

**PLAN COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, FEBRUARY 9, 2009 – 6:00 P.M.**

I. CALL TO ORDER

Village President, Fred Schuster called the meeting to order at 6:00 p.m. Members present were Trustee Mark Maloney, DPW Keith Donner, Mary Hancock, John Evans, and Dave Diesen. Mike Stenstrom was excused. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. (Future Weston Academy) Ad Hoc Members, Dan Froelich and Jennifer Kislow were present. Trustee Loren White was also present. There were about 3 audience members present.

II. CONSIDERATION OF PLAN COMMISSION MINUTES

A. JANUARY 12, 2009 MEETING

**M/S/P Diesen/Hancock: to approve Plan Commission minutes of January 12, 2009.*

III. CONSENT AGENDA ITEMS

A. STAFF APPROVED SIGN PERMITS

B. CERTIFICATES OF OCCUPANCY ISSUED

**M/S/P Diesen/Maloney: to acknowledge the staff-approved sign permits and certificates of occupancy Issued by staff.*

IV. NEW BUSINESS

A. DREWEK STRUCTURES REQUEST FOR PERMISSION, PER SECTION 94.182(E)(2) TO ALLOW 12 UNITS PER STRUCTURE IN A R3 ZONING DISTRICT – 4702 ROSS AVENUE (BAUMANN)

Mark Thompson, MTS Consultants, 2000 Lester Street, was present representing Drewek Structures. Thompson stated that Drewek's have an accepted offer on the Baumann property off of Ross Avenue. He made reference to the extended Mount View Avenue development that Dreweks came in a couple of years ago, with this same type of request, to increase the building size as allowed in the R3 zoning district from the 8 units (by right) to 12 units. Thompson stated the Dreweks are probably looking at a time frame, as the Mount View development builds out, to then move over to Ross Avenue to continue their construction activities there. The increase in the units per dwelling does not impact the density that they are looking for, that because of the size and shape of the parcel, they are coming up with fewer total units that could have then been put in with the 8-unit buildings. Their request is to do the same buildings as they are doing on the Mount View development, 12 units all with separate entrances, they are moving towards the townhouse-type structure.

Schuster questioned if there will be more greenspace planned. Thompson stated he is not sure that they are that far in their calculations; however, there will be less buildings. Thompson stated in terms of the buildings, number of parking spaces and garages, he is not sure if there will be a significant difference in greenspace. Thompson stated that there is a power line easement that they will not be building in. Thompson stated that they are working with ATC and WPS on getting some conceptual plan approval to be in the easement area, the drawing that has been given out to staff and Plan Commission, has been modified to accommodate them. The 6-stall garage shown in the middle of the parcel and the easement has been rotated up to the northeast of the 12-unit that is on the diagonal. This way that structure is out and away from the power line and easement. Thompson stated that this parcel has 7.2 acres. Higgins stated that before they proceed with site plan, Plan Commission has to make a determination on if we will allow the 12-unit buildings. This is a special regulation provision as part of Section 94.182(e)(2).

**M/S/P Diesen/Maloney: to approve Drewek Structures request for permission, per Section 94.182(e)(2), to allow 12 units per structure in a R3 Zoning District – 4702 Ross Avenue (Baumann). Q: Higgins pointed out Trustee Ermeling's concerns that were shared in an e-mail. Schuster clarified that this property is zoned R3. Motion carried.*

B. WESTON PARTNERS LLC REQUEST FOR PERMISSION PER SECTION 94.148(C) TO REMOVE CLUBHOUSE FROM WESTON RIDGE CONDOMINIUMS PLAT AND OVERLAY PLANNED DEVELOPMENT PROJECT

Tom Patzman, Waukesha, WI, was here representing the owners of this property. He stated that they are in the same economic hardship situation as everyone else as far as real estate. One of the banks they are with is one that is in financial trouble, and at this point their bank has informed Weston Partners LLC, that they will not finance the clubhouse now or in the future. The clubhouse shows up on the bank's book as a liability, and they want to cut themselves free of that obligation before any more sales are made. Patzman stated that they have received consent from the current property (condo) owners to remove this clubhouse and they have agreed to sign the amendment to the condo declaration, should, tonight, the Plan Commission decide to approve this and let them move forward. He stated that due to the current economic hardships, they are not able to obtain financing from any other banks because of this situation on the project. He said that it (lack of sales) is not due to having sat still on pricing, that they have lowered their pricing 30-40% across the board from a little over a year ago, and they are still experiencing difficulty selling. Tonight he is here to ask the Plan Commission to approve the removal of the clubhouse from the condominium declarations.

Patzman told Hancock that he does not see the clubhouse going in this development in the future. Schuster is under the impression that Weston Partners LLC can not build anything in the existing planned clubhouse location, without coming before Plan Commission. Higgins clarified that they are part of a planned unit development, that Plan Commission has two options tonight: 1) If Plan Commission feels this would not be a substantial change to the development, we can approve this change, it gets filed, where Higgins can then sign off on the certified survey map when they get a new one completed. 2) If Plan Commission feels this would be a substantial change that warrants a public hearing, then they would have to open this back up and do a public hearing. Higgins feels that since Weston Partners LLC already has all the property owners agreeing to this change, it would be a waste of time and money to put this through a public hearing. Patzman explained how far along they are with their buildings and how many are now occupied.

Donner stated that with the clubhouse not there, it is really not impacting the sales of anything, it is more of a matter of the financing, that they are asking to have this removed. Patzman told Schuster that the banks are not financing anything right now until more units are sold. Higgins stated that if Weston Partners were to sell more units, with the clubhouse still in the plans/condo declaration, they are under more obligation to have it built.

****M/S/P Evans/Maloney: to approve Weston Partners LLC Request for permission, per Section 94.148(c) to remove clubhouse from Weston Ridge Condominiums plat and Overlay Planned Development Project, without opening up a public hearing. Diesen voted nay. Motion carried.***

C. FEMA FIS (FLOOD INSURANCE STUDY)

Higgins stated that she received a letter and disk with a revised flood insurance study and a new digital flood insurance rate maps. The entire County, starting about 2½ years ago, went through a whole process because the flood insurance maps were from the early 1980's. It was the County's turn to go through the entire process, the maps are now done. These maps (the flood insurance study) are developed for flood risk. We use that for the NFIP program which we are now part of. Essentially, we have to go through this process and adopt this to maintain our NFIP status, which allows in the case of a flood or natural disaster for FEMA to come in and help us out.

D. FEMA DFIRM (DIGITAL FLOOD INSURANCE RATE MAPS)

Higgins stated the old maps showed the Eau Claire River listed as the only flood plain that we had. We now have, along with the Eau Claire River, part of the Bull Junior Creek, and portions of the Cedar Creek which run over by Rothschild and Alderson Street area. Evans questioned if property owners along these areas are aware of these changes, Higgins stated that we are in the process of making them all aware.

VII. FUTURE MEETING TOPICS**A. UPCOMING REQUIRED REVISIONS TO SEC. 94.200 FLOODPLAIN OVERLAY DISTRICT**

Higgins stated once we receive our new maps, we will have to review and adopt here.

B. UPCOMING MEETINGS OF IMPORTANCE**1. MARATHON COUNTY INFORMATIONAL MEETING ON NFIP (NATIONAL FLOOD INSURANCE PROGRAM) – WEDNESDAY, FEBRUARY 18TH, AT 7:00 P.M. – 212 RIVER DRIVE, WAUSAU**

This will be a meeting with County, DNR, and FEMA. Higgins stated that she will be attending this meeting.

2. LOCAL OFFICIALS MEETING WITH FEMA – THURSDAY, FEBRUARY 19TH, AT 2:30 P.M. – 210 RIVER DRIVE, WAUSAU

FEMA will present the materials. There will be a full presentation and Higgins, Donner, Tatro, and Nathan Crowe will be attending this meeting.

3. FLOOD RISK INFORMATION OPEN HOUSE FOR ALL MARATHON COUNTY RESIDENTS – THURSDAY, FEBRUARY 19TH, AT 6:00 P.M.-9:00 P.M. – 210 RIVER DRIVE

Evans wants all the residents around all the flood plain areas notified of this meeting. Higgins stated that she has a flyer that will go out and will get this information put out onto the Village website and Facebook, and Wausau Daily Herald newspaper. This will be an informal meeting.

Eau Claire river area residents already have the base elevations, so this will mostly impact the people on Bull Junior and Cedar Creek. Evans feels that Village staff needs to be educated on the impacts to these properties. Higgins stated this will happen at the local officials meeting on February 19th.

VIII. ADJOURN

**M/S/P Evans/Maloney: to adjourn at 6:35 p.m.*

Respectfully submitted,

Valerie R. Parker,
Recording Secretary