

## **PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 28, 2015**

Notice of the Public Hearing on the proposed Conditional Use Permit for 226 West Main Street to allow an art gallery & studio interior design business, 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 Uriah Wolfe.

Present: Uriah Wolf, Wanda Gosa, Jeff Roth, Jeffery Flaws, Alan Theis, Larry Rigden, Wayne McStrack and Patrick Hess.

Excused: Dave Jennings

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village Building Inspector; Andrew Holtz 226 South Wales Road; Tom & Barb Wallner, 348 N Oak Crest Drive; Linda Krukar, 226 West Main Street; Carol Spaeth-Bauer from the Kettle Index; Christine Morris, 338 North Oak Crest Drive; Susan Jack, 208 East Oak Crest Drive; and Jim & Cindy Kummer, 603 South Wales Road.

### **PUBLIC HEARING**

There was no public comment on the possible conditional use permit for 226 W. Main Street.

The Public Hearing was closed at 7:02 p.m.

### **PLAN COMMISSION MEETING**

The Regular Plan Commission meeting was called to order at 7:02 p.m. by Chairman Uriah Wolfe. Members present Uriah Wolfe, Jeff Roth, Jeffery Flaws, Wanda Gosa, Alan Theis, Larry Rigden, Wayne McStrack and Patrick Hess.

Excused: Dave Jennings

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village Building Inspector; Andrew Holtz 226 South Wales Road; Tom & Barb Wallner, 348 N Oak Crest Drive; Linda Krukar, 226 West Main Street; Carol Spaeth-Bauer from the Kettle Index; Christine Morris, 338 North Oak Crest Drive; Susan Jack, 208 East Oak Crest Drive and Jim & Cindy Kummer, 603 South Wales 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 April 28, 2015. Motion by Alan Theis to approve the amended minutes and waive the requirement of reading same, second by Patrick Hess, motion passed. Wayne McStrack, Jeff Roth and Jeff Flaws abstained.

### **PUBLIC COMMENT**

No Public Comment.

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**DISCUSSION  
POSSIBLE REZONING OF 353 SOUTH WALES ROAD  
FROM R-1 TO B-2**

**REQUESTED BY:** Jim & Cindy Kummer  
603 South Wales Road  
Wales, WI 53183

**PRESENTED BY:** Jim & Cindy Kummer

**DISCUSSION:** The Kummers would like to know if there is the ability to change the zoning from R-1 to B-2. The property is on west side of Hwy 83. The Village's land use plan does not allow for this parcel to be zoned for business. They would be interested in buying the property and making it a dog grooming business. Dogs would not be boarded overnight. The dogs would not be kept outside while they are there, except to be walked or to relieve themselves. With changes to Hwy 83 this property could possibly be rezoned. Should the rezoning be granted the building would have to be brought up to code for a business to operate. The Village's Master Land Use Plan would have to be amended as well. Plan Commission members are not opposed to rezoning this property to a business use.

**MOTION:** No motion, discussion only at this time.

**REQUEST FOR APPROVAL  
KEEPING OF BACKYARD CHICKENS  
338 NORTH OAK CREST DRIVE**

**REQUESTED BY:** Christine Morris  
338 North Oak Crest Drive  
Wales, WI 53183

**PRESENTED BY:** Christine Morris

**DISCUSSION:** Ms. Morris was unaware that she needed permission to keep chickens and did install a coop and purchase chickens. She has 5 chickens, but will give one away if she is approved. Her coop is 58 feet from her lot line; (it only needs to be 20 feet from the lot line.) Her husband will be home in August and they will be building the new coop that was present in the plans and will remove the current coop. The chicken waste will be disposed of in their garden. The current coop has a light and has an extension cord running to it. The new one will not have electricity in it. The neighbors have expressed concerns about the current coop, the smell and the view from their property. They would like to have them put up a fence to screen the coop from their view. Screening of the coop will not be required.

**MOTION:** Motion by Jeff Roth to recommend approval of the keeping of 4 backyard chickens at 338 N. Oak Crest Drive; the new coop will be installed in August and must be at least 20 feet from the lot line; there shall be no selling of eggs or slaughtering of the chickens and roosters are not allowed to be kept, as submitted, second Wayne McStrack. Motion passed unopposed.

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**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION  
WISCONSIN GUNS, LLC  
226 SOUTH WALES ROAD**

**REQUESTED BY:** Andrew Holtz  
226 South Wales Road  
Wales, WI 53183

**PRESENTED BY:** Andrew Holtz

**DISCUSSION:** This is a home-based business, there will not be any walk-ins, by appointment only. The property will be used for shipping purposes, face-to-face transfers, and will not be an active storefront. He will sell firearm accessories as well. Mr. Holtz will be the only employee. All firearms will be kept in a large fire proof safe. Mr. Holtz will be installing video cameras as a safety precaution. He will be required to run background checks on anyone wanting to purchase a firearm. All guns will be checked to make sure they have not been stolen. He will have about 6 - 7 firearms on hand at one time. He will have some ammunition on hand for his personal use and to use for potential buyers at the firing range, but does not plan on buying/selling ammunition. The owner of the property (226 South Wales Road), provided a letter in support of the proposed business at the location. A home-based business does not require approval by the Village, but the ATF requires approval by the Municipality. The Wales Genesee Fire Department and the Waukesha County Sheriff Department have been notified of the business.

**MOTION:** Motion by Alan Theis to recommend approval of the Business Plan of Operation for Wisconsin Guns, LLC, 226n South Wales Road, as submitted, second Patrick Hess. Motion passed unopposed.

**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION & SIGNAGE  
YOGA 4 ALL  
208 EAST OAK CREST DRIVE**

**REQUESTED BY:** Marie Coakley  
208 East Oak Crest Drive  
Wales, WI 53183

**PRESENTED BY:** Susan Jack

**DISCUSSION:** Business Plan of Operation - This business was located at 563 AJ Allen Circle and has moved to this new location, 208 East Oak Crest Drive. They will have yoga classes, workshops and occasional outdoor classes on the lawn. Hours of operation will be, Sunday – Saturday, 8:00 a.m. – 8:00 p.m. There are 4 instructors at this time. They need 5 parking spaces.

Signage – The sign is 11 inches high by 46 inches long. It has black letters on a white background. It is illuminated with down lighting.

**MOTION:** Motion by Jeff Roth to recommend approval of the Business Plan of Operation for Yoga 4 All, 208 Oak Crest Drive, as submitted, second Alan Theis. Motion passed unopposed.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Signage for Yoga 4 All, 208 East Oak Crest Drive, as submitted, second Wayne McStrack. Motion passed unopposed.

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**REQUEST FOR APPROVAL  
SIGNAGE  
MESSAGE ME  
104 SUMMIT AVENUE**

**REQUESTED BY:** Cathleen Weber  
104 Summit Avenue  
Wales, WI 53183

**PRESENTED BY:** No one present

**DISCUSSION:** This agenda item will be tabled until the next Plan Commission meeting. No one was present to discuss the proposed signage.

**MOTION:** No motion at this time.

**REQUEST FOR APPROVAL  
CONDITIONAL USE PERMIT  
LINDA KRUKAR ART & INTERIOR DESIGN  
226 WEST MAIN STREET**

**REQUESTED BY:** Linda Krukar  
226 West Main Street  
Wales, WI 53183

**PRESENTED BY:** Linda Krukar

**DISCUSSION:** There were twelve notices sent out and seven were returned, all in support of the business. Ms. Krukar would like to open an art & interior design studio. She would provide private and semiprivate lessons in painting and interior design. Hours will be by appointment.

**MOTION:** Motion by Jeff Roth to recommend approval of the Conditional Use Permit for Linda Krukar Art & Interior Design Studio, 226 West Main Street, as submitted, second Jeff Flaws. Motion passed unopposed.

**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION AND SIGNAGE  
LINDA KRUKAR ART & INTERIOR DESIGN  
226 WEST MAIN STREET**

**REQUESTED BY:** Linda Krukar  
226 West Main Street  
Wales, WI 53183

**PRESENTED BY:** Linda Krukar

**DISCUSSION:** Business Plan of Operation – Days and hours will be by appointment. There will be occasional “Open House” events during the year. Some may include outside events. There will be two part-

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time employees as needed. When there are the events she plans on contacting Jerusalem Church to see if she could use their parking lot for the possible overflow.

Signage – The sign will use the current base on the property. It is located 21 feet from the center line of the road. The sign will not be illuminated. The sign will be two-sided and 30 inches by 48 inches. The letters will be black on a white background.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Business Plan of Operation for Linda Krukar Art & Interior Design studio, 226 West Main Street, as submitted, second Jeff Roth. Motion passed unopposed.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Signage for Linda Krukar Art & Interior Design studio, 226 West Main Street, as submitted, second Jeff Roth. Motion passed unopposed

### **ADJOURNMENT**

Motion by Wayne McStrack to adjourn, second by Alan Theis, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:05 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk-Treasurer