

PLAN COMMISSION MEETING AUGUST 25, 2009

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

This meeting was held at the Wales Genesee Fire Station, 600 S Wales Road.

Also Present: Deputy Clerk Wigderson; Village Building Inspector Scott Hussinger; Peter Ogden and Roger Duchow of Tenby Harbor Development; Jay Mack of Town Bank; Chuck Zinda of Focus on Energy; Russel Stewart N12 W26860 Milkweed Lane Pewaukee, 53072; Linda Bautz W297 S3185 Boettcher Rd Waukesha, 53189; Jeff Decora 7509 Kenwood Ave Wauwatosa 53221; and Kim Sook-Thuman 210 Wales Road.

Excused: Jeff Flaws, Larry Rigden, and John Meyer

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 July 28, 2009. Motion by Wilfredo Barreto to approve the minutes with the amendments and waive the requirement of reading same, second by Alan Theis, motion passed.

PUBLIC COMMENT

No public comment.

REQUEST FOR APPROVAL TEMPORARY SIGNAGE CONSENT AGENDA ITEMS

TEMPORARY SIGNAGE

Wales/Genesee Fire Department - Banner
Curves – Banner
Gooch Farms – Banner

DISCUSSION: These requests have all been before the Plan Commission at previous meetings. There have been no complaints with any of these temporary signs. The banners will be allowed for the specific time requested on each application and shall be installed at the locations stated for each sign. A Plan Commission member would like for future applicants to include a picture of the proposed banner as stated on the application.

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

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DISCUSSION ALTERNATIVE LIGHT FIXTURES FOCUS ON ENERGY CHUCK ZINDA

DISCUSSION: As energy costs rise, the Village is looking at ways to reduce costs. Focus on Energy has programs for Government agencies to apply for grants to help with the cost of changing old light fixtures. Chuck will work with the Village to perform energy assessments to see where changes can be made to conserve energy and save money. The buildings that we will be looking at are the soccer and baseball buildings at Wales Community Park; the Community building; the Village Hall and Fire Station. Following the assessment, the Village will receive a report of the findings, including a list of no-cost and low-cost recommendations and a summary of the Focus on Energy financial incentives available to us. Focus on Energy also offers feasibility study grants to help reduce the costs of studying the impacts of a proposed energy efficiency project or process improvement. Focus on Energy will pay 50% of the study grant cost up a total of \$7500. Focus on Energy also can assist in finding other government grants to help offset project costs.

REQUEST FOR APPROVAL NAME CHANGE FOR TENBY HARBOR DEVELOPMENT SIGNAGE

REQUESTED BY: Roger Duchow & Peter Odgen
Hwy 18 & 83
Wales, WI 53183

PRESENTED BY: Roger Duchow & Jay Mack

DISCUSSION: The Developers are requesting a name change on the signage only, not the official name. The proposed name would be "Town Bank Center." Plan Commission Member Larry Rigden was not able to attend the meeting and submitted a statement to be read into the record; "I would like to go on the record of not being in favor of the proposed name change of Tenby Harbor. If Town Bank buys the whole site then I would consider the request." When the development was originally proposed, the Plan Commission stated that a Welsh name would be required for the development and submitted a list of names to the Developers to choose from, or they could select their own name, to keep with the Welsh heritage of the Village. Concerns were raised that if Town Bank was merged with another bank or if they were to go bankrupt, the name would then have to be changed. This is the cornerstone or gateway to the Village and should carry a name with permanence for recognition sake and one that has a Welsh heritage name. Town Bank has a very prominent building with signage on the building. Both of the monument signs have Town Bank on them. Members have stated, "That they do not believe that the site should bear the name of any business." One member stated, "That he would consider a combination of something like, Tenby Harbor – Town Bank Center"

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MOTION: Motion by Alan Theis to recommend approval of the proposed name change to the monument signage as submitted, second Patrick Hess. Motion failed. No votes in favor of the motion. Jeff Roth, Wanda Gosa, Wilfredo Barreto, Dave Jennings, Patrick Hess, Alan Theis, and Wayne McStrack opposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION ALPHA COLLISION CENTER 210 NORTH WALES ROAD

REQUESTED BY: Linda Bautz
W297 S3185 Boetcher Road
Waukesha, WI 53189

PRESENTED BY: Russel Stewart and Linda Bautz

DISCUSSION: This proposed business is a change of use the present retail business usage. The proposed business usage is permitted under the current B-2 zoning. The proposed business will employ 4 people and its hours of operation will be Monday – Friday 7:30 a.m. – 5:00 p.m. and Saturday 7:30 a.m. – 12:00 noon. They will be closed on Sundays. They intend to occupy the entire building – 10, 500 square feet. There will be no outdoor storage of vehicles or parts. Vehicles delivered after the hours of operation will be stored inside the building. The owner's will be contacted by the insurance or towing company to gain access to the building for vehicles after hours. All vehicles new or used will be stored indoors. They expect that they could have 5-8 vehicles a day under repair. Since pole signs are no longer allowed in the Village, they will be removing the present pole sign and they intend to install a building mounted sign. They use a water based paint product to paint the vehicles. This paint is considered non-toxic. Waste products are picked up by a "Hazardous Waste" carrier, but their waste products are considered non-hazardous.

COMMENTS AND CONDITIONS:

1. The "sale" of vehicles is not permitted under this zoning classification and cannot take place at this business.
2. If a dumpster is located outdoors, it must be enclosed per the zoning code.
3. The paint booth exhaust and intake stack will extend 10 -12 feet above the roof plane. This will have to be painted "green" to match the present metal roof system color.
4. The Wales Genesee Fire Department has reviewed the business plan and building plans. A letter of review will be forthcoming from them.
5. Plans reviewed by the State of Wisconsin Department of Commerce will be required for issuance of building permits and prior to occupancy.
6. The Village will contact the WI DNR regarding any concerns they may have with this business type being located adjacent to the "wetlands" to the east.

Pending the receipt of information from the DNR, this item will be tabled until the next Plan Commission meeting.

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MOTION: No motion at this time. This item was tabled until the next Plan Commission.

REQUEST FOR APPROVAL POTENTIAL AREA-WIDE RECREATIONAL BIKE TRAILS FOR SOUTHEASTERN WISCONSIN

REQUESTED BY: Rick Kania of SEWRPC

DISCUSSION: After reviewing the Smart Growth document, Rick Kania of SEWRPC, has recommended that the Village add the Bike Map to the Smart Growth Plan. Plan Commission members discussed that the placement of the Map in the Comprehensive Plan is not a good fit, because bike paths were not discussed in depth in the Plan. A better placement would be in the Master Land Use Plan, but Plan Commission members are not considering at this time to amend the Master Land Use Plan to include the Bike Map. If the map changes or changes are made to the bike trails in the Village, then the Plan Commission members will revisit this issue at later date.

MOTION: Motion by Wayne McStrack to not include the Bike Map in the Comprehensive Land Use Plan as submitted, second Wanda Gosa. Motion passed unopposed.

DISCUSSION HISTORIC VILLAGE CENTER COMMITTEE

DISCUSSION: The members would like to get working on the "HVC" as soon as the Smart Growth is adopted. For the next Plan Commission meeting, please look at the Master Land Use Plan so that we can work on a "Mission Statement" for the new Committee. We need to work on a list of tasks for this group, a timeline of completion, and consideration of the number of members for the group. Pauline and Jeff Flaws will work on a letter to send out to the residents. This letter will be sent to everyone. Pauline will send out the Tasks that the Plan Commission worked on for Smart Growth.

NEXT MEETING DATES

Monday September 14, 2009 Smart Growth
Tuesday September 29, 2009

ADJOURNMENT

Motion by Wayne McStrack to adjourn, second by Alan Theis, motion passed, unopposed. This meeting was adjourned at 8:38 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk