

## **PLAN COMMISSION MEETING AND PUBLIC HEARING JULY 29, 2008**

Notice of the Public Hearing on the Rezoning of the property located on the Southeast corner of Main and Park Street from R-3 to I-1, was published in the Kettle Moraine Index. The Public Hearing was held at the Wales Village Hall 129 W Main Street. The Public Hearing opened 7:00 p.m.

The Public Hearing was called to order at 7:00 p.m. by Chairman Alan Theis. Notice of this meeting was posted in accordance with the open meeting laws of the State of Wisconsin.

Present: Al Theis, Jeff Roth, John Meyer, Wanda Gosa, Wayne McStrack, Wilfredo Barreto and Larry Rigden

Excused: Jeff Flaws, Mike Vincent and Ken Mace.

### **Public Comment**

Jim Bauer of Genesee Fireplace remarked, "That it would be nice to receive the approval to rezone the property to allow for the new parking lot. The church will work with the Village and any of the residents to make everyone happy with the new lot and storage shed."

The Rezoning Public Hearing Closed at 7:02pm.

The regular Plan Commission Meeting was called to order at 7:03 p. m. by Chairman Alan Theis. Notice of this meeting was posted in accordance with the open meeting laws of the State of Wisconsin.

Present: Al Theis, Jeff Roth, John Meyer, Wanda Gosa, Wayne McStrack, Wilfredo Barreto and Larry Rigden

Excused: Jeff Flaws , Mike Vincent and Ken Mace .

Also Present: Deputy Clerk Wigderson; Jeff Zuhlke 232 Highland Street; Scott Cutty of Wales, Jim Bauer of Wales, Art Mayo 104 S Taliesin Road, Wales; Diana Roberson of Roundy's; Bob Rowlands S58 W25419 Crest Drive, Waukesha 53189 and Jay Cavaiani 823 Brandybrook Road, Wales

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of June 24, 2008. Motion by Jeff Roth to approve and waive the requirement of the reading same, second by Wayne McStrack, motion passed. Al Theis and Larry Rigden abstained.

### **PUBLIC COMMENT**

No Public Comment

### **REQUEST FOR APPROVAL TEMPORARY BANNER SIGNAGE PICK 'n SAVE 405 NORTH WALES ROAD**

**REQUESTED BY:** Jessica Gomez  
P.O. Box 473  
Milwaukee, WI 53201

**PRESENTED BY:** Diana Roberson

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**DISCUSSION:** The submitted dimensions of the temporary banner signage were incorrect. The correct banner will be 10 feet long by 4 feet high and will be blue background with white letters. The banner will be located on the front (west side) of the building facing the parking lot. The existing banner that is on the building is not approved and must be removed. The temporary banner will be installed for 90 days (3 consecutive 30 day periods), this will be the only temporary signage allowed for the rest of the calendar year.

**MOTION:** Motion by Wilfredo Barreto to recommend approval of the Temporary Signage with the correct dimensions and colors to be used mounted on the west side of the building and current signage to be removed, as submitted, second by Jeff Roth. John Meyer opposed. Wayne McStrack abstained.

**REQUEST FOR APPROVAL  
CERTIFIED SURVEY MAP  
EXTRATERRITORIAL REVIEW  
TOWN OF GENESEE  
ROBERT ROWLANDS**

**REQUESTED BY:** Robert Rowlands  
S58 W25429 Crest Drive  
Waukesha, WI 53189

**PRESENTED BY:** Robert Rowlands

**DISCUSSION:** Approvals have been received from the Town of Genesee. The property is being divided into two lots which will share a common driveway. Each lot will be 3.0236 acres and is located on the corner of Sunset Drive and DT.

**MOTION:** Motion by John Meyer to recommend the approval of the Certified Survey Map, as submitted, second by Jeff Roth. Motion passed unopposed.

**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION  
GREAT MISSION MINISTRIES  
208 OAK CREST DRIVE**

**REQUESTED BY:** Jay Cavaiani  
832 E Brandybrook Road  
Wales, WI 53183

**PRESENTED BY:** Jay Caviani

**DISCUSSION:** Jay Caviani met with both the Village Building Inspector and Wales Genesee Fire Department representative for required inspections prior to moving into the rented space. Neither department is ready to grant occupancy for this space. There are updates that need to be completed so that the space is brought up to code. Currently there is only one exit and one restroom. On the Business Plan he stating that he is occupying 2100 square feet of space, but he could be renting more space. The

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business would have 7 -10 employees (not all at the business location at the same time). The business is a youth campus ministry that focuses on encouraging students in their faith at public schools. **THIS IS NOT A CHURCH.** They are working with several schools to develop "Christian Clubs". This building would be used for the main office of the business, staff meetings, board meetings, youth bible studies and occasional meetings where they invited other campus groups to come together. There could be up to 50 people meeting in this space once a month. Parking at this time could not handle that amount of cars. Jeff Tjgum has offered to allow the use of his parking lot for over flow parking. A letter will need to be submitted to the Plan Commission stating this. Signage needs to be submitted for approval. While the concept of this business is compatible with the B2 zoning, there are too many outstanding issues to approve this Business Plan of Operation at this time.

**MOTION:** Motion by John Meyer to table this Business Plan of Operation at this time, second by Wilfredo Barreto. Motion passed unopposed.

### REQUEST FOR APPROVAL REZONING OF THE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF MAIN STREET AND PARK STREET FROM R-3 TO I-1 JERUSALEM PRESBYTERIAN CHURCH

**REQUESTED BY:** Art Mayo  
105 Taliesin Road  
Wales, WI 53183

**PRESENTED BY:** Art Mayo and Jim Bauer

**DISCUSSION:** There were no objections to the proposed rezoning of the property. This property should have been rezoned originally with the other I-1 properties when the I-1 was adopted by the Village, but was never included by mistake.

**MOTION:** Motion by Jeff Roth to recommend the approval of the Rezoning from R-3 to I-1, as submitted, second by John Meyer. Motion passed unopposed.

### DISCUSSION REVISED SURVEY QUESTIONS SMART GROWTH

**DISCUSSION:** Here are the changes discussed to the survey questions for the next Smart Growth meeting. The first sentence shall read, "...assisted by Yaggy/Colby Engineers is preparing the State Wisconsin Mandated "Smart Growth" plan to help guide Village growth and development through the year 2030." Remove "with SEWRPC" from the last sentence. Bold the check boxes to make them easier to see. Jeff will shift the survey to have the introduction on the blank page to help with the mailing. The last review will happen at the next Smart Growth meeting in August. The survey looks very good.

### DISCUSSION

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### SECTION 4 MODIFICATIONS

**DISCUSSION:** Change the format to letters and numbers. Remove “which, then would be typically be realized under the standard height requirement of the basic zoning district,” from the 1<sup>st</sup> paragraph of 4.01. The last sentence of the 1<sup>st</sup> paragraph of 4.02 shall be a new paragraph and the sentence should be “**bold**”. 4.02 C add to the end of the sentence, “for only average street setbacks in the Historic Village Center.” G shall become C. 4.03 “**bold**” “Modifications to requirements of this Code”.

### ELECTION OF PLAN COMMISSION CHAIRMAN

**DISCUSSION:** Nominations: Ken Mace by Wanda Gosa 2<sup>nd</sup> by John Meyer; Jeff Roth by John Meyer 2<sup>nd</sup> by Wayne McStrack; Alan Theis by Wayne McStrack, Alan Theis declined the nomination. Jeff Roth was elected to the Plan Commission Chairman position and will take over the duties of the Chairman at the August 26, 2008 meeting.

### DISCUSSION ZONING MAP CHANGES

**DISCUSSION:** There were no changes to review.

### NEXT MEETING

August 26, 2008 at 7:00 p.m. at the Village Hall.

### ADJOURNMENT

Motion by John Meyer to adjourn, second by Jeff Roth, motion passed unopposed. The meeting was adjourned at 8:43 p.m.

Submitted by:

Pauline Wigderson, Deputy Clerk