

PLAN COMMISSION MEETING APRIL 30, 2024

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

Present: Amy Barrows, Dan Zdrojewski, John Beres, Jr., Matthew Pearlson, Uriah Wolfe, John Meyer and Brooke Mascitti.

Excused: Al Theis, Rob Braun and Heidi Peterson.

Also Present: Deputy Clerk-Treasurer Wigderson; Village Building Inspector, Scott Hussinger; Village Engineer Brian Pehl; Rebecca Ramage, 200 W Summit Ave; Deb Groh, 300 Caernarvon Rd; Natalie Goetz, 261 Wakefield Downs; Brett & Deanna Roecker, 225 N Wales Rd; David Hoefgen & Mark Ellena; 426 N Oak Crest Dr; Joe Selte, 230 Park Street; Bob Behrend, 142 W Main St; Rick Winter, 308 Universal St; Stephanie Kuhn, 200 W Summit Ave, and Joshua Rouse, 206 Park Street.

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 of January 30, 2024, and February 20, 2024. Motion by Uriah Wolfe to approve the minutes and waive the requirement of reading same, second by John Beres, Jr, motion passed unanimously.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL 6 FOOT-TALL BACKYARD FENCE 142 WEST MAIN STREET

REQUESTED BY: Robert Behrend
142 West Main Street
Wales, WI 53183

PRESENTED BY: Robert Behrend

DISCUSSION: His property backs up to Wales Elementary School and he would like to have some privacy in his backyard and help reduce the lights of the cars in the school's parking lot. The fence would be installed on the northwest corner of his property. The current cyclone fence will be removed. The fence will be 20 feet long on the north side and 30 feet long on the west side of the property. The fence should be installed at least 2 feet off the lot line to allow for the maintenance of the fence without going on to someone else's property.

MOTION: Motion by Matthew Pearlson, to approve of the 6' foot fence installed in the back yard of 142 West Main Street, with the fence being installed 2 feet off the rear lot line, as submitted, second John Beres, Jr. Motion passed unopposed.

REQUEST TO KEEP BACKYARD CHICKENS 261 WAKEFIELD DOWNS

REQUESTED BY: Chris & Natalie Goetz
261 Wakedfield Downs
Wales, WI 53183

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PRESENTED BY: Natalie Goetz

DISCUSSION: Their lot is very wooded, and the neighbors should not be able to see the coop. The coop will be 50' off the side lot line and over 100' off the rear property line. They will be keeping up to 4 hens – roosters are not allowed. The coop is 4' x 4' with an enclosed area of 4' x 9" for the chickens to roam. The coop will be within the 50' setback guidelines. The chicken eggs will be used by the family and not sold. The chickens will not be slaughtered. The chickens will only be out of the coop when someone is with them. No roosters are allowed.

MOTION: Motion by Dan Zdrojewski to recommend approval of the keeping of 4 backyard chickens at 261 Wakefield Downs, as submitted, second John Beres, Jr. Motion passed unopposed

REQUEST TO KEEP BACKYARD CHICKENS 300 CAERNARVON ROAD

REQUESTED BY: Debbie & Kevin Groh
300 Caernarvon Road
Wales, WI 53183

PRESENTED BY: Debbie Groh

DISCUSSION: Their backyard is very wooded, and the neighbors should not be able to see the coop. The coop will be 4 ½ feet by 6 feet, and the enclosure will be an additional 10 feet by 6 feet. It will be 50 feet from the side lot line and over 200 feet from the rear lot line. The coop will be within the 50' setback guidelines. The chicken eggs will be used by the family and not sold. The chickens will not be slaughtered. The chickens will only be out of the coop when someone is with them. No roosters are allowed.

MOTION: Motion by Dan Zdrojewski to recommend approval of the keeping of 4 backyard chickens at 300 Caernarvon Road, as submitted, second Uriah Wolfe. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION ALL ABOUT SKIN, SC 225 NORTH WALES ROAD

REQUESTED BY: Deanna Roecker
225 North Wales Road
Wales, WI 53183

PRESENTED BY: Deanna Roecker

DISCUSSION: This is a non-surgical facial aesthetics service, which includes botox, facial fillers, and medical-grade skin care. There will be up to 4 employees, but a full-time clinician will be on site. They will be by appointment only, no walk-ins. Hours of operations will be Monday – Friday, 9:00 a.m. until 6:00 p.m. Signage has not been submitted for approval, but it must be approved before it is installed.

MOTION: Motion by Uriah Wolfe to recommend approval of the business plan of operation for All About Skin, 225 N Wales, as submitted, second Matthew Pearlson. Motion passed unopposed.

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REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & NEW AWNING SIGNAGE ROHAVEN HOLISTIC 200 WEST SUMMIT AVENUE, #110

REQUESTED BY: Stephanie Kuhn
200 West Summit Avenue, #110
Wales, WI 53183

PRESENTED BY: Stephanie Kuhn

DISCUSSION: This business will offer personalized health consultations, energy work, and emotional release sessions. There will also be a sauna, cold plunge, PEMF mat, and ionic foot bath. The storefront will provide high-quality supplements, health and wellness products. There will be 2 – 5 employees. Hours of operation will be Monday – Friday, 10:00 a.m. until 6:00 p.m. and Saturday, 10:00 a.m. until 4:00 p.m. The business will require 3 parking spaces. The new awning signage they are proposing will be ½ of the space so that the Lake Country Growers will be able to install their requested awning signage. The sign will be 78” long by 24” tall; the sign will be white letters on a black background. The signage is illuminated, and the sign must be turned off by the close of business or 11:00p.m., whichever is later.

MOTION: Motion by Dan Zdrojewski to recommend approval of the business plan of operation and awning signage for Rohaven Holistic, 200 W, #110. Summit Avenue, as submitted second John Beres, Jr. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & NEW AWNING SIGNAGE LAKE COUNTRY GROWERS 200 WEST SUMMIT AVENUE, #110

REQUESTED BY: Rebecca Ramage
200 West Summit Avenue, #110
Wales, WI 53183

PRESENTED BY: Rebecca Ramage

DISCUSSION: This business will be located inside of Rohaven Holistic and they will have their own space inside to talk with customers and sell products in the shared front retail space. There will be 2 – 5 employees. Hours of operation will be Monday – Friday, 10:00 a.m. until 6:00 p.m. and Saturday, 10:00 a.m. until 4:00 p.m. They will be selling CDB oils, gummies, skin care products, and hemp products. The customer must be 21 years old to buy products. The business will require 3 parking spaces. The new awning signage they are proposing will be ½ of the space so for the unit and Rohaven Holistic will take have of the space. The sign will be 96” long by 24” tall; the sign will be white letters on a black background. The signage is illuminated, and the sign must be turned off by the close of business or 11:00p.m., whichever is later. If they chose to install window signage (clings), no more than 25% of the window can be covered.

MOTION: Motion by Dan Zdrojewski to recommend approval of the business plan of operation and awning signage for Lake Country Growers, 200 W, #110. Summit Avenue, as submitted second John Beres, Jr. Motion passed unopposed.

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REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & TEMPORARY SIGNAGE ETHEREAL GOLD DISPENSARY 323 N WALES ROAD

REQUESTED BY: William Fuchs
323 North Wales Road
Wales, WI 53183

PRESENTED BY: William Fuchs

DISCUSSION: This business is a wall installed kiosk which is located inside of Fusion Liquor. The products are dispensed through the machine and the purchaser must provide an id to make a purchase, and they must be 21 years old. They will be selling CBD and Hemp products. Hours of operation will be Tuesday – Friday, 10:30 a.m. until 8:30 p.m. and Saturday and Sunday, 12:00 p.m. until 6:00 p.m. The business is requesting a temporary banner to be installed in between the columns in front of the unit for 90 days. This business is already over the allowed signage in the windows, only 25% of the windows can be covered with signage. The banner will be tabled until we are able to talk to the owner of Fusion Liquor and get signs removed to comply with the code requirements.

MOTION: Motion by Matthew Pearlson, to recommend approval of the business plan of operation for Ethereal Gold Dispensary, 323 N Wales Road, as submitted, second Brooke Mascitti. Motion passed unopposed.

REQUEST FOR APPROVAL ADDITION TO GUTHRIE & FREY 308 UNIVERSAL STREET

REQUESTED BY: Rick Winter
308 Universal Street
Wales, WI 53183

PRESENTED BY: Rick Winter

DISCUSSION: Guthrie & Frey are looking to put on an addition on the south side of their building. To do this, they have purchased property from their neighbor. This would allow them to make the 10' setback for each property. The new addition would be to store their equipment and would be accessed off of Brandybrook Road. An electric pole would have to be moved and they are working with WE Energies to get this done. They would match the new addition material to the existing building and would consider painting all the overhead doors on Universal so they match. The certified survey map must be corrected at Waukesha County. The swale at the east property line must have a French drain installed. The Fire Department will have to be contacted to make sure that they will be able to access the new building. As-builts for the grading need to be provided. Before any permits can be pulled, all the issues must be resolved. The new addition will match the existing building in color. The new addition will be 54' by 22' and will 16' tall.

MOTION: Motion by Dan Zdrojewski, to recommend approval of the 56' x 22' addition for Guthrie & Frey, 308 Universal Street with the as-builts for the grading be submitted to the Village, the CSM needs to be cleared up at Waukesha County, the Fire Department must be contacted to see if the emergency vehicles can

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access the new addition and that the swale on the east side of the property is installed per the Village Engineers requirements, as submitted, second Matthew Pearson. Motion passed unopposed.

REQUEST FOR APPROVAL QUOTE FROM SEH TO UPDATE THE ZONING MAP FOR WALES

DISCUSSION: SEH submitted a quote of \$4,500.00 to update the Village's Zoning and Master Land Use Maps and provide both hard copy and digital versions to the Village. The Plan Commission will submit to SEH the updates and they will make new maps for the Village. We should have both the old maps and the new proposed maps at the open house/public hearing.

MOTION: Motion by Uriah Wolfe to recommend approval of the quote from SEH for \$4,500 to update the Village's Zoning and Master Land Use Maps, as submitted, second Matthew Pearson. Motion passed unopposed.

DISCUSSON POOL PLACEMENT FOR 206 PARK STREET

REQUESTED BY: Jousha Rouse
206 Park Street
Wales, WI 53183

PRESENTED BY: Jousha Rouse

DISCUSSION: Jousha Rouse wanted to talk about getting some relief in the setbacks for his pool. He is on a corner lot and cannot make the 50' foot setback. He has had the pool for a couple of years and would like to continue to have the pool. It is taken down after the season, it does not stay installed for the entire year. The Village Administrator is working with the Village Attorney to see if there is something that the Village could do.

MOTION: No motion at this time. This was just a discussion.

REQUEST FOR APPROVAL NEW SITE SIGNAGE FOR HILLS OF WALES 426 NORTH OAK CREST DRIVE

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

PRESENTED BY: David Hoefgen

DISCUSSION: The Hills of Wales would like to install 4 new signs, 1 on the retainage wall, 1 large monument signage and 2 driveway entrance monument signs. There is too much signage being requested. Could the two small monuments signs be removed? All of the signs are illuminated. The Plan Commission is asking for a new design on the two small monuments signs. A new site plan should be submitted to show the locations of the signs. No signage is going to be approved at this meeting.

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MOTION: Motion by Matthew Pearlson to table the site signage for the Hills of Wales, 426 N Oak Crest Drive for another meeting with a new site plan and redesigned small signage being submitted, second John Beres, Jr. Motion passed unopposed.

REQUEST FOR APPROVAL SITE 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

DISCUSSION: There have been changes to the stormwater plan and the site plan that have not been approved. The revised stormwater plan for the east pond has been reviewed by the Village Engineer and he is recommending that the changes be approved so that the stormwater pond can be installed. The changes to the landscaping and site plan will have to be submitted with a new site plan that shows what was approved and what changes were made to that plan. As-builts for the new stormwater pond on the east side of the property must be submitted to the Village.

MOTION: Motion by Dan Zdrojewski to recommend approval of revised stormwater pond (east) , for the Hills of Wales, 426 N Oak Crest Drive, as submitted, second Uriah Wolfe. Motion passed unopposed.

DISCUSSION KEEPING OF BACKYARD CHICKENS & BUSINESS PLAN OF OPERATIONS

DISCUSSION: The Village Hall would like to be able to approve the keeping of backyard chickens and the business plan of operation for permitted businesses. This would make the process go much faster in approving the chickens and businesses. Any request for chickens that don't meet the policy in place would have to be sent to Plan Commission for approval. Businesses that are permitted in the Zoning could also be approved in the office. Both of these items would be reported on monthly to the Plan Commission so they would know what is happening. The chickens are fine to be approved in the Village Hall as long as they meet the requirements in the policy. All business plan of operations needs to be sent to the Plan Commission for approval.

ADJOURNMENT

Motion by Matthew Pearlson to adjourn, second by Brooke Mascitti motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:36 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer