

**PLAN COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, JUNE 14, 2010 – 6:00 P.M.**

I. CALL TO ORDER

Village President, Fred Schuster called the meeting to order at 6:45 p.m. Members present were DPW Keith Donner, Dan Froelich, Mike Stenstrom, John Evans, and Dave Diesen. Mark Maloney was excused. Ex Officio member Tina Kollmansberger was present. Village Trustees Loren White was present. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. There were 8 audience members present.

II. WELCOME NEW PLAN COMMISSIONER – DAN FROELICH

Schuster introduced Dan Froelich as our new Plan Commission member.

III. PUBLIC HEARINGS

A. PUBLIC HEARING – APPLICATION #CU-5-10-1143 REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A NON-ACCESSORY BILLBOARD SIGN AT PROPERTY KNOWN AS 7804, 7856, 7902 AND 7954 SERVICE LANE (GRAPHIC HOUSE/WESTON 29-WAUSAU LLC)

1. OPEN HEARING AND SOLICIT PUBLIC COMMENT

Mike Johnson, Graphic House, 9204 Packer Drive, Wausau, was present. He pointed out on the new site plan the new location of the billboard sign and the future location of the on-premise sign. He stated this new location of the billboard will fit within the 20-foot side setback line and will not impede traffic, etc. He stated that the pole for this sign is inside the greenspace and outside of the future blacktop area. He stated that this sign will actually cantilever and overhang the blacktop area and since the bottom of the sign is 22 feet, it will not impede the traffic flow. Johnson clarified to Stenstrom there will be 22 feet from bottom of sign to ground, and the overall height is 40 feet.

2. CLOSE HEARING

Schuster closed the hearing at 6:45 p.m.

3. DISCUSSION AND ACTION ON APPLICATION #CU-5-10-1143

Higgins suggested we require the downward lighting.

****M/S/P Diesen/Evans: to approve application #CU-5-10-1143 request for conditional use permit to allow the installation of a non-accessory billboard sign at property known as 7804, 7856, 7902 and 7954 Service Lane (Graphic House/Weston 29-Wausau LLC) as presented, contingent on the downward lighting. Q: Stenstrom questioned if we could suggest or mandate any future billboard signs along the highway be digital. Stenstrom clarified to require this on off-premise signs only. It was explained that the cost of a digital sign is significantly more. Zuleger stated the sign task force will be meeting this month and this would be a good topic for that. Stenstrom voted nay. Motion carried.***

III. PUBLIC COMMENT

None.

IV. CONSIDERATION OF PLAN COMMISSION MINUTES

A. MAY 10, 2010

****M/S/P Diesen/Stenstrom: to approve Plan Commission minutes of May 10, 2010.***

V. CONSENT AGENDA ITEMS

- A. STAFF APPROVED SIGN PERMITS**
- B. STAFF APPROVED CERTIFIED SURVEY MAPS**
- C. CERTIFICATES OF OCCUPANCY ISSUED**

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

VI. UNFINISHED BUSINESS

- A. TABLED – APPROVAL OF PROPOSED TEMPORARY OUTSIDE SALES DISPLAY (GAZEBO) AT PINNACLE DESIGN STUDIO, 3910 SCHOFIELD AVENUE**

**M/S/P Diesen/Stenstrom: to take this item off the table.*

Higgins stated that after the last meeting, Plan Commission wanted information on the total height and size of this structure. She stated that this will be a 12' x 10' foot structure, also known as a pergola. They want to display this structure for a period of 90 days through the summer months only. Higgins stated that she believes it will be fully built, and feels that if Lokre's allowed Shanghai Grill to put their dragon on top of the building, she does not see why Lokre's would not allow this pergola to be displayed.

Evans feels that it should be allowed since this is a new start-up business trying to get established.

**M/S/P Stenstrom/Diesen: to approve the temporary outside sales display (gazebo) at Pinnacle Design Studio, 3910 Schofield Avenue, contingent on a one 90-day permit in a 2-year period, and to be located along the parking area (or grassy area) as far away from the vision triangle as possible. Q: Froelich confirmed that this motion will only allow them to request the outside sales display once (for 90 days) in a two-year period. Schuster would like to see this in the parking lot area near the building, in front of their business, but in the first two parking spaces. Froelich – opposed. Motion passes.*

VII. NEW BUSINESS

- A. RECOMMENDATION TO APPOINT COMMISSIONER DIESEN TO REPLACE COMMISSIONER HANCOCK ON THE JOINT TOWN AND VILLAGE OF WESTON EXTRATERRITORIAL ZONING (ETZ) COMMITTEE**

Higgins stated it is required that a citizen member of the Plan Commission be on the ETZ Committee.

**M/S/P Evans/Stenstrom: to approve the recommendation to appoint Commissioner Diesen to replace Commissioner Hancock on the Joint Town and Village of Weston Extraterritorial Zoning (ETZ) Committee.*

- B. CSIT-5-10-1140 PARKING LOT PAVING PLAN APPROVAL FOR NEW PARKING LOT AND 3 STALL GARAGE (ACCESS OFF OF NEUPERT AVE) AT APARTMENT COMPLEX AT 5602, 5604, 5606 FERGE STREET**

DJ Freeman, 1925 Townline Road, was present. Freeman stated there are 24 apartment units on this property, but they have only 21 garage stalls. With the redevelopment of the Kwik Trip property, he was able to purchase additional land on the west side of the apartment building along Neupert Avenue, which he plans to build a 3-stall garage for the 3 units that have not had a garage stall. He is also planning to put in a grilling area. It was explained to Schuster that those tenants that did not have a garage stall paid less in monthly rent. When the garage

is built, then those tenants will pay the same amount in rent as all other tenants that have had a garage stall and a small parking lot. It was explained that this should take the parking off of Ferge Street. Diesen questioned a large unsightly (in his opinion) tree on the property, whether it will come down or not. Freeman has no plans to cut that tree.

Higgins stated that this 3-unit garage will have the same appearance as the existing garages on the property, and a waiver on the brick requirements will need to be made. She said that with the landscaping, Freeman is planning to plant no-mow grass. Kwik Trip already has landscaping planted between their property and Freeman's. Freeman pointed out that some of the landscaping Kwik Trip put in is actually on his property, but he plans to leave it that way. Freeman is not planning to put in curb & gutter, but their currently is no curb and gutter on Ferge Street or Neupert Avenue. Drainage is to a swale and out to the Neupert Street. Donner confirmed that Freeman is not planning to have the drainage from his property run off into Kwik Trip's pond, and Donner explained to Freeman that the pond is for Kwik Trip's use only. Donner stated that Kwik Trip's pond is built to handle the water from Kwik Trip's own site.

****M/S/P Donner/Stenstrom: to approve CSIT-5-10-1140 Parking Lot Paving Plan Approval for New Parking Lot and 3 Stall Garage (access off of Neupert Ave) at Apartment Complex at 5602, 5604, 5606 Ferge Street, contingent that drainage goes to Neupert Avenue and that it be approved by staff, without the curb & gutter, and the waiver of the brick requirement.***

C. CSIT-6-10-1145 REVISED LANDSCAPE PLAN APPROVAL FOR TACO JOHNS, 5512 BUSINESS HIGHWAY 51 (REVI DESIGN, LLC)

Higgins stated this was approved in 2007 with the remodeling of Taco Johns. Landscaping was found not to be able to be installed as originally approved. She stated we have been working with them, and have started enforcement when they stopped making progress. This issue is at the Municipal Court level right now. There is a fence planned and addition of decorative beds (grasses and boulders). Stenstrom questioned why this did not initially work. Higgins stated there was not enough space between the parking spaces and the property line to adequately install the landscaping, so they could now install what was supposed to go in. They are not taking the route of a fence. She stated that Taco Johns has forfeited the \$5,000 completion charge (which is normally returned at the time of the construction completion) and a fine should be issued at the Municipal Court level.

****M/S/P Diesen/Evans: to approve CSIT-6-10-1145 Revised Landscape Plan Approval for Taco Johns, 5512 Business Highway 51 (Revi Design, LLC).***

D. CSIT-6-10 -1146 OPEN RANGE COMMUNICATIONS, INC. ANTENNA SITE PLAN 4502 E. EVEREST AVENUE (VILLAGE OF WESTON WATER TOWER)

Donner stated that Open Range Communications is planning to install an antenna on top of our E. Everest Water Tower. This is the site plan for an enclosure/fenced area next to one already on the site. They have been talking about possibly putting in a generator on site, but if/when that request is made, the plan for that will come back before the Plan Commission at a future date. They are not asking for a generator tonight.

****M/S/P Diesen/Stenstrom: to approve CSIT-6-10 -1146 Open Range Communications, Inc. Antenna Site Plan 4502 E. Everest Avenue (Village of Weston Water Tower).***

E. CSIT-6-10-1147 MARATHON COUNTY COMMUNICATIONS TOWER SITE PLAN 5305 MESKER STREET (WESTON PUBLIC SAFETY BUILDING)

Tatro stated this is an additional microwave link being added for Marathon County.

****M/S/P Diesen/Froelich: to approve CSIT-6-10-1147 Marathon County Communications Tower Site Plan 5305 Mesker Street (Weston Public Safety Building).***

F. REQUEST FOR PLAN COMMISSION PERMISSION TO ADD ON TO AN EXISTING DETACHED GARAGE THAT EXCEEDS THE REQUIREMENTS OF SEC. 94.154(4) OF THE VILLAGE ZONING CODE IN REGARDS TO SIZE AT 3102 SHOREY AVENUE (MARCEL)

Dave Marcel, 3102 Shorey Avenue, was present. He stated that this is for a future motorhome. Marcel stated that they have 1.25 acres. Gary Guerndt was the previous homeowner.

Higgins stated that she talked to the neighbor. This is actually zoned R1 (not RR as staff reported) so setbacks are less. This is an R1 zoned lot and a detached garage would need to be up to 8 feet from property line, 8 feet from the rear lot line. This meets all setback requirements.

****M/S/P Evans/Stenstrom: to approve the request for Plan Commission permission to add on to an existing detached garage that exceeds the requirements of Sec. 94.154(4) of the Village Zoning Code in regards to size at 3102 Shorey Avenue (Marcel).***

G. FEMA FLOODPLAIN UPDATE

Higgins stated we received letter from DNR that they approve our plans. We are just waiting for FEMA. This will go into effect on July 22nd.

H. DISCUSSION OF ARTICLE IX SIGN ORDINANCE

1. Request by Shanghai Grill to place inflatable sign on roof of 3910 Schofield Avenue

Zuleger stated that the problem that we have with the inflatable sign is it violates the fire code with the extension cord. The restaurant owner moved this sign to the roof of their building to draw attention to their building site. Higgins stated that code does not allow for any signage on rooftops. She told the owner that if we were to allow this, it would have to be changed in the ordinance.

Higgins brought up that we are starting a sign task force. She explained the people who are on the task force. Schuster feels there is not enough balance. Zuleger feels this is good balance. We want to make sure the business people are heard. Evans feels the sign ordinance committee is a great idea but he wants to see a moratorium on off-premise signs. Higgins pointed out her discussions with Kirk Reimann of D&L Signs. Higgins stated that we need to be more strict and wants to know how extreme Plan Commission wants to go. Higgins stated that we tend to hear most from the new businesses in the strip malls. Zuleger stated to concentrate on off-premise, temporary, and special event signs.

Higgins stated that this will be an ad hoc committee who will make suggestions to the Plan Commission, then a public hearing will occur through Plan Commission on the revised ordinance. Froelich stated we need some more on billboards and electronic signage (on-premise). Trustee White pointed out the municipal signs to look at also. Speed limits are governed by warrants, and those will remain.

I. RECENT CHANGES IN STATE STATUTES

- 1. 2009 Wisconsin Act 372 (Comprehensive Planning)**
- 2. 2009 Wisconsin Act 376 (Modifications to Platting Requirements)**
- 3. 2009 Wisconsin Act 399 (Extraterritorial Plat Approval on Basis of Land's Use)**

Higgins stated that this is to make them aware of changes that may affect what they do as a Plan Commission.

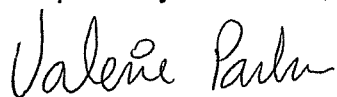
IX. FUTURE MEETING TOPICS

NONE

IX. ADJOURN

**M/S/P Diesen/Froelich: to adjourn at 7:35 p.m.*

Respectfully submitted,



Valerie R. Parker
Recording Secretary