

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION

held on Monday, June 8, 2020, at 6:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

- 1. Meeting called to order by Plan Commission (PC) Vice Chair & Village Trustee Maloney.**
- 2. Roll Call of Village PC by Secretary Parker.**

Roll call indicated 5 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Sparks, Wally	NO - Excused
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NO - Absent
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

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

There were 9 audience members present.

- 3. Approval of minutes from May 11, 2020 PC meeting**

Motion by Guerndt, second by Meinel: to approve the May 11, 2020, PC Meeting minutes.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

COMMUNICATIONS

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

None

- 5. Written communications received.**

None

REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

Higgins stated we are doing a rezone hearing before the Plan Commission and also the first step before the Comprehensive Plan Amendment. In order for Comprehensive Plan to be amended, it has to go to a public hearing before the Board of Trustees, which will happen later. Plan Commission needs to adopt a resolution basically that they approve of this, and in effort to save time, we tend to do the rezone and the Comprehensive Plan Map Amendment at the same time. We also hold the hearing at the Plan Commission level because it does not make sense to have it go before the Board if the Plan Commission does not approve. Tonight we are

asking Plan Commission to recommend the rezone to the Board of Trustees and also adopt a resolution later on in this agenda for these Comprehensive Plan Map Amendments that will kick off the public hearing that will take place later in July for both of the next two agenda items.

6. Public Hearing – Village of Weston request for proposed amendments to the Comprehensive Plan and the Official Zoning Map:

- **4707 Camp Phillips Rd** – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
- **4106 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
- **4204 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969)

a. Open Public Hearing.

Maloney opened the public hearing at 6:02 p.m.

b. Presentation by Staff.

Higgins explained this public hearing is for the new Municipal Center site on the corner of Camp Phillips Road and Ross Avenue. The Village purchased these 3 parcels (one zoned Industrial and the other two zoned Multifamily Residential), and would like to combine the three lots together, but in order to do that, all three parcels need to be rezoned to INT (Institutional) and in order to be consistent with the Comprehensive Plan, it has to be amended. We are asking PC to approve rezoning to INT and to approve a Comprehensive Plan Map Amendment.

Guerndt questioned why this needs to be zoned to INT. Higgins stated INT catches all the schools, churches, hospitals, municipal properties, etc. Guerndt questioned if there will be any issues with the heavy equipment there. Higgins stated everything will be housed inside buildings. Maloney discussed some of the tours they went on last year, looking at other municipal facilities.

Meinel questioned if there will be any issues with dust as far as northwest winds blowing towards the school. Higgins stated there will not be much material stored there. Donner and Wodalski stated the site will all be paved. Wodalski stated any material stored on site there will be within a 3-sided enclosure with a roof. Maloney stated this will be very neighborhood friendly.

Cronin asked if there has been any negative feedback from neighboring property owners.

Higgins stated she received a phone call today, but the person was just curious what was going there, and just wanted to be sure it was not going to be a gas station.

Maloney stated he took a call from a property owner this weekend, who owns a lot of property in Weston, and once she found out about this project, she was fine. He stated she had some concerns about the medians in the road, where she would like us to test astroturf, like what is in Wausau.

Maloney stated we started negotiations on these parcels in October, and recently closed on them. The two smaller lots along Ross Avenue were negotiated in to help with access control in that intersection.

There was discussion about 4210 Ross Avenue being for sale, and how that could have made for a nice entrance. There was discussion on there being two entrances off of Camp Phillips Road.

c. Public Hearing/Public Comment Period.

Dave Diesen, 1804 Highland Avenue, Weston, commented how Meinel brought up a good point with a charter school across the street, he feels a contact with them would be a good suggestion.

d. Written Correspondence.

None.

e. Close Public Hearing.

Maloney closed the hearing at 6:12 p.m.

f. Discussion by Plan Commissioners.

None.

g. Staff Report.

None.

h. Recommendation by Plan Commission to the Board of Trustees on the Comprehensive Plan Amendment.

Motion by Jordan, second by Cronin: to recommend approval on the Comprehensive Plan Amendment.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

i. Recommendation by the Plan Commission to the Board of Trustees on the Rezone Request.

Motion by Jordan, second by Guerndt: to recommend approval on the Rezone.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

7. Public Hearing – Project #20200162 – Village of Weston request for proposed amendment to the Comprehensive Plan and the Official Zoning Map - A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record. Land use designation from Park and

Recreation to Industrial and zoning from AR Agriculture and Residential to LI Limited Industrial. (PIN 192 2808 234 0990)

a. Open Public Hearing.

Maloney opened the public hearing at 6:14 p.m.

b. Presentation by Staff.

Higgins stated this is the "Mashuda" property, which was previously looked at for a sports complex. Board of Trustees directed staff to sell this property as part of the Business Park. At last Plan Commission, they talked about leaving Lot 2 for parking area for the pond, and if that does not happen, we can bring that back later. Looking at the proposed CSM, we are looking at a rezone and Comprehensive Plan Map Amendment to a portion of lot 1 and lot 3. Lot 1 is going through a sale before the Board of Trustees.

c. Public Hearing/Public Comment Period.

None.

d. Written Correspondence.

Wheaton stated we received two comments today. One from Darlene Wiesneski, who owns the 40-acre parcel on the southwest corner of Weston Avenue and Zinser Street, who is fine with changes but wanted to know if this will have any affects on her land. The other comment was from Michael Meuli, who owns a 40-acre parcel on the southwest corner of Weston Avenue and Jones Street, he is also fine with this but had questions on the use of his land and how this may affect it.

e. Close Public Hearing.

Maloney closed the hearing at 6:16 p.m.

f. Discussion by Plan Commissioners.

Higgins clarified the proposed property layout on the proposed CSM.

Maloney stated Board of Trustees decided to keep some land with pond for parking.

g. Staff Report.

Higgins stated staff recommends approval.

h. Recommendation by Plan Commission to the Board of Trustees on the Comprehensive Plan Amendment.

Motion by Jordon, second by Meinel: to recommend approval on the Comprehensive Plan Amendment.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

i. Recommendation by the Plan Commission to the Board of Trustees on the Rezone Request.

Motion by Jordan, second by Cronin: to recommend approval on the Rezone.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

8. Public Hearing – Project #20200127 – Jim Pinsonneault , 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance use within the B-2 (Highway Business) Zoning District at 3702 Schofield Ave. (PIN 192-2808-174-0883)

a. Open Public Hearing.

Maloney opened the public hearing at 6:20 p.m.

b. Presentation by Applicant.

Pinsonneault, 5002 Arrow Street, Weston, was present in support. He explained how he approached the Village two years ago on either needing to remodel or relocate his business. He has a small automobile repair shop, which he started by himself, and now employees four people. He is in an existing building on Schofield Avenue, which was not in good repair when he moved into there, and they have done a fair amount of improvements with painting, doors, a big interior remodel, installed all new lighting, electrical, HVAC, and now has a clean waiting area, all to make this a safe clean place to work. He stated he approached staff to find out where he could relocate to. Then the Schofield Avenue Corridor Plan came out last year and he attended that hearing. During this meeting a parcel, zoned B2 was identified. Pinsonneault stated he asked specifically if automobile repair shops were permitted in B2 zoning districts, and he said he was told they are. He pointed out this lot is vacant and at the time it was stated this is important to be developed. He contacted the property owner and was able to purchase the property in 2019, and moved forward in getting plans with two different contractors to build a new automobile repair facility. He has met with Village staff since through phones calls and email correspondence. He understands in order to have this business in the B2 it has to be approved by Plan Commission. He stated there are some things on the plan that needs a variance or approval by Plan Commission in order to move forward, and he is hoping to work out a compromise and be able to develop this property to make it more valuable than just a vacant piece of land.

Jordan questioned the diagonal line from Mount View to Schofield Avenue. Wheaton stated that is the edges of the asphalt. The rest will all be greenspace. Maloney questioned if that area all has to be greenspace, as it was originally planned for a park.

There was discussion on the vision triangle area. Pinsonneault stated there would not be any vehicles parked there. Wodalski stated the vision triangle is 20 feet.

Maloney commented on the height of the building. Pinsonneault stated that is noted on the plan now and the height will be 17 feet.

Wheaton stated there was some discrepancies with the landscaping plan versus what was indicated on the landscaping worksheet.

Maloney questioned the purpose of the submission of the photos of the garage doors on other businesses. Guerndt stated he believes the situation was not meeting the 60/40% requirement, and how these other places do not meet that. These were just samples of existing properties with overhead doors facing the right-of-way. Guerndt pointed out that Higgins has clarified those other properties were done under different codes or are under different zoning districts. Guerndt stated how in an Industrial Park there is more forgiveness, but this is on a main corridor where we want to protect that 60%. Guerndt suggested Pinsonneault consider glass doors as glass qualifies as part of the 60%. Pinsonneault explained his examples. Guerndt stated Tine and Cellar does not have an automobile use. Maloney stated the glass doors there are to give a café look. He feels the car washes are trying to show a clean car coming out of the building, and those plans have been submitted and approved since new code. Higgins stated the code does not list overhead doors facing the right-of-way as prohibited. She explained Section 94.10.03(14), states "...Garages and loading docks...shall not be the dominant visual element from public rights-of-way unless pre-existing site or building conditions would not allow this...". She stated with Tommy Wash, with the architectural elements, you don't see that there is a door there. She stated with Auto Select that was an existing site. She pointed out Pinsonneault is developing a greenfield site. Higgins stated Pinsonneault could incorporate glass doors to get to the 60%. The biggest issue is not meeting requirements around the rest of building. In the commercial areas, those requirements go all the way around the building. In the industrial you do not have to meet that. Only on street facing sides.

Pinsonneault asked if on proposed expansion walls, if they do not have to meet that percent requirement. Higgins stated we would only do that for a certain time period. Pinsonneault stated the expansion is planned (and shown) to be on the west side of his building. He is also working with Arden Emmerich to purchase the lot to the north because Village staff had issues with the driveway easement that was there, which will allow him to add on to the north as well. This is the reasoning why there is no brick or stone on the north or west sides. He stated both street facing sides have the approved materials. Higgins stated there would need to be some kind of Development Agreement put in place with Village Board and Plan Commission so that it is done within a certain timeframe. Higgins stated then the required materials get added after-the-fact or the expansion takes place within a certain time, otherwise there are no guarantees that will ever happen. It was also clarified that staff did not have a problem with the driveway easement. We had only told the applicant it would be required as he needed to access the driveway over the Emmerich property.

Pinsonneault stated how during the summer months, his doors will be open, so glass or not you would not see them. The side that faces Mount View Avenue exceeds the 60%. [Staff note: this façade does not meet the 60% requirement. It is currently 51%.

Cronin commented on a letter from the owner to the north who expressed concerns about noise and screening from the north. Higgins stated there is no bufferyard required because the north lot is commercial.

Higgins explained all the properties surrounding this property, and explained the cemetery along the west side.

Pinsonneault wants the noise from his shop projected towards Schofield Avenue. To face them other directions will project noise to residents.

Wheaton stated the percentages on the building are 51% front, 48% on east. Wheaton stated public street facing is 60% and non-street facing is 40%.

Donner questioned the dashed line indicating future building addition.

Guerndt questioned if they were to require Pinsonneault to put up a fence along the north side, could he get away with not meeting the 40%? Higgins stated that would be up to PC. We are bound by the code, and as staff, we don't have the leeway to allow it. Guerndt questioned the entry on Mount View Avenue. Pinsonneault

stated he was told he could not have that entry there because it did not meet paving setback. The main entrance will be off of Schofield Avenue.

The refuse area is planned along the west of the building. If he expands there, it would get pushed further to the west. Pinsonneault described the existing trees and landscaping on this property. He would prefer right now to leave those existing trees there as a buffer for now.

Guerndt questioned if Pinsonneault can use the driveway off of Mount View or not. Higgins stated it just needed a cross access easement agreement, since that driveway serves both Pinsonneault's property and Emmerich's property. Higgins stated we would rather they share the entrance versus two entrances next to each other.

Guerndt questioned Wheaton if Pinsonneault were to take the dumpsters and move them to the north side of the building, if there would be enough room. Wheaton stated he would need to maintain the 6 foot setback from the property line and the 10' setback from the building so it would get pretty tight there. Pinsonneault stated when he originally worked with his hauler, that was their original recommendation (north side), but he could not meet the 6-foot setback.

Guerndt suggested he fence the north side and put his dumpsters there, then he could get away from the 40% on that side. He feels moving that dumpster enclosure west further along with the parking lot revisions for a future expansion will be a pain. There was discussion on how the hauler would get around the property.

Wheaton brought up no curb and gutter on parking lot plan. It does not affect storm water much. There is no sidewalk on the Mount View Avenue side. There is curb and gutter on Mount View Avenue, so code requires sidewalk to be there. Pinsonneault stated there is no sidewalk to connect to, to the north. Maloney feels we would require a sidewalk on the property to the north of his too. Pinsonneault commented on this residential neighborhood and sidewalk discussions going on there.

Maloney questioned the snow placement issue and how it will be in the way of the landscaping. Pinsonneault questioned where he is supposed to go with this snow storage with all the required landscaping. Maloney stated a lot of businesses have their snow removed. Wheaton stated he could shift his shrubbery and make room for snow storage. Donner stated could adjust where customers park and store snow there. Higgins stated landscaping can be shifted to open up a spot for snow storage.

Higgins explained the landscaping and how it could shift and Pinsonneault questioned about the existing trees. Higgins stated if they show the existing trees on the plans, those can get counted towards the landscaping.

Wheaton stated a landscaping plan was submitted but not included in this packet.

Higgins stated Conditional Use Permit is tied to the site plan. Staff is recommending denying or deferring so that we can continue working with Pinsonneault, based on what Plan Commission decides to do. Staff does not have the ability to give waivers, that is for Plan Commission. We would want something for the future addition shown. Jordan asked Pinsonneault if he is opposed to the dumpster enclosure in the back (north side). Pinsonneault is in support of that, but it would not meet the 6-foot setback.

Jordon suggested the enclosure be on the backside, with the fence extending along the entire north property line to address vision with neighbors to north. Jordon feels it makes sense to have the doors along the front to avoid the noise. Jordon questioned if Pinsonneault is advocating for glass doors? Pinsonneault stated he is not for energy conservancy concerns and because the glass doors will allow the sunlight to glare through making it difficult to see. Jordan is fine with metal doors. He confirmed that Pinsonneault is willing to work with staff on the landscaping details.

Cronin questioned if some kind of time constraint should be added for building expansion. Jordan is opposed to having a date (based on what happened to his property), though is fine with describing a long-term plan.

Donner stated we are talking about a Conditional Use here because this land use is not a permitted use by right here. One of the things the code asks for is compliance with code. With the Schofield Avenue Corridor, we want to preserve the look of the plan. It is up to the Commission on the recommendation.

Guerndt brought up fencing options, and stated if Pinsonneault would construct a decent 6-foot tall fence around the expandable side faces going to the tree line. Guerndt questioned if veneer could go over the overhead doors.

c. Public Hearing/Public Comment Period.

None.

d. Written Correspondence.

Wheaton stated we received an e-mail from Zach Drewek, who has the noise and screening concerns.

e. Close Public Hearing.

Maloney closed the hearing at 7:05 p.m.

f. Discussion by Plan Commissioners.

Guerndt questioned if there are any issues in front. Maloney likes the look of building. Cronin question possibly tinting the glass so the light could not come in? There was a discussion about a different rendering shown. Jordan feels glass does not make practical sense. Pinsonneault stated there will be no windows in the overhead doors. The exhaust will come out the north side.

g. Staff Report.

Donner stated the staff report discussed the building materials, need more determination from Plan Commission on the curb requirement by landscaping. Pinsonneault stated a letter he received from Justin Vreeland who drew up the drainage plan, and recommended the water will drain into the streets stormsewer. Vreeland's recommendation is to drain as much of that water into the grassy area to filter it before it hits the stormsewer. Wodalski stated we allow the use a variation of curb, and there are ways to make it drain that way. Wodalski stated he sees a lot draining into stormsewer. Wodalski stated the curb will help direct the water. Mountable curb will allow him to plow snow. Pinsonneault said if Plan Commission recommends mountable, he will do that. Maloney stated we would want the south and east sides to have curbing. Not require in the expansion area. Donner stated the expansion area is the building. Higgins stated the parking lot would not change, just get re-striped. Guerndt commented on angled parking. Donner questioned if the parking lot plan shown here is how it will look from day one. Pinsonneault commented on Plan Commission suggesting moving the parking lot west and putting in angled parking stalls.

Maloney stated sidewalk will be required along Mount View Avenue.

Donner stated there is no interior plumbing plan included. He discussed plans for plumbing are shown on the building plan. Guerndt commented on grease floor now shown. Jordan stated that could be subject to staff review. This will have to go to State who will require the catch basin.

h. Action by Plan Commission.

Wheaton stated this approval is Conditional Use Permit, not the site plan approval. Wheaton stated they could deny or defer until we receive an updated site plan.

Higgins stated the site plan is tied to the Conditional Use Permit and explained the staff recommendations. If they defer, this would come back next month. Staff would work with Pinsonneault on his revised plans.

Motion by Guerndt, second by Cronin: to recommend deferral on Project #20200127.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

9. Public Hearing – Project #20200157 – Aaron Pince, 523 McIndoe Street Wausau, WI 54403, requesting a Conditional Use Permit to allow a Personal Storage Facility within the LI (Limited Industrial) Zoning District at 7804 Service Lane, Units #3 & 6. (PIN 192-2808-233-0024)

a. Open Public Hearing.

Maloney opened the public hearing at 7:23 p.m.

b. Presentation by Applicant.

Aaron Pince, 523 McIndoe Street, Wausau, was present. They have a facility in the commercial condo building and wants to repurpose and make interior storage.

Wheaton stated Pince is proposing to put in 21 units in their two units. There will be no exterior changes to building.

Guerndt questioned the asphalt on that property and who is responsible for finishing it with the condo association. Pince stated West 29 is responsible. Pince stated they are waiting for 2nd lift. Higgins stated that most developers claim they are adding on, and then it never happens. Tatro stated we could start legal action. Higgins stated we will have to call the owner for that. Guerndt stated he has the sister's contact information and could provide that to staff. Higgins stated this is what Maguire was hired was to do, these property inspections. Guerndt commented on how the water stands in front of the buildings as it can't get over the curbing without that second lift of asphalt.

c. Public Hearing/Public Comment Period.

None

d. Written Correspondence.

None

e. Close Public Hearing.

Maloney closed the hearing at 7:28 p.m.

f. Discussion by Plan Commissioners.

None.

g. Staff Report.

Staff recommends approval.

h. Action by Plan Commission.

Motion by Guerndt, second by Jordan: to recommend approval of Project #20200157.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

10. Public Hearing – Project #20200164 – Colin Durnen of 52 Properties on behalf of Illinois Avenue Housing, 1141 Main St, Stevens Point, WI 54481, requesting a Conditional Use Permit to allow a Personal Storage Facility within the MH (Manufactured Home) Zoning District at 4311 Schofield Ave. (PIN 192 2808 163 0943)

a. Open Public Hearing.

Maloney opened the public hearing at 7:32 p.m.

b. Presentation by Applicant.

Colin Durnen, of 52 Properties, 1141 Main Street, Stevens Point, was present. He stated this is just taking the existing storage units currently leased to tenants and opening them up to the community. He stated what is available to the public is 23 units as it sits right now. There are a total of 67 units and 42 are rented already (some by people outside of the park). The previous owner had allowed public to lease. This will be a 1st come 1st serve. The tenants have the luxury to have storage on site, but neighbors have option now. They had done some improvements to these buildings.

c. Public Hearing/Public Comment Period.

None.

d. Written Correspondence.

Wheaton stated we received comments from Doug & Jaci Bender, who own the multi-tenant commercial building west of this property, who were just confirming there were no additional buildings going up. Also a comment from Stephanie Nagel, of 4807 E. Jelinek Avenue, wondering if there would be additional buildings being added. Maloney stated he also received a call and as it is right now, is how it will be.

Durnan stated there is a side office that they would like to make additional units. Higgins stated if they expand the use, they will have to come back.

e. Close Public Hearing.

Maloney closed the hearing at 7:34 p.m.

f. Discussion by Plan Commissioners.

None.

g. Staff Report.

Staff recommends approval.

h. Action by Plan Commission.

Motion by Cronin, second by Guerndt: to recommend approval on Project #20200164.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

NEW BUSINESS

11. Resolution 2020-PC-001: A Resolution Recommending Adoption of Components of the Comprehensive Plan of the Village of Weston, Marathon County, Wisconsin; Consisting of Amendments to Chapter 3: Land Use, Specifically Map 3-1 Future Land Use, of Volume 2: Vision and Directions.

Higgins stated this is the formal document, which goes with their earlier action tonight. This document will go before the Board of Trustees next week, which kicks off the public hearing for the Comprehensive Plan. The rezone will sit for a month, and go for approval at the same time as the Comprehensive Plan in July.

Motion by Jordan, second by Meinel: to approve the resolution recommending adoption of Components of the Comprehensive Plan.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

12. Project #20200185: Discussion and Recommendation to the Board of Trustees Final Plat Approval for Markovich Properties Condominium Second Addition.

Wheaton the Village received a site plan for Unit 5 of the Markovich Properties on Schofield Avenue. Staff has been working with them and a dispute came up from Unit 4, with concerns that Unit 5 will block the view of their building. So now Markovich is moving the building over to the east, which Unit 4 is comfortable with. There will be 3 tenants in this new building with parking around.

Motion by Jordan, second by Guerndt: to approve Project #20200185. Q: Meinel questioned the landscaping and plumbing. Wheaton stated they are planning some landscaping of shrubbery around the building. Wodalski stated there are trees in the islands already. Maloney confirmed this will be the last building.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

STAFF REPORTS

13. Acknowledge Report re: May 2020 Staff-Approved Certified Survey Maps and Site Plans.

Motion by Jordan, second by Cronin, to acknowledge Item #13.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

14. Acknowledge Report re: May 2020 Building Permits.

Motion by Geurndt, second by Meinel, to acknowledge Item #14.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	NOT VOTING
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

15. Acknowledge Report re: May 2020 New Business Occupancy Permit Issuance.

None.

MISCELLANEOUS

16. Next meeting date

a. Monday, July 13, 2020 @ 6pm – Regular Meeting.

17. Remarks from Staff and Commission Members.

Guerndt questioned how defining Pinsonneault's requirements. Donner stated we went through the bullet points and the discussion in the report. Higgins stated Parker is taking the minutes and we will compile all of that.

ADJOURNMENT

18. Adjournment of PC

Motion by Jordan, Second by Guerndt: to adjourn at 7:41 p.m.

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

Valerie Parker

Attachments: FW: Concerns for Tonight's Plan Commission Meeting; Re: 06/08/2020 @ 6PM Village Plan Commission Meeting Packet; RE: Project # 20200164

From: Valerie Parker
Sent: Monday, June 8, 2020 4:04 PM
To: Jennifer Higgins <jhiggins@westonwi.gov>
Cc: PlanDev <plandev@westonwi.gov>
Subject: Public Comments for PC Mtg

Hi Jen,

Though it would be good to put this together regardless. Below is a summary of all the calls/emails I took in today related to our public hearings. Should I forward this info to PC or just read them during the meeting?

Valerie

Project #20200162 Comp Plan & Rezone Village Parcel on Weston Ave:

1. Darlene Wiesneski – owns the 40-acre parcel on the southwest corner of Weston Avenue and Zinser Street. She is fine with the changes, just wanted to be sure it would not affect her land.
2. Michael Meuli – owns the 40-acre parcel on the southwest corner of Weston Avenue and Jones Street. He is fine with the changes, just wanted to learn more about it and had questions on future use of his land.

Project #20200127 Patriot Auto Conditional Use:

1. Zach Drewek – owns the Mountain-Bay Apartments on Mount View Avenue and had concerns about noise and screening (see attached e-mail).

Project #20200164 Stillwater Landing Conditional Use:

1. Doug & Jaci Bender – owns the multi-tenant retail business west of the Mobile Home Park and just verified they are not proposing to construct additional buildings (see attached e-mail).
2. Stephanie Nagel – resides at 4807 E Jelinek Avenue and wanted to confirm no additional buildings being constructed, no trees being impacted along E. Jelinek Avenue side, and no access from E. Jelinek Avenue side (see attached e-mail).

