

PLAN COMMISSION MEETING SEPTEMBER 30, 2008

The Regular Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Wanda Gosa, Alan Theis, Jeff Roth, Wayne McStrack, John Meyer, Wilfredo Barreto and Ken Mace.

Also Present: Deputy Clerk Wigderson; Bob Dugan 430 Brandybrook Road; Jarrod Meyer 621 Mt Snowdon Road; Kyle Kohlman of Seasonal Services and Bob Stell of Lemberg Electric.

Excused: Larry Rigden and Mike Vincent.

The Plan Commission Chairman noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of August 26, 2008. Motion by Jeff Flaws to approve the amended minutes and waive the requirement of reading same, second by Wanda Gosa, motion passed.

PUBLIC COMMENT

Bob Dugan stated, "Bills to developers from the Village which include, Engineering fees and Attorney fees, are too high and out of control." He believes that the Village should pay these fees and not pass them on to the developers of the properties. Mr. Dugan would like the Village to compile a history of the costs to his development "Knarled Oaks". The Deputy Clerk will work on this project and get in touch with Mr. Dugan when they are complete.

REQUEST FOR APPROVAL TEMPORARY SIGNAGE CONSENT AGENDA ITEMS

TEMPORARY SIGNAGE

Wales/Genesee Fire Department - Banner
Curves – Banner
Gooch Farms – Banner

DISCUSSION: The banners will be allowed for 30 days, and to be hung in the same locations as previously approved.

MOTION: Motion by Wanda Gosa to recommend approval of the temporary banner signage for 30 days starting October 7, 2008, as submitted, second Al Theis. Motion passed. Wilfredo Barreto opposed.

REQUEST FOR APPROVAL

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TEMPORARY SIGNAGE WALGREENS

REQUESTED BY: Bob Stell
4085 N 128th Street
Brookfield, WI 53305

PRESENTED BY: Bob Stell

DISCUSSION: This will be a temporary sign for Walgreens and will be installed until the first monument sign has been installed. It will be a double sided sign with 32 square feet per side for a total of 64 square feet. The sign will not be illuminated.

MOTION: Motion by Wayne McStrack to recommend approval of the temporary signage until the 1st monument sign is installed, as submitted, second Al Theis. Motion passed unopposed.

REQUEST FOR APPROVAL CHANGES TO THE DRAINAGE STRUCTURE INSTALLATION, CHANGE IN GRADING AND DUAL ENTRY FOR LOT 76 IN LEGENDS GOLF COURSE

REQUESTED BY: Kyle Kohlmann
W336 S8510 Hwy E
Mukwonago, WI 53149

PRESENTED BY: Kyle Kohlman

DISCUSSION: Before the Plan Commission can make any recommendations on these changes, more information will be required by the landscaping company. Once these issues are addressed they can be placed on the next Plan Commission agenda.

1. All sizing of all pipes should be based on the 10 year and 25 year storm quantities.
2. There is a concern that the "rain garden" will overflow with the new quantities of water being dumped into this basin. This basin has no overflow discharge path and is in essence land locked and as such could cause damage to the road bed if it starts to overflow. One thought was to have a piped overflow from the "rain garden" basin to the new catch basin. This "rain garden" must be designed to accommodate the water quantities that will be discharged to it including the discharge from the property to the north.
3. All the piping that serves the downspouts and any yard drains must be sized to accommodate the 10 year and 25 year storm quantities. The proposed 4" piping intuitively looks to be problematic.
4. Any yard drains, I hope, will be more than some little 4" dia. flat drain head that can clog with grass and leaves. I know this is on private property, but if the wrong inlet is selected, and the drains fail to collect the water they were intended to collect, rain water could cause damage to the home or erosion of the other landscaped areas around the home.

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5. The size of the existing leader pipe from the road catch basin to the new catch basin on the property must be checked for its adequacy to handle the water that it will see....including the water from the "rain garden" if that is the way they wish to go. This pipe must handle the 10 year and 25 year storm quantities.
6. The property owner must sign a Maintenance Agreement with the Village regarding only the new catch basin proposed for the property.

MOTION: No motion at this time. Tabled for more information.

ZONING MAP

All of the Village streets should be named on the map. On the Zoning map the names of places should be removed. The 200 feet of public road should be shown on Black Wood Drive in Tenby Harbor. Cross hatch the C1 lands in the Pine Croft development.

SECTION 15

We will be using the new definitions for "Open Space" and "Street, Arterial" submitted by Rick Kania. The Plan Commission would like to have the new Zoning Code adopted by January.

NEXT MEETING DATES

Tuesday October 28, 2008

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Jeff Flaws, motion passed, unopposed. This meeting was adjourned at 9:28 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk