

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, July 14, 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 #20250242 – Nick Techel, Turf MD’s, requesting a Conditional Use Permit, at property addressed as 5605 Mesker Street, owned by T&A Hoffman, LLC, to allow for a Light Industrial land use within property zoned B-3 (General Business), and to allow for a salt storage bin within the WHP-A (Wellhead Protection – Zone A) Overlay District, where such uses are only permitted through the granting of a Conditional Use Permit. The property is described as:

PIN 192-2808-164-0994 - 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.

Project #20250259 – David Barnes, of U-Haul of WI, requesting a Conditional Use Permit, at property addressed as 5009 Schofield Avenue & 5801 Von Kanel Street, owned by Amerco Real Estate Company, to allow for the expansion of a Personal Storage Facility land use on property zoned B-3 (General Business), where such land use is only permitted through the granting of a Conditional Use Permit. The property is described as:

PIN 192-2808-164-0155 - Property located in the Village of Weston, Marathon County, Wisconsin, described as follows:

Part of Lot 5, Block 1 of Weston Commercial Park, described as Parcel 2 of Certified Survey Map No. 13191, recorded in Volume 57 of Certified Survey Maps on Page 128, as Document No. 1361373, Marathon County Register of Deeds;

Together with part of Lot 5, Block 1 of Weston Commercial Park and part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 2 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds;

Together with part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, described as Parcel 1 of Certified Survey Map No. 13383, recorded in Volume 58 of Certified Survey Maps on Page 130, as Document No. 1376696, Marathon County Register of Deeds.

Project #20250212 – Dustin Vreeland, of Vreeland & Associates, and Tom Barnetzke, of PGA, Inc, requesting a Conditional Use Permit, at property addressed as 7795 Weston Avenue, owned by Kurt Seubert & Gary Guerndt, of Eau Claire River, LLC, to allow for a Solid Waste Disposal, Composting, and/or Recycling Facility 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 property is described as:

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 June 2025

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 30, 2025, and Monday, July 7, 2025.

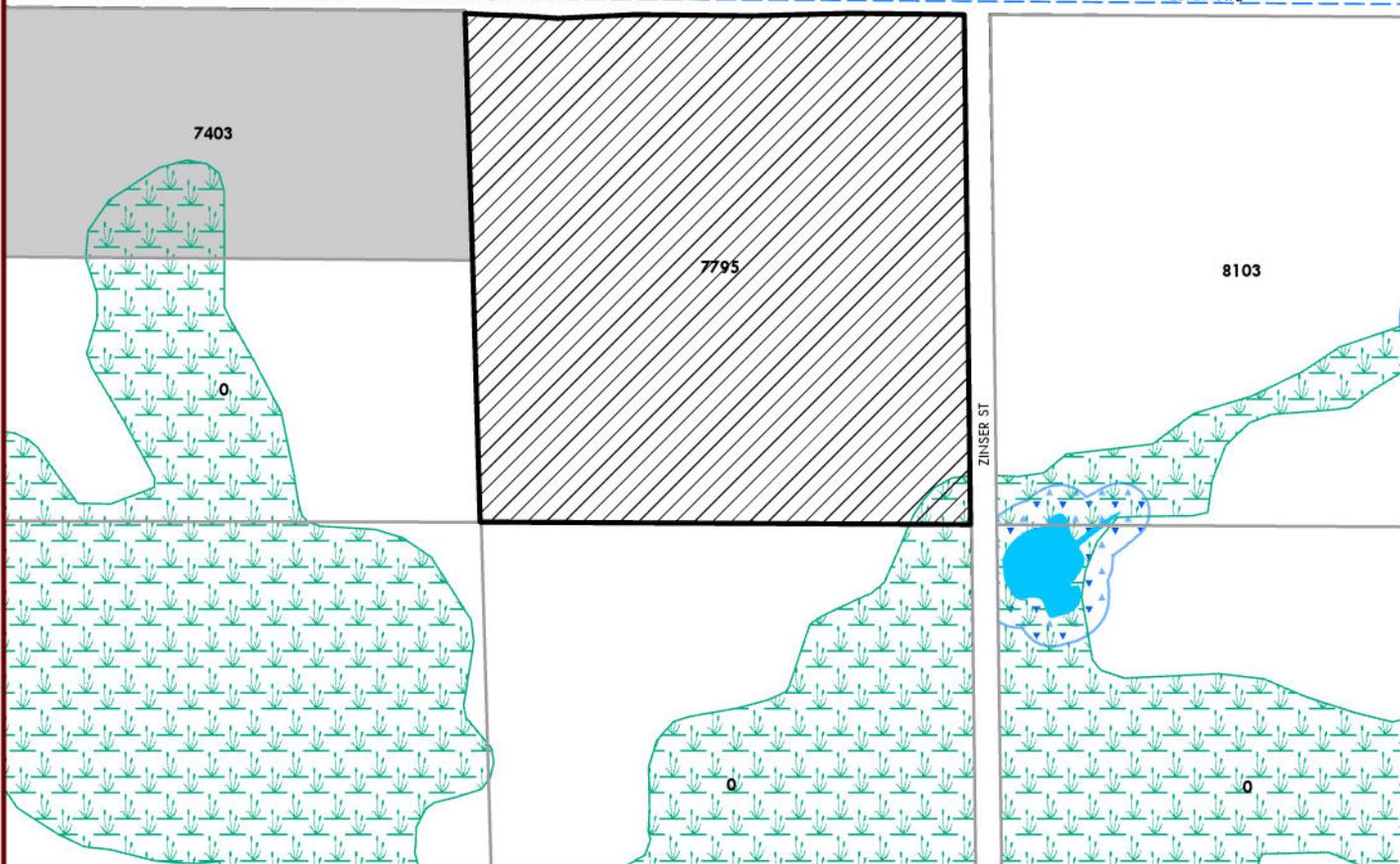
Village of Weston Marathon County, WI



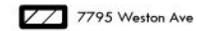
ZONING MAP



Map Date: 6/26/2025
Adoption Date: 2/17/2025



LEGEND



MUNICIPAL FEATURES

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

ZONING DISTRICTS

- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- INT - Institutional
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial
- Shoreland Zone (Town)
- Village of Weston Shoreland Overlay

OVERLAY DISTRICTS



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

PGA Inc Operations Plan

PGA Inc.

7795 Weston Ave
Weston WI 54476

Date: 5-22-2025

Name of Business: PGA Inc.

Applicant: PGA Inc.
7306 Zinser St
Weston WI 54476
Contact: Gary Guerndt
715-302-0334
garyg@pgainc.net

Owner: Eau Claire River LLC
7306 Zinser St
Weston WI 54476
Contact: Gary Guerndt
715-302-0334

Proposed Use:

1. Performance Standards

- a. PGA Inc. intends to use the property as a yard facility to support the Excavating Department operations. PGA Inc. currently operates its excavating maintenance out of a facility at 7315 Zinser Street in Weston, and a yard facility in the Wausau West Industrial Park.
 - This site would be similar to the Wausau Site in which they would store construction material such as sand/gravel, topsoil, asphalt, concrete, wood and similar materials for the purpose of screening and/or crushing to make reusable material for construction projects. See construction plans for erosion control measures that will be in place for the proposed project. Quantities will continue to vary.
 - Existing natural features are woods to the west, a proposed pond to the south and agricultural field to the north & east.
 - Operations to begin in summer of 2025
 - Materials will be hauled in from construction sites throughout central Wisconsin using Weston Ave to get the site.
 - Backhoe, dozer, frontend loader, and dump trucks intermittently to maintain the piles and site.
 - We will be processing, sorting, screening, occasional crushing of rock, concrete & asphalt and other similar activities as needed.
 - Potential temporary future scale and scale shack, unknown at this time.
 - Days of operation: 7 days per week
Hours of Operation: Daily 7am – 7pm with isolated situations to access 24 hours/day

Crushing Hours of Operation: Monday – Friday 7:00 am to 5:00 pm

- Spill kit will be on-site per WDNR regulation.
- 100 feet of pavement to Weston Avenue by 2026 with sweeping roads as needed.
- County permit approved, WDNR FIN 98457.

Traffic: Moving construction equipment in and out with lowboy and dump trucks. Dump truck traffic for hauling construction material in and out of the property. Employees will be expected to park near the construction staging area where it is safe from operations.

Outdoor Storage: Operation will have a gate

Additional Licensing: None required

Fire Suppression: Fire extinguishers on each piece of equipment

Emergency Alarm: N/A

Dumpsters: Waste will be disposed of at PGA shop at Zinser.

b. See attached Weston Ave Pond and Proposed Yard Facility Site.

c. See attached Weston Ave Pond plans for erosion control practice.

d. See attached Weston Ave Pond and Proposed Yard Facility Site.

2. DNR FIN 98457 and County as soon as the project is ready, we will obtain county permit and provide to Village.
3. The proposed driveway is 56.14 feet away from the west property boundary. All activity will occur farther than 50 feet from any property for the yard facility.
4. Buffer yard requirement per section 94.11.02(3)(d) will be met with the existing woods along the west line of the property boundary. No activities will occur within the 25 feet of the property boundaries. A gate will be installed and will not interfere with utilities or stormwater.
5. No hazardous, food scraps or vermin attractive materials will be stored on-site.
6. Outdoor material stockpiles we would like to request a maximum of 50-foot height to eliminate surface area width.
7. Access driveway will be paved for the first 100 feet by November 15, 2026 and a gate will be installed. Employee parking will be near the construction staging area where it is safe from operations. All vibration and noise standards will meet per article 94.12.12 and 94.12.13, respectfully. Air pollution, odor, glare and heat, fire and explosion, toxic and noxious material, waste or hazardous materials, and electromagnetic emission will not be a concern for this site.
8. No fire hazards on-site.

9. The amount of trucks will vary based on need and demand of materials.
10. A tracking pad will be installed for the 2025 and the first 100 feet of the driveway will be paved by November 15, 2026 per the agreement with Village Staff.
11. All public roads will be swept away and cleared of mud, debris and dust caused by tracking onto Weston Avenue as needed.
12. Access to the site will be from Weston Avenue only. A gate will be installed on the driveway.
13. Days of operation: 7 days per week, in the event of unusual circumstances.
Hours of Operation: Daily 7am – 7pm with isolated situations to access 24 hours/day
Crushing Hours of Operation: Monday – Friday 7:00 am to 5:00 pm
14. With the reconstruction of Weston Avenue, per village staff, the road has been being constructed to be able to withstand the proposed operation.
15. The roads are being constructed for industrial use.
16. Noise standards will comply with section 94.12.13.
17. N/A
18. N/A
19. We would like the conditional use to stay with the land.
20. Employees will be expected to park near the construction staging area where it is safe from operations. Equipment and parking area will be in the northwest corner away from any operations. 5 parking stalls have been designated on Proposed Yard Facility plan.

SITE PLAN NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH ANY EXISTING UTILITY NOT SHOWN ON THIS DOCUMENT WHICH NEEDS TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES. ALL GENERAL LANDSCAPE AREAS SHALL BE SEED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WORK TECHNICAL STANDARDS.

YARD FACILITY METES & BOUNDS DESCRIPTION

COMMENCING AT THE NW CORNER OF SAID SECTION 26; THENCE S 89°45'19" E ALONG THE NORTH LINE OF NW 1/4 1317.07 FEET; THENCE S 1°54'31" E 1344.13 FEET; THENCE S 89°55'32" E 88.14 FEET TO THE POINT OF BEGINNING; THENCE N 0°00'00" E 671.21 FEET; THENCE 48.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 50.00 FEET, WHOSE CENTRAL ANGLE IS 55°26'35" E; THENCE 50.00 FEET; THENCE 55.26'35" E ALONG THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE RADIUS IS 93.00 FEET, WHOSE CENTRAL ANGLE IS 34°26'06" E AND WHOSE CHORD BEARS N 38°13'32" E 55.06 FEET; THENCE S 89°55'37" E 335.07 FEET; THENCE S 0°35'36" W 16.77 FEET; THENCE S 5°53'28" W 397.63 FEET; THENCE S 0°29'11" W 380.31 FEET; THENCE N 89°55'37" W 400.10 FEET TO THE POINT OF BEGINNING.

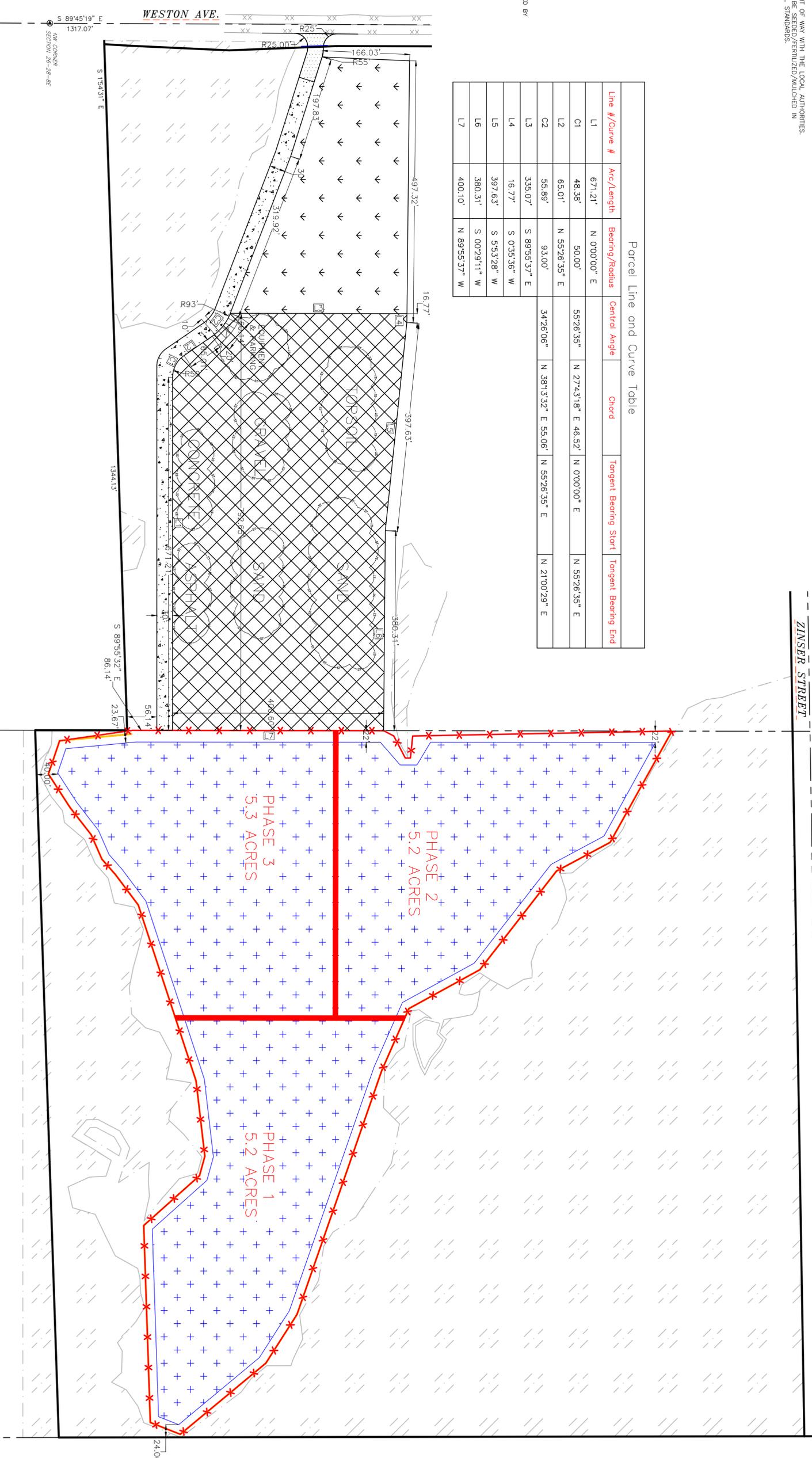
SITE LEGEND

- 4. PROPOSED 12" GRAVEL
- RECLAIMED TO GRASSFIELD IN 2025
- PROPOSED 3" ASPHALT, 100' TO BE PAVED IN 2026 PER VILLAGE OF WESTON REQUIREMENTS
- PROPOSED POND AREA
- PROPOSED YARD FACILITY
- PROPOSED NMM AREA 15 ACRES
- PROPOSED VEGETATIVE BERM

WETLAND NOTE

WETLANDS SHOWN HEREON WERE PROVIDED BY OTHERS AND DELINEATED BY M-TECH

Parcel Line and Curve Table						
Line #/Curve #	Arc/Length	Bearing/Radius	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
L1	671.21'	N 0°00'00" E				
C1	48.38'	50.00'	55°26'35"	55°26'35"	N 27°43'18" E 48.52'	N 0°00'00" E
L2	65.01'	N 55°26'35" E				N 55°26'35" E
C2	55.89'	93.00'	34°26'06"	34°26'06"	N 38°13'32" E 55.06'	N 21°00'29" E
L3	335.07'	S 89°55'37" E				
L4	16.77'	S 0°35'36" W				
L5	397.63'	S 5°53'28" W				
L6	380.31'	S 0°29'11" W				
L7	400.10'	N 89°55'37" W				



SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11x17" SIZE THEY MAY BE HALF SCALE. IF YOU ARE VIEWING THESE PLANS IN AN 8.5x11" SIZE THEY MAY BE QUARTER SCALE. THE DRAWING SCALE IS HALF OF THAT SHOWN CHECK SCALE.

STAMP/SIGNATURE:

REVISIONS	DATE	DESCRIPTION

TITLE PAGE: PROPOSED YARD FACILITY PLAN

PROJECT: WESTON AVE POND

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.vreelandassociates.com
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PREPARED FOR: EAU CLAIRE RIVER, LLC

PLAN DATE: APRIL 16TH, 2025

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 22.0173 PLAN
DATE: FEBRUARY 5, 2025
SCALE: **1" = 100'**
SHEET YARD

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) MAD83 (2011)

