

PLAN COMMISSION MEETING OCTOBER 22, 2024

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

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

Excused: Matthew Pearlson and John Meyer.

Also Present: Deputy Clerk-Treasurer Wigderson, Building Inspector, Scott Hussinger, Charlie Edwards, S22 W30680 Boettcher Road, Haliey LaClaire, 213 Llamberris Pass and Jack Takerian, 271 W 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 September 17, 2024. Motion by John Beres, Jr. to approve the minutes and waive the requirement of reading same, second by Alan Theis, motion passed. Rob Braun, Uriah Wolfe and Brook Mascitti abstained.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL FOR A 6-FOOT-TALL FENCE 213 LLAMBERRIS PASS

REQUESTED BY: Maxwell & Haliey LaClaire
213 Llamberris Pass
Wales, WI 53183

PRESENTED BY: Haliey LaClaire

DISCUSSION: The LeClaire's would like to install a 6-foot-tall side and rear yard fence. They would like to get a dog, and the six-foot fence would prevent the dog from jumping over the fence and escaping the yard. The fence would also provide privacy. They are also considering installing a five-foot tall fence versa a 6-foot tall fence, but the fence will not be shorter than 5 feet in height. The fence would be cedar stockade and will be stained. There were some concerns about how much fence there will be as the dimension of the fence will be 159 feet by 139 feet by 161 feet.

MOTION BY: Motion by Uriah Wolfe to approve he 6-foot-tall fence installed in the side and rear yard for 213 Llamberris Pass, as submitted, second Brook Mascitti. Motion passed. Amy Barrows, nay.

REQUEST FOR APPROVAL BUILDING ADDITION TO MAINTENANCE BUILDING AT THE LEGEND AT BRANDYBROOK S22 W30680 BOETTCHER ROAD

REQUESTED BY: Charles Edward
S22 W30680 Boettcher Road
Wales, WI 53183

PRESENTED BY: Charles Edward

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DISCUSSION: They would like to install an addition to the current maintenance building. The addition would be 102' by 54' and would have two garage doors and will match the existing building in color and material. The building will store the equipment that is currently stored outside. The additional new parking lot will be 4,171 square feet. The current building will have an additional garage door installed. The berm would be moved, and trees would be planted. The light fixtures will be full cutoff. There will be 8 parking spaces. The building sits lower than the homes and cannot be seen. The Village Engineer has recommended approval of the new addition.

MOTION: Motion by Rob Braun to recommend approval of the building addition to the maintenance building at S22 W30680 Boettcher Road for the Legend of Brandybrook Golf Club, as submitted, second Dan Zdrojewski. Motion passed unopposed.

CONCEPTUAL DISCUSSION NEW BUSINESS 271 WEST SUMMIT AVENUE

REQUESTED BY: Corey Englund

PRESENTED BY: Jack Takerian

DISCUSSION: The Caribou Coffeehouse has fallen through, and they would like to have a Starbucks on the site. This would be a complete raze and new building. There would be 25 parking spaces. The drive-through would be on the south side of the building, which would then give a longer line for the stacking of the cars. The building would be about 2457 square feet, and there would be an outside seating area. There is still concern about the traffic on Highways 83/18, and for the Lincolnshire development. He is still working on a possible easement with the property to the south to help allow with traffic. The new plan will have to be reviewed by the Village Engineer and the Fire Department. They are hoping for a September 2025 opening.

MOTION: No motion – conceptual discussion only.

DISCUSSION OF THE ZONING & MASTER LAND USE MAPS UPDATES

DISCUSSION: For the open house the Plan Commission would like to have two of each map printed in either 30 x 42 or 24 x 36. Amy and Al will meet with SEH to go over the requested changes for the Zoning and Master Land Use maps for the next meeting.

DISCUSSION OF B-1, B-2, B-3 AND M-1 ZONING DISTRICTS CHANGES

DISCUSSION: Chapter 163 Building construction – A – remove “Use or” and “use of a” “land, or water and” and “use or principal”; add the floor area ratio from the Zoning Code to C1; remove the note at the end of the page. Add “architectural design” to all three B1, B2, & B3 section I. M1 remove the amended wording.

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ADJOURNMENT

Motion by Rob Braun to adjourn, second by Heidi Peterson motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:04 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer