

**PLAN COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, APRIL 13, 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, John Evans, Mike Stenstrom, and Dave Diesen. Mary Hancock was absent. Ex Officio member Dan Froelich was excused and Tom and Jennifer Kislow were absent. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. Trustee Loren White was also present. There were about seven audience members present.

II. PUBLIC HEARINGS – 6:00 P.M.

A. APPLICATION #REZN-3-09-1063 HAVING BEEN FILED WITH THE VILLAGE CLERK BY MOUNT VIEW ESTATES, LLC, 2240 RUBY DRIVE, MOSINEE, WI 54455 REQUESTING REZONING FROM A R-3 (RESIDENTIAL MULTIPLE-FAMILY, GARDEN APARTMENTS) ZONING DISTRICT TO A R-4 (RESIDENTIAL MULTIPLE-FAMILY, APARTMENTS) ZONING DISTRICT WITH AN OPD (OVERLAY PLANNED DEVELOPMENT) TO ALLOW THE CONSTRUCTION OF A 3 STORY, 46 UNIT SENIOR APARTMENT COMPLEX ON THE PROPERTY DESCRIBED AS PARCEL TWO (2) OF CERTIFIED SURVEY MAP NUMBER 15329, RECORDED IN VOLUME 69 OF CERTIFIED SURVEY MAPS, PAGE 71, DOCUMENT NUMBER 1521730, LOCATED IN SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN. THE PROPERTY IS LOCATED JUST WEST OF 3710 MOUNT VIEW AVENUE AND CONSISTS OF 2.3361 ACRES.

Guy and Nancy Fredel, representing Mount View Estates, LLC, 2240 Ruby Drive, Kronenwetter, were present in support of the rezone. Guy Fredel stated that the basic exterior of the building would have a significant amount of brick. There were pictures displayed showing the general appearance of the future building. He also described the project area layout. Fredel clarified that these will be market rate apartments, not government subsidized. They are hoping to keep as many of the existing trees on the lot, and showed a plan of how the future building will be placed. He mentioned that the adjoining property to the west is also zoned R4. The smallest apartments will be 1 bedroom; they also will have 1 bedroom with a den and 2 bedroom apartments. Parking will be below the building for the residents and there will be parking around the exterior of the building for guests. He pointed out that the underground parking will be heated. Fredel stated that they feel they are meeting the required standards and request to have the zoning changed to R4.

Evans questioned the amount of brick and if the financing is available yet for the building. Fredel stated that they are talking to financial institutions, but that they are looking to get the cost of the building prior to obtaining the financing for the project. Evans would be more comfortable to know that financing will be available. Fredel stated that they do have preliminary numbers to a few financial institutions and that they are all favorable.

John Fischer, of HelpRent, 453 Grand Avenue, Schofield, was present as undecided on this rezone request. Fischer stated that he likes the concept as far as density and unit numbers. His concern is if this gets rezoned to R4 and if the financing (and the development) does not go through, can this rezone be contingent on the project being financed and developed?

Sherry Kort, 3507 Mount View Avenue, was present in opposition. She questioned Fredel how many people could potentially be in this building. Fredel explained that this development is

only intended for people 55 years of age and older, so there will not be children here. He stated that there could potentially be about 79 people living in this building. He pointed out that the lot is already zoned R3 (there could be larger families in each unit if regular apartments were built).

Rich Kort, 3507 Mount View Avenue, was present in opposition, stated that they have noticed that the traffic on Mount View Avenue has increased a lot since Mount View Avenue was reconstructed and extended, and wondered why traffic for this lot could not come off of Sternberg Avenue instead. Fredel stated that studies show that most elderly residents go out and do their shopping early in the morning and stay home in the afternoon. Fredel also stated that they did not own the lot to the north and therefore could not have the entrance on Sternberg Avenue.

Higgins stated that R3 zoning allows for 2–8 unit buildings, and R4 zoning allows 2–12 unit buildings.

1. Close Hearing on Applications #REZN-3-09-1063

Schuster closed the hearing at 6:20 p.m.

2. Discussion and Action on Application #REZN-3-09-1063.

Donner stated as far as the density issue of R3 zoning versus R4 zoning, with R4 zoning 54 units would be permitted on this size of a parcel. Higgins stated the R3 zoning would allow 28 units, and they could go 10% over that number. With underground parking, they can go to a higher density (51 or 56 units). She pointed out that Fredel is not asking for the additional 10%, they are only asking for 46 units.

Fischer pointed out again his concerns on if the project does not go through. Higgins stated that you can put conditions on the rezone (provisionally rezone up to 3 years). This way the zoning does not change until they meet the requirements that Plan Commission wants, and if they do not meet those requirements within 3 years, the zoning remains as it previously was. Evans suggested that we provisionally approve the rezone for a senior living center, with 46 units. Diesen questioned if we could just base the approval on this project and owner. Evans stated that this would negatively affect the business if they change or add partners.

****M/S/P Evans/Maloney: to approve Application #REZN-3-09-1063, contingent on the following provisions: This will be a senior living center with only residents 55 years of age or older, with a maximum density of 46 units, with underground parking, and all in a single building.***

III. CONSIDERATION OF PLAN COMMISSION MINUTES

A. MARCH 9, 2009 MEETING

****M/S/P Diesen/Stenstrom: to approve Plan Commission minutes of March 9, 2009.***

IV. CONSENT AGENDA ITEMS

A. STAFF APPROVED SIGN PERMITS

B. STAFF APPROVED CERTIFIED SURVEY MAPS

C. CERTIFICATES OF OCCUPANCY ISSUED

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

V. UNFINISHED BUSINESS

- A. TABLED - APPLICATION RBUS-2-09-1710 REQUEST BY STEVEN SELTRECHT FOR A RESIDENTIAL BUSINESS PERMIT TO OPERATE A SNOW PLOWING & LAWN CARE BUSINESS OUT OF HIS HOME LOCATED AT 3508 WALLEYE DRIVE (RES.COM PROPERTY SERVICES)**

** M/S/P Stenstrom/Maloney: to take off the table.*

Steven Seltrecht, 3508 Walleye Drive, was present and stated that all equipment will be stored off site, with the exception of his personal vehicle with a snow plow. This is more for an office out of his home. The equipment will be stored at his brother's property in Ringle.

**M/S/P Diesen/Maloney: to approve Application RBUS-2-09-1710 request by Steven Seltrecht for a residential business permit to operate a snow plowing & lawn care business out of his home located at 3508 Walleye Drive (Res.com Property Services).*

- B. TABLED - CONSIDERATION OF AN ORDINANCE CREATING SECTION 86.155 OF THE MUNICIPAL CODE OF THE VILLAGE OF WESTON ENTITLED "PERMANENTLY INSTALLED IN-GROUND SPRINKLER SYSTEMS."**

** M/S/P Evans/Maloney: to take off the table.*

**M/S/P Maloney/Diesen: to approve the Consideration of an Ordinance Creating Section 86.155 of the Municipal Code of the Village of Weston Entitled "Permanently Installed In-ground Sprinkler System".*

- C. PROPOSED REVISION TO VILLAGE FEE SCHEDULE**

- 1. In-ground sprinkler system permit - \$75.00 (new)**

** M/S/P Maloney/Evans: to take off the table.*

**M/S/P Maloney/Stenstrom: to approve the \$75.00 new in-ground sprinkler system permit.*

VI. NEW BUSINESS

- A. HOOSHANG ZEYGHAMI, CWE, INC. – WAUSAU MPO BICYCLE AND PEDESTRIAN PLAN**
Hooshang Zeyghami, CWE, Inc., and Dave Mack, Marathon County, were present.

Zeyghami explained how in 2006 he received a call from Donner asking if he would represent Weston in creating this plan. In January 2007, they held their first meeting; since then they have held monthly meetings. He explained all the members (from different communities) of the Adhoc committee that was created for this project. Their job was to provide information and to implement a plan. He gave a detailed presentation which explained the project approach, the public participation, what they have heard from citizens, additional comments from people, the 5 "E" requirements for an effective transportation system, what their vision is, and the goals objectives and recommendations of the plan. He pointed out that the recommendations consisted of education, encouragement and outreach programs, enforcement, facility maintenance, local policies, and to provide bicycle facilities maps. Mack

stated that this map shows how each community is looking to create bike routes to each community, but that it is not practical to put a bike route on each street. Zeyghami stated that it will help to have a lot of signage. Hooshang announced that there is a proposal to extend Mountain Bay Trail to Camp Phillips Road and to create a paved trail along Camp Phillips Road up to Northwestern Avenue. They are looking to put a paved trail along side of the Mountain Bay Trail, but on the old railway. Zeyghami pointed out that people with road bicycles do not want to ride on the granite trail because of the high chances of blowing out a tire. He went on to show maps for other communities and their paths. He discussed that there will be a bicycle path on each side of Ross Avenue, if the resurfacing project goes through. He showed a table that lists costs for each municipality for their share of improvements, and the Village's share is at \$1,492,833.00. Mack explained alternatives to consider in reducing the cost (ex. Ross Avenue bicycle paths created with painted lines versus constructing new paths on the right-of-way. One of the big topics in their discussions is on getting people from the Mountain Bay Trail out to Rib Mountain State Park. Hooshang stated that next weekend there is an educational meeting at the Public Safety Building, and that there will be other future meetings for the public. Mack pointed out that the week of May 9–15 is Bike to Work Week. Mack feels that once our pedestrian bridge is built, we will see a lot more pedestrians and bicyclists out there.

Stenstrom questioned if the Village has fees or licenses for bicyclists. He is concerned about where parking will be for people that want to come into Weston to bike. He also commented that there are a lot of bicyclists that do not adhere to the rules of the road. Mack stated that this is where education to bicyclists and vehicles comes in. Mack stated that we are trying to encourage people to bike or walk rather than take a car or bus. These paths will be a good investment.

B. RESIDENTIAL DEVELOPMENT UPDATE

Higgins gave an update on our residential developments. She explained how many lots are available in our residential developments; and explained the current prices (purchase or rentals) of lots in these developments. She discussed the developments that have not started construction yet.

C. QUALITY OF LIFE SESSION #4 – SOCIAL CAPITAL – THURSDAY, APRIL 16, 2009 AT 6:30 P.M.

Zuleger introduced this next upcoming session. There will be representatives from Saint Clare's Hospital, Boys & Girls Club, United Way, and other service clubs and organizations.

VII. FUTURE MEETING TOPICS

None.

VIII. ADJOURN

**M/S/P Maloney/Diesen: to adjourn at 7:30 p.m.*

Respectfully submitted,

Valerie R. Parker,
Recording Secretary

VILLAGE OF WESTON
PUBLIC HEARING COMMENT

This form is to be completed and submitted
before the start of the hearing.

Issue: MOUNT VIEW ESTATES, LLC RE-ZONING

PLEASE PRINT

Date 4/13/2009 Do you wish to make
an oral statement? Yes No

Name GUY W. FREDER

Address 2240 RUBY DRIVE, KRONENWETTER, WI 54455

1) Representing (If someone other than yourself)
MOUNT VIEW ESTATES, LLC

2) Comments

3) Position IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON
PUBLIC HEARING COMMENT

This form is to be completed and submitted
before the start of the hearing.

Issue: Rezone R-3 to R-4 Mount View Ave Parcel

PLEASE PRINT

Date 4/13/09 Do you wish to make
an oral statement? Yes No

Name John H. Fischer of Help Rent, Co.

Address 453 GRAND AVE, Scho field (owner of 5403 Garden,
adjacent parcel)

1) Representing (If someone other than yourself)
self

2) Comments

"Market Rate" units saturated, elderly housing
good use. However, must this be R-4, or
can be done as conditional use in R-3?

3) Position IN SUPPORT IN OPPOSITION UNDECIDED