

## **PUBLIC HEARING AND PLAN COMMISSION MEETING JUNE 28, 2011**

Notice of the Public Hearing on the proposed Conditional Use Permit for 300 East Summit Ave to operate a restaurant with a drive-through facility, as allowed in a B-2 Zoning under a Conditional Use, Section 17.0309(C)7 was published in the Kettle Moraine Index and posted in the Village of Wales. The Public Hearing was held at the Wales Village Hall, located at 129 West Main Street. The Public Hearing opened 7:00 p.m.

Present: Jeff Roth, Jeffery Flaws, Wayne McStrack, John Meyer, Larry Rigden, Wanda Gosa, Dave Jennings and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Andy Schatschneider of the Kettle Moraine Index; Tony Milazzo, 4219 Oakmont Trail Waukesha, WI 53188; Ron Milazzo, 417 Landimore Lane, Wales; Rob Davy of Lake Country Engineering; Katheren Reinke, 308 E Oak Crest Drive, Wales; Michael Wegner, 614 Mt Snowdon Road, Wales; Wilfredo Barreto, 1028 Criglas Road, Wales; Chris McGuire, 1059 Circle Drive, Highland, WI 53543; Dean & Angela Pipito, 230 James Street, Wales; G. Gear of Wales; Tom & Barb Wallner, 348 N Oak Crest Drive and Jim Lewein of the Welsh Highlands Development.

Excused: Alan Theis

### **PUBLIC HEARING**

There were 15 letters sent out and 11 were returned; of the 3 properties abutting 300 East Summit Ave, all were returned in favor of the project. Two returned letters were not in favor of the project. There was no public comment.

The Public Hearing was closed at 7:01 p.m.

The Plan Commission Meeting was called to order at 7:01 p.m. by Chairman Jeff Roth. Notice of this meeting was posted in accordance with the open meeting laws of the State of Wisconsin.

Present: Jeff Roth, Jeffery Flaws, Wayne McStrack, John Meyer, Larry Rigden, Wanda Gosa, Dave Jennings and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Andy Schatschneider of the Kettle Moraine Index; Tony Milazzo, 4219 Oakmont Trail Waukesha, WI 53188; Ron Milazzo, 417 Landimore Lane, Wales; Rob Davy of Lake Country Engineering; Katheren Reinke, 308 E Oak Crest Drive, Wales; Michael Wegner, 614 Mt Snowdon Road, Wales; Wilfredo Barreto, 1028 Criglas Road, Wales; Chris McGuire, 1059 Circle Drive, Highland, WI 53543; Dean & Angela Pipito, 230 James Street, Wales; G. Gear of Wales; Tom & Barb Wallner, 348 N Oak Crest Drive and Jim Lewein of the Welsh Highlands Development.

Excused: Alan Theis

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### **PUBLIC COMMENT**

**No public comment**

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of May 31, 2011. Motion by Wayne McStrack to approve the amended minutes and waive the requirement of reading same, second by Dave Jennings, motion passed. Larry Rigden abstained.

### **REQUEST FOR APPROVAL SIGNAGE GREAT MISSION CHURCH 308 EAST OAKCREST DRIVE**

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

**PRESENTED BY:** Katheren Reinke

**DISCUSSION:** The Church is requesting three signs on the front of the building, one monument sign and one on the above the front door. The monument sign measures 24.5" x 87"; the door sign is 24" x 36" and two of the building signs are 18" x 96" and one at 18" x 80". All the signs will have blue lettering on a white background. None of the signs are illuminated. If in the future they wish to change the signage, the signage must be submitted and approved before installation.

**MOTION:** Motion by Jeff Flaws to recommend approval of the signage, as submitted, second Larry Rigden. Motion passed. Patrick Hess and John Meyer opposed.

### **REQUEST FOR APPROVAL SIGNAGE WALES SELF STORAGE, LLC 200 JAMES STREET**

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

**PRESENTED BY:** Dean Pipito

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**DISCUSSION:** The proposed signage will be ground-mounted and the sign will not be illuminated. The sign will have black letters, the Wales red dragon, and a white background. The sign will be 42" x 36" and will be double sided.

**MOTION:** Motion by Jeff Flaws to recommend approval of the signage, as submitted, second Patrick Hess. Motion passed unopposed.

### **REQUEST FOR APPROVAL PARKING SPACES & CONDITIONAL USE PERMIT WALES SELF STORAGE, LLC 200 JAMES STREET**

**PRESENTED BY:** Dean Pipito

**DISCUSSION:** At the May Plan Commission meeting Mr. Pipito said that he would not allow his employees to park their cars at the storage facility. Mr. Pipito is requesting to allow parking for his employees at this property. Parking at the storage area would only be during the workday and only during the week. He would like to park 3 or 4 cars at this property. He does own the storage facility and he owns the business *Aquatica* which is located at 230 James Street. The parking lot at the 230 James Street building has multiple tenants and they need parking for the customers of that building. Under the Zoning Code self storage business must have a conditional use permit. The Deputy Clerk will get him the paperwork so it can be approved at a later Plan Commission meeting.

**MOTION:** Motion by Jeff Flaws to recommend approval of the car parking, as submitted, second Patrick Hess. Motion passed. John Meyer and Wanda Gosa opposed.

### **REQUEST FOR APPROVAL CONDITIONAL USE PERMIT TO OPERATE A DRIVE-THROUGH FACILITY IN A B2 ZONING 17.0309(C)7 CULVER'S 300 EAST SUMMIT AVE**

**REQUESTED BY:** Anthony Milazzo  
4219 Oakmont Trail  
Waukesha, WI 53188

**PRESENTED BY:** Anthony and Ron Milazzo

**DISCUSSION:** The applicant is requesting to operate a restaurant with a drive-through facility, as allowed in a B-2 Zoning under a Conditional use Permit 17.0309(C)7. There were 15

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letters sent out and 11 were returned; of the 3 properties abutting 300 East Summit Ave, all were returned in favor of the project. Two returned letters were not in favor of the project.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Conditional Use Permit to operate a restaurant with a drive-through facility, as submitted, second John Meyer. Motion passed unopposed.

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

**REQUESTED BY:** Anthony Milazzo  
4219 Oakmont Trail  
Waukesha, WI 53188

**PRESENTED BY:** Anthony and Ron Milazzo and Rob Davy

**DISCUSSION:** **Business Plan of Operation** - The proposed restaurant will be located on the south east corner of Pavilions at Eagle Bend, 300 E Summit Ave. The restaurant will be open Sunday through Saturday, 10:00 a.m. to 10:00 p.m. They will employ about 50 people, with 8 – 16 working per shift. Dine-in, carry out and drive thru, and patio services will be offered.

**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 foot candle illumination is ½FC at the lot-line, and fixtures are to be 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 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.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Business Plan of Operation, Site Plan, and Signage, as submitted, second Wayne McStrack. Motion passed unopposed.

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### **DISCUSSION WELSH HIGHLANDS**

**DISCUSSION:** Letters have been submitted from Alan Theis, John Meyer and Gloria Gear about the proposed changes to the Welsh Highlands development. Copies of these letters have been sent to the developer prior to the meeting for his review. These letters will be attached to the approved minutes. The density of 22 units for this development is too large; 18 units is the max that the Plan Commission would like to see developed. The request for 22 units is a 37% increase from the originally approved density. Alan Theis has concerns that the maintenance of this development will be little to none. Some of the trees that were to be saved and/or relocated from the approved plan could not be found. The foundation plantings around pad 3/4 have not been installed. John Meyer has recommended that the south west unit, pad 11/12, be removed and use this area as off street parking, a playground area for tenants and a planting area. Mr. Meyer would also like to see the space where pad 1/2 has been removed, to have a planting area installed as well. The Plan Commission would like these items addressed, and return for discussion at a future Plan Commission meeting.

### **DISCUSSION HISTORIC VILLAGE CENTER DESIGN GUIDELINES**

**DISCUSSION:** This will be referred to the Village Attorney on how to enforce the guidelines, and then discussed at a later meeting.

### **ADJOURNMENT**

Motion by John Meyer to adjourn, second by Wayne McStrack, motion passed unopposed. The meeting was adjourned at 8:51 p.m.

Submitted by:

Pauline Wigderson  
Deputy Clerk-Treasurer