

PLAN COMMISSION MEETING MARCH 30, 2010

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

Excused: Wayne McStrack, and Jeff Roth.

Also Present: Deputy Clerk Wigderson; Jamie Smith-Carlson, 200 West Summit Ave; Jeff Mann, 701 Llamberris Pass; Marc Pelchat 253 Legend Heights; and Paul Johnson 539 Pebble Creek Pass.

Deputy Clerk Wigderson 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 February 23, 2010. Motion by Jeff Flaws to approve the minutes and waive the requirement of reading same, second by Larry Rigden, motion passed. Wanda Gosa abstained.

REQUEST FOR APPROVAL TEMPORARY SIGNAGE TOWN BANK 511 NORTH WALES ROAD

REQUESTED BY: Jamie Smith-Carlson
200 West Summit Ave
Wales, WI 53183

PRESENTED BY: Jamie Smith-Carlson

DISCUSSION: Town Bank is requesting two temporary development signs at their new location in the Tenby Harbor development. Sign #1 has the new building design on it and sign #2 has information about the bank services. The proposed signs are not illuminated. If in the future they would like the signs to be illuminated, they would need to come to Plan Commission for approval before the light fixtures are installed. Proposed sign #2 is more of an advertising sign than a development sign, and will not be able to be installed. Two (2) - #1 signs will be installed on the property, one facing Hwy 18 and one facing Hwy 83. The signs must be out of the State's right-of-way and must be 20 feet from the lot lines.

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MOTION: Motion by Jeff Flaws to recommend approval of the installation of (2) temporary #1 signs, with one facing Hwy 18 and one facing Hwy 83; the location of the signs must comply with the setbacks in the Zoning Code, as submitted, second Larry Rigden. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION & SIGNAGE
OLYMPIC EDGE FITNESS
230 JAMES STREET UNIT B**

REQUESTED BY: Marc Pelchat
230 James Street
Wales, WI 53183

PRESENTED BY: Marc Pelchat

DISCUSSION: This is an existing physical fitness business that is moving to a new location in Wales. There are 3 employees. An employee is always on site to work with the client. Hours of operation are Monday – Saturday, 6:00 a.m. – 8:00 p.m. They provide one-on-one personal fitness training. Signage requested is for the monument sign in front of the business and on the two front doors. The monument signage (#1) will match the coloring of the other existing signs – (white lettering on a green background) and will be 24” wide by 10” inches tall. The signage (#2) for the doors will be 12” inches by 16” inches tall. There is a back door that faces the Glacial Drumlin Trail, and Mr. Pelchat would also like to install the signage on this door.

MOTION: Motion by Jeff Flaws to recommend approval of the Business Plan of Operation as submitted, second David Jennings. Motion passed unopposed.

MOTION: Motion by Jeff Flaws to recommend approval of the Signage, with one #1 monument signage and three #2 door signage, two on the front doors and one on the back door, as submitted, second Wilfredo Barreto. Motion passed unopposed.

**REQUEST FOR APPROVAL
FENCE
701 LLAMBERRIS PASS**

REQUESTED BY: Jeffery Mann
701 Llamberris Pass
Wales, WI 53183

PRESENTED BY: Jeffery Mann

DISCUSSION: Mr. Mann is requesting to install a six foot high fence around the backside of his home. The fence would extend out 25 feet from the house and would be 43 feet in length. The fence would be made of pressure treated pine and chain link

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fencing. The wood will be natural wood color. There would be horizontal 2 x 4 lumber would be placed at the top and bottom of the fence for support of the chain link fabric. The fence cannot be seen from the road or the adjoining properties. The reason for the request is to keep their dogs on their property. The dogs will have access to the house from the fenced in area.

MOTION: Motion by Jeff Flaws to recommend approval of the fence, as submitted, second Larry Rigden. Motion passed unopposed.

**REQUEST FOR APPROVAL
ELECTRONIC SIGNS – TIME INTERVAL FOR MESSAGE CHANGE**

REQUESTED BY: Paul Johnson
415 North Wales Road
Wales, WI 53183

PRESENTED BY: Paul Johnson

DISCUSSION: Paul Johnson, manager of the Kwik Trip store located at 415 North Wales Road, is requesting that the time interval for the change of message on the electric reader board be reduced to 5 minutes. It is currently set to change at ½ hour intervals. There have been times when words such as, “time” or “Free” will be on the boards, because of the way that change happens. There would be no flashing lights or scrolling messages or words with the proposed time interval change. Concerns have been raised about future electronic signs being approved and the distractions that they could bring if we changed the time interval. Cars are usually only in the intersection for 2 – 3 minutes, so a five minute change should not cause too much of a distraction. If it becomes a problem with the new time interval change, the times could be readjusted. The Plan Commission does not want to see any “flashing” or scrolling words or messages on the signs. Any future signs will be considered as/when they come in for approval.

MOTION: Motion by Jeff Flaws to recommend approval of the time interval change for the two Kwik Trip signs and the one Walgreens sign from once every 30 minutes to once every five minutes on the static electric sign boards with no flashing or moving words, as requested, second David Jennings. Motion passed. Wilfredo Barreto opposed.

**REQUEST FOR APPROVAL
TEMPORARY SIGNAGE
APPROVAL PROCESS CHANGE**

DISCUSSION: Trustee Lang questioned the Board on the temporary signage approval process. He has been doing some research and found out it takes our local businesses about 1 month of waiting to have a temporary sign approved. He feels this is

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unnecessary and causes a hardship on them. The Clerks in the office have been trained and know the rules and regulations pertaining to temporary signage. Applicants are required to meet all the rules and regulations before they even go before the Village Board or Plan Commission and therefore seldom are ever rejected. Trustee Lang feels this should be an administration function, and has asked the Plan Commission to review the process. As long as the signs fall within the Zoning Code Section 17.0704(a), the Clerks can issue the signs. If any requests are made that are not within the code, they would then have to go to Plan Commission for review and recommendation.

MOTION: Motion by Jeff Flaws to recommend approval of the process change to allow the Clerk's office to approve temporary signage as permitted under Section 17.0704(a) of the Zoning Code, as requested, second David Jennings. Motion passed unopposed.

DISCUSSION HISTORIC VILLAGE CENTER

DISCUSSION: The survey is just about done. The group will work on the final version over the next couple of days so that it can be printed. Carl has lined up kids from the High School to walk around and ask people to take the survey on Saturday at the Lake Country Community Fest. The Village will provide the large bike map, Welsh Flag, and the survey copies. Richard talked with the DNR about providing a walking path from the Glacial Drumlin Trail up to the wooden bridge. The DNR could do the work, but it could take some time to get the approval. If the Village wanted to cut back the buckthorn, we could. The next meeting will start at 5:30pm to take a walk over to the bridge and look at possible locations for the foot path. This could be a volunteer opportunity in Wales. The Historic Village Center will attend the July Plan Commission meeting to present an update as to what they have been working on.

ADJOURNMENT

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

Submitted by
Pauline Wigderson, Deputy Clerk