

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 27, 2010

Notice of the Public Hearing on the proposed Conditional Use Permit for 306 Llamberris Pass to install a ground-mounted solar hot water system, as allowed in a R-1 Zoning under a Conditional Use, Section 17.0304(C)3 was published in the Kettle Moraine Index and posted in the Village of Wales. The Public Hearing was held at the Wales Village Hall, located at 129 West Main Street. The Public Hearing opened 7:00 p.m.

Present: Jeff Roth, Alan Theis, Jeffery Flaws, Wayne McStrack, John Meyer, and Wilfredo Barreto.

Also Present: Deputy Clerk Wigderson, and Jack & Bev Gutschenritter 34109 Mapetal Rd Oconomowoc, WI 53066

Excused: Larry Rigden, Wanda Gosa, Dave Jennings and Patrick Hess.

PUBLIC HEARING

There were 18 letters sent out and 7 were returned; of the 4 properties abutting 306 Llamberris Pass, three were returned in favor of the project. The fourth was not returned. One returned letter was not in favor of the project. One resident called and would like to know if the panels would have reflections, which could cause a problem.

The Public Hearing was closed at 7:03 p.m.

The Plan Commission Meeting was called to order at 7:03 p.m. by Chairman Jeff Roth. Notice of this meeting was posted in accordance with the open meeting laws of the State of Wisconsin.

Present: Jeff Roth, Alan Theis, Jeffery Flaws, Wayne McStrack, John Meyer, and Wilfredo Barreto.

Also Present: Deputy Clerk Wigderson, Jack & Bev Gutschenritter 34109 Mapetal Rd Oconomowoc, WI 53066, and Janice Brakken 306 Llamberris Pass.

Excused: Larry Rigden, Wanda Gosa, Dave Jennings and Patrick Hess.

PUBLIC COMMENT

Carl Millard of the Historic Village Center group gave an update of the work being done. A consumer survey was done during the Lake Country Community Fest; about 300 were filled out. The age groups that returned the most surveys were 40-55 and 25-40. The top results for what you think of when you hear Wales were: Leduc's, Glacial-Drumlin Trail and Hwy 83/18. Currently the group is working on the survey to send to the businesses who attended. The survey will be on the Village's website and possibly survey monkey website. The group does have concerns that they would like to work on: foot/bike paths; trail/car gateways; continue the Welsh theme.

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Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of June 29, 2010. Motion by Wayne McStrack to approve the minutes and waive the requirement of reading same, second by Jeff Flaws, motion passed. Alan Theis abstained.

REQUEST FOR APPROVAL SHED 600 SOUTH WALES ROAD

REQUESTED BY: Chief Greg Jezak
600 South Wales Road
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: The Fire Department is requesting to install a 12' by 12' shed on the southeast corner of the property. They would like to install the shed to store equipment that is not being used and taking up space in the bays. The shed will have a shingled roof and two swing doors.

MOTION: Motion by Alan Theis to recommend approval of the proposed shed, as submitted, second Wayne McStrack. Motion passed unopposed.

REQUEST FOR APPROVAL CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A GROUND-MOUNTED SOLAR SYSTEM 306 LLAMBERRIS PASS

REQUESTED BY: Janice Brakken
306 Llamberris Pass
Wales, WI 53183

PRESENTED BY: Jack Gutschenritter and Janice Brakken

DISCUSSION: The proposed solar panel system will be used for the heating of domestic hot water. The proposed system is sized for all the bedrooms of the home being occupied. When the system is fully utilized, the system will save one ton of greenhouse gases every year. This type of system is usually placed on the roof of the home, but due to the shading of the property, it is not possible to do the roof mounted location. The solar panels are glazed, and are 4' by 8' in size and about 4" deep. There will be three panels on a rack which will be facing

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south. There will only be 1 rack installed on this property for a total size of 12' x 8' high. The outside panels will be connected to the house through an underground piping system, which will be about 4 feet deep, where possible. The anti-freeze that runs through this system is non-toxic and safe for the environment. This solar system has a projected life of 40 years. The panels will be about 18" off the ground to allow for the accumulation of snow. The system must comply with the Zoning Code offsets of 20 feet from the rear and side lot lines. The glazing of the panels are dimpled which will not allow for any glare, which was a concern from a resident.

MOTION: Motion by Jeff Flaws to recommend approval of the Conditional Use Permit for the installation of a ground-mounted solar panel system, with the Zoning Code offsets being complied too, as submitted, second Alan Theis. Motion passed unopposed.

DISCUSSION:

A sample fireworks ordinance and the Implementation Schedule for the Smart Growth were handed out for review. These items will be on the August agenda.

ADJOURNMENT

Motion by Wilfredo Barreto to adjourn, second by Wayne McStrack, motion passed unopposed. The meeting was adjourned at 8:08 p.m.

Submitted by:

Pauline Wigderson
Deputy Clerk-Treasurer