

**PLANNING COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, OCTOBER 16, 2006 - 5:30 P.M.**

I. CALL TO ORDER

Trustee Steve Meinel called the meeting to order at 5:30 p.m. Members present were DPW Keith Donner, Kim Fischer, George Oberlander, Mark Strobel, and Mary Hancock. Village President Vilas Machmueller was excused. Trustees Fred Schuster, Sharon Jaeger, and Dave Diesen were present. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector Al Breu, and Recording Secretary, Valerie Parker were present. About 12 audience members were also present.

Meinel read the notice and opened the hearing.

A. OPEN HEARING – (RZ2006-011) ELLIS STONE CONSTRUCTION & LOKRE DEVELOPMENT REZONING REQUEST FROM B3 TO B3 & OPD: 3910 SCHOFIELD AVENUE

Jay Johnson, Ellis Stone Construction, Co. 3201 Hwy 66, PO Box 366, Stevens Point, and Melissa Springer, Lokre Development, 119 Scott Street, PO Box 2033, Wausau, were present in support.

Johnson stated that from the beginning planning stages for this site, they have always planned for four buildings total on this site. At this time they are coming in to rezone to include the OPD so that they can build four buildings on this site. This is the second building.

No one spoke in opposition.

**II. CONSIDERATION OF PLANNING COMMISSION MINUTES
A. OCTOBER 9, 2006 MINUTES**

**M/S/P Hancock/Fischer: to approve the Planning Commission Minutes of October 9, 2006.*

III. CLOSE HEARING

A. CLOSE HEARING – (RZ2006-011) ELLIS STONE CONSTRUCTION & LOKRE DEVELOPMENT REZONING REQUEST FROM B3 TO B3 & OPD: 3910 SCHOFIELD AVENUE

Meinel closed the hearing at 5:35 p.m.

IV. NEW BUSINESS

A. DISCUSSION AND ACTION ON HEARING - (RZ2006-011) ELLIS STONE CONSTRUCTION & LOKRE DEVELOPMENT REZONING REQUEST FROM B3 TO B3 & OPD: 3910 SCHOFIELD AVENUE

Higgins stated that back in January, 2004, they were in a hurry at that time to get the first building on the site. So they did not go through the rezoning process. She mentioned that the members (with the exception of Fischer) have all seen the complete future layout of this site back in 2004. This will allow them to submit their site plan for building #2, and to be able to submit future site plans for the other two buildings at a later date.

**M/S/P Oberlander/Hancock: to approve the (RZ2006-011) Ellis Stone Construction & Lokre Development Rezoning Request from B3 to B3 & OPD: 3910 Schofield Avenue. Q: Donner questioned if the committee needs to address the Finding of Fact & Recommendation sheet first. Higgins stated that because this is an overlay, it is different due to the underlying zoning not changing. They are staying B3, but yes the members should go through this. Donner stated that we have steered developers toward these types of developments where they can have common parking areas for commercial properties. Donner stated that this layout is consistent with our plan. The members just wanted to hear the points that Donner is concerned with. Donner feels that the use of this property is an enhancement over what was there to begin with. Donner is not concerned with any of the points, but feels it would be consistent with our plan to acknowledge the points of the Findings of Fact sheet. Donner stated that he does not disagree with this proposal. Motion carried.*

B. LOKRE DEVELOPMENT/ELLIS STONE CONSTRUCTION: WESTON LIFESTYLE CENTER BUILDING #2 SITE PLAN: 4002 SCHOFIELD AVENUE

Higgins stated that they did submit the drainage specification sheet. They will submit the lighting plans, for this building and for the first building, once they hire an electrical contractor. They are using the same lighting that is currently out there. She stated that there were some questions with plumbing and utility plans that were submitted.

Donner stated that the exterior plumbing was shown on the plan, but it was not clear to staff that this was the plan for this site plan, because it was labeled as building #3, not building #2. Donner stated that we still have not received the mechanical plumbing drawings for this building, showing the point where the metering will take place (schematic of how the metering will be set up). Although we do not get these plans very often, Donner feels we should start requiring them. It leads to confusion for the utility staff because there isn't enough detail, e.g. where the meters will go, if it will be a master meter, or multiple meters. Donner stated that we would like to see the mechanical drawings showing the utility room, or in whatever room the services enter the building, be provided to us.

Higgins stated that there is one other thing. The original approval on building #1 was that the undeveloped areas, be planted with grass within 18 months of issuance of the building permit for #1. Staff would like a contingency that Lokre need to seed the remainder of the lot. Higgins stated this was part of the initial approval in 2004, but Lokre did not take out the initial permit until early this year. She just wants to re-state that this needs to be seeded. She stated that we have had issues with the mowing of the property. She would like it re-stated that by June 1, 2007, the remainder of the lot be seeded. Higgins stated there was a landscape plan that was approved with the first site plan, but they are doing their landscaping in phases. Oberlander questioned the timeline for building #3. Springer stated that building #3 may come in very soon, but they are not sure on the timeline for building #4.

****M/S/P Oberlander/Strobel: to approve the Lokre Development/Ellis Stone Construction: Weston Lifestyle Center Building #2 Site Plan: 4002 Schofield Avenue, contingent on issues with staff being resolved, and the undeveloped areas of this site be seeded by June 1, 2007. Q: Donner specified the issues to be resolved by staff are the lighting plan, the utility detail (showing the entrance, water meter placement, and water service entrance to the building), and the remainder of the lot being seeded by June 1, 2007. Motion carried.***

V. ADJOURN

****M/S/P Strobel/Oberlander: to adjourn at 5:45 p.m.***

Respectfully,

Valerie R. Parker
Recording Secretary