

PLAN COMMISSION MEETING OCTOBER 27, 2009

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

Also Present: Deputy Clerk Wigderson; Leon Krueger of Snap Fitness; Jay Cavaiani 823 Brandybrook Road; Dale Zabel and David Broadfoot of Kettle Moraine School District; and Robert Dunn 1025 Lochtyn Ridge.

Excused: Patrick Hess

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 September 29, 2009. Motion by John Meyer to approve the amended minutes and waive the requirement of reading same, second by Wilfredo Barreto, motion passed. Plan Commission Members acknowledged receipt of minutes of the Joint Village Board and Plan Commission meeting of September 14, 2009. Motion by Dave Jennings to approve the minutes and waive the requirement of the reading same, second by Jeff Flaws, motion passed.

PUBLIC COMMENT

No public comment.

REQUEST FOR APPROVAL TEMPORARY BANNER SIGNAGE SNAP FITNESS 200 W SUMMIT AVE

REQUESTED BY: Leon Krueger
200 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Leon Krueger

DISCUSSION: The temporary banner cannot be installed at the proposed location, it must be attached to the building per the newly adopted Zoning Code. Mr. Krueger stated that attaching to the building should not be a problem. The Plan Commission would like the building attachment to be reviewed by the Village Building Inspector. The sign installation does not have to come back to have the fixture approved.

MOTION: Motion by Jeff Flaws to recommend approval of the temporary signage with the banner being attached to the building and fixture to be reviewed by the Village Building Inspector, as submitted, second Alan Theis. Motion passed unopposed.

PLAN COMMISSION MEETING OCTOBER 27, 2009

**REQUEST FOR APPROVAL
SIGNAGE FOR
GREAT MISSION CHURCH
219 & 308 OAK CREST DRIVE**

REQUESTED BY: Jay Cavaiani
823 Brandybrook Road
Wales, WI 53183

PRESENTED BY: Jay Cavaiani

DISCUSSION: This is for signage at the business office located at 308 Oak Crest Drive and for the services to be held at 219 Oak Crest Drive, Wales Elementary School. The signage for 219 Oak Crest Drive will be put up one hour before service and removed one hour after service. Services currently are Sunday mornings, but there could be special services such as Christmas, Easter, etc. The signs will be ground mounted signs and not the sandwich board type. The signs for 308 Oak Crest Drive will be mounted above each door, and are 3' by 2'. There will be only one sign for each door. The only illumination for the signs, are the security lights mounted on the building above each door.

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

**REQUEST FOR APPROVAL
LIGHTING FOR THE MULTI-PURPOSE BUILDING &
SOCCER FIELD LIGHTING FIXTURES
KETTLE MORAINÉ SCHOOL DISTRICT**

REQUESTED BY: Dave Broadfoot & Dale Zabel
563 AJ Allen Circle
Wales, WI 53183

PRESENTED BY: Dave Broadfoot & Dale Zabel

DISCUSSION: There will be one light on the multi-purpose building above the door. This light will remain on from dusk to dawn for security. The fixture for this light must be a full cut-off type, and the wattage must be 70 or under. A concern was raised that with the soccer field being illuminated at night, the pathway to the parking lot may need some type of lighting for safety. Dave Broadfoot said, "That the school would drop a line during the running of the electrical to the building, so that if it is determined that extra light is needed, then the infrastructure is in place to add the fixtures." The lighting plan for the soccer field has been previously approved at the Plan Commission in 1999. The Plan Commission is reviewing the fixtures, so that they comply with the new Village Illumination Ordinance. There will be four 70 foot poles with 7 fixtures on each pole. The School will have to submit a letter from a lighting engineer stating the lights comply with the Ordinance.

PLAN COMMISSION MEETING OCTOBER 27, 2009

MOTION: Motion by Alan Theis to recommend approval of the soccer building lighting with a full cutoff fixture being used, and the wattage not to exceed 70fc, as submitted, second John Meyer. Motion passed unopposed.

MOTION: Motion by Jeff Flaws to recommend approval of the soccer field lighting fixture, receiving a letter from an engineer that must be submitted to the Village after installation stating the lighting meets the Village's Illumination Ordinance, and that the lighting is to be turned off at 11pm or ½ hour after the event is over, as submitted, second Larry Rigden. Motion passed unopposed.

REQUEST FOR APPROVAL GRADING PLAN FOR 1025 LOCHTYN RIDGE

REQUESTED BY: Robert Dunn
1015 Lochтын Ridge
Wales, WI 53183

DISCUSSION: Mr. Dunn is withdrawing his previous application for grading and filling for the purpose of drainage and the creation of the farm lane to the property. He is requesting to move the fill that is currently on the farm property so as to create berms for grass and tree growth behind the duplex which is on the adjoining property. The Village Building Inspector submitted a letter, which will be placed in the property file, which states that he does not support this plan. The proposed landscaping appears to be located in a C1 area that does not allow for filling. The Plan Commission told Mr. Dunn that no recommendations can be made at this time, because the C1 area is not clearly delineated. The C1 area must be delineated in the field by an appropriate professional, before any work can be done in this area. Once the delineation is made, Mr. Dunn does not have to come to the Plan Commission for approval, he just has to have the approval of the Village Building Inspector. Plan Commission members also recommended that the buildings that are on the property be shown on the survey. The culvert that was going to be used for the farm lane has not been approved and will not be installed at this time.

MOTION: No motion at this time.

DISCUSSION RUMMAGE SALES

DISCUSSION: The draft ordinance was reviewed and it will be redone for possible approval at the next Plan Commission meeting. The proposed ordinance would allow for 3 rummage sales per year per property address and would require that all sale items be stored indoors during the overnight hours.

PLAN COMMISSION MEETING OCTOBER 27, 2009

REQUEST FOR APPROVAL TO AMEND ZONING CODE - B2 GENERAL BUSINESS DISTRICT 17.0309A(I) & SIGNS PERMITTED IN ALL DISTRICTS WITHOUT A PERMIT 17.0703E

DISCUSSION: The first amendment is to correct an error in the revised Zoning Code adopted in January 2009. Zoning Code Section 17.0309A(I) shall now read "Merchandise repair shops, excluding automobiles, marine crafts, and junk and salvage yards." This restores the original intent of the re-codification.

The second amendment is to Section 17.0703E – replace "...twice in any calendar year" with "three times in any calendar year." This is being proposed so that the proposed new Rummage Sale Ordinance will not contradict with the "Signs Permitted in All Districts Without a Permit" section in the current Zoning Code.

MOTION: Motion by Wilfredo Barreto to recommend approval of the Zoning Code Amendments as submitted, second Wanda Gosa. Motion passed unopposed.

DISCUSSION HISTORIC VILLAGE CENTER COMMITTEE

DISCUSSION: It was decided by the Plan Commission to go ahead with the Historic Village Center Committee. It was discussed that a plan or design would be a good start for any development that could happen in the future. A letter requesting input from the Village residents will be sent out with the fall newsletter.

NEXT MEETING DATE

Tuesday November 24, 2009

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wilfredo Barreto, motion passed, unopposed. This meeting was adjourned at 8:46 p.m.

Submitted by
Pauline Wigderson, Deputy Clerk