

## **PLAN COMMISSION MEETING JULY 26, 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, Wayne McStrack, Jeff Roth Larry Rigden, Alan Theis and Patrick Hess

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Zoning Code Administrator; Ron & Deb Christman, 323 E Summit Ave and Leslie Bley W331 S487 Erin Way, Delafield, WI 53018.

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 June 28, 2011. Motion by Wayne McStrack to approve the minutes and waive the requirement of reading same, as amended, second by Jeff Flaws, motion passed. Alan Theis abstained.

### **REQUEST FOR APPROVAL SIGNAGE ANTIQUES CENTER AT WALES 323 EAST SUMMIT AVE**

**REQUESTED BY:** Debby Christman  
323 East Summit Ave  
Wales, WI 53183

**PRESENTED BY:** Debby Christman

**DISCUSSION:** The requested signage square footage is 54 square feet of the allowable 113 square feet. All signs will be green lettering on white background. The signs will be mounted on the barns exterior. The signs will not be illuminated.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Signage as submitted, second Alan Theis. Motion passed unopposed.

### **DISCUSSION CONCEPTUAL PLANS FOR 102 MAIN STREET LESLIE BLEY**

**REQUESTED BY:** Leslie Bley  
W331 S487 Erin Way  
Delafield, WI 53018

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**PRESENTED BY:** Leslie Bley

**DISCUSSION:** Ms. Bley is in the process of purchasing the building and would like to discuss the future of this building. The first order of business would be to get the property weather tight and attractive on the outside. A new roof, repairs to the Yankee gutters, electrical rewiring, the installation of a heating and air conditioning units, and the removal of the old electrical heating units. The exterior will be tuck-point, stairways rebuilt to match the existing. New awnings to be added and windows will be replaced. The existing pole sign will have to be replaced with new signage. Some potential business could be a candy shop, a barber shop, a small grocery store, a casual breakfast/lunch restaurant, a yoga/meditation studio or an accountant. She would like to be respectful to the residential location of the building and encourage tenants to have reasonable hours and not a lot of noise. The building is charming and she would like to make sure that it enhances the community and is respectful of its historical significance. The yard will be cleaned up, but no major changes at this point. These are types of businesses that the Plan Commission would like to see in this building. Before any work is done, approvals and permits must be obtained. All potential businesses must be approved prior to moving in.

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

### **DISCUSSION HISTORIC VILLAGE CENTER GUIDE LINES**

**DISCUSSION:** The Plan Commission would like to discuss the proposed guide lines and how to implement them in the Village with the Historic Village Center committee at the next Plan Commission meeting.

### **DISCUSSION 10 YEAR RECOGNITION**

**DISCUSSION:** Jeff Flaws presented Larry Rigden a plaque and thanked him for his 10 years of service on the Plan Commission.

### **ADJOURNMENT**

Motion by Dave Jennings to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 8:13 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk