

## **PUBLIC HEARING AND PLAN COMMISSION MEETING FEBRUARY 23, 2010**

Notice of the Public Hearing to Amend the Zoning Code Section 17.1502 & 17.0704 and Creating Section 17.0213, 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, John Meyer, Larry Rigden, Wilfredo Barreto and Dave Jennings.

Excused: Wanda Gosa, Wayne McStrack and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Wales Genesee Fire Chief Greg Jezak; Jeff Maddison W301 S2659 Jenna Lane Waukesha; Craig Wright W277 N807 Woodside Drive Waukesha 53188; Jean Whitstone 810 Cardinal Lane Hartland 53029; Brian Runde 203 James Street; Ronald Zechel 3545 North 124<sup>th</sup> Street Brookfield WI 53008; and Roger Duchow and Peter Ogden for Tenby Harbor Development.

### **PUBLIC HEARING**

There were no public comments on the proposed amendments to the Zoning Code.

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

The Plan Commission Meeting was called to order at 7:01 p.m. by Chairman Jeff Roth. Members present: Alan Theis, Jeff Flaws, John Meyer, Jeff Roth, Dave Jennings, Wilfredo Barreto, and Larry Rigden.

Excused: Wanda Gosa, Wayne McStrack, and Patrick Hess.

Also Present: Deputy Clerk Wigderson; Wales Genesee Fire Chief Greg Jezak; Jeff Maddison W301 S2659 Jenna Lane Waukesha; Craig Wright W277 N807 Woodside Drive Waukesha 53188; Jean Whitstone 810 Cardinal Lane Hartland 53029; Brian Runde 203 James Street; Ronald Zechel 3545 North 124<sup>th</sup> Street Brookfield WI 53008; and Roger Duchow and Peter Ogden for Tenby Harbor Development.

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.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of January 26, 2010. Motion by Wilfredo Barreto to approve the amended minutes and waive the requirement of reading same, second by Alan Theis, motion passed. John Meyer abstained.

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**REQUEST FOR APPROVAL  
TEMPORARY SIGNAGE  
CONSENT AGENDA ITEM**

**TEMPORARY SIGNAGE**

Curves – Banner

**DISCUSSION:** The banner will be installed on the building above their unit from March 2, 2010 until April 2, 2010.

**MOTION:** Motion by Alan Theis to recommend approval of the consent agenda item, as submitted, second Jeff Flaws. Motion passed unopposed.

**REQUEST FOR APPROVAL  
BUSINESS PLAN OF OPERATION  
HIS HEALING ROOMS OF GREATER MILWAUKEE  
308 EAST OAK CREST DRIVE**

**REQUESTED BY:** Jean Whitstone  
810 Cardinal Lane  
Hartland, WI 53029

**PRESENTED BY:** Jean Whitstone

**DISCUSSION:** The business will be opened Thursday, Friday, and Saturday from 10:00 a.m. until 2:00 p.m. and Tuesday and Thursday evenings from 4:00 p.m. until 7:00 p.m. There will be about 40 volunteers, but only 8 – 10 will be in the building at one time. There will be two teams of three people each and a receptionist in the building during the open hours. A team would go into one of the private offices with the individual and they would all pray together. They are not requesting signage at this time.

**MOTION:** Motion by Alan Theis to recommend approval of the Business Plan of Operation as submitted, second John Meyer. Motion passed. Wilfredo Barreto opposed.

**REQUEST FOR APPROVAL  
AMENDMENTS TO THE ZONING CODE, SECTION 17.1502 & 17.0704 AND  
CREATING SECTION 17.0213**

**DISCUSSION:** The amendment to Section 17.1502 - Specific Words and Phrases creates the new definition for "Garage / Rummage Sale" and Section 17.0704 creates the new ordinance that allows for a garage/rummage sale 3 times a year in any residential zoning district. The amendment to Section 17.0704 – allows for 90 days in a calendar year for temporary signage.

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**MOTION:** Motion by Jeff Flaws to recommend approval of the Amendment of the Zoning Code Section 17.1502 and Creation of Section 17.0213 as submitted, second Alan Theis. Motion passed. Wilfredo Barreto opposed.

**MOTION:** Motion by Wilfredo Barreto to recommend approval of the Amendment of the Zoning Code Section 17.0704 as submitted, second Larry Rigden. Motion passed unopposed.

**REQUEST FOR APPROVAL  
TEMPORARY BANNER SIGNAGE  
MADDISON AUTOMOTIVE  
210 NORTH WALES ROAD**

**REQUESTED BY:** Jeffery Maddison  
W301 S2659 Jenna Lane  
Waukesha, WI 53188

**PRESENTED BY:** Jeffery Maddison

**DISCUSSION:** Mr. Maddison is requesting (2) 4' by 4' temporary banner signs made of vinyl material. The application is asking that the banners be attached to the current real estate sign in front of the building. The Zoning Code states that temporary signage must be attached to the building. The signage would be installed from March 2, 2010 until April 16, 2010.

**MOTION:** Motion by John Meyer to recommend approval of the (2) temporary banner signs, that are to be attached to the building, as submitted, second Alan Theis. Motion passed unopposed.

**DISCUSSION  
CONCEPTUAL BUSINESS FOR  
PRECISION AUTO BODY & PAINT  
205 JAMES STREET**

**REQUESTED BY:** Craig Wright  
W277 N807 Woodside Drive  
Waukesha, WI 53188

**PRESENTED BY:** Craig Wright

**DISCUSSION:** Mr. Wright is considering opening his auto body repair and painting business at 205 James Street and would like to get some input from the Plan Commission. The section of building he would be occupying is 6000 square feet. The Village Building Inspector and the Wales Genesee Fire Chief submitted letters on the conceptual business; which were provided to Mr. Wright for his review. The proposed

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business does fit into the Zoning of the property, but a Conditional Use Permit would be required for this type of business. The building would have to be brought up to the current building codes required by the State before occupancy would be granted. Parking is a problem at this property, and would also need to be addressed.

**REQUEST FOR APPROVAL  
ADDITIONAL REPEATER ANTENNAS TO EXISTING CELL TOWER  
349 OAK CREST DRIVE**

**REQUESTED BY:** Ronald Zechel  
3545 North 124<sup>th</sup> Street  
Brookfield, WI 53008

**PRESENTED BY:** Ronald Zechel

**DISCUSSION:** U.S. Cellular is requesting to add 2 repeater antennas to the existing tower located on the Kettle Moraine High School property. A small 2' by 2' equipment box would also be installed at the same time. The box would be located in the enclosed compound and would not be seen. This upgrade will allow U.S Cellular to meet the telecommunication needs in the area. The two repeater antennas would be located at the 130' level and 80' level. The new antennas would not interfere or impact the current existing use of the property, and would not require any changes to the existing topography or drainage. It is possible that in the future U.S. Cellular would be looking to make this site a permanent full site to further enhance the coverage in the area, but would need to come in for approvals for this project. Engineering documentation would also have to be provided.

**MOTION:** Motion by Jeff Flaws to recommend approval of the 2 additional repeater antennas to the existing cell tower, as submitted, second Alan Theis. Motion passed unopposed.

**REQUEST FOR APPROVAL  
CERTIFIED SURVEY MAP  
TENBY HARBOR DEVELOPMENT**

**REQUESTED BY:** Roger Duchow  
N30 W28799 Lakeside Drive  
Pewaukee, WI 53072

**PRESENTED BY:** Roger Duchow and Peter Ogden

**DISCUSSION:** The new Certified Survey map is creating 4 new lots. The proposed Certified Survey has been reviewed by the Village Engineer and Village Attorney. The new lot sizes are in excess of the Village's requirement and those of the

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PUD. The new survey will not change the locations of the building pads, or change the amount of open space in the development that has been approved. Before any work begins on the new lots, all plans must be submitted for approval.

**MOTION:** Motion by Jeff Flaws to recommend approval of the Certified Survey Map, as submitted, second David Jennings. Motion passed. Wilfredo Barreto abstained.

### **DISCUSSION HISTORIC VILLAGE CENTER**

**DISCUSSION:** The group is working on the survey to have it ready to hand out at the Lake Country Fest at Kettle Moraine High School. They are working on getting high school kids to help pass them out. Dee and Carl said that they would also be able to attend the Fest. They would like to use "Survey Monkey" to send it to businesses in Wales.

### **ADJOURNMENT**

Motion by Jeff Flaws to adjourn, second by Alan Theis, motion passed, unopposed. This meeting was adjourned at 8:30 p.m.

Submitted by  
Pauline Wigderson, Deputy Clerk