

PLAN COMMISSION MEETING NOVEMBER 29, 2011

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

Also Present: Deputy Clerk Wigderson; Paul Motzel, 18920 Toldt Woods Drive #9, Brookfield, WI 53045; Ben Fronk 9000 W. Concordia Ave., Milwaukee, WI 53222; Diana Markus W349 S2170 Waterville Road, Oconomowoc, WI 53066; Leslie Bley W331 S487 Elm Way Delafield, WI 53018; and Mike Wegner 614 Mt. Snowdon 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 October 25, 2011. Motion by Dave Jennings to approve the minutes and waive the requirement of reading same, second by Alan Theis, motion passed. Jeff Roth abstained.

REQUEST FOR APPROVAL CERTIFIED SURVEY MAP EXTRATERRITORIAL REVIEW TOWN OF GENESEE W339 S3172 HWY C

REQUESTED BY: Paul Motzel
18920 Toldt Woods Drive #9
Brookfield, WI 53045

PRESENTED BY: Paul Motzel

DISCUSSION: The proposed land split has received approvals from Waukesha County and Town of Genesee. The property owner would like to create 3 lots, with lot 1 to have the existing home and buildings. Lot 1 will be 11.335 acres, lot 2 5.977 acres, and lot 3 will have 5.401 acres. All three lots contain wetlands and environmental corridors. There was some concern about access to the building pad on lot 3, but Mr. Motzel stated that there is already a 12- to 14-foot-wide access road in place.

MOTION: Motion by Alan Theis to recommend approval of the Certified Survey Map, as submitted, second Wanda Gosa. Motion passed unopposed.

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**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
BRIGHT IDEAS LEARNING COMMUNITY
104 WEST MAIN STREET #106**

REQUESTED BY: Ben Fronk
9000 W. Concordia Ave.
Milwaukee, WI 53222

PRESENTED BY: Ben Fronk

DISCUSSION: This business will be operating out the upper unit on the west side. The business is designed to offer after-school tutoring for children ages 6 – 18. Tutoring will be offered during the school year between the hours of 4:00 p.m. and 6:00 p.m. and summer hours will be from 8:00 a.m. to 7:00 p.m. for the months of June, July and August. There will be 1 – 2 employees working with a maximum of 5 students at a time. Employee parking will be on site and most students will be dropped off or walk over from the school. If parking is needed, they will be using the municipal lot on Main Street. No signage is being requested at this time. Signage must be submitted for approval before being installed.

MOTION: Motion by Wayne McStrack to recommend approval of the Business Plan of Operation, as submitted, second Patrick Hess. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
MAMA D'S COFFEE
104 WEST MAIN STREET**

REQUESTED BY: Diana Markus
W349 S2170 Waterville Road
Oconomowoc, WI 53066

PRESENTED BY: Diana Markus

DISCUSSION: This business will be operating out the upper unit on the east side. They will be selling coffee, bread, sandwiches and bakery. They will have an outside baker making the bread and bakery. There will not be a grill in the shop. They would like to serve a local coffee brand. The shop would have wi-fi and have areas for studying. They would like to provide a stage area for live music to be played. There will be 3 – 5 employees, and hours will be Monday – Sunday, 6:00 a.m. – 8:00 p.m. Signage has not been submitted for approval; before any signage is installed, it must be submitted for approval.

MOTION: Motion by Jeff Flaws to recommend approval of the Business Plan of Operation, as submitted, second Wanda Gosa. Motion passed unopposed.

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DISCUSSION HISTORIC VILLAGE CENTER GUIDELINES

DISCUSSION: After meeting with the Village Board it was decided to revise the following wording on page 9 of the Guidelines: the last sentence will be removed and replaced with “Businesses with “franchise” or “brand name” signs are to incorporate their names/logos into low monument, projecting, or flush with the building signs.” The Commission asked that Dee Nierzwicki and Carl Millard be contacted about joining the discussion about moving forward with implementing the guidelines. The Village Attorney is reviewing the document, and possibly drafting an ordinance. There was discussion about making the proposed “Historic District” an overlay district which would allow the underlying Zoning to remain. The map of the Historic District in the Master Land Use Plan and the Smart Growth Plan does not clearly delineate which of the area properties are included. We will have to review this at the next meeting.

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Patrick Hess, motion passed, unopposed. This meeting was adjourned at 8:04 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk