

## **PLAN COMMISSION MEETING MARCH 31, 2009**

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, John Meyer, Wayne McStrack, Wilfredo Barreto, Ken Mace, Dave Jennings and Larry Rigden.

Also Present: Deputy Clerk Wigderson; Scott Hussinger Village Building Inspector; Clark Chaverotti, 323 Wales Road; Dale Zabel of Kettle Moraine School District; Mark Lake of MRED – Cummings; Jack Schwerman, W309 N210 Maple Ave Waukesha WI 53188; Dave Broadfoot of Friends of KM Soccer; Paul Drees; Roger Duchow and Peter Ogden of Tenby Harbor.

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 February 24, 2009. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Ken Mace, motion passed. Pauline will look into the “KWH” vs “KW” and make any corrections as needed.

### **PUBLIC COMMENT**

No public comment.

### **REQUEST FOR APPROVAL MULT-PURPOSE SOCCER FIELD BUILDING KETTLE MORAINES HIGH SCHOOL 349 OAK CREST DRIVE**

**REQUESTED BY:** Greg Aprahamian & Dave Boardfoot  
349 Oak Crest Drive  
Wales, WI 53183

**PRESENTED BY:** Dale Zable & Dave Boardfoot

**DISCUSSION:** The High School would like to build a concession building on their property behind the elementary school. The building would be located on the west side of the soccer field at about the 50 yard line in between the home team and visitor's bleachers. There will be no plumbing in this building. The building is planned to house concession stand goods, announcer area, breaker box for future field lighting system, future sound system for games, and storage for grounds keeping. There will be no mowers or vehicles stored in this building. The height of the building is 19 ½ feet tall, and is 50 yards from the lot line. No lighting has been presented. The kids in the woods classes will be building and installing the building. Construction will start this spring and continue through the 2010 school year. The kids will construct everything in the classroom and then take it to the site. They are proposing a slab for this building and a foundation may be required. The final design plans and lighting will need to return for approval. Site lighting has previously been approved in 1999 and should be revisited because the Village approved a new lighting ordinance in 2005.

## PLAN COMMISSION MEETING MARCH 31, 2009

**MOTION:** Motion by Alan Theis to recommend approval of the concept of the proposed building and location of the building, with the return for approval of the final design and lighting, as submitted, second Wanda Gosa, Motion passed unopposed.

### REQUEST FOR APPROVAL SIGNAGE LOCATION TENBY HARBOR

**REQUESTED BY:** Roger Duchow and Peter Ogden  
338 North Milwaukee Street  
W, WI 53183

**PRESENTED BY:** Roger Duchow, Peter Ogden and Mark Lake

**DISCUSSION:** The request to change the location of the monument sign on Hwy 18 is because the current approved location is within the right-of-way of the WI DOT. The State informed the developers that they can at anytime require that the sign be removed from this location within ten days. The developer's do not want to take the chance that this could ever happen and incur the cost to remove the monument sign. The new proposed location is in the Walgreen's parking lot and will be not be in the State's right-of-way. Walgreen's will be adding a parking space to replace the one taken by the sign.

**MOTION:** Motion by Jeff Flaws to recommend approval of the new location for the monument sign on Hwy 18, as submitted, second Alan Theis, Motion passed. Wilfredo Barreto abstained.

### REQUEST FOR APPROVAL SITE PLAN STATE FARM INSURANCE 214 S WALES ROAD

**REQUESTED BY:** Clark Chaverotti  
214 S Wales Road  
Wales, WI 53183

**PRESENTED BY:** Clark Chaverotti

**DISCUSSION:** Review letters were received from the Village Engineer and Wales / Genesee Fire Chief. Both letters will be filed with the official minutes. Mr. Chaverotti would like to remove the light pole from the parking lot. At this time he feels that with monument sign light and lighting on the building, that it is enough light. If at a later date lighting would be needed, he would have to submit for approval to the Plan Commission before any lighting is installed. There will be no dumpster for this business. All trash will be kept inside until trash day. The site plan will have to be resubmitted to address the concerns of the Village Engineer. A knox box will have to be installed per Village Ordinance.

## PLAN COMMISSION MEETING MARCH 31, 2009

**MOTION:** No motion at this time. Need to return to Plan Commission for further review.

### REQUEST FOR APPROVAL CERTIFIED SURVEY MAP EXTRATERRITORIAL – TOWN OF DELAFIELD LINDA & JACK SCHWERMAN

**REQUESTED BY:** Linda & Jack Schwerman  
W309 N210 Maple Avenue  
Waukesha, WI 53188

**PRESENTED BY:** Jack Schwerman

**DISCUSSION:** They are asking to create two new lots, with each lot being a little over 5 acres each. They have received approval from the Town of Delafield to develop the new lots. Lot 2 does have an environmental corridor and no buildings can be put in that area. Each lot will have its own driveway.

**MOTION:** Motion by Wayne McStrack to recommend approval of the Certified Survey Map, as submitted, second Alan Theis, Motion passed unopposed.

### DISCUSSION TO AMEND THE PARKING SPACE SIZE IN CHAPTER 17

**DISCUSSION:** When the parking section was updated in the new Zoning Code, the size was changed from 9' x 20' to 9' x 18' and did not address perpendicular spaces. Pauline and Scott will work on wording for the next meeting to address this issue.

### RECOMMENDATION OF PUD WORDING

**DISCUSSION:** The Plan Commission would like to add a number 6 to Planned Unit Developments – Section 17.0210(C)(6) – and will read, “The Village and the Owner, by mutual consent, may amend this agreement at any meeting of the Village Board after first complying with the terms of the R-4 District and the PUD Regulations. The Village shall not, however, consent to an amendment until after first having received a recommendation from the Village’s Plan Commission, Village’s Engineer, and Village Attorney.”

## **PLAN COMMISSION MEETING MARCH 31, 2009**

**MOTION:** Motion by Alan Theis to recommend approval of adding Section 17.0210(C)(6) during the Re-Codification of the Village of Wales Code of Ordinances, as submitted, second Jeff Flaws. Motion passed unopposed.

### **DISCUSSION APPLICATION TO AMEND THE MASTER LAND USE PLAN**

**DISCUSSION:** Change the second paragraph to read, "The process to amend the Village of Wales Master Land Use Plan requires the applicant to attend at least one Plan Commission meeting, one Village Board meeting and a Public Hearing. This process will take least six months to complete."

### **DISCUSSION PRIORITIES AND APPENDIXES FOR SMART GROWTH**

**DISCUSSION:** The Plan Commission members chose to keep all the appendixes and go with sample number 2 for the format. The Deputy Clerk will work on the priorities to clean them up for review at the next Smart Growth meeting.

### **RECOMMENDATION FOR CREATING HISTORIC VILLAGE CENTER SUBCOMMITTEE**

**DISCUSSION:** The Plan Commission members would like to create a sub-committee to work on the issues regarding the Historic Village Center. This sub-committee would consist of 3 Plan Commission members and two citizens from the public. Members should think about the time commitment and will be discussed at the next Plan Commission meeting.

**MOTION:** Motion by Jeff Flaws to recommend approval of creating a Historic Village Center Sub-committee with three Plan Commission members and 2 citizen members, as submitted, second John Meyer, Motion passed unopposed.

### **NEXT MEETING DATES**

Tuesday April 28, 2009

### **ADJOURNMENT**

Motion by Wayne McStrack to adjourn, second by Alan Theis, motion passed, unopposed. This meeting was adjourned at 9:00 p.m.

Submitted by  
Pauline Wigderson, Deputy Clerk