

**PLANNING COMMISSION MINUTES
5500 SCHOFIELD AVENUE
WESTON, WI 54476
MONDAY, OCTOBER 31, 2005 - 5:00 P.M.**

I. CALL TO ORDER

Vilas Machmueller called the meeting to order at 5:00 p.m. Members present were Ted Banholzer, Mary Hancock, Steve Meinel, and DPW Keith Donner. Mark Strobel and George Oberlander were excused. Village Administrator, Dean Zuleger, Community Development Director, Jennifer Higgins, Building Inspector/Zoning Administrator, Al Breu, Trustee Dave Diesen, and Recording Secretary, Valerie Parker were present. About 15 audience members were also present.

Machmueller read the notice and opened the hearing.

A. OPEN HEARING – RETTLER CORPORATION/WESTVEST LLC, REZONING REQUEST:

^{1=WEST}**FROM BP & WPD TO BP & WPD WITH OPD: PARCEL LOCATED IN THE SE QUADRANT OF WESTON AVENUE AND BIRCH STREET**

^{2=EAST}**FROM BP & WPD TO BP & WPD WITH OPD: PARCEL LOCATED IN THE SOUTHWEST QUADRANT OF WESTON AVENUE & CTH-X/CAMP PHILLIPS ROAD**

^{3=SOUTH}**FROM AG TO BP WITH OPD: PARCEL LOCATED SOUTH OF THE EAST PARCEL ALONG WESTON AVENUE**

^{4=NORTHWEST}**FROM BP TO BP WITH OPD: PARCEL LOCATED IN THE SE QUADRANT OF WESTON AVENUE AND CTH-X/CAMP PHILLIPS ROAD**

Dan Rossiter, Rettler Corporation, 3317 Business Park Drive, Stevens Point, WI 54481, Fritz Schierl, Schierl Oil Company, 2201 Madison Street, Stevens Point, WI 54481, Todd Davies, Direct Development, Inc., 1240 Main Street, Suite 1, Green Bay, WI 54302, and Tom Stacey, Eppstein Uhen Architects, 333 East Chicago Street, Milwaukee, WI 53202 were all present in support of the rezoning request.

Peggy Kaetterhenry, 6367 Townline Road, Hatley, WI 54440, who owns land south of this plat, questioned what it means to change to planned unit development overlay. Higgins explained that this allows for them to do a master plan development with mixed retail, medical office buildings, and some residential. She explained that this also allows them to put multiple buildings on one parcel. She stated that right now this is parceled off into a subdivision. The way this (OPD) is set up, there will be multiple buildings sharing parking lots and accesses within this development. She stated that this also allows them to do some different things with the setbacks for the buildings.

Davies described the proposed development area consisting of about 65 acres. They are proposing a mixed-use development, which includes retail, medical offices, and elderly housing. He pointed out the retail area to be in the northeast, the medical office in northwest, and the elderly housing in the southwest portion of this plat. Their proposal is based on a plan with buildings that front the streets and are close to the corners, which he referred to as parking lots surrounded by buildings. They want a higher density with buildings more visible to traffic, rather than parking lots (being dominant). He discussed that with the present zoning, the code calls for 50-foot setbacks on the corners. They want to get closer to the corners and streets with buildings, having only 25-foot setbacks. The first development to occur will be retail located on the corner of Stone Ridge Drive & Weston Avenue. They plan this building to be about 25 feet back from Weston Avenue and 44 feet back from Stone Ridge Drive. They are also proposing to have elderly housing, which is not called out in the code as a permitted use.

Banholzer likes the comprehensive design for this area. His only concern is the 25-foot setback on Weston Avenue. He is afraid that we will be setting precedence, where if we allow

this, others will want to be closer to Weston Avenue also. He stated that if the 25-foot setback is within the development, then he is okay with it.

Hancock likes the look. She then questioned the number of units in the elderly housing, which there will be 40 – 60 units per building, 3-story buildings. She also questioned the fire protection, which Stacey explained that Wisconsin building codes do not require (private) fire suppression for this size building.

Meinel commented that he is not a big fan of elderly housing; he also questioned the space for parking in retail, which it was discussed there would be 4 parking spaces per 1,000 feet.

Donner confirmed that if the setback remained at 50 feet, that they would most likely make that area into parking area, so the members would know what it would be used for if we did not allow them to reduce their setbacks. Donner commented that he is not sure if our TIF plan allows senior housing. Higgins stated that she was not sure on this either, but that would check Zuleger who was already aware of the elderly housing proposed in the development.

Davies stated that their intent is to address this site in a way that would address the visibility requirements, with landscaping, and a 4-sided retail building. They feel strongly about having buildings fronting the streets rather than parking lots. Rossiter stated that they are trying to show off their buildings in a way that people can see them. They want to create an environment that would encourage people to walk from building to building. He stated that the bike/multi-use path would be preserved.

Stacey showed elevations of the proposed building on the corner of Stone Ridge Drive and Weston Avenue. He also showed materials that they plan to use on the building. He also pointed out the proposed lighting.

II. CONSIDERATION OF PLANNING COMMISSION MINUTES
A. OCTOBER 10, 2005 MINUTES

**M/S/P Meinel/Hancock: to approve the Planning Commission Minutes of October 10, 2005.*

III. VISITORS
A. NONE

IV. CSM APPROVAL
A. #27-05 JACOBSON/VILLAGE OF WESTON: COMMERCE DRIVE

Breu stated that this is to allow the Village to acquire additional right-of-way to allow for an adequate turning radius for trucks traveling on Commerce Drive, and it meets the code.

**M/S/P Meinel/Banholzer: to approve CSM #27-05 Jacobson/Village of Weston: Commerce Drive.*

V. SIGN PERMITS
A. NONE

VI. RESIDENTIAL BUSINESS/HOME OCCUPATION PERMITS
A. NONE

VII. CLOSE HEARING/ACTION ON HEARING**A. CLOSE HEARING/ACTION ON HEARING - HEARING – RETTLER****CORPORATION/WESTVEST LLC, REZONING REQUEST:**

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Machmueller closed the hearing at 6:30 p.m.

**M/S/P Meinel/Hancock: to approve the rezoning request for Rettler Corporation/Westvest LLC, to BP with OPD. Q: Banholzer clarified that the members are okay with the 25-foot setback, which they were. He then questioned how many buildings will be 1-story buildings and how many will be 2-story buildings. Davies pointed out to Banholzer which those would be. Donner clarified that the 25-foot setback is the minimum being requested in the entire development, which this is. Banholzer – opposed due to the allowance of the 25-foot setback. Motion Carried.*

VIII. SITE PLAN REVIEW**A. RETTLER CORPORATION/EPPSTEIN UHEN/WESTVEST LLC – COMMERCIAL DEVELOPMENT: SW CORNER OF WESTON AVENUE & STONE RIDGE DRIVE**

There was lengthy discussion of the number of contingencies that were originally placed on this site plan. At this point, the only remaining contingencies are: If retail buildings B, C, & D are not constructed within one year (December 2006), that the curb and gutter be placed around the proposed parking lot, the following Spring of 2007; and the Village receive staff-approved lighting specs. Dan Rossiter stated with regard to the curb and gutter, they want to use the northwest area for snow removal.

**M/S/P Hancock/Meinel: to approve the site plan for Rettler Corporation/Eppstein Uhen/Westvest LLC – Commercial Development: SW Corner of Weston Avenue & Stone Ridge Drive, contingent on if retail buildings B, C, & D are not constructed within one year (December 2006), that the curb and gutter be placed around the proposed parking lot (in Spring of 2007); and the Village receive staff-approved lighting specs. Q: Donner clarified the contingencies. Banholzer opposed – due to the allowance of the 25-foot setback.*

X. UNFINISHED BUSINESS**A. NONE****XI. FUTURE MEETING TOPICS****XII. ADJOURN**

**M/S/P Meinel/Hancock: to adjourn at 5:45 p.m.*

Respectfully,

Valerie R. Parker
Recording Secretary