

PLAN COMMISSION MEETING DECEMBER 16, 2008

The Regular Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Wanda Gosa, Jeff Roth, Alan Theis, Wayne McStrack, John Meyer, Wilfredo Barreto, Ken Mace and Larry Rigden.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Scott Curty 207 Kummrow Court; Jeff Zuhlke 235 Highland Street; Kyle Kohlmann and Bret Achtenhagen of Seasonal Services; Brian Runde 230 James Street Unit B; Carl Millard 330 Criglas Road; Ryan Biondo 104 Summit Ave; and Dave Jennings 422 Gower Bae.

Excused: Mike Vincent.

The Plan Commission Chairman noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of October 28, 2008. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed. Ken Mace, Alan Theis and Larry Rigden abstained.

Plan Commission Members acknowledged receipt of the minutes of Special Zoning Code meeting of November 18, 2008. Motion by Alan Theis to approve and waive the requirement of reading same, second by Wilfredo Barreto, motion passed. Wanda Gosa, Ken Mace and Larry Rigden abstained.

PUBLIC COMMENT

A letter was received from Jenna Smith of Whitewater, WI regarding the Tenby Harbor development on Hwys 18 & 83 and will be included with these minutes.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & SIGNAGE BR CUSTOM WOODCRAFT, LLC 205 JAMES STREET

REQUESTED BY: Brian Runde
205 James Street
Wales, WI 53183

PRESENTED BY: Brian Runde

DISCUSSION: This is an existing business in the Village that is moving to a new location. There are two parking spaces for customers in front. The employees will park on the Genesee Street side of the building. Finishing of the wood products will be done off-site. Sometime in the future they will be constructing a 300 square foot showroom in the rental space to showcase the different types of cabinets and woodworking available. The proposed signage is a projecting sign and currently is not allowed under our signage

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ordinance. This item will be tabled until the January Plan Commission meeting at which time our new Zoning Code will be adopted and this signage could be considered. Mr. Runde will not have to attend the meeting as it will be put on as a "Consent Agenda" item.

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

MOTION: Motion by John Meyer to recommend tabling the Signage until the January Plan Commission meeting, second Wayne McStrack. Motion passed. Ken Mace and Jeff Flaws opposed.

REQUEST FOR APPROVAL CHANGES TO THE DRAINAGE STRUCTURE INSTALLATION, CHANGE IN GRADING AND DUAL ENTRY FOR LOT 76 IN LEGENDS GOLF COURSE

REQUESTED BY: Kyle Kohlmann
W336 S8510 Hwy E
Mukwonago, WI 53149

PRESENTED BY: Kyle Kohlman & Brett Achtenhagen

DISCUSSION: This submittal is in response to the questions that were brought up at the September 2008 Plan Commission meeting regarding this property. All the calculations have been done for the 25 year storm quantities. The Plan Commission wanted to see how stormwater runoff from this lot and the two adjoining properties would be handled. The grades for the driveway and the rear of the house have been changed to allow for surface flow into the new catch basin and to reduce or eliminate the need for inlet drains in the back. A 6" overflow pipe from the rain garden will be installed to the new catch basin to address the concern of potential water build-up in the low area on the north end of the property. Two additional 4" pipes will be installed to address the overflow concerns from the house and west and south side of the properties. The Village Engineer has recommended using a 48" structure instead of a 36" to allow for easier maintenance of the structure and also to better accommodate the multiple pipes that are proposed. After discussion by the Plan Commission, the size of the structure will remain at 36" and a maintenance agreement will not be required as previously requested by the Plan Commission. The Village is responsible for the cleaning of the existing storm system and these additions will help to keep the system cleaner. When the Village does have the system maintained, a professional will come in and clean the system. When the contractors connect the pipes to the storm sewer, they must core the holes and not chip them in to reduce possibility of cracking the basin. The storm sewer is located on private property with an easement to allow for maintenance. The location of the storm sewer will not change.

MOTION: Motion by Alan Theis to recommend approval of the Dual Entry Driveway, Drainage Structure Installation and Changes to the Grading with the installation of the 36" structure and 2 four inch pipes and 1 six inch pipe cored and not chipped into the storm sewer to be inspected by the Village Engineer, as submitted, second Jeff Flaws. Motion passed. Wanda Gosa and Wilfredo Barreto opposed.

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CONCEPTUAL REVIEW 104 SUMMIT AVE REMODEL

REQUESTED BY: Mike & Mary Biondo
1012 Criglas Road
Wales, WI 53183

PRESENTED BY: Ryan Biondo

DISCUSSION: The Biondo's would like to remodel their building located at 104 Summit Ave. They would like to add two stories to the building. A flat roofed building was presented, but the Plan Commission members have stated that they would like to see more of a "Welsh" style roof with a pitched roof. The building would have to be finished on all four sides. A screened dumpster location will have to be included. They intend to have two entrances one off of Oak Crest Drive and one facing Hwy 18. They do not plan on changing the building footprint, just adding more floors. Parking will have to be addressed to accommodate all the new tenants and still meet the Village's Green Space Ordinance. The building will not exceed the Village's 35 foot height restriction. They would like to have professional offices in the upper floors and some retail on the first floor. Signage for the building is still being discussed and it was suggested that maybe a monument sign could be installed for the businesses on Oak Crest Drive to help promote their businesses and to clean up some of the signage on Hwy 18. They would like to start this project in the spring or summer of 2009, but it would be contingent on getting signed leases to help support the financing.

MOTION: No motion at this time. Conceptual discussion only.

SMART GROWTH RESIDENTIAL SURVEY

Jeff Zuhlke has finished compiling all the data from the surveys and has submitted it to the Plan Commission for review. The Plan Commission would like to have the data broken down into useful information that could be sent to other Village boards to use. This information could be used to see what the residents would like see changed or improved in the Village. Jeff Zuhlke is finished with this class and has said that the Professor said that other students could work on this and get just about any type of data that the Village would like. Jeff will get the contact information to the Deputy Clerk. The Plan Commission members would like to thank Jeff Zuhlke for all his hard work on this survey. Wilfredo Barreto recommended that a letter be sent to Jeff's Professor to express our gratitude for his hard work done on the residential survey. Heather McGuire at Yaggy/Cobly has been given a copy of the results.

ZONING MAP

The Zoning Map will should be adopted at the January 20, 2009 Plan Commission meeting to be held at the Community Building. There are two changes to the map: the fourth parcel on Cymric Court will be rezoned to R3 along with the adjoining properties,

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and the hash marks on the Pine Croft property should all be the same direction. The ones on the green area are the opposite of the brown.

ZONING CODE REVIEW

The Plan Commission reviewed the final draft copy of the new Zoning Code and here are the changes, which will be sent to Rick.

Page 6 – please add a new “D” under “C” which shall read, “Corner lots shall have two street yards.” Please add a new “F” under the old “D” – All principal Structures”, the new “F” shall read, “ Accessory building location. No accessory building shall be erected, structurally altered or placed on a lot so that any roofed or enclosed portion thereof is closer than 10’ to the principal building on such lot.”

Page 7 – (d) they are missed numbered, 1, 2, 3 & 5; which should be 1, 2, 3 & 4.

Page 20 (G) – the title is “Minimum Yards/Setbacks” and for the rest of the Code we have “Minimum Yards”, they would like for the rest of the Code to be, “Minimum Yards/Setbacks”

Page 25 – please remove 2(b) Funeral Homes as it is in “C” Conditional Uses. B(5) should read “Private garages **for** the storage...” and this should be changed in B2, and B3 as well.

Page 28 – A(1)k shall read, “Merchandise repair shops excluding automobiles and marine craft and junk and salvage yards.”

Page 32 – I-1 Institutional District, the last part of the sentence shall read, “...for these purposes **is** anticipated to be permanent.”

Page 41 – 17.0503 shall be titled, “Yards/Setbacks”

Page 42 - (D) the first sentence shall read, “...may have the setback from the rear or side lot lines reduced proportionately...” and the three “setbacks” shall have “rear or side” placed in front of them. “The exception is that rear or side setbacks for detached accessory building on lots of 100 feet in width...”

Page 47 – “Restaurants, drive-in and drive-through fast-foods or “pickup” – with little or **no** seating capacity,..” not “not”.

NEXT MEETING DATES

Tuesday January 20, 2009 – Community Building starting at 5:30pm

Tuesday January 27, 2009

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 9:28 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk