

NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF WESTON PLAN COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Village of Weston, Wisconsin on **Monday, May 12, 2025 at 6:00 pm** in the **Weston Municipal Center Board Room**, 4747 Camp Phillips Road to consider an application (Project #2025152) filed by **Jesse Penrose**, of **JP Trailer Sales & Transport, LLC**, 2581 Golden Eagle Rd, Kronenwetter. The applicant is requesting a **Conditional Use Permit** at **5600 & 5602 Municipal Street**, to allow for an **Indoor Sales & Service** and **Outdoor Display** land uses on property zoned **LI (Limited Industrial)** and **WHP-A (Wellhead Protection – Zone A) Overlay District**, where such land uses are permitted only through the granting of a Conditional Use Permit.

Legal Description of the Property:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 28 North, Range 8 East, described as Parcel A of Certified Survey Map recorded in Volume 34, Page 88, as Document No. 1054268, and Outlot 1 of Certified Survey Map recorded in Volume 71, Page 82, as Document No. 1557921, all located in the Village of Weston, Marathon County, WI. Total parcel area is approximately **2.015 acres** and is addressed as **5600 & 5602 Municipal Street**.

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

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

Dated April 24, 2025.

Valerie Parker, Commission Clerk

Legal Ad Run: April 28, 2025, and May 5, 2025

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Village of Weston Plan Commission will hold a public hearing on Monday, May 12, 2025, at 6:00 p.m., in the Board Room of the Weston Municipal Center, 4747 Camp Phillips Road, to take testimony relative to the following:

Project #20250152 – Jesse Penrose, of JP Trailer Sales & Transport, LLC, 2581 Golden Eagle Rd, Kronenwetter. The applicant is requesting a Conditional Use Permit at 5600 & 5602 Municipal Street, to allow for an Indoor Sales & Service and Outdoor Display land uses on property zoned LI (Limited Industrial) and WHP-A (Wellhead Protection – Zone A) Overlay District, where such land uses are permitted only through the granting of a Conditional Use Permit. The property is described as:

(PIN 192 2808 153 0925) Part of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 28 North, Range 8 East, described as Parcel A of Certified Survey Map recorded in Volume 34, Page 88, as Document No. 1054268, and Outlot 1 of Certified Survey Map recorded in Volume 71, Page 82, as Document No. 1557921, all located in the Village of Weston, Marathon County, WI. Total parcel area is approximately 2.015 acres and is addressed as 5600 & 5602 Municipal Street.

Project #2025142 – Dustin Vreeland, of Vreeland & Associates on behalf of property owners, Kurt Seubert & Gary Guernndt, Eau Clarie River, LLC. The applicant is requesting a Conditional Use Permit at 7795 Weston Avenue, to allow for a Non-Metallic Mineral Extraction land use to occur on property zoned AR (Agriculture and Residential), where such land use is permitted only through the granting of a Conditional Use Permit. The two subject properties are described as:

(PIN 192 2808 262 0996) Part of Lot 1 of Certified Survey Map Number 17452, recorded in Volume 83 on Page 109, located in the Southwest 1/4 of the Northwest 1/4 and that part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, also described as commencing at the West 1/4 corner of said Section 26; thence North 89°54'09" East along the east-west 1/4 line 1097.79 feet to the point of beginning; thence North 1°54'31" West 1344.92 feet; thence South 89°55'32" East along the north line of the south 1/2 of the Northwest 1/4 1436.30 feet to the west line of Zinser Street; thence South 0°57'11" East along the west line of Zinser Street 1340.08 feet; thence South 89°54'09" West along the east-west 1/4 line 1413.80 feet to the point of beginning. Containing 43.905 acres.

(PIN 192 2808 262 0999) The Northeast 1 / 4 Of the Northwest 1 / 4 Of Section 26, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, Except the North 2 Rods and Except Document Number 1878805. Containing 38.02 Acres More or Less.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate, should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 25th day of April 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, April 28, 2025, and Monday, May 5, 2025.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, May 12, 2025.
Description:	Project #20250152 – Conditional Use Permit Request at 5600 & 5602 Municipal St, to allow for an Indoor Sales & Service and Outdoor Display land uses on property zoned LI (Limited Industrial) and WHP-A (Wellhead Protection – Zone A) Overlay District. (Penrose)
From:	Jennifer Higgins, Planning and Development Director
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Jesse Penrose, JP Trailer Sales & Transport, an Indoor Sales or Service and Outdoor Display land uses in the LI Limited Industrial Zoning District.

BACKGROUND

Jesse Penrose has been operating JP Trailer Sales & Transport, LLC out of 2915 Schofield Avenue since June 2023. He recently approached staff about purchasing the former Norcon property on Municipal Street and moving his JP Trailer Sales & Transport to this new location. He would use the property as an outdoor display for a trailer dealership; selling a variety of enclosed cargo trailers and equipment. Building #2 on the property will be used as a storage warehouse for trailers and parts and possibly occasional sales.

CURRENT PROPERTY CONDITIONS:

The subject property is approximately 2 acres and is the former location of Norcon. The applicant purchased this property in April 2025 to move his business off of Schofield Avenue. The Municipal St. yard is fully fenced on the sides and back along the Mountain Bay Trail. The entire parking lot is graveled. There is no defined parking lot.

Wellhead Protection

Is located in WHP – Zone A but uses proposed are not prohibited or CUP required. No issues.

Parking

Minimum Required Off-Street Parking: One space per 300 sq ft of gross floor area

2400 sq ft building will be used for the business. Per the parking minimum 8 spaces are required. They are providing 10.

In summary, staff recommends approval. The conditions are outlined in the draft CUP attached.

Attached Docs:	Plans, Project Narrative, CUP Supplemental Questions, Draft CUP, Draft Notice of Determination.
Committee Action:	N/A
Fiscal Impact:	N/A
Recommendation:	Staff recommends approval of the Conditional Use Permit.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

REQUEST FOR CONSIDERATION

I move to [approve / deny] Conditional Use Permit #2025152, allowing Jesse Penrose, JP Trailer Sales & Transport LLC, to operate Indoor Sales or Service and Outdoor Display land uses in the LI Limited Industrial Zoning District.

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

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

**CONDITIONAL USE PERMIT
SUPPLEMENTAL REVIEW CRITERIA
VILLAGE OF WESTON**



The following questions are a Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed). Thorough and complete answers assist Staff and Commissioners in review the application and reaching a determination. If you have questions with these questions, please contact staff at plandev@westonwi.gov or (715)241-2613. The Zoning Code and Comprehensive Plan can be found online at the Village's Website.

1. Is the proposed conditional use consistent with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and all other plans, program and ordinances adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

This property is currently being used in a similar manner, with outdoor storage and office. My business would be a sales business of the trailers I have on display outside and inside.

-
-
2. Does the proposed conditional use in this location, as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, map, and ordinances adopted by the Village ? Explain how, or why not.

This conditional use would not cause any further impacts to the surrounding properties, as it is just outdoor and indoor sales of trailers. This proposed use would create a quieter atmosphere for other properties around me, as there would not be the large equipment and semi's coming in and out of there, as there currently is.

-
-
3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

This proposed conditional use would create less of land use impacts, versus the use that is currently in place there.

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

This conditional use would not impose an undue burden on these as it will provide a safer land use, where it will consist of just outdoor and indoor sales of trailers.

-
-
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts? Explain how.

This conditional use would not cause any further impact to the surrounding properties, as it is just outdoor and indoor sales of trailers.



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

Application/Petition No.: **20250152** Hearing Date: **May 12, 2025**
Applicant: **Jesse Penrose, JP Trailer Sales & Transport, LLC**
Location: **5600 & 5602 Municipal Street, Weston, WI 54476**
Description: **A Conditional Use Permit application to allow an Indoor Sales or Service and Outdoor Display land uses in the LI Limited Industrial Zoning District.**

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 Light 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)

USE #1 **Indoor Sales or Service.** Includes all land uses, except as otherwise separately listed in this Section, that conduct or display sales or rental merchandise or equipment, or that conduct non-personal or non-professional services, entirely within an enclosed building. This includes a wide variety of retail stores and commercial service uses not otherwise listed in this Chapter, along with self-service facilities such as coin-operated laundromats. Includes uses like retail bakeries and delis where the consumption of products typically occurs off-site, but does not include restaurants, which are instead classified as "Indoor Commercial Entertainment" uses. Display of products outside of an enclosed building shall be considered an "Outdoor Display Incidental to Indoor Sales" accessory use, or, if outdoor sales exceed 15 percent of the total sales area of the building(s) on the property, an "Outdoor Display" principal land use. Sales or service uses that are accessory to a principal residential use of a property are not considered "Indoor Sales or Service" uses but are instead regulated as "Home Occupations" or "Residential Businesses" under this chapter. Does not include any "Commercial Animal Establishment" use.

Performance Standards:

1. Use may also be subject to conditional use permit requirements and adherence to performance, building design, and site design standards in Section 94.10.06 if classified as a "Large Retail and Commercial Service Development" under Section 94.10.04. However, following initial conditional use permit approval, individual "Indoor Sales or Service" uses may occupy the constructed spaces without the need for a further conditional use permit.
2. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.

All performance standards are being met. #1 is N/A. #2 required spaces are 8. They are providing 10 per their zoning permit.

USE #2 **Outdoor Display.** Includes all land uses, except as otherwise separately listed in this Article, that conduct sales or display sales or rental merchandise or equipment outside of an enclosed building. Examples include outdoor vehicle sales, outdoor vehicle rental, manufactured home sales, and monument sales. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a "Junkyard or Salvage Yard" use. If an area less than 15 percent of the total sales area of the building(s) on the property is used for display of

products outside of an enclosed building, such use shall instead be considered an “Outdoor Display Incidental to Indoor Sales” accessory use.

Performance Standards:

1. The display of items shall not be permitted in required landscaped areas, required bufferyards, or required setback areas for the principal structure. **Yard is enclosed by a chain link fence.**
2. Display areas shall be separated from any circulation area by a minimum of 10 feet, which shall be clearly delimited. **Circulation is not impacted per the submitted site plan.**
3. Items being displayed shall not interfere with motor vehicle, pedestrian, and bicycle traffic visibility. **Circulation is not impacted per the submitted site plan.**
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property. **N/A – does not abut residential zoned property.**
5. The display of items outdoors shall be permitted during the entire calendar year; however, if items are removed from the display area, all support fixtures used to display the items shall be removed.
6. There must be a principal building on the same lot as the Outdoor Display land use, which serves as an essential component of that use, such as a sales office, indoor showroom, and/or storage facility. Such building shall be attached to a permanent foundation, and if erected or expanded after March 18, 2015, shall meet building design standards in Section 94.10.03. **2400 sq ft building on site used for the business operation.**
7. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below what is required in this Section. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present. **required spaces are 8. They are providing 10 per their zoning permit.**

All performance standards are being met.

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 maintain the desired consistency of land uses, land use intensities, and land use impacts as related to parcels adjacent to the subject property?
4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant’s proposal and any requirements recommended by the applicant to ameliorate such impacts?

BACKGROUND INFORMATION:

Jesse Penrose has been operating JP Trailer Sales & Transport, LLC out of 2915 Schofield Avenue since June 2023. He recently approached staff about purchasing the former Norcon property on Municipal Street and moving his JP Trailer Sales & Transport to this new location. He would use the property as an outdoor display for a trailer dealership; selling a variety of enclosed cargo trailers and equipment. Building #2 on the property will be used as a storage warehouse for trailers and parts and possibly occasional sales.

CURRENT PROPERTY CONDITIONS:

The subject property is approximately 2 acres and is the former location of Norcon. The applicant purchased this property in April 2025 to move his business off of Schofield Avenue. The Municipal St. yard is fully fenced on the sides and back along the Mountain Bay Trail. The entire parking lot is graveled. There is no defined parking lot.

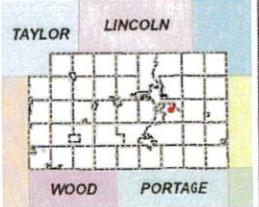
A Zoning Permit has been applied for (#202500435) which states there will be 10 off street parking spaces available for parking. Customer occupied space in the building used for the operation is listed as 2400 sq ft. Per the indoor sales and service use, he is required to have one space per 300 sq ft of gross floor area. Based on the 2400 sq ft building there would be a requirement of 8 parking stalls which he would meet.

PLAN COMMISSION ACTION OPTIONS:**1) Approve the Conditional Use Permit at 5600 & 5602 Municipal St, with the following conditions:**

1. The use of the property shall be consistent with the plans as submitted and as shown in "Exhibit A" and the Operational Plan attached as "Exhibit B".
2. Any changes to the use, structure, or location as submitted as "Exhibit A" or "Exhibit B", shall require submittal of a new or amended Conditional Use Permit application.
3. 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.
4. 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.
5. Any other items the PC would like added to the CUP.

2) Deny the Conditional Use Permit at 5600 & 5602 Municipal Street.

Exhibit A



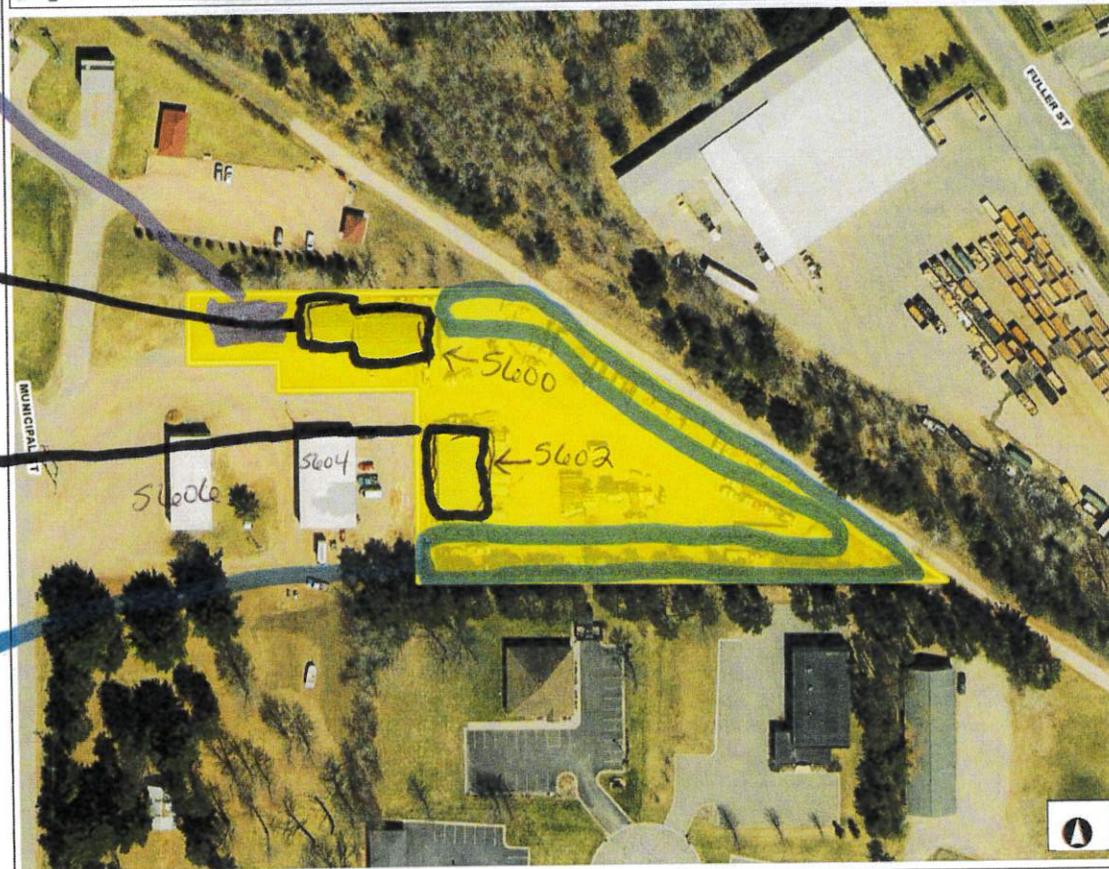
- Legend**
- Road Names
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Employee parking

Building #1 not used
May lease out to a tenant.

Building #2 used by JP Trailer Sales for storage

Trailer parking



58.53 0 58.53 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

Exhibit B

JP Trailer Sales & Transport LLC Operations Plan

JP Trailer Sales & Transport LLC
5600 Municipal Street
Weston, WI 54476

Date: April 06, 2025

Name of Business: JP Trailer Sales & Transport LLC

Applicant: JP Trailer Sales & Transport LLC

2581 Golden Eagle Road

Kronenwetter, WI 54455

Contact: Jesse Penrose

Phone: 715-581-6080

jesse@jptrailersalesandtransport.com

Owner: Jesse Penrose

2581 Golden Eagle Road

Kronenwetter, WI 54455

Contact: Jesse Penrose

Phone: 715-581-6080

Proposed Use: Tenant intends to use the property as an outdoor display for a trailer dealership; selling a variety of enclosed cargo trailers and equipment. Building #2 will be used as a storage warehouse for trailers and parts and possibly occasional sales.

Days of Operation: 7 days per week

Hours of Operation: Daily by appointment

Traffic: It's anticipated that there will be 1-2 total employees. It's anticipated that there will be 1-5 customers on site at any time. Deliveries are typically made 1 time per week. These activities are not expected to adversely affect the surrounding properties because the site is comparable to many similar business models.

Construction: No interior or exterior construction will be taking place at the business.

Outdoor Storage: Outdoor storage will be limited to units that are for sale and business equipment.

Additional Licensing: Village of Weston zoning permit and occupancy permit

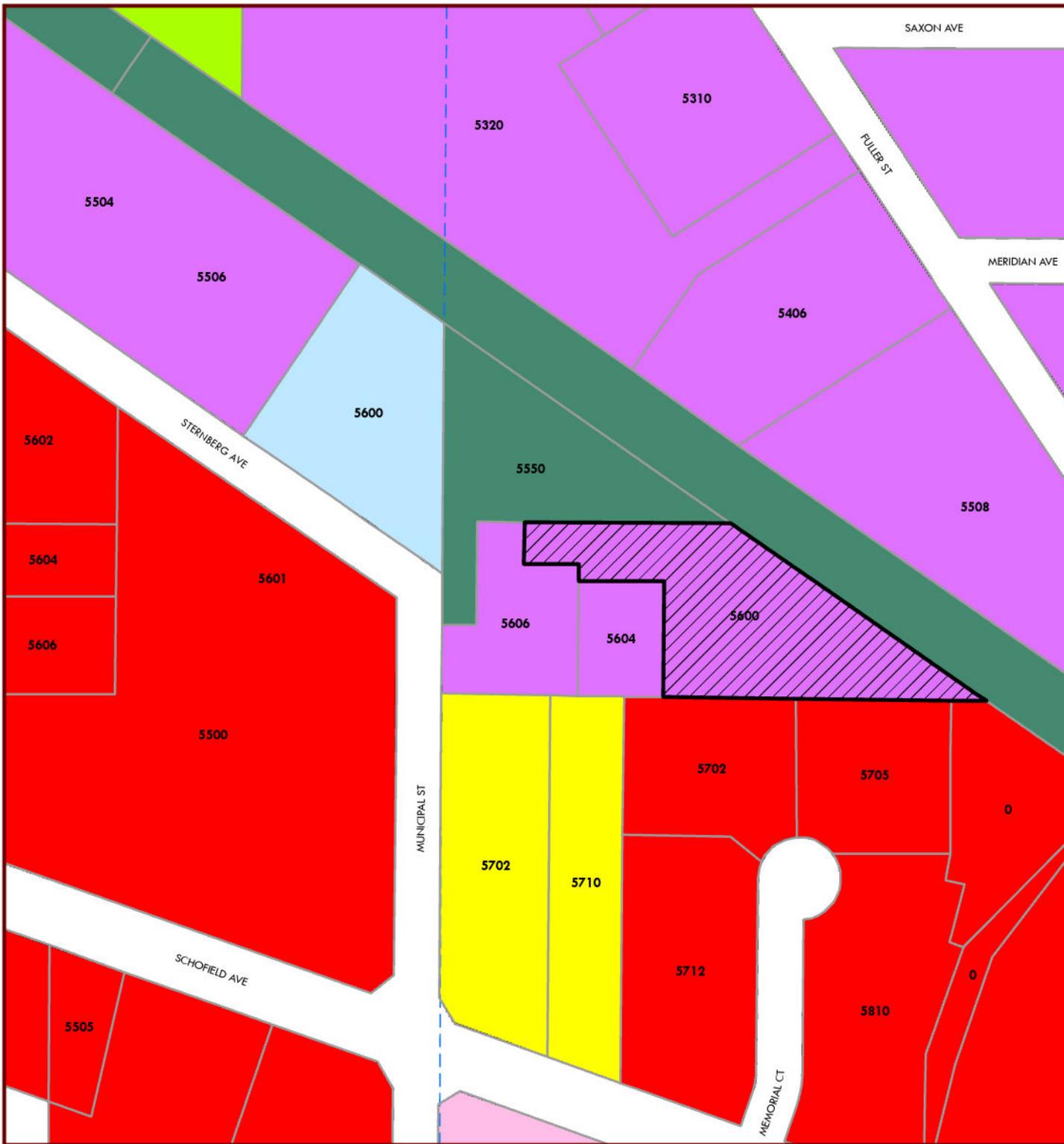
Village of Weston Marathon County, WI



ZONING MAP



Map Date: 4/25/2025
Adoption Date: 2/17/2025



LEGEND

5600 & 5602 Municipal St

MUNICIPAL FEATURES

Sections (Polygons)

Village of Weston Incorporated Boundary

Right-of-Way

ZONING DISTRICTS

PR - Parks and Recreation

SF-S - Single Family Residential-Small Lot

2F - Two Family Residential

INT - Institutional

B-3 - General Business

BP - Business Park

LI - Limited Industrial

Shoreland Zone (Town)

OVERLAY DISTRICTS

D-CO

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #2025152

This CONDITIONAL USE PERMIT is issued as of 12th day of May, 2025, by the PLAN COMMISSION of the VILLAGE OF WESTON to JESSE PENROSE, of 5600 & 5602 Municipal Street, Weston, WI 54476.

WHEREAS, JESSE PENROSE is purchasing the property described below in the Village of Weston, and which property is subject to an agreement whereby JESSE PENROSE intends to conduct an INDOOR SALES & SERVICE AND OUTDOOR DISPLAY USE IN THE LI (LIMITED INDUSTRIAL) Zoning District. The said property upon which said activity is to take place is more particularly described as follows:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 28 North, Range 8 East, described as Parcel A of Certified Survey Map recorded in Volume 34, Page 88, as Document No. 1054268, and Outlot 1 of Certified Survey Map recorded in Volume 71, Page 82, as Document No. 1557921, all located in the Village of Weston, Marathon County, WI. Total parcel area is approximately 2.015 acres and is addressed as 5600 & 5602 Municipal Street.

WHEREAS, the property described above is in the LI Zoning District of the Village of Weston, which permits the INDOOR SALES & SERVICE AND OUTDOOR DISPLAY USE in said zoning district by Conditional Use Permit; and

WHEREAS, JESSE PENROSE has requested a Conditional Use Permit for the property, per Sections 94.4.05(5) and (6), so as to allow an INDOOR SALES & SERVICE AND OUTDOOR DISPLAY USE on said premise; and

WHEREAS, a petition for a Conditional Use Permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held May 12, 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 INDOOR SALES & SERVICE AND OUTDOOR DISPLAY uses 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 JESSE PENROSE a conditional use permit for the property described above, for INDOOR SALES & SERVICE AND OUTDOOR DISPLAY USE as defined in Sections 94.4.05(5) and (6), of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of the property shall be consistent with the plans as submitted and as shown in "Exhibit A" and the Operational Plan attached as "Exhibit B".
2. Any changes to the use, structure, or location as submitted as "Exhibit A" or "Exhibit B", shall require submittal of a new or amended Conditional Use Permit application.
3. 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.

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

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

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

Dated this 12th day of May, 2025

WESTON PLAN COMMISSION

By: _____
Steve Cronin, its Chair

ATTEST:

Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

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

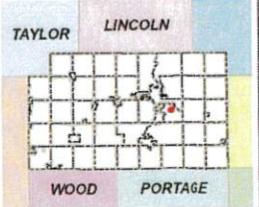
Notary Public

My Commission expires on _____.

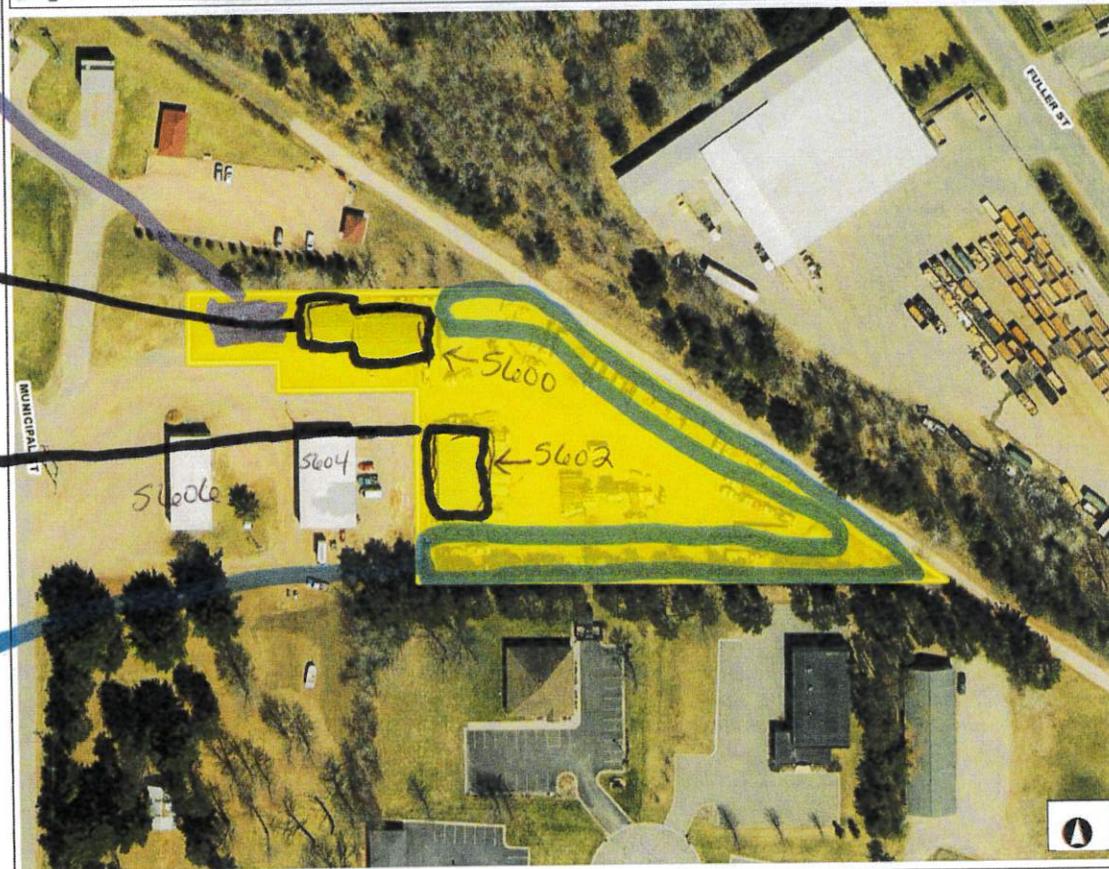
THIS INSTRUMENT DRAFTED BY:
Jennifer Higgins, Village of Weston
Director of Planning & Development
Weston, WI 54476

Exhibit A

DRAFT



- Legend**
- Road Names
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



58.53 0 58.53 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

Exhibit B

DRAFT

JP Trailer Sales & Transport LLC Operations Plan

JP Trailer Sales & Transport LLC
5600 Municipal Street
Weston, WI 54476

Date: April 06, 2025

Name of Business: JP Trailer Sales & Transport LLC

Applicant: JP Trailer Sales & Transport LLC

2581 Golden Eagle Road

Kronenwetter, WI 54455

Contact: Jesse Penrose

Phone: 715-581-6080

jesse@jptrailersalesandtransport.com

Owner: Jesse Penrose

2581 Golden Eagle Road

Kronenwetter, WI 54455

Contact: Jesse Penrose

Phone: 715-581-6080

Proposed Use: Tenant intends to use the property as an outdoor display for a trailer dealership; selling a variety of enclosed cargo trailers and equipment. Building #2 will be used as a storage warehouse for trailers and parts and possibly occasional sales.

Days of Operation: 7 days per week

Hours of Operation: Daily by appointment

Traffic: It's anticipated that there will be 1-2 total employees. It's anticipated that there will be 1-5 customers on site at any time. Deliveries are typically made 1 time per week. These activities are not expected to adversely affect the surrounding properties because the site is comparable to many similar business models.

Construction: No interior or exterior construction will be taking place at the business.

Outdoor Storage: Outdoor storage will be limited to units that are for sale and business equipment.

Additional Licensing: Village of Weston zoning permit and occupancy permit