

**PLAN COMMISSION MINUTES  
5500 SCHOFIELD AVENUE  
WESTON, WI 54476  
MONDAY, DECEMBER 10, 2007 – 6:00 P.M.**

**I. CALL TO ORDER**

Village President, Vilas Machmueller called the meeting to order at 6:00 p.m. Members present were Village DPW Keith Donner, Trustee Mark Maloney, Kim Fischer, Mary Hancock, Mike Stenstrom, and John Evans. Community Development Director, Jennifer Higgins, Village Administrator, Dean Zuleger, Building Inspector, Scott Tatro, and Recording Secretary, Valerie Parker were present. Trustees Loren White and Fred Schuster were also present. About 20 audience members were also present.

**II. DIRECT ANNEXATION PETITION**

**A. DISCUSSION & ACTION – DIRECT ANNEXATION PETITION – A PARCEL OF LAND BEING PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼; PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ ALL IN SECTION 7; AND PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, T28N R8E, TOWN OF WESTON – 141.03 ACRES (HD LAND INVESTMENTS LLC)**

Zuleger spoke in representation of the Village of Weston. Zuleger said it was our understanding that the petitioners previously spoke with the City of Schofield, and that (according to the petitioner) the City was not interested in annexing this land from the Town of Weston. Now, in a conversation that Donner had with Mayor Bremer, and in a conversation Zuleger had with a City counsel member, it appears that the City would be interested in annexing this Town of Weston property into the City. Zuleger stated that the Village would like the Board to understand that we think it would be in the best interest, in terms of utility service to that site (and in the fact that this property is more adjacent to the City than the Village), to let the City speak again with Higginbotham and Tappe on this issue. Zuleger explained that the petitioners initial conversation with the City was right before the Mayor had to deal with some health issues. Zuleger stated that we feel the City would be able to provide the utility services better than we could. Zuleger stated that until this annexation issue is addressed, we can not go through the zoning process. Zuleger suggested we still take testimony, of the audience who attended tonight, on the annexation issue.

Dan Higginbotham, P4225 Pine View Road, Birnamwood, and Heath Tappe, 101 Grand Avenue, Suite 300, Wausau, were present in support. Higginbotham announced that he and Tappe are HD Land Investments. He explained the outcome of their discussions with the City as their being reluctant to take on this property. He explained they are interested in annexing for the ability to obtain municipal services to the property. He stated that there also may be some issues on the permitting for the non-metallic mining, whether they are with the City or the Village, and that if they stay in the Town their mining permit would then be up for review by the Town, the County, and the State DNR.

Donner clarified the reason for the annexation request. He stated that he had spoken with Justin Cavey of Marathon County and with Keith Patrick of the DNR, that if this is property is within an incorporated municipality, the permitting goes through DNR, because it is adjacent to a navigable waterway, and also some overview from the Army Corps., instead of Marathon County. He stated that neither of those two agencies are at a point that they can give the applicants any answer on their mining application. Higginbotham clarified that before the DNR will even look at the application, the zoning has to be proper. Donner stated he spoke to the City Mayor today and his response was that, since it was right before he had to deal with medical issues, that the Mayor had asked the applicant to come back later in the year to

address this. Donner feels it would be more logical to have services provided by Schofield, and Schofield is prepared to serve them. Donner feels it would not be logical for them to be annexed to the Village of Weston.

***\*M/S/P Stenstrom/Maloney: to deny the direct annexation petition – a parcel of land being part of the Southeast ¼ of the Northeast ¼; part of the Southwest ¼ of the Northeast ¼; part of the Northwest ¼ of the Northeast ¼ and part of the Northeast ¼ of the Northeast ¼ all in Section 7; and part of the Northwest ¼ of the Northwest ¼ and part of the Southwest ¼ of the Northwest ¼ of Section 8, T28N R8E, Town of Weston – 141.03 acres (HD Land Investments LLC), given the fact that Schofield wants to look at this again and since Schofield would be servicing this property with public utilities.***

### III. PUBLIC HEARINGS – 6:00 P.M.

- A. **DISCUSSION & ACTION - APPLICATION #RZ2007-011 BY HD LAND INVESTMENTS REQUESTING TO ZONE A PARCEL OF LAND BEING PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼; PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ ALL IN SECTION 7; AND PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, T28N R8E TO M1 (MANUFACTURING & WAREHOUSING) WITH OME (MINING EXTRACTION OVERLAY) – WEST 53.03 ACRES AND RR (RURAL RESIDENTIAL) WITH OME (MINING EXTRACTION OVERLAY) – EAST 88 ACRES (PROPOSED DIRECT ANNEXATION FROM THE TOWN OF WESTON)**

No action was taken on this issue since the direct annexation request was denied.

- B. **DISCUSSION AND ACTION - APPLICATION #RZ2007-012 BY TIM RENNES, RENNES DEVELOPMENT LLC TO AMEND ORIGINAL OPD (OVERLAY PLANNED DEVELOPMENT) TO ALLOW FOR THE ADDITION OF A 32-UNIT REHAB CENTER ON THE EAST WING AND TO ALLOW FOR THE EXPANSION OF THE PARKING LOT AND DINING AREA ON THE NORTH END OF THE BUILDING.**

Charlene Everett, representing the Rennes Group, 250 South Ninth Street, De Pere, WI, was present in support. They are requesting decreased setbacks so that they could put a rehab center in there. She explained the proposed changes to occur.

Stenstrom questioned the current setback. Donner stated the utilities are located in the right-of-way, so there will be no issues.

***\*M/S/P Fischer/Maloney: to approve Application #RZ2007-012 by Tim Rennes, Rennes Development, LLC, to amend the original OPD (Overlay Planned Development) to allow for the addition of a 32-unit rehab center on the east wing and to allow for the expansion of the parking lot and dining area on the north end of the building.***

- C. **DISCUSSION AND ACTION - APPLICATION #RZ2007-013 BY ARDEN EMMERICH REQUESTING A REZONE FROM R-3 (RESIDENTIAL MULTI-FAMILY) TO B-3 (GENERAL COMMERCIAL) ON LOTS 1 AND 4 OF CERTIFIED SURVEY MAP NO. 14990 VOLUME 67 PAGE 72. BOTH LOTS ARE LOCATED WEST OF 3802 SCHOFIELD AVENUE AND HAVE ACCESS TO SCHOFIELD AVENUE AND THE EXTENSION OF MOUNT VIEW AVENUE.**

Arden Emmerich, 453 Grand Avenue, Schofield, was present in support. He explained that when he originally purchased this property, in 1972, it was zoned business, but somehow over the years the zoning was changed to multi-family. He stated that the 2 lots north of these will stay multi-family, but the 2 lots, described above, need to be changed to B3. He stated that they have someone interested in purchasing one of these lots along Schofield Avenue.

Stenstrom had concerns on the internal roadway and its width. Emmerich stated that the street will be an extension of Mount View Avenue. He stated that they have to put in a turning lane along with sidewalks for pedestrians. Donner explained the turn lane, on the southbound lane of the extended Mount View Avenue, will be provided by Emmerich. Donner stated that what we will look at during site plan approval will be the entry points off of Mount View along with access restriction on the lot to the East. Fischer clarified that this topic tonight is just focusing on the zoning, not the site plan.

***\*M/S/P Stenstrom/Fischer: to approve Application #RZ2007-013 by Arden Emmerich, requesting a rezone from R3 (Residential Multi-Family) to B3 (General Commercial) on Lots 1 & 4 of Certified Survey Map No. 14990, Volume 67, Page 72. Both lots are located west of 3802 Schofield Avenue and have access to Schofield Avenue and the extension of Mount View Avenue.***

**IV. CONSIDERATION OF PLAN COMMISSION MINUTES**

**A. NOVEMBER 7, 2007 SIDEWALK WORKSHOP**

***\*M/S/P Maloney/Hancock: to approve the November 7, 2007, Sidewalk Workshop meeting minutes.***

**B. NOVEMBER 8, 2007 JOINT TOWN AND VILLAGE OF WESTON EXTRATERRITORIAL ZONING COMMITTEE**

***\*M/S/P Hancock/Stenstrom: to approve the November 8, 2007, Joint Town & Village of Weston Extraterritorial Zoning Committee meeting minutes.***

**C. NOVEMBER 12, 2007 PLAN COMMISSION MEETING**

***\*M/S/P Stenstrom/Evans: to approve the November 12, 2007, Plan Commission meeting minutes.***

**V. CONSENT AGENDA ITEMS**

**A. STAFF-APPROVED SIGN PERMITS: #SP2007-065 TO #SP2007-067**

***\*M/S/P Stenstrom/Fischer: to acknowledge the staff-approved sign permits: #SP2007-065 to #SP2007-067.***

**B. 2008 PLAN COMMISSION MEETING SCHEDULE AND AGENDA ITEM SUBMITTAL DEADLINES**

***\*M/S/P Maloney/Hancock: to approve the 2008 Plan Commission meeting schedule and agenda item submittal deadlines.***

**VI. NEW BUSINESS**

**A. CSM#35-07 DEDICATE ROAD RIGHT-OF-WAY FOR A PORTION OF QUENTIN STREET SOUTH OF MACHMUELLER PARK (RIVERSIDE LAND SURVEYING/VILLAGE OF WESTON)**

Higgins stated this just defines the road right-of-way.

***\*M/S/P Evans/Maloney: to approve CSM#35-07 to dedicate the road right-of-way for a portion of Quentin Street south of Machmueller Park (Riverside Land Surveying/Village of Weston).***

**B. BEGIN DISCUSSION ON SIDEWALK/PATHWAYS MASTER PLAN**

Zuleger stated that in the next few weeks we will be submitting, to the commission, plans for possible future sidewalks. This will include a spreadsheet with a timetable (5-10 year plan) to complete these. The major areas to cover first would be Ross Avenue and also the extension

of Birch Street down to the Windemere Oaks subdivision. Zuleger stated that he spoke with Dave Mack, of Marathon County, and they will be working on their project in the next few years which will link up Camp Phillips Road, from Yellow Banks Park, down to the current sidewalk near the corner of Ross Avenue and Camp Phillips Road. He stated that they will also be working with the railroad to purchase extended right-of-way for the extension of the Mountain Bay Trail. He commented that the County used our sidewalk presentation as the model at the MPO sidewalk meeting.

**C. DISCUSSION OF PROGRESS OF JOINT TOWN & VILLAGE OF WESTON EXTRATERRITORIAL ZONING CODE**

Higgins stated this is just a reminder of the public hearing tomorrow night at 6:00 p.m. for the ETZ code and zoning map. Milt Olson stated the Town Plan Commission will be in attendance.

Zuleger stated ATC will be using our Board Room on Wednesday night for their open house.

**VII. ADJOURN**

***\*M/S/P Fischer/Evans: to adjourn at 6:30 p.m.***

Respectfully submitted,

Valerie R. Parker,  
Recording Secretary