

## **SMART GROWTH MEETING MARCH 10, 2009**

The Special Smart Growth meeting of the Plan Commission was called to order at 7:05 p.m. by Acting Chairman John Meyer. Members present: Ken Mace, Jeff Flaws, Wilfredo Barreto, Larry Rigden John Meyer and Jeff Roth.

Also Present: Deputy Clerk Wigderson; Heather McGuire of Yaggy/Colby; Brian & Tami Klink, 804 Lochtyn Ridge; and Andy Hesselback of WE Energies.

Excused: Wanda Gosa and Wayne McStrack.

The Commission 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 February 10, 2009. Motion by Jeff Roth to approve and waive the requirement of the reading same, second by Alan Theis, motion passed. Alan Theis abstained.

### **Public Comment**

Brian Klink stated, "The Village Plan Commission is doing a great job for the Village, keep up the good work."

### **Wind Turbine Presentation**

Andy Hesselback from WE Energies was present to discuss wind turbines. WE Energies installs the very large wind turbines and usually in large numbers. He did state that the ordinances are usually the same for both the large and small turbines. Nuclear, Coal and Natural Gas are the main providers for energy in the State of Wisconsin, but they are investing in "Renewable" energy resources, such as wind, solar, biomass and hydro. These large turbines need at least an acre of land to be built on and should have a good wind source, low population density and should be installed away from homes, churches, and schools and occupied buildings. The setbacks are usually 1.1 times the tip height. An agreement has to be reached with both the landowners and the community. These agreements last usually 30 – 40 years. The turbines are installed 450 feet from the property line, 600 feet from the property owner's home and 1000 feet from non-landowners homes. The noise standard is 50 dba or less; measured at the nearest non-participating residence. The Plan Commission members would like to have more information on renewable resources, before they start creating a new ordinance. The Deputy Clerk will look into having more information or presentations.

### **Chapter 7 Intergovernmental Cooperation**

Page #5 for number 6 use the wording from page number 116 of the Master Land Use Plan; use the 1<sup>st</sup> sentence of the last paragraph and the last sentence of the 2<sup>nd</sup> paragraph. Heather will work on this for the next meeting.

### **Chapter 8 Land Use**

Page number 16, single-family residential development will be reworked by Heather for the next meeting. Wilfredo Barreto reworked "Natural Resource Areas" and this will be

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added to page number 22 by Heather. Page number 23, Heather will rework number 4 for the next meeting and in number 5 remove the word "downtown."

### **Implementation Chapter**

Heather passed out a "Comprehensive Plan Implementation Recommendations" and samples of the layouts. She would like to have the members take these things home and decide which layout they would like and to prioritize the others. Pauline would like to have these answers by the March Plan Commission meeting so that she can get the information to Heather for the April Smart Growth meeting.

### **Amend the Master Land Use Plan Application**

Change the second paragraph to read, "The process to amend the Village of Wales Master Land Use Plan will take six months and require a minimum of one each: Plan Commission meeting, Village Board meeting and a Public Hearing."

### **NEXT MEETING DATES**

April 14, 2009 Wales Village Hall

May 12, 2009 Wales Community Building

### **ADJOURNMENT**

Motion by Wilfredo Barreto to adjourn, second by Jeff Roth, motion passed, unopposed. The meeting was adjourned at 8:55 p.m.

Submitted by

Pauline Wigderson  
Deputy Clerk-Treasurer