

## PLAN COMMISSION MEETING JANUARY 31, 2012

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

Also Present: Deputy Clerk Wigderson; Scott Miller W329 S3089 Bryn Mawr Road, Dousman, WI 53118; Michael Wegner, 614 Mt Snowdon Road; Jill Vento W349 S4695 Kingdom Drive, Dousman, WI 53118; Jason Dreger, 320 W Summit Ave; Bob Anderson, 312 Genesee Street; Lauri McCann 323 Wales Road; Peter Bethke, S29 W33891 Olde Oak Pass, Oconomowoc, WI 53066; Carl Millard, 330 Criglas Road; Village Trustees – Eugene Mayernick, David Lang, Ken Mace, and Wolfgang Hemschick.

Excused: Wanda Gosa, Larry Rigden and Patrick Hess

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 December 20, 2011. Motion by John Meyer to approve the minutes and waive the requirement of reading same, second by Jeff Flaws, motion passed. Dave Jennings abstained.

### REQUEST FOR APPROVAL OF REDUCTION OF TIME CHANGE FOR THE ELECTRONIC READER BOARDS WALGREENS

**REQUESTED BY:** Jason Dreger  
320 W Summit Ave  
Wales, WI 53183

**PRESENTED BY:** Jason Dreger

**DISCUSSION:** Walgreens is requesting a time reduction from 3 minutes to 30 seconds for their sign in the Village. Because of the time change restriction, some of the messages are cut in half and do not make sense when read alone. The concern at prior meetings is that the static reader board messages would be a distraction and cause accidents. To date there have been no accidents at the intersection of Hwys 18 & 83 related to the electronic sign.

**MOTION:** Motion by Jeff Flaws to recommend approval of the time change reduction from 3 minutes to 30 seconds, as submitted, second Alan Theis. Motion passed unopposed.

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**REQUEST FOR APPROVAL  
SIGNAGE  
BOB ANDERSON BUILDERS, INC  
312 GENESEE STREET**

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

**PRESENTED BY:** Bob Anderson

**DISCUSSION:** The proposed signage would be wall mounted on the building. The sign would not be illuminated. The sign will be 32" by 64" and complies with the requirements of the Zoning Code. The background will be white with a green trim around the outer edge, and the lettering will be red.

**MOTION:** Motion by Wayne McStrack to recommend approval of the signage, as submitted, second Alan Theis. Motion passed unopposed.

**REQUEST FOR APPROVAL  
CERTIFIED SURVEY MAP  
EXTRATERRITORIAL REVIEW – TOWN OF GENESEE  
W329 S3089 BRYN MAWR ROAD**

**REQUESTED BY:** Scott & Elly Miller  
W329 S3089 Bryn Mawr Road  
Dousman, WI 53118

**PRESENTED BY:** Scott Miller

**DISCUSSION:** This proposed CSM is to correct a an illegal land division that occurred when a previous owner try to convey land to an adjacent property owner, thereby creating a lot that does meet the minimum size requirements for the Town of Genesee. The Village of Wales will not sign the final CSM until all approvals have been obtained from the Town of Genesee.

**MOTION:** Motion by Alan Theis to recommend approval of the Certified Survey Map, but not to be signed until approvals have been received from the Town of Genesee, as submitted, second John Meyer. Motion passed unopposed.

**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION & SIGNAGE  
JILL VENTO ATTORNEY AT LAW  
104 WEST MAIN STREET**

**REQUESTED BY:** Jill Vento  
104 W Main Street  
Wales, WI 53183

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**PRESENTED BY:** Jill Vento

**DISCUSSION:** This office is located in the lower level of the building. Attorney Vento will be the only employee and does not intend on hiring any employees. Office hours will be Monday through Friday, 8:00 a.m. to 6:00 p.m. most work is done out of the office. At most two parking spaces will be required, and the office will utilize the Municipal Parking lot. Signage will be on the office door window. The letters will be 24" by 48" and will be black.

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

### REQUEST FOR APPROVAL TEMPORARY FLAGS CELL-VISION 323 NORTH WALES ROAD

**REQUESTED BY:** Lauri McCann  
323 N Wales Road  
Wales, WI 53183

**PRESENTED BY:** Lauri McCann

**DISCUSSION:** Cell-Vision would like to install two red "Verizon Wireless" flags on the grassy area in front of their business. The business has been open for a couple of months and the foot traffic has not increased and the business is suffering. They are hoping that the flags would be noticed and help increase business. This type of temporary signage is not allowed. They could put a banner on the building under their unit.

### DISCUSSION CONCEPTUAL REVIEW DRIVEWAY ENTRANCE ON VILLAGE PROPERTY FOR TOWN OF GENESEE PROPERTY

**REQUESTED BY:** Dawn & Peter Bethke  
S29 W33891 Olde Oak Pass  
Oconomowoc, WI 53066

**PRESENTED BY:** Peter Bethke

**DISCUSSION:** The Bethkes met with Town of Genesee and were told that they would only be allowed one address for this parcel. Mail and trash pickup/deliveries will still be off of the Highway G address. The Wakefield Downs driveway would only be a secondary access. The culvert would be installed per Town of Genesee codes, but the Village of Wales would like to review the culvert before it is installed for water runoff issues. A professional fee agreement will need to be signed.

**MOTION:** No motion at this time. This agenda item was for discussion only.

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### DISCUSSION HWY 83 DESIGN IMPROVEMENTS

**DISCUSSION:** The Village needs to get information to the WI DOT with regards to our requested design improvements by February 10, 2012.

**Lights** - The Village has reduced the number of light poles from 78 to 43. We need more information on the cost of energy use of the conventional lamps vs. LED fixtures. Who will be responsible for maintenance of the poles and fixtures? Light poles include replacing the light poles at the current round-about (Walgreens), and new light poles east of Hwy 83 on Hwy 18. The Village would like to have decorative poles and shepherd hook light fixtures.

**Medians** – Only medians that are 6 feet wide will have landscaping – any smaller in size will only be concrete. The Village needs to review plantings in the medians. Can there be trees in the medians?

**Bridge** – Will there be lighting on the bridge? The Village needs to have confirmation that the bridge forms will be “rustic ashlar.” Move the dragon from the side ends of the bridge to the center so they can be seen from the bike path. The bridge railings will be the six feet tall on east side and 3 feet tall on the west side. The railings should be painted a green color to blend with the stain on the bridge.

**Retaining Walls** – The Village would like the retaining walls to all have railings instead of chain link fences on the top of them, and would like to have the “rustic ashlar” form on the retaining walls to match with the bridge design.

**Cross Walks & Sidewalks/Multi-Use Path** – A sidewalk will be installed on Highway 18 from Oak Drive to Highway 83 on the north side of the road. A sidewalk will be installed from Brandybrook Road north to Highway 18. The sidewalk will be 5 inches high and 6 feet wide and will be on the east side of Highway 83. A multi-use path will be installed on west side of Highway 83, and will be 10 feet wide. The Village will be responsible for the maintenance of the sidewalks and paths. The Village would like to clarify that crosswalks will only be on one side of the cross street. The crosswalks will be 8 feet long by 2 feet wide. The Village prefers that the crosswalks be made of the epoxy paint.

**Landscaping and Signage** – These items will be reviewed at a later date.

### DISCUSSION VILLAGE CENTER GUIDELINES

**DISCUSSION:** The proposed costs for implementing the Village Center Guidelines were \$5350, and could be higher depending on the printing costs. The proposed map has 87 parcels. The Village Attorney submitted a memo that outlined the steps that would be required to incorporate the new overlay Zoning. Village Trustee Wolfgang Hemschik suggested that before any money spent or any more work done, the Village should send out a letter to the residents to explain what is recommended and get their input on the Guidelines. The Deputy Clerk will have a letter to review at the next Plan Commission meeting.

### ADJOURNMENT

Motion by Dave Jennings to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 9:25 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk