

**PLAN COMMISSION MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
MONDAY, DECEMBER 12, 2011 – 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 Loren White, Dan Froelich, Dave Diesen, and John Evans. Mark Maloney and Mike Stenstrom were excused. Director of Public Works, Keith Donner, Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. There were three audience members present.

**II. WELCOME NEW PLAN COMMISSION MEMBER, TRUSTEE LOREN WHITE**

Schuster welcomed Trustee Loren White as a new member of the Plan Commission.

**III. PUBLIC HEARINGS**

**A. PUBLIC HEARING – ORDINANCE AMENDING SECTION 94.137(4)B. OF THE ZONING CODE RELATING TO NON-RESIDENTIAL PARKING LOT LANDSCAPE ISLANDS**

**1. Open Hearing and Solicit Public Comment**

No one spoke in support or opposition.

Higgins stated this topic was discussed at the last Plan Commission meeting, will exempt the landscape island requirement in the LMD and M1 zoning districts.

**2. Close Hearing**

Schuster closed at 6:02

**3. Discussion and Action on Ordinance**

*\*M/S/P White/Evans: to approve ordinance amending Section 94.137(4)b. of the Zoning Code relating to non-residential parking lot landscape islands.*

**B. PUBLIC HEARING – APPLICATION CU-11-11-1254, REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR TOTAL RENTAL AND RED CLOVER MARKET, RETAIL BUSINESS USES PERMITTED BY RIGHT IN THE B-1 THROUGH B-3 ZONING DISTRICTS, TO OPERATE IN A M-1 (MANUFACTURING AND WAREHOUSING) ZONING DISTRICT AT 5009 SCHOFIELD AVENUE (D&D BARNES).**

**1. Open Hearing and Solicit Public Comment**

No one spoke in favor or opposition.

Higgins stated nothing to report beyond her staff memo. This property is being used as more of a retail than manufacturing use. They have added an organic market to Total Rental building. She stated that the owner looked at possibly rezoning this property, but it would create a spot zone. Higgins stated that staff looked at rezoning that entire area last July, but the Plan Commission chose not to. They are instead looking for a conditional use permit to have a retail business use.

Tatro stated that they will probably be coming in next summer for a façade upgrade on their building. White confirmed they have been operating as this business prior to approval. Higgins stated that they just opened the market last week. Higgins stated there have been no problems, since Total Rental has been a retail use anyways. Tatro stated this will now bring Total Rental and the organic market into compliance.

**2. Close Hearing**

Schuster closed the hearing at 6:05 p.m.

**3. Discussion and Action on Ordinance**

***\*M/S/P Froelich/White: to approve Application CU-11-11-1254.***

Evans questioned if Plan Commission needs to go through the conditional grant determination form. Higgins stated only if special conditions are being put on the conditional use approval, so no.

**IV. PUBLIC COMMENT**

None.

**V. CONSIDERATION OF PLAN COMMISSION MINUTES****A. NOVEMBER 14, 2011**

***\*M/S/P Diesen/Froelich: to approve Plan Commission Minutes of November 14, 2011.***

**VI. CONSENT AGENDA ITEMS****A. STAFF-APPROVED SIGN PERMITS**

Higgins commented with regard to the Schierl Tire flat wall sign, she received a call from John Ceelen, of Putnam Capital Management. There are covenants that Schierl Tire needs to follow, and Schierl's have not received the covenants approval on their proposed sign. Staff was not aware that Schierl's had not gotten the covenants approval, and is looking into this particular sign item yet.

***\*M/S/P Diesen/Froelich: to acknowledge the staff-approved sign permits issued, removing the sign permit request for Schierl Tire.***

**VII. UNFINISHED BUSINESS****A. TABLED - WESTON CROSSING SITE PLAN AND AMENDMENT TO THE OPD (CSIT-10-11-1247/ERU-10-11-1248) (WESTON ONE LLC/GHIDORZI COMPANIES/REI)**

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

Higgins stated this discussion was brought back to Tom Radenz, of REI, with regard to the car stacking issue. Tom Radenz, REI, 4080 N. 20<sup>th</sup> Avenue, Wausau, and Chris Ghidorzi, 2100 Stewart Avenue, STE 300, Wausau, were present.

Radenz stated that when they put the site plan together, they were doing so with the future building in mind, and when the future building is built they would then like different signage for traffic movement. Evans would like to see there being one-way traffic flow through there now. Evans stated the bank drive up is one way. Radenz commented that the bank has a 3-lane drive-thru, but not all lanes are typically used. They could add additional pavement along the north side of the property to make the driving area wider. Radenz feels the traffic flow right now is okay, but as they develop the north property, they could then look at signage. They think they can accommodate the traffic flow right now without entrance only and exit only signage.

Ghidorzi stated their potential client is Jimmy Johns, who is a current tenant of his on Stewart Avenue. He stated the peak time for traffic would be during the lunch hour. He explained that the other tenants in this building would not generally see much traffic, other than the bank. Until there is more of a natural traffic flow, people will still take the south entrance, even if it is signed.

**\*M/S/P Diesen/Froelich: to approve the Weston Crossing site plan and amendment to OPD (CSIT-10-11-1247/ERU-10-11-1248) (Weston One LLC/Ghidorzi Companies/REI).**

**VIII. NEW BUSINESS**

**A. RENEWAL OF ANIMAL FANCIER LICENSE #LIC-8-10-2182, JCDREAMDACHS BREEDERS, 8807 SCENIC DRIVE**

No problems have been reported from police or Village staff.

***\*M/S/P Evans/Diesen: to approve the renewal of Animal Fancier License #LIC-8-10-2182, JCDreamDachs Breeders, 8807 Scenic Drive.***

**B. SITE PLAN FOR ALL DRYWALL & PAINT, 7103 VENTURE CIRCLE (MTS/R SMITH CONSTRUCTION/ALL DRYWALL & PAINT) (CSIT-1-11-1252/ERU-11-11-1253)**

Nick Bancuk, MTS LLC, 2000 Lester Street, Weston, was present. He stated this is the proposed warehouse building. They have currently only eight employees. This building will be mainly for receiving product and getting in to the trucks. He stated he is working with Village staff on getting sewer and water access from the eastern side of the property (rather than the road side). He has only been working with the contractor on this project, not the business owner. Schuster questioned if they currently have a location in the Village of Weston. He stated that there is a similar entity on Eau Claire Avenue. Bancuk stated he believes the business owner lives in the Town of Weston. Tatro stated that we do not have any record of a business being run from a residential home on Eau Claire Avenue. Tatro stated that staff can look into that.

Higgins stated revised plans had been received, and the note to be on Sheet 3 has been taken care of. Staff recommends approval. Diesen questioned if this will be similar to the drywall place in Wausau. White stated that what Diesen is referring to is retail. Tatro stated this business is a contractor. White questioned the public services coming from the Brehm's subdivision. Donner confirmed the public utilities will come from the Brehm's subdivision direction, through an easement that is in place. White confirmed that the services are coming from the back (east) to avoid the contractor digging up the deep access area on the road side of the property. Donner stated that the contractor is anxious to start work on this building this winter, and this is not a good time to be digging a hole in to the street. Donner stated that there really is not much of a difference in cost to connect from the east. However, the contractor is claiming that connecting from the east will cost them an additional \$2,000.00. As we talked to the Board last week, the incremental cost of going to the northeast, we are going to recommend paying that, as far as a TIF grant, and we will avoid the issue of settlement and the hole in the street in the winter.

***\*M/S/P Diesen/White: to approve the site plan for All Drywall & Point, 7103 Venture Circle (MTS/R Smith Construction/All Drywall & Paint) (CSIT-1-11-1252/ERU-11-11-1253).***

**C. DEVELOPMENT AGREEMENT FOR STONE RIDGE BUSINESS CENTER, 4105 TRANSPORT WAY (FORESIGHT CUSTOM HOMES, LLC/D. PROHASKA/VILLAGE OF WESTON)**

Higgins stated that this was a contingency of the approval, last month. Attorney Weber drafted the agreement. Higgins stated that she then e-mailed the agreement to Dean Prohaska. She stated that her e-mail confirmation shows that Prohaska opened up her message; however, she has not received a response from Prohaska yet. Higgins explained that Plan Commission should recommend this for approval, then this will go to the Village Board for signature, and Prohaska will have to sign this agreement also before it can take affect.

***\*M/S/P Diesen/Evans: to approve the Development Agreement for Stone Ridge Business Center site, 4105 Transport Way (Foresight Custom Homes, LLC/D. Prohaska/Village of Weston).***

**D. 2012 PLAN COMMISSION MEETING SCHEDULE AND AGENDA ITEMS SUBMITTAL DEADLINE SCHEDULE**

No comments were made.

**VIII. FUTURE MEETING TOPICS**

**A. EDUCATION OPPORTUNITY – UWEX PLAN COMMISSION WORKSHOP**

Higgins stated this is a workshop that the UW-Extension is offering. Both workshops are the same, so the members can pick which day/location they want to attend. The workshop at the Town of Holton is scheduled for Tuesday, January 17, 2012. The workshop at the Town of Ringle is scheduled for Tuesday, January 24, 2012. Both workshops go from 7:00 p.m. – 8:30 p.m.

Schuster, White, and Froelich asked to be signed up for the January 24<sup>th</sup> workshop in the Town of Ringle.

**VIII. ADJOURN**

***\*M/S/P Diesen/Froelich: to adjourn at 6:23 p.m.***

Respectfully submitted,



Valerie R. Parker,  
Recording Secretary