

PUBLIC HEARING AND PLAN COMMISSION MEETING MAY 22, 2012

Notice of the Public Hearing on the proposed Conditional Use Permit for 108-110 East Oak Crest Drive, was published in the Kettle Moraine Index and posted in the Village of Wales. The Public Hearing was held at the Wales Village Hall, located at 129 West Main Street.

The Public Hearing opened 7:00 p.m.

Present: Jeff Roth, Alan Theis, John Meyer, Larry Rigden, Wanda Gosa, Dave Jennings, Jeffery Flaws, Wayne McStrack, Carl Millard, and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Mike Wegner, 614 Mount Snowdon Road; Ben & Traci Fronk, 9000 W Concordia Ave, Milwaukee, WI; Dale Swenson, 108 E Oak Crest Drive; Marc Buehler, S15 W31805 Meadowview Court Delafield, WI 53018, and Tom & Beth Vershowske, 126 E Oak Crest Drive.

PUBLIC HEARING

There were 24 letters sent out and 9 were returned; of the properties abutting 108-110 E Oak Crest Drive, one was not in favor of the business, one returned letter had no opinion and the rest were in favor of the proposed business. There was no public comment.

The Public Hearing was closed at 7:01 p.m.

The Plan Commission Meeting was called to order at 7:02 p.m. by Chairman Jeff Roth. Members present: Jeff Roth, Jeff Flaws, Wanda Gosa, Carl Millard, Wayne McStrack, Alan Theis, Dave Jennings, John Meyer, Patrick Hess and Larry Rigden.

Also Present: Deputy Clerk Wigderson; 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 Marc Buehler, S15 W31805 Meadowview Court Delafield, WI 53018.

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 April 24, 2012. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed. Larry Rigden and Patrick Hess abstained.

REQUEST FOR APPROVAL CONDITIONAL USE PERMIT BRIGHT IDEAS LEARNING COMMUNITY 110 EAST OAK CREST DRIVE

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

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PRESENTED BY: Ben & Traci Fronk

DISCUSSION: Bright Ideas will be a before and after school child care. The Vershowskes are not in favor of this proposed business due to the early morning drop off the children, which could cause noise at 6:45 in the morning. The hours have been extended from what was originally discussed, and this could cause a problem with their home business. Not all of the children will be dropped off that early, 4 – 10, with the rest will be dropped off at about 7:30 a.m. A school bus will pickup and drop off the children for school. Their license will allow for a maximum of 25 children.

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

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & SIGNAGE BRIGHT IDEAS LEARNING COMMUNITY 110 E OAK CREST DRIVE

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

PRESENTED BY: Ben & Traci Fronk

DISCUSSION: **Business Plan of Operation** - This business will provide child care and tutoring. Hours of operation will be Monday – Friday, 6:45 a.m. until 6:00 p.m. There will be 4 employees, and 7 parking spaces will be required. Inspections will be required by both the Building Inspector and the Fire Inspector. A Knox box will be required per Village Ordinance and must be installed before opening for business. This business will be a WI State licensed child care center and must follow the State administrative codes.

Signage – The owners would like to install their new sign with iron brackets to the existing to “Music Dynamics” sign. The sign would be a blue background with white and green lettering and would be 24” x 34”. A driveway directional sign that would be of the same design and be 12” x 18” would be installed. The same sign design would be installed on the fence which would be a size of 30” x 60”. The existing “Music Dynamics” cannot remain on the premise if they move the business to a different location. The sign must be removed within 30 days them relocating.

MOTION: Motion by Alan Theis to recommend approval of the Business Plan of Operation, as submitted, second Carl Millard. Motion passed unopposed.

MOTION: Motion by Jeff Flaws to recommend approval of the Signage, as submitted, second Al Theis. Motion passed. John Meyer opposed

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**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
MUSIC LESSONS BY MICHELLE
200 W SUMMIT AVE, SUITE 220**

REQUESTED BY: Michelle Jacobi
6506 W Dixon Street
Milwaukee, WI 53214

PRESENTED BY: Dale Swenson

DISCUSSION: This business is currently in Music Dynamics and will be relocating to Kettle Moraine Plaza. Hours will be Wednesday, Thursday and Friday from 3:00 p.m. – 8:00 p.m. Ms. Jacobi will be the only employee and will require 3 parking spaces. She is not requesting signage at this time.

MOTION: Motion by Wayne McStrack to recommend approval of the Business Plan of Operation, as submitted, second Wanda Gosa. Motion passed unopposed.

**REQUEST FOR APPROVAL
CONCEPTUAL PLAN & FINAL PLAT
TENBY HARBOR
HWYS 18 & 83**

REQUESTED BY: Roger Duchow and Peter Ogden
1665 N Water Street
Milwaukee, WI 53202

PRESENTED BY: Roger Duchow

DISCUSSION: The proposed changes to the development have been reviewed by the Village Engineer and the developer has made the requested changes. The intent of the conceptual plan was to show where the lot lines would be located on the previously approved site plan. In addition, the developers are anticipating a slight change to two of the buildings from the approved site plan. These buildings are identified and clouded on the plan. No other changes are taking place on the previously approved site plan. There are access easements across all of New Port Drive so each lot within the entire development has access via an easement to the public right-of-ways. Also there have been Reciprocal Easement Agreements recorded that refer to all areas outside of the building walls as common area for the entire development. The design concept will still reflect the original design of the PUD. On the Final Plat there will be 3 lots, which could have different owners. Questions about sanitary sewer, holding tanks and snow removal will have to be addressed with the possible new owners.

MOTION: Motion by Al Theis to recommend approval of the Conceptual Plan, as submitted, second Jeff Flaws. Motion passed unopposed.

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

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**REQUEST FOR APPROVAL
CERTIFIED SURVEY MAP
WHITMORE/WELSH
BOETTCHER ROAD**

REQUESTED BY: Tim Whitmore
S22 W30854 Boettcher Road
Waukesha, WI 53188

DISCUSSION: The proposed changes are to correct an error that was made at recording. 50 feet will go to the Whitmore's and 50 feet will go to the Welsh's properties.

MOTION: Motion by Al Theis to recommend approval of the Certified Survey Map, as submitted, second John Meyer. Motion passed unopposed.

**REQUEST FOR APPROVAL
ZONING MAP AMENDMENTS
VILLAGE CENTER**

DISCUSSION: The Plan Commission would like to have the Village Engineer change the cross hatching on the properties to something like a dot pattern, and remove parcel WLSV 1455 994, 112 N Wales Road.

MOTION: No motion at this time, tabled for future meeting.

**DISCUSSION
VILLAGE CENTER
DESIGN GUIDELINES**

DISCUSSION: The Plan Commission members like the wording to the Village Center Ordinance. The new wording provided by Al Theis will be sent to the Village Attorney for review.

ADJOURNMENT

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

Submitted by

Pauline Wigderson, Deputy Clerk