

SMART GROWTH MEETING SEPTEMBER 16, 2008

The Special Smart Growth meeting of the Plan Commission was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Alan Theis, Ken Mace, Jeff Flaws, Wanda Gosa, Larry Rigden, Jeff Roth and Wilfredo Barreto.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Christa Wollenzien, Heather McGuire and Joel West of Yaggy/Colby; Jeff Zuhlke, 235 Highland; Roger Dochow and Peter Ogden of the Tenby Harbor Development, Jared Meyer, 621 Mt. Snowdon and Nadine Drake .

Excused: Mike Vincent, John Meyer and Wayne McStrack.

The Commission 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 August 12, 2008. Motion by Alan Theis to approve and waive the requirement of the reading same, second by Larry Rigden, motion passed.

REQUEST FOR APPROVAL MONUMENT SIGN LOCATION AND DEVELOPER CONSTRUCTION SIGNS FOR TENBY HARBOR HWY'S 18 & 83

REQUESTED BY: Roger Dochow and Peter Ogden
1665 N Water Street
Milwaukee, WI 53202

PRESENTED BY: Roger Dochow and Peter Ogden

DISCUSSION: The monument sign located on Hwy 18 had to be moved because of the round-about, and the new location will be on the island at the entrance on Hwy 18. The monument sign on Hwy 83 will be installed first, but would like to have them both up by Spring '09. They will be installing small ground sign that state, "Space Available". Walgreen's will be submitting their own construction signs for approval. The first lift will be installed in the fall of 2008 and the second lift will be installed in the fall of 2009.

MOTION: Motion by Al Theis to recommend the approval of the Monument Sign Location, and Developer Construction Signs, as submitted, second by Wanda Gosa. Motion passed. Wilfredo Barreto opposed.

Residents Survey

Jeff Zuhlke has just gotten started compiling the data and will have results at the next meeting.

Economic Development

The Economic Chapter set the stage for where the Village is when compared to the County. Information for this chapter has been gathered from the County, ESRI Data Services, 2007 Economic Census and results from the Survey sent to the Village Residents. Where the word "region" is used it refers to SE Wisconsin. Currently the

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Village does not have an Economic Plan and this chapter is not stating that the Village must have one, only if the Village decides that one would be useful. This chapter state that there are 15 “brown” spots in the Village; for the next meeting Heather will have those locations. Page 4, replace “cohorts” with “groups.” Page 13, for Perceived Weaknesses use these examples; Very limited land, No active Village marketing, Lack of affordable housing, Limited availability of workforce, No organized Business development, Off of I-94 and Absence of public transportation. Page 16, bold the last sentence of the first paragraph. Heather will clear up the 3rd bullet point for the next meeting. When this chapter is finished Pauline should get a copy to Roger Dochow and Peter Ogden.

Housing

Heather needs a copy of the Property Maintenance Ordinance. Page 3, the last sentence shall read, “...current housing is 29 years or older...” remove the rest. Get the current values from the Assessor and give to Heather. Page 8 remove the sentence, “The need for new options other...” The second paragraph, the first sentence shall read, “Because of the condition...” Page 9, remove double “from” in second paragraph and insert “of” between “payment” and “\$326.00” Page 14, remove “us” from the first sentence of the second paragraph. Page 15, add the disclaimer line from “Economics” page 16, “These comments do not necessarily reflect...” to the second paragraph of Part 3: Implementation Recommendations. Page 16, #5 remove, “and overlay district regulations.” #6 remove, “or encourage.”

NEXT MEETING DATES

Tuesday October 14, 2008 – Wales Community Building

Tuesday November 11, 2008 – Wales Community Building

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wanda Gosa, motion passed, unopposed. The meeting was adjourned at 9:02 p.m.

Submitted by

Pauline Wigderson
Deputy Clerk