

PLAN COMMISSION MEETING AUGUST 27, 2024

The Regular Plan Commission meeting was called to order at 6:00 p.m. by Chair Amy Barrows.

Present: Amy Barrows, John Beres, Jr., John Meyer, Matthew Pearlson, Al Theis, Rob Braun, Brooke Mascitti and Heidi Peterson.

Excused: Uriah Wolfe and Dam Zdrojewski.

Also Present: Deputy Clerk-Treasurer Wigderson, Village Building Inspector, Scott Hussinger, Jake Renner, 1 Legend Way, Jack Takerian, 271 W Summit Ave, Brian Bartz, 214 S Wales Rd, Ron & Debby Christmann, 323 E Summit Avenue and Dave Hoefgen, 426 N Oak Crest Drive. Via Zoom link Corey Englund, 271 W Summit Ave, Sylwester Wajda, 214 S Wales Rd, and Bjorn Berg, 415 N Wales Road.

It was 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 for the Plan Commission meeting July 30, 2024. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Brook Mascitti, motion passed. Rob Braun and Amy Barrows abstained.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL SITE PLAN, LIGHTING, BUILDING MOUNTED AND MONUMENT SIGNAGE & BUSINESS PLAN OF OPERATION CARIBOU COFFEEHOUSE 271 WEST SUMMIT AVENUE

REQUESTED BY: Jack Takerian
271 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Jack Takerian and Corey Englund

DISCUSSION: Caribou Coffee would like to transform the bank building into a coffeehouse, which would have a drive-through, outdoor seating area and an indoor seating area. The drive through could hold up to 10 cars. There has been much discussion about the traffic on Hwy 83 & 18 during the before and after school time. The State of Wisconsin is not requiring a traffic study done by the property owners. The State has stated that in the future they may add a median to the east and west of the round-about on Hwy 18. The owners have agreed to install signage that states "No Left Turn from 6:30 a.m. – 8:00 a.m. and 2:00 p.m. – 3:30 p.m." There will be 11 parking spaces and there will be 1 space for the drive-through for a staging space to keep the line moving. The entire hard space will be resurfaced and stripped. They will have a limited menu, which has quick to prepare items which should be keep the times in line down to 3-5 minutes per car. The site landscaping will include screening for the dumpster. They will be adding shrubs and bushes around the property and will landscape the base of the monument sign. They will be removing one tree, but the rest on the property will remain. The lighting for the property meets the ½ foot candle at the lot line and the fixtures are full cutoff and down facing. The building will have stone around the bottom, light blue hardy plank, and steel roof panels. The building mounted signage will be on the canopy, and on three sides of the building, and will be white lettering with the logo in the middle of the wording. The monument sign will be 8 feet tall and internally illuminated and double sided. The signage must be turned off by 11:00 p.m. or close of business, whichever is

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later. The base will be stone, the background will be brown and the same color blue as the building. The lettering will be white. Hours of operation will be Monday – Friday, 5:00 a.m. until 8:00 p.m., Saturday, 6:00 a.m. until 8:00 p.m. and Sunday, 6:00 a.m. until 7:00 p.m. There will be 20 employees, with 4 per shift. They are working with the property to the south, 450 N Wales Road, on the possible easement that would allow additional parking. They must keep the Village informed as to the status of the easement. They are hoping to be open by the end of the year.

MOTION: Motion by John Beres, Jr. to recommend approval of the site plan, landscaping, site lighting, signage, and business plan of operation for Caribou Coffeehouse, 271 W Summit Avenue and that the "No Left Turn" sign time be the same as the ones used on Oak Crest Drive for the school, as submitted, second Heidi Peterson. Motion passed unopposed.

REQUEST FOR APPROVAL REPLACE FENCING THE LEGEND AT BRANDYBROOK 1 LEGEND WAY

REQUESTED BY: Charles Edward
1 Legend Way
Wales, WI 53183

PRESENTED BY: Jake Renner

DISCUSSION: The Legend at Brandybrook would like to replace the fencing on both the north side and south side of Brandybrook Road. The fence will be installed where the current fencing is. The new fence will be 4 feet tall and be a rail wood type and not the current split rail fence. It will be stained black. They would like to have the new fence installed by the spring of 2025.

MOTION: Motion by Alan Theis to approve the four-foot fence on the north side and south side of Brandybrook Road, 1 Legend Way, as submitted, second Matthew Pearlson. Motion passed unopposed.

REQUEST FOR APPROVAL CHANGE IN MONUMENT AND WINDOW SIGNAGE STATE FARM 214 SOUTH WALES ROAD

REQUESTED BY: Sylwester Wajda
214 South Wales Road
Wales, WI 53183

PRESENTED BY: Sylwester Wajda and Brian Bartz

DISCUSSION: Brian Bartz is taking over the State Farm office and would like to replace the old signage. The monument sign will only be replacing the existing faces. The sign will be a red background with white lettering and will be internally illuminated. The sign will be 36" tall by 96.625" long. The three front windows will have a red vinyl cling on the bottom of each window. The door will have updated information of the agent. The lettering will be all white with the "State Farm" in red. The signage must be turned off by 11:00 p.m. or close of business, whichever is later.

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MOTION: Motion by Rob Braun to recommend approval of the change in existing monument and window signage for State Farm, 214 S Wales Road, as submitted, second John Beres, Jr. Motion passed unopposed.

REQUEST FOR APPROVAL BUILDING ADDITION KWIK TRIP 415 NORTH WALES ROAD

REQUESTED BY: Bjorn Berg
415 North Wales Road
Wales, WI 53183

PRESENTED BY: Bjorn Berg

DISCUSSION: Kwik Trip would like to install a 243 square foot cooler/freezer addition to their building at 415 North Wales Road. They will not have to install more mechanicals for the addition, they will be able to tie into the existing units. The addition will match the existing building. They will not have move any driveways or parking spaces for the addition.

MOTION: Motion by John Beres, Jr. to recommend approval of the building addition to Kwik Trip, 415 N Wales Road, as submitted, second Matthew Pearlson Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION BEACON BENEFITS/EPLATINUM HEALTH 200 WEST SUMMIT AVENUE, SUITE 265

DISCUSSION: This is an insurance office. There will be one employee. The hours of operation will be Monday – Friday, 7:00 a.m. until 8:00 p.m., with the occasional weekend hours. 2 parking spaces are required. At this time signage is not being requested, but if signage is wanted at a later date, it must be approved before it is installed.

MOTION: Motion by Alan Theis to recommend the business plan of operation for Deacon Benefits/ePlatinum Health, 200 West Summit Avenue, Suite 265, as submitted, second Heidi Peterson. Motion passed unopposed.

REQUEST FOR APPROVAL LANDSCAPING MODIFICATIONS HILLS OF WALES 426 NORTH OAK CREST DRIVE

REQUESTED BY: David Hoefgen
426 N. Oak Crest Drive
Wales, WI 53183

PRESENTED BY: David Hoefgen

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DISCUSSION: The storm water ponds are full of dirt and there is nothing installed to keep the dirt from falling in and filling the basin. The basins should be seeded to help to prevent erosion. There are weeds around the property and not the native grasses and plants that were approved to be installed. The slope of the hill on the property where the sidewalk was supposed to be installed is so steep and there is nothing there to hold back the soil. The wall that was installed on the north side of the property needs to have an engineer signed off on the plans that the wall was installed properly. What was used for backfill for the wall? SEH will have to go out to the property to see what has been installed verses what has been approved.

MOTION: Motion by Heidi Peterson to take no action on the landscaping modification for the Hills of Wales 426 N Oak Crest Drive until SEH has reviewed the site to see what has been installed verses what was approve to be installed, second Alan Theis. Motion passed unopposed.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Matthew Pearlson motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:10 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer