

PLAN COMMISSION MEETING FEBRUARY 24, 2009

The Regular Plan Commission Meeting was called to order at 7:01 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Wanda Gosa, Jeff Roth, Alan Theis, John Meyer, Wayne McStrack, Wilfredo Barreto, Ken Mace, Dave Jennings and Larry Rigden.

Also Present: Deputy Clerk Wigderson; Scott Hussinger Village Building Inspector; Patrick Hess, 436 Cregennan Bae; Roman Osmanski, 205 Caernarvon Road; Brian and Tami Klink 804 Lochtyn Ridge; Dennis Briley from Renew Wisconsin; Clark Chaverotti, 323 Wales Road; Karen Sieber, 323 Wales Road; Jim Lewein for Welsh Highlands; and Rick Burbank W185 S8095 Racine Ave Waukesha WI.

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 January 27, 2009. Motion by Wanda Gosa to approve the minutes and waive the requirement of reading same, second by Jeff Flaws, motion passed. Wayne McStrack abstained.

PUBLIC COMMENT

Brian Klink stated, "That the Plan Commission is doing a great job for the Village."

DISCUSSION OF WIND TURBINES

Dennis Briley from RENEW Wisconsin, a non-profit renewable energy advocacy organization; presented a slide show and answered questions about wind turbines. A home or farm size produces about 20kwh and a home or farm uses about 3kw and these types usually run on "forward/backward" agreement with the utility that allows the owner to sell electricity to the utility when there is extra and allows them to buy electricity when they need. Not all locations are suitable for a wind system. The quantity and quality of the wind resource on a site must be carefully evaluated, including windiness, terrain, and proximity of buildings, trees and other obstacles. Some of the biggest obstacles about installing a wind turbine are: Not in my backyard, aesthetics, bird/bat, ice, sound and shadow flicker. Most wind turbines are quite / silent but regular maintenance is very important to these machines. A rule of thumb in Wisconsin is that home-sized wind turbines should be installed to operate 30 feet above the tree line or anything within 500 feet, including the area's tree line. This means that most towers for Wisconsin will be in the 80 -120 foot range, or taller. The group Focus on Energy offers site assessments to give site specific information about whether or not a wind system can help meet your energy needs. Dennis gave a sample ordinance for the Plan Commission to use when they start drafting a Village ordinance, and said that he would help anyway that he could. All handouts will be kept in a file at the Village Hall. WE Energies will be at the March 10, 2009 Smart Growth meeting to do a presentation.

PLAN COMMISSION MEETING FEBRUARY 24, 2009

**REQUEST FOR APPROVAL
TEMPORAY SIGNAGE FOR
SYLVAN LEARNING CENTER
323 N WALES ROAD**

REQUESTED BY: Karen Sieber
323 North Wales Rd
Wales, WI 53183

PRESENTED BY: Karen Sieber

DISCUSSION: Karen submitted a letter, which will be filed with these minutes, to discuss the temporary signage used at their business. They have been placing on Hwy 83 sandwich board type temporary signage and were informed that they could not have that type of signage. With the passing of the new Chapter 17 Zoning Code, the sandwich boards are prohibited. They would be willing to only put the signs out during regular business hours and have them taken down daily. They would like the Plan Commission to allow the use of this type of sign. The signs bring in new business and in this time of a struggling economy they need to promote their business to survive. The Plan Commission stated that there are alternatives to the sandwich board signs, and that they should stop in to the Village Hall and work with the Village Building Inspector to see what options are available. The Plan Commission members stated that they would not make a recommendation to the Village Board to allow sandwich board signs.

MOTION: No motion at this time

**REQUEST FOR APPROVAL
TROPICAL ISLAND TANNING & SPA
200 WEST SUMMIT AVE SUITE #120**

REQUESTED BY: Collette Wietke
200 W Summit Ave Suite #120
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: No one was present to discuss this agenda item, so it will be held over for the March Plan Commission meeting.

MOTION: No motion at this time

PLAN COMMISSION MEETING FEBRUARY 24, 2009

**REQUEST FOR APPROVAL
THREE CAR GARAGE FOR
WELSH HIGHLANDS**

REQUESTED BY: Jim Lewein
309/311 Benton Court
Wales, WI 53183

PRESENTED BY: Jim Lewein

DISCUSSION: The developer is requesting to modify four of the existing eight units, to add a third garage and of these four units only one unit for each pad will have the additional garage, both units will not have three garages. The developer has requested the additional garage for the units, because potential buyers are requesting this. The offsets between the buildings are still within the requirement. The floor plan of the living area of the unit is not being increased. The only floor space being added is the garage. The storm water runoff that would be created by the additional hard surface can be handled by the current system.

MOTION: Motion by Jeff Flaws to recommend approval of the three car garage addition to up to four of the units as submitted, with the additional storm water run-off being accommodated by the current system and with the setbacks to be in compliance of the Zoning Code, second Alan Theis, John Meyer amended the motion to include that the site plan to be approved is dated 2/09/09. Motion passed. Wanda Gosa and Wilfredo Barreto opposed.

**REQUEST FOR APPROVAL
TO REZONE 214 SOUTH WALES ROAD
FROM R-3 TO B-2**

REQUESTED BY: Clark & Kathy Chiaverotti
214 S Wales Road
Wales, WI 53183

PRESENTED BY: Clark Chiaverotti & Rick Burbach

DISCUSSION: The Chiaverotti's are requesting that their property be rezoned to B2 to allow them to convert the building into an office for his business – State Farm Insurance. This property had been identified by the Plan Commission in the Master Land Use Plan to be rezoned to business in the future.

MOTION: Motion by Jeff Flaws to recommend approval of the Rezoning of 214 S Wales Road from R-3 to B-2 as submitted, second Ken Mace, Motion passed. David Jennings opposed.

PLAN COMMISSION MEETING FEBRUARY 24, 2009

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & SIGNAGE 214 SOUTH WALES ROAD

REQUESTED BY: Clark & Kathy Chiaverotti
214 S Wales Road
Wales, WI 53183

PRESENTED BY: Clark Chiaverotti & Rick Burbach

DISCUSSION: This is an existing business that is looking to move to this location. The building would be remodeled to maintain a residential look and significantly improve the overall appearance. The business is very low key with hours of operation of Monday to Thursday 8:30 a.m. to 5:30 p.m., Friday 9:00 a.m. to 5:00p.m., and Saturday 9:00 a.m. to 12:00 p.m., with occasional evenings by appointment only. Currently there are 3 employees. Six parking spaces would be required. Mr. Chiaverotti will have to return to Plan Commission to submit a site plan that addresses parking, lot lighting, landscaping and setbacks for the property. The proposed sign would be double sided and internally illuminated. The sign will be red and white background with black lettering and will have the "State Farm" logo on it. The sign would be turned off by 11 p.m. The sign will be 8 feet by 3 feet and would be 8 feet tall. Landscaping will be done around the base of the sign.

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

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

RECOMMENDATION OF PUD WORDING

DISCUSSION: The Plan Commission would like to have the new wording in the Chapter 17 Zoning Code page 11 (A) 2 be added to the Subdivision Ordinance of the Village of Wales when the Code is being re-codified.

MOTION: Motion by Alan Theis to recommend approval of adding the PUD Section of Chapter 17 to the Subdivision Ordinance during the Re-Codification of the Village of Wales Code of Ordinances, as submitted, second Alan Theis. Motion passed unopposed.

PLAN COMMISSION MEETING FEBRUARY 24, 2009

DISCUSSION APPLICATION TO AMEND THE MAST LAND USE PLAN

DISCUSSION: Change "Present Zoning" to "Present Land Use", change "Requested Zoning" to "Proposed Land Use". Add wording to the last page under the first paragraph to require the applicant to include why they want the change and how the change is going better the property.

DISCUSSION HISTORIC DOWNTOWN

DISCUSSION: Jeff Roth has handouts for everyone to review and discussion at the next Plan Commission meeting.

NEXT MEETING DATES

Tuesday March 31, 2009

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wanda Gosa, motion passed, unopposed. This meeting was adjourned at 8:52 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk