

PLAN COMMISSION MEETING APRIL 24, 2012

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

Also Present: Deputy Clerk Wigderson; Village of Wales Building Inspector Scott Hussinger; Tom & Beth Vershowske, 126 E Oak Crest Drive; Mike Wegner 614 Mt. Snowdon Road; Dale Swenson 108-110 E Oak Crest Drive; Ben & Traci Fronk 9000 W Concordia Ave, Milwaukee, WI; and Mark Johansen.

Excused: Patrick Hess and Larry Rigden

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 March 27, 2012. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by John Meyer, motion passed. Jeff Roth and Dave Jennings abstained.

REQUEST FOR APPROVAL FENCE 108 EAST OAK CREST DRIVE

REQUESTED BY: Dale Swenson
110 E Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Dale Swenson and Ben & Traci Fronk

DISCUSSION: Mr. Swenson would like to install a 4 foot high cyclone fence on his property for the proposed child care business. The fenced in area would enclose a 6,000 square foot and be used as the playground. The fence would be located on the south west side of the property, and there would be one 4 foot wide entrance gate and two 6 foot wide service gates. The fence will be installed in May. The Vershowske's were present at the meeting and approved of the new proposed fence location. With the new location of the playground, parking spaces will remain the same as to what is currently on the property.

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

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**CONCEPTUAL BUSINESS DISCUSSION
FARRIS AUTOMATED SYSTEMS
HWY 18 & OAK CREST DRIVE**

REQUESTED BY: Mark Johansen
700 Rose Drive
Hartland, WI 53029

PRESENTED BY: Mark Johansen

DISCUSSION: Mr. Johansen's company is currently located in Hartland and is looking at purchasing the property, but wanted to get some input from the Plan Commission. The zoning for the property is B2 and his business would require a M1 zoning. He would like to buy the property and split it into 3 lots. His property would request a M1 zoning change and the other two parcels would be re-zoned to B2. If he would split this lot the Trans 233 would come into effect the lots; lot 1 would not exist as presented. The business does not have a lot of walk-in traffic. To rezone the property would not be a good fit, because it would spot zone the property. Some Plan Commission members suggested the out lot of Wisconsin Wireworks as a possible location. It is already zoned M1 and may be a good fit.

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

**DISCUSSION
VILLAGE CENTER
DESIGN GUIDELINES**

DISCUSSION: The Design Guidelines will be reworked worked to remove "Materials shall be of durable quality" and to add "Natural wood". Wanda will rework this and return it for review. Al will be working on the rewording for the Overlay District.

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Alan Theis, motion passed, unopposed. This meeting was adjourned at 8:19 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk