

**PLAN COMMISSION MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
MONDAY, AUGUST 15, 2011 – 5:30 P.M.**

**I. CALL TO ORDER**

Village President, Fred Schuster called the special meeting to order at 5:35 p.m. Members present were John Evans, Mike Stenstrom, Karen Schmutzler, Dave Diesen, and Dan Froelich. Mark Maloney was excused. Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. There was one audience member present.

**II. PUBLIC HEARINGS**

**A. PUBLIC HEARING – APPLICATION REZN-7-11-1221 REQUEST TO REZONE A PORTION OF 3113 CAMP PHILLIPS ROAD FROM RR (RURAL RESIDENTIAL) TO B2 (COMMUNITY RETAIL & SERVICE) FOR JAMES IOZZO**

**1. OPEN HEARING AND SOLICIT PUBLIC COMMENT**

Attorney Byll Hess, 605 Scott Street, Wausau, representing James Iozzo, was present in support. He stated that with the residential property that Jim Iozzo had along Camp Phillips Road, when the County relocated Lahr Avenue, a portion of Jim Iozzo's was used for right-of-way, which is now just a small wedge, located along the north side of the restaurant property (with access off of the new Lahr Avenue). The restaurant property, which is owned by a "LLC", became landlocked (their direct access to Camp Phillips Road along the west side of their property was eliminated). Now in order for customers to access the restaurant property, they have to travel across the wedge-shaped lot (owned by Jim Iozzo) to get to the restaurant. They had a certified survey map created, and now would like to rezone that wedge-shaped lot (so that it matches the zoning of the restaurant) in order to sell that wedge-shaped lot to the "LLC", which then that wedge-shaped lot will get attached to the restaurant property. Jim Iozzo will still have access to Lahr Avenue.

It was clarified that Jim Iozzo, who currently owns the wedge-shaped lot, resides at 3113 Camp Phillips Road (along the east side of the restaurant property), and that the restaurant is addressed as 3115 Camp Phillips Road. Schuster questioned the size of the wedge-shape lot, which is 3,300 square feet in size.

Higgins stated that they will be coming in with a CSM. This is just a formality so that we can tie the two lots together.

No one spoke in opposition.

**2. CLOSE HEARING**

Schuster closed the hearing at 5:39 p.m.

**3. DISCUSSION AND ACTION ON REZN-7-11-1221**

*\*M/S/P Evans/Diesen: to approve application REZN-7-11-1221.*

**III. PUBLIC COMMENT**

None.

**IV. FUTURE MEETING TOPICS**

None.

**VIII. ADJOURN**

*\*M/S/P Evans/Diesen: to adjourn at 5:40 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Valerie Parker".

Valerie R. Parker,  
Recording Secretary