

**PLANNING COMMISSION MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
MONDAY, SEPTEMBER 17, 2007 - 5:15 P.M.**

**I. CALL TO ORDER**

Village President, Vilas Machmueller called the meeting to order at 5:15 p.m. Members present were Trustee Mark Maloney, Village DPW Keith Donner, Mary Hancock, Mike Stenstrom, and John Evans. Kim Fischer was excused. Community Development Director, Jennifer Higgins and Recording Secretary, Valerie Parker were present. Trustees Loren White and Fred Schuster were also present. About 5 audience members were also present.

**II. CONSIDERATION OF PLANNING COMMISSION MINUTES**

**A. SEPTEMBER 10, 2007 MINUTES**

*\*M/S/P Maloney/Hancock: to approve the Planning Commission Minutes of September 10, 2007.*

**III. UNFINISHED BUSINESS**

**A. TABLED HEARING – (#RZ2007-007) B-4 INVESTMENTS REZONING REQUEST FROM AG (AGRICULTURE) WITH WPD (WETLAND PROTECTION DISTRICT) TO RR (RURAL RESIDENTIAL) WITH OME (MINING EXTRACTION OVERLAY DISTRICT) AND WPD (WETLAND PROTECTION DISTRICT) – 40 ACRES ON THE NE CORNER OF THE INTERSECTION OF RYAN STREET AND SHOREY AVENUE – (PARCEL NUMBER 62.272808.16)**

*\*M/S/P Hancock/Evans: to take this item off the table.*

Higgins pointed out the pond (non-metallic mine) operations plan from B-4 Investments, dated September 14, 2007 (attached). She then read through staff's recommendations (dated September 17, 2007):

*Village staff recommends approval of the rezone request to RR and OME and approve the current submitted operational plans from B-4 Investments (dated September 14, 2007) for Phases I, II and III with the following conditions:*

- 1. The approved loaded truck haul route is Ryan Street to Weston Avenue. The use of Shorey Ave as a loaded truck haul route is prohibited unless written permission is received from the Director of Public Works.*
- 2. Maintenance for the road entrance to the non-metallic mining operation is the responsibility of the applicant.*
- 3. Each season after weight limits are removed from local streets, the Village and applicant will log the condition of Ryan Street between Shorey Avenue and Weston Avenue. Prior to the approval of any additional Phases (IV and V) shown in the current operational plans, the Village reserves the right to re-evaluate the need for a guarantee (Sec. 94.199(e)(4)) for the repair or replacement of Ryan Street between Shorey and Weston Avenues.*

*\*M/S/P Maloney/Evans: to approve (#RZ2007-007) B-4 Investments rezoning request from AG (Agriculture) with WPD (Wetland Protection District) to RR (Rural Residential) with OME (Mining Extraction Overlay District) and WPD (Wetland Protection District) – 40 Acres on the NE corner of the intersection of Ryan Street and Shorey Avenue – (Parcel Number 62.272808.16), contingent on B-4 Investments meeting staff's recommendations (as outlined above).*

**IV. ADJOURN**

*\*M/S/P Maloney/Stenstrom: to adjourn at 5:20 p.m.*

Respectfully submitted,

Valerie R. Parker  
Recording Secretary

B-4 Investments, LLC  
480 Western Road  
Schofield, WI 54476

14 September 2007

Mr. Keith Donner  
Village of Weston  
5500 Schofield Ave.  
Weston, WI 54476



RE: Pond Operations Plan – Ryan Street – Weston, WI

Mr. Donner,

The following is our Proposed Operations Operational Plan for the proposed 10+/- acre pond to be located at the Northeast corner of the intersection of Ryan Street and Shorey Avenue in the Village of Weston, more specifically described as the SE ¼ of the SE ¼ of Section 27, Township 28 North, Range 8 East. The intention is to extract sand to be used on various construction projects while creating a 10 +/- acre pond with residential building lots as the end use for the property. The pond excavation and restoration will be performed by Tito, Inc.. The extracted material will be for projects secured by Tito, Inc.. This operation is not intended to become a commercial pit open to the public. Using the guidelines set by the Villages Nonmetallic Mineral Extraction Overlay District Ordinance Sec. 94.199(2) – the following is the “Proposed Operations Operational Plan”.

The nature of the proposed project as summarized above is to extract sand fill to be used on (yet to be determined) construction projects in the local area. The fill extraction will leave a 10+/- acre pond with residential lots as the end use.

Soil borings taken at the site along with the Soil Survey Maps indicate clean sand with very little aggregate. The water table was at approximately 7' below the surface and the sand extended beyond the boring depth of 30'. With the soils being primarily sand with no gravel, crushing and blasting is not anticipated. Excavation equipment to be used could include scrapers and dozers to strip the topsoil, excavators and loaders to dig and load the material and dump trucks to haul the material off site. Since extraction of the material will be below the water table, several methods of excavation may be used. An extended reach backhoe, dragline or dewatering and conventional equipment may be employed. If dewatering is used the proper permits for discharging will be obtained. The only material processing that may occur would be screen topsoil on a limited basis.

Hours of operation will not violate the Village Noise ordinance already established. Hauling off site will also follow the load limit bans for spring thaw.

For a 10+/- acre pond with an average existing ground elevation of 1225 and an average bottom elevation of 1192 (as noted on the plan), the quantity of material extracted could reach 500,000-c.y.. The rate of removal will be determined by the need for the material. The excavation of the pond will proceed in phases as shown on the plan.

Reclamation of the pond will also proceed in phase according to the rate of extraction and following the plan. A reclamation bond as provided for in the Marathon County Nonmetallic Mining and Reclamation ordinance will be paid to insure proper reclamation and closure of the site.

Visual screen of the operation is shown on the plan and will consist of earth berms created with excess topsoil stripped from the site. Some of the topsoil will be used in the stabilization of the side slopes of the pond above the water table.

It is desirable to complete the pond as quickly as possible both to sell the material and create building lots. This is of course governed by the rate of building in the area, the economy, and the ability to secure the construction jobs that arise. By phasing the project and reclaiming as the extraction progress should help to control the aesthetics of the operation. The project is on at least a 5-year plan.

If there are any questions feel free to call us at 355-6841.

Sincerely,



B-4 Investments,LLC  
Jeff A. Bahl

