

PLAN COMMISSION MEETING APRIL 26, 2011

The Plan Commission Meeting was called to order at 7:00 p.m. by Acting Chairman John Meyer. Members present: Wanda Gosa, Alan Theis, Jeff Flaws, John Meyer, Dave Jennings, Wilfredo Barreto and Wayne McStrack.

Excused: Larry Rigden, Jeff Roth and Patrick Hess

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Zoning Code Administrator; Fire Chief Greg Jezak; Michael Wegner, 614 Mt Snowdon Road; Kyle Lesnik of Wales Super Lube, 120 W Summit Ave; Steve Fleischmann of Securent Bank; Chuck Bilkey, 420 Welsh Road; Dale Swenson, 108 Oak Crest Drive; Adam Rhodde of Rhodde Green House; Art Mayo, 104 Taliesin Road; Carl Millard, 300 Criglas Road; Dee Nierzwicki, 101 James Street; Jim Lewein of KJN Development; and Mary Jo Hultman, 403 Black Earth Road.

Deputy Clerk Wigderson noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

PUBLIC COMMENT

No public comment.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of February 22, 2011. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed.

REQUEST FOR APPROVAL SIGNAGE AND CLOCK WALES SUPER LUBE 120 W SUMMIT AVE

REQUESTED BY: Richard Russell
120 West Summit Ave
Wales, WI 53183

PRESENTED BY: Kyle Lesnik

DISCUSSION: Wales Super Lube is requesting wall signage and a clock. The wall signage is replacing old signage from the previous owner. The signage for this building is now at the allowable limit. The new clock is not included in signage. The wall signage will not be illuminated. The words "Super-Lube" will be in red letters and will be 3 feet by 14 feet. The monument sign which had been previously approved has been installed. If any lighting is to be installed, it must be approved by the Plan Commission.

MOTION: Motion by Wilfredo Barreto to recommend approval of the Signage and Clock as submitted, second Alan Theis. Motion passed unopposed.

PLAN COMMISSION MEETING APRIL 26, 2011

**REQUEST FOR APPROVAL
SEASONAL SELLERS PERMIT
RHODEE'S GREENHOUSE
TENBY HARBOR**

REQUESTED BY: Judy Rhodee
426 South Park Street
Oconomowoc, WI 53066

PRESENTED BY: Adam Rhodee

DISCUSSION: The location will be the northwest corner of Hwy's 18 & 83 and not the northeast corner as stated on the application. They will be in the same location as last year, on the vacant lot west of the Walgreens, in the Tenby Harbor development. A letter from the Fire Chief was received and his requests will be followed. They will have a small generator to run power to the register. They are hoping to be open for Mother's Day weekend. Hours of operations will be Monday – Sunday, 9:00 a.m. to 5:00 p.m. There will only be one employee on site.

MOTION: Motion by Jeff Flaws to recommend approval of the Seasonal Seller's Permit, with the conditions of the Wales Genesee Fire Chief's letter being followed, as submitted, second Dave Jennings. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
THE GREEN GARAGE
108 OAK CREST DRIVE**

REQUESTED BY: Mary Jo Hultman
403 Black Earth Road
Wales, WI 53183

PRESENTED BY: Mary Jo Hultman and Dale Swenson

DISCUSSION: The Green Garage is a small local business that sells restyled furniture. They currently have a location in Genesee Depot and would like to expand to Hwy 18 in the Village for a bigger base. Dale Swenson has agreed to allow them to have sales on his property during the summer. There would be five dates this year, with the specific dates to be determined. The sales would only be one day each with setup and takedown the same day and no overnight storage. This would be a yard sale with a canopy/tent. The Wales Genesee Fire Chief submitted a letter with his conditions that must be met prior to starting the sale. Plan Commission members have concerns with the parking on Hwy 18 and Oak Crest Drive; this could cause a problem if emergency vehicles have to get through. Cars may park on Hwy 18, causing a problem. While the Plan Commission members do not have a problem with the business, they have recommended that she look at other locations for this sale. Ms. Hultman agreed to look

PLAN COMMISSION MEETING APRIL 26, 2011

at other locations in the same area and will return for the May Plan Commission meeting for approval of a new location.

MOTION: Motion by Wilfredo Barreto to recommend that this agenda item be tabled until the May Plan Commission meeting, second Alan Theis. Motion passed unopposed. Mary Jo Hultman agreed with the recommendation.

DISCUSSION CONCEPTUAL PROPOSAL TO CHANGE WELSH HIGHLANDS FROM 2-UNIT CONDOMINIUMS TO 4-UNIT APARTMENTS

REQUESTED BY: Jim Lewein
W316 S2920 Roberts Road
Waukesha, WI 53188

PRESENTED BY: Jim Lewein

DISCUSSION: The developer would like to change the approved site plan of 8 pads of 2 units (16 units total) to 6 pads of 4 units each and 1 pad of two units for a total of 26 units, an increase of 10 units. They are requesting this change to rental units because the market for condominiums has taken a drastic downturn. The developer has had 15 people interested in building a condominium, but none could obtain funding. The new proposed site design of the buildings has been calculated and it would not increase the storm water runoff. The units would be 1270 sq. ft. each. Each unit would have a two-car attached garage. The original pad number 7/8 would not be built, which would add more trees to the development, but the placement of the new pads may require removal of some originally saved trees. A new tree survey would be required. The new plan would have all the buildings built at once. All of the units of the development would be rentals. Plan Commission members have expressed the following concerns with the proposed new development: 1 - higher density, 2 - more hard surface, 3 - too many garages facing the street, 4 - cars parking on the street, 5 - no spaces provided for visitors, 6 - less landscaping, 7 - the aesthetics of buildings, and 8 - property maintenance. Currently no one lives on the site and there have been problems with grass and weeds not being maintained.

Chuck and Sue Bilkey, submitted a letter expressing their concerns: the potential of 26 – 52 new cars in this small development—where will they all park? Who will maintain the property? Where will all the snow go? Pad number 1/2 does not fit into the building setback and its driveway is too short to keep cars from intruding into the road. Pad number 15/16's at east end is in the retention area; how many wells will be on this property, and how will it affect the water table? What about the septic systems—will they be larger and then saturate the surrounding areas?

The Plan Commission suggest that the following items need to be addressed before the proposal is reconsidered: 1 - the density is to high, 2 - visitor parking, 3 - a new tree survey would need to be done, 4 - the view facing the road is all garage and needs to be

PLAN COMMISSION MEETING APRIL 26, 2011

modified, and 5 - the garages are very small, so there is not much storage. A new PUD – developers agreement and site design will have to be submitted and approved.

MOTION: No motion at this time: conceptual review only.

DISCUSSION DESIGN GUIDE LINES FOR THE HISTORIC VILLAGE CENTER

DISCUSSION: The Plan Commission would like to thank all the members of the HVC for all their hard work in preparing the guidelines. The document is very good and will be forwarded to the Village Attorney for his review and suggestions regarding implementation/enforcement of this document.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 9:07 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk