

PUBLIC HEARING AND PLAN COMMISSION MEETING OCTOBER 28, 2014

Notice of the Public Hearing on the proposed Conditional Use Permit to Operate a Fitness Center at 300 East Summit Avenue 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.

Notice of the Public Hearing on the proposed Amendment to the Existing Conditional Use Permit at 120 West Summit Avenue allowed Minor Engine Repair 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 Hearings were held at the Wales Village Hall, located at 129 West Main Street.

The Public Hearing was opened at 7:00 p.m. by Chairman John Meyer.

Present: Wanda Gosa, Jeff Roth, Larry Rigden, Jeffery Flaws, Wayne McStrack, John Meyer, Patrick Hess, Uriah Wolfe and Dave Jennings

Excused: Alan Theis

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village Building Inspector; Michael Wegner, 614 Mt. Snowdon Road; Richard Kummrow, 205 Kummrow Court; Patrick Strohkirch, 300 East Summit Avenue; Roger Duchow of the Tenby Harbor Development; and Mario Balistreri, 120 West Summit Avenue.

PUBLIC HEARING

There were no public comments on the possible Conditional Use Permit to operate a fitness center at 300 East Summit Avenue nor the Amendment to the Conditional Use Permit to allow minor engine repair at 120 West 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 John Meyer. Members present Jeff Roth, John Meyer, Larry Rigden, Jeffery Flaws, Wanda Gosa, Wayne McStrack, Dave Jennings, Patrick Hess and Uriah Wolfe.

Excused: Alan Theis

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village Building Inspector; Michael Wegner, 614 Mt. Snowdon Road; Richard Kummrow, 205 Kummrow Court; Patrick Strohkirch, 300 East Summit Avenue; Roger Duchow of the Tenby Harbor Development; and Mario Balistreri, 120 West Summit Avenue.

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 September 30, 2014. Motion by Jeff Roth to approve the amended minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed.

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**REQUEST FOR APPROVAL
CONDITIONAL USE PERMIT
IN A B-2 GENERAL BUSINESS ZONING
ANYTIME FITNESS
300 EAST SUMMIT AVENUE**

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

PRESENTED BY: Patrick Strohkirch

DISCUSSION: Thirteen letters were sent to the surrounding property owners to inform them of the possible new business. The notice was published twice in the Kettle Moraine Index. All letters were returned in favor of the new business. The proposed Conditional Use Permit will allow Anytime Fitness to operate fitness center in a B2 Zoning. The Conditional Use Permit will be reviewed and renewed annually at the June Village Board meeting.

MOTION: Motion by Jeff Roth to recommend approval of the Conditional Use Permit Request for Anytime Fitness at 300 E Summit Ave to operate a fitness center in the B-2 Zoning, as listed on the application for Conditional Use and supporting documents, as submitted, second Patrick Hess. Motion passed unopposed.

**REQUEST FOR APPROVAL
AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT
IN A B-2 GENERAL BUSINESS ZONING
WALES QUICK LUBE
120 WEST SUMMIT AVENUE**

REQUESTED BY: Mario Balistreri
120 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Mario Balistreri

DISCUSSION: Twelve letters were sent to the surrounding property owners to inform them of the possible minor engine repairs. The notice was published twice in the Kettle Moraine Index. 2 letters were returned in favor of the minor engine repairs. There will not be any vehicles parked outside overnight. The Conditional Use Permit will be reviewed and renewed annually at the June Village Board meeting.

MOTION: Motion by Patrick Hess to recommend approval of the Amendment to the existing Conditional Use Permit to allow minor engine repairs, with no overnight outdoor parking of vehicles, as requested on the application for Conditional Use and supporting documents, as submitted, second Jeff Flaws. Motion passed unopposed.

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

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

PRESENTED BY: Patrick Strohkirch

DISCUSSION: The business will be open 24 hours, 7 days a week. They provide remote monitoring of the premise with closed circuit television system. They also provide personal safety devices, which allow members to feel safe and secure, even when the club is not staffed. There will be 10 employees to start and could increase to 15. Staffed hours will be Monday – Thursday, 9:00 a.m. – 6:00 p.m., Friday, 9:00 – 4:00 p.m. and Saturday, 9:00 a.m. – 2:00 p.m. They will require 10 parking spaces.

MOTION: Motion by Jeff Roth to recommend approval of the Business Plan of Operation for Anytime Fitness, 300 East Summit Avenue, as submitted, second Wayne McStrack. Motion passed unopposed

**REQUEST FOR APPROVAL
NEW BUILDING STYLE AND SITE PLAN
TENBY HARBOR
HWYs 83 & 18**

REQUESTED BY: Roger Duchow
N30 W28796 W Lakeshore Drive
Delafield, WI 53018

PRESENTED BY: Roger Duchow

DISCUSSION: The Developer would like to change the design of proposed building H. The new design would fit with the character of the development. The building will have the same finish on all sides. They would like to start building in spring. The building could have a possible 3 units in it. They would like to get a restaurant in the development. Buildings F, G, and H would share one well. They will need to submit a complete design, site plan, lighting plan, parking, and dumpster enclosure for review and possible approval.

MOTION: Motion by Jeff Roth to recommend approval of changing the building style for building H in the Tenby Harbor Development and submitting a Final Plan for review, as submitted, second Wayne McStrack. Motion passed unopposed

**DISCUSSION
VILLAGE CENTER DESIGN GUIDELINES**

DISCUSSION: There were about 15 people at the Informational meeting discussing the Village Center Design Guidelines. It was split about 50/50 in favor of and against the adoption of the guidelines. Some people were afraid the adoption would make it hard to sell their property or costly to update their properties. Others stated that if the Village would help with the cost, that they would be in favor of the new guidelines. Others

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thought that having one look would be nice. Plan Commission members would like to have a Public Hearing in January of 2015 to either move forward with the Design Guidelines or to table it. Plan Commission members will attend the November Village Board meeting to give them an update to the status of the Village Center Design Guidelines.

DISCUSSION SMART GROWTH PLAN

DISCUSSION: The Plan Commission members will start working on the updates to the Smart Growth Plan. They will split into smaller groups and bring their sections to Plan Commission for approval.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Wayne McStrack, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:04 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk-Treasurer