

PLAN COMMISSION MEETING JANUARY 29, 2008

The regular Plan Commission Meeting was called to order at 7:00 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, Larry Rigden, Ken Mace, Wayne McStrack, John Meyer, Mike Vincent and Jeff Roth

Excused: Jack Bryan and Wanda Gosa

Also Present: Deputy Clerk Wigderson, Bret McPherson 2732 N Downer Ave Milwaukee, WI 53211; Wilfredo Barreto 1048 Criglas Road; Gloria Grear, Gus Pick 15730 W National Ave New Berlin, WI 5315; Brian & Tami Klink 804 Lochtyr Ridge; Austin Reis Green 549 Gwilym Court Wales; and Jim Lewein of KJN Builders, Inc

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of December 18, 2007. Motion by Jeff Flaws to approve and waive the requirement of reading same, second by, Wayne McStrack motion passed. Jeff Roth & Mike Vincent abstained.

PUBLIC COMMENT

No Public Comment

REQUEST FOR APPROVAL TEMPORARY SIGNAGE COMMUNITY FEST KETTLE MORAINES HIGH SCHOOL

REQUESTED BY: Kettle Moraine High School
& Delafield Chamber Commerce

PRESENTED BY: Larry Rigden

DISCUSSION: The Community Fest is sponsored by the Kettle Moraine School District and the Delafield and Hartland Chamber of Commerce to promote businesses in the area. The signs are reused each year and will be removed at the end of the event. There will be 10 signs located throughout the Village. The signs will be installed from March 22, 2008 until April 6, 2008. The Fest this year will be held at Kettle Moraine High School, and will last 5 hours.

MOTION: Motion by Jeff Roth to recommend approval of the temporary signage to be installed at various locations throughout the Village from March 22, 2008 – April 6, 2008, as submitted, second Mike Vincent. Motion passed unopposed. Larry Rigden abstained.

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**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
HEARING PROTECTION, LLC
549 GWILYM COURT**

REQUESTED BY: Austin Green
549 Gwilym Court
Wales, WI 53183

PRESENTED BY: Austin Green

DISCUSSION: Currently this business is located in Dousman. Mr. Green runs this business with his brother and both are being deployed later this year. They would like to have the business relocated to his home. Customers do not visit the business, he goes to them. This is a federally licensed business dealing with the legal production and retail sale of registered NFA silencers for sporting firearms. Mailings are done through the U.S. Postal Service and no trucks come to the home. There will be no signage for this business. There will be two employees.

MOTION: Motion by Mike Vincent to recommend approval of the Business Plan of Operation, as submitted, second Jeff Roth. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
STRATEGIC BUSINESS SOLUTIONS
804 LOCHTYN RIDGE**

REQUESTED BY: Brian & Tamera Klink
804 Lochtyn Ridge
Wales, WI 53183

PRESENTED BY: Brian & Tamera Klink

DISCUSSION: This is a home based business that has been in operation for 8 years in the Village. Since this is a home based business, a fire and building inspection is not required. Customers do not come to their home, they go to them. The business will not be requesting any signage. This a full service marketing research company. They do designing, telephone and internet surveys, personal interviews, focus groups, and other market research and analyses. There are two employees.

MOTION: Motion by Jeff Flaws to recommend approval of the Business Plan Operation, as submitted, second Jeff Roth. Motion passed unopposed.

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**REQUEST FOR APPROVAL
PUD ORDINANCE
WELSH HIGHLANDS
309 S WALES ROAD**

REQUESTED BY: Jim Lewein
S22 W35534 Parry Road
Oconomowoc, WI 53066

PRESENTED BY: Jim Lewein

DISCUSSION: This Ordinance was originally passed at the August 28, 2007 Plan Commission meeting. This Ordinance now has the changes from that meeting included in it.

MOTION: Motion by Jeff Flaws to recommend approval of the PUD Ordinance, as submitted, second Jeff Roth. Motion passed unopposed.

**REQUEST FOR APPROVAL
PUD AGREEMENT
WELSH HIGHLANDS
309 S WALES ROAD**

REQUESTED BY: Jim Lewein
S22 W35534 Parry Road
Oconomowoc, WI 53066

PRESENTED BY: Jim Lewein

DISCUSSION: The changes from the last meeting have been included in this final copy. A letter was received from the Village Engineer and Village Attorney and will be included in these minutes. A Letter of Credit is not required for this development, because there are no public improvements; the road is a private road. The question was asked, "What is substantially complete?" That is when life safety issues are in; road, curbing, utilities, water storage tank and storm water containment has been completed. No permits for the units will be issued until these things are completed. They have 3 years once work has started to complete the project, and extensions could be granted by the Village Board. The finished grading of this project will be done as the buildings are put up. There will **not** be any "**clear cutting**" on this property. There will be grading done for the road and storm water pond at the same time. The trees will be removed or moved as they are needed because of the grading. All the trees will not be removed or moved at the same time. All top soil will remain on site and could be put at building pad 11/12, because it could be the last structure built. John Meyer would like the easement section on page 13 to be added to the CSM page 2, number 2 instead of the wording for the dedicated of easements to the Village. The Village Attorney and Village Engineer have both been contacted about this wording and both agree that this is standard and legal. The question was asked, "Is it possible that when you "dedicate" the easement instead of "granting" the easement, that this is then taken off of the tax roll." Pauline will check with the assessor for an answer. The legal description is incorrect on page A-1. The Village Attorney will be sent the correct information. Parking on the street is not the

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Village's concern, because this is a private road. If at a later date it becomes a problem, it can be addressed then.

MOTION: Motion by Jeff Flaws to recommend approval of the PUD Agreement, as submitted, second Jeff Roth. Motion passed. John Meyer opposed. Ken Mace abstained.

DISCUSSION OF ZONING CHANGES

DISCUSSION: Al would like to have the Zoning Code changes finished by April or May of 2008 for an adoption date of June 2008. Handouts were given of the changes to R-1 through R-4 and 6.11 of the sign ordinance. We will be working on the changes at the Plan Commission meetings as well as at the monthly Zoning meetings. Pauline will send Rick Kania the changes to 6.11 for his review.

DISCUSSION ITEMS

DISCUSSION: The Plan Commission members would like the Village Board to have minutes available for their review, when they discuss Plan Commission recommendations for approval. Please email approved Village Board minutes on Tuesday morning after the Monday night meeting to all Plan Commission members. Please add to the minutes how everyone voted. (The Plan Commission will have to do a "Roll Call" vote for this change"). Please contact LA Tan requesting that they come in for approval of their window signage. John Meyer would like the minutes amended from Dec 18, 2007 to show that he wished to see the most current revision date on the CSM for Welsh Highlands. The changes to the CSM did not show up on the PUD Agreement and if the Attorney did not have the most current CSM to make the changes, he would not have known the legal description was incorrect.

NEXT MEETING

February 26, 2008.

ADJOURNMENT

Motion by Ken Mace to adjourn, second by Mike Vincent, motion passed unopposed. The meeting was adjourned at 8:38 p.m.

Submitted by:

Pauline Wigderson, Deputy Clerk