Valerie Parker

Subject: FW: Concerns for Tonight's Plan Commission Meeting

From: Valerie Parker

Sent: Monday, June 8, 2020 2:40 PM

To: Jennifer Higgins <jhiggins@westonwi.gov>; Emily Wheaton <ewheaton@westonwi.gov>

Subject: FW: Concerns for Tonight's Plan Commission Meeting

FYI... for tonight's meeting.

-----Original Message-----

From: Zach Drew <drewekinc@gmail.com>

Sent: Monday, June 8, 2020 2:37 PM

To: Valerie Parker <vparker@westonwi.gov>

Subject: Re: Concerns for Tonight's Plan Commission Meeting

Hello Valerie,

Thanks for addressing our concerns. Noise and privacy screening is really it. We would ask that if the proposed development is allowed to advance that privacy screening to the north would be considered regardless of zoning or approved land use. Not sure how acceptable noise levels could be addressed, but those are our concerns.

Thanks.

Zach Drewek

715-470-4701

Drewek Inc.

From: Valerie Parker

Sent: Monday, June 8, 2020 11:46 AM

To: Zach Drewek (drewekinc@gmail.com) <drewekinc@gmail.com>

Cc: PlanDev <plandev@westonwi.gov>

Subject: Concerns for Tonight's Plan Commission Meeting

06/08/2020

Hi Zach,

It was nice speaking with you regarding your concerns of the proposed vehicle repair facility (Patriot Auto – Jim Pinsonneault) at 3702 Schofield Avenue.

Since we typically require written comments and concerns to be taken to Plan Commission, I offered to put in an e-mail confirming your concerns, which you will reply that my interpretation of our discussion is accurate. Below your concerns, I did list information found within the report.

1. Noise concerns – you are concerned about noise issues throughout all hours of the day.
 - a. *I do see in the report, their hours of operation will be Monday – Friday, 8am – 5pm.*

2. Screening – you are concerned that there will be junk laying around the backside of the property that your tenants will have to look at.
 - a. *In the report, the owner states there will be vehicles stored outside and inside of the building. Scrap metals, trash, recyclables, and other industry related items will be stored in a “dumpster enclosure” adjacent to the building to the west.*
 - b. *It appears that since the property directly north of this one is also zoned B2 (Highway Business), there is no bufferyard requirement.*
3. Will this go to any other meetings?
 - a. A Conditional Use Permit requires that a site plan submittal meeting our Zoning Code be provided. Since this site plan does not meet all the requirements of our zoning code, staff is recommending to the Plan Commission to either defer or deny this Conditional Use Permit request. If Plan Commission defer or deny, this will come back again at a later time. If they approve this CUP and site plan, then there would be no other meetings (such as Village Board) to approve.

Please reply letting me know that I have your concerns correct, and feel free to add any other comments. We will share this with our Plan Commission for tonight’s meeting.

Also, as I mentioned, there is a way that you can call in to discuss your concerns, which can be done during the Public Comments section of the agenda (near the beginning of the meeting), then you would not have to stay tuned in for the entire meeting. You would call: 1 312-626-6799, ID#928 9671 1241. You can find this information on the attached meeting agenda.

Jen or Emily – please feel free to make any comments or corrections to the responses I provided.

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Direct Office: [715-241-2607](tel:715-241-2607)

Department Office: [715-241-2613](tel:715-241-2613)

Direct Email: vparker@westonwi.gov

Department Email: plandev@westonwi.gov

How did I do for you today? Please take some time to fill out our online [Customer Service Survey](#). Thank you!

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Valerie Parker

From: Doug Bender <bender@benderrent.com>
Sent: Monday, June 8, 2020 1:19 PM
To: Valerie Parker
Subject: Re: 06/08/2020 @ 6PM Village Plan Commission Meeting Packet

Thanks Valerie. Appreciate it
Take care

Sent from my iPhone

On Jun 8, 2020, at 9:41 AM, Valerie Parker <vparker@westonwi.gov> wrote:

06/08/2020

Hi Jaci,

They are not proposing to add any storage units, so this is for their existing storage units. They are proposing to open up rental of these storage units to the public.

I have that full report (with site plan) attached for your use.

Have a wonderful day!

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

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From: Doug Bender <bender@benderrent.com>
Sent: Saturday, June 6, 2020 10:11 PM
To: Valerie Parker <vparker@westonwi.gov>
Cc: Rodney Bender <rbrllc@yahoo.com>; Ruby King <rugene416@gmail.com>
Subject: Re: 06/08/2020 @ 6PM Village Plan Commission Meeting Packet

Thanks for the monthly meeting notice Valerie. With the zoning change for the Trailer Park on Schofield Avenue, do you have a plan on where and how many storage units being planned?

Jaci Bender

Sent from my iPad

On Jun 5, 2020, at 5:40 PM, Valerie Parker <vparker@westonwi.gov> wrote:

06/05/2020

Bcc: All Officials; All Staff, Board of Trustees, Plan Commission, Public Meeting Notices, PC Agenda Item List

The Village Plan Commission will hold their monthly meeting at the Weston Municipal Center. The Public may join the meeting by audio (via Zoom or phone) to make comments. See instructions below. If joining in person and the 6 feet of social distancing is unable to be met people will be required to wear masks.

Public participation

To join the **audio only** meeting to make comments via **Zoom**, please visit: <https://zoom.us/j/92896711241>

To join the audio only meeting to make comments via **phone**, please dial:
+1 312 626 6799 US (Chicago)
+1 929 436 2866 US (New York)
Meeting ID: 928 9671 1241

The meeting agenda for quick reference is attached. The Plan Commission meeting packet can be found on the Village's website: <https://westonwi.gov/AgendaCenter/ViewFile/Agenda/06082020-1069>.

Have a wonderful weekend!

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Direct Office: [715-241-2607](tel:715-241-2607)

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law, senders and receivers of Village e-mail should presume that any e-mail is subject to release upon request.

<00 Mtg_PC_200608_Agenda.pdf>

<10_MTG_200608_PC_Stillwater Landing CUP.pdf>

Valerie Parker

Subject: FW: Project # 20200164

From: Valerie Parker
Sent: Monday, June 8, 2020 12:38 PM
To: Stephanie Nagel <stepnagel@outlook.com>
Cc: PlanDev <plandev@westonwi.gov>
Subject: RE: Project # 20200164

06/08/2020

Hi Stephanie,

Sorry if there was any confusion. But yes, just regarding the existing buildings – no new buildings.

Hope you have a great day!

Valerie

From: Stephanie Nagel <stepnagel@outlook.com>
Sent: Monday, June 8, 2020 12:25 PM
To: Valerie Parker <vparker@westonwi.gov>
Subject: RE: Project # 20200164

So this is basically just changes to the storage units they currently have on the west side of the trailer park? From the letter it seemed that new ones were going to be built.

Thanks Valerie 😊

Have a good day and stay out of the heat!

Stephanie

From: Valerie Parker <vparker@westonwi.gov>
Sent: Monday, June 8, 2020 11:59 AM
To: Stephanie Nagel <stepnagel@outlook.com>
Cc: PlanDev <plandev@westonwi.gov>
Subject: FW: Project # 20200164
Importance: High

06/08/2020

Hi Stephanie,

I did receive your voicemail, along with several others (on other topics) and was working my way down on the list. 😊

It appears, aside from some cosmetic changes (new doors and roofs) to the existing storage buildings, the only change here will be that the storage buildings will be opened up for the general public to rent, versus just the tenants of the park. The access into the property will remain the same from Schofield Avenue.

Please let me know if you have further questions or comments. We can share your concerns with Plan Commission, if you would like.

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

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From: Stephanie Nagel <stepnagel@outlook.com>

Sent: Monday, June 8, 2020 10:54 AM

To: Valerie Parker <vparker@westonwi.gov>

Subject: Project # 20200164

Importance: High

Good Morning Valerie,

I left a voicemail for you but now how frequently you are able to check it. I had some questions regarding the project noted above for personal storage facility.

I am wondering if the access to the storage facility would be off Schofield avenue? Also, will they be removing the trees on the E Jelinek Ave side? Will they be fencing in the area for security and to block the unsightly view?

I guess I am opposed to anything that will bring down property values for our E Jelinek neighborhood. And anything that brings additional traffic onto E Jelinek where speeding is already an issue and the village has done nothing to bring about traffic calming.

We already have the trailer park and the industrial/business area to the east to contend with.

Stephanie Nagel

4807 E Jelinek Ave

Weston, WI 54476

(715)298-0914