

PLAN COMMISSION MEETING SEPTEMBER 22, 2015

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

Also Present: Deputy Clerk Wigderson; Village of Wales Building Inspector, Scott Hussinger; Mike Wegner, 614 Mt. Snowdon Road; Joyce Anderson, 230 James Street; and Cathy Quick, 230 James Street, Unit C.

Excused: Alan Theis and Wanda Gosa.

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 July 28, 2015. Motion by Wayne McStrack to approve the minutes as amended and waive the requirement of reading same, second by Jeff Flaws, motion passed, unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & SIGNAGE CA DESIGNS EMBROIDERY 230 JAMES STREET, UNIT C

REQUESTED BY: Cathy Quick
S48 W34458 Run Chantilly
Dousman, WI 53018

PRESENTED BY: Cathy Quick

DISCUSSION: There will be two employees. Hours of operation will be, Monday – Friday 9:00 a.m. until 8:00 p.m. Two parking spaces will be needed. This business will be moving into the old Back to Bread unit. They are asking for door signage and ground-mounted signage in the front of the building. The door signage will be white lettering, and the ground-mounted will be white lettering on a green background. The ground-mounted sign is 3 feet by 2 feet. The door signage is 32 inches by 20 ¾ inches.

MOTION: Motion by Jeff Roth to recommend approval of the Business Plan of Operation for CA Designs Embroidery, 230 James Street, Unit C, as submitted, second Larry Rigden. Motion passed unopposed.

MOTION: Motion by Jeff Roth to recommend approval of the ground-mounted and door signage for CA Deigns Embroidery, 230 James Street, Unit C, as submitted, second Dave Jennings. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & SIGNAGE RU LON AVIATION 230 JAMES STREET, UNIT G

REQUESTED BY: William Doscher
1447 Salem Road
Salem, IA 52649

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PRESENTED BY: Joyce Anderson

DISCUSSION: Ru Lon Aviation, supplies wholesale parts to the general and commuter aviation markets. Hours of operation will be Monday through Friday, 9:00 a.m. until 5:00 p.m. There will be two employees and will require 2 parking spaces. This is not a walk-in business; orders are done over the phone or online. There are no hazardous materials being stored on site. They are requesting door signage only, and the size will be 16 inches by 8 inches. The letters will be white.

MOTION: Motion by Patrick Hess to recommend approval of the Business Plan of Operation for Ru Lon Aviation, 230 James Street, Unit G, as submitted, second Jeff Roth. Motion passed unopposed.

MOTION: Motion by Wayne McStrack to recommend approval of the door signage for Ru Lon Aviation, 230 James Street, Unit G, as submitted, second Jeff Flaws. Motion passed unopposed.

REQUEST FOR APPROVAL FINAL PLAT AND PLANNED UNIT DEVELOPMENT AGREEMENT WELSH HIGHLANDS

REQUESTED BY: Michael Fleming
400 Cardinal Lane
Hartland, WI 53029

DISCUSSION: There have been no changes to the original Final Plat and the Planned Unit Development Agreement that was approved at the April 30, 2013, Plan Commission meeting and May 6, 2013, Village Board meeting. A one year extension was granted in January 2015, for the PUD and Final Plat.

MOTION: Motion by Jeff Roth to recommend approval of the Final Plat and Planned Unit Development Agreement, as submitted, second Larry Rigen. Motion passed unopposed.

DISCUSSION POSSIBLE B-1 WORDING

DISCUSSION: The Plan Commission is considering adding a new zoning – B-1 Neighborhood Business District, which would be on the east side of Highway 83, from Main Street south to South Street. This area has already been planned in the Village's Master Land Use Plan to be B-2 at the owners' request. If these properties change from R-3 to the B-2, they cannot return to residential zoning. The current homes can stay residential properties for as long as they wish, there is no time requirement to change to B-2, if ever. The intent of the possible B-1 is to provide for the individual or small groups away from the traditional business district and provides such amenities as increased green open space and off street parking making such retail centers more compatible with character of adjacent residential districts. The setbacks could be modified for the smaller lots, as well as a height restriction on the building. Parking must be provided for on the property, as there is no street parking on Hwy 83. Parking could be required to be in the front only. The Building Inspector and the Deputy Clerk will research for possible other Neighborhood Business Zoning for review at the next Plan Commission Meeting.

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ADJOURNMENT

Motion by Dave Jennings to adjourn, second by Wayne McStrack, motion passed, unopposed. The meeting was adjourned at 8:07 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk