

PLAN COMMISSION MEETING JUNE 30, 2009

The Regular Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Wayne McStrack, Jeff Roth, John Meyer, Wanda Gosa, Dave Jennings and Patrick Hess.

Excused: Wilfredo Barreto, Larry Rigden, and Alan Theis

Also Present: Deputy Clerk Wigderson; Village Engineer Steve Hanson; Jim Gersich of Dimension 6515 Grand Teton #120 Madison, WI 53713; Mary Beth Growney Selene of Ryan Signs, Inc 3007 Perry St Madison, WI 53713; Roger Dochow of Tenby Harbor; Mary Biondo 1012 Criglas Road

The Plan Commission Chairman 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 of the Plan Commission meeting of May 26, 2009. Motion by Dave Jennings to approve the minutes and waive the requirement of reading same, second by John Meyer, motion passed. Wayne McStrack abstained.

PUBLIC COMMENT

Harris Marketing has contracted with Fickau Landscaping and will have the rain garden installed by the first part of August 2009.

REQUEST FOR APPROVAL SEASONAL SELLERS PERMIT CONSENT AGENDA ITEM

SEASONAL SELLERS PERMIT

- Ingersoll Farms Vegetable Stand

DISCUSSION: This is a return business in the Village. This year they will be operating out Finn's parking lot.

MOTION: Motion by Wanda Gosa to recommend approval of the Seasonal Seller's Permit, noting the new location of Finn's parking lot, as submitted, second Wayne McStrack. Motion passed unopposed.

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REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION AMI RESALE 308 OAK CREST DRIVE

REQUESTED BY: Mary Biondo
1012 Criglas Road
Wales, WI 53183

PRESENTED BY: Mary Biondo

DISCUSSION: This business will be run by a Church group to support African Ministries. The group is hoping to sell larger items – furniture, home décor, antiques and etc. They would like to sell things on ebay as well out of this location. To begin with the business would be opened Thursday, Friday, and Saturday, if business would allow, they would be opened more days. Volunteers would run the store to start, but if the store becomes profitable, employees could be hired. They would like to open the store in August or September, but there are things that have to be worked out before this happens. Signage has not been submitted for approval at this meeting. Prior to any installation of signage, it must be approved by the Plan Commission. If the business is not operating by September 30, 2009 or if there are changes, this approval will be rescinded, and the approval process must be started over.

MOTION: Motion by Jeff Flaws to recommend the Business Plan of Operation with signage to be approved a later meeting, if the business is not operating by September 30, 2009 or if they are any changes to the business this approval is void and the entire process must be started over, as submitted, second Wayne McStrack. Motion passed unopposed.

REQUEST FOR APPROVAL SITE PLAN, BUSINESS PLAN OF OPERATION & SIGNAGE TOWN BANK TENBY HARBOR

REQUESTED BY: Jim Gersich
Dimension IV - Madison
6515 Grand Teton #120
Madison, WI 53713

PRESENTED BY: Jim Gersich & Mary Beth Growney Selene

DISCUSSION: **Site Plan:** The plans have been reviewed by the Village Engineer and the Fire Chief. There were a couple of outstanding issues from the Engineer letter and the developer said that they would be addressed and new plans submitted for his review. The developer will work with the Tenby Harbor developer to make sure that it meets the overall development that has been approved for the site. The building will look very similar to the bank in Hartland. The building will be finished on all four sides. The

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roof will be shingled and exterior will be brick and stone work. The building will be started in March 2010. There were two different pipe types shown on the site plan: RCP & HDPE; all pipes will be RCP. They are in the process of getting a "Cross Easement" signed with Tenby Harbor. Town Bank is working on purchasing the lot where the Bank is located. The proposed building is 3,696 square foot two-story building. They would like to lease the upper offices until the time that they can fill them with their own people. The offices would be leased to businesses pertaining to the financial services. There are 48 parking spaces. There will be three access points to this building, but one leaving the drive-thru banking will be "exit only." All entrances/exits will have signage. The trash enclosure is located at the southwest corner of the lot. Landscaping has been provided for the entire lot, a landscaping bond will be required when the building permit is submitted to the Building Inspector.

MOTION: Motion by Jeff Flaws to recommend approval of the Site Plan with RCP to be used for all piping in the development and the outstanding issues of the Village Engineer letter dated June 29, 2009 shall be met, as submitted, second John Meyer, Motion passed unopposed.

DISCUSSION: **Business Plan of Operation & Signage:** This is an existing business that will be moving to this new location in the spring of 2010. Town Bank will be occupying the lower level and some of the upper level. If unit spaces are leased out to businesses they must come to Plan Commission for approval before occupying the space. The bank will be opened Monday – Saturday. Initially there will be 5 employees with a possible 16 in the future. They will require 31 parking spaces of the 48 that have been provided.

All signage and building lighting, except for security lighting, must be turned off by 11:00 p.m. All light fixtures on the light poles must match the fixtures for the entire development. All signage will be internally illuminated. There will be 3 signs on the building, two will be illuminated one will be carved into the stone. A clock will be recessed into the building facing Newport Drive and size will be 5'4" round. The carved stone sign on the west side will be 9' x 1'8"; the south side sign will be 24" x 7' and will be 11'1" off the ground; the east side sign will be 32" x 11' and will be 11' 7" off the ground. There will be signs for the ATM and drive-up lanes and exit/entrances. The signs will be the dark green background and gold letters. There will be no white on the signs.

MOTION: Motion by Jeff Flaws to recommend approval of the Business Plan of Operation and Signage, as submitted, second Wayne McStrack, Motion passed unopposed.

DISCUSSION SMART GROWTH

DISCUSSION: The final changes have been made and will be sent to Heather at Yaggy/Colby. Once Heather has made the changes we can set the date for the Public Hearing. They have to be sent to the Towns of Genesee and Delafield for their review. Pauline will send out possible dates to all Plan Commission and Village Board members.

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NEXT MEETING DATES

Tuesday July 28, 2009

Tuesday August 25, 2009

ADJOURNMENT

Motion by Jeff Flaws to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 8:10 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk