

PLAN COMMISSION MEETING NOVEMBER 27, 2012

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

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village of Wales Building Inspector; Derek Pannemann, 200 W Summit Ave #120; Ken Wilkowski, P.O. Box 32 Sullivan, WI; Wilfredo Barreto, 1048 Criglas Road; Ned Jondle 308 Oak Crest Drive; Mike Fleming, W336 N922 Meadow Lane, Delafield, WI 53018; Dale Tietz of Securant Bank; Ariel Arnson, 226 W Main Street; Gloria Gear, 434 Welsh Road and Mark Ellena; S9 W31380 Irwin Court, Wales, WI 53183.

Excused: Patrick Hess

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 October 30, 2012. Motion by John Meyer to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed. Larry Rigden and Jeff Roth abstained.

REQUEST FOR APPROVAL NEW BUILDING MOUNTED SIGNAGE GREAT MISSION CHURCH 308 OAK CREST DRIVE

REQUESTED BY: Jay Cavaiani
308 Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Ned Jondle

DISCUSSION: Great Mission Church would like to install new building mounted signage. The three signs on the building that state, "Great Mission Church" will be removed from the building, and the existing signage from the monument sign that is going to be removed will be used for the building. The sign will be 7' 3" by 14' 5". The sign will have blue letters on a white background, and will not be internally illuminated. They would like to install building mounted lighting fixtures to illuminate the sign. The lighting will have to be submitted and approved at a later Plan Commission meeting before it can be installed. Any lighting on the signage must be turned off by 11:00 p.m.

MOTION: Motion by Jeff Flaws to recommend approval of the new building mounted signage, with lighting to be submitted for approval, as submitted, second Alan Theis. Motion passed unopposed.

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**REQUEST FOR APPROVAL
MOUNTED SIGNAGE
AEVA COUTURE
226 W MAIN STREET**

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

PRESENTED BY: Ariel Arnson

DISCUSSION: The new proposed signage will be replacing the existing monument signage. The new signage will be 5' 5" by 3' 5" with a white background and blue letters. It will be a two sided sign. The sign will not be illuminated.

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

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION & SIGNAGE
PURE SALON
200 W SUMMIT AVE SUITE 120**

REQUESTED BY: Nikole Pannemann
200 W Summit Ave
Wales, WI 53183

PRESENTED BY: Derek Pannemann

DISCUSSION: This business will be moving into the old "Espresso Nail & Tan" unit at Kettle Moraine Plaza. There will not be any tanning beds and those rooms will be turned into salon rooms. There will be 8 stylists and they will be open Monday – Sunday, 9:00 a.m. until 9:00 p.m. They will only be selling salon items, no food or beverages. They will require 10 parking spaces. The sign will match what is currently installed for the building; when illuminated it will be red. The sign will be 8 ½ feet long by 14" tall. The sign must be turned off by 11:00 p.m.

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

Signage – Motion by Jeff Flaws to recommend approval of the signage, with the sign being turned off by 11:00 p.m., as submitted, second Larry Rigden. Motion passed unopposed.

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CONCEPTUAL DISCUSSION NEW PROPOSED SITE DEVELOPMENT PLAN FOR WELSH HIGHLANDS

DISCUSSION: Securant Bank & Trust owns the property at Hwy 83 and Benton Court and would like to convert it from a condominium development into a single family residential subdivision, due to the changes in the financing market of condominiums. The bank took ownership in February 2012, and there have been over 2000 “hits” on the website, but there have not been any offers. There would be 8 lots, but only 7 would be developed into single family lots. There is one two-unit condominium on the property, and it would be converted into a two-family home. The property is currently zoned R-4, would need to be rezoned to R-3 with this proposed plan. The Master Land Use Plan would need to be amended, and there would have to be public hearings, this could take up 6 months. Benton Court would remain a private road. A homeowner’s association would have to be created to maintain the road and storm water retention pond. This development would have to be developed under a PUD. There would be a private well and septic system for each lot. The homes would be consistent with the current building architectural style. The floor plan would be reduced from 4000 square feet to about 2500 – 2800 square feet.

Plan Commission members feel this could be a possible development for the property and would like to see what could be done. The Village Building Inspector will work with the Bank on the possible PUD requirements for the property.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Alan Theis, motion passed, unopposed. This meeting was adjourned at 8:10 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk