74.6.06 Street Dimensional Standards.** Specifically Figure 6.06(1).

Figure 6.06(1): Minimum Public Street Design Requirements ¹				
Type of Street ¹	Right-of-way width (feet)	Street Width (feet) ²	Sidewalks Required ³	On-Street Parking ²
Arterial	100 ⁴	46-52 ⁵	Yes, both sides	No
Collector	80 ⁴	33-41 ⁵	Yes, both sides ⁷	Determined on a case-by-case basis
Local	60-66 ^{4,5}	24-33 ⁵	Yes, both sides ^{7,8,9}	Yes, on at least one side ⁶
Alley	17	16	No	No

NOTES:
¹ See Article 14 in Chapter 94 for alternative requirements within the PD Planned Development and N Neighborhood zoning districts.
² Street width includes pavement width, plus the width of the gutter section of the curb where curbing is present or proposed. The Village may require extra street width and/or off-street parking where adjacent land uses are expected to generate significant on-street parking demand, such as schools, parks, and other public and institutional uses.
³ All sidewalks shall be concrete and five feet in width. The Village may substitute a single 10-foot wide asphalt multiuse path for a sidewalk on both sides of the street where consistent with Village plans, safe pedestrian access, and best practices for multiuse path placement consistent with Sec. 74.06.11.
⁴ Or as indicated on the Village’s Official Map.
⁵ Upon recommendation of the Director of Public Works, the Plan Commission shall establish the exact right-of-way or pavement width on each street within the ranges specified in this figure.
⁶ One-sided parking shall be located on the north and east sides of streets unless otherwise determined by the Director of Public Works.
⁷ In rural areas (defined as adjacent zoning being primarily SF-L, RR-2, RR-5, or AR) The Village may substitute paved shoulders for a sidewalk on both sides. Total pavement width shall be a minimum of 28-ft to accommodate a 10-ft travel lane and 4-ft paved shoulder in each direction. Pavement striping shall delineate the boundary between the paved shoulders and vehicle lanes.
⁸ The requirement for sidewalks on both sides of a street may be waived on short dead end streets (less than 400 ft in length) with fewer than 100 vehicle trips per day (based on the Institute of Transportation Engineers (ITE) Manual) and with no prospect of connection to other pedestrian facilities, as determined by the Village Board.
⁹ Sidewalk requirements for existing streets being reconstructed may be determined based on the most recent sidewalk and trail map.

REQUEST FOR CONSIDERATION

These are local streets and therefore, require sidewalks on both sides or a multiuse path on one.

- **Sec. 74.7.04(4)(k) – Required Public & Private Improvements:**
Requires sidewalks and/or multiuse paths to be constructed consistent with Section 70.108 of the Weston Municipal Code and Section 74.6.11. Design requirements are available from the Director of Public Works.
- **Sec. 74.6.11 – Sidewalks, Walkways, and Multiuse Paths:**
 - Sidewalks must be at least 5 feet wide, concrete, and separated from the street by a 6-foot terrace, unless otherwise approved.
 - Multiuse paths may be substituted in certain situations when consistent with the Comprehensive Plan and at the discretion of the Director of Public Works.
 - Minimum widths for paths and walkways are specified in Subsection 3.
- **Sec. 94.6.11: Sidewalks, Walkways, and Multi-use Paths**
Requires a sidewalk or multiuse path in this area of the Village. The Plan Commission and Village Board approved the Granite Ridge subdivision with sidewalks on **both sides** of the street.

Past Practice

When similar requests were made by other developers, including Green Tree and Denyon, neither the Plan Commission nor the Village Board granted waivers from the requirement for sidewalks on both sides of the roadway.

Additional Considerations

Sidewalks would be installed in the future when Old Costa Ln is reconstructed as well as when Municipal St would get constructed through from Stella Ave to Connie Ln. It is current Village practice to add sidewalks as neighborhood streets are reconstructed.

Attached Docs: Granite Ridge Final Plat

Committee Action: Preliminary Plat approved in September 2025
Final Plat approved in October 2025

FISCAL IMPACT: TBD

Recommendation: Staff does **not** support the developer's request to waive the installation of sidewalks on both sides of the street. The subdivision was approved with the understanding that sidewalks would be constructed on both sides, consistent with Village ordinances, adopted plans, and long-established development standards.

Allowing a waiver in this case would:

- Deviate from Sec. 74.6.06, Sec. 74.6.11 and Sec. 74.7.04 requirements for sidewalk installation.
- Create inconsistency with the Village's Comprehensive Plan, which calls for a complete and connected pedestrian network.
- Contradict past decisions of the Plan Commission and Village Board, which have consistently required full sidewalk installation when similar waivers were requested.

REQUEST FOR CONSIDERATION

- Delay the construction of critical pedestrian infrastructure within and surrounding the subdivision.
- Shift responsibility for future sidewalk construction to the Village, along with associated design, bidding, and construction risks and costs.

For these reasons, **staff recommends that the Plan Commission deny the developer's request** and reaffirm the requirement that sidewalks be installed on both sides of all streets within the Granite Ridge Subdivision, as originally approved.

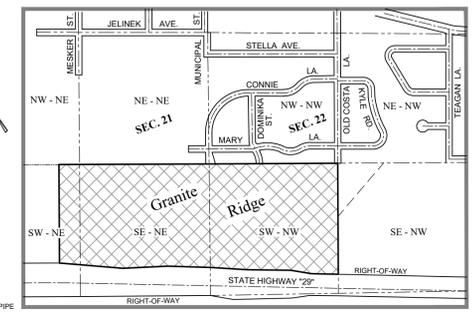
RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I recommend the BOT to [approve or deny] the sidewalk/driveway apron waiver request.

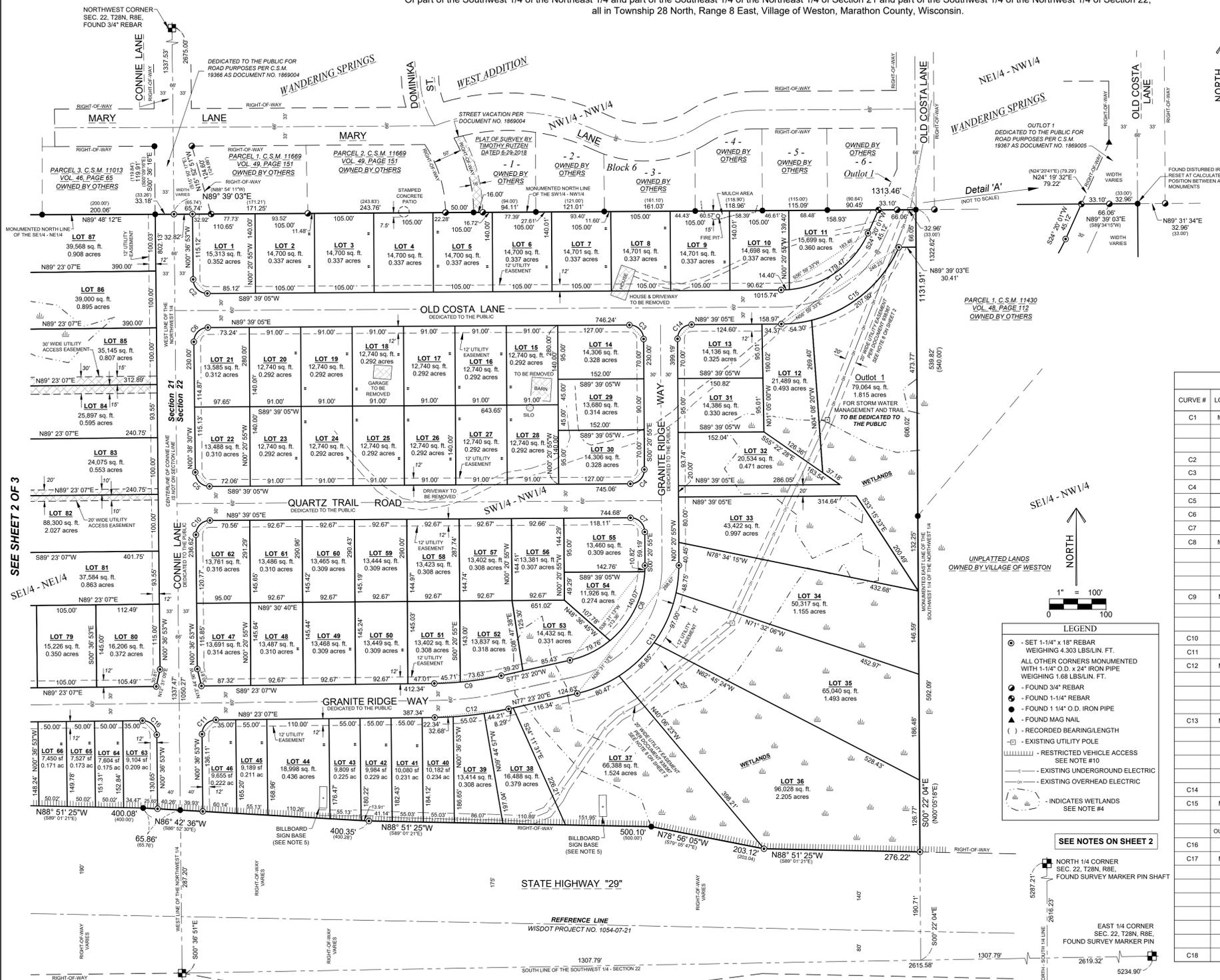
Additional action: Board Consideration of the Development Agreement (BOT)
Notify applicant (Staff)

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,



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



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° 31' 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	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 18" 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

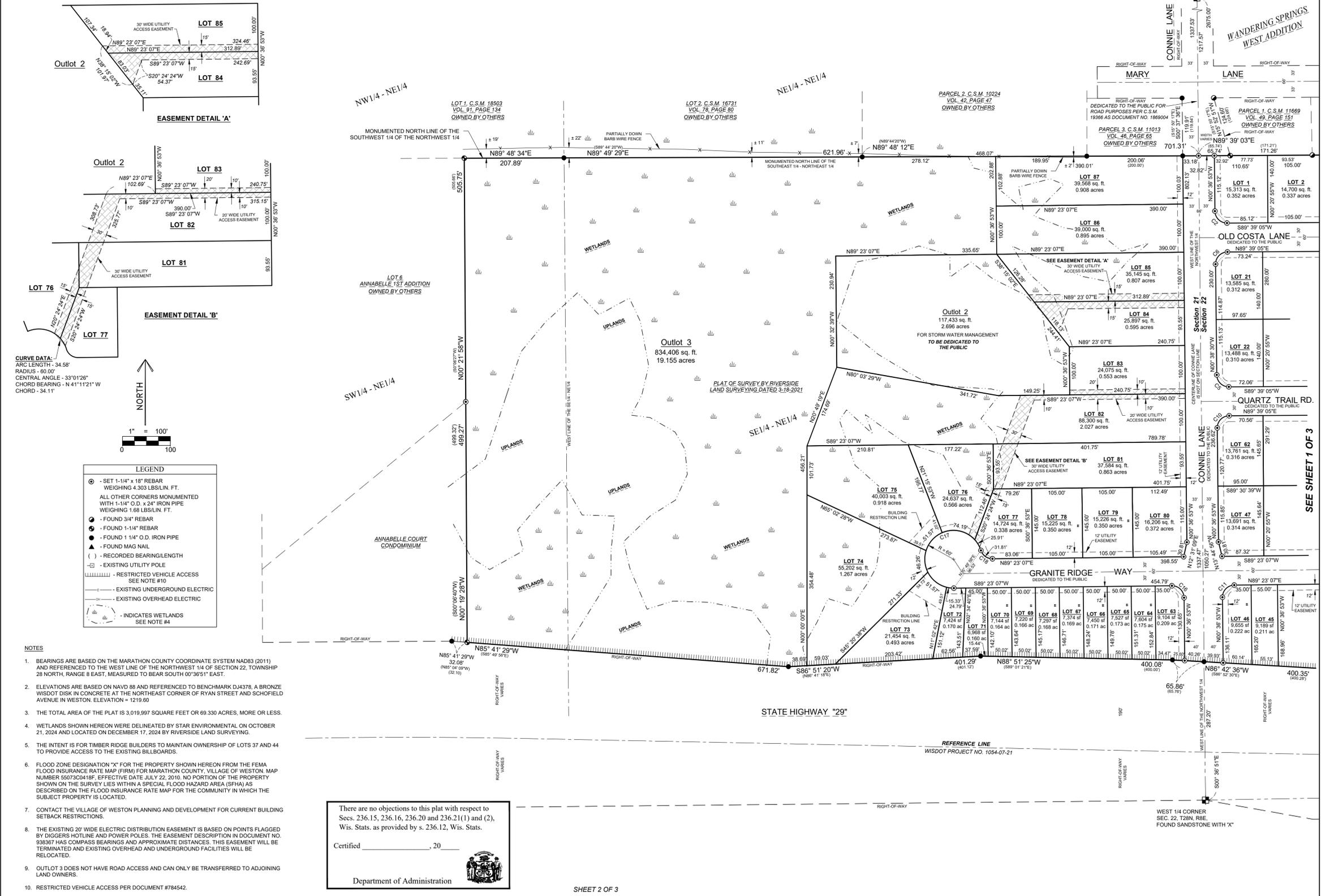
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2). Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

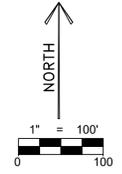
Department of Administration

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.



CURVE DATA:
ARC LENGTH - 34.58'
RADIUS - 60.00'
CENTRAL ANGLE - 33°01'26"
CHORD BEARING - N 41°11'21" W
CHORD - 34.11'



LEGEND	
	SET 1-1/4" x 1-1/2" 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 SEE NOTE #10
	EXISTING OVERHEAD ELECTRIC
	INDICATES WETLANDS SEE NOTE #4

NOTES

- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 00°36'51" EAST.
- ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO BENCHMARK D4378, A BRONZE WISDOT DISK IN CONCRETE AT THE NORTHEAST CORNER OF RYAN STREET AND SCHOFIELD AVENUE IN WESTON. ELEVATION = 1219.60
- THE TOTAL AREA OF THE PLAT IS 3,019,997 SQUARE FEET OR 69.330 ACRES, MORE OR LESS.
- WETLANDS SHOWN HEREON WERE DELINEATED BY STAR ENVIRONMENTAL ON OCTOBER 21, 2024 AND LOCATED ON DECEMBER 17, 2024 BY RIVERSIDE LAND SURVEYING.
- THE INTENT IS FOR TIMBER RIDGE BUILDERS TO MAINTAIN OWNERSHIP OF LOTS 37 AND 44 TO PROVIDE ACCESS TO THE EXISTING BILLBOARDS.
- FLOOD ZONE DESIGNATION "X" FOR THE PROPERTY SHOWN HEREON FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MARATHON COUNTY, VILLAGE OF WESTON, MAP NUMBER 5507300418F, EFFECTIVE DATE JULY 22, 2010. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- CONTACT THE VILLAGE OF WESTON PLANNING AND DEVELOPMENT FOR CURRENT BUILDING SETBACK RESTRICTIONS.
- THE EXISTING 20' WIDE ELECTRIC DISTRIBUTION EASEMENT IS BASED ON POINTS FLAGGED BY DIGGERS HOTLINE AND POWER POLES. THE EASEMENT DESCRIPTION IN DOCUMENT NO. 938367 HAS COMPASS BEARINGS AND APPROXIMATE DISTANCES. THIS EASEMENT WILL BE TERMINATED AND EXISTING OVERHEAD AND UNDERGROUND FACILITIES WILL BE RELOCATED.
- OUTLET 3 DOES NOT HAVE ROAD ACCESS AND CAN ONLY BE TRANSFERRED TO ADJOINING LAND OWNERS.
- RESTRICTED VEHICLE ACCESS PER DOCUMENT #784542.

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

2026 Schedule of the
 Village of Weston Plan Commission (PC) and
 Joint Town & Village of Weston Extraterritorial Zoning (ETZ) Committee

**ETZ Committee meets as needed, on the below dates and times.*

Meeting Date (6:00 p.m.)	Hearing Notice Publication Deadline
January 12, 2026	December 25, 2025
February 9, 2026	January 22, 2026
March 9, 2026	February 19, 2026
April 13, 2026	March 26, 2026
May 11, 2026	April 23, 2026
June 8, 2026	May 21, 2026
July 13, 2026	June 25, 2026
August 10, 2026	July 23, 2026
September 14, 2026	August 27, 2026
October 12, 2026	September 24, 2026
November 9, 2026	October 22, 2026
December 14, 2026	November 26, 2026



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

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

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

FOR REVIEW BY: Plan Commission, 12/08/2025

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

ISSUE-IN-BRIEF: November 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 #20250436 – Vreeland Assoc/Dustin Witter, Parcel Combination: 4904 & 5002 Shirley Avenue

Site Plans –

None.

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



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

DESCRIPTION: Report re: November 2025 Building Permits

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

FOR REVIEW BY: Plan Commission, 12/08/2025
Board of Trustees, 12/15/2025

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

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

FISCAL IMPACT: \$50,494,180 in permit valuation
\$343,627.40 in permit fees
1,351 total permits issued (1,256 Village, 31 Town, 64 Rothschild)
(YTD as of 11/30/25)

Month of November 2025 Permits Issued.
Village of Weston - 72
Town of Weston - 1
Village of Rothschild - 1
\$12,514 received in permit fees.
\$933,491 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?

November 2025 Building Permits

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
----------	------------	-----------	----------------	-----------	------------	------------	----------------

Town of Weston

202501645	10/01/2025	Excavation	225181 KRAMER LN, WESTON	08228081420988	JOSHUA FINKE	ICS (Integrated Construction Solutions, LLC)	
202501806	10/31/2025	Minor Home Improvement	228470 LAHR AVE, WESTON	08228080420986	PABLO ABREGO	Leid Construction	\$37,500
		Re-shingle, remove old and installed new.					
202501729	10/15/2025	WUBPA	164079 RIVER RD, WESTON	08228081340969	ALAN FLOOD	Timber River Custom Homes & Design, LLC.	\$500,000
		New Home					

Village of Rothschild

202501731	10/16/2025	Lateral	1422 HARLYN AVE, ROTHSCHILD	17628083031040	COLE BARWICK	PGA Inc	
		replacing sanitary lateral from home to ROW					
202501730	10/15/2025	Special Assessment	7410 WHITESPIRE RD, ROTHSCHILD	17628081930111	AUTUMN E REISSMANN	Knight Barry Title - QTax	
202501759	10/20/2025	Special Assessment	2205 FANTAIL AVE, ROTHSCHILD	17628083011157	PETER JAGLINSKI	County Land and Title Co.	
202501760	10/20/2025	Special Assessment	2218 FAWN AVE, ROTHSCHILD	17628083011143	JEAN KOPPLIN	County Land and Title Co.	
202501761	10/20/2025	Special Assessment	7410 WHITESPIRE RD, ROTHSCHILD	17628081930110	PHILLIP JAMES SALZMAN	County Land and Title Co.	
202501762	10/20/2025	Special Assessment	7320 WHITESPIRE RD, ROTHSCHILD	17628081930066	JAMES ROGGE	County Land and Title Co.	

Village of Weston

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501804	10/30/2025	Accessory	5705 HIDDEN RIVER CT, WESTON	19228081520088	JOSEPH SLOGAR		\$800
			Installation of a 10' x 12' x 8' shed to be located in rear property. Will be placed on a 6" treated wood floor, that will extend out past the building by a foot or so.				
202501662	10/02/2025	Accessory	8405 MAPLEFIELD WAY, WESTON	19228082910075	JAMES KAUDY		\$4,600
			Prebuilt Storage Shed				
202501795	10/28/2025	Accessory	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC		\$5,700
			Carport				
202501692	10/07/2025	Accessory	1805 EL SEGUNDO AVE, WESTON	19228081910065	JUAN JARAMILLO		\$6,000
			New shed				
202501705	10/10/2025	Accessory	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC		\$8,000
			(TM10/7)Adding a detached garage on my lot.				
202501648	10/01/2025	Accessory	5103 QUIRT SANN DR, WESTON	19228081720092	MARLOWE C EMBREE AND SUSAN K EMBREE REVOCABLE TRUST		\$15,000
			Storage shed				
202501709	10/13/2025	Accessory	5105 RIVERFRONT PL, WESTON	19228080940215	BRIAN BRINK	Just Build It Construction	\$20,000
			covered porch				
202501701	10/10/2025	Deck	8503 BIRCH ST, WESTON	19228082940009	STEVEN SCHULTZ	Northeast Wisconsin Retina Associates	\$1,500
			Construction of a new deck. Width will be 6' 6" wide, and coming out 8' from the house.				
202501695	10/08/2025	Deck	1904 HIGHLAND AVE, WESTON	19228081910125	JOSHUA PAGEL		\$2,500
			Deck/ steps				
202501659	10/02/2025	Deck	8710 HINNER SPRINGS DR, WESTON	19228082940039	JEFFREY AND SUZANNE DELAHAUT REVOCABLE TRUST	Denyon Homes, Inc	\$5,500
			Deck				
202501773	10/20/2025	Deck	8315 MAPLEFIELD WAY, WESTON	19228082910077	JIM AND BRENDA WILKERSON TRUST	Just Build It Construction	\$8,000
			Deck				
202501774	10/20/2025	Deck	8405 MAPLEFIELD WAY, WESTON	19228082910075	JAMES KAUDY	Just Build It Construction	\$10,000
			Deck				

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501789	10/27/2025	Deck	5011 LEE AVE, WESTON	19228081640084	OPPORTUNITY OF NORTH CENTRAL WISCONSIN INC	Todd Janke Construction LLC	\$15,000
		Handicap Ramp to Front Doors X2					
202501710	10/13/2025	Deck	5105 RIVERFRONT PL, WESTON	19228080940215	BRIAN BRINK	Just Build It Construction	\$15,500
		Deck/ Covered Porch					
202501796	10/28/2025	Deck	10105 PHEASANT RUN CT, WESTON	19228083230055	JENIFER WILHELM	Premier exteriors	\$18,500
		tear down existing deck and build larger deck					
202501720	10/14/2025	Deck	3805 WINDING RIDGE WAY, WESTON	19228081740892	WESTON ESTATES LLC	Lexington Homes, Inc	\$5,000
		Replace/Repair Deck					
202501721	10/14/2025	Deck	3707 WINDING RIDGE WAY, WESTON	19228081740892	WESTON ESTATES LLC	Lexington Homes, Inc	\$5,000
		Replace/Repair Deck					
202501722	10/14/2025	Deck	3602 WINDING RIDGE WAY, WESTON	19228081740892	WESTON ESTATES LLC	Lexington Homes, Inc	\$5,000
		Replace/Repair Deck					
202501725	10/14/2025	Deck	3607 WINDING RIDGE WAY, WESTON	19228081740892	WESTON ESTATES LLC	Lexington Homes, Inc	\$5,000
		Replace/Repair Deck					
202501723	10/14/2025	Deck	3607 WINDING RIDGE WAY, WESTON	19228081740892	WESTON ESTATES LLC	Lexington Homes, Inc	\$5,000
		Replace/Repair Deck					
202501646	10/01/2025	Electrical	4006 HOWLAND AVE, WESTON	19228083210983	LENARD HABECK	MB Electric	\$968
		Replace an existing 100 amp breaker panel that was recalled					
202501655	10/02/2025	Electrical	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE	\$1,500
		(Lot 39) New Pedestal					
202501656	10/02/2025	Electrical	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE	\$1,500
		(Lot 213) Change Pedestal					
202501668	10/06/2025	Electrical	5702 GORDON ST, WESTON	19228081740978	RODNEY GORSKI	Croker Electric, LLC	\$1,500
		60-100 amp overhead service upgrade					

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501657	10/02/2025	Electrical	1819 EL SEGUNDO AVE, WESTON	19228081910067	PHILIP ANKLAM	FLOYD J MOORE	\$2,000
			Service Update to 200 amp & Location Change to Underground				
202501702	10/10/2025	Electrical	5405 ZADRA ST, WESTON	19228081630074	ANTHONY ROBINSON	NEWTON ELECTRIC CORP	\$2,600
			service upgrade 100 to 200				
202501666	10/03/2025	Electrical	8901 JONES ST, WESTON	19228082530998	GERALD OSTROWSKI		\$3,500
			Adding electrical service - freestanding pedestal.				
202501740	10/17/2025	Electrical	3807 MICHAEL DR, WESTON	19228080940164	RONALD GILSON	PGA, Inc.	\$4,892
			Service upgrade from 100 amp overhead to a 200 amp overhead.				
202501667	10/03/2025	Electrical	5108 SUNSET ST, WESTON	19228081620022	CAPGROW HOLDINGS JV SUB VIII LLC	PGA, Inc.	\$5,570
			Move the service from its current location to the north side of the house and upgrade the service to a 200 amp overhead.				
202501719	10/14/2025	Electrical	3115 SHOREY AVE, WESTON	19228083220962	KELLE FECKER	Adams	\$11,359
			Generator Installation with automatic transfer switch				
202501797	10/28/2025	Electrical	6000 HIGH RIDGE CIR, WESTON	19228081520081	MICHAEL HAYLETT	All Energy Solar	\$18,000
			Installation of a flush-mounted rooftop solar PV system on the residence				
202501676	10/07/2025	Electrical Comm	3402 HOWLAND AVE, WESTON	19228083210997	WAUSAU YMCA FOUNDATION INC	K and M Electric	\$7,130
			Reception remodel and new exam room				
202501728	10/15/2025	Electrical Comm	3200 SCHOFIELD AVE, WESTON	19228081730982	ABC WESTON LLC	PGA, Inc.	\$10,000
			Add receptacles, Ceiling fan, reattach loose receptacles and EM Light s				
202501675	10/07/2025	Electrical Comm	5101 MESKER ST, WESTON	19228081610964	NORTHERN LIMITED LIABILITY CO	Atlas Electric & Control, Inc	\$40,000
			Remodel and Relight				
202501717	10/14/2025	Electrical Comm	2707 SCHOFIELD AVE, WESTON	19228081730958	DAYTON HUDSON CORP #364	ECCO ELECTRIC	\$41,000
			change out existing EV charging equipment for new				
202501714	10/14/2025	Electrical Comm	9601 CHRISTIE LN, WESTON	19228082430999	JFTCO INC	Atlas Electric & Control, Inc	\$80,000
			Complete Electrical Install of new addition				
202501803	10/30/2025	Electrical Comm	6100 ALDERSON ST, WESTON	19228081910991	D C EVEREST AREA SCHOOL DISTRICT	Olson Solar Energy	\$136,086
			Roof mounted solar PV array				

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501755	10/20/2025	Excavation	5802 WESTON AVE, WESTON	19228082230982	CHRISTOPHER BARNETT	Wisconsin Public Service	
202501756	10/20/2025	Excavation	7505 SHOREY AVE, WESTON	19228083520995	RACHEL GRAY	WISCONSIN PUBLIC SERVICE	
202501805	10/31/2025	Excavation	4009 HOWLAND AVE, WESTON	19228083240998	MAS INCOME TRUST	Wisconsin Public Service	
202501651	10/01/2025	Excavation	4502 STERNBERG AVE, WESTON	19228081620018	WILLIAM OMERNIK	ICS (Integrated Construction Solutions, LLC)	
202501696	10/08/2025	Excavation	5602 MUNICIPAL ST, WESTON	19228081530925	PENROSE PROPERTIES LLC	Wisconsin Public Service	
202501697	10/08/2025	Excavation	1706 ROSSENBACH AVE, WESTON	19228081810981	DAVID LANGE	Wisconsin Public Service	
202501727	10/14/2025	Excavation	No Address			Wisconsin Public Service Corporation	
202501726	10/14/2025	Excavation	2606 SCHOFIELD AVE, WESTON	19228081730937	BALSAM LLC	Wisconsin Public Service Corporation	
202501743	10/17/2025	Excavation	164875 RIVER BANK LN, WESTON	19228082410017	CHAD BENZ	WISCONSIN PUBLIC SERVICE	
202501652	10/01/2025	Excavation	9640 SANDHILL DR, WESTON	19228083220089	BARTON RIDDELL	ICS (Integrated Construction Solutions, LLC)	
202501742	10/17/2025	Excavation	164845 RIVER BANK LN, WESTON	19228082410016	BRIAN WITZELING	WISCONSIN PUBLIC SERVICE	
202501649	10/01/2025	Excavation	6003 BABL LN, WESTON	19228081030041	KATHLEEN WEST	ICS (Integrated Construction Solutions, LLC)	

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501650	10/01/2025	Excavation	9109 CALLON AVE, WESTON	19228082420974	D C EVEREST AREA SCHOOL DISTRICT	ICS (Integrated Construction Solutions, LLC)	
202501780	10/22/2025	Fence	9813 SIBERIAN DR, WESTON	19228083220056	BRETT HOEY	Sam's Pizza	\$4,000
		Installing black chainlink fence					
202501802	10/29/2025	General	6400 ALDERSON ST, WESTON	19228081910991	D C EVEREST AREA SCHOOL DISTRICT	DC Everest Schools	\$0
		Early Start for HVAC modification to GTCC					
202501711	10/13/2025	General	5105 RIVERFRONT PL, WESTON	19228080940215	BRIAN BRINK	Just Build It Construction	\$15,500
		Decks/ Covered Porch					
202501661	10/02/2025	General	3107 CONCORD AVE, WESTON	19228081720963	USSAM LLC	LCC Telecom Services	\$75,000
		Adding new microwave dish antennas and related equipment onto the existing cell tower.					
202501706	10/10/2025	Home Improvement	6412 KIRK ST, WESTON	19228082120072	BRIAN FIENE		\$10,000
		finish basement					
202501793	10/28/2025	Home Improvement	4803 CREST RIDGE AVE, WESTON	19228082120151	PERRY HARTL		\$30,000
		Reopening of permit number 202200155. Finishing basement					
202501677	10/07/2025	Home Improvement	6003 HIGH RIDGE CIR, WESTON	19228081520098	JAMI GEBERT		\$32,000
		Interior remodel: new laminate countertops, new flooring, replaced bathtub and primary shower surround (same size), and six new windows.					
202501683	10/07/2025	HVAC	3602 SANDY LN, WESTON	19228080910006	CHRISTOPHER KENNEDY		\$800
		Installation of Garage Heater in detached garage					
202501664	10/03/2025	HVAC	6307 RICHARDS AVE, WESTON	19228081030012	THOMAS HIRN	Comfort Gallery	\$3,280
		Install Modine 60,000 btu garage heater					
202501707	10/13/2025	HVAC	7912 CALLON AVE, WESTON	19228081430978	LOIS TETZLAFF	MALBRIT MECHANICAL INC.	\$4,630
		Replace Gas Furnace					
202501738	10/17/2025	HVAC	3311 EAU CLAIRE AVE, WESTON	19228081720997	YVONNE BRIDIS	Steves Plumbing	\$5,452
		Replace furnace with armstrong furnace					
202501792	10/28/2025	HVAC	9703 NEWBERRY DR, WESTON	19228083210032	RYAN BALD	Frasiers Plumbing & Heating	\$5,592
		Garage Heater Install					

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501807	10/31/2025	HVAC	3209 SANDY LN, WESTON	19228081020151	JEAN WHITE	Comfort Gallery	\$5,600
			Furnace change out				
202501787	10/24/2025	HVAC	3302 PARIS PL, WESTON	19228083220179	ROCHON REVOCABLE LIVING TRUST	MALBRIT MECHANICAL INC.	\$6,980
			Replace Gas Furnace				
202501800	10/29/2025	HVAC	3602 SANDY LN, WESTON	19228080910006	CHRISTOPHER KENNEDY	Best HVAC	\$7,700
			replace furnace and AC				
202501739	10/17/2025	HVAC	4204 E EVEREST AVE, WESTON	19228082120033	DAVID HAHN	Best HVAC	\$9,000
			Replace cast boiler with high efficient boiler				
202501665	10/03/2025	HVAC	6103 DAWN ST, WESTON	19228082310970	DUSTIN VREELAND	MALBRIT MECHANICAL INC.	\$9,010
			Replace A/C & Add Ductless Split A/C				
202501741	10/17/2025	HVAC	3502 SANDY LN, WESTON	19228080910008	ROBERT BLUHM	Frasiers Plumbing & Heating	\$13,404
			HVAC Install				
202501808	10/31/2025	HVAC	9305 CAMP PHILLIPS RD, WESTON	19228083210977	LEWIS PROPERTIES I LLC	Best HVAC	\$6,000
			replace boiler , with same type				
202501716	10/14/2025	HVAC	4005 COMMUNITY CENTER DR, WESTON	19228082010032	ASPIRUS WAUSAU HOSPITAL INC	Air Quality Control	\$405,036
			3rd Floor Ophthalmology Remodel				
202501777	10/21/2025	Meter	3404 GREEN PASTURES LN, WESTON	19228082910092	DENYON HOMES INC	Denyon Homes, Inc	
			HS105 Meter Permit				
202501778	10/21/2025	Meter	3406 GREEN PASTURES LN, WESTON	19228082910093	DENYON HOMES INC	Denyon Homes, Inc	
			HS106 Meter Permit				
202501779	10/21/2025	Meter	3408 GREEN PASTURES LN, WESTON	19228082910094	DENYON HOMES INC	Denyon Homes, Inc	
			HS107 Meter Permit				
202501694	10/08/2025	Meter	3108 BALLY PARK PL, WESTON	19228083220211	DANIEL AND JODY SEYBOLD TRUST	J & T PLUMBING LLC	
			Water meter for New House				
202501699	10/09/2025	Minor Home Improvement	5503 GORDON ST, WESTON	19228081740919	MARK MITTLESTEADT		\$400
			Just repairing roof and new shingles on unattached utility shed.				

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501715	10/14/2025	Minor Home Improvement	4712 FULLER ST, WESTON	19228081610019	KARL MANCHESKI		\$3,500
		install new patio door where two windows are now.					
202501801	10/29/2025	Minor Home Improvement	4903 MESKER ST, WESTON	19228081610069	CHONG VANG		\$4,000
		shingle roof					
202501703	10/10/2025	Minor Home Improvement	3302 MOUNT VIEW AVE, WESTON	19228081740943	SHAUNA JONES		\$5,000
		Replacing siding and windows					
202501786	10/24/2025	Minor Home Improvement	3205 LEYBURN DR, WESTON	19228082930038	JULIE SCESNIAK		\$14,500
		Tearing off old shingles and replacing with new shingles.					
202501654	10/02/2025	Minor Home Improvement	5007 FULLER ST, WESTON	19228081520002	CLYDE MUELLER		\$15,000
		Remove existing 3-tab shingles. Install new architectural asphalt shingles.					
202501680	10/07/2025	Minor Home Improvement	6507 WESTON AVE, WESTON	19228082710991	JOHN VANG		\$17,000
		Add vinyl siding					
202501783	10/23/2025	Minor Home Improvement	5306 SUNSET ST, WESTON	19228081630052	JEFFREY BUSHA	New Heights Roofing Inc.	\$18,400
		Roof tear off, re roof with asphalt shingles					
202501691	10/07/2025	Minor Home Improvement	3101 SANDGATE CT, WESTON	19228082930054	JON ZIEGLER		\$20,452
		Re-roofing - tear off - only replacing bad wood/decking only if necessary					
202501781	10/22/2025	Minor Home Improvement	8502 CASTLEBERRY CIR, WESTON	19228082930072	SCOTT EWASKOWITZ		\$21,200
		Re-roofing - tear off - only replacing bad wood/decking only if necessary					
202501647	10/01/2025	Minor Home Improvement	3303 RIO DR, WESTON	19228083220182	THOMAS BATTERMAN		\$22,173
		Re-roofing - tear off - only replacing bad wood/decking only if necessary					
202501693	10/08/2025	Minor Home Improvement	6007 THOMAS AVE, WESTON	19228081520037	ROXANNE SCHUSTER	Erie Construction	\$31,352
		REMOVING EXISTING SHINGLES REPLACING WITH ASPHALT SHINGLES					
202501698	10/09/2025	Occupancy	8310 COMMERCE DR, WESTON	19228082340014	MRMW HOLDING LLC	C&R Brokers LLC	
		New zoning permit due to changing name of the business, occupancy will not change, just the name.					
202501681	10/07/2025	Occupancy	8008 TECHNOLOGY DR, WESTON	19228082320954	MRMW HOLDING LLC	For One Gifting Studio	
		Zoning Permit for Office in Commercial Building.					

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price	
202501682	10/07/2025	Occupancy	8008 TECHNOLOGY DR, WESTON	19228082320954	MRMW HOLDING LLC	C&R Brokers LLC		
			Obtaining a zoning permit for our new office building					
202501782	10/22/2025	Occupancy	5608 BUSINESS HIGHWAY 51, WESTON	19228081831034	HUDDLE UP HOUSING LLC	Dart Domain LLC		
			Dart supply store					
202501674	10/06/2025	Occupancy	6703 RICKYVAL ST, WESTON	19228082320952	KOURY INVESTMENTS LLC	Engineering Tomorrow		
			We are a 501c3 nonprofit organization that provides no-cost engineering labs to students across the country. The business activities performed at 6703 Rickyval St, Weston, WI include the receiving of lab kits and kit components, and the assembly and shipping of kits to schools across the US.					
202501776	10/20/2025	Occupancy	5703 JAMAR ST, WESTON	19228081640970	PRAECAVEO II LLC	Wisconsin Estate Solutions		
			[hold for revised site plan jlh 9/30/25] Auction Company/Coin and resale Shop					
202501757	10/20/2025	Parking Lot	4103 BARBICAN AVE, WESTON	19228082120181	KWIK TRIP INC	Kwik Trip Inc.	\$8,000	
			Need to repair damaged and crumbling brick in drive entry.					
202501788	10/24/2025	Plumbing	6314 ALTA VERDE ST, WESTON	19228081910077	STEPHEN JASINSKI		\$1,000	
			replacing bathtub					
202501685	10/07/2025	Plumbing	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	HUSKI PLUMBING & HEATING	\$1,000	
			new water and sewer lines					
202501686	10/07/2025	Plumbing	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	HUSKI PLUMBING & HEATING	\$1,000	
			new sewer line					
202501687	10/07/2025	Plumbing	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	HUSKI PLUMBING & HEATING	\$1,000	
			new hydrant					
202501688	10/07/2025	Plumbing	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	HUSKI PLUMBING & HEATING	\$1,000	
			new water and sewer lines					
202501689	10/07/2025	Plumbing	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	HUSKI PLUMBING & HEATING	\$1,000	
			new water and sewer lines					
202501690	10/07/2025	Plumbing	4311 SCHOFIELD AVE, WESTON	19228081630943	ILLINOIS AVENUE HOUSING LLC	HUSKI PLUMBING & HEATING	\$1,000	
			new water and sewer lines					
202501784	10/23/2025	Plumbing	6004 ABRAHAM ST, WESTON	19228081440023	CAROL WAGNER	Mad City Windows & Baths	\$5,000	
			Remove existing tub and replace with a walk-in shower unit.					

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501713	10/14/2025	Plumbing	1818 LAGUNA AVE, WESTON	19228081910078	SAVANNAH VAUGHN	Acculevel, Inc	\$15,354
			waterproof basement with drain tile, sump pump and carbon fiber straps				
202501684	10/07/2025	Plumbing	5807 ISAIAH ST, WESTON	19228081020066	KEVIN ERMELING	Bath Fitter	\$19,000
			replace 2 mixer valves and replace 2 shower stalls				
202501758	10/20/2025	Plumbing	5710 RIPPLING CREEK DR, WESTON	19228081020197	MARCIA SPACHER	Tundraland/Leaf Home	\$20,568
			Basement level walk-in shower and surround being replaced, including the mixing valve and trap.				
202501663	10/02/2025	Resurface	5311 JEAN ELLEN ST, WESTON	19228081640007	KURT GERROW		
			Repave driveway and extend driveway area				
202501653	10/01/2025	Resurface	4810 STERNBERG AVE, WESTON	19228081620039	RICHARD SPATZ	BK Flatworks	\$7,487
			make gravel driveway concrete				
202501704	10/10/2025	Roof	3404 COMMUNITY CENTER DR, WESTON	19228082010031	WESTON ASSISTED LIVING PARTNERS LLC	Weather Shield Home Experts	\$280,000
			Tear off and reroof				
202501791	10/27/2025	Sign	8310 COMMERCE DR, WESTON	19228082340014	MRMW HOLDING LLC	Finishing Touch Signs	\$650
			Replace current business sign				
202501700	10/09/2025	Sign	5606 MUNICIPAL ST, WESTON	19228081530994	OLSON & OLSON LLC	Olson & Olson	\$665
			Installing Sign for New Building				
202501790	10/27/2025	Sign	8008 TECHNOLOGY DR, WESTON	19228082320954	MRMW HOLDING LLC	Finishing Touch Signs	\$1,200
			Replace current business sign				
202501768	10/20/2025	Special Assessment	4305 TRANSPORT WAY, WESTON	19228082820007	STAINLESS HOLDINGS LLC	County Land and Title Co.	
202501750	10/17/2025	Special Assessment	4503 STERNBERG AVE, WESTON	19228081630030	DEREK GREEN	RUNKEL ABSTRACT	
202501669	10/06/2025	Special Assessment	6704 MACHMUELLER ST, WESTON	19228081920055	MARK STEINES	Legends Title Services LLC	
202501670	10/06/2025	Special Assessment	6710 MACHMUELLER ST, WESTON	19228081920056	MARK STEINES	Legends Title Services LLC	

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501671	10/06/2025	Special Assessment	5510 MESKER ST, WESTON	19228081640076	MARK STEINES	Legends Title Services LLC	
202501672	10/06/2025	Special Assessment	5115 LEE AVE, WESTON	19228081640089	HOLZHAUER HOLDINGS LLC	Legends Title Services LLC	
202501766	10/20/2025	Special Assessment	7202 BIRCH ST, WESTON	19228082030998	BRENDA HINTZ	County Land and Title Co.	
202501767	10/20/2025	Special Assessment	6110 KAYAK DR, WESTON	19228081020273	NENG LEE	County Land and Title Co.	
202501749	10/17/2025	Special Assessment	4411 LEDUC ST, WESTON	19228081610143	SALVATORE VITALE	RUNKEL ABSTRACT	
202501735	10/16/2025	Special Assessment	8414 MAPLEFIELD WAY, WESTON	19228082910071	TIMBER RIDGE BUILDERS LLC	Avenue Title	
202501769	10/20/2025	Special Assessment	6109 KAYAK DR, WESTON	19228081020266	DAVID HILL	County Land and Title Co.	
202501770	10/20/2025	Special Assessment	2810 JOSEPH AVE, WESTON	19228081730001	ROBERT C WITZELING REVOCABLE TRUST	County Land and Title Co.	
202501736	10/16/2025	Special Assessment	5906 ALEX ST, WESTON	19228081020026	RODNEY DEAN	Avenue Title	
202501751	10/17/2025	Special Assessment	5225 PINE ST, WESTON	19228081810986	GRANITE OAK PROPERTIES LLC	RUNKEL ABSTRACT	
202501763	10/20/2025	Special Assessment	5004 CRESTWOOD DR, WESTON	19228081710115	SUNNYSIDE VENTURES OF WISCONSIN INC	County Land and Title Co.	
202501745	10/17/2025	Special Assessment	3406 CAESARS CT, WESTON	19228083220216	STONEGATE VILLAS LLC	RUNKEL ABSTRACT	
202501746	10/17/2025	Special Assessment	7505 STONE RIDGE DR, WESTON	19228082040978	BAJA WELLNESS LLC	RUNKEL ABSTRACT	
202501732	10/16/2025	Special Assessment	5209 ISAIAH ST, WESTON	19228080910111	ANDREW NELSON	Avenue Title	

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501798	10/28/2025	Special Assessment	5209 PINE ST, WESTON	19228081810058	ROBERT BRANDT	GOWEY ABSTRACT & TITLE COMPANY INC	
202501748	10/17/2025	Special Assessment	3404 CROSS POINTE BLVD, WESTON	19228082910028	THE GOSPEL TLC INC	RUNKEL ABSTRACT	
202501764	10/20/2025	Special Assessment	8325 MAPLEFIELD WAY, WESTON	19228082910076	DENYON HOMES INC	County Land and Title Co.	
202501673	10/06/2025	Special Assessment	1821 MONTEREY AVE, WESTON	19228081910075	TONY DEGRAND	GOWEY ABSTRACT & TITLE COMPANY INC	
202501733	10/16/2025	Special Assessment	6103 RODNEY ST, WESTON	19228082120054	JEFFREY BARTNIK	Avenue Title	
202501765	10/20/2025	Special Assessment	10005 HERITAGE HILLS DR, WESTON	19228083210037	ROBERT DERRETT	County Land and Title Co.	
202501747	10/17/2025	Special Assessment	5011 LEE AVE, WESTON	19228081640084	TODD JANKE CONSTRUCTION LLC	RUNKEL ABSTRACT	
202501734	10/16/2025	Special Assessment	5307 SCOTT ST, WESTON	19228081640065	BENJAMIN GLASCOCK	Avenue Title	
202501772	10/20/2025	Special Assessment	6002 EDWARD ST, WESTON	19228081740048	RICHARD MAIER	County Land and Title Co.	
202501754	10/17/2025	Special Assessment	3302 TROPICANA CT, WESTON	19228083220237	STONEGATE VILLAS LLC	RUNKEL ABSTRACT	
202501752	10/17/2025	Special Assessment	4919 ALDERSON ST, WESTON	19228081720921	GERALD HEISLER	RUNKEL ABSTRACT	
202501753	10/17/2025	Special Assessment	4923 ALDERSON ST, WESTON	19228081720920	GERALD HEISLER	RUNKEL ABSTRACT	
202501771	10/20/2025	Special Assessment	4809 SHOREY AVE, WESTON	19228083320977	SHANE WIERCINSKI	County Land and Title Co.	

Monthly Permit Issued List

Permit #	Issue Date	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Contract Price
202501775	10/20/2025	Special Assessment	2602 PARKWAY LN, WESTON	19228083220114	THOMAS KRAMER	Knight Barry Title - QTax	
202501799	10/28/2025	Special Assessment	5606 WALNUT ST, WESTON	19228081630098	PANHIA XIONG	Knight Barry Title - QTax	
202501794	10/28/2025	Well	4711 MESKER ST, WESTON	19228081620004	JACOB DAWSON		
		Well inspection and water sample					
202501737	10/16/2025	Well	6402 JACQUELYN RD, WESTON	19228082210012	DANIEL DALLMAN		
		2025 – 10 & 5 Year Permit					
202501660	10/02/2025	Well	3906 MICHAEL DR, WESTON	19228080940132	JOHN ZAMZOW		
		2025 – 10 & 5 Year Permit					
202501658	10/02/2025	Well	1818 LAGUNA AVE, WESTON	19228081910078	SAVANNAH VAUGHN		
		Well used for gardening					
202501679	10/07/2025	WUBPA	164875 RIVER BANK LN, WESTON	19228082410017	CHAD BENZ	Ott Development and Construction	\$770,263
		Benz Custom Home					
Total Permits Issued							157



Jennifer Higgins
Planning & Development Director

To: Plan Commission

Date: December 3, 2025

Re: Planning & Development Project Updates

1. **Comprehensive Plan Update** – The project remains in progress. We are currently reviewing a draft of the Community Survey and have begun reviewing the first draft of Volume 1: Conditions and Issues. Work on Volume 2 is expected to begin in the new year. Administrator Gebert is also planning community meet-and-greet events to provide additional opportunities for public participation in the Comprehensive Plan process.
2. **Evolve Software Upgrade** – Throughout November, staff continued weekly meetings with Evolve to finalize the permit module. We are now ready to move forward with the launch. Emails were sent today to all contacts who have submitted a permit or project since 2023, notifying them of the upcoming change and requesting that they contact the Village with any updated email addresses or phone numbers. The system transition and go-live are planned for this weekend. Some minor adjustments to the project module will still be needed, but those are primarily internal and can be addressed easily after launch.
3. **Commercial Building Inspections** –The Department is still working towards being able to provide this new service. Maguire has started studying again to take the test.
4. **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. Inquiries have slowed on the property from those wishing to develop it and we have not received any special assessment requests on 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.



Jennifer Higgins
Planning & Development Director

We received a requested change to the parking lot in October 2025 and the property owner is still deciding if they want to proceed with it.

2. **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.
3. **Weston Mini-Maxi Storage, 8211 Schofield Avenue** – Under Construction – 6 of the buildings have received occupancy to date. They received a CUP amendment in September 2025 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. As of December 2025 no further work has been done on the last two buildings foundations.
4. **C-Tech, 8311 Technology Dr** – Under Construction - Building addition.
5. **C-Tech, 8000 Commerce Dr** – Under Site Plan Review – New Construction. Plan is to construct a 42,500 building to be used for a showroom. Staff gave review comments back in mid November 2025 and they have not resubmitted anything to move the project forward. They did receive early start footing and foundation approval from the state.
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** – No new update here - Staff was expecting submittal of an application for a parking lot and building addition at Gymsport in Fall 2025 based on discussions with the applicant, which would require a Conditional Use Permit but nothing has been submitted to date.



Jennifer Higgins
Planning & Development Director

TIF 2

1. **ABC Weston, 3200 & 3202 Schofield Avenue** – Final Occupancy Issued for Building 1 – Weston House Café & Adventure Awaits businesses opened in May 2024. No building permit has been received yet for Building 2. Board approved giving them 50% of the original \$115,470 for building #1 (or \$57,735). All new/updated plans for building 1 and 2 have been approved as of November 2024. Development Agreement has also been updated as of 11/24. Staff has received the state approval letter for building 2 as of 12/3/24 however no permits have been pulled to date. Adventure Awaits 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 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. **Wendy's, 5401 Business Hwy 51** – Project Completion Inspection was completed. We are working on the paperwork to close this out.

Outside TIF

1. **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.
2. **Beyond the Office Door** – 7/25/23 building permit issued. Under construction. No final has been requested. Inspections need to follow up on this.
3. **TA Hoffman Warehouse Suites, 5804 Wayfair Ave** – Nothing new on this one. 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.



Jennifer Higgins
Planning & Development Director

4. **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.
5. **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 2024. Project Completion is needed.
6. **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 asked and received in October a site plan and timeline change. A Project Completion Inspection will need to be scheduled and the project closed out.
7. **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.
8. **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. Replat was approved in March 2025. State review was done in July and the replat just finally recorded. Homes under construction.
9. **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.
10. **Granite Ridge Subdivision** – Final plat was approved in October 2025. Staff is working through the phasing and development agreement with the applicant.



Jennifer Higgins
Planning & Development Director

11. **Bull Junior View Subdivision - Reedy Subdivision off of Shorey Ave** – Chris Reedy is proposing a 23 lot Subdivision. It is on Monday's agenda for a rezone and preliminary plat review.
12. **Hinner Springs First Addition Multi-family property** – We met with Timber Ridge Builders first in August on what they would like to do with the multi-family lot in Hinner Springs First Addition. We met again in November and they are planning to come forth with a re-plat of some of the lots. They will remain zoned MF however they plan to build a mix of single-family homes and duplex/twin home lots.
13. **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.