

## **PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 30, 2013**

Notice of the Public Hearing on the proposed Conditional Use Permit for 300 West Summit Ave. to allow a fitness center as allowed in the B-2 Zoning 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 was opened at 7:00 p.m. by Chairman Jeff Roth.

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

Also Present: Mike Wegner, 614 Mount Snowdon Road; Mark Smith, 519 Heather Lane; Mary Konavaluk of Bethlehem Lutheran Church; Dawn Boesel, 130 W Summit Ave; Pam Fish, 130 W Summit Ave; and Christian Jacobsson and Jason Krause, 300 E Summit Ave.

Excused: Dave Jennings

### **PUBLIC HEARING**

There were no public comments regarding the application for the Conditional Use Permit to allow a fitness center in a B-2 Zoning located at 300 Summit Ave.

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, Alan Theis, Larry Rigden, John Meyer, Jeffery Flaws, Wanda Gosa, Wayne McStrack and Patrick Hess.

Also Present: Mike Wegner, 614 Mount Snowdon Road; Mark Smith, 519 Heather Lane; Mary Konavaluk of Bethlehem Lutheran Church; Dawn Boesel, 130 W Summit Ave; Pam Fish, 130 W Summit Ave; and Christian Jacobsson and Jason Krause, 300 E Summit Ave.

Excused: Dave Jennings

It was 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 25, 2013. Motion by Larry Rigden to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed. John Meyer and Alan Theis abstained.

**PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 30, 2013**

**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION  
CONCEALED CARRY CLOTHING & ACCESSORIES, LLC  
519 HEATHER LANE**

**REQUESTED BY:** Mark Smith  
519 Heather Lane  
Wales, WI 53183

**PRESENTED BY:** Mark Smith

**DISCUSSION:** This is a home-based business that will not have any retail activity at the home. They need the physical address for dealing with prospective wholesale vendors and suppliers. The business will involve sales at local and regional outdoor sports and gun shows. They also have a website for online sales. The inventory will be kept in a mobile trailer and not in the home. The trailer will be stored in Dousman. The only employees will be Mark & Sheila Smith, the homeowners. There will be no signage for the business.

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

**REQUEST FOR APPROVAL  
UPGRADE TO EXISTING ELECTRONIC READER BOARD IN THE  
MONUMENT SIGNAGE  
470 N OAK CREST DRIVE  
BETHLEHEM LUTHERAN CHURCH**

**REQUESTED BY:** Bethlehem Lutheran Church  
470 N Oak Crest Drive  
Wales, WI 53183

**PRESENTED BY:** Mary Konavaluk

**DISCUSSION:** The Church is requesting permission to put a new electronic reader board in the existing sign. The Church has been asked by members to replace the board as it is getting hard to read. Under the Zoning Code they are allowed 320 square feet of signage and would be using 175.44 sq. ft. of that. The electronic reader board will be on both sides of the monument sign.

**MOTION:** Motion by Alan Theis to recommend approval of the Upgraded Electronic Reader board, as submitted, second Patrick Hess. Motion passed unopposed.

**PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 30, 2013**

**REQUEST FOR APPROVAL  
NEW DRIVEWAY ENTRANCE & PARKING LOT  
130 WEST SUMMIT AVENUE  
NU ATTITUDE**

**REQUESTED BY:** Dawn Boesel & Pam Fish  
130 Summit Avenue  
Wales, WI 53183

**PRESENTED BY:** Dawn Boesel & Pam Fish

**DISCUSSION:** The owners would like to widen the entrance and add a new parking area in the rear of the building. The current entrance is 14 feet wide; the new one would be 21 feet. This is less than the 24 feet required by the Zoning Code, but the proximity of the driveway to the property line makes 24 feet impractical. They would have a total of 38 parking spaces; two of those will be handicap parking spaces. As Summit Avenue is also state Highway 18, Mohammad Hossain from the Wisconsin DOT met with the owners on July 18, 2013, and indicated the State does not have any issue with the proposed width of the driveway entrance. Green space of the parcel would be at 50%, which is more than the required 35%.

**MOTION:** Motion by Alan Theis to recommend approval of the New Driveway Entrance and Parking Lot, as submitted, second Wayne McStrack. Motion passed unopposed.

**REQUEST FOR APPROVAL  
CONDITIONAL USE PERMIT  
TO OPERATE A FITNESS STUDIO IN A B-2 ZONING  
300 SUMMIT AVENUE  
PURE GROUP FITNESS**

**REQUESTED BY:** Christian Jacobsson  
300 East Summit Avenue  
Wales, WI 53183

**PRESENTED BY:** Christian Jacobsson & Jason Krause

**DISCUSSION:** The required letters (13) were sent to property owners within the 300 foot radius of the parcel notifying them of the requested Conditional Use. Five letters were returned in favor of the Conditional Use and none were received opposing it. The business will be open 7 days a week, from 6:00 a.m. – 9:00 p.m.

**MOTION:** Motion by Alan Theis to recommend approval of the Conditional Use Permit to Operate a Fitness Studio in a B-2 Zoning, as submitted, second Wanda Gosa. Motion passed unopposed.

**PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 30, 2013**

**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION  
300 EAST SUMMIT AVENUE  
PURE GROUP FITNESS**

**REQUESTED BY:** Christian Jacobsson  
300 Summit Avenue  
Wales, WI 53183

**PRESENTED BY:** Christian Jacobsson and Jason Krause

**DISCUSSION:** The business will be operating 7 days a week, from 6:00 a.m. – 9:00 p.m. There will be 3 – 5 employees. They will require 5 – 10 parking spaces. Pure Group Fitness is a small group fitness center dedicated to providing fitness solutions for all ages. They offer the latest in group fitness classes to challenge clients. Each class is 30 – 40 minutes depending on the package they choose. The focus is to provide a friendly and clean environment driven by people who have a passion for helping clients reach their goals.

**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  
SIGNAGE  
300 EAST SUMMIT AVENUE  
PURE GROUP FITNESS**

**REQUESTED BY:** Christian Jacobsson  
300 East Summit Avenue  
Wales, WI 53183

**PRESENTED BY:** Christian Jacobsson and Jason Krause

**DISCUSSION:** The building-mounted signage will be 2' by 22' and will match the red color of the existing signs on the building. The sign will be illuminated internally with LEDs lights. The sign must be turned off by 11:00 p.m.

**MOTION:** Motion by Wanda Gosa to recommend approval of the Building Signage, as submitted, second Alan Theis. Motion passed unopposed.

## **PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 30, 2013**

### **DISCUSSION ON HWY 83 IMPROVEMENTS**

**DISCUSSION:** There was a meeting at the Village Hall on the morning of August 6, 2013, with a number of WI DOT staff, the Village Engineer and some members of the Plan Commission and Village Board. Items discussed: The lighting pattern of the chosen fixtures can be directionally controlled to minimize scatter. Red concrete medians with a stamped brick pattern are favored by the Plan Commission. The landscaping will be done in the spring of 2015. Plan Commission members would like to see a pattern for the retaining walls and have that same pattern/design throughout the Village. Railings should be on all walls 4 feet or higher because of the safety of stacked walls. The Plan Commission members questioned why all the signage is required for the Village's roundabouts when the Hwy 59 & Hwy 83 roundabouts does not have that much signage.

### **ADJOURNMENT**

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

Submitted by

Jeffery Flaws, Village President