

PLAN COMMISSION MEETING AUGUST 30, 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, Wayne McStrack, Larry Rigden, and Brian Walsh.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Mike Wegner, 614 Mt. Snowdon Road; Chirs Nutini and Ryan Roberts of Kwik Trip; Tammie Gronewold, 302 Criglas Road; Cindy & Jim Kummer, 603 S Wales Road and Bill and Kim Meyers S20 W30858 Brandybrook Road.

Excused: Wanda Gosa, Patrick Hess 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 July 26, 2016. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed, unopposed. Jeff Flaws abstained.

REQUEST FOR APPROVAL 6 FOOT TALL PRIVACY FENCE 302 CRIGLAS ROAD EUGENE & TAMMIE GRONEWOLD

REQUESTED BY: Eugene & Tammie Gronewold
302 Criglas Road
Wales, WI 53183

PRESENTED BY: Tammie Gronewold

DISCUSSION: The Gronewolds would like to install a 6 foot tall privacy fence on their property. With reconstruction of Hwy 83, they lost their pine trees which helped to screen the property from the traffic and noise. In the spring of this year, they had an issue with their dog, that the dog did leave their property and charge a person who was walking by. The fence will help keep the dog on their property. The fence will be installed on the east side of their property (Hwy 83) 120 feet, and 40 feet along the north lot line to the northeast corner. The fence will be located far enough off of Hwy 83 so that it will not cause a vision triangle issue for traffic. The fence will be vinyl and either white or tan in color.

MOTION: Motion by Alan Theis to approve the 6 foot tall privacy fence for 302 Criglas Road, as submitted, second Larry Rigden. Motion passed unopposed.

REQUEST FOR APPROVAL REPLACE EXISTING SIGNAGE PYLON, BUILDING, AND CANOPY 230 WEST SUMMIT AVENUE

REQUESTED BY: Kwik Trip
1626 Oak Street
La Crosse, WI 54602

PLAN COMMISSION MEETING AUGUST 30, 2016

PRESENTED BY: Chris Nutini & Ryan Roberts

DISCUSSION: The Kwik Trip on Summit Ave will become a “Kwik Trip Express,” which is why they would like new signage. The difference in the stores is an express does not have hot food and has a larger cigar stock, and a larger beer cave (walk-in). The wording on the front gable and canopy will be “Kwik Trip Express” in red letters. The gable will be 7’7” long by 2’4” tall and the canopy will be 8’10” by 2’6” long. The building and canopy signage will not be illuminated. The face plate on the pylon will be 8’ 3/8” long by 10’1” tall. The Kwik Trip Express logo will be at the top with new numbers for the gas prices and on the bottom of the sign will say, “Premium Cigars.” The pylon is internally illuminated. The sign will be turned off at the close of business or 11:00 p.m. whichever is later.

MOTION: Motion by Wayne McStrack to recommend approval the new building mounted, canopy and pylon signage for Kwik Trip, 230 W Summit Ave, as submitted, second Brian Walsh. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATIONS WALES LUXURY DOG RESORT & SPA 308 OAK CREST DRIVE CINDY KUMMER

REQUESTED BY: Cindy Kummer
308 Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Cindy and Jim Kummer

DISCUSSION: This property is currently zoned I-1 Institutional and must be rezoned to B-2 General Business to allow this business to operate. Brandybrook Church is occupying the building now and should the rezoning be granted they will have to move or they would be non-conforming use.

On a daily basis there could be 90 – 150 dogs on site, and this would include the services of day care, overnight boarding and grooming. They do plan on doing evening training 2 -3 nights a week. Starting there will 15- 20 employees with a maximum of 30. There will be someone on site 24 hours a day, seven days a week. This person will rotate between the managers so that the dogs are never alone in the building. Hours of operations will be: grooming, Monday – Friday, 6:30 a.m. to 6:00 p.m., Saturdays 8:00 a.m. to 3:00 p.m., closed on Sundays; day care Monday – Friday, 6:30 a.m. to 6:00 p.m. with drop-offs from 6:30 a.m. to 9:00 a.m. and pick-ups from 4:00 p.m. to 6:00 p.m.; training 6:00 p.m. to 9:00 p.m. and lodging 6:00 a.m. to 9:00 p.m. 7 days a week with drop offs from 6:00 a.m. to 9:30 a.m. and pick-up from 4:00 p.m. to 6:00 p.m. The dog ratio per person is 20 to 1 and all dogs will be required to be updated on vaccinations and will be temperament tested before being allowed to stay. A 6-foot tall fence vinyl fence will be installed in the back of the building to allow the dogs to go outside, but they will never be outside unattended. There will be three outdoor play areas, along the northwest corner of the building and along the north side (back) of the building. Trees and shrubs will be added as screening. Dog food and products will also be sold at this location. The name of the business may change before they open. They are hoping to open by December 2016.

MOTION: Motion by Alan Theis to recommend approval the Business Plan of Operations for Wales Luxury Dog Resort & Spa, conditional upon receiving rezoning of the property from I-1 to B-2, as submitted, second Wayne McStrack. Motion passed unopposed.

PLAN COMMISSION MEETING AUGUST 30, 2016

**DISCUSSION
CONCEPTUAL SUBDIVISION
S20 W30858 BRANDYBROOK ROAD
WILLIAM MEYERS**

REQUESTED BY: William Meyers
S20 W30858 Brandybrook Road
Waukesha, WI 53188

PRESENTED BY: Bill & Kim Meyers

DISCUSSION: This property is currently in the Town of Genesee and would have to be annexed to the Village before development could happen. The property is just under 14 acres and he is proposing to split it into 9 lots. The current home and pole barn would stay on the largest lot, #14. Lot #15 butts up to Legend View and they asked if that lot could access on to Legend View; the Plan Commission members said no. The Wales Genesee Fire Department will have to be contacted about the size of the cul-de-sac and a possible underground fire suppression tank or could they use the Legends. They do not wish to put curb and gutter in. If this development were to come into the Village it could be R-1 and that zoning does not allow for the metal pole barn, if they want to keep the barn then they would have to do the development under a PUD – Planned Unit Development agreement. If they took the pole barn down, lot #14 could be split into another lot. Plan Commission members would like to see another site plan with a little more information on it. The Meyers should check with the Village Engineer to see if turning lanes would be required for this development.

MOTION: No motion at this time. Conceptual review only.

**DISCUSSION
B-1 ZONING**

DISCUSSION: Tabled for the next meeting.

ADJOURNMENT

Motion by Larry Rigden to adjourn, second by Alan Theis, motion passed, unopposed. The meeting was adjourned at 8:35 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk