

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE VILLAGE PLAN COMMISSION AND
JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE MEETING

held on Monday, March 13, 2023, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:00 p.m.

2. Roll Call of Village Plan Commission (PC) by Secretary Parker.

Roll call indicated 6 PC members present and 1 Alternate member present (acting as regular member).

<u>Member</u>	<u>Present</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair-1}	YES
Ermeling, Barbara {Vice Chair-2}	YES
Guerndt, Gary	Excused
Jordan, Joe	YES
Mumper, Roy	YES
Pinsonneault, Jim	YES
Maloney, Mark {Alternate 1}	Excused
Diesen, Dave {Alternate 2}	YES

3. Roll Call of Joint Village & Town of Weston Extraterritorial Zoning Committee (ETZ) by Secretary Parker.

Roll call indicated 5 ETZ members present.

<u>Member</u>	<u>Present</u>
Olson, Milt {Chair}	YES – Via Zoom
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	Excused
Hull, Mark	YES
Mumper, Roy	YES

Village Staff in attendance, in-person: Donner, Higgins, Wodalski, Anklam, and Parker. SAFER Fire Chief, Josh Finke, and Fire Marshal, Marty Christiansen, were present as well.

Village Staff in attendance, via Zoom: None

Audience Members in attendance, in-person: There were 14 audience members present, in-person.

Audience Members in attendance, via Zoom: There were 5 audience members present, via Zoom.

PUBLIC COMMENT

No public comment.

MINUTES FROM PREVIOUS MEETINGS [0:01:45 Zoom Meeting Recording]

4. Approve minutes from the February 13, 2023, Joint PC & ETZ Meeting. (PC & ETZ)

(ETZ) Motion by Hull, second by Cronin: To approve the February 13, 2023, Joint PC & ETZ meeting minutes.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (ETZ)</u>	<u>Voting</u>
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	-----
Hull, Mark	YES
Mumper, Roy	YES

(PC) Motion by Jordan, second by Ermeling: To approve the February 13, 2023, Joint PC & ETZ meeting minutes.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	-----
Jordan, Joe	YES
Mumper, Roy	YES
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

COMMUNICATIONS, DISCLOSURES, AND RECUSALS

5. Written Communications Received.

None.

PUBLIC HEARINGS [0:03:00 Zoom Meeting Recording]

Zoning Map Amendments, Conditional Uses & Related Requests

6. Ordinance 23-006: An Ordinance to Amend Provisions within Chapter 94 of the Municipal Code, Affecting Detached Accessory Structures (for Non-Residential Use) and Temporary Shelters. (PC & ETZ) [0:03:10 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the hearing at 6:03 p.m.

b. Presentation by Applicant and/or Staff.

Higgins explained that based off of our last meeting, she talked with Mark Roffers, where they made some additional changes to the ordinance to take care of some of the concerns that had come from the Town, related to the AG buildings, and to also add the RM Zoning District to this. She explained that in the meantime, she was directed by Trustee Cronin to put back in the language for the fire training structure. She stated this should now meet the needs of the salt shed and also the things that were brought up by the Commissioners last month.

Cronin explained the reasoning for his request to have the fire training structure language put back in, which came out of the most recent SAFER meeting. Higgins confirmed this type of structure would only be allowed at the Fire Department.

Finke explained there would be no live burning in this structure. He pointed out the picture (in the meeting packet) as to the standard appearance, stating it will be well-maintained and stored on a gravel pad. He stated this structure would get used 2 – 4 times per month, where they would train search and rescue personnel, by adding fake smoke. He stated these type of training structures are becoming more common, and used a lot for fire, police, and military. He stated they would paint this structure red, and put their logo and a sign indicating “training system”, or something to that affect, letting the public know what it is for. He commented how NTC has a nice training facility over in Merrill, but that is too far for them to travel and still be able to respond to calls. It was stated this structure would primarily be used for SAFER, but could be shared with other nearby departments.

Higgins explained to Pinsonneault that these types of structures here are not called out in the Zoning Code and are not allowed, and by adding this language in the code, SAFER would be allowed to have this. She stated that later we will need to come back and address these storage/shipping containers for in the commercial and industrial areas. She explained to Pinsonneault, in order to continue allowing these in the industrial park, we need to come up with language to add in the code. She stated currently we only have regulations on these for the residential districts, which is how the Commission back then wanted this addressed. She stated when it came to the commercial and industrial areas, the Commission did not want to take action on these in other districts. Ermeling would like to see language on where these can be placed on a property.

Pinsonneault questioned if this makes SAFER’s tall splash tower in compliance. Higgins is not sure when or how that was approved, and fell under a prior code. The new language gives an exception for structures for Fire Department training so the tower would be covered now.

c. Public Comment Period [0:11:50 Zoom Recording]

There were no public comments.

d. Close Public Hearing.

Cronin closed the public hearing at 6:12 p.m.

e. Recommendation from Staff.

Higgins stated staff recommends approval as presented.

f. Discussion & Recommendation to the Board of Trustees by the PC. [0:12:20 Zoom Recording]

There was some discussion on the proposed location, of this fire training structure, on the Public Safety Building Property. Finke stated initially, it was being planned to be placed behind (northeast of the existing splash tower). He stated at their recent SAFER meeting, President Maloney suggested SAFER should be proud of the structure, and display it along the south side of the property, between the large storage shed and the roadway. Finke stated he would be fine with either location.

Higgin stated this will have to go through site plan review (by staff) and will need to meet the “accessory structure” setback requirements. She doesn’t believe it would be allowed in the front.

Diesen feels the structure should be placed on the backside of the property, out of view from the public, as he does not feel it looks good (2-story shipping container).

Cronin pointed out tonight’s discussion is on the allowance of that type if structure in the INT district, and the site plan review is a different discussion.

Pinsonneault questioned, regarding the proposed language for the fabric shed/hoop buildings, the limit to maximum of 2. Higgins stated that is what comes up with the greenspace requirements, with the maximum size. Higgins stated this is what was suggested, based off of other pieces of the code.

Jordan questioned if someone brings in a request for one larger than 15%? Higgins stated would come back before PC on possible code change. Higgins stated 15% is what was suggested.

Wodalski stated the 15% would work for our Municipal Center property (not exceed). Higgins stated if over 2,000 square feet, then considered a principal.

Jordan stated he has thoughts about constructing a horse arena. Higgins stated we are only addressing this in the institutional, industrial, and rural mix. She stated in the AG, they can build as large as want.

It was then discussed to add language to allow to exceed the 15% by Conditional Use Permit.

Motion by Mumper, second by Jordan: To recommend approval of the proposed changes to, as proposed, with exception of if exceeding the 15% size, requiring a Conditional Use Permit, and forward to Board of Trustees. [0:24:35 Zoom Recording]

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guernadt, Gary	-----
Jordan, Joe	YES
Mumper, Roy	YES
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

Discussion & Recommendation to the Board of Trustees by the ETZ. [0:25:40 Zoom Recording]

Motion by Mumper, second by Christiansen: To recommend the same motion as PC.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (ETZ)</u>	<u>Voting</u>
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen	YES
Guerndt, Gary	-----
Hull, Mark	YES
Mumper, Roy	YES

At 6:25 p.m., Cronin requested we move the meeting down to Agenda Item #10.

7. Project #20230040 – Greg Kozoil, Ambrose Property Group, 8888 Keystone Crossing, Suite 1150, Indianapolis, IN, on behalf of Anthony and Diane Morice, 710 W Asalea Dr., Chandler, AZ, requesting a Rezone of Approximately 16.58 Acres of Land at 7007 County Road J, from B-3 (General Business) Zoning District to LI (Limited Industrial) Zoning District (PIN 192-2808-244-0991). (PC) [0:30:25 Zoom Meeting Recording]

a. Open Public Hearing.

Cronin opened the hearing at 6:31 p.m.

b. Presentation by Applicant and/or Staff. [0:31:04 Zoom Meeting Recording]

Greg Koziol, Scott Sanders, Morgan Nelson, and Dan Tamanko, all of Ambrose Property Group, 8888 Keystone Crossing, Suite, 1150, Indianapolis, IN, were in attendance to present the project.

Kozoil explained due to the Non-Disclosure Agreement (NDA) that they have with their client, they are unable to disclose what business will be going in here. Currently, they are calling the project “Project Timberwolf”. Kozoil then went through a slideshow presentation (attached), going over general details of the proposed project.

Mumper questioned anticipated traffic count. Kozoil stated they will have a traffic study in the near future that they can share.

Jordan commented on the large amount of auto parking. Kozoil explained the different parking areas, and the different quadrants of the parking area will be for delivery vans, autobox trucks, and cars. They are planning for 234 van parking spots and 150 auto parking spots.

Diesen questioned the impacted wetlands. Kozoil pointed out the wetland area, which can't be delineated until spring. Their current best guess is they will be impacting less than 10,000 sq ft, if their plans will impact more, than they will adjust the parking areas.

Pinsonneault questioned the plan showing Christie Lane as a dedicated road there. Donner pointed out how Christie Lane does not extend east of County Road J, that what is shown is a private

easement driveway for County Materials to get back to their site. Koziol stated the plan is to develop into a private road.

c. Public Comment Period [0:43:55 Zoom Recording]

There were no public comments.

d. Close Public Hearing.

Cronin closed the public hearing at 6:44 p.m.

e. Recommendation from Staff.

Higgins stated staff recommends approval.

f. Discussion & Recommendation to the Board of Trustees by the PC on Rezone Request.

[0:44:22 Zoom Recording]

Answers for Determination:

1. Yes
2. Yes
3. #2 and #3
4. Yes

Motion by Diesen, second by Mumper: To recommend to the Board of Trustees approval on the Rezone Request. Question: Pinsonneault questioned if this can take place in B3. Higgins stated a few of their proposed business uses require them to be in LI. Cronin questioned if we could base the rezone on this approval (in case the land sale falls through). Higgins stated we can't make the rezone contingent. She explained the change of zoning on this property in 2015 when the Business Park - South was going to be more of an outdoor recreation facility area, where the Board figured this area would be more retail/hospitality. Higgins stated this new use will bring in similar issues, and will need to be addressed later this year during our update to the Comprehensive Plan. Higgins stated if this property sale falls through, then PC or Board can initiate to rezone this property back. It was stated that since this property does not abut any residential zoning, this land use would not require a conditional use permit in the LI district. Motion carried.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	-----
Jordan, Joe	YES
Mumper, Roy	YES
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

UNFINISHED BUSINESS [0:54:05 Zoom Recording]

8. Project #20220392 – Ryan Street Rentals, LLC, Conditional Use Permit to Construct and Operate a Personal Storage Facility within the LI (Limited Industrial) Zoning District, per Sec. 94.4.06(3), on Property Known as 6508 Ryan Street (PIN 192-2808-221-0985) – Deferred by Commission to March 13, 2023, Meeting on 02/13/2023 (PC)

a. Approve Conditional Use Permit

b. Approve Site Plan

Higgins stated the site plan that was submitted. Staff has reviewed and outlined concerns. We need to talk to them about their planned phasing, and how they will lessen the impact to the neighborhood. She reminded that per the January PC meeting, PC is allowing them to utilize fence that is only placed between the buildings, and then how the buildings are going to be constructed in phases. She stated their stormwater plan is fine, the setbacks are fine, and they have the appropriate buffer planned. She pointed out the question will be on when the buffer will be installed, which appears to not be happening until after Phase 2. She stated we don't have a real handle on what the buildings will look like, as the applicant did not want to go through getting those plans together until after they knew this project would be going through.

Brian Delisle, of ICS, 1100 West Street, Wausau, and Dan Detert, of REI, 4080 N. 20th Avenue, Wausau, were present to discuss the project, on behalf of property owner, Jeff Nowak, of ICS (not present).

Delisle stated with REI's help, they completed all issues that came out of that December meeting, trying to address the landscape plan, and created the phasing plan. He stated he would like the phasing to go quicker, but he can't get a building this year. He stated they are planning to remove that old fence this year, and clean up along the lot line and try to seed those areas. Plan to complete the infiltration pond, install a binder course in the front portion of the property (east side) to act as a tracking pad. He stated how these buildings are going to look like every other storage unit, with a standing seam roof, with a light beige or sand color on the wall steel and the fence to match (which will be a solid vinyl, 8-foot tall fence). They would like to do some kind of maroon color on the roof.

Diesen questioned if they were still planning a berm on the north side, and it was explained that a berm would not work there, as water needs to be able to run under the fence line to the drainage swale that will be located on the north side of the fence line, stretching across the full length of the north side of the property. Diesen questioned the plans for security. Delisle stated they will install cameras on the property. They will be using a keypad entry, where the entry code can be changed at any time.

Jordan confirmed they have no intentions of constructing any building in 2023. Cronin confirmed the old fence will be coming down this summer (leaving no screening there). Delisle stated they are planning to pour two of the slabs (two northeastern buildings), with the hopes to construct the four buildings along the north property line in 2024. He stated the planned fencing on the west side of the property, which will go around the outside of the infiltration pond, will be installed [Clerk's note – Delisle did not specify if this fence will go up in 2023 or 2024, but the perception was for 2023]. He stated once the 4 northern buildings are constructed next year, then the planned fencing for in between each building will be installed, creating the complete screening for the neighbors. Cronin confirmed that by the end of 2024, the residents will see the finished screening.

Pinsonneault questioned if once the old fence is removed, if Delisle could at least get the planned trees planted to provide the neighbors some initial screening. Delisle stated his only concern would be of those trees getting damaged, during the pouring of the concrete. Detert explained to Delisle that those trees should be far enough away from the construction area, that they should be okay. With that Delisle stated he would entertain planting those trees this year. Jordan stated putting those trees in ahead of the drainage ditch would probably be a good plan for now, and as long as they are on the north side of the drainage ditch, there really should not be any mechanical equipment there that would damage it. Jordan and Cronin both agree this would show the neighbors their good faith efforts.

Delisle stated how this year he definitely wants to remove the old fence before it becomes more of an issue, and stated he agrees that planting the trees along the north side to help the temporary screening process until the buildings and the permanent fence is up between the buildings. Pinsonneault confirmed that these will be actual trees getting planted, not just some short bushes. Delisle stated their intent is for trees, and how it should be already specified in their landscaping plan.

Ermeling confirmed the plans are to clean up that area so the neighbors are not looking at all the mess.

Cronin asked how early in 2024 can the buildings get constructed. Delisle stated he is pushing hard to get a date for the buildings. He explained how one of the suppliers is in the process of moving their plant, so they are back-logged in to November. He is hoping to get an order for the 4 buildings along the north property line, so that they can get that going. He is also exploring a different manufacturer (with the same type of building) that can get something rolling quicker.

Jordan confirmed these are metal buildings as opposed to pole building-style. Delisle explained these are a structural steel stud with structural steel stud rafters (steel frame and steel sheeting), which is the system they would like to go with. Delisle stated another avenue he is exploring, is doing a wood frame steel façade, which is something they could make happen sooner.

Pinsonneault asked for clarification on the plans for this year (Phase 1). Delisle confirmed they will be cleaning up the entire property, removing the small salt shed, removing the scrub brush, removing the excess piles of fill and topsoil, completing the infiltration pond (on the west side of the property), south and north property lines getting topsoil and seeded, and getting the trees planted along the north line. He stated everything will be graded out so that everything drains properly to the infiltration pond.

Mumper questioned Higgins, if after we are into a year of this, and there are still problems where the property is not being cleaned up as being stated, what is the procedure to revoke the (Conditional Use Permit (CUP)). Higgins stated there is a process outlined in the code. It would basically go before a public hearing, where we outline the reasons of the issues and how this would most likely, then, end up in court. She stated we can put a sunset date, phasing date requirements, and other conditions on a CUP.

Cronin stated he would like to see the fencing and first four (north) units done as soon as possible. Cronin asked if July 1st would be a reasonable timeline for the first four buildings to be constructed. Delisle stated that would be possible.

Pinsonneault asked if by November 1st, they could have the site cleared, stormwater built, and fence on the west side installed.

After some discussion about the in-between buildings fencing, Pinsonneault then suggested that by November 1st, they have the planned first lift of asphalt installed on the east side (as shown in the blue shaded area on their Phase 1 site plan). Also, everything that is shown in green shading, on the Phase 1 site plan, which consists of old fence being removed, the proposed fence along the west side (around the infiltration pond).

Delisle stated he would like to get two slabs poured this year yet. Pinsonneault asked if they could get all four slabs (for the four northern buildings) poured this year. Delisle stated he will certainly try. He stated first he has to get this approved, then go through scheduling and building permitting.

Jordan stated he believes the request tonight, from PC, is for Delisle to complete Phase 1, with the addition of the proposed Phase 2 landscaping, by the end of 2023, with the intentions of the construction of the 4 northern buildings by July 1, 2024.

Higgins explained that these phased site plans are getting attached to the CUP, which is why she needs to know exactly what they are doing, and when, and this needs to be corrected on their plans (for example, the sections of fence between the buildings will need to be shown on a later phase).

Pinsonneault clarified to have Delisle revise the site plan to add the proposed landscaping from Phase 2 to Phase 1, and then to remove the fencing requirements from Phase 1, for all fencing east of the infiltration pond, to a later Phase.

Diesen questioned if it matters if the buildings are steel studs or 2x4 construction. Jordan commented as long as it meets code.

Delisle stated their hope is to pour the slabs this year, and then if they can get the building materials in December, and if it ends up being a mild winter, they could start putting them up then. Ermeling confirmed that Phase 1 is just pouring the 2 slabs, but if they can get the buildings up earlier, that is fine.

Cronin stated Phase 2 would be the 4 northern buildings and all the remaining fencing done. Delisle stated he would feel more comfortable with a September 1, 2024, date for completion of Phase 2.

Pinsonneault confirmed that November 1, 2023, will be the deadline to complete Phase 1, and September 1, 2024, will be the deadline to complete Phase 2 (which includes the completion of the 4 northern buildings and all remaining fencing).

Delisle stated with regard to the asphalt, he would like to get the 2 southern building concrete pads poured first and then complete the 1st lift of asphalt along the eastern half of the property, to ensure proper drainage (as currently shown on the Phase 2 plan)

It was stated November 1, 2025, could be the deadline for the remaining buildings and remaining 1st lift of asphalt on the west half of the property. Delisle stated he would like until Spring of 2026 to put the full final lift of asphalt down. Wodalski confirmed there are no plans for curb on this site.

Roger Esker, 6811 Feith Avenue, was present and questioned the plans for the large shed and the house. He feels if the zoning was changed, that the house is illegal.

Higgins explained that they have been using the house as a residential rental, since when Jeff lived there. She stated the house is considered a non-conforming use until they stop using it as a house for 1 year. Once they stop using it for that purpose, then something would have to happen to it. She stated the tall shed is remaining and currently being rented out to a towing business, which did come through zoning when it moved in there, and meets the zoning code. Delisle stated from what a majority of the neighbors were saying at the December meeting, they wanted the house to stay there. Higgins explained to Pinsonneault that the other two uses on the property (residential house and towing business) are not part of this CUP.

There was some discussion on drainage from the property to the swales and to the infiltration pond. Wodalski stated the overflow goes to the wetlands to the west of this property.

Pinsonneault commented on the lighting plan. He agrees that the lighting should be at "0" on the north and south property lines, but questions if there should be some lighting on the inside ends of the buildings for security and safety purposes. Delisle stated they could add some downlit wallpacks on the inside ends of each building. It was clarified that there will be a wallpack on the south side of the existing building (used by the towing company) that will illuminate the gate area.

[1:33:25 Zoom Recording]

Motion by Jordan, second by Diesen: To approve the Conditional Use Permit #20220392 and the accompanying site plan to construct and operate a personal storage facility within the LI Zoning District, with the applicant working with staff to review the concerns brought forth in this meeting tonight.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	-----
Jordan, Joe	YES
Mumper, Roy	YES
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

NEW BUSINESS *[1:34:25 Zoom Recording]*

9. Project #20230021 – Specific Implementation Plan (SIP) Approval for 6207 Business Highway 51, Tidal Wave Auto Spa, CAGE Engineering, Inc., TWAS Properties LLC/Kensington Development Partners, on behalf of owner, MKB Weston II, LLC. (PIN 192-2808-0987) *[1:34:25 Zoom Recording]*

Brad Hovanec, of CAGE Engineering, was present on behalf of this project for questions/comments.

Anklam stated this was brought forth in a previous meeting for a rezone which was approved. A couple things that were brought up at that meeting, which have been addressed now, which consist of

a recorded access easement with the Festival Foods property, and approval by Waste Management of their refuse/recycling site plan. He stated since they are disturbing 1.19 acres of land, they are required to submit a Stormwater Management Plan (SMP) to the DNR, and we are just waiting on that DNR approval. Hovanec stated that they expect to receive the approved SMP next week. Anklam stated that the receipt of the approved SMP will need to be a condition of the approval. Anklam stated another concern brought up at the last meeting was on snow storage, but now they have a plan for this, and it was noted, if needed, they could haul the snow away.

Diesen questioned the property address. Higgins stated staff recommends changing the address to a Volkman Street address.

Diesen questioned how close they will be excavating to the hill. Hovanec stated not planning to get too close to the fence. He stated most of the open area to the east, is a steep slope, and they are not planning to touch that. It was stated they don't plan work any further than about 10 feet east of retaining wall. The retaining wall will be a maximum height of about 7 or 8 feet, along southern portion. Wodalski stated they will be utilizing an underground storage system. Havonek stated they will be using a TSS removal that filters out sediments. It was explained there is no room to fit an above-ground stormwater management. There will be stormwater manholes to catch the water, which will then transfer that to the stormsewer. Wodalski stated with their underground treatment device, they can discharge there.

Pinsonneault confirmed SAFER and EMPD are fine with this plan. Christiansen nodded yes.

Hovanec stated the only water that will be coming off this site will be from dripping cars; otherwise, water is drained from inside. He gave details of their water treatment devices, and how 67% of the water will be recycled.

Zeyghami questioned how many gallons of water per quarter will be used. Havonek they would be using about 10,000 gallons of water per day, 7 days per week.

Motion by Mumper, second by Pinsonneault: To approve the development of the Tidal Wave Auto Spa Car Wash, based on the submitted Specific Implementation Plan, under the condition that the DNR and staff approves the Stormwater Management Plan.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	-----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

[1:45:28 Zoom Recording - the members then moved down to Staff Reports.]

10. Proposed Changes to Procedural Requirements within the PD (Planned Development) and N (Neighborhood) Zoning Districts [0:26:30 Zoom Recording]

Higgins pointed the proposed changes, following the last meeting. She stated that one of the changes was to eliminate the requirement for a pre-conference with PC.

Pinsonneault questioned the requirement to submit a number of hard copies. He requested that be removed, as we do not ask that of applicants.

Higgins stated this will come as a public hearing next month. Motion to have staff schedule public hearing.

Motion by Ermeling, second by Zeyghami: To direct staff to schedule a public hearing.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	-----
Jordan, Joe	YES
Mumper, Roy	YES
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

Motion by Hull, second by Mumper: To direct staff to schedule a public hearing on this.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member (ETZ)</u>	<u>Voting</u>
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen	YES
Guerndt, Gary	-----
Hull, Mark	YES
Mumper, Roy	YES

ADJOURNMENT OF ETZ [0:29:50 Zoom Recording]

Motion by Hull, second by Christiansen: to Adjourn at 6:30 p.m.

At 6:30 p.m., the Plan Commission then moved the meeting back up to Agenda Item #7.

STAFF REPORTS [1:45:30 Zoom Recording]

11. Report re: January 2023 Staff-Approved Certified Survey Maps and Site Plans.

Motion by Zeyghami, second by Ermeling: To acknowledge Items #11.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

12. Report re: January 2023 Building Permits.

Motion by Diesen, second by Zeyghami: To acknowledge Item #12.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

13. Acknowledge Quarterly Development Agreements Report.

Motion by Ermeling, second by Mumper: To acknowledge Item #13.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

MISCELLANEOUS [1:46:40 Zoom Recording]

14. Project Updates

Donner stated at the February Board of Trustees meeting, the Board approved the terms of a development agreement for the property on the northwest corner of Birch Street and Schofield Avenue. He stated the Development Agreement is still being written up. Higgins stated we will probably see a site plan for this in May.

Donner stated Intercity State Bank is making revisions to their plan. Higgins stated we are reviewing their plans right now, but they are still working on getting their final elevations to us. Donner stated they may be making a TIF ask as well.

Donner stated we will be meeting this week with Lokre and their team on the development plans for the property west of Caribou Coffee, which may also include a TIF ask. Higgins stated they will need to rezone a strip of land that they are connecting to this property.

Donner stated Project Timber Wolf has indicated a TIF ask.

Higgins stated Fuzzy's Taco Shop is working on their façade plans. She pointed out how the State directed them to submit their site plans to the City of Schofield. She mentioned they are coming before the Board next week with their liquor license.

Donner stated the east phase of the Weston Avenue project has been advertised for an April 10th bid opening.

Higgins stated the Mount Olive project is coming up. She clarified this project is occurring on the old nursery property, along Jelinek Avenue.

Higgins brought up a site plan coming soon for the Green Glass property on Stella Avenue.

15. Announcements & Commissioner Remarks. [1:52:40 Zoom Recording]

a. Next Regular Meeting Date – Monday, April 10, 2023, at 6pm

Pinsonneault – thanked staff for updating and implementing changes to the code. He then asked Donner on what the dollars are that are earmarked for TIF 1 developer incentives. Donner stated he would have to check and get back to him. Donner pointed out how Project Timber Wolf stated this will be a \$20,000,000 investment, but is not sure what that means in terms of assessed value. He stated if there is manufacturing property or equipment, that would not be taxable. We would have to evaluate their ask based on the assessment.

Jordan commented on the most recent election held at our new building and asked what the plans are for parking for a larger turnout, like a general election. Higgins stated that is the Clerk's Department, and that they are working on a plan for that.

Mumper brought up on the State Supreme Court ruling on the "dark store" issue from an assessment standpoint. Higgins stated we have never had anyone try that and the ruling will make sure they never do.

Zeyghami questioned where the water service comes from for Tidal Wave. Wodalski stated it will come from our wells, #1 and #5. He stated we will have 2 more wells coming on, so we should be fine.

Cronin stated he is excited about all the development coming in. He mentioned that he will be out of the country from 23rd to the 2nd, so if anyone needs to reach him, to e-mail him.

ADJOURNMENT

Motion by Diesen, second by Ermeling, to adjourn the PC meeting at 7:57 p.m.

Steve Cronin, Village Trustee and Plan Commission Chair
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary