

## **PLAN COMMISSION MEETING MARCH 25, 2008**

The regular Plan Commission Meeting was called to order at 7:05 p.m. by Chairman Alan Theis. Notice of this meeting was posted in accordance with the open meeting laws of the State of Wisconsin.

Present: Al Theis, Jeff Flaws, Jeff Roth, John Meyer, Ken Mace, Mike Vincent and Wilfredo Barreto

Excused: Wayne McStrack, Wanda Gosa and Larry Rigden

Also Present: Deputy Clerk Wigderson, George and Shirley Conway 3957 North 54<sup>th</sup> Street Milwaukee, WI 53126, Heather McGuire of Yaggy/Colby and Christa Wollenzien of Yaggy/Colby

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of February 26, 2008. Motion by Jeff Roth to approve and waive the requirement of reading same, second by, Jeff Flaws, motion passed. Ken Mace, Mike Vincent, John Meyer and Wilfredo Barreto abstained.

### **PUBLIC COMMENT**

No Public Comment

### **REVIEW AND DISCUSSION CERTIFIED SURVEY MAP S25 W31794 BRANDY BROOK ROAD**

**REQUESTED BY:** Shirley Conway  
3957 N 54<sup>th</sup> Street  
Milwaukee, WI 53126

**PRESENTED BY:** George and Shirley Conway

**DISCUSSION:** There are changes that have to be made to the CSM before it can receive the Plan Commission approval. This property was annexed into the Village in 2007. They are proposing to split the property into three (3) lots. Lot 1 will be 90,645 square feet or 2.081 acres, Lot 2 will be 161,622 square feet or 3.710 acres and Lot 3 will be 517,847 square feet or 11,888 acres. County Highway G is now "Brandybrook Road" and should be named as such. There are various misspellings throughout the CSM that have to be corrected. The new CSM should have the driveways to the park and cemetery shown. County Highway G on the west side of Highway 83 is in the wrong location. On Lot 3 remove the 86' vehicular access for the driveway. The south west corner of Lot 3 will state, "Minimum 100 feet direct vehicular access prohibited." Remove the crib on lot 1. Two properties have incorrect owners on them, and should be corrected. The right-of-way footage on Brandybrook and Cregennan Road is incorrect.

**MOTION:** No motion at this time.

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### **DISCUSSION OF PINECROFT UPDATE LETTER**

**DISCUSSION:** An email was received from General Capital and Big Bend Development on the progress of the property located at 430 N Wales Road and this email will be put in their file. The market for the type of project that was approved by the Village is very troubled at this time, so the Developer is going back to the drawing board to look at several alternative unit and building configurations that will meet their double objective of maintaining enough density to drive the overall project value, while reducing the risk of building the two large "garden" (apartment) style condominiums. They are working with their people to explore alternative site layouts with different unit types. They have discussed with Chief Jezak the possibility of using a less intensive water system (e.g. tank versus full hydrant systems), because of the lower density alternative that could be used.

Plan Commission members expressed the concern that if by acknowledging this letter from the Developer, we would be okaying another project. This is not the case. Any changes that the Developer would like to make to the previously approved project would have to come before both the Village Plan Commission and Village Board to receive recommendations and approvals. Also, the Developer's agreement would have to be amended to reflect any changes.

**MOTION:** No motion at this time.

### **REVIEW AND DISCUSSION SMART GROWTH YAGGY/COLBY**

**PRESENTED BY:** Christa Wollenzien and Heather McGuire

**DISCUSSION:** The Public Participation Plan must be adopted by resolution by the Village. This should happen at the April 2008 Plan Commission meeting and May 2008 Village Board meeting. Changes discussed to the Public Participation Plan will be made by Ms. Wollenzien and she will be getting that information to the Deputy Clerk as well as. Example survey questions that will be mailed to the Village residents, an article / announcement about the open house for the newsletter and talking to their webmaster about getting a link from the Village's website to Yaggy/Colby's will also take place. The 2000 survey that was completed by Village residents for the Master Land Use Plan, were not as complete as that which is needed for Smart Growth. New questions, therefore, will be sent out within the next couple of months. We will be having a public meeting at the Wales/Genesee Fire Department sometime in May. The Deputy Clerk will contact Chief Jezak and confirm the date. The Village's website has been updated to have a, "Smart Growth" link on the front page and, all relevant material for Smart Growth will be posted there for the public to review. The Village's website has limited spaced and when old things are removed they will be kept on file at the Village Hall in a Smart Growth binder for the public to review.

**MOTION:** No motion at this time.

### **DISCUSSION OF ZONING CHANGES**

## **PLAN COMMISSION MEETING MARCH 25, 2008**

**DISCUSSION:** A letter was received from the Village Attorney regarding the B-2 zoning district classification which will be attached to these minutes. The Plan Commission asked that Rick Kania receive a copy of this letter. Before any more changes are made to the B-1 district, Section 3 should be sent to Tim Kronquist for his review and have his comments returned for the Plan Commission review before the next Zoning meeting in April.

### **Section 3**

Page 4 – Bold “Intent”

Page 5 – E 1 – Lot area; minimum of 43,560 square feet one (1) acre and 2 – Lot width; minimum of 120 square feet.

Page 5 3.06 - A, shall read, “...1.45 dwelling units per net acre or one (1) dwelling unit...”

Page 5 – D change to “solar”

Page 6 – E 1 – Lot area; minimum of 30,000 square feet 2 – Lot width; minimum of 120 square feet.

Page 7 – F add a #4

Page 8 – F Center the Dwelling Type chart and Minimum Floor Area chart and bring them closer together

Page 9 – D2 shall read, “Business and professional offices and studios exceeding 1,000 square feet of primary floor area.

Page 9 – E remove “Minimum” and 1 lot area; minimum of 30,000 square feet 2 lot width; minimum of 100 feet

Page 9 – H remove “Minimum” and add “;” after each yard

Page 10 – A in the last sentence, “roads” shall be replaced with, “streets”

Page 10 – B the sentence shall read, “...retail shops and multi-tenant buildings, but not...”

Page 10 – B1 – remove

Page 10 – B2 shall read, “Retail stores and shops not exceeding 10,000 square feet of primary floor area.”

Page 10 B7 – Laundry and dry-cleaning businesses

This document will be updated for the next Zoning Meeting and Pauline will send a copy to Rick Kania before the meeting for him to review.

### **NEXT MEETING**

Plan Commission meetings; April 29, 2008, May 27, 2008 and June 24, 2008.

Smart Growth meetings; April 15, 2008, May 13, 2008 (to be held at the Community Building), and June 10, 2008 (to be held at the Community Building).

### **ADJOURNMENT**

Motion by Jeff Roth to adjourn, second by Mike Vincent, motion passed unopposed. The meeting was adjourned at 9:55 p.m.

Submitted by:

Pauline Wigderson, Deputy Clerk