PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 28, 2017

Notice of the Public Hearing on the proposed Rezoning of 129 East James Street from M-1 to R-3 was published in the Lake Country Reporter and posted in the Village of Wales. The Public Hearing was held at the Wales Village Hall, located at 129 West Main Street.

Notice of the Public Hearing on the proposed Rezoning of 308 Oak Crest Drive from I-1 to B-2, was published in the Lake Country Reporter and posted in the Village of Wales. The Public Hearing was held at the Wales Village Hall, located at 129 West Main Street.

Notice of the Public Hearing on the proposed Conditional Use Permit for 308 Oak Crest Drive to allow a Commercial Child Daycare, was published in the Lake Country Reporter and posted in the Village of Wales. The Public Hearing was held at the Wales Village Hall, located at 129 West Main Street.

Notice of the Public Hearing on the proposed Conditional Use Permit for 219 North Wales Road to allow an Auto Repair Shop, was published in the Lake Country Reporter 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.


Excused: Alan Theis and Jeff Roth

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village Building Inspector; Village Trustee John Meyer; Village Trustee Eugene Mayernick; Jeff Maddison, 219 N. Wales Road; Mark Huff, 129 E. James Street; Tamara Johnson, 218 N. Taliesin Road; Traci and Ben Fronk 308 Oak Crest Drive; Chris Biondo, 308 Oak Crest Drive; Katie Heltemes W375 S2289 Gramling Circle, Ottawa, WI 53118; Matt Tenley W330 S3667 Honeysuckle Drive, Dousman, WI 53118; Jack Hoeffleur, 225 N. Wales Road; Brett Jungen, 214 N. Taliesin Road; James Dallas of Keller, Inc; Dan Spinato, 230 James Street; Gary Jachim, 112 N. Wales Road; Steve & Nicole Schultz 712 Coventry Lane, Hartland, WI 53029; Kim & Mark Heaselden, S466 W36550 Carriage Drive, Dousman, WI 53118; and Mark Ellena of Ellena Engineering

PUBLIC HEARING

There was no public comment on the possible rezoning of 129 E. James Street from M-1 to R-3.

There was no public comment on the possible rezoning of 308 Oak Crest Drive from I-1 to B-2.

There was no public comment on the possible conditional use permit for 308 Oak Crest Drive to allow a commercial day care to operate.

Public Comment on the possible conditional use permit for 219 N. Wales Road to allow an auto repair shop to operate:

Tamera Johnson, 218 N. Taliesin Road, is opposed to rezoning to allow Maddison Auto Shop to operate. This property is already zoned B-2 and has been for many years. The residential properties that border the property bought them for the trees and animals and not for the proposed chain link fence and three small bushes is not enough screening for the back of her property. She feels this business will affect her property value and make it hard to sell the property.

Gary Jachim, 112 N. Wales Road, with all the rain the back of his property is underwater. When the State reconstructed Hwy 83 that added more water to his property and now with this proposed business it will add even more water to his property. He is not in favor of this business moving across the street. Jeff Flaws stated that the Village has a storm water ordinance that requires water to stay on the developed property, and that is why they are required to install a storm water pond. Jeff Flaws suggested that the State be contacted about the water problem at 112 N. Wales Road to see if it can be corrected.
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Brett Jungen, 214 N. Taliesin Road, has the same concerns as Tamera Johnson, and would also like to see the trees remain on the property, and is not in favor of this business operating at this location. He acknowledged that he should have known what the surrounding properties were zoned before he purchased his property.

Jim Dallas, Keller, Inc., they will look at adding more screening at the west property line and other locations around the property and building. They will be abandoning the current septic system and going to holding tanks.

The Public Hearing was closed at 7:17 p.m.

PLAN COMMISSION MEETING

The Regular Plan Commission meeting was called to order at 7:17 p.m. by Chairman Uriah Wolfe. Members present Uriah Wolfe, Jeffery Flaws, Wanda Gosa, Larry Rigden, Wayne McStrack, Roger Knutson and Dan Zdrojewski

Excused: Alan Theis and Jeff Roth

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village Building Inspector; Village Trustee John Meyer; Village Trustee Eugene Mayernick; Jeff Maddison, 219 N. Wales Road; Mark Huff, 129 E. James Street; Tamara Johnson, 218 N. Taliesin Road; Traci and Ben Fronk 308 Oak Crest Drive; Chris Biondo, 308 Oak Crest Drive; Katie Heltemes W375 S2289 Gramling Circle, Ottawa, WI 53118; Matt Tenley W330 S3667 Honeysuckle Drive, Dousman, WI 53118; Jack Hoeffleur, 225 N. Wales Road; Brett Jungen, 214 N. Taliesin Road; James Dallas of Keller, Inc; Dan Spinato, 230 James Street; Gary Jachim, 112 N. Wales Road; Steve & Nicole Schultz 712 Coventry Lane, Hartland, WI 53029; Kim & Mark Heaselden, S466 W36550 Carriage Drive, Dousman, WI 53118; and Mark Ellena of Ellena Engineering

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 June 27, 2017. Motion by Roger Knutson to approve the minutes and waive the requirement of reading same, second by Jeff Flaws, motion passed. Larry Rigden abstained.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL
CANOPY SIGNAGE
BALLERA
200 WEST SUMMIT AVENUE

REQUESTED BY: Debbie Turelli
200 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Debbie Turelli
DISCUSSION: At this time they are just requesting canopy signage for their business. The signage will be 184.4 inches long by 17 inches tall. The sign will be internally illuminated. The letters will be white both during the day and at night. The sign must be turned off at the close of business or 11:00 p.m., whichever is later.

MOTION: Motion by Wayne McStrack to recommend approval of the canopy signage with it being turned off by 11:00 p.m., as submitted, second Roger Knutson. Motion passed unopposed.

REQUEST FOR APPROVAL
CERTIFIED MAP
EXTRATERRITORIAL – TOWN OF GENESEE
W330 S3667 HONEYSUCKLE DRIVE

REQUESTED BY: Matt Tenley
W330 S3667 Honeysuckle Drive
Dousman, WI 53118

PRESENTED BY: Matt Tenley

DISCUSSION: This Certified Survey Map has not received final approval from Genesee. Any approvals by Wales would be conditional on the map receiving Genesee’s approval. Should anything change when they receive their approvals from Genesee that would then have to return to be approved by Wales. They are splitting the lot into two lots and selling lot 2. The .76 acres will be given to lot 1.

MOTION: Motion by Jeff Flaws to recommend approval of the extraterritorial Certified Survey Map for W330 S3367 Honeysuckle Drive contingent on receiving the approvals from Genesee, as submitted, second Wanda Gosa. Motion passed unopposed.

REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
NEW AGE CRAFTSMAN, LLC
230 JAMES STREET

REQUESTED BY: Daniel Spinato
230 James Street
Wales, WI 53183

PRESENTED BY: Daniel Spinato

DISCUSSION: This will basically be an office. There will not be any outdoor storage of equipment or products. There will be very little walk-in traffic. The employees will go directly to the job site and their work trucks go home with them at night. All chemicals with MMDS will be provided to the Fire Department. There will be four employees, and 2 parking spaces are required. There is no signage being requested at this time. Signage must be approved before it is installed.

MOTION: Motion by Jeff Flaws to recommend approval of the Business Plan of Operation for New Age Craftsman, 230 James Street, as submitted, second Wayne McStrack. Motion passed unopposed.
REQUEST FOR APPROVAL
REZONING OF 129 E. JAMES STREET
FROM M-1 MANUFACTURING TO R-3 RESIDENTIAL

REQUESTED BY: Mark & Sharon Huff
129 E. James Street
Wales, WI 53183

PRESENTED BY: Mark Huff

DISCUSSION: The Huffs are requesting to have their property rezoned from M-1 to R-3. They did extensive remodeling on the property and tried to refinance and found out from the bank that they would only be able to qualify for a commercial rate, because the property is zoned for commercial use. The commercial zoning will also make it hard to sell the property because the possible buyer would more than likely only receive a commercial rate as well. The Village attempted to help with a letter stating that should anything happen to the property that it could be rebuilt to the current footprint, but the bank would not accept that.

MOTION: Motion by Wayne McStrack to recommend approval of Rezoning 129 E. James Street from M-1 Manufacturing to R-3 Residential, as submitted, second Jeff Flaws. Motion passed unopposed.

REQUEST FOR APPROVAL
REZONING OF 308 OAK CREST DRIVE
FROM I-1 INSTITUTIONAL TO B-2 BUSINESS

REQUESTED BY: Michael & Mary Biondo
308 Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Chris Biondo

DISCUSSION: The Biondos would like to have this property rezoned from I-1 Institutional to B-2 Business. This would allow them to rent the space out to a commercial child care business. The previous tenant was a church and they have now left the space. Once it is rezoned no church would be allow to rent the space.

MOTION: Motion by Jeff Flaws to recommend approval of Rezoning 308 Oak Crest Drive from I-1 Institutional to B-2 Business, as submitted, second Roger Knutson. Motion passed unopposed.

REQUEST FOR APPROVAL
CONDITIONAL USE PERMIT
BRIGHT IDEAS LEARNING COMMUNITY, LLC
308 OAK CREST DRIVE

REQUESTED BY: Traci & Ben Fronk
308 Crest Drive
Wales, WI 53183

PRESENTED BY: Traci & Ben Fronk
DISCUSSION: The Fronks are looking to move their child care business to this new location. Currently, they are allowed up to 37 children and at times during the summer and off days from school they have had to turn kids away. They could have up to 50 children at the new location. There would be no changes to the new business from the existing business. 12 letters were sent to notify neighbors of the possible conditional use permit, 4 were return in favor.

MOTION: Motion by Jeff Flaws to recommend approval of the Conditional Use Permit for Bright Ideas Learning Community, LLC, 308 Oak Crest Drive, as submitted, second Wanda Gosa. Motion passed unopposed.

REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION, BUILDING AND MONUMENT SIGNAGE AND FENCE
BRIGHT IDEAS LEARNING COMMUNITY, LLC
308 OAK CREST DRIVE

REQUESTED BY: Traci & Ben Fronk
308 Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Traci & Ben Fronk

DISCUSSION: Business Plan of Operation – Hours of operation, Monday – Friday, 6:45 a.m. until 6:00 p.m. There will be 10 employees to start, but could be up to 15. They are occupying 9,000 square feet of the building. They will have a fenced outdoor area to the east of the building. State Code requires a fenced area for this business and that it be at least 4 feet tall. They will be allowed to have up to 50 children. 7 parking spaces will be needed for this business.

Signage – They will be using their current signage – monument signage will be 30” x 60”, it is single sided and will not be illuminated. The sign will be white letters on a blue background. The building mounted signage will be 36” x 71” and will not be illuminated. The sign will be white letters on a blue background.

MOTION: Motion by Wanda Gosa to recommend approval of the Business Plan of Operation, Fence, Building mounted and Monument Signage, for Bright Ideas Learning Community, LLC, 308 Oak Crest Drive, as submitted, second Jeff Flaws. Motion passed unopposed.

REQUEST FOR APPROVAL
CONDITIONAL USE PERMIT
MADDISON AUTO REPAIR
219 NORTH WALES ROAD

REQUESTED BY: Jeff Maddison
219 N. Wales Road
Wales, WI 53183

PRESENTED BY: Jeff Maddison

DISCUSSION: This is an existing business that is looking to relocate to a new property. They understand the concerns of the neighbors and will work on the screening and fence to the west of the property. There will be no outdoor storage. Hours of operation will be 8:00 a.m. to 5:00 p.m. There will not be any
weekend hours. The bay doors could be open during nice weather, but they do not make a lot of noise. This is auto repair only, no painting or remodeling of cars. It was asked why he wanted to relocate the business and he stated that he wanted to purchase the building that he is currently in, but the owner had no interest in selling. It would be cost effective for him to own the building. He has been in business 8 years and has had no problems with the Village. In the B-2 Business Zoning an auto repair shop can be allowed to operate with a conditional use permit. 17 letters were sent to notify neighbors of the possible conditional use permit, 4 were returned in favor and 4 were returned opposed.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Conditional Use Permit for Maddison Auto Repair, 219 N Wales Road, as submitted, second Roger Knutson. Motion passed unopposed.

**REQUEST FOR APPROVAL**
**SITE PLAN, STORMWATER, AND LANDSCAPING**
**MADDISON AUTO REPAIR**
**219 NORTH WALES ROAD**

**REQUESTED BY:** Jeff Maddison  
219 N Wales Road  
Wales, WI 53183

**DISCUSSION:** This Item is tabled until the next Plan Commission meeting for further review by the Village Engineer.

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

**REQUEST FOR APPROVAL**
**PRELIMINARY PLAT**
**WHISTLING PINES**
**S20 W30858 BRANDYBROOK ROAD**

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

**PRESENTED BY:** William Meyer and Mark Ellena

**DISCUSSION:** This property is located in the Town of Genesee and is in the process of being annexed into Wales. The lot with the existing home would also include the out-building. To keep this building a Planned Unit Development Agreement must done. They are proposing 11 lots.

**MOTION:** Motion by Roger Knutson to recommend approval of the Preliminary Plat for Whistling Pines, S20 W30858 Brandybrook Road as submitted, second Wanda Gosa. Motion passed unopposed.
CONCEPTUAL REVIEW
BIRCHWOOD FARMS
HWY 18 AND OAK CREST DRIVE

REQUESTED BY: Nick Heltemes
Hwy 18 & Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Steve & Nicole Schultz; Katie Heltemes

DISCUSSION: The possible new owners would like to build an event/wedding barn on the property. It
would be about 9,500 square feet, and would only host one event at a time. It could accommodate 300 – 330
people. The building would be a barn type building with a metal roof. They would have a kitchen prep area, but
would not provide food. Those holding an event would have to get their own food vendors, but Birchwood
Farms may have a list of preferred vendors that they would work with. They are looking into getting a liquor
license, and would then provide the liquor and bartenders. They would like to landscape the property to provide
areas for pictures. The rock that Willard Allen placed on the property dedicated to his wife will stay on the
property, but be moved to a different location.

MOTION: No motion at this time, discussion only.

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Wayne McStrack, motion passed, unopposed. The regular Plan
Commission meeting was adjourned at 8:13 p.m.

Submitted by

Pauline Wiegnderson,
Deputy Clerk-Treasurer