

PLAN COMMISSION MEETING JULY 31, 2012

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

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Mike Wegner 614 Mt. Snowdon Road; Sherry Bucholtz, 2707 River Edge Court, Waukesha, WI 53189; Jeff & Angie Tjugum, 144 E Summit Ave; Brad Lieungh, 144 E Summit Ave; Ned Jondle 190 W Pembroke Way; and Ariel & Jeffery Arnson 226 W Main Street.

Excused: Wanda Gosa and Alan Theis

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 June 26, 2012. Motion by John Meyer to approve the minutes and waive the requirement of reading same, second by Dave Jennings, motion passed. Carl Millard abstained.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION AEVA COUTURE 226 WEST MAIN STREET

REQUESTED BY: Ariel Arnson
226 W Main Street
Wales, WI 53183

PRESENTED BY: Ariel Arnson

DISCUSSION: Ms. Arnson is buying Josie Krukar's Bridal business; the property and building will still be owned by Krukar's. The business will still be by appointment only, and Josie Krukar will be a mentor for about a year. The apartment is rented by a different tenant. There are 4 parking spaces for the business. Signage will remain the same, but if new signage is wanted, it must be approved before being installed.

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

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**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
CLEARMRI SOLUTIONS
203 JAMES STREET**

REQUESTED BY: William O'Reilly
203 James Street
Wales, WI 53183

PRESENTED BY: Sherry Bucholtz,

DISCUSSION: The space will hold an office, small assembly and an MRI machine. Emergency personnel will need to have training on how to enter the building in case of an emergency. The MRI machine runs very little, only when making parts for other machines. There will be liquid helium on site and the business owners will get the MSDS sheets to the Fire Department. The MRI machine will be in its own room on the one of the outside walls of the building. The machine operates on magnets and not radiation. There will be 6 employees, and hours of operation will be Monday – Saturday, 7:00 a.m. – 6:00 p.m. They will require 6- 8 spaces, and there are four on site, the rest will be parking on the street. The business own will be reviewing this to see about snow removal and may look for other options. The only signage will be the plaque at the door. Should they want signage in the future, it will have to be approved before being installed.

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

**CONCEPTUAL SIGNAGE
GREAT MISSION CHURCH
308 E OAK CREST DRIVE**

REQUESTED BY: Ned Jondle
308 E Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Ned Jondle

DISCUSSION: The Church would like to install an additional monument sign on the east side of the property. There is a monument sign currently on the west side of the property. The new location would hopefully have more visibility from Summit Ave. The current Zoning Code does not allow two monument signs on this property. If they would like to move the sign to the east side of the property that would be permitted, but the current sign on the west side must be removed. Should they chose to have a new monument sign, it must be approved before installation.

MOTION: No Motion at this time, discussion only.

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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: Jeff Tjugum

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 trim pieces, and would be internally illuminated with LED lighting. There would room for 4 panels in the monument sign. In October of 2005 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. The owner is requesting that the prior approvals be honored and allow him to install the new sign and keep the old sign with all the panels being blacken out with the address and name of the building staying on the top. The new sign will help promote the businesses in the building. The question was asked, "Could the sign be turned to have two panels next to each other?" That would resolve the 8 foot height limit. Mr. Tjugum said, "He had not looked at that option, but would consider looking into it." The second monument sign would have to be removed per the Zoning Code, only one monument sign is allowed per parcel.

MOTION: Motion by John Meyer to table this item until an opinion from the Village Attorney is received, Patrick Hess seconded. Motion passed unopposed.

DISCUSSION ELECTRONIC AGENDA PACKS

DISCUSSION: Plan Commission members would like to look into the possibility of using electronic agenda packs. What type of unit would we use? What would the cost of the unit be? Could the members by the unit themselves? The Deputy Clerk should get quotes on cost and memory to discuss at the next meeting.

DISCUSSION TEMPORARY SIGNAGE

DISCUSSION: There have been requests for sandwich boards to be used as temporary signage, but per the Zoning Code they currently are not allowed. The Deputy Clerk will get examples from other municipalities as to what they allow and what type for the next meeting.

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**REQUEST FOR APPROVAL
VILLAGE CENTER
DESIGN GUIDELINES**

DISCUSSION: The Village Attorney provided new FAR wording for the Village Center Overlay District. This wording will keep the consistency of the Zoning Code; all of the residential districts contain an FAR requirement.

MOTION: Motion by Jeff Flaws to recommend approval of the Village Center Overlay District, as submitted, second John Meyer. Motion passed unopposed.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Carl Millard, motion passed, unopposed. This meeting was adjourned at 8:42 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk