

PLAN COMMISSION MEETING MARCH 27, 2012

The Plan Commission Meeting was called to order at 7:00 p.m. by Acting Chairman John Meyer. Members present: Jeff Flaws, Wanda Gosa, Carl Millard, Patrick Hess, Wayne McStrack, Alan Theis, Larry Rigden and John Meyer

Also Present: Deputy Clerk Wigderson; Village of Wales Building Inspector Scott Hussinger; Mike Bieniek, 606 Dundee Avenue, Elgin, IL 60120; Tom & Beth Vershowske, 126 E Oak Crest Drive; Mike Wegner 614 Mt. Snowdon Road; Dean Pipito & Sean Gallaway, 230 James Street; Dale Swenson 108-110 E Oak Crest Drive; Ben & Traci Fronk 9000 W Concordia Ave, Milwaukee, WI; Carol M Fuchs 237 Harrison Ave, Waukesha, WI; and Nick Schimpf 468 S Welsh Road.

Excused: Jeff Roth and Dave Jennings.

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

Dean Pipito and Sean Gallaway of Aquatica, 230 James Street, addressed the Plan Commission to see if they could install temporary signage at Main Street and Hwy 83 and at Main and James Streets. Aquatica's business has been increasing, but many customers have a hard time locating their business. The ground mounted signs would be 24" by 18" and would have a white background with black letters and a directional arrow. Per the Zoning Code off-premise signs are not allowed. It was recommended that they could install a banner on the outside of their building. There was also some discussion, if the Village could install a "business sign" either at Hwy 83 and Main or at James and Main Streets. The Plan Commission is revisiting the temporary signage section of the Zoning Code and will keep Mr. Pipito updated.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of February 28, 2012. Motion by Jeff Flaws to approve the minutes and waive the requirement of reading same, second by Carl Millard, motion passed. Wanda Gosa, Alan Theis, John Meyer and Wayne McStrack abstained.

REQUEST FOR APPROVAL EQUIPMENT UPGRADES FOR AT&T ON THE CELL TOWER 239 OAK CREST DRIVE

REQUESTED BY: Michael Bieniek
606 Dundee Ave
Elgin, IL 60120

PRESENTED BY: Michael Bieniek

DISCUSSION: AT&T would like to upgrade their equipment on the cell tower at 239 Oak Crest Drive. The coax cable will be inside the pole. There will be three antennas for AT&T; one of the antennas will be for 4G will carries the internet and the other two for cell phones. The antennas will be at 180 feet. Currently there are 6 antennas, and they are proposing 9 with this upgrade. The engineering has been done and the new equipment is smaller and lighter. New cabinets will be added and they will be the size of a desktop computer. The cables will be about the size of television cables. A letter from the School District granting permission to upgrade the tower was submitted.

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MOTION: Motion by Jeff Flaws to recommend approval of the Equipment Upgrades, as submitted, second Wayne McStrack. Motion passed unopposed.

REQUEST FOR APPROVAL FENCE 468 WELSH ROAD

REQUESTED BY: Nick Schimpf
468 Welsh Road
Wales, WI 53183

PRESENTED BY: Nick Schimpf

DISCUSSION: Mr. Schimpf would like to install a 6 foot fence on his property for privacy and the safety of his children. Their home abuts Hwy 83 and they worry that their children would run into the highway. The fence will enclose the back of the house and garage. The fence will be board on board and will be made of wood.

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

CONCEPTUAL DISCUSSION CHILD DAYCARE 108 EAST OAK CREST DRIVE

REQUESTED BY: Ben & Traci Fronk
108 E Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Ben & Traci Fronk and Dale Swenson

DISCUSSION: The Fronks are interested in operating a Child Daycare at 108 E Oak Crest Drive. Ben Fronk currently operates Bright Ideas Learning Community at 104 Main Street. 108/110 Oak Crest Dr is a side by side that operates Music Dynamics under a conditional use permit. The Fronks would like to run their business out one side and have their resident on the other side. The children would be ages 5 – 12; during the school year there would a maximum of 17 and during the summer a maximum of 25. They would not be able to enroll more than 25 children because the amount of restrooms on site. Parking should not be an issue as their personal cars will be in the garage or driveway of the residential side, and would only need two spaces for employees. They would be required to have 750 square feet for outdoor use for the children. They would not be able to use any of the back yard as there is an in ground swimming pool. They would like to fence off an area in the front/side yard on the east side of the property and trim back some of the trees for the play area. Children would be required to be picked up by 6:00 p.m. They would be putting signage on the existing monument signage. Music Dynamics would for awhile operate out the daycare side. The Fronks would like to have the business up and running by September 1, 2012. The State of Wisconsin requires that they receive approval and have the upgrades completed two months before they open for business.

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Thomas and Elizabeth Vershowske of 126 E Oak Crest Drive were in attendance and had some concerns about this proposed business. They would like the Plan Commission to take these concerns into consideration when making any recommendations. There is a 4 foot high chain link fence that is on the eastern edge of the property line between their home and the parking lot at 108 E Oak Crest Drive. They have concerns that the children may climb over the fence and then hurt themselves in the multiple ponds and swimming pool on their property. If the trees are trimmed back their living room would be exposed to the highlights of cars as they enter the business. They also have a large picture window that takes up most of the wall and would be concerned that people would be then able to look directly into their living room. Mrs. Vershowske works from her home and one of her main job duties consist of interviewing all parties involved in claims and taking recorded statements. All of the statements must be admissible in court of law. If there is a loud noise, like a loud scream, at the particular moment when a party to claim answers a specific question and the answer cannot be discernible, that recording will be found inadmissible as evidence in court, and may impact a judge's finding on a court case. Any business that places a playground within feet of their home and her office has the great potential to negatively impact employment with employer. The Vershowskes would like to the record to reflect that the outdoor noise of an outdoor playground on the eastern side of their property, where their residence is located, and the removal of screening methods that are currently in place that border their home, will have a definite adverse effect on their property both inside and outside.

MOTION: No motion at this time. Conceptual review only.

DISCUSSION VILLAGE CENTER DESIGN GUIDELINES

DISCUSSION: Six residents attended the Open House. The concern of them all was of the type of building material that could be used. Carl Millard and Wanda Gosa will be working on the new wording for review at the next Plan Commission meeting. The Deputy Clerk will send everything to the Village Attorney for his review and wording for the Overlay District in the Zoning Code.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wanda Gosa, motion passed, unopposed. This meeting was adjourned at 8:16 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk