

**VILLAGE OF WESTON BOARD MINUTES  
5500 SCHOFIELD AVENUE, WESTON, WI**

**MONDAY, SEPTEMBER 17, 2007**

**I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

President Machmueller called the Village Board meeting to order at 6:32 p.m. Schuster, White, Maloney, Ermeling and Jaeger were present. Ziegler was absent and excused, Administrator Zuleger, Public Works Director Donner, Finance Director Jacobs, Community Development Director Higgins, Taxpayer Relations Coordinator Hodell, Fire Chief Pierce and Captain Vercimak were also present. There were 12 people present in the audience.

**II. CONSIDERATION OF VILLAGE BOARD MINUTES**

- A. \*M/S/P Schuster/Ermeling: to approve the Village Board Minutes of 09/04/07 and closed session minutes and place on file.**

**III. VISITORS**

- A. Richard Waack, 3715 Sternberg Ave. – Streets and Sidewalks and Proposed Drewek Structures development on Schofield Ave. and Mount View**

Mr. Waack asked how the Board determines which streets in the Village get sidewalk. He also asked about the requirement of curb and gutter when a sidewalk is put in. Donner said in the late nineties the Village was proposing that curb and gutter be put in with sidewalk. When Birch Street was reconstructed between Ross and Schofield Avenue the whole concept was questioned. At that point there were meetings of the Village Board, Park Committee and Public Works and Utility Committee as to whether or not the Village should require sidewalk in every project. The conclusion of those meetings was to come up with sidewalk plan and a map. The Village did pick out certain routes to follow to get good walking accommodations to public facilities. Mr. Waack said if the Village decides to pick certain routes for sidewalk it is unfair for the residents that live on those streets. The residents get assessed for the sidewalk, while the rest of the community can use it without ever having to pay for it. He feels if sidewalk needs to be put in then it should be put on everyone's tax bill. Zuleger said a walkable community is desirable right now with energy prices the way they are. The Village strictly adheres to the master sidewalk map. Zuleger said Mr. Waack does have a valid point. Schuster would like to take more time to think about this issue, but also agrees Mr. Waack makes a valid point. Machmueller concurs. Zuleger also stated that sidewalk increases the value of homes.

Mr. Waack said a 12-unit apartment building would be going in behind his property. He asked for a buffer to be put in. There are always problems with apartment buildings. He suggested a fence. Higgins said there are already plans for a fence.

**IV. UNFINISHED BUSINESS**

- A. Weston Avenue Water Main Extension, Bid Results and Award of Construction Contract**

*\*M/S/P Schuster/White to table the construction contract for the Weston Avenue Water Main Extension.*

**V. NEW BUSINESS**

- A. Resolution #VW-16-07 In Support Of Adoption Of A Statewide Workplace Smoking Ban With No Exceptions**

*\*M/S/P Ermeling/White: to approve Resolution #VW-16-07 In Support Of Adoption Of A Statewide Workplace Smoking Ban With No Exceptions. Q/Maloney stated he is completely against smoking, but will vote no because in order to go up against this issue cigarettes should be illegal. Jaeger and Maloney voted no. Motion passed 3 to 2.*

- B. Change Order No. 1 for the Weston Business & Technology Park South**

*\*M/S/P Schuster/Maloney: to approve Change Order No. 1 for the Weston Business & Technology Park South in the amount of \$20,557.60, per the public works and Utility Committee.*

- C. Grandma's Attic, 3414 Schofield Ave., Secondhand Article Dealer Mall or Flea Market License**

Higgins reported Grandma's Attic has a number of code violations, including not getting a permit for two signs and having an outside storage issues. Q/Schuster asked if they were allowed to have outside storage.

Higgins said yes, but not the items they have outside. Zuleger said the meaning of outside storage is material used in the business or for sale and this is junk that does not appear to be for sale. Zuleger said staff has been strict with the Mom's Café property. Schuster agrees it needs to be cleaned up. Zuleger said this might be okay if there were prices on the items. Staff recommends we withhold this license until the site is cleaned up. *\*M/S/P White/Jaeger: to withhold the license until an application for a sign permit is received and the site is cleaned up.* They will not be able to operate until this license is approved.

**D. Green Acres Mobile Home Park License**

Zuleger reported the water flushing system, road repair, the removal of 8 trailers, bringing certain trailers to code, tenant screening and removal, their diligence in cleaning up some nuisance issues have all been met with staff satisfaction. Staff will continue to work with them on a management plan. *\*M/S/P Schuster/Ermeling: to approve the Mobile Home Park License for Green Acres through June 30<sup>th</sup> of next year.*

**E. Planning Commission Items**

1. **Ordinance (#RZ2007-007) - Rezone 40 acres on the NE corner of the intersection of Ryan Street and Shorey Avenue - (parcel number 62.272808.16) from AG, Agriculture with WPD, Wetland Protection District to RR, Rural Residential with OME, Mining Extraction Overlay District and WPD, Wetland Protection District - (B-4 Investments).**  
*\*M/S/P Maloney/Jaeger: to approve Ordinance (#RZ2007-007) - Rezoning 40 acres on the NE corner of the intersection of Ryan Street and Shorey Avenue - (parcel number 62.272808.16) from AG, Agriculture with WPD, Wetland Protection District to RR, Rural Residential with OME, Mining Extraction Overlay District and WPD, Wetland Protection District - (B-4 Investments), per the recommendation of the Planning Commission.*
2. **Ordinance (#RZ2007-008) - Rezone 6001 Weston Avenue (1.991 acres) from AG, Agriculture to S-R, Suburban Residential (Foresight Development, LLC)**  
*\*M/S/P Maloney/Schuster: to approve Ordinance (#RZ2007-008) - Rezoning 6001 Weston Avenue (1.991 acres) from AG, Agriculture to S-R, Suburban Residential (Foresight Development, LLC, per the recommendation of the Planning Commission.*
3. **TITO, Inc/Sam's Pizza - Sam's Pizza Paving, Lighting and Landscaping Plans - 5811 Business Highway 51**  
*\*M/S/P Schuster/Ermeling: to reaffirm the Planning Commission action, which was to leave the recommendation for approval as stated at the August 13, 2007 Planning Commission meeting.*
4. **Marawood Construction Services/Quality Foods IGA - Quality Foods IGA Building Addition Site Plan (REVISED) - 6205 Business Highway 51**  
*\*M/S/P Maloney/Ermeling: to approve the revised Quality Foods IGA Building Addition Site Plan.*
5. **M & E Landscaping, LLC/Wisconsin Public Service - South Wausau Gas Gate Station Landscape Plan - 3602 Weston Avenue**  
*\*M/S/P White/Jaeger: to approve the South Wausau Gas Gate Station Landscape Plan.*
6. **Sign Permit #SP2007-045 - Stratford Signs/St. Peter Lutheran Church Permanent Freestanding Pylon Sign -Key to Life Childcare & Community Center - 3915 Sandy Lane - Proposed sign in a permitted conditional use area**  
*\*M/S/P Jaeger/Schuster: to approve the sign permit for the Key to Life Childcare & Community center.*
7. **VW-15-07 Resolution to Approve Final Plat for Clearview Heights Subdivision (Town of Weston)**  
*\*M/S/P Maloney/Ermeling : to approve VW-15-07 - Resolution to Approve a Final Plat for Clearview Heights Subdivision (Town of Weston).*
8. **CU2007-007 Samuels Yard, LLC Conditional Use Request to Allow screened outside storage of large equipment and trailers in a BP (Business Park) Zoning District - 7702 Service Lane**  
*\*M/S/P Maloney/White: to approve CU2007-007 Samuels Yard, LLC Conditional Use Request to Allow screened outside storage of large equipment and trailers in a BP (Business Park) Zoning District, per the recommendation of the Planning Commission.*

**F. Planning Commission Consent Agenda Items:**

1. **Staff Approved CSM #18-07 to #19-07**  
*\*M/S/P Jaeger/Schuster: to acknowledge Staff Approved CSM #18-07 to #19-07.*
2. **Staff Approved Sign Permits: #SP2007-041 to SP2007-044, SP2007-046 to SP2007-049**  
*\*M/S/P Jaeger/Schuster: to acknowledge Staff Approved Sign Permits: #SP2007-041 to SP2007-044, SP2007-046 to SP2007-049.*

**G. Operator/Bartender Licenses**  
**Kristofor Hose, Tammy Staszak and Jared Lee**  
*\*M/S/P Schuster/Maloney: to approve the Operator/Bartender Licenses listed above, contingent on Kristofor Hose presenting a beverage server training course certificate to staff.*

**H. Vouchers**  
*\*M/S/P Maloney/Schuster: to approve Vouchers 21278 – 21281 and 21287 to 21466.*

**VI. COMMITTEE REPORTS**

None

**A. PLANNING COMMISSION MINUTES**

*\*M/S/P Jaeger/Maloney: to acknowledge the minutes of 9/10/2007 and place on file.*

**B. BOARD OF APPEALS MINUTES**

None

**C. PUBLIC WORKS AND UTILITY COMMITTEE MINUTES**

*\*M/S/P Jaeger/Maloney: to acknowledge the minutes of 9/04/2007 and place on file.*

**D. PUBLIC SAFETY COMMITTEE MINUTES**

None

**E. FINANCE COMMITTEE MINUTES**

None

**F. BUILDING & GROUNDS COMMITTEE MINUTES**

None

**G. COMMUNITY DEVELOPMENT AUTHORITY MINUTES**

None

**H. JOINT EXTRA-TERRITORIAL ZONING COMMITTEE MINUTES**

None

**VII. DEPARTMENT REPORTS**

**A. Parks & Recreation Superintendent**

Jaeger asked for questions there were none.

**B. Police Chief**

Schuster asked Captain Vercimak to relay a message to Chief Vergin that the Board would like the Chief's Report the Friday before the meeting. Captain Vercimak gave a report on the recent homicides.

**C. Fire Chief**

**1. Significant fire and EMS incidents since last Board meeting**

Chief Pierce reviewed the EMS statistics for August and stated they were similar to a year ago. He also reviewed the fire Statistics and reported there were no significant fires in August. The Department was recently approved for an engine filter grant. They are also working with other departments on a grant for a new radio system.

**D. Director of Public Works**

**1. Status of Projects**

**a. Weston Business & Technology Park South**

Donner reported staff is waiting for the delivery of wastewater pumps. They will turn on the water service to FTF as soon as staff receives confirmation of the sample results.

**b. Mount View Avenue Street Reconstruction**

No comments.

**c. Highland Avenue Utility and Street Construction**

Donner said the bypass for the sanitary sewer manhole connection is being worked on at Normandy and Highland.

**d. Mesker Street Reconstruction**

Donner said the next thing the Board will see for this project is special assessment resolutions.

**e. Linden Grove Subdivision**

Donner said Mr. Matthews was close to having security ready for this project.

**2. Utility and Street Operations Report**

Donner reported the Crew is close to having some of the surface maintenance projects completed. They are also getting prepared for lane wedging on Ryan Street and Weston Avenue. They are also working on getting equipment ready for winter. The Utility Crew started the fall flushing today.

**3. Sanitary Sewer & Water Service Focus Group – Discussion of Issues raised at March 2006 meeting**

Donner said the Sewer and Water Focus Group indicated they wanted better cost estimates for private well sampling and more detailed cost estimates for public water and sewer service. The Public Works and Utility Committee indicated they would consider deferring a water and sewer connection based on septic system needs. The current ordinance would need to be revised. There was a short discussion on the record keeping of these deferrals.

**E. Building Inspector/Zoning Admin./Community Development Director**

**1. Building Permit Issuance to Date**

Higgins reported there were 245 building permits issued to date, including 2 duplexes and 58 single-family.

**2. Grandma's Attic (3414 Schofield Avenue) Zoning Code Violations**

No comments.

**F. Taxpayer Relations Coordinator**

**1. Nuisances**

Hodell recently sent letters to several residents requesting them to bring their properties into compliance or citations would be issued. She recently sent letters or called owners with vacant lots requesting them to keep these properties mowed. She also has been receiving quite a few chicken complaint calls.

**2. Bus Service**

Hodell reported the bus service in Weston is up almost 30 percent, with service being increased Monday through Friday by 60 percent.

**3. Arts & Craft Fair**

Hodell reported all 25 stalls and available lawn space is full for the Arts & Craft Show to be held on September 30<sup>th</sup>.

**G. Finance Director**

**1. 2007 Reassessment Update**

Jacobs reported the Village is in week two of Open Book. He also reported the Assessor had 53 appointments last week. The Board of Review is scheduled for October 9<sup>th</sup>.

**2. Budget Status Update**

Jacobs reported 64.9 percent of the budget has been spent to date. The Village is still under budget.

**H. Administrator's Report**

**1. Economic Development Report**

**a. Hospitality Initiative - Demographics**

Zuleger is working with two companies that are putting together a demographic report for restaurants.

**b. Business Park South / Locator Signs**

Zuleger said staff would like to add entrance signs for Business Park South. *\*M/S/P Jaeger/Schuster: to approve bidding out locator signs for Business Park South.*

**c. TIF #2 Update**

Zuleger is working with a restaurant to locate in the Target area. The last day of operations for Su Casa is today.

**2. Community Development Update**

**a. Domestic Violence Initiative**

Zuleger reported a vigil was held at the Vang house. Both Vergin and Zuleger made presentations. They Hmong Leaders asked the Village of Weston for forgiveness. Staff will work on a project called "Real Men Respect Women" with various organizations.

**b. Pedestrian Bike Bridge**

Zuleger said Hooshang Zeyghami with CWE has convinced him a pedestrian bridge needs to go in at Birch Street.

**c. Reassessment Observations**

Zuleger reported most of the residents that are coming in to see the Village Assessor are traditionalists. Staff is not seeing any commercial property owners.

**d. Edges & Centers Workshop Goals**

Zuleger reported staff would meet with Mr. Pomeroy, with 1000 Friends of Wisconsin, to discuss planning goals.

**3. 2008 Capital Borrowing Update**

**a. Jelinek Drainage Project**

Zuleger reported the Village might be able to utilize Birch Gardens as a drainage spot.

**b. Public Safety Building**

Zuleger said there has been a request by the Everest Metro to finish phase 3 of the Safety Building and a request by the Fire Department to finish the second floor. The salt shed roof needs to be replaced.

**4. Personnel Update**

**a. Staff Accountant**

Zuleger said staff is in the process of interviewing candidates for the Staff Accountant position and are looking for someone with fund accounting experience.

**I. Clerk's Report**

Weinkauf reported staff would be attending a Local Update of Census Addresses (LUCA) workshop on November 6<sup>th</sup>. She is also working on creating a new polling place in the Community Center at St. Peter Church for Ward 5.

**IX. TRUSTEE BUSINESS**

Board Members may express concerns and opinions at this time – No Action will be taken

**A. Maloney**

None

**B. White**

None

**C Jaeger**

None

**D. Schuster**

None

**E. Ziegler**

None

**F. Ermeling**

None

**X. PRESIDENT'S BUSINESS**

The President may express concerns and opinions at this time – No Action will be taken

None

**XI. ADJOURN**

*\*M/S/P Jaeger/Maloney: to adjourn the meeting at 7:54 p.m.*

Respectfully Submitted,

Sherry Weinkauf, Clerk