

## **PLAN COMMISSION MEETING JANUARY 29, 2013**

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

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Mike Fleming, W336 N922 Meadow Lane, Delafield, WI 53018; Gloria Grear, 434 Welsh Road; Chuck Bilkey 420 Welsh Road; Todd Anderson, N64 W12883 Day Lily Court, Menomonee Falls, WI 53051 and Mark Ellena; S9 W31380 Irwin Court, Wales, WI 53183.

Excused: Larry Rigden and Wanda Gosa

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 December 18, 2012. Motion by Jeff Flaws to approve the minutes and waive the requirement of reading same, second by Dave Jennings, motion passed. Alan Theis abstained.

### **REQUEST FOR APPROVAL SPRINT UPGRADES ON THE EXISTING CELL TOWER 249 OAK CREST DRIVE**

**REQUESTED BY:** Todd Anderson  
N64 W12883 Day Lily Court  
Menomonee Falls, WI 53051

**PRESENTED BY:** Todd Anderson

**DISCUSSION:** Sprint would like to upgrade the existing equipment on the cell tower. They currently have 6 antennas and 3 cabinets. When the upgrade is completed there will be 3 antennas and 2 cabinets. The work will be done in the gated substation area. The cables will be inside the monopole. A letter was provided by the Kettle Moraine School District that is allowing the upgrades.

**MOTION:** Motion by Wayne McStrack to recommend approval of the equipment upgrades on the existing cell tower, as submitted, second Patrick Hess. Motion passed unopposed.

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### **CONCEPTUAL DISCUSSION NEW PROPOSED SITE DEVELOPMENT PLAN FOR WELSH HIGHLANDS**

**DISCUSSION:** Securant Bank submitted a PUD and Easement Agreement for review. Parking on Benton Court should be defined in the PUD. Parking should be limited to one side and no overnight parking. Setbacks are a hardship for 4 & 5 of the lots. Through the PUD the Village would allow 40 foot front yard and 15 foot side and rear setbacks for this development. The 2 family home should become lot 8 and not an outlot. There will now only be two outlots, the road and the stormwater/retention pond. Lot 8 will be the only two-family parcel – the rest will be single family lots. All future homes should match the building materials of the existing home. Lots 1, 6, & 7 cannot have any accessory structures on them. The Plat must show all easements. There will not be any landscaping plans for the development. Could a fence be installed around the retention pond? The legal description and PUD do not match, this must be corrected. Things that have been completed and are okay should be removed from the new PUD. The Village Building Inspector will work with the Developers to review the site plan, plat and PUD. Once they have reviewed them they will be sent to the Village Engineer and Attorney for their review.

### **REQUEST FOR APPROVAL VILLAGE CENTER DESIGN GUIDELINES**

**DISCUSSION:** The map on page 4 should be replaced with the updated one that Yaggy/Colby supplied for the Village. The next step will be to hold a Public Hearing to adopt the proposed Guidelines and Ordinance.

### **ADJOURNMENT**

Motion by Alan Theis to adjourn, second by John Meyer, motion passed, unopposed. This meeting was adjourned at 8:25 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk