

PUBLIC HEARING AND PLAN COMMISSION MEETING DECEMBER 17, 2013

Notice of the Public Hearing on the proposed Conditional Use Permit for 200 West Summit Avenue to operate a Smoothie/Coffee Shop with a drive-through facility, as allowed in a B-2 Zoning under a Conditional Use Permit 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, Alan Theis, Larry Rigden, Jeffery Flaws, and Wayne McStrack.

Excused: John Meyer, Patrick Hess and Dave Jennings

Also Present: Deputy Clerk-Treasurer Wigderson; Julie & Mike Sokolowski, 200 W Summit Ave; Mark & Sue Neumann; and Debbie Ware W334 S2454 Morris Road.

PUBLIC HEARING

There was no public comment on the possible Conditional Use Permit to allow a drive-through facility to operate at a Smoothie/Coffee Shop at 200 W Summit Avenue.

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, Jeffery Flaws, Wanda Gosa and Wayne McStrack.

Also Present: Deputy Clerk-Treasurer Wigderson; Julie & Mike Sokolowski, 200 W Summit Ave; Mark & Sue Neumann; and Debbie Ware W334 S2454 Morris Road.

It was noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of November 26, 2013. Motion by Alan Theis to approve the amended minutes and waive the requirement of reading same, second by Wanda Gosa, motion passed.

REQUEST FOR APPROVAL CERTIFIED SURVEYMAP EXTRATERRITORIAL REVIEW – TOWN OF GENESEE W334S2454 MORRIS ROAD

REQUESTED BY: James & Debra Ware
W334 S2454 Morris Road
Dousman, WI 531118

PRESENTED BY: Debra Ware

DISCUSSION: The parcel will now be two lots. Lot 1 will have the home on it and be 4.59 acres. Lot 2 will be 19.89 acres. All conditions from the Town of Genesee must be complied with.

PUBLIC HEARING AND PLAN COMMISSION MEETING DECEMBER 17, 2013

MOTION: Motion by Wanda Gosa to recommend approval of the Certified Survey Map, as submitted, second Alan Theis. Motion passed unopposed.

**REQUEST FOR APPROVAL
CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF
A DRIVE-THROUGH FACILITY
IN A B-2 GENERAL BUSINESS ZONING
BUZZZ CAFE
200 WEST SUMMIT AVENUE**

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

PRESENTED BY: Julie & Mike Sokolowski

DISCUSSION: Seventeen letters were sent to the surrounding property owners to inform them of the possible drive-through. The notice was published twice in the Kettle Moraine Index. Six letters were returned in favor of the drive-through and one was received that did not support the drive-through. The Conditional Use Permit will be reviewed and renewed annually at the June Village Board meeting.

MOTION: Motion by Alan Theis to recommend approval of the Conditional Use Permit to allow the drive-through in a B-2 General Business Zoning District, as submitted, second Jeff Flaws. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION & SIGNAGE
BUZZZ CAFÉ
200 WEST SUMMIT AVENUE**

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

PRESENTED BY: Julie & Mike Sokolowski

DISCUSSION: The site will lose 6 parking spaces and the trash dumpster area will be reduced by 6 ½ feet. The property owner has contacted the waste disposal company and the truck will still be able to pick up the container. They will schedule more pickups to make sure that the trash does not become a problem. There will be 2 -4 employees. They will be opened Monday thru Friday, 6:00 a.m. until 9:00 p.m. and Saturday & Sunday, 7:00 a.m. until 8:00 p.m., with seasonal hours. There will be a private meeting room available to rent. There will be seating for about 34 people. The drive-thru area will be marked on the pavement. The menu board will have to be submitted for review and approval. The signage for the unit will be 110" by 14" and mounted on the canopy and the signage must be turned off at 11:00 p.m. or at close of business, whichever is later. The letters for the signage above the unit will be illuminated. When the signage is turned off the letters will be white, when illuminated they will shine red. This matches the rest of the signage for the building. The signage on the drive-thru canopy will be 110" by 14" and the letters will be white and this signage will not be illuminated.

PUBLIC HEARING AND PLAN COMMISSION MEETING DECEMBER 17, 2013

MOTION: Motion by Alan Theis to recommend approval of the Business Plan of Operation and the Site Plan, as submitted, second Wayne McStrack. Motion passed unopposed

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

PUBLIC COMMENT

Mark Neumann wanted to talk to the Plan Commission about the possible development of the old Schuster property on Highways 83 & 18. He is interested in purchasing and developing the property. He would like to see residential rental units only. They would like to do some market research on what could be supported on the property. Plan Commission members suggested that he connect the development to the DNR Trail. They would like to see different buildings, so that everything doesn't have the same "cookie-cutter" look. The Deputy Clerk will provide the proposed developer with the Design Guidelines and Zoning Code to show them what the Village would like to see developed on the parcel. The question was raised asking could there possibility be some senior housing in the development, but it is unknown at this time. The proposed development would most likely be higher end rentals, but again everything would depend on market research. There could be some underground parking, garage parking and street parking. They would like to consider having a common area with a club and pool-house. This discussion is just looking for some possible input on what the Village would like to see for this property.

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Alan Theis, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:00 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk-Treasurer