

## **PLAN COMMISSION MEETING AUGUST 27, 2013**

The Plan Commission Meeting was called to order at 7:01 p.m. by Acting Chair John Meyer. Members present: John Meyer, Alan Theis, Jeff Flaws, Larry Rigden, Dave Jennings and Wanda Gosa.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Mark McCune, 155 Wisconsin Ave, Oconomowoc, WI 53066; Mike Wegner, 614 Mt. Snowdon Raod; Michael & Sandra Plotecher, 614 Bron Derw Drive; Ellen, Jessica & Hunter LaFayette, 332 North Taliesin Road; and Gary Jachim, 112 North Wales Road.

Excused: Jeff Roth, Patrick Hess and Wayne McStrack

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 July 30, 2013. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, as amended second by Wanda Gosa, motion passed. Dave Jennings abstained.

### **REQUEST FOR APPROVAL PRIVACY FENCE 614 BRON DERW DRIVE MICHAEL PLOTECHER**

**REQUESTED BY:** Michael Plotecher  
614 Bron Derw Drive  
Wales, WI 53183

**PRESENTED BY:** Michael & Sandra Plotecher

**DISCUSSION:** The homeowner would like to install a combination 6 foot tall and 4 foot tall fence around their home for the safety of their special needs child. The 6 foot section would be install along the west and north side of the house. The 4 foot section will be installed on the east side of the house. The pool will be removed from the backyard. The fence will be cedar and eventually will be stained. The fence will be 5 feet off the property line which will allow for lawn mowing and maintenance.

**MOTION:** Motion by Alan Theis to recommend approval of the fence, as submitted, second Dave Jennings. Motion passed unopposed.

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### REQUEST FOR APPROVAL PRIVACY FENCE & CAR PORT 112 NORTH WALES ROAD GARY JACHIM

**REQUESTED BY:** Gary Jachim  
112 North Wales Road  
Wales, WI 53183

**PRESENTED BY:** Gary Jachim

**DISCUSSION:** The homeowner would like to install a 6 foot fence on the west side, in the front yard, and on the north side of his home. Because of the reconstruction of Hwy 83 he would like to install the fence to give him some privacy and to block some of the noise. The fence would be made out of pressure treated lumber and may not be installed until after Hwy 83 is completed. Plan Commission members asked if there was going to be any more outdoor storage of items, and Mr. Jachim stated, "No, there will not be any more outdoor storage." They asked if he would consider a 4 foot fence and Mr. Jachim stated, "That a 4 foot fence would not diminish the glare of the headlights from the cars." The car port will be installed on the east side of the existing barn. The car port will have metal siding and will be anchor to the ground with concrete footings. The car port will be installed before the winter and will require obtaining a building permit.

**MOTION:** Motion by Alan Theis to recommend approval of the fence and car port, as submitted, second Jeff Flaws. Motion passed unopposed.

### REQUEST FOR APPROVAL A TEMPORARY USE PERMIT TO ALLOW THE KEEPING OF BACKYARD DUCKS 332 NORTH TALIESIN ROAD ELLEN LAFAYETTE

**REQUESTED BY:** Ellen LaFayette  
332 North Taliesin Road  
Wales, WI 53183

**PRESENTED BY:** Ellen & Jessica LaFayette

**DISCUSSION:** The ducks may be allowed under a "Temporary Use" which would have to be reviewed in one year and could result in the ducks being removed should there be problems. Ms. LaFayette is requesting to keep 4 ducks for their eggs for personal use. The eggs cannot be sold. There cannot be any male ducks. If they do get a male, they will give him to a friend with a farm. The ducks will be penned at all times. The ducks can fly and because of that, they will have one wing clipped. The coop will be installed at least 50 feet from the neighboring property lines. The waste will be composted and used to fertilize their raised beds and container gardens. The Village is asking for 4 square feet per duck and the proposed pen is 17 square feet. They would like to purchase two Muscovy (no quacking), and two Cayuga (limited quacking). The ducks cannot be sold or slaughtered. The coop is mobile and will be moved around the yard. The run will be 10 feet long. The neighbors have given a copy of the proposed plan.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Plan for Temporarily Keeping of Backyard Ducks with the condition that it is a temporary use and must be reviewed in August 2014 prior to extending the approval, no selling of eggs or ducks and no slaughtering of the ducks, second Alan Theis. Motion passed unopposed.

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### DISCUSSION POSSIBLE COMMUNITY BASED RESIDENTIAL FACILITY POND PROPERTY ON HWY 18 FIRST BANK FINANCIAL CENTRE MARK MCCUNE

**DISCUSSION:** Mr. McCune has a possible purchaser of the property and they would like to put a Community Based Residential Facility on the property. They have five sites in Wisconsin and are looking to move in Waukesha County. He has spoken with the WI DOT for access and the WI DNR for wetland delineation and the pond that is on the property. This parcel has challenges for development because of the access, setbacks, wetlands and the pond. The access to the proposed development would have to be off of Oak Crest Drive. The Village would require a holding tank for fire suppression, but because of the pond on the property they may be able to use the pond. Jeff Flaws will check with the WI DNR to see if this is possible. They would like to put 2 or 3 buildings on the property and use them for different stages of care for their clients. The buildings would be one story and look like residential homes. They would be 10,000 – 12,000 square feet. There would be 16 – 20 clients per building, and 4 or 5 employees from 7:00 a.m. – 4:00 p.m., 3 employees in the evening and 2 during the overnight hours. They would have individual rooms, one cooking area and common area. This property is Zoned B-2 and for this proposed development to happen, a rezoning would be required, most likely R-4. The Master Land Use would have to be amended. A Public Hearing would be required. A Plan Unit Development Agreement would be required. Plan Commission members would like to visit one of their current developments. The current barn is an attractive nuisance and the Plan Commission would like the barn taken down. Mr. McCune said the barn that is on the property will be removed.

**MOTION:** No motion for this agenda item. It is discussion only.

### ADJOURNMENT

Motion by Alan Theis to adjourn, second by Dave Jennings, motion passed, unopposed. This meeting was adjourned at 8:21 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk