

PLAN COMMISSION MEETING NOVEMBER 28, 2023

The Regular Plan Commission meeting was called to order at 6:00 p.m. by Chair Amy Barrows.

Present: Amy Barrows, Alan Theis, Matthew Pearlson, Dan Zdrojewski, John Beres, Jr. Heidi Peterson, and Brook Mascitti.

Excused: Jeff Flaws, Uriah Wolfe, and Rob Braun.

Also Present: Deputy Clerk-Treasurer Wigderson; Village of Wales Building Inspector Scott Husssinger; Amanda & Ricard Gill, 915 Lochtyn Ridge; John Rodell, 1 Legend Way; Jeff Read, 230 James Street; Jim Murphy, 210 Kummrow Court; Jeff & Heather Nagel, 211 Kummrow Court; David & Connie Tubiville, 200 Kummrow Court and Deb & Ron Christman, 323 E Summit Avenue.

It was 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 for the Plan Commission meeting of October 31, 2023. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Heidi Peterson, motion passed. Dan Zdrojewski abstained.

PUBLIC COMMENT

Jim Murphy, 210 Kummrow Court questioned how come the minutes from the November 20, 2023 Village Board meeting were not on the website? Deputy Clerk Wigderson informed him that minutes are put on the website until they are approved. Minutes for the November 20, 2023 Village Board meeting will be on the December 4, 2023, Village Board meeting agenda for approval. He would also like to know what the Zoning discussions on the Plan Commission agenda are about – the Plan Commission has been working on updates to the zoning districts for many years not including the parcel for the proposed salt shed. Heather Nagel, 211 Kummrow Court, would like to know about the process of rezoning the proposed parcel for the salt shed. At this time there is no rezoning request for this parcel, but if and when it should happen, it is noticed in the newspaper, on the website, posted on the community posting boxes and properties within the 300' buffer are mailed notices about the possible rezone.

REQUEST FOR APPROVAL CHANGE IN GROUND MOUNTED SIGNAGE S.A. MEIER CO & HOFFMAN SECURITY SOLUTIONS 230 JAMES STREET, SUITES A1 & A2

REQUESTED BY: Jeff Read
230 James Street, Suite A1
Wales, WI 53183

PRESENTED BY: Jeff Read

DISCUSSION: Jeff Read is requesting a duo sign for both businesses, S.A. Meier CO and Hoffman Security Solutions. The sign would replace the existing sign and would not be illuminated. The background is green with the red Welsh Dragon, white lettering and each of the business' logos on the left side of the sign. The sign will be 3' long and 2' tall and the total height of the sign will be 6' tall.

MOTION: Motion by Dan Zdrojewski to recommend approval of the Ground Mounted signage for S.A. Meier, CO and Hoffman Security Solutions, 230 James Street, Suites A1 & A2, as submitted, second John Beres, Jr. Motion passed.

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REQUEST FOR APPROVAL OPEN-AIR COVERED SHELTER FOR GOLF ATTENDANTS LEGEND AT BRANDYBROOK 1 LEGEND WAY

REQUESTED BY: John Rodell
1 Legend Way
Wales, WI 53183

PRESENTED BY: John Rodell

DISCUSSION: Legends at Brandybrook would like to install an open-air covered golf shelter for their attendants. It would be 8" x 12" and be located north of the club house. It would be made of hardy plank siding and have a shingled roof. It would be placed on a floating slab.

MOTION: Motion by Alan Theis to recommend approval of the open-aired covered golf shelter for the Legend of Brandybrook Golf Club, 1 Legend Way, as submitted, second Heidi Peterson. Motion passed.

DISCUSSION POSSIBLE AMENDMENT TO CHAPTER 435-17C OF THE ZONING CODE MOBILE/MANUFACTURED HOMES, TRAILERS, CAMPERS, BOATS, SNOWMOBILES AND OTHER RECREATIONAL VEHICLES

REQUESTED BY: Amanda Gill
903 Lochtyn Ridge
Wales, WI 53183

PRESENTED BY: Amanda & Richard Gill

DISCUSSION: The current 435-17C is not enforceable. Plan Commission member Alan Theis has driven around the Village to see how many RVs are parked in the front of the house and he did find all types of items that should not be parked in the front of the house – RVs, ATVs, snowmobiles, boats and trailers. Whatever the Plan Commission would like to do has to be enforceable or we will be in the same position that we are now. Plan Commission member Dan Zdrojewski submitted possible changes to the code for members to review. Any changes that would be made, we must look to see if there would be changes that would need to be changed in other sections of the Municipal Code. Should the RV section be made seasonal – April 1st through October 31st of every year? Could the setback for the front yard be shortened to 10 - 20 feet instead of the current 50 feet? Should we place a size limit of 18 feet – 36 feet as anything larger most likely is considered commercial and the Code does not allow the parking of commercial vehicles on residential properties. Need to consider different equipment and seasonal needs, such as RV's vs snowmobiles. Amanda Gill asked if the driveway is allowed to be installed at 5' from the lot line, then why can't she park the RV in the front of the house on the driveway? The Gills currently have their RV stored for the winter but have their 1st trip in 2024 scheduled for March. This will be tabled until the next Plan Commission meeting. Members should review the samples and proposed changes to discuss at that meeting.

MOTION: No motion at this time. This was just a discussion.

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DISCUSSION ZONING CHANGES B-1 AND MAPS ZONING AND LAND USE

DISCUSSION: The setback for B-1 – we are going to use Waukesha County’s table. Lot size will be 20,000 square feet and lot minimum will be 75 feet. Plan Commission will discuss quote from SEH to update the zoning map, and process to move forward with adopting the new wording for the zoning districts.

DISCUSSION NEXT MEETING

DISCUSSION: The Plan Commission will meet on January 23, 2024, at 6:00 p.m. for Zoning discussion only.

ADJOURNMENT

Motion by Matthew Pearlson to adjourn, second by Heidi Peterson, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:45 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer