

## **PLAN COMMISSION MEETING AUGUST 30, 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, and Patrick Hess

Excused: Alan Theis and Larry Rigden

Also Present: Deputy Clerk Wigderson; Michael Wegner, 614 Mt Snowdon Road; Kurt Feuerstein of Patrick Engineering; Amy Golden, 203 James Street; Darrell Beauchamp, 317 Thomas Court; Mark Powers, W359 N5920 Brown St, Suite 102, Oconomowoc, WI 531066; Tony Milazzo 4219 Oakmont Trail, Waukesha, WI 53188; Neng Yang of WIDOT SE Region; Devin Wolf, 612 N Sawyer Road, Oconomowoc, WI 53066; Village of Wales Trustee Ken Mace; and Dee Nerzwicki, 101 James Street.

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 July 26, 2011. Motion by Jeff Flaws to approve the minutes and waive the requirement of reading same, second by John Meyer, motion passed.

### **REQUEST FOR APPROVAL SIGNAGE GOLDEN INDUSTRIAL REFRIGERATION 203 JAMES STREET**

**REQUESTED BY:** Margaret Golden  
203 James Street  
Wales, WI 53183

**PRESENTED BY:** Amy Golden

**DISCUSSION:** They are requesting wall mounted signage, tenant unit wall mounted signage and a monument signage. None of the signage will be illuminated. There is 123 square feet of signage allowed and they are requesting 75 square feet of signage. The "GIR" letters above the windows will be yellow and 36" x 85". The monument sign will be 68" x 60" and will have a green background with white letters. On the monument sign there will be space for 4 different tenant unit signs and these plaques will have a white background and green lettering. The four small tenant unit plaques will be the same design as the monument sign, and measure 18" x 24". If any of the signage is to be illuminated at a later date, the lighting must be approved before installation.

Plan Commission member Wanda Gosa asked that Golden Industrial Refrigeration consider the same green arched background to be added to the yellow "GIR" signage. This property is located in the Historic Village Center and she would like to see a cohesive look for signage. The representative for Golden Industrial Refrigeration said that yellow "GIR" was their corporate logo and would have to see if this is something that could or would be done. This one sign would have to come before the Plan Commission for approval.

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**MOTION:** Motion by Wanda Gosa to recommend approval of the small tenant signage on the building and the monument signage, with the return of the large "GIR" sign mounted on the building with the redesign as recommended with a green arched background, as submitted, second John Meyer. Motion passed. Patrick Hess and Jeff Flaws abstained

### REQUEST FOR APPROVAL CERTIFIED SURVEY MAP & STORM WATER MAINTENANCE AGREEMENT CULVER'S – 300 EAST SUMMIT AVE

**REQUESTED BY:** Devin Wolf  
300 East Summit Ave  
Wales, WI 53183

**PRESENTED BY:** Devin Wolf & Mark Powers

**DISCUSSION:** The Certified Survey Map and Storm Water agreement have been reviewed by the Village Engineer. The Storm Water Maintenance Agreement, the Certified Survey Map, and the Holding Tank Agreement must be recorded with Waukesha County Registered of Deeds. This new lot will be owned by Culvers and an address will be assigned at a later date.

**MOTION:** Motion by Dave Jennings to recommend approval of the Certified Survey Map and Storm Water Maintenance Agreement, as submitted, second Wanda Gosa. Motion passed unopposed.

### DISCUSSION HIGHWAY 83 DESIGN IMPROVEMENTS FOR WALES

**DISCUSSION:** Prior to this meeting a letter from the Village of Wales was sent to the WI DOT that addressed design improvements that Wales would like to discuss. The Village is requesting landscaping in the medians; decorative light fixtures; crosswalk markings; a multi-use path on the west side of Hwy 83 and a sidewalk on the east side of Hwy 83; side walk from Hwy 83 east to the High School on Hwy 18; Frank Lloyd Wright style railings on the bridge; Welcome to Wales signage both north and south; and signage in the round-a-bout. Kurt Feuerstein of Patrick Engineering and Neng Yang of WIDOT SE Region were present to discuss these options. Village resident Darrell Beauchamp is concerned that the crosswalks could cause more noise. Currently there is a lot of noise pollution that comes from Hwy 83 that can be heard at his home. Village resident Jeremy Bardeen is concerned that the WI DOT is planning on clear cutting all the trees on Hwy 83 and not replacing any. He has tried to contact the WI DOT, but has not received any information. Mr. Feuerstein does not have an answer at this time.

To receive the cost share with the State, the Village must install all the proposed light poles from the WI DOT. There is a fund that we may be able to use to help offset our share of the improvement costs. Mr. Feuerstein is not sure of the height of the round-a-bout that is to be installed at 83 & 18, and is not sure if we can install something in the round-a-bout. We would need to submit a design of what we would like to install to even be considered. We need to have information submitted to the WI DOT and this will come through the Village Engineer, so that information is coming from one source.

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**MOTION:** No motion at this time.

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

**DISCUSSION:** There has been discussion on how to implement the proposed guidelines; as a whole to the entire Historic Village Center; to select business properties. Some HVC members have expressed concern about the cost this might impose on the home/businesses owner. Some Plan Commission members are concerned that as a guideline there is no “teeth” for the Village to enforce the guidelines. Plan Commission member Wanda Gosa offered an alternative, could the Design Guidelines incorporated into the B3 Zoning? This will be tabled until the next meeting and get some direction from the Village Attorney.

### **ADJOURNMENT**

Motion by Patrick Hess to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 8:55 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk