

PLAN COMMISSION MEETING FEBRUARY 26, 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, Dave Jennings, Larry Rigden and Wanda Gosa.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Mike Fleming, W336 N922 Meadow Lane, Delafield, WI 53018; Mark Ellena; S9 W31380 Irwin Court, Wales, WI 53183; Tom Bernklau, Bernklau Surveying, Inc, N60 W25864 Walnut Road, Sussex, WI 53072; Mike Wagner 614 Mt. Snowdon Road; Tony Milazzo W302 S1580 Brandybrook Road; Thomas Saxe W325 S1767 Mickle Road; Dave Kilpatrick 1001 Lochtyn Ridge; Abbie Kilpatrick W288 S2516 Road DT, Waukesha, WI 53188.

Excused: Patrick Hess

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 January 29, 2013. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by John Meyer, motion passed. Wanda Gosa and Larry Rigden abstained.

REQUEST FOR APPROVAL TIME REDUCTION OF THE ELECTRONIC READER BOARD SIGNAGE CULVER'S 400 EAST SUMMIT AVE

REQUESTED BY: Tony Milazzo
400 E Summit Ave
Wales, WI 53183

PRESENTED BY: Tony Milazzo

DISCUSSION: Mr. Milazzo is requesting a reduction on the time change for the electronic signage from 30 seconds to 5 seconds. The current time change of 30 seconds does not allow someone traveling past to see more than one message. He has had customers comment in writing that they cannot see the flavor of the day and thus are not enticed to stop in the store, and feels that he is losing business because of it. He does not believe that there is any evidence that the changing of the sign has caused any issue. The "Regulating Digital Billboards" provided to the Plan Commission recommends a change time of 4 – 6 seconds.

MOTION: Motion by Jeff Flaws to recommend approval of the reduction of time change for electronic sign from 30 seconds to 5 seconds, as submitted, second Alan Theis. Motion passed. Wanda Gosa and John Meyer opposed.

PLAN COMMISSION MEETING FEBRUARY 26, 2013

**REQUEST FOR APPROVAL
EXTRATERRITORIAL REVIEW
CERTIFIED SURVEY MAP
TOWN OF GENESEE
TOM & LYNN SAXE**

REQUESTED BY: Tom & Lynn Saxe
W325 S1767 Mickle Road
Delafield, WI 53018

PRESENTED BY: Tom Saxe

DISCUSSION: Mr. Saxe proposed the Certified Survey Map that has been approved by the Town of Genesee. The new lot will create outlot 1 and lot 1. Lot 1 will be 2 acres and outlot 1 will be .76 acres will be transferred to the Village of Wales for a future lift station.

MOTION: Motion by Jeff Flaws to recommend approval of the Extraterritorial Review of Certified Survey Map, as submitted, second Alan Theis. Motion passed unopposed.

**REQUEST FOR APPROVAL
EXTRATERRITORIAL REVIEW
CERTIFIED SURVEY MAP
TOWN OF OTTAWA
GREG & BIRGIT WATKINS**

REQUESTED BY: Greg & Birgit
10408 N Indian Wells Drive
Fountain Hills, AZ 85266

PRESENTED BY: Tom Bernklau

DISCUSSION: The Certified Survey Map has been approved by the Town of Ottawa. Access for all of the new lots will be off of Hwy C. Lots 3 & 4 will have a shared driveway. There will be 4 new lots. Lot 1 could in the future be split. They must comply with all the restrictions put forth by Waukesha County and Town of Ottawa.

MOTION: Motion by Jeff Flaws to recommend approval of the Extraterritorial Review of Certified Survey Map, as submitted, second Dave Jennings. Motion passed unopposed.

PLAN COMMISSION MEETING FEBRUARY 26, 2013

REQUEST FOR APPROVAL EXTRATERRITORIAL REVIEW CERTIFIED SURVEY MAP TOWN OF GENESEE MARGARET KILPATRICK

REQUESTED BY: Margaret Kilpatrick
W288 S2316 Road DT
Waukesha, WI 53188

PRESENTED BY: Abbie Kilpatrick

DISCUSSION: The Certified Survey Map has been approved by the Town of Genesee. There will be 2 lots and 1 outlot. Outlot 1 will be an unbuildable lot and shall only be conveyed to the owner of an adjacent parcel, land conservancy organization or a governmental unit. The lots of this CSM cannot be divided any further. The new lot 1 will remain corn/soy bean field.

MOTION: Motion by Jeff Flaws to recommend approval of the Extraterritorial Review of the Certified Survey Map, as submitted, second Alan Theis. Motion passed unopposed.

CONCEPTUAL DISCUSSION NEW PROPOSED SITE DEVELOPMENT PLAN FOR WELSH HIGHLANDS

DISCUSSION: After review of the proposed plan, the Village wants the developer to place on the site plan:

- To verify the existing tree locations over the entire site
- Verify the grades around the present 2-family were graded to what had been proposed in the original development.
- The location of the septic system for the 2-family must be placed on the site plan.
- Based on tree locations, locate potential building pad areas to avoid destruction of trees.
- Locate the proposed septic system areas for each single family lot to minimize destruction of trees and show the septic sizes based on Waukesha County standards.
- Develop and implement a master grading plan for the entire site, minimizing destruction of the trees.
- Locate and delineate the easements, transformers and pedestals on the site.
- Parking should only be allowed on one side of the street and should be marked on the site plan.
- Exhibits need to be identified – site plan/storm water.
- Fencing must be installed around the storm water pond.
- The PUD must be reviewed by the Village Attorney.

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Alan Theis, motion passed, unopposed. This meeting was adjourned at 8:41 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk