

**PLANNING COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, FEBRUARY 14, 2005 - 6:00 P.M.**

I. CALL TO ORDER

Vilas Machmueller called the meeting to order at 6:00 p.m. Members present were Mary Hancock, Ted Banholzer, Mark Strobel, and DPW Keith Donner. Steve Meinel and George Oberlander were excused. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector/Zoning Administrator, Al Breu, Storm Water Utility Manager/Project Engineer, Tim Vergara, and Recording Secretary, Valerie Parker were present. Trustees Dave Diesen and Fred Schuster were present. About 20 audience members were present.

A. OPEN HEARING – HANS ZIETLOW, KWIK TRIP, INC., REZONING REQUEST FROM R3 TO B3: 5904 BIRCH STREET

Hans Zietlow, 1626 Oak Street, La Crosse, Director of Real Estates for Kwik Trip, was present in support of the rezone. He discussed that the property with the small house located south of High Roller Skating Rink is the property that they want to rezone. By purchasing this property, they will be able to square off the lot. He stated the portion of this lot that is not used to square off will be used for storm water, so it will be greenspace. He stated that they will be putting a solid wood fence along with significant landscaping between the Kwik Trip property and the residential neighbors to the south. Zietlow stated this new Kwik Trip building will be similar to the one in Marshfield with all brick. They are no longer building any white vinyl buildings.

No one spoke in opposition.

B. OPEN HEARING – VILLAGE OF WESTON, ARTICLE IX. SIGNS, SECTIONS 94.157 THROUGH 94.162 AND SECTIONS 94.166 THROUGH 94.168, OF THE MUNICIPAL CODE, ORDINANCE AMENDMENT

<<Higgins stated that there was one typo that will be corrected, which is located under Sec. 94.159 Nonconforming Signs to be Removed, (4) Declaration of Nuisance. It was later pointed out that a similar typo was found, which will be corrected, located under Sec. 94.168 Construction and Maintenance of Signs, (d) Maintenance.>>

Higgins gave highlights of the changes being made to this ordinance. She explained in detail what provisions there are for electric message unit signs and portable reader board signs.

Hancock questioned the time limit for holiday decorations, and asked if we could add a time limit of “until it thaws”. She pointed out a holiday decoration that she has posted in the ground that she cannot remove because it is frozen in the ground. Higgins stated that she has never received calls from people on others’ decorations. She said that if it is the middle of summer and the decorations are up, that is one thing. They decided to leave this part of the ordinance as is. They discussed title changes from Zoning Administrator to Building Inspector within this ordinance. Higgins pointed out their changing the chart so that people could understand it better.

Hancock questioned the High School’s electric message unit sign (that was put up without a permit), and whether it falls under Sec. 94.160 Exempted Signs, (4) Public agency signs..., or not.

Higgins questioned the members on how she should handle the existing portable message board signs, once this ordinance revision is approved. She stated (and the members agreed) that we do not want to grandfather those existing signs in. Zuleger stated that these are not permanent structures and in most cases those signs are located in the right-of-way. Zuleger stated that when looking at all of the portable message board signs in the Village, all but two already had permanent signs also. Zuleger stated that we could suggest to some of the businesses to put a message board sign up on their permanent sign pole (similar to Ralph Maas' sign), which would then get it up off the ground and out of the right-of-way.

Higgins stated that she needs some direction from the Planning Commission on how to address these businesses. She suggested that she could drive through the Village and determine all of the businesses that have these portable message board signs. A letter should then be sent to them explaining that the Board has adopted this new ordinance, explaining that these are temporary structures, and always have been. The letter should allow them so many days to remove the portable signs. The members agreed that Higgins should give them 90 days to remove the signs.

****M/S/P Hancock/Banholzer: as a condition under this hearing, for Higgins to send the property owners with the portable message board signs a letter giving them 90 days from the date of her letter to remove their portable message board signs.***

II. CONSIDERATION OF PLANNING COMMISSION MINUTES

A. JANUARY 10, 2005 MINUTES

****M/S/P Hancock/Banholzer: to approve Planning Commission Minutes of January 10, 2005.***

III. VISITORS

A. HOOSHANG ZEYGHAMI, CENTRAL WISCONSIN ENGINEERS & ARCHITECTS – OVERVIEW OF SCHOFIELD AVENUE BEAUTIFICATION PROJECT

Hooshang Zeyghami, Central Wisconsin Engineers & Architects, 5707 Schofield Avenue, discussed that before this project goes out for bid, they wanted to give another overview of this planned project. He stated that the purpose of this project is to improve safety, traffic flow, and appearance of Schofield Avenue. They want to change medians, add sidewalk where it is missing, and add street lighting in the center of road along Schofield Avenue. This will be done in two phases. Phase I will be from Normandy Street to Alderson Street. During this phase, they will close all of the side roads, keep one lane open, and do construction at the median. He stated that there will always be one lane open on Schofield Avenue. All businesses will have access at all times. When the construction is finished, the median will be open only at the intersections and at Wiggly Field. Phase 2 will be from Alderson Street to Birch Street. He discussed their original plans to have three roundabouts, but at this time only one in front of Target and Mega Pick'n Save is being considered. The center radius of the roundabout is 45 feet with a total of 170 feet outside diameter. Zeyghami pointed out that in this plan there will also be a bus stop in front of the Goodwill/Hancock Fabrics Store. He then showed a Village of Weston gateway entry sign to be placed on Schofield Avenue on the southwest side of Normandy Street intersection. Schuster stated that he does not want the sign to be located in the middle of the village. Zeyghami then showed streetscape views of Schofield Avenue how it currently appears and how it will appear after the project is done. Zeyghami showed the construction costs, which includes different options, and does not include the costs for a roundabout. He pointed out that our budget is \$2,000,000.00. He stated that after we get the bids we will pick from them until we are at the \$2,000,000.00

budget. He showed the construction schedule for this project and stated that right now plans are about 90% complete. Zeyghami stated that for this project, Central Wisconsin Engineers & Architects is the prime consultant, Damon Farber Associates is the streetscape sub-consultant, Lang Associates is the lighting sub-consultant. Machmueller confirmed that right now a roundabout is not included in the \$2,000,000.00 budget. Zeyghami answered that it is not included in that amount and that the cost of a roundabout would be approximately \$500,000.00.

Vergara is concerned with the traffic pattern, between Normandy Street and Alderson Street, as proposed (right-in, right-out), that traffic will be pushed off of Schofield Avenue and into the residential areas, which could pose safety hazards. Vergara stated that whether it be roundabouts or some type of looping mechanism, something should be considered. He stated that he spoke to Deputy Police Chief, Loren White about having U-turns, which White informed him is illegal at intersections, per State statutes. Vergara stated the question was posed if we need to put a roundabout back in the plans since left-turns are not going to be possible. Vergara announced that there is an informational meeting that will be held on Wednesday, February 16th, at 6:00 p.m. to discuss these plans with the residents in this area. Vergara also brought up his concern on the proposed bus stop being located in front of Target, and if a roundabout goes in that same area, where is the pedestrian cross walk going to go? This would cause an uncontrolled pedestrian crosswalk. If a roundabout went in the intersection of Alderson Street and Schofield Avenue and kept the bus stop in front of Target, the pedestrians will continue to have a controlled pedestrian crosswalk across Schofield Avenue.

Donner confirmed that if no roundabout goes in on Schofield Avenue that all the stop signals will not change, that the signals will stay in place and there will be no signal work done on this project.

It was discussed that the bus stop will be located somewhere in front of the Goodwill/Hancock Fabrics store, along Schofield Avenue. We will need to get more right-of-way for the bus stop. Buses at this bus stop would be stopped on Schofield Avenue to pick up passengers. Vergara stated that they went back and looked at the possibility of a roundabout in the intersection of Alderson Street and Schofield Avenue, they reduced the size of the roundabout considerably which reduces the amount of right-of-way acquired, which would allow them to save approximately \$50,000.00.

Zuleger stated that if we keep the budget at the \$2,000,000.00 that we could potentially have this TIF #2 paid off in 10 – 11 years. Our goal is to close off the TIF as soon as we can and get this area back on the tax base. If we add one roundabout, it would add another 2 – 3 years before we could close the TIF.

Hancock does not see an issue with keeping the roundabouts out of the plans, that she does not see a problem with people turning around at intersections.

Donner stated since we are not reconstructing the entire street, the roundabout cost looks disproportionate. Donner can see how roundabouts can be beneficial. He stated they are being promoted by the WIDOT. We are putting a roundabout in on Von Kanel Street and proposing to place one at the intersection of Ross Avenue and Sandy Lane. Right now the cost is the issue. He understands that we do not want this to be a 20-year burden on the tax base.

Jim Langkamp, 4508 Twin Pines Lane, questioned if Schofield Avenue gets roundabouts, would it then be closed to truck traffic, which could cause semi's to travel through residential neighborhoods. Zeyghami stated this will not stop truck traffic, that this is still being designed for truck traffic.

Hancock questioned if the proposed sign meets our ordinance. Zuleger stated yes, but stated that we are still looking for a location. Hancock questioned if a roundabout could be put in at any point in time in the future. Zeyghami answered that yes they can be put in at any time, it does not have to be right now. Strobel stated that right-of-way will be acquired. Hooshang stated that we are out of right-of-way and will need more. Zuleger stated that if there is a strong feeling to include a roundabout, we will do it. Banholzer feels we need it. Zeyghami stated that he has been out talking to businesses along Schofield Avenue and that most of them agreed with not having a roundabout. Zuleger stated that we will let the members know if things change. Donner questioned if we could structure the bid to include a roundabout as an additional bid item.

Machmueller took a vote on how many people support the roundabout. Banholzer is in favor, Hancock is against, Strobel wants to wait to see the outcome of Wednesday's informational meeting, and Donner would like to see a roundabout listed as an additional bid item.

IV. CSM APPROVAL

A. NONE

V. SITE PLAN APPROVAL

A. **7100 STONE RIDGE DRIVE LODGING, LLC – FAIRFIELD INN & SUITES BY MARRIOTT: 7100 STONE RIDGE DRIVE**

Tom Radenz, REI, 4080 N. 20th Avenue, Wausau, and Chuck Ghidorzi, Ghidorzi Construction, 2100 Stewart Avenue, Suite 300, Wausau, were present. Radenz explained that this is the final site plan. He briefly described that this will be an 87-room hotel; on the center of this parcel will be a restaurant (chain to be determined); on the southern part of the parcel is an 80-room hotel for extended stay. He stated that landscape, lighting, and architectural plans have been submitted. Ghidorzi described what the building consists of, which he stated is similar to the last submittal. They discussed that the project is on schedule and will be bid for construction in early April.

Hancock likes the landscaping. Higgins stated that we are still waiting on the lighting plans, would like to see final photometrics for the building and parking lot, and see that they comply with code. Higgins's concern was how high the proposed lights will shine up on the building.

****M/S/P Hancock/Banholzer: to approve the site plan for 7100 Stone Ridge Drive Lodging, LLC – Fairfield Inn & Suites by Marriott: 7100 Stone Ridge Drive, contingent that lighting must meet the plans that will satisfy the staff and Board.***

B. **MINISTRY HEALTH CARE/MARSHFIELD CLINIC/HGA – LANDSCAPING PLAN FOR PROPERTY LOCATED NORTH OF CRANBERRY BOULEVARD AND ALONG STH-29, BETWEEN BIRCH STREET AND MINISTRY PARKWAY**

Al Pennebecker, Ministry Health Care, 900 Illinois Avenue, Stevens Point, stated that is relative to the landscaping in the area between Cranberry Boulevard and STH-29. He stated that they have a plant schedule and their intent is to follow the landscaping plan with the hospital site. He stated that they are meeting the tree sizes recommended by the Damon Farber Principles. Higgins stated this landscaping plan does meet the Damon Farber

Principles. She stated that there are five walls that they are proposing, which are not high enough to require them to be engineered. They are using similar material to match those used within the hospital complex. Donner stated that there will be a few utility issues that will have to be taken care of ahead of this.

****M/S/P Strobel/Hancock to approve the landscaping plan for Ministry Health Care/Marshfield Clinic/HGA – property located north of Cranberry Boulevard and along STH-29, between Birch Street and Ministry Health Care.***

VI. SIGN PERMITS

A. SMOCKE & ASSOCIATES/SAINT CLARE'S HOSPITAL – DIRECTION SIGNS & SIGN PERMITS

William Haag, Smocke & Associates, 7611 Birch Street, passed out sign manuals to all members. Pennebecker explained that these booklets are for the exterior signage proposal for the Weston Regional Medical Center. The planning teams for Marshfield Clinic and Saint Clare's Hospital have been working on this with a professional consultant called Corbin (located out of Traverse City, Michigan).

Haag pointed out their main challenges being identifying the campus for those who are trying to reach the campus using STH-29; funneling the traffic off of STH-29 to the main entry points of the campus; and then (once the people are on the ring road), being able to indicate to them they are going in this facility. He discussed that there are 11 points of entry along the ring road, that lead to 7 independent parking lots, that lead to 6 individual entrances on the facility. He gave a description of all the different types of directional signs and where they would be located. He also discussed the logo signs that will be located on the buildings (Marshfield Clinic & Ministry Health Care). He explained that all specific information for the individual signs are listed at the back of the manual handed out. Haag pointed out that this plan shows the location of a sign on the corner of Camp Phillips Road and Weston Avenue. Because of the topography at this intersection, the 5-foot setback, required in our ordinance, will be difficult for them to meet. He stated that there is a tremendous drop off, where if the sign is within the setbacks, it would be located down in a hole. He explained to Banholzer the sign will be placed so that the sign would face north and south. They want to work with us on being able to properly position the signs so that they are visible.

Hancock stated the size of the signs should be so that you can read them easily. There was some discussion as to the location of some of the signs. Donner confirmed all the signs shown here would be on private property, with exception of the primary vehicular signs on the intersections of Camp Phillips Road & STH-29, Camp Phillips Road & Weston Avenue, Weston Avenue & Franciscan Way, and Weston Avenue & Birch Street. Haag stated that the sign on the corner of Camp Phillips Road and Weston Avenue will have to be placed in the public right-of-way, but the other signs they will be working with Putnam Capital Management to get locations. Mark Hull, Putnam Capital Management, 7505 Stone Ridge Drive, stated that they are looking to place the other signs on Putnam owned land. Donner commented that on the corner of Weston Avenue and Camp Phillips Road there are a lot of underground utilities that they should be aware of. Pennebecker stated that they are trying to get as close to the road as possible.

Donner stated there is a need to provide directional signs, and there are more being requested than code allows. He stated that if we approve the sign permits, we need to keep this in mind for future. Right now code only allows you to have 4 directional signs per parcel. They have three parcels in there. Donner stated the signs that are proposed within the campus. It would

be a different story if the signs were all over the Village. Donner then stated that we need to be careful to do any signs by permit if the sign will be located in the public right-of-way.

****M/S/P Hancock/Strobel: to approve all signs for Smocke and Associates/Saint Clare's Hospital as presented here on the plan and including the building signs. Banholzer advised that we add the comment to the motion that we are doing this for a public safety exception, which is why we are diverting from the code.***

****M/S/P Banholzer/Hancock: to amend the motion to include Banholzer's comment. Motion as amended – all voted aye.***

B. HPI PROPERTIES/WAUSAU SIGNS – EDWARD JONES: 2809 SCHOFIELD AVENUE

Higgins stated this is for the Edward Jones business on the HPI strip mall next to Wendy's restaurant. This will be the 5th sign for this building and will be an illuminated wall sign.

****M/S/P Strobel/Banholzer: to approve the sign permit for HPI Properties/Wausau Signs – Edward Jones: 2809 Schofield Avenue.***

C. HPI PROPERTIES – TRADITION CLEANERS: 2809 SCHOFIELD AVENUE

Higgins explained that this sign for Tradition Cleaners is located in the same building as Edward Jones and is also an illuminated wall sign.

****M/S/P Hancock/Strobel: to approve the sign permit for HPI Properties – Tradition Cleaners: 2809 Schofield Avenue.***

D. HPI PROPERTIES – BLACKBERRY CIRCLE: E. JELINEK AVENUE

Higgins stated this sign has already been placed, therefore, we have issued them a fine for double the fee (additional \$50.00) according to Section 94.120 Double Fees, in the Village Code. She stated that the sign meets requirements, but that we will not issue them a permit until the fine is paid. Higgins explained the type of development located here. This sign will be permanent and is made of wood, so there will be some periodic maintenance needed. There was discussion on placing a sunset date on receiving the fine payment by, where we would make them take the sign down (by way of legal action) if the fine is not paid by then.

****M/S/P Hancock/Strobel: to approve the sign permit for HPI Properties – Blackberry Circle: E. Jelinek Avenue, contingent on their paying the \$50.00 fine within 60 days from the date of the fine issued (issued on 02-11-05).***

E. BENDER RENTALS, LLC/D & L SIGNS – WORLD FINANCIAL GROUP: 4613 CAMP PHILLIPS ROAD

Higgins stated they will have their signs located below the existing Auto Glass Center pylon sign and on the building. Both signs will be illuminated and meet code.

****M/S/P Strobel/Banholzer: to approve the sign permit for Bender Rentals, LLC/D & L Signs – World Financial Group: 4613 Camp Phillips Road.***

F. PEOPLE'S STATE BANK/GRAPHIC HOUSE – PEOPLE'S STATE BANK: 7205 STONE RIDGE DRIVE

Higgins stated that this meets the code, but that this sign has not been approved by Putnam yet, where it will be subject to their restrictive covenants. Hull stated that he has not seen this yet and will meet with People's State Bank on this tomorrow. Higgins stated that by allowing

this sign, it brings their total square feet of signage to 110 square feet, and 138 square feet is the maximum allowed here.

**M/S/P Strobel/Banholzer: to approve the sign permit for People's State Bank/Graphic House – People's State Bank: 7205 Stone Ridge Drive. Q: Donner questioned if this is now subject to approval by Putnam's covenant. It was explained that after this is approved by us, it is then between Putnam and People's State Bank with regard to meeting the covenants. The Village does not enforce covenants. Motion carried.*

VII. CLOSE HEARING

A. **CLOSE HEARING – HANS ZIETLOW, KWIK TRIP, INC., REZONING REQUEST FROM R3 TO B3: 5904 BIRCH STREET**

Machmueller closed the hearing at 7:30 p.m.

B. **CLOSE HEARING – VILLAGE OF WESTON, ARTICLE IX. SIGNS, SECTIONS 94.157 THROUGH 94.162 AND SECTIONS 94.166 THROUGH 94.168, OF THE MUNICIPAL CODE, ORDINANCE AMENDMENT**

Hull questioned the definition under the portable reader board sign section, if that is a temporary sign by definition and also questioned how often people can renew their signs. Hull suggested that we cross-reference those two sections to show the intent there. <<Strobel stated that under Sec. 94.157 Permit Required and Signs Classified, (6) Portable reader board signs..., we should revise the second sentence of that heading to state "Portable reader board signs are temporary signs and shall be subject to the following...>>

Machmueller closed the hearing at 7:45 p.m.

VIII. NEW BUSINESS

A. **ACTION ON HEARING – HANS ZIETLOW, KWIK TRIP, INC., REZONING REQUEST FROM R3 TO B3: 5904 BIRCH STREET**

**M/S/P Hancock/Strobel: to approve the rezoning request from R3 to B3 at 5904 Birch Street, for Hanz Zietlow, Kwik Trip, Inc.*

B. **ACTION ON HEARING – VILLAGE OF WESTON, ARTICLE IX. SIGNS, SECTIONS 94.157 THROUGH 94.162 AND SECTIONS 94.166 THROUGH 94.168, OF THE MUNICIPAL CODE, ORDINANCE AMENDMENT**

**M/S/P Hancock/Donner: to approve the revision to the Village of Weston, Article IX. Signs Ordinance, Sections 94.157 through 94.162, and Sections 94.166 through 94.168, of the Municipal Code, as amended during the Open Hearing discussions.*

Zuleger discussed that he has met with a business advisory group who advised us how to handle sign issues and met with other people who gave us their input on this issue.

C. **JOSEPH HEINRITZ – RESIDENTIAL BUSINESS PERMIT: 2703 COUNTRY CREEK LANE**

Breu explained to Strobel that these permits are indefinite, so he will not have to come back for renewal.

**M/S/P Hancock/Strobel: to approve the residential business permit for Joseph Heinritz, 2703 Country Creek Lane.*

D. EXTRATERRITORIAL PRELIMINARY PLAT REVIEW – HIGGINBOTHAM/WILL: ARROWHEAD ESTATES (TOWN OF RINGLE)

Darrell Will, plat owner, R10552B Ringle, and Dan Higginbotham, Plover River Land Co., 4225 Pine View Road, Birnamwood, were present. Higginbotham explained that this Town of Ringle preliminary plat abuts the Village of Weston border, which is why we are reviewing this tonight. He explained that Will is interested in pursuing this plat. He has currently gone through the Town of Ringle Planning Commission process for rezoning the property. Tomorrow they have a hearing with Marathon County. They are here to entertain any questions and/or issues on this preliminary plat.

Donner pointed out a memo he wrote to Higgins, dated February 3, 2005, (attached) which covers his notes on some future considerations with this plat. Higginbotham explained that they do not have any intentions to serve this plat with public sewer and water. Donner advised that they should locate the buildings on these lots so that if there is any chance of the lots getting divided, the lot owners can do so. Will explained to Donner that the bedrock is about 25 feet, at the site where the well was drilled this past week. Will stated that it is similar to the area to the west within the Village of Weston municipal boundary. Will explained to Donner that he drilled 100 feet to get to water.

Higginbotham explained that there is only one crossing of the Mountain Bay Trail. He commented that Will worked with the State for about a year or so to get that crossing. Higginbotham stated that two homes are currently being built on the south side of this preliminary plat by way of a 4-lot CSM.

Donner stated this is a situation similar to Reedy's with their subdivision on Shorey Avenue. Donner has some reservations on the shallow depth bedrock and influence of surface water. Our zoning code does not prohibit subdivisions without public sewer and water. Donner stated it will probably be a matter of time until water is needed in this area. However, we cannot object to this plat due to water, but that he sees a potential problem in the future. Donner stated that as improvements are out in here, homeowners should be made aware of possible problems. As far as layout of road grades, there should be recognition that if this becomes part of the Village in the future, we may have the requirement of curb & gutter. Homes should be located so that if utilities are served in the future they are compatible. As far as connectivity of the street going west, they show a temporary cul-de-sac from a road that starts in the Town of Ringle and ends in the Village of Weston. We should get an assurance from the Town of Ringle that they will maintain the cul-de-sac that is on Chippewa Trail, until the street connects to the west. Higginbotham stated that it would be a long-term goal to provide a secondary outlet possibly to Peninsula Drive. Will stated that right now that is not feasible. Donner questioned the prospective layout of a future phase leading into the Village of Weston. Will stated that if this gets approved and the lots sell, this could be done soon. Will owns land adjacent to this preliminary plat.

Will explained to Strobel that last week on Lot 2 there was a well drilled. Strobel requested Will to share the well log with us when he is able to. Will stated that James Hornung drilled the well and that the soils are Chetek sandy loam and can handle conventional systems.

There was discussion that in the Town of Ringle, with their zoning, they are required to have only 1-acre lots, where in the Village of Weston, if an area did not have public sewer they are encouraged to have 3-acre lots. It was pointed out that public sewer and water extends to the corner of CTH-J and Schofield Avenue, about 9/10 of a mile from this preliminary plat.

Will has a letter to him from Jean Riegel, WIDNR, Trail Coordinator, which addressed a letter from James Burgener from Marathon County Zoning, stating that he would not consider a second public street across the Mountain Bay Trail. Donner stated that there should be a future road connecting to the west. Will explained that crossing the river with a bridge to gain access to River Road is not an option.

Higgins stated that Burgener suggested to her that the Village of Weston not approve phase II until they show connectivity to the other development to the west. There was some discussion that if the lots sell quickly, Will could have some connectivity to the development to the west within a couple of years. Higgins stated that the only issue Burgener had was the cul-de-sac that is in the Village of Weston. It was discussed that if they were to move the cul-de-sac back in the Town of Ringle, it would probably not be an issue. Will and Higginbotham agreed that they could move the cul-de-sac back into the Town of Ringle. Higgins stated that she and Donner plan to attend the Marathon County hearing tomorrow and that they can share the Village's concerns there. Donner stated that we do not really have a basis to object the preliminary plat other than the concerns we had about future sewer and water (mainly water) as listed on his memo to Higgins and subject to their moving the cul-de-sac back into the Town of Ringle.

****M/S/P Donner/Banholzer: to approve the Extraterritorial Preliminary Plat Review – Higginbotham/Will: Arrowhead Estates (Ringle), contingent on their meeting our concerns listed on Donner's memo to Higgins, dated February 3, 2005 (attached), and subject to their moving the cul-de-sac back into the Town of Ringle.***

IX. UNFINISHED BUSINESS

A. ONE YEAR RENEWAL OF ANNE KLUGE RESIDENTIAL BUSINESS PERMIT: 6106 MARY LANE

****M/S/P Hancock/Banholzer: to approve the Residential Business Permit for Anne Kluge at 6106 Mary Lane.***

X. FUTURE MEETING TOPICS

Zuleger stated we will put a call-out in the newsletter to the residents. We are supposed to have conditional use permits on all home-daycares. The intention is to be sure their operation is consistent with the neighborhood standards. Higgins stated that she does not think we should charge the full \$250.00 for the conditional use permit. She pointed out that residential business permits only cost \$50.00. Zuleger stated the possibility of having a one-night hearing to cover all home-daycares.

Higgins stated that February 22nd is the next comprehensive plan meeting at Marathon County at 7:00 p.m.

Banholzer questioned the status of the Reedy subdivision. Higgins discussed the new property that they are looking at right now.

XI. ADJOURN

****M/S/P Hancock/Strobel: to adjourn at 8:30 p.m.***

Respectfully,