

PLAN COMMISSION MEETING NOVEMBER 26, 2024

The Regular Plan Commission meeting was called to order at 6:02 p.m. by Chair Amy Barrows.

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

Also Present: Deputy Clerk-Treasurer Wigderson.

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 October 22, 2024. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by John Beres, Jr, motion passed. Matthew Pearlson abstained.

PUBLIC COMMENT

No Public Comment.

DISCUSSION OF THE ZONING & MASTER LAND USE MAPS UPDATES

DISCUSSION: Zoning map – Genesee Street, Main Street and Brandybook Road are not shown fully on the map. The title blocks on both maps should be the same font/style. Dark blue should be used for I1 and turquoise should be used for the parks on both maps. Should pebble creek be shown on the area that is not in the Village? Check with the Engineer to see if they are able to put this on without making a problem for updated versions of the map.

Master Land Use map - Genesee Street, Main Street and Brandybook Road are not shown fully on the map. The title blocks on both maps should be the same font/style. Dark blue should be used for I1 and turquoise should be used for the parks on both maps. When the maps are viewed digitally it is hard to tell the greens apart, is this something that can easily be corrected/changed? WLSV 1456978 is one property and should be shown as R1 for both parcels.

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

DISCUSSION: B1 – Put A(1) (h)(i) in A(2), A(g) add “including the sale of alcoholic beverages”. C – remove “The following” Put D on the next page. G use “%” instead of “percent” and it should be “Article VIII”
M1 – C(5) 0 lower case “c” C(11) Outdoor storage with a solid fence to completely visual screen from the adjacent properties roadways. I – add “architectural design”
B3 – remove A(o), C(6) will become A(5). It should be “Article VIII”.
B2 – A – replace “retail” with “commercial”, put () around examples are. A(2) replace “studios” with :services”, put () around examples are. C – remove “the following...” C(3) should be moved to A2(h).

Chapter 163 – Building Construction – remove A1.

Fences – get examples from other communities to review at the next meeting.

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ADJOURNMENT

Motion by Uriah Wolfe to adjourn, second by Matthew Pearlson motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:49 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer