

PLAN COMMISSION MEETING JUNE 26, 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, Wayne McStrack, Alan Theis, Dave Jennings, John Meyer, Patrick Hess and Larry Rigden.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Mike Wegner 614 Mt. Snowdon Road; Dale & Laura Swenson 108 E Oak Crest Drive; Ben & Traci Fronk 110 E Oak Crest Drive; Mike Fink S29 W31695 Robert Road, Waukesha, WI 53188; Devin Wolf 612 N Sawyer Road, Oconomowoc, WI 53066; Bill Westveer of River Hills, WI; Mark W 200 E Summit Ave Suite #250; Kerry Leist 208 E Oak Crest Drive; Chris Lovald of 19355 Janacek Court, Brookfield, WI 53045; Mark & Brenda Johansen 700 Rose Drive, Hartland, WI 53029.

Excused: Carl Millard

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 May 22, 2012. Motion by Wayne McStrack to approve the minutes with amendments and waive the requirement of reading same, second by Alan Theis, motion passed.

REQUEST FOR APPROVAL NEW LOCATION AND & MONUMENT SIGNAGE WALES PROFESSIONAL BUILDING 144 EAST SUMMIT AVE

REQUESTED BY: Jeff Tjugum
144 E Summit Ave
Wales, WI 53183

PRESENTED BY: Chris Lovald

DISCUSSION: The current monument sign is located by the front of the building, north of the parking spaces. The owner would like to remove all the signs from the current monument signage and blacken the panels. The top of would have the building name and address. The new proposed sign would then be located in the grassy area next to Summit Ave. The new proposed sign would be 13' 6" tall and 8" wide. The monument would be tan with green pieces. There would room for 4 panels in the monument sign. In October of 2005 was an additional monument sign was approved, but a permit was never applied for and the sign was never installed. In January of 2009 a new Zoning Code was adopted in the Village of Wales. The new Code now has an 8 foot height limit, 40 square feet per face for signage and one monument per site. The proposed signage does not meet the current Zoning Code and the Plan Commission would like the sign to comply with the current Zoning Code.

MOTION: Motion by Wayne McStrack to deny the Monument Signage, as submitted, second Wanda Gosa. Motion passed unopposed.

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**REQUEST FOR APPROVAL
NEW MONUMENT SIGNAGE
KETTLE MORAINES HIGH SCHOOL
349 OAK CREST DRIVE**

REQUESTED BY: Dale Zabel
563 AJ Allen Circle
Wales, WI 53183

PRESENTED BY: Mike Fink

DISCUSSION: The School District would like to install a new electronic sign; the old one has not been working for over a year. The School will be using the existing mounting poles from the old sign for the new cabinet. The images will change every 30 seconds. The entire signage will be freshened up during the installation.

MOTION: Motion by Jeff Flaws to recommend approval of the Electronic Signage, as submitted, second Alan Theis. Motion passed. Wanda Gosa opposed.

**REQUEST FOR APPROVAL
NEW LOCATION AND MONUMENT SIGNAGE
EAGLE BEND
300 EAST SUMMIT AVE**

REQUESTED BY: Bill Westveer
300 E Summit Ave
Wales, WI 53183

PRESENTED BY: Devin Wolf & Bill Westveer

DISCUSSION: The owner would like to change the name of the development from "Eagle Bend" to "The Village Center." The new location would be in the grassy area between the parking spaces on the south side of the property. The sign would be made of material to match the existing building. The monument sign will be 7' 1" feet in height and 8 feet wide. The sign must be installed to meet the 20 foot setback. The Plan Commission would like the owners to consider picking a different name for the development. The Plan Commission has been working on a "Village Center Design Guidelines" and this could be very confusing to people. The owner will chose a different name and get back to the Village before the sign is installed.

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

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**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
NATIONAL BENEFIT CONSULTANTS, INC
208 EAST OAK CREST DRIVE**

REQUESTED BY: Thomas Naumann
208 E Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Kerry Leist

DISCUSSION: National Benefit Consultants is considering buying the building at 208 E Oak Crest Drive and then they would be relocating their business here from Pewaukee. They provide professional insurance services and unique employee benefit solutions for employers and labor organizations. There would be 5 -8 employees. Hours of operation would be Monday – Friday, 8:00 a.m. to 5:00 p.m. with some extended hours in the evening and on weekends during renewal periods. At this time they are not asking for signage, but before any is installed it must be submitted for approval. There are 22 parking spaces on site, so parking should not be an issue. If they do purchase the building, they will be doing some landscaping and cleanup around the building.

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

**REQUEST FOR APPROVAL
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: The owners would like to install their new signage under existing to “Music Dynamics” sign and when the “Music Dynamics” sign is removed, their sign will move to the top position. The sign would be a blue background with white and green lettering and would be 36” x 71”. 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”.

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

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**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
MARK THE GUITAR TEACHER
200 W SUMMIT AVE, SUITE 250**

REQUESTED BY: Mark Waldloch
200 W Summit Ave, Suite 250
Wales, WI 53183

PRESENTED BY: Mark Waldloch

DISCUSSION: This business is currently in Music Dynamics and will be relocating to Kettle Moraine Plaza. Hours will be Tuesday, Wednesday, and Thursday from 9:00 a.m. – 9:00 p.m. Mr. Waldloch will be the only employee and will require 2 parking spaces. He is not requesting signage at this time.

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

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
MUSIC DYNAMICS
200 W SUMMIT AVE, SUITE 210**

REQUESTED BY: Laura Swenson
200 W Summit Ave, Suite 210
Wales, WI 53183

PRESENTED BY: Laura Swenson

DISCUSSION: This business will be relocating to Kettle Moraine Plaza. Hours will be Monday, Tuesday, Wednesday, and Thursday from 3:00 p.m. – 7:00 p.m. Ms. Swenson will be the only employee and will require 3 parking spaces. He is not requesting signage at this time.

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

**CONCEPTUAL BUSINESS
FARRIS AUTOMATED
570 AJ ALLEN CIRCLE**

REQUESTED BY: William Meyer
570 AJ Allen Circle
Wales, WI 53183

PRESENTED BY: Mark Johansen

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DISCUSSION: This is a research and development company, and while they do make some parts on CNC machines, they are made to put together a machine they are building. There is only one shift and very little walk in traffic. There are 12 employees. There is no outdoor storage. They would like to buy the Meyer's electric building, which has 14,000 square feet of space, and they are currently in 8,000 square feet of space. The Village will look into the possibility of issuing a Conditional Use Permit.

MOTION: No Motion at this time, discussion only.

REQUEST FOR APPROVAL NONCONFORMING USES NEW WORDING

DISCUSSION: State changes to Act 170 – Nonconforming Uses – require that the Village update our Zoning Code. The Village Attorney will provide wording to review, and possibly adopt.

MOTION: No motion at this time, tabled for future Plan Commission review.

REQUEST FOR APPROVAL ZONING MAP AMENDMENTS VILLAGE CENTER

DISCUSSION: The new dot pattern is easy to read, and 112 N Wales Road has been removed.

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

DISCUSSION VILLAGE CENTER DESIGN GUIDELINES

DISCUSSION: The Plan Commission members agree to the recommended changes to the Village Center wording by the Attorney. These changes will be reviewed at the next Plan Commission meeting.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 8:17 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk