

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

held on Thursday, May 23, 2019, at 4:30 p.m., in the Board Room, at the Municipal Center

**AGENDA ITEMS.**

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**1. Meeting called to order by Plan Commission Chair & Trustee Maloney.**

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

Roll call indicated 7 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Maloney, Mark	YES
Sparks, Wally	YES (via Phone)
Gau, Duane	YES
Guernndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

Village Staff in attendance: Donner, Higgins, Wehner, Tatro, and Parker.

There were 3 people in the audience.

**3. Approval of minutes from the May 13, 2019 – Regular PC meeting.**

***Motion by Gau, second by Sparks: to approve the May 13, 2019, PC Meeting minutes.***

Yes Vote: 7      No Votes: 0      Abstain: 0      Not Voting: 0      Result: PASS

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

**COMMUNICATIONS**

**4. Opportunity for citizens to be heard.**

None.

**REVIEW OF APPLICATIONS FOR CONDITIONAL USE PERMITS/SPECIAL EXCEPTIONS**

**5. Unfinished Business – Conditional Use Permit request to allow for a proposed car wash at 1611 Schofield Avenue in a WHP-A (Wellhead Protection-Zone A) Overlay District. (Project 20191300).**

Nick Bancuk, Marv Anderson, and Victor Anderson were present.

**a. Update from Staff on new information received since 05/13/19 Public Hearing.**

Donner stated at the last meeting, staff had questioned what some of the characteristics of what some of the operations were, primarily what the characteristics of what the waste water/recycled water were at this facility.

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He said it has been difficult to come up with what the actual characteristics of chemical make-up of the water will be, which still remains a question. He stated he appreciates the effort that has been made on behalf of the applicant's team. He stated they were able to provide staff the make-up of the sludge from their Michigan facility. The metals that were contained in the decant of that reclaimed water stream. This is listed as a conditional use in our wellhead protection zone, this one may be receiving a little more scrutiny than some of the other projects that they may have been involved in, as we are trying to be as cautious as possible. Donner stated we have found out as much as we can find out, and so staff has proposed a couple of conditions (which have been discussed with Bancuk).

Donner stated one of the things we have talked about, which seems to be a fairly inexpensive safeguard is that the separate concrete tanks are poured in a monolithic base and walls, with no construction joints, which should prevent any cracking or leakage. There is also a proposal to include a water proofing agent, called Xypex, to be incorporated as an additional safeguard, and has been added to the proposed conditions. The other condition was to include a certificate of insurance against an environmental spill remediation event, in the amount of \$1 million. However, as an option, in lieu of that, if we can test the water in those tanks and demonstrate that they will not contain things that will pose a threat to the ground water, they could come back and eliminate that requirement. He stated these are listed in the proposed conditions.

Donner pointed out this does not fall under the drinking water standard regulations. He stated our WHP ordinance talks about groundwater regulations (NR 140). The conditions do not list following NR 140, but we could add it.

Donner explained that our code has changed over time. He pointed out the self-serve car wash across from the Municipal Center, and how that was put in under our previous code, where the only stipulation was that they be on the sanitary sewer system, which is what we want for all car washes. As we ramped up the code and defined the well recharge areas, in 2015, there are some different requirements based on Zone A or Zone B. Car washes are considered a conditional use in Zone A, and a permitted use by right in Zone B. Whether we, as staff, need to re-examine this, that is something to discuss. In order for us to be better prepared for the future, we need to look at what the guidelines need to be, in terms of what people need to furnish us, going forward, as he feels we may not have been making those clear during this submittal, as far as submittal deadlines. He commented on how staff did try to get this turned around as quickly as they could.

Donner stated the waste discharge from any customer is subject to making sure it meets the standards of Rib Mountain Metropolitan Sewerage District (RMMSD), such as metals and PH range. There will be required testing by RMMSD.

#### **b. Discussion by Plan Commission.**

Maloney thanked staff for their sense of urgency, and the applicants for their efforts to safeguard our wellhead. Maloney feels this will beautify the corner.

#### **c. Recommendation from Staff.**

Donner read through the conditions listed in the draft CUP. Donner stated items #1-8 are specific to this application, and the last 3 is boiler plate language.

Donner discussed to Meinel that because there is a wastewater holding tank process, the DNR is involved, versus the DSPS.

White confirmed applicants are aware of these conditions.

Guerndt questioned if Village requires testing from other industrial businesses for their sewer and water qualities. Donner stated because we are a customer of RMMSD, there is a standard. He stated that when there is a new user, they will be looked at, but going forward, he is not sure if

enough future follow-up occurs, which needs to be ramped up some when our staffing capacity allows for it. Guerndt commented how Kronenwetter does random sampling of their commercial businesses in sampling manholes periodically. The biggest thing with this car wash is to make sure the containment is sufficient.

**d. Action by Plan Commission on Conditional Use Permit.**

***Motion by Guerndt, second by Meinel: to approve the Conditional Use Permit for Project 20191300.***

Yes Vote: 7      No Votes: 0      Abstain: 0      Not Voting: 0      Result: PASS

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

**MISCELLANEOUS**

**6. Next meeting date**

**a. Monday, June 10, 2019 @ 6:00 p.m.**

**7. Remarks from Staff and Commission Members.**

Sparks stated he appreciates the work by staff.

**ADJOURNMENT**

**8. Adjournment PC.**

**Motion by Gau, Second by Meinel to adjourn at 4:50 p.m.**

Mark Maloney, Plan Commission Chair & Village Trustee  
Jennifer Higgins, Director of Planning & Development  
Valerie Parker, Recording Secretary