

## **PUBLIC HEARING AND PLAN COMMISSION MEETING DECEMBER 22, 2009**

Notice of the Public Hearing for a Conditional Use Permit, 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: Jeff Roth, Alan Theis, Jeff Flaws, Wanda Gosa, Wayne McStrack, John Meyer, Larry Rigden, Wilfredo Barreto, Dave Jennings, and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Village Building Inspector Scott Hussinger; Village Attorney Daniel Habeck; Russel Stewart 11622 W North Ave Wauwatosa; Jeff & Carol Maddison W301 S2659 Jenna Lane Waukesha; John Harris W138 Lilac Genoa City 53128; Robert Hamilton 2315 Badger Drive Waukesha 53188; Richard Kummrow 205 Kummrow Court Wales; and Jim Young.

### **PUBLIC HEARING**

Plan Commission member Alan Theis asked that the official notice be read into the record. Please take notice that the Village of Wales Plan Commission will, on the 22nd day of December, 2009, at 7:00 p.m. at the Village Hall located at 129 West Main Street, Wales, Wisconsin, conduct a public hearing for the purpose of receiving public comment on a Conditional Use Permit request for 210 North Wales Road, — Alpha Collision Center. The applicant is requesting to operate an auto repair shop, as allowed in a B-2 Zoning under a Conditional Use Permit. Information may be reviewed at the Wales Village Hall during regular office hours. All interested parties and any objections to this Conditional Use Permit being granted will be heard at the Public Hearing.

**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, Wanda Gosa, Wayne McStrack, Jeff Roth, John Meyer, Dave Jennings, Patrick Hess, Wilfredo Barreto, and Larry Rigden.

Also Present: Deputy Clerk Wigderson; Village Building Inspector Scott Hussinger; Village Attorney Daniel Habeck; Russel Stewart 11622 W North Ave Wauwatosa; Jeff & Carol Maddison W301 S2659 Jenna Lane Waukesha; John Harris W138 Lilac Genoa City 53128; Robert Hamilton 2315 Badger Drive Waukesha 53188; Richard Kummrow 205 Kummrow Court Wales; and Jim Young.

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.

### **PUBLIC COMMENT**

No Public Comment.

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Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of November 24, 2009. Motion by Alan Theis to approve the amended minutes and waive the requirement of reading same, second by Jeff Flaws, motion passed. Wanda Gosa abstained.

**REQUEST FOR APPROVAL  
SIGNAGE FOR  
PICK N' SAVE PHARMACY**

**REQUESTED BY:** Pick n' Save  
405 North Wales Road  
Wales, WI 53183

**PRESENTED BY:** John Harris

**DISCUSSION:** Roundy's would like to remove the word "Aurora" on their building signage and replace it with the Mortar & Pestle symbol. The new proposed signage would be a reduction in size, from 6 square feet to 2 square feet. The signage would be internally illuminated by LED. The new lighting will not be brighter than the lighting on the existing signage. The proposed sign face will be white acrylic with a red vinyl film cover with the "RX" being cut-out to be illuminated as white letters.

**MOTION:** Motion by Jeff Flaws to recommend approval of the signage as submitted, second Wayne McStrack. Motion passed unopposed.

**REQUEST FOR APPROVAL  
CONDITIONAL USE PERMIT FOR  
ALPHA COLLISION CENTER  
210 NORTH WALES ROAD**

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

**PRESENTED BY:** Robert Hamilton

**DISCUSSION:** Letters from Fire Chief Greg Jezak and the Building Inspector/Zoning Administrator Scott Hussinger were submitted to the Village and proposed business owner. These letters will be attached to the approved minutes. All the conditions/requirements must be met before the business will be issued an occupancy permit. In addition, the following conditions must be met and continued to be adhered to for the duration of the proposed business in Wales.

1. An occupancy permit must be issued prior to any occupancy.
2. Operating hours that the business would be open to the public and the hours that employees would be working in the shop must be submitted to the Village.

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3. All MSDS sheets must be supplied to the Fire Department prior to opening the business.
4. No outdoor storage of any kind; that includes new, used or discarded parts, materials, and vehicles awaiting service.
5. Loaner cars must be stored indoors during the overnight hours.
6. A waste disposal plan for all hazardous material must be provided and approved by the Village Board and Fire Department.
7. The dumpster must be stored indoors. If in the future, the dumpster were to be stored outdoors, it must be screened and a weather-proof cover must be installed.
8. Exterior lighting must come into compliance with the new Zoning Code, and must be submitted to Plan Commission for approval.
9. The current pole sign is no longer allowed under the new Zoning Code and must be removed. New signage must be submitted for approval before installation.
10. A holding tank for waste water will be installed. This tank will have a 1 inch over flow lip to contain any run over/off of fluids. Floor drains will be installed.
11. The paint booth exhaust and intake stack will have to be painted to match the present metal roof system color.
12. The owner of the property must sign the "Property Owners Consent" form. It must be submitted to the Village before any building permits will be issued.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Conditional Use Permit for Alpha Collision Center with the conditions stated above being met prior to moving the business into the premise, as submitted, second Alan Theis. Motion passed. Wanda Gosa, Wilfredo Barreto, and Wayne McStrack opposed.

**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION, SITE PLAN AND FLOOR PLAN  
APLHA COLLISION CENTER  
210 NORTH WALES ROAD**

**REQUESTED BY:** Linda Bautz  
210 North Wales Road  
Wales, WI 53183

**PRESENTED BY:** Robert Hamilton

**DISCUSSION:** The business hours will be Monday thru Friday 7:30 a.m. to 5:00 p.m. and Saturday 7:30 a.m. to 12:00 p.m. There will be 4 employees. There will be 3 work bays. Signage has not been submitted for approval. The existing pole sign must be removed to comply with the new Zoning Code. Signage must be submitted and approved before installation. The existing outdoor lighting on the building must be updated to comply with the new Zoning Code. The vehicle portering area on the proposed plan is large and should have either additional floor drains or a trench drain that can service the entire portering area. No outdoor storage of anything will be allowed on this property. All the above stated conditions and requirements for the Conditional Use Permit must be met and adhered to during the duration of the business in Wales.

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**MOTION:** Motion by Jeff Flaws to recommend approval of the Business Plan of Operation, Site Plan and Floor Plan, as submitted, second Alan Theis. Motion passed. Wanda Gosa, Wilfredo Barreto, John Meyer, and Wayne McStrack opposed.

**REQUEST FOR APPROVAL  
BUSINESS OF OPERATION, SITE PLAN, SIGNAGE AND FLOOR PLAN  
MADDISON AUTOMOTIVE  
210 NORTH WALES ROAD**

**REQUESTED BY:** Jeffery Maddison  
W301 S2656 Jenna Lane  
Waukesha, WI 53188

**PRESENTED BY:** Jeffery Maddison

**DISCUSSION:** This business will only be performing auto mechanical repair and service of automobiles and light trucks. Vehicle sales and body repairs will not be performed. The proposed business will occupy the entire building. There will be 4 or 5 above ground vehicle lifts installed. An exhaust system for car fumes will be installed. Trench drains will be installed and will be routed to an underground oil/water separator holding tank, separate from the existing septic tank. There will be some automotive items for sale. Initially there will be 3 employees and as the business grows, more employees will be added. Hours of operation are Monday – Thursday 7:30 a.m. – 6:00 p.m., Fridays 7:30 a.m. – 5:00 p.m., and Saturdays 8:00 a.m. – 12:00 p.m. A waste disposal plan has been submitted. The existing pole sign must be removed. No outdoor storage of any type will be allowed. This business does not provide towing services or vehicle portering. Cars could be dropped off by an outside towing service. Both drive-up customers and appointments will be taken. The dumpster will be stored indoors. If in the future it would be moved outdoors, it must be screened and a weather-proof cover must be installed. There will be no 2<sup>nd</sup> shift hours open to the public, but there could be some work being done by employees. At the end of the business day, all cars must be stored indoors.

**MOTION:** Motion by John Meyer to recommend approval of the Business Plan of Operation, Site Plan, and Floor Plan, as submitted, second Patrick Hess. Motion passed. Wanda Gosa, Wilfredo Barreto, and Wayne McStrack opposed.

**MOTION:** Motion by Alan Theis to recommend approval of the Signage, as submitted, second Patrick Hess. Motion passed. Wanda Gosa and Wilfredo Barreto opposed.

**DISCUSSION  
TEMPORARY SIGN ORDINANCE FOR BUSINESSES**

**DISCUSSION:** The new sentence shall now read, "...for a total of 90 days per calendar year, commencing January 1. The Business may use the 90 day time period as they choose..."

**DISCUSSION**

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**HISTORIC VILLAGE CENTER COMMITTEE**

**DISCUSSION:** Nothing to report at this time.

**ADJOURNMENT**

Motion by Larry Rigden to adjourn, second by Wilfredo Barreto, motion passed, unopposed. This meeting was adjourned at 8:56 p.m.

Submitted by  
Pauline Wigderson, Deputy Clerk