

PLAN COMMISSION MEETING FEBRUARY 26, 2008

The regular Plan Commission Meeting was called to order at 7:02 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, Wanda Gosa Larry Rigden, and Jeff Roth

Excused: Jack Bryan, Ken Mace, Wayne McStrack, John Meyer and Mike Vincent

Also Present: Deputy Clerk Wigderson, Wilfredo Barreto 1048 Criglas Road; Richard Kummrow, 205 Kummrow Court, Roger Duplor and Christa Wollenzien of Yaggy/Colby

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of January 29, 2008. Motion by Jeff Roth to approve and waive the requirement of reading same, second by, Larry Rigden, motion passed. Wanda Gosa abstained.

PUBLIC COMMENT

No Public Comment

REVIEW AND DISCUSSION CONCEPTUAL IDEAS FOR DEVELOPMENT OF 259 & 247 WEST MAIN STREET

REQUESTED BY: Richard Kummrow
205 Kummrow Court
Wales, WI 53183

PRESENTED BY: Richard Kummrow

DISCUSSION: This discussion is only conceptual. The Plan Commission is not making any recommendations at this time. These two properties were included in the Master Land Use Plan and were designated as part of the Historical District. At the March 28, 2006 Plan Commission meeting, the recommendation was made to remove these properties from the Historical District and rezone them to B-2. Had the properties remained in the Historical District, there would have been a hardship to develop them. The residential home on Hwy 83 would be better suited for a business, but the driveway access has to come off of Main Street. The D.O.T. will not permit access off of Hwy 83 to the corner lot. Any development on these properties should "blend" into the residential area. All parking must be on the property, there is no street parking available. The Plan Commission members would like to see the parking behind the building, so that the building fronts Main Street and not the cars. Trans 233 will not go into effect for these properties, because the lots are being combined. The eventual expansion of Hwy 83 will have an effect on this property and the developer should contact the State to see where the road will end up. If the storm water was to be removed to the pond across Main Street, the DNR would have to be contacted for their input. There is the possibility of swapping some of the land from the old school district property, to the Lot #3.

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MOTION: No motion at this time, conceptual discussion only.

**REVIEW AND DISCUSSION
WISCONSIN'S COMPREHENSIVE PLANNING LEGISLATION
SMART GROWTH
YAGGY/COLBY**

PRESENTED BY: Roger Dupler and Christa Wollenzien

DISCUSSION: Roger Dupler and Christa Wollenzien will be working with the Plan Commission over the next 18 months to get the Village of Wales compliant with the State of Wisconsin's legislation laws relating to Smart Growth. The Village needs to be compliant by December 31, 2009. We will be involving the public as well with this process. In the May newsletter, we will let the residents of the Village know what is happening and invite them to attend the public meetings for their input. Waukesha County is working with a lot of communities to get their Smart Growth completed and Yaggy/Colby will be able to use all of their data to help complete ours. This Comprehensive Planning will be good until 2030 and then the document must be updated every ten (10) years. The current Master Land Use Plan will be replaced by this new Smart Growth Plan. We must have a current and Official Zoning Map for this project as well. We will be working on this monthly to get it completed by the deadline. The Plan Commission members agree that they would like to finish the current Zoning project before we get into another big project. We will hold some of these meetings at the Community Building and the Fire Station as public participation requires.

MOTION: No motion at this time, discussion only.

DISCUSSION OF ZONING CHANGES

DISCUSSION: The Zoning Map needs to be completed by the time that we adopt the new Zoning Chapters. At the last Zoning meeting Both SEWRPC and Yaggy/Colby presented plans to complete the Zoning Map. A letter was received from SEWRPC that stated they would do the Zoning Map for the Village of Wales, but they would not be able to complete it for at least a year. With the current timelines that must be completed, the Plan Commission is recommending to the Village Board that the Village enter into contract with Yaggy/Colby to complete the new Zoning Map.

We went over Section 6 and the new Section 3 submitted by Al Theis.

Section 6

Page 2 (3) – replace the word “temporary” with “Real Estate”.

Page 4 – 6.05 B – the last sentence shall read, “and no part of a projecting sign shall be less than 8 feet above a public walkway.”

Page 5 – C – the last sentence shall read, “...the name sign shall be at least 8 feet above a public walkway.”

Section 3

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There are sections that require State Statute numbers that Rick will be providing. There are misspelling in the document that will be corrected on the next draft.

Page 5 – F (3) – The minimum ground / first floor area of the principal building shall be 900 square feet.

Page 6 – F (3) – The minimum ground / first floor area of the principal building shall be 900 square feet.

Page 7 – F (3) – The minimum total ground / first floor area of a two-family dwelling shall be 1400 square feet or 700 square feet per dwelling unit.

F (4) – The minimum ground / first floor area of a single family dwelling shall be 850 square feet.

Page 9 (B) – 1 – this sentence shall end at “primary floor area.” Numbers 4, 5 and 6 shall be dropped.

(D) – 1 – This sentence shall now read, “Retail stores and shops exceeding 1,500 square feet.

(D) - 2 - This sentence shall now read, “ Office and customer service facilities exceeding 1,000 square feet of primary floor area.

Numbers 3,4,6,8,10,11,12,14 and 15 shall be removed.

(D) 5 – This sentence shall now read, “Bed and Breakfast establishments.”

(E) – Remove number 3

(H) – Remove

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

March 25, 2008.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Larry Rigden, motion passed unopposed. The meeting was adjourned at 10:09 p.m.

Submitted by:

Pauline Wigderson, Deputy Clerk