

PLAN COMMISSION MEETING MAY 31, 2011

The Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Wanda Gosa, Jeff Flaws, John Meyer, Dave Jennings, Wilfredo Barreto Wayne McStrack, Jeff Roth and Patrick Hess

Excused: Larry Rigden and Alan Theis

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Zoning Code Administrator; Michael Wegner, 614 Mt Snowdon Road; Tony Milazzo, Oakmont Trail Waukesha, 53189; Ron Milazzo 417 Landimore Lane; Rob Davy of Lake Country Engineering; Chris McGuire of McCon Building Corp of Highland WI; Jeff Maddison 210 N Wales Road; Mark Huff 129 E James Street; Steve Fleischmenn of Securent Bank; Jim Lewein of KJN Development; Dean Pipito 220 W James Street; Timothy Stasinoulis 262 Main Street; Gene Szymaszek 915 Severn Road; and James Moon of the Wales Genesee Fire Department.

Deputy Clerk Wigderson noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

PUBLIC COMMENT

No public comment.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of April 26, 2011. Motion by Dave Jennings to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed.

REQUEST FOR APPROVAL CERTIFIED SURVERY MAP EXTRATERRITORIAL REVIEW – TOWN OF GENESEE JOHN RITTLER

REQUESTED BY: John Rittler
W304 S2510 HWY GD
Waukesha, WI 53188

PRESENTED BY: John Rittler

DISCUSSION: All approvals have been received from the Town of Genesee. The two lots will be combined to become one lot with a gross area of 148,853 square feet or about 3.357 acres. A concern was raised about there being two different road right-a-ways for this parcel, 40 feet and 33 feet. Should this parcel ever annex into the Village, Plan Commission member John Meyer would like to see this right-a-way become consist with the Village roads.

MOTION: Motion by Wayne McStrack to recommend approval of the Certified Survey Map as submitted, second Jeff Flaws. Motion passed. Wilfredo Barreto and John Meyer opposed.

PLAN COMMISSION MEETING MAY 31, 2011

**REQUEST FOR APPROVAL
FENCE
EVERSHARP TOOL COMPANY
119 EAST JAMES STREET**

REQUESTED BY: Mark Huff
119 E James Street
Wales, WI 53183

PRESENTED BY: Mark Huff

DISCUSSION: Mr. Huff would like to install 164 feet of fence on the west side of the property. The property currently has a chain-link fence around the perimeter. He would like to replace the section on the west side as a screen for the neighbors. The fence will be made of treated wood, in a natural wood color. The fence will be 6 feet in height and will be the shadow box type.

MOTION: Motion by Jeff Flaws to recommend approval of the fence, as submitted, second Dave Jennings. Motion passed unopposed.

**REQUEST FOR APPROVAL
SIGNAGE
MADDISON AUTOMOTIVE
210 N WALES ROAD**

REQUESTED BY: Jeff Maddison
210 N Wales Road
Wales, WI 53183

PRESENTED BY: Jeff Maddison

DISCUSSION: Mr. Maddison would like to install a 14 foot monument sign. With this new monument signage the allowable signage has been reached for this building. The Village's Zoning Code allows for a maximum of 8 feet in height. When following the Zoning Code for ground signs, the eight feet overall height restrictions, places the sign less than two feet above the existing profile elevation of Highway 83. The request of the 14 foot height would adjust for the significant downward slope from Highway 83. The location of the sign is the same as the previous business's signage to use the existing wiring for the lighting. When the road is improved, the sign will have to be moved to a new location, and will have to comply to the Zoning Code height requirement of 8 feet. The sign will be 8 ft by 14 ft and will be internally illuminated. The design will match the wall signage on the business. The sign must be turned off by 11:00 p.m. Plan Commission member Wayne McStrack would like the height to remain at the 8 ft height requirement in the Zoning Code.

MOTION: Motion by Jeff Flaws to recommend approval of the Monument signage, and to allow the 14 foot height, second Pat Hess. Motion passed. Wilfredo Barreto and Wanda Gosa abstained. Wayne McStrack opposed.

PLAN COMMISSION MEETING MAY 31, 2011

**REQUEST FOR APPROVAL
SIGNAGE
GREAT MISSION CHURCH
308 OAK CREST DRIVE**

REQUESTED BY: Jay Cavaiani
308 Oak Crest Drive
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: No one present. This agenda item will be tabled until the next Plan Commission meeting.

MOTION: No motion at this time.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION & SIGNAGE
AEGIS WEALTH ADVISORS, LLC
262 MAIN STREET**

REQUESTED BY: Timothy Stasinoulis
262 Main Street
Wales, WI 53183

PRESENTED BY: Timothy Stasinoulis

DISCUSSION: **Business Plan of Operation** - Aegis Wealth Advisors is a registered investment advisory firm that specializes in providing fee-only investment management, financial planning, and wealth management services. There are 4 employees, with the possibility of adding an additional 2 more. Hours of operation will be Monday – Friday, 8:30 a.m. – 5:00 p.m. Clients are seen by appointment only.
Signage – The signage will be double-sided and replace the existing “space for lease” signage under the large Harris Marketing sign. The sign will be 48” by 12” and will have white lettering on a green background. The sign will be illuminated with the current approved and installed lighting.

MOTION: Motion by Wayne McStrack to recommend approval of the Business Plan Operation as submitted, second John Meyer. Motion passed unopposed.

MOTION: Motion by Jeff Flaws to recommend approval of the Signage as submitted, second Wayne McStrack. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION & SIGNAGE
WALES SELF STORAGE, LLC
200 JAMES STREET**

PLAN COMMISSION MEETING MAY 31, 2011

REQUESTED BY: Dean Pipito
200 James Street
Wales, WI 53183

PRESENTED BY: Dean Pipito

DISCUSSION: The owner of the property is also the owner of Aquatic at 230 James, and is using two of the storage units for his business, with the remaining units being rented out as storage units. A fence was installed around the dumpster, with an access opening on the east side. The existing lighting on the building will be replaced with full cut off can lighting fixtures, and will be on a photo cell. The property will be cleaned up over the next few months. The dumpster enclosure is not completed and the Plan Commission would like to have the enclosure finished, so that no one can get into the dumpster area. Also the enclosure was damaged recently and will be enforced to prevent damage in the future. Plan Commission member John Meyer requested that a bicycle mural be painted on the east side of the storage building. Employees are parking their cars in front of the storage building, and it was requested that the cars be parked in the east parking lot of the building at 230 James. Signage was incomplete and must be re-submitted for approval.

MOTION: Business Plan of Operation - Motion by Wayne McStrack to recommend approval of the Business Plan of Operation, completion of the dumpster enclosure, the re-enforcing of the gates of the enclosure, using the can type lighting fixture on the building and having the employees park on the south parking of 230 James, second John Meyer. Motion passed. Wilfredo Barreto abstained.

MOTION: Signage – No motion at this time.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION, SITE PLAN & SIGNAGE CULVER'S 300 EAST SUMMIT AVE

REQUESTED BY: Anthony Milazzo
300 East Summit Ave
Wales, WI 53183

PRESENTED BY: Anthony & Ron Milazzo, and Rob Davy

DISCUSSION: Business Plan of Operation – The Fire Chief has submitted a letter which will be included with approved minutes. There will be 45 - 60 employees, and operating hours will be Monday – Sunday, 10:00 a.m. – 10:00 p.m. There will be from 8 – 16 employees working at one time. They will be offering dine in, carry out, drive thru, and patio service.

Signage – The monument signage will be double faced and have a reader board. The sign will be 8 feet by 14 feet, and will be internally illuminated. The reader board is allowed to change phrases once every 3 minutes. The sign will have a blue background with white letters. There will be two menu boards for drive thru ordering. There will be 3 directional signs, one at each driveway and one at the entrance to the drive thru, which will be 44" by 28" high. All signage must be turned off by 11:00 p.m.

Site Plan - There are 50 parking spaces. The new light poles will match the existing parking lot poles (20 feet in height). The candle foot is ½ at the lot-line, and fixtures are full cut off. The building will have a stone face to complement the existing building. The awnings will be the "Culver's" blue. The mechanicals will be on the roof and will be screened. There will be four islands in the parking lot which will have trees planted in them. Shrubs and flowers will be planted around the building and patio areas. Three new black hill spruces will be planted in the retention pond area. There will be 4, five thousand gallon holding tanks

PLAN COMMISSION MEETING MAY 31, 2011

and the building will have a fire suppression system. The dumpster will be located on the north end of the building and will be screened. Storm water must be reviewed.

MOTION: Motion by Jeff Flaws to recommend approval of the Business Plan Operation as submitted, second Wayne McStrack. Motion passed. Wilfredo Barreto opposed

MOTION: Motion by Jeff Flaws to recommend approval of the Signage as submitted, second Wayne McStrack. Motion passed. Wilfredo Barreto opposed.

MOTION: Motion by Jeff Flaws to recommend approval of the Lighting, with the poles to match the existing parking lot poles in height as submitted, second Wayne McStrack. Motion passed. Wilfredo Barreto opposed.

MOTION: No motion for Site Plan at this time. Tabled for more information at next meeting.

DISCUSSION CONCEPTUAL PROPOSAL TO CHANGE WELSH HIGHLANDS FROM 2-UNIT CONDOMINIUMS TO 4-UNIT APARTMENTS

REQUESTED BY: Jim Lewein
W316 S2920 Roberts Road
Waukesha, WI 53188

PRESENTED BY: Jim Lewein

DISCUSSION: The developer has presented a new proposal for the Welsh Highlands development. He has removed building 1/2. This is now a 22 unit development this is a change from 26 units. This density is still too much for some Three of the units will have two garage doors on the front and one on each side, and 2 of the units have four garage doors on the front of the building. No off street parking has been provided. Plan Commission members would like to have a fence installed around the retention pond. Concerns were raised about the trees on the property that have been removed or not replaced as stated on the original plan. Will the septic systems need to be increased? Before any recommendations can be made, an amended PUD, a tree survey plan, and a storm water plan will have to be submitted. Also a Public Hearing must be held.

MOTION: No motion at this time: conceptual review only.

DISCUSSION IMPROVEMENTS TO HIGHWAY 83

DISCUSSION: The Plan Commission and Village Board will have a joint meeting on July 6, 2011 at the Community Building. The WDOT will need the Village's recommendations on lighting, bridge design, signage, and bike/walk path by August 1, 2011. The Plan Commission members will divide into groups to work on the items before the group meeting.

PLAN COMMISSION MEETING MAY 31, 2011

DISCUSSION: Plan Commission member Wilfredo Barreto submitted his resignation from Plan Commission.

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Patrick Hess, motion passed, unopposed. This meeting was adjourned at 9:53 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk