

PLAN COMMISSION MEETING MAY 28, 2024

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

Present: Amy Barrows, Dan Zdrojewski, John Beres, Jr., Matthew Pearlson(6:07), Uriah Wolfe, John Meyer Al Theis, Rob Braun(6:05) and Heidi Peterson.

Excused: Brooke Mascitti

Also Present: Deputy Clerk-Treasurer Wigderson; Village Administrator Tamez; Amanda & Ricard Gill, 915 Lochtyn Ridge, and Dave Hoefgen, 426 N Oak Crest Drive.

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 April 30, 2024. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Heidi Peterson, motion passed unanimously.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL NEW SITE SIGNAGE FOR HILLS OF WALES 426 NORTH OAK CREST DRIVE

REQUESTED BY: David Hoefgen
426 N. Oak Crest Drive
Wales, WI 53183

PRESENTED BY: David Hoefgen

DISCUSSION: They are requesting just one monument sign. At this time, they are not asking for the two driveway entrance small monument signs and the wall mounted sign. The sign will be 72" tall by 96" long and will be internally illuminated. The sign will have white letters on a black background. The base of the sign will be landscaped, and the Plan Commission would like to see what the plan will be. The sign will be 55' from the lot line, and north of the south driveway entrance.

MOTION: Motion by Dan Zdrojewski to recommend approval of the large monument sign with the marked location of #2 on the site map for the Hills of Wales, 426 N Oak Crest Drive, as submitted, second John Beres, Jr. Motion passed unopposed.

REQUEST FOR APPROVAL SITE MODIFICATIONS HILLS OF WALES 426 NORTH OAK CREST DRIVE

REQUESTED BY: David Hoefgen
426 N. Oak Crest Drive
Wales, WI 53183

PRESENTED BY: David Hoefgen

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DISCUSSION: The sidewalk and staircase in the middle of the property that would connect the 440 addresses to the 426 addresses was not installed, and the question was raised as to how would the 440 addresses get to the community building? Dave Hoefgen stated that most just get in their cars and drive over, a few do walk, but most drive. The reason for not installing the sidewalk and stairs was stated that there is a wind tunnel there and it can be dangerous. Commission members questioned why the revised approved landscaping plan from May 2022 was not followed. Without the trees installed on the hill in the center of the property, what is holding the hill back from eroding in the stormwater pond and the road? The slope of this hill is 1 to three and there should be something that holds the hill from eroding. This is the pond that already had to be given approval to modify it from the original plans. The Plan Commission is requesting that the owner provide a new landscaping plan for the entire development. The retaining walls around building "G" are not what was approved by the Plan Commission. Can these walls keep the dirt back? Were they approved by the Village? Dave Hoefgen stated that the walls were reviewed and approved by the State and that the Village Building Inspector does have the approved plans for them. It was questioned, why were all of these changes made to the site without coming to the Village for approvals? These walls should be reviewed by the building inspector and engineer to make sure that they are installed correctly and that they are capable of holding back the dirt. The walls are 9-10 feet tall and need to be reviewed. This item will be table until the next Plan Commission meeting for review of a landscaping plan for the entire development.

MOTION: Motion by Dan Zdrojewski to table the site modification for the Hills of Wales 426 N Oak Crest Drive until a new landscaping plan is submitted, second Alan Theis. Motion passed unopposed.

UPDATE TEMPORARY SEASON POOL POLICY

DISCUSSION: There have been two recent issues with temporary pools on a corner lot. This should not be an ordinance, it should be a policy which would allow the Village to give some relief for the property owner on the installation of a seasonal pool. The pool would only be installed from May until October, and the property owner would still have to comply with any permits that would be required for pool, electrical, plumbing etc. The Village Building Inspector would have the flexibility in the approval of the location of the pool. Pools would not have to come to Plan Commission for approval.

MOTION: No motion – discussion only.

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

DISCUSSION: The Village Attorney and the Administrator are working on a seasonal parking for the RVs. It would regulate where the rv could be placed – in the front of the house on a driveway, in the backyard etc. they would be able to be parked on the grass. Topography would be considered as to where the vehicle could be park as well. This will allow the Village some flexibility when offering some relief to the owner. Once something is completed the Plan Commission will review the proposed policy.

MOTION: No motion – discussion only.

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

DISCUSSION: On the Land Use Map combine the three different commercial types to just one color of red. The map to update for Land Use should be the one in Smart Growth. The two areas of isolated natural resource areas & other open lands to be preserved should be changed to a different color – not yellow. The three properties on Hwy 18, 323 Summit Avenue (2 parcels) and 301 Summit Avenue should be colored red for business. 312 and 328 Genesee Street should be pink. 320 Universal should be grey. 259 W Main Street should be red.

On the zoning map, 214 N Wales should be red (commercial), 206 Park and 129 James should be tan (R3), 247 W Main, 110 W Main, and 100 W Main should be dark brown (R4).

ADJOURNMENT

Motion by Uriah Wolfe to adjourn, second by Heidi Peterson motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:54 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer