

## **PLAN COMMISSION MEETING NOVEMBER 29, 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, Wanda Gosa, Larry Rigden, and Brian Walsh.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Kathryn Connor, 482 E Welsh Road and Cindy Goshilee, W170S6786 Timber Court, Muskego 53150.

Excused: 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**

Cindy Goshilee talked about starting a private school, possibly in Wales. Their group is looking at purchasing a residential home and converting it into a school. The group Bloom360 Learning Community, provides instruction to neuro-diverse needs children. They are looking for a rural setting with a few acres for about 10 – 15 students to start. For this to move forward a location would be needed and then there could be a conditional use permit hearing and/or a rezoning hearing. A business plan of operations would have to be submitted and approved.

Plan Commission members acknowledged receipt of the minutes for the Plan Commission meeting of October 25, 2016. Motion by Jeff Flaws to approve the minutes as amended and waive the requirement of reading same, second by Wayne McStrack, motion passed, unopposed. Wanda Gosa and Alan Theis abstained.

### **REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & SIGNAGE WALES FAMILY DENTAL 300 EAST SUMMIT AVE KATHRYN CONNOR**

**REQUESTED BY:** Kathryn Connor  
300 East Summit Avenue  
Wales, WI 53183

**PRESENTED BY:** Kathryn Connor

**DISCUSSION:** The dental office will have 2 employees to start with a maximum of 6 employees. Hours of operations will be Monday – Saturday, 7:00 a.m. until 7:00 p.m. They would like to have an April 2017 opening. They expect to need 6 – 10 parking spaces. There will be 4 procedure rooms, a waiting area and lab area.

Signage for the monument will be blue lettering with the cream background. This is only a plaque replacement. The sign will be 44 1/2" by 48". The signage on the building will be 18 1/2" tall by 144' and will be 22 square feet. The sign letters will be blue. The building mounted signage must be turned off by 11:00 p.m.

**MOTION:** Motion by Wayne McStrack to recommend approval the Business Plan of Operation for Wales Family Dental, 300 East Summit Avenue, as submitted, second by Alan Theis. Motion passed unopposed.

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**MOTION:** Motion by Jeff Flaws to recommend approval of the monument signage and building mounted signage for Wales Family Dental, 300 E. Summit Avenue, the building signage must be turned off by 11:00 p.m., as submitted, second Alan Theis. Motion passed unopposed.

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

**DISCUSSION:** There are 11 properties to be included in the possible new zoning, 226, 220, 214, 208, 200 and 116 South Wales Road. 259 and 262 West Main Street. 112 219, and 225 North Wales Road. With 219 South Wales Road and 353 South Wales Road being reviewed by request of the property owner. By changing the current Zoning of B-2 to B1 it would make the possible future businesses more compatible with the character of adjacent residential districts. C(2) will be changed to 1500 gross square feet. C(14) will be changed to 6 vehicles. D(2) will be changed to 75 feet. I and J will be removed. H will reference the Illumination Code. Deputy Clerk Wigderson will get an updated map for the next meeting.

### **ADJOURNMENT**

Motion by Jeff Flaws to adjourn, second by Alan Theis, motion passed, unopposed. The meeting was adjourned at 8:31 p.m.

Submitted by  
Pauline Wigderson, Deputy Clerk