

JOINT VILLAGE BOARD & PLAN COMMISSION MEETING FEBRUARY 17, 2014

The Joint Meeting was called to order at 6:00 p.m. by Village Board President Jeffery Flaws and Plan Commission Chairman Jeffrey Roth.

Village Board Members present: Jeff Flaws, John Reinbold, Ken Mace, Eugene Mayernick, and David Lang.
Plan Commission Members present: Jeff Roth, John Meyer, Alan Theis, Jeff Flaws, Larry Rigden, Dave Jennings, Wayne McStrack and Patrick Hess (6:40).

Also Present: Clerk Tamez; Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Steve Hanson, Village Engineer; Fire Chief Jim Moon; Mike Wegner, 614 Mt. Snowdon Rd; Mark & Sue Neumann; and Rick Glesner, 2613 Oakcrest Place, Waukesha, WI 53186.

Excused: Trustee Kuhlman, Trustee Henschik, 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.

DISCUSSION POSSIBLE DEVELOPMENT OF THE 17-ACRE PARCEL ON HIGHWAY 83 & HIGHWAY 18 410 NORTH WALES ROAD MARK NEUMANN

DISCUSSION: Mr. Neumann would like to develop the property into multi-unit apartments and single family homes. They would like to have a total of 114 units. There would be six buildings with 14 apartments and two with 8 apartments. There would be fourteen single-family homes on individual lots. The building pads for the single-family homes would be approximately 60 feet for each lot. The apartment buildings would be open to rent by anyone and would not be restricted to seniors, as was previously proposed by the original developer. There would be a clubhouse that would have the site's business office, workout room and community room, which could be rented out. The fourteen-unit buildings would have a single stall garage for each unit. The eight-unit buildings would have parking under the building. All eight buildings would be finished on all sides and positioned so that garages would not be visible from off site. A Planned Unit Development Agreement will be required to develop this proposed project. There will be some type of "Homeowner Association" to maintain the out lots, and arrange for snow removal, road repairs, etc. The WI DOT is not allowing access to Highway 83, except for emergency vehicle traffic. They would like to install two walking paths that would connect to the Glacial Drumlin Trail, but some Plan Commission members would like to see better pedestrian pathways to the trail and clubhouse, maybe sidewalks along the main roadway. Could there be playground or outdoor play area? Currently, this will be a private road with a cul-de-sac. This development would eventually be on the sanitary sewer, but would have to operate on holding tanks until it were available. They are looking at options for the well. Could there be more screening to the east? They would like to get started as soon as possible, but the rental units would not be built all at once. They would start with four units and possibly some of the single family parcels. They are thinking that it would be developed in two phases. Could hopefully start occupying by April 2015 and be finished with the development by September 2016. Water runoff will have to be addressed; maybe rain gardens, retention ponds, etc.

ADJOURNMENT

Motion by Trustee Lang to adjourn, second by Trustee Mayernick, motion passed, unopposed. The Village Board meeting was adjourned at 6:47 p.m.

Motion by Alan Theis to adjourn, second by Dave Jennings, motion passed, unopposed. The Plan Commission meeting was adjourned at 6:47 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk