

PLAN COMMISSION MEETING APRIL 27, 2010

The Plan Commission Meeting was called to order at 7:00 p.m. by Acting Chairman Alan Theis. Members present: Alan Theis, Jeff Flaws, John Meyer, Dave Jennings, Wilfredo Barreto, Wayne McStrack and Patrick Hess.

Excused: Larry Rigden and Wanda Gosa

Also Present: Deputy Clerk Wigderson; Richard Kummrow, 205 Kummrow Court; Jay Cavaiani 823 Brandybrook Road, and Adam Rhodee 426 Park Street, Oconomowoc, WI 53066; Dee Nieizwicki 101 James Street; and Alan Barrett 508 Thomas Road.

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.

PUBLIC COMMENT

No Public Comment.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of March 30, 2010. Motion by Wilfredo Barreto to approve the minutes and waive the requirement of reading same, second by John Meyer, motion passed. Jeff Roth and Wayne McStrack abstained.

REQUEST FOR APPROVAL SEASONAL SELLER'S PERMIT RHODEE'S FLORAL & GREENHOUSE TENBY HARBOR

REQUESTED BY: Adam Rhodee
426 Park Street
Oconomowoc, WI 53066

PRESENTED BY: Adam Rhodee

DISCUSSION: The proposed temporary business will operate on the west lot across from Walgreens. They will be selling flowers and vegetables. They will be open from May 6, 2010 – July 4, 2010. Everything is grown locally. They are based out of Oconomowoc. There will be a generator for the water pump and the register will be battery operated. A fire extinguisher must be on premise. There will only be one employee on site. Signage for the business will be attached to the temporary building. The signage will not be illuminated and there will be no exterior lighting. The temporary building will be removed immediately after the season is complete. There will be no overnight parking of trucks. The business will operate 7 days a week, 9:00 a.m. until 6:00 p.m.

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MOTION: Motion by Wilfredo Barreto to recommend approval of the Seasonal Sellers Permit for Rhodee's Floral & Greenhouse with the condition that Walgreens must be contacted about using their parking lot for overflow cars as submitted, no second. Motion by John Meyer to recommend approval the Seasonal Seller's Permit for Rhodee's Floral & Greenhouse as submitted, second Wayne McStrack. Motion passed unopposed.

MOTION: Motion by John Meyer to recommend approval of the temporary banner signage, attached to the temporary building, as submitted, second Alan Theis. Motion passed unopposed.

**CONCEPTUAL DISCUSSION
CONDITIONAL USE PERMIT FOR
308 EAST OAK CREST DRIVE
JAY CAVAIANI**

DISCUSSION: A letter from the Village Building Inspector/Zoning Administrator was received. The Great Mission Church is looking into purchasing the building that they currently rent space at; 308 Oak Crest Drive. If they were to purchase the building, they would like to have the Church services there. This building is currently Zoned B2, and the B2 Zoning does not allow for churches. The Village of Wales does have an I1 which allows for churches. The problem arises with the current two tenants; B2 does not allow churches and I1 does not allow for the operation of businesses that are not related to the church. Mr. Cavaiani would like to keep the current tenants. The Church would occupy 3000 square feet of the building for worship. He is not interested in rezoning the property, but would like to get Conditional Use Permit to allow the Church to operate in the building. There are no provisions in the Zoning Code that allows for mixed use in either I1 or B2. Plan Commission member Alan Theis would like to see if the property could be rezoned to I1 and conditional use permits issued to the current businesses. The Deputy Clerk will forward this to the Attorney for his opinion.

If the property were to be rezoned, the building would have to comply with State Codes for places of assembly, which would include, but not limited to, more bathroom facilities, septic system capacity verified, fire doors and separations walls, etc. Parking would have to be addressed as well. Plan Commission member Wilfredo Barreto cannot support the mixed use of I1/B2 and does not like to remove the B2 property from the tax rolls.

MOTION: No motion at this time, discussion only.

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**DISCUSSION
HISTORIC VILLAGE CENTER**

DISCUSSION: The group is exploring the option of a possible walking path from the Glacial Drumlin Trail to the bridge. Richard Kummrow is working with the DNR. The buckthorn would have to be removed and mulch added to the footpath. Potential groups to help with the project are Master Gardeners of Waukesha County, Friends of the Glacial Drumlin Trail, Friends of the Ice Age Trail and the Boy Scouts. Dee and Scott are working on the survey to send to the businesses that attended the Lake Country Community Fest. Continuing to work on the theme for the Historic Village Center, and are attending the July Plan Commission meeting to give them an update. Jeff Flaws will be giving the Village Board an update as well.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Dave Jennings, motion passed, unopposed. This meeting was adjourned at 8:20 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk