

**PLANNING COMMISSION MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
MONDAY, MARCH 12, 2007 - 6:00 P.M.**

**I. CALL TO ORDER**

Trustee, Steve Meinel called the meeting to order at 6:00 p.m. Members present were DPW Keith Donner, George Oberlander, Mary Hancock, and Kim Fischer. Vilas Machmueller and Mark Strobel were excused. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. About four audience members were also present.

**A. NONE**

**II. CONSIDERATION OF PLANNING COMMISSION MINUTES**

**A. FEBRUARY 12, 2007 MINUTES**

*\*M/S/P Oberlander/Fischer: to approve the Planning Commission Minutes of February 12, 2007.*

**III. VISITORS**

**A. NONE**

**IV. RESIDENTIAL BUSINESS/HOME OCCUPATION PERMITS**

**A. NONE**

**V. SITE PLAN REVIEW**

**A. OLDCASTLE GLASS/URBAN CONSTRUCTION – BUILDING ADDITION: 5103 JANICE AVENUE**

Higgins introduced this addition for Oldcastle Glass, located at 5103 Janice Avenue. Staff recommends approval as it meets all requirements of the Code.

*\*M/S/P Oberlander/Hancock: to approve the site plan for Oldcastle Glass/Urban Construction – Building Addition: 5103 Janice Avenue.*

**VI. NEW BUSINESS**

**A. DISCUSSION ON SIGN ORDINANCE**

Higgins is looking for direction from Planning Commission on what area of the Sign Ordinance they want revised. Oberlander feels that size is an issue and gave an example of the large sign at Abby Bank. Higgins stated possible issues with exempting the digital numbers for gas price signs. Higgins stated Holiday Inn will be bringing in ground directional, reader board type signs along with a main ground sign. Fischer suggested the members should read over the sign ordinance on their off time and call Higgins with questions & comments. Donner stated that one issue has been the color of the L.E.D.'s on price/reader board signs. Higgins stated that Kwik Trip had no issues with changing their sign to amber from red.

**B. STAFF APPROVED CSM #01-07 TO 03-07**

**C. STAFF APPROVED SIGNS PERMITS – #SP2007-003 TO SP2007-011**

*No action was taken on the CSM's and sign permits, just their acknowledgement.*

**D. STAN BUDLESKI/MIKE MOSHER: RINGLEWOODS EXTRA-TERRITORIAL PRELIMINARY PLAT REVIEW: MILES LANE, TOWN OF RINGLE**

Higgins stated Budleski is now doing a County plat. Town of Ringle requests parkland, so there is land set aside for a park here. Higgins stated that the Town preferred that the road goes to the west rather than the north, the parcel to the north has access from another road already. According to Mosher, if needed, there is ability to cross the wetland. They have a temporary cul-de-sac.

*\*M/S/P Oberlander/Fischer: to approve Stan Budleski/Mike Mosher: Ringlewoods Extra-Territorial Preliminary Plat Review: Miles Lane, Town of Ringle.*

**VII. UNFINISHED BUSINESS****A. TABLED FORESIGHT DEVELOPMENT/REI – WHITETAIL RIDGE PRELIMINARY PLAT REVIEW: 2 40-ACRE PARCELS ON NICK AVENUE**

Dean Prohaska, Foresight Development, PO Box 557, Weston, was present. Donner stated this item is still on the table. Higgins stated we have 90 days from the original review date to act on this.

***\*M/S/P Donner/Hancock: to take this issue off the table.***

Donner stated that we sent a response letter to Kronenwetter in February regarding this issue and the outcome of the January Planning Commission meeting. He pointed out some of the concerns that were brought up at that January meeting. Donner stated that we still have not seen any documentation on easements needed for utility extensions coming from Howland Avenue. There was considerable discussion on previous concerns raised from the neighbor located northeast of this preliminary plat (Jim Easker). This neighbor is concerned about water quality & quantity issues that may come from this proposed development, which was addressed at the January meeting. Donner stated that we need some type of documentation stating how this proposed development may or may not impact the existing springs to the east. Zuleger stated that the Village may have to work with the developer on this.

Zuleger recommended that we table this again and to give Prohaska an extension of 60 days to work out the issues. Prohaska confirmed that he agreed to this extension and that he would prefer a 90-day extension.

***\*M/S/P Hancock/Donner: to table this issue for a period of 90 days, which at that time Prohaska will be required to submit a revised plat with the following changes (per Planning Commission Memo): 1) Lot 58 needs to be revised to meet the 25,000 square foot minimum required by the district; 2) A lot line needs to be drawn between Lots 37 & 38 on the plat; 3) Whitetail Ridge Lane needs to be realigned to the west away from the Pine Road/Nick Avenue Intersection or aligned with Pine Road; 4) Submittal of a storm water plan (approved by staff); 5) Furnish evidence of easements acquired for the project; 6) Payment in full of parkland dedication fees of \$20,008.00 (82 lots at \$244.00/single family lot). If we do not receive this by the end of the 90-day period, this preliminary plat dies. Zuleger stated that staff will work with Prohaska on the water issue.***

**B. TABLED DISCUSSION & ACTION ON HEARING (#CU2007-001) NATHAN WINCENTSEN, RIVERSIDE LAND SURVEYING, & STAN BUDLESKI CONDITIONAL USE PERMIT REQUEST TO ALLOW AN OFF-PREMISE SIGN: 6307 SCHOFIELD AVENUE**

Nathan Wincentsen, Riverside Land Surveying, 6304 Kelly Place, was present and submitted a letter he received from Graphic House, Inc., stating that they would have to reconstruct the original sign to allow it to hold both the vet clinic's sign and theirs. Wincentsen explained that it would be too costly for them to create a sign that includes both businesses. He said that they just rent their location from Budleski and were hoping to have a sign that they could take with them, in the event they ever move to a new location.

Donner stated that Stan Budleski is planning to attend our next meeting to take care of the lot boundary issue as well as this sign. Donner stated that Budleski is looking into a (single) multi-tenant sign to be located here for all three businesses.

This issue is remaining on the table until next month.

**C. TABLED DISCUSSION & ACTION ON HEARING – VILLAGE OF WESTON ORDINANCE REPEALING SECTION 94.154(B)(7) OF THE ZONING CODE RELATING TO PRIVATE DETACHED GARAGES AND AMENDING & RECREATING THE SAME**

***\*M/S/P Oberlander/Hancock: to take this issue off table.***

Higgins stated this was brought up 3 – 4 months ago. Higgins pointed out that she was unsure what the original issue was with this ordinance, since it does call out the RR & AG districts. She then questioned if we still want the following paragraph added: “(8) In agricultural districts (RR and AG), private detached garages and outbuildings must not be visible from any public roadway.” The members agreed that this was not necessary to have this paragraph in this ordinance.

***\*M/S/P Fischer/Hancock: to approve the Village of Weston Ordinance Repealing Section 94.154(B)(7) of the Zoning code Relating to Private Detached Garages and Amending & Recreating the Same, contingent on removing “(8) In agricultural districts (RR and AG), private detached garages and outbuildings must not be visible from any public roadway.”***

**IX. FUTURE MEETING TOPICS**

**A. FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – DRAFT SECTION 94.200 OFF FLOODPLAIN OVERLAY DISTRICT: REVISED PER DNR MODEL ORDINANCE**

Higgins asked the members to read through this proposed ordinance, which should have been done when we became a Village. We do not fall under the County jurisdiction anymore, this is from the DNR. She said that we have to approve this at a public hearing and the Board would adopt through a resolution.

Zuleger announced that there will be a preliminary plat next month. Higgins & Zuleger introduced Scott Tatro as our new Building Inspector/Director of Maintenance.

**XI. ADJOURN**

***\*M/S/P Fischer/Donner to adjourn at 6:35 p.m.***

Respectfully,

Valerie R. Parker  
Recording Secretary