

**Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION**

held on Monday, January 13, 2020, at 6:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Vice Chair & President Sparks.

2. Roll Call of Village Plan Commission by Secretary Parker.

Roll call indicated 5 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Maloney, Mark	NO – Excused
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	NO – Excused
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

Village Staff in attendance: Donner, Higgins, Wodalski, Tatro, Maguire, Chartrand, and Parker.

There were about 15 people in the audience.

3. Approval of minutes from the December 9, 2019 – Regular PC meeting

Motion by White, second by Jordan: to approve the December 9, 2019, Regular PC Meeting minutes.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	---
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	---
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

COMMUNICATIONS

4. Opportunity for citizens to be heard.

None.

5. Written communications received.

None.

UNFINISHED BUSINESS

6. None

REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

7. **Public Hearing – Project #20191407 Dan Higginbotham, of PGA, Inc, 7306 Zinser Street, for Gary Guerndt, of PGA, Inc., on behalf of property owner, Terry & Teresa Sudut, 2827 E 48th Avenue, Anchorage, AK 99507, requesting a rezone from SF-S (Single-Family Residential - Small Lot) Zoning District and WHP-A (Wellhead Protection – Zone A) Overlay District to MF (Multiple-Family Residential) Zoning District and WHP-A (Wellhead Protection – Zone A) Overlay District to allow for multi-family housing project. The properties to be rezoned are described as all of Volume 12 of Certified Survey Maps, Page 210, as recorded in Document 809248, of Marathon County Records. The parcels are addressed as 5510 Willow Street (PIN 192-2808-187-0135), 5506 Willow Street (PIN 192-2808-184-0136), and 5420 Willow Street (PIN 192-2808-187-0137).**

a. Open PC Public Hearing.

Sparks opened the public hearing at 6:15 p.m.

b. Presentation by Applicant.

Dan Higginbotham, of PGA, Inc., 7306 Zinser Street, Weston, representing Gary Guerndt, of PGA, Inc., was present and stated they are looking to rezone property in the area where the Village is looking at Schofield Avenue business corridor. He stated there is multi-family to the north, and single-family around also. He stated this is a logical location to expand multiple family housing. He brought up the report by NCWRP who has identified a need for more affordable housing. He pointed out they have done a generic layout of property, but it is not representative to what is going in there. PGA is doing some projects in the Stevens Point area for housing. He stated they are encouraged by the Thomas Street and 3rd Street projects in Wausau. He stated the trend in the metro area is for nice rentals and the need for it.

White commented on the housing study done and the missing middle and questioned will these aim towards the “missing middle”. Higginbotham stated this is not known until they have secured the rezone.

c. Public Hearing/Public Comment Period.

Dick Bunkelman, 5328 Willow Street, who represents the Town & Country Condo Association, and is present in opposition. He brought up several items to discuss:

- 1) Water run-off concerned about where water runoff will go if filling in on Willow Street. When building water will be running down street, not sure where the storm drain is on their part of road.
- 2) Wondering about sewer and water mains. Will those need to be redone? They have a lift station on their property. Will this affect their sewer system? Same with water line.
- 3) Decrease in value of property. Their age groups are 60 - 90 years old. How will it affect their property values?
- 4) Concerned about how to get out if comp plan shows Willow Street getting closed off.
- 5) Worried about the traffic increase on their street.
- 6) Is curb and gutter planned to be built, if not they will be washed away.
- 7) Water run off on buildings, how do they take care of that?
- 8) What is the setback that they can get to their property line?
- 9) How tall will their building be?

Mike Nezworski, 2206 Bloedel Avenue, present in opposition. He stated he has some general questions and asked how many units will go in there. Higgins stated they can't exceed 33 units with the current zoning regulations. The code has a height restriction, but it could be a two-story. It was stated that Guerndt is not certain yet what they want – mix of duplexes, row houses, etc. She explained how the condo development is considered multi-family. Higgins stated the Future Land Use Map shows this entire area as commercial and multi-family. Nezworski asked if this could end up being low income housing? Higgins stated most of the rentals constructed in our area have been expensive. She stated our missing middle is \$800 – \$1,200. She stated we are not looking at low income, just affordable to draw in the younger people and provide housing for those boomers wanting to downsize. Higgins stated our vacancy rate is practically zero for multi-family housing. Nezworski commented on the Bloedel Avenue apartments, and how Everest Metro is there all the

time. Higgins feels these will not be low income. Most likely people 20-30 years old who are working here and need a place to live. This is basically an infill development. She stated how Kennedy Park Nursing home will be remodeled into multi-family housing. Donner stated there is no proposal to close Willow Street, not sure where that came from. Nezworski asked PC if this was in their back yard if they would want this. He would not be against more condos.

d. Written Correspondence.

Sparks acknowledged the E-mail from Richard Bunkelman previously sent and attached to the meeting packet.

e. Close Public Hearing.

Sparks closed the public hearing at 6:23 p.m.

f. Discussion by Commissioners.

White commented the comprehensive plan, future land use map, and housing report all support this type of development. He pointed out how these 3 lots have been empty for years. He feels younger people do not want to own homes and have the maintenance costs that go with them. He said the traffic problems will be there regardless. As far as fitting into the neighborhood, new homes are tending to the very small to very large. We need the infill.

Jordan asked Donner to speak on stormwater runoff and utilities. Donner feels there is a spring over by Post Avenue and Ferge Street, and this may be a connection to that system. Meinel is curious what the water requirements will be for those 3 lots. Donner stated he will talk to the Developer to have a study for onsite detention and storm sewer done here. They would have to meet the not discharging any more runoff than what is there now standard. This would be the responsibility on the new development.

Gau commented this is actually a street with no curb & gutter. The street is deteriorated and no stormwater, he would like to know more about the runoff issues. He is concerned about Willow Street and Bloedel Avenue. Not much traffic now and would like to see the existing infrastructure.

Donner stated as far as size for water and sewer main, 6" water, 8" sewer, which is regular size. Gau is concerned about onsite stormwater.

Meinel questioned once rezoned isn't the water runoff something developer has to take care of. If no place for water, wouldn't the end use require looking at stormwater retention. Higgins stated a stormwater management plan would be required to be done, along with a utility plan and landscape plan. Higgins stated this will have to go back through the whole site plan review. They are asking for the rezone before spending the time and money to develop the final site plan. The Developer has said he is open to discussing the types of housing on the study (row houses, smaller single-family, etc.). She stated we have not had luck with condos as people do not want to be in associations and developers do not want to build them. Higgins stated these could be row houses. This could also be partial condo, partial rental.

Penny Christiansen, 5417 Willow Street, was present in opposition. She stated she lives across the street from the condos, saying how they are the only single-family homeowner, others are rentals. She stated how her neighbor on the right's home was purchased by Abby Bank, who is using that property to add a parking lot. She stated if you come down Willow Street, it is really quiet. She has had no problems with condos. She feels there are no issues with these condos being sold. She commented on how snow storage is occurring on the empty lots right now and wondered what will happen to that. She does not have a problem with building but requests a condo type of building. She commented on how Bloedel Avenue is busy, and you can't get through. She commented how the apartments on Bloedel Avenue does not have enough parking and park on the street.

Gau questioned if rezone is approved, the site plan comes back to PC or staff. Higgins stated can be reviewed by staff, if they meet all requirements; however, PC can request it come back before them. Gau stated this is on a narrow street and there are stormwater issues.

Meinel is in favor of the rezone. Higginbotham and Guerndt have done a lot of good projects. He does not see them doing a bad development.

White questioned the number of acres the lots amount to together, which is almost 3 acres. White feels those lots are too big for single-family homes.

Jordan questioned how old this subdivision is? A resident, Leslie Hewitt, spoke up stating originally a house was located on the south lot. The elderly woman owned all the property. She explained how Jim Siedow wanted to build on those lots, but the lady would not sell. When she passed, the children then sold the lots to the current owner. Hewitt stated she is an original owner of condos, and feels they sell fast. The covenants of the condos limits the number of occupants and no rentals. Higgins found the plat and stated it is from 1909.

Sparks stated the issue seems to be people do not want this in their backyard (NIMBY). We have to take into consideration our zoning code. This is in the comprehensive plan and the zoning change is consistent to what's laid out. The housing study shows we are lacking multi-family. Concerns will come out of site plan review (stormwater water run-off, sewer & water issues, etc). We can't make decisions on people not wanting this in their back yard. We have to plan for the future on how to develop and fill needs. He is in favor of the rezone.

g. Recommendation from Staff.

Higgins stated staff report recommends approval and this is consistent with the Future Land Use Map, the housing study, and Comprehensive Plan.

h. Action and Recommendation to the BOT by Plan Commission.

Motion by White, second by Meinel : to approve the rezone request for Project #20191407, contingent on coming back before PC for final review.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	---
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	---
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

NEW BUSINESS

8. None.

STAFF REPORTS

- 9. Acknowledge Report re: December 2019 Staff-Approved Certified Survey Maps and Site Plans.
- 10. Acknowledge Report re: December 2019 Building Permits.
- 11. Acknowledge Report re: December 2019 New Business Occupancy Permit Issuance.

Motion by White, second by Gau: to Acknowledge Items 9 – 11.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	---
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	---
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

12. Update on 2020 Project/Tasks for Plan Commission.

Higgins stated this is just a carryover from 2019. She will continue to update the work plan. She stated we will be busy in first quarter. She stated there are changes to be made to the zoning code and also a couple sections of the Comprehensive Plan based off of the Schofield Avenue Corridor Plan and the housing study. Still need to bring the Schofield Avenue Corridor Plan back to be added to the Comp. Plan. This already went through the public hearing process, but Roffers has fine-tuned it and we need to bring back for final approval.

White commented on Camp Phillips Centre project. Higgins stated this is still waiting. He questioned the steel towers, and Higgins stated those are sitting at Ryan Street.

Sparks commented on the sports complex and their looking at \$13 - \$14 million, plus If Village does on own out of its operations it would be about \$170,000 per year. He feels she can take this topic off the report, or place on an agenda to be taken off. White feels the Village should market that land. Higgins feels that would be a good topic for the Comprehensive Plan Future Land Use Map discussion. She stated Donner wants to discuss the Weston Avenue Corridor Plan yet this year too.

MISCELLANEOUS

13. Next meeting date

a. Monday, February 10, 2020 @ 6pm – Regular Meeting.

14. Future Meeting Topics

a. Continued discussion of needed amendments to Chapter 94 Zoning.

b. Unfinished Business – Discussion and possible recommendation to the BOT on the petition to vacate an unimproved portion of the Dominika Street right-of-way laying south of Mary Lane.

c. Chapter 14 Ordinance Amendment re: Addressing Flag Signs.

15. Remarks from Staff and Commission Members.

Higgins stated we offered the Assistant Planner position to a candidate, who has accepted and will start here in a few weeks.

No remarks from Plan Commission.

ADJOURNMENT

16. Adjournment of PC.

Motion by Meinel, Second by Gau: to adjourn at 6:57 p.m.

Wally Sparks, Plan Commission Vice Chair & Village President
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

VILLAGE OF WESTON
PUBLIC HEARING COMMENT

This form is to be completed and submitted before the start of the hearing.

PLEASE PRINT

Date: JAN 13, 2020
Name: DICK BUNKELMAN
Address: 5328 WILLOW ST

Issue: Zone change on Willow St

Do you wish to make an oral statement? Yes No
Position In Support In Opposition Undecided

Representing (If someone other than yourself) TOWN and COUNTRY ESTATES

Comments we feel that problems might threaten our 8 unit condo family

VILLAGE OF WESTON
PUBLIC HEARING COMMENT

This form is to be completed and submitted before the start of the hearing.

PLEASE PRINT

Date: 1-13-20
Name: MIKE NEZVORSKI
Address: 2206 BROOK AVE

Issue: RE-ZONING TO COMMERCIAL PROPERTY ON WILLOW ST

Do you wish to make an oral statement? Yes No
Position In Support In Opposition Undecided

Representing (If someone other than yourself) _____

Comments _____

VILLAGE OF WESTON
PUBLIC HEARING COMMENT

This form is to be completed and submitted before the start of the hearing.

PLEASE PRINT

Date: _____
Name: Penny Christensen
Address: 5117 Willow St.
Issue: TRAFFIC, NOISE, WATER ISSUE

Do you wish to make an oral statement? Yes No
Position In Support In Opposition Undecided

Representing (If someone other than yourself) _____

Comments _____
