

## **PLAN COMMISSION MEETING SEPTEMBER 30, 2014**

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

Also Present: Deputy Clerk Wigderson; Michael Wegner 614 Mt. Snowdon Rd; Patrick Strohkirch 1501 Woodside Dr Oconomowoc, WI 53066; Mariha Dewberry, 543 AJ Allen Circle; Mario Balistreri, 130 W, Summit Ave; and Roger Duchow of the Tenby Harbor Development.

Excused: Uriah Wolfe and Alan Theis

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 August 26, 2014. Motion by Jeff Roth to approve the minutes and waive the requirement of reading same, second by Jeff Flaws, motion passed, unopposed.

### **REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION KETTLE MORaine SEPTIC 230 JAMES STREET, UNIT F**

**REQUESTED BY:** Gary Steinberg  
230 James Street  
Wales, WI 53183

**DISCUSSION:** This is an existing business in Wales. They are moving to a new location. There will not be any trucks parked at the property. There will be 2 employees on site. Hours of operation will be, Monday through Friday, 7:30 a.m. to 4:00 p.m. This unit is for office space only. They are not requesting signage at this time. Signage must be approved before it is installed.

**MOTION:** Motion by Jeff Roth to recommend approval of the Business Plan of Operation for Kettle Moraine Septic at 230 James Street, Unit F with no trucks to be parked on the property, as submitted, second Wanda Gosa. Motion passed unopposed.

### **REQUEST FOR APPROVAL BUILDING AND MONUMENT SIGNAGE ANYTIME FITNESS 300 EAST SUMMIT AVENUE**

**REQUESTED BY:** Patrick Strohkirch  
300 Summit Avenue  
Wales, WI 53183

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**PRESENTED BY:** Patrick Strohkirch

**DISCUSSION:** Mr. Strohkirch is requesting building and monument signage for the proposed business at this location. He is requesting the corporate logo for Anytime Fitness. The letters would be white with a black line through them and the running man logo would be purple. The building signage will be 12 feet long by 34 inches tall. The monument signage will be 8 feet long by 1 foot tall and would be the white lettering with a black stripe and the purple running man logo. The building signage will remain on pass the 11:00 p.m. cut off because the proposed business would be open 24 hours. The proposed business would be occupying the two east end units.

**MOTION:** Motion by Jeff Roth to recommend approval of the building and monument signage for Anytime Fitness at 300 East Summit Avenue, as submitted, second Wanda Gosa. Motion passed unopposed.

**REQUEST FOR APPROVAL  
BUILDING AND MONUMENT SIGNAGE  
FAMILY PROMISE OF WESTERN WAUKESHA COUNTY  
543 AJ ALLEN CIRCLE**

**REQUESTED BY:** Mariha Newberry  
543 AJ Allen Circle  
Wales, WI 53183

**PRESENTED BY:** Mariha Newberry

**DISCUSSION:** Ms. Newberry is requesting building and monument signage for Family Promise of Western Waukesha County. The monument signage will be 4 feet long by 1 foot tall; the letters will be 5 inches tall and be a dark green color. The front door will have their logo and lettering, while the backdoor will only have lettering. The front door logo will be 1 foot tall and the lettering will be 5 inches tall and the backdoor will be 6 inches tall.

**MOTION:** Motion by Jeff Flaws to recommend approval of the building and monument signage for Family Promise of Western Waukesha County, as submitted, second Jeff Roth. Motion passed unopposed.

**REQUEST FOR APPROVAL  
MINOR ENGINE REPAIRS  
WALES QUICK LUBE  
130 WEST SUMMIT AVENUE**

**REQUESTED BY:** Mario Balistreri  
130 Summit Avenue  
Wales, WI 53183

**PRESENTED BY:** Mario Balistreri

**DISCUSSION:** Mr. Balistreri would like to do small engine repairs at their business. They currently do emission testing for the State if their customers need repairs they have to send them to another business. They are operating under a conditional use permit and was wondering if they need to amend their conditional use permit. The current Conditional Use Permit would have to be amended.

**MOTION:** No Motion. This item will return for possible consideration of amending the current Conditional Use Permit.

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### REQUEST FOR APPROVAL NEW BUILDING STYLE TENBY HARBOR HWY 18 & 83

**REQUESTED BY:** Roger Duchow  
1665 N. Water Street  
Milwaukee, WI 53202

**PRESENTED BY:** Roger Duchow

**DISCUSSION:** The developers would like to change the building style for the remaining buildings at Tenby Harbor. The buildings would be finished on all four sides. The Plan Commission members like the new look for the buildings, but the developer would have to provide a new site plan and building materials for the possible recommendation.

**MOTION:** Motion by Jeff Flaws to recommend conceptual approval of the new possible building changes for the Tenby Harbor Development. A new site plan and building materials must be submitted for approval, second Wanda Gosa. Motion passed unopposed.

### DISCUSSION VILLAGE OF WALES DESIGN GUIDELINES

**DISCUSSION:** The Village Center Design Guidelines have been developed but has not been adopted. The Deputy Clerk will send out the guidelines and proposed area to all the property owners. We will have a Informational meeting on Tuesday, October 28, 2014 from 5:00 p.m. until 7:00 p.m. to get input from the property owners. Afterwards at the October Plan Commission meeting we will discuss how to proceed with the guidelines.

### DISCUSSION MASTER LAND USE PLAN & COMPREHENSIVE DEVELOPMENT PLAN

**DISCUSSION:** The current Master Land Use & Comprehensive Plans do not have to be redone. The Comprehensive Plan does need to be reviewed to make sure that the Village is on track with what we passed in the Plan. This will be placed on the November Plan Commission meeting to review.

### ADJOURNMENT

Motion by Jeff Roth to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 7:54 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk