

## **PLAN COMMISSION MEETING OCTOBER 28, 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, Jeff Roth, Wayne McStrack, John Meyer, Wilfredo Barreto, Ken Mace and Mike Vincent.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Kathy Gee W300 S5721 Hwy 83 Mukwonago, WI 53149; Steve Tomasik W322 S1743 Moraine View Drive Delafield, WI 53018; Robert Antczek S16 W32157 High Meadow Circle Delafield, WI 53018; Bret Achtenhagen W336 S8510 Hwy E Mukwonago, WI 53149; Mark Lake W228 N745 Westmound Drive, Waukesha, WI 53186; Nick Curro 815 Brandybrook Road; William Wilke S32 W32955 Sierra Pass Dousman, WI 53118; Jousha Stewart 219 Summit Ave; and Sandy Russell, W320 S1606 High Meadow Circle, Delafield, WI 53018.

Excused: Larry Rigden and Alan Theis.

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 September 30, 2008. Motion by Wayne McStrack to approve the amended minutes and waive the requirement of reading same, second by Wanda Gosa, motion passed. Mike Vincent abstained.

### **PUBLIC COMMENT**

Brett Achtenhagen of Seasonal Services addressed the Plan Commission about lot 76 in the Legends. At September's Plan Commission meeting this agenda item, was tabled until Plan Commission concerns were address. Plan Commission member Alan Theis on behalf of the Plan Commission was to draft a list of these concerns for the contractor and then return for the next meeting. One of the requirements of this letter was that the home owners sign a "Storm Water Maintenance Agreement" which, Mr. Achtenhagen stated, "That the home owner would not sign this agreement." Seasonal Services made and corrections and addressed the concerns and submitted them to the Village Engineer to review them. At the last minute the Village Engineer in turn submitted a letter to the contractor of new concerns that had to be addressed and therefore was unable to make the deadline for the October Plan Commission meeting. Mr. Achtenhagen is confused and would like some direction from the Plan Commission. He would like to know who, should he be taking directions from – Plan Commission or Village Engineer? Are the recommendations in the letter from the Village Engineer, just that or are they requirements? Mr. Achtenhagen feels that the recommendations that the Engineer is making are "nice" but are cost prohibitive. Chairman Roth said that the Village would look into his concerns and get back to him before the next meeting.

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**REQUEST FOR APPROVAL  
TEMPORARY SIGNAGE  
CONSENT AGENDA ITEMS**

**TEMPORARY SIGNAGE**

Nu-Attitude Salon – 130 Summit Ave

**DISCUSSION:** The temporary banner signage will be allowed for 30 days, and to be hung on the building facing Hwy 18.

**MOTION:** Motion by Wanda Gosa to recommend approval of the temporary banner signage for 30 days starting November 4, 2008, as submitted, second Wayne McStrack. Motion passed. Mike Vincent opposed.

**REQUEST FOR APPROVAL  
TEMPORARY SIGNAGE  
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS  
115 N WALES ROAD**

**REQUESTED BY:** Kathy Gee  
W304 S7928 Oakridge Drive  
Mukwonago, WI 53149

**PRESENTED BY:** Kathy Gee

**DISCUSSION:** The Church is requesting the temporary banner signage for their live nativity which will coincide with Christmas in Wales on December 13, 2008. They are requesting the signage from November 14 through December 13, 2008. The banner will be illuminated at night; the lighting should be turned off by 11pm and must be down lighting with the lowest wattage of lamp possible.

**MOTION:** Motion by Wilfredo Barreto to recommend approval of the temporary banner signage for 30 days with down lighting to be turned off by 11pm and the wattage to be the lowest possible, as submitted, second Wanda Gosa. Motion passed. Mike Vincent opposed.

**REQUEST FOR APPROVAL  
NEW SIGNAGE  
WALES ANIMAL CLINIC  
219 SUMMIT AVE**

**REQUESTED BY:** Dr. Joshua Stewart  
219 Summit Ave  
Wales, WI 53183

**PRESENTED BY:** Dr. Joshua Stewart

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**DISCUSSION:** Dr. Stewart would like to remove the signage and replace it with the proposed new signage. The building is allowed 103.75 square footage of signage and the proposed new square footage is 97.30. The sign will be double-sided and will be in the exact location of the old sign. The sign will be illuminated with down lighting and the smallest wattage in the fixtures as possible. The background of the sign will be cream colored and not the white as presented on the copy. The light for the sign will be turned off by 11pm.

**MOTION:** Motion by Jeff Flaws to recommend approval of the new signage with the lighting to be turned off by 11pm and the wattage to be the lowest possible, as submitted, second Mike Vincent. Motion passed unopposed.

### REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION AND SIGNAGE GREAT LAKES CARPET SERVICES, LLC 308 OAK CREST DRIVE

**REQUESTED BY:** Nick Curro  
815 Brandybrook Road  
Wales, WI 53183

**PRESENTED BY:** Nick Curro

**DISCUSSION:** This is an existing business in the Village and is moving to a new location. There will be no walk-in traffic or outdoor storage. They will be using the existing signage from the old building and it will be put by the door to the unit in the back of the building and there will be lettering on the front door. Signage will not be illuminated.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Business Plan of Operation and Signage, as submitted, second John Meyer. Motion passed unopposed.

### REQUEST FOR APPROVAL SITE PLAN REVISIONS – PARKING SPACES, INGRESS/EGRESS, WATER HOLDING TANKS, AND INCREASED FLOOR SIZE WALGREENS

**REQUESTED BY:** Mark Lake  
W228 N745 Westmound Drive  
Waukesha, WI 53184

**PRESENTED BY:** Mark Lake

**DISCUSSION:** The changes to the parking and ingress/egress are due to the State mandated round-a-bout. The ingress/egress has been moved from the south end of Black Wood Drive to the north end of Black Wood Drive. Parking spaces have been

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reduced from 80 spaces to 74 spaces. The water holding tanks have been changed from five tanks to two tanks, but the amount of water has not changed. These tanks are for Walgreens fire suppression only. The tanks will be located in the back of the building and will be screened. Chief Jezak has approved the changes to the water holding tanks. The monument sign has been moved from the entrance on Hwy 83, to the island on Black Wood; the Village has granted the developers an easement to put the sign in the Village's right-a-way. Green space has increased from 35% to 38%. The Village Engineer has requested different trees to be planted along Black Wood Drive and the developer has agreed to these changes. The letter from the Engineer will be included with these minutes. The building footprint has not changed, but they are adding more retail floor space and reducing the storage area.

**MOTION:** Motion by Jeff Flaws to recommend approval of the revisions to the Walgreens Site Plan with the recommended tree changes from the Village Engineer, as submitted, second Wayne McStrack. Motion passed. Wanda Gosa, John Meyer, and Wilfredo Barretto opposed. Jeff Flaws, Wayne McStrack, Jeff Roth and Mike Vincent for.

### **ZONING MAP**

The Zoning map should be adopted at the December meeting and at that time the Plan Commission will be rezoning 6 – 7 properties that are currently zoned R1 single family, but are two-family homes. If they are left R1 they would non-conforming properties. Their new zoning will be R3. The north end of Davies drive is a cul-de-sac, but the map shows that it connects with Hwy 83, this should be corrected. Elias Street and Somerset Glen are reversed. Brandybrook Road is not indentified on the East side of the Village.

### **SECTION 2**

2.11 – Drop “and equipment” from title.

C(1) – change to 72 hours and drop “and equipment” from entire section.

### **SECTION 15**

Ask Rick if he can give the Plan Commission a definition for “Green Space”. For the new definitions that Rick submitted, we will use the alternative “Business Services” Use the alternative “Retail Sales Establishment” and keep “Wholesale Sales”. We will be using Hartland's definition of “Professional home offices” with the change of “25%” instead of “1/2” of only one floor. We will be using Rick's suggestion of “Home occupations and professional home offices”

### **NEXT MEETING DATES**

Tuesday November 25, 2008

### **ADJOURNMENT**

Motion by Wayne McStrack to adjourn, second by Jeff Flaws, motion passed, unopposed. This meeting was adjourned at 8:55 p.m.

Submitted by  
Pauline Wigderson, Deputy Clerk