

PLAN COMMISSION MEETING DECEMBER 20, 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, Wayne McStrack, Larry Rigden, Alan Theis, Wanda Gosa and Patrick Hess

Also Present: Deputy Clerk Wigderson; Ted Mrochinski, W161 N5012 Hickory Tree Lane, Menomonee Falls, WI 53051; Jim & Teri Shackton, 240 W Summit Ave; Jeff Witon of Kwik Trip; Peter Bethke, S27 W32569 CTH G; Carl Millard, 330 Criglas Road; and Dee Nierzwicki, 101 James Street.

Excused: Dave Jennings

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 November 29, 2011. Motion by John Meyer to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed.

DISCUSSION CONCEPTUAL REVIEW DRIVEWAY ENTRANCE ON VILLAGE PROPERTY FOR TOWN OF GENESEE PROPERTY

REQUESTED BY: Dawn & Peter Bethke
S27 W32569 CTH G
Dousman, WI 53118

PRESENTED BY: Peter Bethke

DISCUSSION: The property owner would like to install a driveway from their property, which is located in the Town of Genesee, to Wakefield Downs. Their mailbox is located on a blind curve, and is very dangerous. They would keep the current driveway, and trash would be placed at this driveway for pick up. The property owner discussed this option with the Town of Genesee and they gave them the go ahead to see if it could be done. The Plan Commission has some concerns, but is willing to have the property owners move forward and gather information to return to Plan Commission for consideration at a later date. The Deputy Clerk should contact the Town of Genesee to see what concerns/issues that they may have. The Fire Department should review the proposed driveway for any access issues. Access issues onto Wakefield Downs that needs be to worked on – who owns the property where the proposed driveway would be located. For mail, they would need to have a Wakefield Downs address – would this cause issues for 911 services? What if this property would be sub-divided at a later date – would all the new properties use the Wakefield Downs access. Would there be any legal repercussions for Wales do to the driveway? All costs incurred by the Village for this project would be the responsibility of the owners.

MOTION: No motion at this time. This agenda item was for discussion only.

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**REQUEST FOR APPROVAL
OF REDUCTION OF TIME CHANGE
FOR THE ELECTRONIC READER BOARDS
KWIK TRIP**

REQUESTED BY: Jeff Witon
415 N Wales Road
Wales, WI 53183

PRESENTED BY: Jeff Witon

DISCUSSION: Kwik Trip is requesting a time reduction from 3 minutes to 30 seconds for both of their signs in the Village. Because of the time change restriction, some of the messages are cut in half and do not make sense when read alone. 70% of Kwik Trips electronic signs change at 2 to 5 second intervals. The concern at prior meetings is that the static reader board messages would be a distraction and cause accidents. To date there have been no accidents at the intersection of Hwys 18 & 83 related to the electronic sign.

MOTION: Motion by Alan Theis to recommend approval of the time change reduction from 3 minutes to 30 seconds, as submitted, second Larry Rigden. Motion passed. Wanda Gosa and John Meyer opposed.

**REQUEST FOR APPROVAL
ADDITION
LEDUC'S FROZEN CUSTARD
240 WEST SUMMIT AVENUE**

REQUESTED BY: Jim & Teri Shackton
240 Summit Ave
Wales, WI 53183

PRESENTED BY: Ted Mrochinski

DISCUSSION: The proposed addition would allow Le Duc's to have a heated and air conditioned area for customers. There would be room for 4 to 5 tables that would seat 4 people each. There would also be restrooms available to the public. The new addition will match the existing exterior of the building. The new addition will be 12' by 18' and will include a handicap accessible ramp. Some maintenance work will be done to the exterior of the building, which will include installing a cement board/hardy plank siding on all four sides of the building. On the site plan, there is a parallel parking space on the west side of the property off the corner of the building. The Plan Commission would like this spaced removed. If a car were to be parked in this space and deliveries were being made, it could cause a bottle neck.

MOTION: Motion by Jeff Flaws to recommend approval of the addition, as submitted, second Patrick Hess. Motion passed unopposed.

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DISCUSSION HISTORIC VILLAGE CENTER GUIDELINES

DISCUSSION: The district needs to be defined. The map that is in both the Master Land Use and the Smart Growth is not clear. Alan Theis submitted his proposed map that has a distinct boundary. An overlay district could be adopted for this district which would include the "Design Guidelines." By creating an overlay district the underlying Zoning would remain and no properties would become "Non-conforming." The properties that would be in the district would then have to comply with the "Design Guidelines." All renovations, additions, new construction, etc. that takes place in this district must be reviewed by the Plan Commission and approved by the Village Board. The Plan Commission will review setbacks, etc., as well as all architectural design for compliance with the Design Guidelines. The Deputy Clerk will work on the wording for the Overlay District for the next meeting. The Zoning Map will need to be updated and adopted. There will need to be a public hearing. More information will be presented at the next Plan Commission meeting.

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Wanda Gosa, motion passed, unopposed. This meeting was adjourned at 8:12 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk