

## **PLAN COMMISSION MEETING JULY 26, 2016**

The Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Uriah Wolfe. Members present: Uriah Wolfe, Alan Theis, Jeff Flaws, Patrick Hess, Larry Rigden, and Brian Walsh.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Mike Wegner, 614 Mt. Snowdon Road and Walter Tolocko of Fleet Signs.

Excused: Wayne McStrack, Wanda Gosa and Jeff Roth.

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 June 28, 2016. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Brian Walsh, motion passed, unopposed. Jeff Flaws abstained.

### **REQUEST FOR APPROVAL REPLACE EXISTING SIGNAGE – MONUMENT, BUILDING AND GROUND-MOUNTED 120 WEST SUMMIT AVENUE SUPER LUBE**

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

**PRESENTED BY:** Walter Tolocko

**DISCUSSION:** Super Lube would like to update their signage and would like to get rid of the existing banners above the bay doors. They would also like to install a 30 foot flag pole, which will not be illuminated. The monument sign will not change, just new plaques in the existing monument. The new upper sign will state "Super-Lube" in white letters with a yellow, orange and red background. The new lower sign will state "Car Wash" in white letters with a blue background. The upper sign is 48" tall by 96" long; the lower sign is 24" tall by 96" long. The monument sign is internally illuminated. They would like to add the words, "Super-Lube" in red letters on the face of the building and would be 34" tall by 176" long and will be internally illuminated. The signage over the bay doors will not be illuminated and they will be white letters on a blue background. The ground mounted sign selling the propane cannot stay in its current location. It is a temporary sign and it is only allowed for 90 calendar days per year. Walter Tolocko had suggested that if it is okay with the owner they would mount that sign on the front of the building in between the two garage bay doors.

**MOTION:** Motion by Jeff Flaws to recommend approval of the change in existing signage for the monument and building, the ground mounted sign for the propane must be building mounted or they will have to return to Plan Commission with a new location for approval for Super Lube 120 West Summit Ave, as submitted, second Alan Theis. Motion passed unopposed.

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### **DISCUSSION B-1 ZONING**

**DISCUSSION:** The Village currently does not have any properties zoned B-1. The Plan Commission is considering to change the zoning on about 12 properties on Wales Road (Hwy 83.) These properties are zoned B-2 or R-3, with the option of rezoning to B-2 if they chose. The B-1 would be for smaller properties and less intensive uses than the B-2. In the new proposed wording there would be smaller setbacks; parking, landscaping, lighting and monument sign requirements. This will be discussed at the next Plan Commission meeting.

### **ADJOURNMENT**

Motion by Alan Theis to adjourn, second by Jeff Flaws, motion passed, unopposed. The meeting was adjourned at 8:24 p.m.

Submitted by  
Pauline Wigderson, Deputy Clerk