

PLAN COMMISSION MEETING FEBRUARY 20, 2024

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

Present: Amy Barrows, Uriah Wolfe, Alan Theis, Dan Zdrojewski, Rob Braun, Brooke Mascitti, John Beres, Jr., Matthew Pearlson and Heidi Peterson.

Excused: Jeff Flaws

Also Present: Deputy Clerk-Treasurer Wigderson; Rick Winter, 308 Universal Street and Ron and Deb Christman, 323 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.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL CERTIFIED SURVEY MAP GUTHRIE & FREY 308 UNIVERSAL STREET

REQUESTED BY: Rick Winter
308 Universal Street
Wales, WI 53183

PRESENTED BY: Rick Winter

DISCUSSION: Guthrie & Frey is looking to put an addition on the south side of their current building. To get this done they have to purchase land from their neighbor. The CSM has been reviewed and approved by the Village Engineer. A warranty deed has been recorded with Waukesha County. The addition will have to be reviewed and approved before any work can be started. They will be adding an additional 10 feet to their property.

MOTION: Motion by Matthew Pearlson to recommend approval of the Certified Survey Map for Guthrie & Frey, 308 Universal Street, as submitted, second Alan Theis. Motion passed unopposed.

DISCUSSION BI NEIGHBORHOOD BUSINESS DISTRICT & ZONING MAPS

DISCUSSION: There are three properties on the southside of Hwy 18 301 and 323 (two lots) Summit Avenue, that in the future would be possible good location for commercial businesses. The Village currently has no properties zoned B1. The Plan Commission is considering amending the current B1 Neighborhood District wording for a smaller square foot building. The current B2 General Business District would not fit these properties as they allow a much larger building footprint. The owners of 323 Summit Avenue has been trying to sell their properties, but they have been having trouble as they currently are zoned R-1 Single Family Residential, and approached the Plan Commission to re-zoned the property to allow commercial businesses. Add professional offices. Conditional Uses – move C 3 to A 2 and remove all except for #'s 8 & 9. Add the schedule from Waukesha County for setbacks. Make changes for review at the next Plan Commission meeting.

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We will need to get a new quote from SEH to update both the Zoning Map and the Master Land Use Map. At the next meeting we should start going through the maps to mark the changes that we have rezoned previously and what the Village would like to see what the use in the future would be. There will have to be an open house and public hearing before any proposed changes would go into effect.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by John Beres, Jr., motion passed, unopposed. The special Plan Commission meeting was adjourned at 8:14 p.m.

Respectfully submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer