

PUBLIC HEARING AND PLAN COMMISSION MEETING NOVEMBER 24, 2009

Notice of the Public Hearing to Amend the Zoning Code of Wales, 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 7:01 p.m.

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

Also Present: Deputy Clerk Wigderson, Pam Fish, 130 W Summit Ave; Dawn Boesel, 130 W Summit Ave; Jeff Tjugum, 144 E Summit Ave; Brad Lieungh, 144 W Summit Ave; Russel Stewart 11622 W North Ave, Wauwatosa, 53226 and Greg Garrison 300 E Summit Ave.

Excused: Wanda Gosa

PUBLIC HEARING

No Public Comment.

The Public Hearing was closed at 7:02 p.m.

The Plan Commission Meeting was called to order at 7:03 p.m. by Chairman Jeff Roth. Members present: Alan Theis, Jeff Flaws, Wayne McStrack, Jeff Roth, John Meyer, Dave Jennings, Patrick Hess, Wilfredo Barreto, and Larry Rigden.

Also Present: Deputy Clerk Wigderson, Pam Fish, 130 W Summit Ave; Dawn Boesel, 130 W Summit Ave; Jeff Tjugum, 144 E Summit Ave; Brad Lieungh, 144 W Summit Ave; Russel Stewart 11622 W North Ave, Wauwatosa, 53226 and Greg Garrison 300 E Summit Ave.

Excused: Wanda Gosa

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 October 27, 2009. Motion by Alan Theis to approve the amended minutes and waive the requirement of reading same, second by John Meyer, motion passed.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL

**TO AMEND THE ZONING CODE – B2 GENERAL BUSINESS DISTRICT 17.0309 A(I)
AND SIGNS PERMITTED IN ALL DISTRICTS WITHOUT A PERMIT 17.0703 E**

DISCUSSION: The first amendment is to correct an error in the revised Zoning Code adopted in January 2009. Zoning Code Section 17.0309A(l) shall now read

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“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 Alan Theis to recommend approval of the Amendments to the Zoning Code as submitted, second Jeff Flaws. Motion passed unopposed.

**REQUEST FOR APPROVAL
TEMPORARY SIGNAGE
CHRISTMAS IN WALES**

DISCUSSION: The temporary signage for Christmas in Wales will be located at the Wales Genesee Fire Station, Kwik Trip, Black Canyon Coffee and at the corner of Oak Crest Drive and Summit Ave. The signs will be removed by December 16, 2009. The dimension area for the temporary banner were not filled in, and must be filled in on the form.

MOTION: Motion by Wilfredo Barreto to recommend approval of the temporary signage with the dimensions to filled out on the application, as submitted, second Jeff Flaws. Motion passed unopposed.

**REQUEST FOR APPROVAL
SIGNAGE
FRED ASTAIRE DANCE STUDIO
300 E SUMMIT AVE**

REQUESTED BY: Greg Garrison
300 East Summit Avenue
Wales, WI 53183

PRESENTED BY: Greg Garrison

DISCUSSION: Mr. Garrison expanded his business into the vacant unit next to Fred Astaire. The signage from the old business has been removed from above the unit. Mr. Garrison is requesting to install temporary marquee signage until he can get new permanent signage for the expansion unit. He will be installing new signage in February 2010. This new signage will have to be submitted to Plan Commission for approval before being installed. The Plan Commission will allow the temporary marquee signage for 90 days.

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MOTION: Motion by Wayne McStrack to recommend approval of the temporary marquee signage for 90 days, as submitted, second Jeff Flaws. Motion passed unopposed.

**REQUEST FOR APPROVAL
SIGNAGE
SUN SECRETS TANNING & SWIMWEAR
144 EAST SUMMIT AVENUE**

REQUESTED BY: Brad Lieungh
144 East Summit Avenue
Wales, WI 53183

PRESENTED BY: Brad Lieungh

DISCUSSION: Mr. Lieungh is requesting new signage to replace the existing signage in the present monument sign. The background of the signage will be a cream color and not the bright white that is shown on the submitted picture. The sign will be 8' long by 18" high.

MOTION: Motion by Alan Theis to recommend approval of the new signage, as submitted, second Wilfredo Barreto. Motion passed unopposed.

**REQUEST FOR APPROVAL
FLOOR PLAN
NU ATTITUDE SALON
130 WEST SUMMIT AVENUE**

REQUESTED BY: Dawn Boesel & Pam Fish
130 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Dawn Boesel & Pam Fish

DISCUSSION: Currently a knock box has not been installed per Village Ordinance. Dawn and Pam purchased the building from Kent Hanson. The new owners have been in contact with the Fire Department to get a knock box ordered and installed to their requirements. Their present business is expanding into the vacant space to the west. No walls or bearing structure will be modified or compromised in any way. The new floor plan will allow for manicure and pedicure areas, facial area, and a massage area.

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

**REQUEST FOR APPROVAL
RUMMAGE SALE ORDINANCE**

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DISCUSSION: The Plan Commission members worked on creating this "Rummage Sale Ordinance" to allow only three rummage sales per year per residential property. Rummage/garage sales will only be allowed in a residential zoning. All sale items will be required to be placed indoors at the end of the day.

MOTION: Motion by Alan Theis to recommend approval of the Rummage Sale Ordinance, as submitted, second Larry Rigden, Motion passed. Wilfredo Barreto opposed.

**DISCUSSION
TEMPORARY SIGN ORDINANCE FOR BUSINESSES**

DISCUSSION: Business members have requested that we revisit the current Zoning Code for temporary signs for businesses. The Zoning Code allows for 14 days, 3 times a year with 3 months in between requests. This does not give the business enough time for their proposed events. The old zoning code allowed for 30 days, 3 times a year. Plan Commission members have agreed that the code should be revised. It has been suggested that businesses be given a 90 day duration per year that can be used at whatever intervals the business sees fit. They would still have to submit the request for approval of the Plan Commission. The Deputy Clerk will work on revising the ordinance for review at the next Plan Commission meeting.

**DISCUSSION
HISTORIC VILLAGE CENTER COMMITTEE**

DISCUSSION: Six people from the Village have requested to be on the Historic Village Center Committee. The Deputy Clerk put a pack together for Jeff Roth and John Meyer to review. The HVC Committee would start in early 2010.

ADJOURNMENT

Motion by David Jennings to adjourn, second by Wayne McStrack, motion passed, unopposed. This meeting was adjourned at 7:58 p.m.