

## **PLAN COMMISSION MEETING SEPTEMBER 27, 2011**

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

Excused: Alan Theis and Wanda Gosa

Also Present: Deputy Clerk Wigderson; Michael Wegner, 614 Mt Snowdon Road; Darrell & John Beauchamp, 317 Thomas Court; Chris Lovald of Badger Lighting; Bob & Karen Anderson, 312 Genesee Street; Brian Walsh, 201 Breck Road; and Carl Millard, 330 Criglas Road.

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 August 30, 2011. Motion by John Meyer to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed. Larry Rigden abstained.

### **REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION CELL VISION 323 NORTH WALES ROAD**

**REQUESTED BY:** Mike Haber  
3800 E Main Street, Suite B-204  
St. Charles, IL

**PRESENTED BY:** No one present

**DISCUSSION:** There was no one present to discuss the business with Plan Commission. This agenda item will be tabled until the next Plan Commission meeting. The approved temporary signage for this proposed business must be removed until they appear at the Plan Commission meeting.

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

### **REQUEST FOR APPROVAL SIGNAGE CELL VISION / VERIZON WIRELESS 323 NORTH WALES ROAD**

**REQUESTED BY:** Chris Lovald of  
Badger Lighting & Signs  
19355 Janacek Court, Suite 201  
Brookfield, WI 53045

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**PRESENTED BY:** Chris Lovald

**DISCUSSION:** This agenda item will have to be tabled until the October Plan Commission meeting. This agenda item cannot be discussed at this time because no recommendation was given for the Business Plan of Operation.

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

### REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION BOB ANDERSON BUILDERS, INC 312 GENESEE STREET

**REQUESTED BY:** Robert Anderson  
312 Genesee Street  
Wales, WI 53183

**PRESENTED BY:** Bob & Karen Anderson

**DISCUSSION:** This is a family-owned construction business doing rough and finish carpentry work. They have been in the construction business for over 30 years. There are 22 employees, but only 5 will be working out of this location; the rest will go directly to the job site. The hours of operation will be Monday – Friday, 8:00 a.m. to 5:00 p.m. At this location, there will be almost no business traffic. There will not be any manufacturing, repairing, or selling. The building will be used to store extra building materials and operating an office. At this time they are not requesting signage. Before any signage is installed it must be submitted for approval.

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

### DISCUSSION HIGHWAY 83 DESIGN IMPROVEMENTS FOR WALES

**DISCUSSION:** Crosswalks were discussed – what could they be made out of? Colored asphalt, colored concrete, stamped concrete, paint or cutout road surface with some type of inlay. Concern of noise is still an issue. What are the locations of the crosswalks – north and south at each intersection? What is the cost of the project? What is available for cost shares? What can we have at the round-a-bout for signage? Do we have timelines to get this information to the WI DOT? The Village Engineer will be working on these questions and get back to us.

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

**DISCUSSION:** The Plan Commission members would like to talk to the Village Board at their next meeting to see if both groups are on the same page with the vision and guidelines for the Historic Village Center. Carl Millard has concerns that the proposed resolution is not in the same line as the proposed Historic Village Center Design Guidelines. The Deputy Clerk should talk with the Village Attorney and see if the guidelines could be amended and adopted into the signage zoning. This will be revisited at the next Plan Commission meeting.

**DISCUSSION:** Jeff Roth will not be at the October and November Plan Commission meetings and John Meyer will be the acting Chair. The December Plan Commission meeting will be moved to the 20<sup>th</sup> because of the Holiday.

### **ADJOURNMENT**

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

Submitted by

Pauline Wigderson, Deputy Clerk