

**PUBLIC HEARING  
PLAN COMMISSION  
COMPREHENSIVE LAND USE PLAN UPDATE**

**FEBRUARY 26, 1997**

Members Present: Dan Robison, Carl Cepon, Lyle Foster , Bill Smith, Steve Kaplan and  
Chairman Rudny

Members Absent: Bill Gill

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Velkover, Village Planner;  
Tim MacClean and E.M. "Al" Maiden, Rolf C. Campbell & Assoc.; and Barbara Swanson, Village  
Attorney

1. The hearing was called to order at 9:55 P.M. by Chairman Rudny.
2. Discussion on text changes requested by Plan Commission at the January 8, 1997, Public Hearing.

Mr. Tim MacClean, Rolf C. Campbell and Assoc., reviewed draft changes to the Comprehensive Plan text that were raised at the January 8 meeting (refer to attached January 24 consultant memorandum). Additional comments were received in regard to adding school, census, demographic, and community history information into the text. Updating of some photographs will also be looked at.

The implementation of overlay districts was discussed. The Plan Commission may consider recommending priorities to the Village Board.

Wording on goals for the number of jobs per resident was discussed. Consensus was to indicate a goal of .9 jobs per resident.

The following public comments were received:

Mr. Glen Rybach, 15950 Mulberry, Wadsworth, noted that office/research use on the O'Connor property is of concern to the Village of Wadsworth. There could be substantial impact to the adjacent Mulberry Subdivision. Relatively large buffers would be needed for protection. The Commission was requested to look at lower intensity use on the O'Connor property.

Ms. JoAnn Elson, 4149 South Brown Circle, commented that property along I-94 near Grand Avenue may be better suited for future office use versus intense retail use.

Ms. Ruth Brunke, 5062 Grand Avenue, wondered if the Plan Commission would be working with area residents on plans for protecting their properties from the negatives posed by the nature of Grand Avenue between Rt. 21 and Fuller Road.

Chairman Rudny noted that the Village Board would be the approval authority for funding any type of improvement program. A note on signage on Page 79 will be revised to indicate "appropriate traffic signage" in order to clarify that it does not mean business signage.

Mr. David Wycoski, 1901 Madison, pointed out that the Grand Avenue/Dilley's Road corridor is an important entryway into the community, which also happens to be surrounded by residential uses. It is extremely important to provide for aesthetically pleasing development having substantial buffers.

Mr. Chuck Barnett, 5054 Grand Avenue stressed that consideration should be given to what the community will look like in 20 years. He also questioned if there was any way to insure the long range up-keep of major commercial buildings.

Mr. Otto Brunke, 5062 Grand Avenue, indicated he had met with the Police Chief to discuss various traffic problems and that some of the issues may be difficult to rectify merely through enforcement measures.

It was the consensus of the Plan Commission to continue the Public Hearing once more to allow opportunity for any further public comment. Mr. Smith moved, seconded by Mr. Cepon, to continue the hearing to February 26, 1997.

Roll Call Vote:

Ayes: Robison, Cepon, Foster, Smith & Rudny

Nays: Kaplan

Motion Carried 5-1

The meeting was adjourned at 10:45 P.M.

Submitted by,

Jon Wildenberg, Secretary  
Plan Commission