

## **PLAN COMMISSION MEETING JUNE 24, 2008**

The regular Plan Commission Meeting was called to order at 7:00 p. m. by Acting Chairman Jeff Roth. Notice of this meeting was posted in accordance with the open meeting laws of the State of Wisconsin.

Present: Jeff Flaws, Jeff Roth, Ken Mace, John Meyer, Mike Vincent, Wanda Gosa, Wayne McStrack and Wilfredo Barreto.

Excused: Al Theis and Larry Rigden.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Robert Dugan, 830 Brandybrook Road; Heather Turner Loth of MSI General; Jeff Zuhlke 232 Highland Street; and Gary Jachim 112 North Wales.

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of May 27, 2008. Motion by Jeff Flaws to approve and waive the requirement of the reading same, second by Mike Vincent, motion passed. Wayne McStrack abstained. Motion to amend the minutes by Jeff Flaws, second by Wayne McStrack.

### **PUBLIC COMMENT**

Gary Jachim of 112 N Wales Road came in to discuss the flooding on his property. Mr. Jachim feels that the water from the Church on Wales Road, and both businesses to the north of him are contributing to the increased water on his property. He is afraid that if we get any more rain it will be in his business. He would like to have the water diverted to another area of the Village. The unusual amount of rain in such a short period of time has been a problem for everyone and the Village's storm system appears to be functioning as designed. Plan Commission members suggested that some of the problem could be that he has encroached into the wetland area by illegally pouring the parking slab in the rear of his building.

### **REQUEST FOR APPROVAL CHANGE OF SIGNAGE AND WINDOW TINTING PICK 'n SAVE 405 NORTH WALES ROAD**

**REQUESTED BY:** Heather Turner Loth  
P.O. Box 7  
Oconomowoc, WI 53066

**PRESENTED BY:** Heather Turner Loth

**DISCUSSION:** Pick 'n Save is remodeling the store which will include removing the words "Market Place" from the existing signs. No new signage is being added. The lower portion of the large window on the north side of the building will be tinted with spandrel panels to match the existing tinting on the other windows. The spandrel is a 100% black opaque tinting. The building will be repaired and painted so that no evidence of the removed signage will be seen.

**MOTION:** Motion by Mike Vincent to recommend approval of the change in signage and window tinting, as submitted, second by Wanda Gosa. Motion passed unopposed. Wayne McStrack abstained.

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### REQUEST FOR APPROVAL FINAL PLAT KNARLED OAKS

**REQUESTED BY:** Robert & Barb Dugan  
830 Brandybrook Road  
Wales, WI 53183

**PRESENTED BY:** Robert Dugan

**DISCUSSION:** A letter from the Village Engineer recommending approval of the development was received and will be included with these minutes. Changes were required by the WI DNR, which required a 100 foot buffer from the Ordinary High Water Mark of the lake on his property where no grading can occur. New storm water ponds have been relocated to the east of Legend View cul-de-sac.

**MOTION:** Motion by Jeff Roth to recommend the approval of the Final Plat & Storm Water Management Plans, as submitted, second by Wanda Gosa. Motion passed unopposed. Wilfredo Barreto abstained.

### DISCUSSION PLAN COMMISSION CHAIRMAN POSITION

**DISCUSSION:** Tabled until next Plan Commission meeting.

### DISCUSSION REVISED SURVEY QUESTIONS SMART GROWTH

**DISCUSSION:** Here are the changes discussed to the survey questions for the next Smart Growth meeting. The Plan Commission members would like to thank Jeff Zuhlke for all of his work on these survey questions. The Plan Commission would like to have the survey out by mid September with a 2 week time frame to get the survey back to the Village Hall. One week after the survey goes out we will send out a reminder postcard to send the survey returned. Drop the word "Element" and the number from each section and just leave the name of the section. Drop "Trends, Issues and Opportunities". Numbers 33 & 34 rank answers instead of choosing one. Number 11 use the word "manage" instead of "enforce". Number 24 reword to, "The Waukesha Sheriff's Department adequately enforce the traffic laws of the Village." Number 29 should say, "As you leave the Village." Number 36 should be moved to "Demographic Questions". Numbers 37 -39, should be ranked in order. Number 40 should be removed. Number 41 will be reviewed at the next Smart Growth meeting to decide if it should be removed. Number 11 (the second one) should say, "Does the Village manage public storm flow and public storm water quality adequately". Number 42 shall read, "The Village's move to a joint Fire Department with fire/emergency medical services with the Town of Genesee was good for the Village." Make sure that principals have been addressed for "Intergovernmental Cooperation Element". "Other (Please specify) should be (H). Number 30 should be moved to "Intergovernmental Cooperation Element." Pauline should get the dates for the next submittal for the Smart Growth meeting to Jeff Zuhlke.

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### DISCUSSION SECTION 4 MODIFICATIONS

**DISCUSSION:** Remove (a) (1), (2), (3) & (4); (5) shall read, "*Communication structures*. Private radio and television receiving and transmitting antennas, not including ground-mounted and building-mounted earth station dish antennas, shall not exceed a height of 35 feet. Ground-mounted earth station dish antennas shall not exceed a height of 10 feet. Building-mounted earth station dish antennas shall not exceed the maximum height regulation of the district in which they are located. (6) Remove. (b) (4)(5) remove. (c) remove everything after "but". (d) remove. (e) shall read, "On an existing lot of record in an unrecorded subdivision... may be reduced proportionately to the... shall be located closer than 10 feet to any structure..."

### DISCUSSION ZONING MAP CHANGES

**DISCUSSION:** Mike Warwick of Yaggy/Colby asked for some clarification on the C1 zoning on the Village's Zoning Map. He stated that new boundaries of the C1 Districts were available based on wetland inventory maps prepared by SEWRPC in 2005. Not all of these changes are represented on the Village's Zoning Map. The Plan Commission has chosen to stay with the C1 areas that are on our current zoning map and not make any changes at this time.

**MOTION:** Motion by Jeff Flaws to recommend that the Restricted C-1 Zoning areas shall remain as currently designated by the Village Plan Commission, as submitted, second by Wayne McStrack. Motion passed. Wilfredo Barreto opposed.

### NEXT MEETING

July 29, 2008 at 7:00 p.m. at the Village Hall.

### ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Wilfredo Barreto, motion passed unopposed. The meeting was adjourned at 9:09 p.m.

Submitted by:

Pauline Wigderson, Deputy Clerk