

PLAN COMMISSION MEETING MARCH 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, Patrick Hess and Wanda Gosa.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Randy Brucker, CJ Engineering, 9205 W Center St, Milwaukee, WI 53222; Gene Szymaszek 915 Severn Road; Mark Ellena; S9 W31380 Irwin Court, Wales, WI 53183; Jim Langreder, 222 Huntington Road, Delafield, WI 53018; Jay Cavaini 823 E Brandybrook Road; Jim Marriott W229 N2510 Duplainville Road, Waukesha, WI 53186; Mike Wagner, 614 Mt Snowdon Road; Lauren Salvi, 383 Cardigan Court; Gloria Grear 434 S Welsh Road; Luke Chiarelli for Securant Bank; Charmine and Richard Horace, 1010 Severn Road; and Paul Johnson, 415 N Wales Road.

Excused: Dave Jennings and Larry Rigden.

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 26, 2013. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Wanda Gosa, motion passed. Patrick Hess abstained.

REQUEST FOR APPROVAL TIME REDUCTION OF THE ELECTRONIC READER BOARD SIGNAGE KWIK TRIP 415 N WALES ROAD & 230 W SUMMIT AVE

REQUESTED BY: Paul Johnson
415 N Wales Road
Wales, WI 53183

PRESENTED BY: Paul Johnson

DISCUSSION: Mr. Johnson 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. Kwik Trip would like to deliver a concise message to their customers that is easy to understand. Independent research shows that electronic signs do not affect driver behavior. The "Regulating Digital Billboards" provided to the Plan Commission recommends a change time of 4 – 6 seconds.

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

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**REQUEST FOR APPROVAL
TIME REDUCTION OF THE ELECTRONIC READER BOARD SIGNAGE
GREAT MISSION CHURCH
308 OAK CREST DRIVE**

REQUESTED BY: Jay Cavaiani
308 E Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Jay Cavaiani

DISCUSSION: Mr. Cavaiani is requesting a reduction on the time change for the electronic signage from 30 seconds to 5 seconds. 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 Wayne McStrack. Motion passed. Wanda Gosa and John Meyer opposed.

**REQUEST FOR APPROVAL
EXTRATERRITORIAL REVIEW
CERTIFIED SURVEY MAP
TOWN OF GENESEE**

REQUESTED BY: James Marriott
W229 N2512 Duplainville Road
Waukesha, WI 53186

PRESENTED BY: James Marriott

DISCUSSION: The Certified Survey Map has been approved by the Town of Genesee. The owners are proposing to create 2 industrial lots. Lot 1 has an existing industrial building and a detached accessory building. Lot 2, which abuts Wolf Road is 6.524 acres. Access for lot 2 will be off of Wolf Road and the lot 1 has access off of Hwy 18.

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.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
ELLEBELLE SALON
308 CYMRIC COURT**

REQUESTED BY: Alexis Langreder
308 Cymric Court
Wales, WI 53183

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PRESENTED BY: Jim Langreder

DISCUSSION: Ellebelle salon will be offering basic cosmetology services. They will have 4 employees to start, but not more than 10 in the future. There will not be more than 6 employees working at anytime. Hours of operation will be Monday – Thursday, 9:00 a.m. – 8:00 p.m.; Friday 8:00 a.m. – 5:00 p.m.; and Saturday 8:00 a.m. – 2:00 p.m. The salon will not be opened on Sunday. They will be retailing cosmetic, hair products and boutique items. They will require 6 parking spaces. During the lunch hour the lot is very full, but this should not be a problem. Signage has not been submitted for approval. Before any signage is installed, it must be approved.

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

DISCUSSION KEEPING OF BACKYARD CHICKENS 383 CARDIGAN COURT

REQUESTED BY: Anthony Niehausen
383 Cardigan Court
Wales, WI 53183

PRESENTED BY: Lauren Salvi

DISCUSSION: The home owners would like to have backyard chickens on their property for their personal use. Their property is .72 acres. They are requesting to have 4 hens and no roosters. They would not be slaughtering or selling the hens or eggs. The hens would be placed in a fenced-in coop, which would be installed at least 50 feet from any of the neighbor's property lines. The waste from the hens would be used in composting. The hens may be allowed under a "Temporary Use" which would have to be reviewed in one year and could result in the hens being removed should there be problems. The Plan Commission members would like to have submitted for review from the home owners:

- A waste plan
- A coop plan, which must allow for 4 square feet for each hen
- Letters from the neighbors, stating that they are aware of the hens
- This would be considered under a "Temporary Use" and must be reviewed in a year
- Permit from the Village Building Inspector
- No slaughtering of hens
- No selling of hens or eggs
- No more than 4 hens on the property
- No roosters

CONCEPTUAL DISCUSSION & RECOMMENDATION NEW PROPOSED SITE DEVELOPMENT PLAN FOR WELSH HIGHLANDS

REQUESTED BY: Michael Flemming
400 Cardinal Lane
Hartland, WI 53029

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PRESENTED BY: Mark Ellena and Luke Chiarelli

DISCUSSION: The tree survey has been completed and is shown on the site plan. The plat has been sent to the State and County to start their review process. Lots 3, 4 and 5 will not have any grading done in backyard. Homeowners will be responsible for the master grading of their own lots. The swales will be reduced from 10 feet to 2 feet. The borings for the septic systems were never completed and need to be tested and submitted to the County. Lot 2 septic location is correct. The sizes for the septic have been doubled to allow for replacements beds. Homeowners will not be allowed to remove trees without the Village's approval. Parking has been updated on the site plan. There will be a 20 foot setback in the rear of the properties. PUD changes:

- Page 4: remove section "F"
- Page 5: remove section "G"
- Owner (Securant Bank) to install final asphalt lift when 5 total single family lots are sold
- Owner will install a 6 foot black cyclone fence by July 1, 2013
- Grading – lot owners must grade to the Master Grading Plan. Page 15 (F) and Page 10 will have the same wording to make it concise throughout the entire document
- D – landscaping of outlot 1 & 2
- Exhibit "C" should have numbering C's and not D's
- The cost should be divided between the tax numbers

MOTION: Motion by Jeff Flaws to recommend approval of the Conceptual Planned Unit Development, as submitted, second Alan Theis. Motion passed unopposed.

Motion by Jeff Flaws to recommend approval of the Conceptual Plat, as submitted, second Patrick Hess. Motion passed unopposed.

Motion by Jeff Flaws to recommend approval of the Conceptual Master Grading Plan, as submitted, second Wayne McStrack. Motion passed unopposed.

Motion by Alan Theis to recommend approval of the Conceptual Amended Ordinance, as submitted, second Jeff Flaws. Motion passed unopposed.

DISCUSSION AMEND VILLAGE OF WALES ZONING MAP

DISCUSSION: The Zoning Map needs to be amended to show the possible rezoning of the Welsh Highlands development from R-4 to R-2 and R-3. The map should be amended if the development has been approved and rezoned.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 8:48 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk