

PLAN COMMISSION MEETING AND PUBLIC HEARING JULY 28, 2009

Notice of the Public Hearing on the Conditional Use Permit for WAM Fitness, LLC dba Snap Fitness 200 West Summit Ave Unit #130, was published in the Kettle Moraine Index 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 opened at 7:00 p.m.

Present: Alan Theis, Wanda Gosa, Wayne McStrack, John Meyer, Jeff Roth, Larry Rigden, Wilfredo Barreto, Dave Jennings, and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Village Building Inspector Scott Hussinger; Mark Allison 2955 Vrbandale Lane, Plymouth, MN 55447; Greg Garrison 300 E Summit Ave Summit Ave; Greg Kneusel S15 W31865 Meadowview Court, Delafield WI 53018; Amy Kolman, 130 Summit Ave; Bud Bessler, Oliver Construction Co, 1770 Executive Drive Oconomowoc, WI 53066.

Excused: Jeff Flaws

PUBLIC HEARING

Three letters were received in support of the proposed business: Catherine & Gregory Kneusel, S15 W31865 Meadowview Court, Delafield, WI 53018; Kettle Moraine School District, 563 AJ Allen Circle, Wales, WI 53183; and Finn's Bar & Grill, 220 W Summit Ave, Wales, WI 53183. There were no letters received that objected to the business. There were no comments made at the Public Hearing.

The Public Hearing was closed at 7:01 p.m.

The Regular Plan Commission Meeting was called to order at 7:01 p.m. by Chairman Jeff Roth. Members present: Alan Theis, Wayne McStrack, Jeff Roth, John Meyer, Wanda Gosa, Dave Jennings, Patrick Hess, Wilfredo Barreto, and Larry Rigden. Jeff Flaws arrived 7:34 p.m.

Also Present: Deputy Clerk Wigderson; Village Building Inspector Scott Hussinger; Mark Allison 2955 Vrbandale Lane, Plymouth, MN 55447; Greg Garrison 300 E Summit Ave Summit Ave; Greg Kneusel S15 W31865 Meadowview Court, Delafield WI 53018; Amy Kolman, 130 Summit Ave; Bud Bessler, Oliver Construction Co, 1770 Executive Drive Oconomowoc, WI 53066.

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 June 30, 2009. Motion by Wanda Gosa to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed. Larry Rigden, Alan Theis, and Wilfredo Barreto abstained.

PUBLIC COMMENT

The rain garden for Harris Marketing has been installed per the approved plan and has been inspected by both the Village Engineer and Building Inspector.

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**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION & FLOOR PLAN
KOLMAN FAMILY CHIROPRACTIC
300 SUMMIT AVENUE**

REQUESTED BY: Amy Kolman
130 Summit Ave
Wales, WI 53183

PRESENTED BY: Amy Kolman

DISCUSSION: This is an existing business, and is moving to a new location. The outside rear door of the unit is shown on the floor plan to swing the wrong way, but when inspected by the Fire Inspector and Building Inspector, the door is hung per code. The hours of operation and the number of employees will not change. The x-ray/exam room has lead in the walls and door per State Code. Signage has not been submitted for approval at this meeting. 8 parking spaces are required.

MOTION: Motion by Alan Theis to recommend approval of the Business Plan of Operation and the Floor Plan, with signage to be approved a later meeting, as submitted, second Wayne McStrack. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS EXPANSION
FRED ASTAIRE DANCE STUDIO
300 SUMMIT AVENUE**

REQUESTED BY: Bud Bessler
1770 Executive Drive
Oconomowoc, WI 53066

PRESENTED BY: Bud Bessler & Greg Garrison

DISCUSSION: The expansion for the Dance Studio will go into the unit to the west of the current unit, and will an additional 1400 square feet of room. The new bigger space will allow them to have classes and host dance parties at the same time. The hours of operation will not change. The expanded space will have sound-proofing tiles 1½ inch thick. This development has 60 parking spaces and 15 will be required for this business. 10 – 15 people could be in the business at the busiest times.

MOTION: Motion by Wayne McStrack to recommend approval of the expansion of the business, as submitted, second Alan Theis, Motion passed unopposed.

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**REQUEST FOR APPROVAL
CONDITION USE PERMIT
SNAP FITNESS
200 W SUMMIT AVENUE**

REQUESTED BY: Mark Allison
16061 57th Circle NE
St. Michael, MN 55376

PRESENTED BY: Mark Allison

DISCUSSION: This business will be opened 7 days a week, 24 hours a day, but it will not be staffed at all times. There will be two panic buttons and a pendant that can be worn around the neck of a person who is working out alone. Concerns have been raised about the safety for the members who will be on in the business during the hours when there no personnel is on site. These buttons can be used to notify emergency personnel. The inside of the business is being monitored via video cameras at all times. Mr. Allison has 6 other businesses and has not had any problems. There is actually very little use in the overnight hours. The business will have a Knox Box as required by Village Ordinance.

MOTION: Motion by Alan Theis to recommend approval of the Conditional Use Permit for Snap Fitness, as submitted, second Wanda Gosa, Motion passed. Wilfredo Barreto opposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION, FLOOR PLAN & SIGNAGE
SNAP FITNESS
200 W SUMMIT AVENUE**

REQUESTED BY: Mark Allison
16061 57th Circle NE
St. Michael, MN 55376

PRESENTED BY: Mark Allison

DISCUSSION: There will be 2-3 employees, but they will not be on premise at all times. The business will be open to members 24 hours a day, 7 days a week and when the employees are not there, the members will be able to access the business with a "Key Card." With the use of the key card system, they can monitor when people come in. The public will not be able to just enter the business. There will be motion sensors that will turn lights off when no one is working out. A light at the entrance will be on at all times for security purposes. They expect that at the peak workout hours there could be 10 -12 people in the business. The business does not provide a shower area, but the employees clean the business daily. The business is monitored via a digital surveillance system and can be accessed by management at all times and remotely via the internet. There is very little cash kept at the business. This business will require 10 parking spaces and there are 93 spaces for the entire building. Signage will match the existing

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signage for the building. The monument sign will be 9.5" by 3'10" with black letters and a white background. The canopy signage will be 14" by 16'6" and will be illuminated with red LEDs. If approved, this business will operate under a Conditional Use Permit, which will have a yearly review by the Village Board.

MOTION: Motion by Alan Theis to recommend approval of the Business Plan of Operation, Floor Plan, and Signage, as submitted, second Wayne McStrack, Motion passed. Wilfredo Barreto opposed. Jeff Flaws abstained.

DISCUSSION SMART GROWTH

DISCUSSION: The final version of the Comprehensive Land Use Plan has been distributed to Towns of Genesee and Delafield, SEWRPC, Village Board Trustees, and Plan Commission members. The date for the Public Hearing and possible adoption has been set for September 14, 2009 at the Wales Community Building. The Open House will run from 6:00 p.m. until 6:55 p.m. The Public Hearing will start at 7:00 p.m. with the Plan Commission meeting and Village Board meeting to follow.

NEXT MEETING DATES

Tuesday August 25, 2009

Tuesday September 29, 2009

ADJOURNMENT

Motion by Wilfredo Barreto to adjourn, second by Wanda Gosa, motion passed, unopposed. This meeting was adjourned at 8:03 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk