

**PLAN COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, NOVEMBER 15, 2010 – 5:00 P.M.
SPECIAL MEETING**

I. CALL TO ORDER

Village President, Fred Schuster called the meeting to order at 5:00 p.m. Members present were DPW Keith Donner, Dan Froelich, Dave Diesen, Mark Maloney, John Evans, and Mike Stenstrom. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. There were 4 audience members present.

II. PUBLIC HEARINGS

A. PUBLIC HEARING – APPLICATION #CU-10-10-1166 REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A NON-ACCESSORY FREESTANDING PYLON SIGN AT THE 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, of Graphic House, 2170 Forest Grove Avenue, Mosinee, was present. He stated this sign is being designed for the condo units that are going to be built on this property. The condo units have not started construction yet, and they would like to be able to put this sign up now to help advertise and sell those units, so that they can start building the units. This is the sign that was discussed (with regard to height and placement) back during the billboard discussion. Schuster confirmed the sign will be 20 feet in height.

Higgins stated this is a conditional use permit, which means Plan Commission can put conditions on this permit application. Staff suggests that since there are no buildings currently on this site yet, that Plan Commission impose some type of a time frame for the sign. She stated that this would be an allowed use, if a principal building were constructed already. Higgins clarified that only one building (not all buildings) needs to be constructed for her to issue a sign permit. Higgins stated that Plan Commission could make the approval contingent on 6 months or a 1 year. Evans questioned if this is consistent with other signs along the STH-29 corridor. Higgins stated this will be a development sign. Zuleger pointed out that the owner has a similar sign in Howard. Johnson stated that sign in Howard is much taller, this one will be smaller.

No one spoke in opposition.

2. CLOSE HEARING

Schuster closed the hearing at 5:05 p.m.

3. DISCUSSION AND ACTION ON APPLICATION #CU-10-10-1166

Diesen questioned Johnson the time frame on getting a building constructed and occupied. Johnson stated as soon as this spring, or as quickly as they can get space leased. Evans suggested 1 year.

****M/S/P Evans/Maloney: to approve the Application #CU-10-10-1166 Request for Conditional Use Permit to Allow the Installation of a Non-Accessory Freestanding Pylon Sign at the Property Known as 7804, 7856, 7902, and 7954 Service Lane (Graphic House/Weston 29-Wausau LLC), contingent on one year. Q: Diesen questioned if staff has others issues? Higgins stated this would normally be fine, but since there is no principal building, this needs to go through a conditional use. Motion carried.***

III. NEW BUSINESS**A. REQUEST FOR 60-FOOT DRIVEWAY WIDTH FOR SUTTON TRANSPORT, 8011 SCHOFIELD AVENUE PER SEC. 94.152(C)**

Donner stated that we are working with Sutton Transportation on access to their site during the upcoming Schofield Avenue road reconstruction this next spring. He stated that this comes up as part of our R.O.W. negotiations. We are having to obtain a temporary easement for sloping and such. Andy Sutton has expressed some concern about the ability for their trucks to get in and out of their driveway during construction. Donner stated that with looking at this from a long-term perspective, with having their tractor trailers turning in and out of there, he feels that giving them the option of a 60-foot wide driveway would eliminate some of their concerns.

Maloney questioned if this would be the appropriate time to move their driveway from Schofield Avenue onto Zinser Street. Donner stated there are some obstacles there with utility relocations, and also Butch Sutton does not want the driveway off of Zinser Street, since his house is right there. Diesen questioned if this would be the time for them to have a parking lot upgrade. Donner stated that they had proposed to pave their parking lot back in 2008 or so, and because of the proposed cost being in the \$275,000.00± range, this did not occur. Schuster questioned if there will be a carve-out lane, Donner stated there will be 2 lanes of traffic in each direction, that there will be no deceleration lane. Maloney stated that County Concrete is a similar situation, so it would not be right to ask Sutton to move their driveway to the side road.

****M/S/P Maloney/Stenstrom: to approve the request for a 60-foot driveway width for Sutton Transport, 8011 Schofield Avenue, per Sec. 94.152(c).***

B. CSIT-11-10-1169 SITE PLAN REVIEW FOR BUILDING ADDITION AT CRYSTAL FINISHING, 4807 BAYBERRY STREET (MATTHIAE-TJM, LLC/UNITED STRUCTURES)

Mike Shredel, of Crystal Finishing, 2608 Ross Avenue. The expansion is to accommodate a large customer of theirs and to allow additional space for them to use green technology; they have to add on space for a washing system. He stated this will add more jobs.

****M/S/P Maloney/Diesen: to approve CSIT-11-10-1169 Site Plan review for building addition at Crystal Finishing, 4807 Bayberry Street (Matthiae-TJM, LLC/United Structures).***

IV. ADJOURN

****M/S/P Maloney/Evans: to adjourn at 5:10 p.m.***

Respectfully submitted,



Valerie R. Parker
Recording Secretary