

**PLAN COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, MAY 11, 2009 – 6:00 P.M.**

I. CALL TO ORDER

Village President, Fred Schuster called the meeting to order at 6:20 p.m. Members present were Trustee Mark Maloney, DPW Keith Donner, John Evans, Mike Stenstrom, Mary Hancock, and Dave Diesen. Ex Officio members Dan Froelich, 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 10 audience members present.

II. PUBLIC HEARINGS – 6:00 P.M.

A. APPLICATION #REZN-4-09-1066 HAVING BEEN FILED WITH THE VILLAGE CLERK BY ZRH, LLP, 1626 OAK STREET, LACROSSE, WI 54602 REQUESTING REZONING FROM A R-3 (RESIDENTIAL MULTIPLE-FAMILY, GARDEN APARTMENTS) ZONING DISTRICT TO A B-3 (GENERAL COMMERCIAL) ZONING DISTRICT ON THE PROPERTY KNOWN AS 1508 NEUPERT AVENUE TO ALLOW THE PROPERTY TO BE ADDED TO THE KWIK TRIP PROPERTY AT 5603 BUSINESS HIGHWAY 51

Higgins spoke on behalf of Kwik Trip (ZRH, LLP), who was unable to attend. She explained how Kwik Trip purchased the residential property to the east of them, and that they demolished the home that was there last fall. She stated that their plans have changed a bit since the public hearing notice went out. Originally, they were planning on rezoning the entire lot (1508 Neupert) and connecting that to their existing lot (5603 Business Highway 51). They now only want to rezone the western half of the lot to B3, and leave the eastern half R3. The western half of the lot will get combined with their existing lot to allow them to expand, and the eastern half of the lot will become an outlot, where they plan to hopefully sell this outlot to the owners of the apartments to the east.

Higgins stated that there currently is no curb & gutter along the south line of the property, which has given them a “free-for all” access to and from their property, so staff is making them revise their site plan to add curb and gutter and the proper ingress and egress. Higgins stated this is just for the rezone to allow them to expand building and remodel outside. Staff wants them to have two entrances about 40 feet each, and they need to add greenspace to their property.

Zuleger stated that Kwik Trip wants this site to look similar to their Birch Street/Schofield Avenue site. Higgins showed the proposed elevations.

Diesen questioned why they are not using the entire lot. Higgins stated that there were some issues with the apartment complex to the east and parking.

DJ Freeman, 1925 Townline road, Weston, stated that he owns the three apartment buildings to the east, and is in favor at the modified rezoning request, to help with the parking issues.

No one spoke in opposition.

The committee had no questions.

1. Close Hearing on Applications #REZN-4-09-1066

Schuster closed the hearing at 6:30 p.m.

2. Discussion and Action on Application #REZN-4-09-1066.

**M/S/P Hancock/Maloney: to approve Application #REZN-4-09-1066.*

III. CONSIDERATION OF PLAN COMMISSION MINUTES**A. APRIL 13, 2009 MEETING**

**M/S/P Diesen/Stenstrom: to approve Plan Commission minutes of April 13, 2009.*

IV. CONSENT AGENDA ITEMS**A. STAFF APPROVED SIGN PERMITS****B. STAFF APPROVED CERTIFIED SURVEY MAPS****C. CERTIFICATES OF OCCUPANCY ISSUED**

**M/S/P Maloney/Evans: to acknowledge the staff-approved sign permits, certified survey maps, and certificates of occupancy Issued by staff.*

V. NEW BUSINESS**A. CCSM-4-09-1064 COMMERCIAL CERTIFIED SURVEY MAP TO COMBINE LOTS TO CREATE A COMMERCIAL LOT AND AN OUTLOT ON THE PROPERTIES KNOWN AS 1502 & 1508 NEUPERT AVENUE AND 5603 BUSINESS HIGHWAY 51**

**M/S/P Maloney/Diesen: to approve Application CCSM-4-09-1064 Commercial Certified Survey Map to combine lots to create a commercial lot and an outlot on the properties known as 1502 & 1508 Neupert Avenue and 5603 Business Highway 51.*

B. ROWV-5-09-1069 STREET VACATION REQUEST TO VACATE NORTHLAND STREET (LOCATED BETWEEN FOOTHILL AVENUE AND HIGHLAND AVENUE) BY ADJACENT PROPERTY OWNERS VOELKER (1511 FOOTHILL AVENUE) AND ERBRECHT (1603 FOOTHILL AVENUE)**1. RESOLUTION VW 05-09 VACATING A PORTION OF NORTHLAND ST. R/W**

Higgins stated this came up in 2005, with an area street reconstruction project that was going on. It became apparent to the property owners in this area that there was a street dedication next to them for Northland Street that had never been built. The property owners here worked with staff on the documents needed and have now completed and turned them in. Higgins stated that now a resolution needs to be adopted by the Board to start this street vacation process. Staff sees no reason as to why we should not vacate this. Staff has asked that an easement remain for sewer and water that goes through. Donner stated that Sewer runs as the dead end of Highland Avenue to serve the last lot there, and the water loops from Foothill Avenue down the Northland Street right-of-way back over to Normandy Street. Donner clarified that the easement (right-of-way) is being occupied by the watermain.

**M/S/P Diesen/Hancock: to approve Resolution VW 05-09 vacating a portion of Northland Street Right-of-Way, with easement to be in place for utilities.*

C. CSIT-5-09-1070 STINE OPTICAL/FIRST IMPRESSIONS DENTAL SITE PLAN REVIEW, 4009 COMMUNITY CENTER DRIVE (EYETEETH, LLC/KELLER BUILDS/RETTLER) – (RESUBMIT OF CSIT-10-08-1046)

Vern Nystrom, of Keller Builders, 3600 Stewart Avenue #B, Wausau, explained that they were retained by the owner to take on this project. The intent of the project has not changed, but they have reconfigured the parking and grading plan a little bit. The walk out has been eliminated, so this will just be a ground level building. Higgins showed the current elevations. The main entrance faces west, and the driveway comes off of Community Center Drive. They are planning to use brick and block.

Diesen questioned the removal of the sprinkler system from their plans and their plans showing only mountable curb. Nystrom stated that this building will not be required to have sprinklers, due to the building size only being up to 12,000 square feet. If you were over 16,000 square feet for this business classification, you would have to sprinker it. He stated the cost is \$3.50/\$4.00 per square foot (which could cost them \$50,000). Nystrom stated the owners requested mountable curb to aid in snow removal. Higgins stated that this still does not have a landscaping plan. Higgins stated that last fall this plan was contingent on a landscaping plan. Higgins stated that Village Engineer/Stormwater Manager, Jon Kangas, is not comfortable allowing the snowmelt to run down on to the Aspirus property. Nystrom stated that they would prefer to push the snow around the perimeter of the lot, rather than taking it off site. Higgins pointed that we have in the past allowed mountable curb, but in areas of snow removal only. They will have regular curb in the islands. They will be limited to where they can push the snow, due to landscaping regulations. Donner feels there will be more water running down towards the Aspirus Clinic if we let them push the snow to the south side of the lot. Even though this development was made to handle proper drainage, if they store snow to the south, the snow will want to run downward.

Donner questioned what happens to the snow at the owner's other sites? Nystrom thinks it all gets trucked off. They are required 5 parking stalls per dentist and 3 parking stalls per doctor. This type of dentistry sees children, which means they will have more clients, than the usual dental office.

Plan commission is okay with everything planned, except the snow storage. Maloney feels the snow storage near the road would be a hazard and thinks that we could let them store snow on the southwest side, but then for them to have the stored snow removed once per week or so. Allow mountable curb along the south side for snow storage.

****M/S/P Maloney/Evans: to approve CSIT-5-09-1070 Stine Optical/First Impressions Dental Site Plan Review, 4009 Community Center Drive (Eyeteeth, LLC/Keller Builds/Rettler) – (Resubmit of CSIT-10-08-1046), contingent on the south side being mountable curb, the radius of the curb up to the north side will be regular curb. Landscaping & lighting to come yet, along with the final building elevations showing brick and block. Diesen abstained.***

- D. CSIT-5-09-1072 CONCEPTUAL REVIEW OF SITE PLAN FOR CONTRACTOR/SMALL BUSINESS CONDOS, 7804 & 7902 SERVICE LANE (ERICKSON/PLOVER RIVER LAND COMPANY/MTS)**
- E. CSIT-5-09-1073 CONCEPTUAL REVIEW OF SITE PLAN FOR STORAGE UNIT BUILDINGS, 7805 & 7903 SERVICE LANE (ERICKSON/PLOVER RIVER LAND COMPANY/MTS)**

Higgins requested that Plan Commission review both Item D and E together, as they are directly related issues. She pointed out that both items are up for discussion only as they are conceptual plans.

Derek Erickson, Erickson Construction & Development, 5746 Old 29 Drive, Green Bay, and Dan Higginbotham, Plover River Land Company, P4225 Pine View Road, Birnamwood, were present.

Zuleger stated this site is located between PGA and Samuels Group. Erickson described his plan and gave examples of types of tenants being attorneys, file storage, calibration specialists, and various contractors that are too big to work out of their homes, but need only a small space. These will be sold as condos.

Zuleger stated that there is a niche in this area for businesses looking for smaller space. The garages will run north and south. Evans questioned if they will need signage on State Highway 29, Ericson stated there was questions on that, but they are planning for one pylon with one common name, each of the tenants will have their business name on their part of the building. There will be 38 units all together.

This will be a phased project, where they will put up 3 storage units and 1 condo building, and then continue on with more buildings as needed. Each unit has the ability for 450 square feet of mezzanine. The units are expandable side to side or front to back.

Maloney questioned if there will be condo docs with restrictions to parking and outside storage. This addresses parking and storage (all to be inside).

Higgins stated that their conceptual plans exceed the green space, where they do not have enough greenspace on the north side of property. The code requires to be 67%, they are at 83%. Higgins stated that in the Business Park the requirement is 75%, but on our charts, it states for every 3,000, you need 1,000 of green. Zuleger stated that although this is not within the Village's Business Park, this is considered an extension of the Business Park, we could require 75%. This property is in the TIF District, and in Gary Geurndt's Highview Business Park. Mark Thompson, MTS, is working on the drainage. They will bring this back to Plan Commission with all requirements given. Higgins has to verify the setbacks there. They have too much impervious area here, so to meet the greenspace requirement, they may have to make buildings smaller or fewer, or to rearrange them on the site.

On the overall concept, Evans wants a landscaping plan as each site is completed. Conceptually the members like it and staff can work out the details.

Schuster questioned other businesses with outside storage in this area. There was discussion on what PGA is doing to clean up their site. Zuleger stated that this development will let the Highview letter of credit expire.

Higginbotham questioned the greenspace percentage, Zuleger stated that if they can make 75%, we could bring that back to the Plan Commission for consideration.

F. SUB-5-09-1071 PINEVIEW RESIDENTIAL SUBDIVISION PRE-PRELIMINARY PLAT REVIEW, 2809 JELINEK AVENUE (PROHASKA/PLOVER RIVER LAND COMPANY)
Ed Prohaska, owner of 2809 Jelinek Avenue, and Higginbotham were present to discuss this pre-preliminary plat.

Higginbotham stated there they have a couple of conceptual plans for this development (to turn the nursery into a residential development). This is a pretty flat parcel. One plan is utilizing no additional roads, which they would prefer. The other is to place a cul-de-sac

through the center of this development. There is enough room to get a driveway in on 13 to meet setbacks from the navigable stream.

Higgins stated that we are mostly looking for Plan Commissions opinion on which layout to go for. They all prefer the layout without the cul-de-sac. There was discussion on a common driveway to a few lots off of Boxer Lane. It was stated that as long as there is an agreement on the common driveway, they would not have issues. Donner stated they may have some challenges in running the sewer service line in. Donner stated that he would not be in favor of easements, that the service should be able to get out to the public streets.

Higginbotham stated that next month they will bring in the preliminary plat.

VI. FUTURE MEETING TOPICS

Higgins stated we received the FEMA notice for the public comment period (90 -day review) today. Higgins stated that they will get letter sent out to all property owners affected. During this review, we can only make comments. There may be sections on upcoming Plan Commission agendas for possible comments from residents on this.

Zuleger pointed out that there are four big projects coming into the Business Park.

VII. ADJOURN

****M/S/P Maloney/Diesen: to adjourn at 7:25 p.m.***

Respectfully submitted,

Valerie R. Parker,
Recording Secretary