

PUBLIC HEARING AND PLAN COMMISSION MEETING OCTOBER 29, 2013

Notice of the Public Hearing on the proposed Rezoning from R-3 Residential Zoning to B-2 General Business and the Conditional Use Permit for 200 S. Wales Road to allow the owner to occupy the building 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, Dave Jennings and Wayne McStrack.

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Building Inspector; Mike Wegner, 614 Mount Snowdon Road; Duane Atwater, 423 Wakefield Downs; Tammy Quick, Carlos & Linda Mont of Key Benefit Concepts; Julie & Mike Sokolowski, 200 W Summit Ave; and Richard Kummrow, 205 Kummrow Court

PUBLIC HEARING

There was no public comment on the possible Rezoning from R-3 Residential to B-2 General Business and the Conditional Use Permit to allow the owner to occupy the building in a B-2 General Business Zoning

The Public Hearing was closed at 7:01 p.m.

PLAN COMMISSION MEETING

The Plan Commission Meeting was called to order at 7:02 p.m. by Chairman Jeff Roth. Members present Jeff Roth, Alan Theis, Larry Rigden, John Meyer, Jeffery Flaws, Wanda Gosa, Wayne McStrack, Dave Jennings and Patrick Hess.

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Building Inspector; Mike Wegner, 614 Mount Snowdon Road; Duane Atwater, 423 Wakefield Downs; Tammy Quick, Carlos & Linda Mont of Key Benefit Concepts; Julie & Mike Sokolowski, 200 W Summit Ave; and Richard Kummrow, 205 Kummrow Court

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 Special Plan Commission meeting of October 7, 2013. Motion by Wayne McStrack to approve the minutes and waive the requirement of reading same, second by Wanda Gosa, motion passed. Patrick Hess, John Meyer and Alan Theis abstained.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
KEY BENEFIT CONCEPTS, LLC
200 WEST SUMMIT AVENUE**

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REQUESTED BY: Linda Mont
200 W Summit Avenue
Wales, WI 53183

PRESENTED BY: Linda & Carlos Mont & Tammy Quick

DISCUSSION: The business will be located in the upper unit of the Kettle Moraine Plaza. They are a human resource, benefits management and actuarial consulting firm. There will be 8 to 12 employees. They will require 8 parking spaces. They will be open from 7:00 a.m. until 5:00 p.m. At this time they are not requesting signage. In the future, if they would like signage, it must be submitted for review/approval before it is installed.

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

**REQUEST FOR APPROVAL
REZONING OF 200 SOUTH WALES ROAD
FROM R-3 RESIDENTIAL TO B-2 GENERAL BUSINESS**

REQUESTED BY: Duane Atwater
200 South Wales Road
Wales, WI 53183

PRESENTED BY: Duane Atwater

DISCUSSION: The required letters (14) were sent to property owners within the 300 foot radius of the parcel notifying them of the requested Rezoning change and Conditional Use Permit; five were returned in favor and one was received that did not support the proposed rezoning. The Building Inspector had some concerns about rezoning the property: the property does not meet the minimum lot width for the B-2 General Business zoning. The existing street yard of 9 feet does not meet the 50 foot minimum. The gravel drive must be paved per section 17.06.05 C. A site plan should be submitted that addresses the parking, lighting and landscaping. The building would have to comply with the current commercial building code should it be rezoned to the proposed B-2 General Business Zoning. The owner could keep the current zoning of R-3 Resident and operate his business as a "Home Occupation". He could have one non-family employee. Signage could either be installed on his building or on a mailbox post and is not larger than two square feet. The Building Inspector would recommend that the Plan Commission look at amending the B-1 Neighborhood Business District that would make this property and the 5 other properties in this corridor conforming.

MOTION: Motion by Alan Theis to deny the request of Rezoning 200 South Wales Road from R-3 Residential to B-2 General Business, as the applicant no longer wishes to re-zone the property, second Wanda Gosa. Motion passed unopposed.

**REQUEST FOR APPROVAL
CONDITIONAL USE PERMIT TO ALLOW THE OWNER TO CCUPY THE BUILDING
IN A B-2 GENERAL BUSINESS ZONING
200 SOUTH WALES ROAD**

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REQUESTED BY: Duane Atwater
200 South Wales Road
Wales, WI 53183

PRESENTED BY: Duane Atwater

DISCUSSION: Mr. Atwater can operate his business as a "Home Occupation" in the R-3 Zoning and would not need the Conditional Use Permit. He would only be allowed to have one non-family employee; he is the only employee for his business. He is allowed to have signage mounted on his building or on a mailbox post. It cannot be larger than two square feet, and can be externally illuminated.

MOTION: Motion by Jeff Flaws to deny the request for a Conditional Use Permit to allow the owner to occupy the building a B-2 General Business Zoning District, as the applicant no longer wishes to apply for a conditional use permit, second Alan Theis. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
ATWATER AGENCY
200 SOUTH WALES ROAD**

REQUESTED BY: Duane Atwater
200 South Wales Road
Wales, WI 53183

PRESENTED BY: Duane Atwater

DISCUSSION: The Village of Wales does not approve home occupations.

MOTION: No Motion. A home occupation does not require approval.

**CONCEPTUAL DISCUSSION
POSSIBLE BUSINESS
BUZZZ-COFFEE, TEA & SMOOTHIE SANDWICH SHOP
200 WEST SUMMIT AVE**

REQUESTED BY: Julie & Mike Sokolowski
200 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Julie & Mike Sokolowski

DISCUSSION: They would like to open a coffee, tea, smoothie and sandwich shop in the east end unit of Kettle Moraine Plaza. They would like to install a drive-thru window on the backside (north) of the unit. Currently there is a double door and they would keep one side for an exit and the other side would be converted into the drive-thru window. They would like to have seating for about 20 inside and a meeting room, which they could rent out to the public. They expect that most of the business would be drive-thru and would like to keep each transaction to under 3 minutes. The property would have to move the current dumpster and

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lose about 6 parking spaces in the rear of the building to accommodate the drive-thru and allow for emergency traffic. Hours would be 6:00 a.m. until 9:00 p.m. with possible shorter hours in the winter months. The drive-thru will require a Conditional Use Permit. A site plan with the, proposed drive-thru, reduced parking spaces and the new location of the trash dumpster must be submitted for review. A floor plan, signage and business plan of operation must be submitted for review, if they would like to proceed.

MOTION: No motion at this time – conceptual discussion only.

**CONCEPTUAL DISCUSSION
POSSIBLE MIXED USE BUSINESS & RESIDENTIAL
DEVELOPMENT
PINECROFT/SCHUSTER PROPERTY**

REQUESTED BY: Jim Grunwald

PRESENTED BY: No one present

DISCUSSION: Mr. Grunwald would like to resubmit for the November Plan Commission meeting.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Wayne McStrack, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:54 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk-Treasurer