

**PLANNING COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, JULY 9, 2007 - 6:00 P.M.**

I. CALL TO ORDER

Village President Vilas Machmueller called the meeting to order at 6:15 p.m. Members present were DPW Keith Donner, Mary Hancock, and Mike Stenstrom. Kim Fischer, George Oberlander and Mark Maloney were excused. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. Trustee Loren White Was present. There were 40+ audience members also present.

Machmueller read the notice and opened the hearing.

A. OPEN HEARING – (CU2007-005) JAMES PLATTA/WESTON HIT AND MISS TRAP CLUB – 9105 ZINSER STREET – CONDITIONAL USE REQUEST TO ALLOW FOR EXPANSION OF RECREATIONAL FACILITY BY THE ADDITION OF A NEW FIELD AND HUT IN AN AG (AGRICULTURE) ZONING DISTRICT

Russ Howland, 9005 Heeren Street, was present in support. He is a member of the trap club and stated that they want to put in a new field.

Mark Lewandowski, 8402 Volkman Street, was present in support. He stated that he is a member of the trap club. He pointed out that this club provides public service to the community, by sponsoring a yearly youth trap program and hunter safety classes. Stenstrom questioned if they mandate steel shot. Lewandowski stated that they have permission from both WDNR and Army Corps. of Engineers to use lead shot as opposed to steel shot.

Don Suchomski, 1863 Judy Drive, Mosinee, was present in support. He stated he is a member of the trap club. He then turned in a letter of support for Conditional Use, written from his parents, Raymond & Arlene Suchomski, who own the property just south of this.

No one spoke in opposition.

II. CONSIDERATION OF PLANNING COMMISSION MINUTES

A. JUNE 4, 2007 SPECIAL MEETING MINUTES

**M/S/P Hancock/Stenstrom: to approve the Special Planning Commission Meeting Minutes of June 4, 2007.*

B. JULY 11, 2007 REGULAR MEETING MINUTES

**M/S/P Hancock/Stenstrom: to approve the Planning Commission Meeting Minutes of June 11, 2007.*

III. VISITORS

A. RICH REINART/LAMAR ADVERTISING – DIGITAL DISPLAY SIGNS

Rich Reinart and Bill Mitchell, Lamar Advertising, 9237 US Highway 10 E, Marshfield, were present to introduce the new digital billboard sign technology. They played a 5-minute video of their new product.

Machmueller stated that he has seen some of these signs in Tennessee and Florida and he likes them. Mitchell stated that Lamar currently has 300 of these new digital billboard signs around the United States. They feel that Weston would be a good starting point. Mitchell stated that there currently are six traditional billboard signs in the Village, and would like to convert 2 of those to the digital signs (one on Schofield Avenue and one on STH-29). It was pointed out that in the case of an Amber Alert, an Amber Alert can get displayed on these digital billboards within minutes of the Amber Alert going out. Stenstrom questioned the brightness levels for residential areas and Mitchell stated they do have many levels of brightness. Donner questioned how this would get handled with our current sign ordinance. Higgins stated there are no provisions in our sign ordinance yet, but that she has plans to revise the sign code anyway. Zuleger stated that we do not want any flashing or scrolling signs. The signs

cannot be a distraction to traffic or cause light pollution in residential neighborhoods. Tatro commented at least these would not have the light shining up at the signs, with these being led's. Zuleger stated as long as managed right, these new billboards could be great. It was stated that Reinart and Mitchell could set up a time to meet with Village staff to discuss this further.

IV. RESIDENTIAL BUSINESS/HOME OCCUPATION PERMITS

A. HEATH WILLIAMS – TEETH BY HEATH (DENTAL LAB) RESIDENTIAL BUSINESS PERMIT – 5202 ARROW STREET

Heath Williams, 5202 Arrow Street, stated he wants to put a dental lab in his basement. He may have up to one or two people stopping in to his office per week for color-matching purposes, otherwise there is no walk-in traffic.

**M/S/P Hancock/Stenstrom: to approve the residential business permit for Heath Williams – Teeth by Heath (Dental Lab) – 5202 Arrow Street.*

B. TOM BENISHEK – MID-STATE REBUILDERS & SUPPLY (AUTO ELECTRIC REBUILDING) RESIDENTIAL BUSINESS PERMIT – 5602 NORMANDY STREET

Tom Benishek, 5602 Normandy Street, stated he has had this business there for the past 12 years. He has never had a complaint from neighbors. He stated that he repairs starters, alternators, generators, etc. He does not work on cars. The customer brings in the part/component, Benishek fixes it and the customer picks it up.

Donner commented that staff recommends approval of this permit.

**M/S/P Stenstrom/Hancock: to approve the residential business permit for Tom Benishek – Mid-State Rebuilders & Supply (Auto Electric Rebuilding) – 5602 Normandy Street.*

V. SITE PLAN REVIEW

A. RICHARD WILKOSZ – BLUE GREEN GALLERY (ART STUDIO & GALLERY) SITE PLAN – 6202 MESKER STREET

Richard Wilkosz, 6205 Von Kanel Street, was present in support. He discussed the building elevations. The gallery will face the front of the building (east), overall square footage will be just under 1,000 square feet (24'x42'), best to accommodate the lot that it will be built on to not disrupt too much of the wetlands and to keep the 50-foot distance from both the east and north lot line. He stated that Mesker Street has now been extended, but is still gravel and not paved yet. Proposed parking will be on either the east lot line or possibly (if they move the septic tank further back to the west) they may put parking on the north side. The parking lot location will be determined based on the lot and how much fill would need to go in there. They also want to accommodate for the snow plowing. They are not sure if a parking lot (as shown now) on the east lot line would interfere with the snow plowing and snow being pushed back off of Mesker Street to the south. He stated there is also a snowmobile trail that runs to the south of this proposed building, through the wetland area, that they want to maintain and keep enough room for the snowmobilers to make it to the Mountain-Bay Trail. The grade of the lot will allow the water to run, essentially, away from the building in all directions. There will be rain gutters on the north and south ends of the building and the water from there will run towards the west, away from Becker Communications parking lot. Possibly, a swale will be put in on the east side to allow any water to run down to the south towards the wetlands, if needed.

Higgins stated this property is now zoned M1 and the Village is currently extending Mesker Street to this property. Because of the extension, there are still issues on what the buildings foundation should be set at. The Village is suggesting that the foundation be set at 2 feet above the street elevation.

Donner stated that Wilkosz just needs to be aware to keep (positive) drainage away from the building pad because the drainage around this site is not well defined. Donner stated that the Village does not intend to plow their parking lot, and by having an easement and with the way the parking lot was set up, it would make it very difficult (for the Village to have a turn-around in their lot). He stated that if Wilkosz were to decide to put the parking lot in on the north side, perhaps an easement would be more doable.

Donner stated that we would want to talk to Bob Becker on that yet. Higgins stated they still need the landscaping & lighting plans, but that staff can work with them on that.

****M/S/P Donner/Hancock: to approve the site plan for Richard Wilkosz – Blue Green Gallery (art studio) – 6202 Mesker Street, contingent on their working with staff on drainage, lighting, and landscaping and also leaving open the possibility for an easement for snow storage & a turnaround.***

B. DAVID & MARJORIE ROTH/VANDERWERF & ASSOCIATES, LLC – MOM’S CAFÉ BUILDING ADDITION SITE PLAN – 3406 SCHOFIELD AVENUE

Not applicable since this was denied by Zoning Board of Appeals.

C. DOUG HALL/SOBEK ARCHITECTS, INC. – 6 UNIT APARTMENT COMPLEX SITE PLAN – 3102 JELINEK AVENUE

Doug Hall, 9901 Maplewood Drive, Weston, and Mark Lavek, Sobek Architects, 3536 Stewart Avenue, Wausau, were present in support. They want to construct a 6-unit apartment building on Jelinek Avenue. Higgins stated the setbacks were fine. Higgins stated this is a vacant parcel that is zoned for multi-family.

Higgins handed out a landscaping plan for this property. Higgins stated that Tim Vergara has reviewed the drainage plan and it was fine. Higgins stated the only issues that Vergara had brought up were with the parking lot and the drives that there is no curb & gutter shown. Higgins was not sure if we generally require curb and gutter for residential uses. Higgins pointed out that we required Central Wisconsin Engineers & Architects to put in curb cuts for drainage their new commercial development on Schofield Avenue (although that is commercial property and this is multi-family residential).

Hall stated that with the drainage they are providing retention area to take care of the drainage and the retention area would be on the south of the building. Donner questioned the existing sewer & water connections. Stenstrom questioned the dumpster area being fenced in. Hall stated it will be fenced in on the north and east side with a gate towards the front. Higgins stated the residential requirements for garbage containers are different than the commercial requirements, since residents have to get in there. There was further discussion on whether curb needs to go in here. Hall stated that they provided some interior catch basins along the east side of the property, which will be piped to the retention area on the south side of the building. He stated that Vergara had concerns that he had brought up with REI, regarding that they could use the Village’s storm sewer, but asked if there was anything that they could do to contain the water on site. Hall stated that this is why they are providing the catch basins and the retention area on site. They were told that the storm sewer in this area is marginal.

****M/S/P Hancock/Stenstrom: to approve the site plan for Doug Hall/Sobek Architects, Inc. – 6-Unit Apartment Complex – 3102 Jelinek Avenue, contingent on working with staff to get staff’s approval on the drainage, grading, utility, landscaping, and lighting plans.***

D. D&K PROPERTIES OF CENTRAL WI, LLC/BAYLAND BUILDINGS, INC. – TACO JOHNS BUILDING ADDITION – 5512 BUSINESS HIGHWAY 51

David O’Brian, Bayland Building, Inc., PO Box 13571, Green Bay, Roland Hawk, Point of Beginning, 5709 Windy Drive Suite D, Stevens Point, and Daryl Klein, 1411 Woodland Drive, Marathon, owner of Taco John’s located at 5512 Business Highway 51. His intentions are to bring his store back up to franchise standards, which occurs every 6 years. He is also looking at getting more parking for his store and a way to get the cars in and out of his property. He commented that on certain days, traffic gets backed up onto Business Highway 51.

Higgins pointed out the revisions that they made to their site plan. At first it was two proposed small additions - cooler/slab and additional drive-thru. She said they are looking to change their menu board and the parking lot asphalt. Higgins stated that there is no curb and gutter out there and have been drainage issues on this property. Staff felt that this would be a great time to have that taken care of. Staff still needs to work through with them the drainage, landscaping, and lighting plans. She said that

originally there were some setback issues that are being corrected now. She said that staff could work with them on these issues between now and the upcoming Board Meeting.

O'Brian explained the facelift that this building will be getting. He stated that the signs will be the same but that there will be a tower front with an eyebrow across that, and some cultured stone across the front. The colors will be brighter, to match the Taco Johns' franchise. Higgins informed them that if they do need to change any of the signs, that they will need permits for those.

Donner commented with the drainage that the property to the north of this has had issues. Donner stated it appears that they have located a retention pond on the west side of the lot, and questioned where would that water ultimately go. Hawk stated that there is a long enough swale there to hold up to a 10-year storm without having to leave the site. With any greater storms, it would convey itself back to the curb along the north property line. He stated that now they have created a spot where it will spill back over the sidewalk into the curb. Donner questioned the landscaping, and whether the intention is to get 100% landscape screen along the north side. Hawk stated that they designed it to have the curb and gutter be on the north and south side of the property; they left the west, or the back of the property, open to have it sheet flow out to the back and as it develops into more of a ponding area, both sides will allow it to convey itself to the curb. Because of the elevations on the north side, where they can get it to come out over the sidewalk and into the curb, there is no storm sewer in this segment of the street to tap into, so basically it has to sheet flow out or it has to be conveyed over the curb somewhere. Donner stated that he would want staff to review this with them. Donner stated that as far as the winter, they may have to remove the snow from the property so that there is enough room for the snowmelt in the spring.

Klein explained the changes to his parking lot to fix the car-stacking problem.

****M/S/P Hancock/Stenstrom: to approve the site plan for D&K Properties of Central WI, LLC/Bayland Buildings, Inc. – Taco Johns Building Addition – 5512 Business Highway 51, contingent on their working with staff on drainage, lighting, and landscaping.***

E. EXTENDED SEASON SPORTS/PDM CONSTRUCTION – EXTENDED SEASON SPORTS – 7010 COMMERCE DRIVE

Dave Klimek, Extended Season Sports, 498 Maratech Avenue, Marathon, and Marv Anderson, PDM Construction, 5705 Memorial Court, Weston, were present. It was explained that this will be for a 61,000 square foot multi-use facility, with an indoor softball field. This will be unique and geared mainly for youth and family. There will be year-round tournaments for softball, little league, soccer, etc., and also will be a place where youths can get one-on-one training.

Zuleger stated the skateboard park, volleyball, and basketball will be considered in the second addition. The first addition has to cash flow first. Zuleger stated that we are allowing them to take the height of the building to 58 feet (code allows for 40 feet). Zuleger stated that we will put in a berm along the north side of this property with trees, once the building is established, so that we can get some screening to the residential neighborhood. He stated that there should not be any lights on the north side of the building. Zuleger stated that we have agreed to allow for some lights there for softball in summer. The traffic coming here will not impede the neighborhoods with the roads being wide there; and there is good drainage due to new pond.

Donner questioned whether the berm was also on the east side, which Zuleger stated the berm will run the entire perimeter. Higgins pointed out their revised landscaping plans, which now meet the code for the landscaping in parking. Anderson stated REI is working on drainage and suspended solids.

****M/S/P Stenstrom/Donner: to approve the site plan for Extended Season Sports/PDM Construction – 7010 Commerce Drive, contingent on staff approval landscaping, utility, grading, drainage, and lighting plans, along with the three lights (wall packs) being removed from the north side of building. Tatro stated by code, some kind of lights (exit signs) have to be over any doors. Motion carried.***

VI. CLOSE HEARING**A. CLOSE HEARING – (CU2007-005) JAMES PLATTA/WESTON HIT AND MISS TRAP CLUB – 9105 ZINSER STREET – CONDITIONAL USE REQUEST TO ALLOW FOR EXPANSION OF RECREATIONAL FACILITY BY THE ADDITION OF A NEW FIELD AND HUT IN AN AG (AGRICULTURE) ZONING DISTRICT**

Glenn Hamerly, 2407 Edgewood Avenue, Schofield, President of the Weston Hit & Miss Trap Club, and head coach for the youth program, stated that he was there in support.

Machmueller closed the hearing at 7:15 p.m.

VII. NEW BUSINESS**A. DISCUSSION AND ACTION ON HEARING – (CU2007-005) JAMES PLATTA/WESTON HIT AND MISS TRAP CLUB – 9105 ZINSER STREET – CONDITIONAL USE REQUEST TO ALLOW FOR EXPANSION OF RECREATIONAL FACILITY BY THE ADDITION OF A NEW FIELD AND HUT IN AN AG (AGRICULTURE) ZONING DISTRICT**

Higgins explained to the members the reasoning for requiring this conditional use, which is due to this parcel's underlying zoning being AG, per our code, expansion to the recreational fields can only be allowed by conditional use. They are discussing possibly expanding on the principal building, which then they would have to rezone and a conditional use to a recreational overlay.

The members went through the Conditional Grant Determination and answered the questions as follows: #1 Yes, shown on future land use map. #2 Yes, they meet setbacks, this is just procedure. #3 No, this has been in operation for many years and WDNR has addressed the steel shot versus lead and they have no problems with either being used as far as waterfowl are concerned. #4 Yes, completely surrounded by AG. #5 Yes, surrounded by AG. #6 Yes, has septic. #7 Yes. #8 Yes, conditional use conforms. The members then answered questions 4-6 on the Further Requirements portion of this worksheet. #4 Not Applicable. #5 No. #6 Higgins stated that she fully explained that they will have to come in for rezone to add on to the principal building.

****M/S/P Hancock/Stenstrom: to approve the conditional use for addition of hut & miss. Motion carried.***

B. WESTON HIT AND MISS TRAP CLUB – TRAP HOUSE & FIELD #6 SITE PLAN – 9105 ZINSER STREET

****M/S/P Hancock/Stenstrom: to approve the site plan for Weston Hit & Miss Trap Club – Trap House & Field #6 – 9105 Zinser Street.***

C. CSM#14-07 VREELAND/SKRZYPCHAK – SKRZYPCHAK LANE (EXTRATERRITORIAL PLAT REVIEW – TOWN OF WESTON)

Dave Skrzypchak, 4106 Skrzypchak, was present. Higgins stated the land he is dividing is zoned RR. This is that extension point for Clearview (to the north). Part of the Village's approval of Clearview Subdivision was for there to be a connection. The Town now has approved this CSM. Since we have Extra-territorial review, we have to approve this along with the County. Staff has no issues.

****M/S/P Hancock/Stenstrom: to approve CSM#14-07 Vreeland/Skrzypchak – Skrzypchak Lane (Extra-Territorial Plat Review – Town of Weston).***

Skrzypchak stated that the curvature shown was not his idea, but what Town Chairman, Milt Olson required and was concerned this wasn't consistent with what was approved to the north.

D. STAFF APPROVED CSM'S: #13-07

****M/S/P Hancock/Donner: to acknowledge the Staff Approved CSM #13-07.***

E. STAFF APPROVED SIGN PERMITS: #2007-032 TO #2007-034

**M/S/P Hancock/Donner: to acknowledge the Staff Approved Sign Permits #2007-032 to #2007-034.*

VIII. UNFINISHED BUSINESS**A. TABLED DAVE AND CINDY VESELAK – PROPOSED ONE OR TWO CAR ATTACHED GARAGE ADDITION OFF OF WALLEYE DRIVE – 6402 CREEL DRIVE, LOT 185 SANDY MEADOW NORTH FIRST ADDITION**

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

Dave and Cindy Veselak, 6402 Creel Drive were present. Dave Veselak stated that this is for a lower level bedroom and bathroom and the upper area would have an addition of a den and a 2-car garage. This would give the house a total of 3,000 square feet. It was stated that staff's biggest issue is with the addition of the garage. Zuleger stated that Planning Commission felt this was going to look more like a duplex. Tatro stated that the code only allows for up to a 3-car garage. They discussed the idea of a detached garage. They discussed two options being that they could do a detached 2-car garage, or an attached 1-car garage. Higgins explained that setbacks require them to be 30 feet from the property line. The Veselak's stated that they are not sure where their property lines are exactly. Donner stated that if they measure 16 feet from the back of curb, it would give them an approximate idea of their property line. Higgins suggested that they rent a metal detector to find their metal pins that should be in the ground, just below the surface. The Veselak's made the decision to go ahead and plan for a detached garage instead, which means they could just go through Tatro for a building permit (and not be required to come back to Planning Commission).

**M/S/P Stenstrom/Hancock: to deny Dave & Cindy Veselak's proposed one or two car attached garage addition off on Walleye Drive – 6402 Creel Drive, Lot 185, Sandy Meadow North First Addition.*

IX. FUTURE MEETING TOPICS**A.** Higgins pointed out to Hancock and Stenstrom the ETZ meeting packets. She stated ETZ Committee will be meeting either Tuesday, August 7th, or Tuesday, August 14th.**XI. ADJOURN**

**M/S/P Stenstrom/Hancock: to adjourn at 7:45 p.m.*

Respectfully,

Valerie R. Parker
Recording Secretary