

PUBLIC HEARING AND PLAN COMMISSION MEETING AUGUST 28, 2012

Notice of the Public Hearing on the proposed Conditional Use Permit for 570 AJ Allen Circle, 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, Wanda Gosa, Dave Jennings, Jeffery Flaws, Wayne McStrack, Carl Millard, and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Mike Wegner, 614 Mount Snowdon Road; Cathy Brenny, 3001 Plymouth Court, Waukesha, WI 53188; Jeff & Angie Tjugum 144 East Summit Ave; and Barry Gardner, 2178 North 69th Street, Milwaukee, WI 53213.

Excused: Alan Theis, John Meyer, and Larry Rigden

PUBLIC HEARING

There were 14 letters sent out and 9 were returned; of the properties abutting 570 AJ Allen, all received were in favor of the business. One returned letter was both in favor and against depending on where the company originated from, 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 7:01 p.m. by Chairman Jeff Roth. Members present: Jeff Roth, Jeff Flaws, Wanda Gosa, Carl Millard, Wayne McStrack, Dave Jennings, and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Mike Wegner, 614 Mount Snowdon Road; Cathy Brenny, 3001 Plymouth Court, Waukesha, WI 53188; Jeff & Angie Tjugum 144 East Summit Ave; and Barry Gardner, 2178 North 69th Street, Milwaukee, WI 53213.

Excused: Alan Theis, John Meyer, 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 July 31, 2012. Motion by Jeff Flaws to approve the minutes and waive the requirement of reading same, second by Carl Millard, motion passed. Wayne McStrack and Wanda Gosa abstained.

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**REQUEST FOR APPROVAL
CONDITIONAL USE PERMIT
FARRIS AUTOMATED
570 AJ ALLEN CIRCLE**

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

PRESENTED BY: Barry Gardner and Cathy Brenny

DISCUSSION: This business is largely a design and engineering company, with some light machining. They provide custom automated equipment, contract machine building and control design with turnkey solutions. There will be a small machine shop and mechanical/electrical assembly. There will be 8 full time employees and 4 part time employees. Operating hours will be 6:00 a.m. until 6:00 p.m. This business is of similar character to conditional uses allowed in the B-2 Zoning District.

MOTION: Motion by Jeff Flaws to recommend approval of the Conditional Use Permit, as a Conditional Use Not Specified in the Code but similar in character to conditional uses allowed in the B-2 Zoning District, as submitted, second Carl Millard. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION & SIGNAGE
FARRIS AUTOMATED
570 AJ ALLEN CIRCLE**

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

PRESENTED BY: Barry Gardner and Cathy Brenny

DISCUSSION: **Business Plan of Operation** – They will require 15 parking spaces, and there are 22 spaces. There could be up to 11 full time employees, but currently there are 8 full time and 4 part time employees. They would like to be in the building by December 2012. Hours of operation will be Monday – Friday, 6:00 a.m. to 6:00 p.m. During peak order times there could be longer hours or some weekend hours, but these hours would not be permanent.

Signage – They are requesting building signage only and the current ground signage will be removed and not replaced. The building signage will not be illuminated. The new sign will be located in same space the existing signage. The sign will be 5' wide by 3-1/2' tall. It will be on a white background with black lettering.

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

MOTION: Motion by Dave Jennings to recommend approval of the Signage, as submitted, second Wayne McStrack. Motion passed unopposed.

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**REQUEST FOR APPROVAL
NEW MONUMENT SIGNAGE & LOCATION
144 EAST SUMMIT AVE**

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

PRESENTED BY: Jeff & Angie Tjugum

DISCUSSION: Mr. Tjugum has provided a landscaping plan for the base of the proposed new monument sign. There will be prairie grass, geraniums, rose electric blanket, and day lilies. The proposed sign will be horizontal and not vertical. The new height will be 8 feet tall and 15 feet wide. The sign plaques will be 177 square feet. The existing monument sign by the building will have all the sign plaques removed and will be blacked out. The only thing on that sign will be "Wales Professional Building – 144 E Summit Ave." It will be attached to the existing building and a flower bed will be installed in the base. The base will be made out of the same material as the building. This new attached sign and flower bed is not intended to be used as a sign, and will not be used as any type of sign. The proposed new monument sign will be internally illuminated and must be turned off by 11:00 p.m. The new sign will be located in the grassy area next to Summit Ave, but the location of the sign must be within the Zoning Code setbacks. Two of the plaques will have a white background with blue letters; one will have a teal background with white letters; and will have a blue background with black letters.

MOTION: Motion by Jeff Flaws to recommend approval of the Monument Sign and New Location, as submitted, second Carl Millard. Motion passed. Patrick Hess abstained.

**REQUEST FOR APPROVAL
NEW WORDING FOR
NONCONFORMING STRUCTURES**

DISCUSSION: The Village Attorney has recommended changes to Nonconforming Structures section in the Zoning Code due changes from the State in Act 170.

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

**DISCUSSION
ELECTRONIC PACKS**

DISCUSSION: The Plan Commission would like to move forward with getting more information on the cost of the electronic packs. For the next meeting they would like to have some quotes on ipads or tablets.

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DISCUSSION TEMPORARY SIGNAGE

DISCUSSION: The Plan Commission would like to get a quote on what it would cost have sandwich boards made and then rent these temporary signs out to the businesses. Could they have a dragon on the sign frame that way they would all a uniformed look.

ADJOURNMENT

Motion by Patrick Hess to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 7:47 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk