

PUBLIC HEARING AND PLAN COMMISSION MEETING FEBRUARY 25, 2014

Notice of the Public Hearing on the proposed Conditional Use Permit for 300 East Summit Avenue to operate an existing 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, Jeffery Flaws, Wayne McStrack, John Meyer, Patrick Hess and Dave Jennings

Excused: Alan Theis and Larry Rigden.

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village of Wales Building Inspector; Marge & Terry Witkowski, 224 E Main Street; Julie Sokolowski, 200 W Summit Ave; and Tony Milazzo, 400 E Summit Ave

PUBLIC HEARING

There was no public comment on the possible Conditional Use Permit to allow a drive-through facility to operate at the existing Black Canyon Coffee Shop at 300 E Summit Avenue.

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

PLAN COMMISSION MEETING

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

Excused: Alan Theis and Larry Rigden.

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village of Wales Building Inspector; Marge & Terry Witkowski, 224 E Main Street; Julie Sokolowski, 200 W Summit Ave; and Tony Milazzo, 400 E Summit Ave

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 January 28, 2014. Motion by John Meyer to approve the amended minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed. Wanda Gosa and Jeff Flaws abstained.

PUBLIC COMMENT

Julie Sokolowski of Buzzz Café would like to change the signage from "Buzzz Café" to "Café Buzzz." This is a minor change that the Building Inspector could review and make a decision.

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**REQUEST FOR APPROVAL
CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF
A DRIVE-THROUGH FACILITY
IN A B-2 GENERAL BUSINESS ZONING
IN AN EXISTING BUSINESS - BLACK CANYON COFFEE
300 EAST SUMMIT AVENUE**

REQUESTED BY: Marge & Terry Witkowski
300 East Summit Avenue
Wales, WI 53183

PRESENTED BY: Marge & Terry Witkowski

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. Five letters were returned in favor of the drive-through. The current traffic pattern behind the building is two-way, to accommodate the possible drive-through, it would have to become one-way. Traffic would enter from the east driveway and exit through the west driveway. Signs would have to be installed so that the new routes would be stated. They will not install a menu board, the cars would drive up to the window and order from there. The a/c units are on the ground and not protected; something needs to be installed to protect them – either yellow protective steel bollards or a raised concrete curb. They could have 6 or 7 cars in line behind the building without creating a bottle neck. If access to the rear of the building becomes an issue, either because of new development or because of the drive-through traffic, the Conditional Use Permit would have to be addressed. Deliveries are made to the rear of the building and the waste dumpster is located in the rear of the building as well. Access to the dumpster and the rear exit doors to the other units in the building must not be obstructed. The Conditional Use Permit will be reviewed and renewed annually at the June Village Board meeting.

MOTION: Motion by Wayne McStrack 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. John Meyer opposed.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by John Meyer, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:31 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk-Treasurer