

PLAN COMMISSION MEETING JUNE 25, 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., Uriah Wolfe, John Meyer Al Theis, Brook Mascitti and Heidi Peterson.

Excused: Rob Braun, Dan Zdrojewski and Matthew Pearlson

Also Present: Deputy Clerk-Treasurer Wigderson; Dale Zabel and Mark Ellena for Kettle Moraine School District; Jack Takerian, 271 Summit Avenue; Ron & Debbie Christman, 323 E Summit Avenue, and Heather Nagel, 211 Kummrow Court.

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 May 28, 2024. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Heidi Peterson, motion passed. Brooke Mascitti abstained.

PUBLIC COMMENT

Ron Christman, 323 E Summit Avenue would like to know if sewer would be able to be extended to his property? He will have to contact the Village Administrator, as the Plan Commission does not anything to do with the sewer. They are getting ready to sell their property and want to know what would be allowed to operate on the property. Would signage be allowed, an additional building? This will be discussed later in the meeting.

REQUEST FOR APPROVAL 6-FOOT TALL FENCE AND ADDITONAL PARKING LOT KETTLE MORaine SCHOOL DISTRICT 349 OAK CREST DRIVE

REQUESTED BY: Dale Zabel
349 Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Dale Zabel and Mark Ellena

DISCUSSION: The school district would like to install a chain link fence along the west side of their property along Lincolnshire Place. They originally requested 200' from Hwy 18, south, they now would like to install 94' of fencing. The height of the fence was originally 6 feet tall, but now they are requesting 4' tall fencing. They are asking for fencing so they can prevent cars driving and parking on the grass in the area off of Lincolnshire Place and Hwy 18. During some events people are parking there damaging the grass and they could possibly damage the new ball diamonds installed there. Plan Commission member Uriah Wolfe asked if they could use a colored coating on the fence to help camouflage the fence from the neighbors. Dale stated that they could do the coating and it would be green, and they would also add some arborvitaes on the west side of the fence to help soften the fence. The arborvitaes would take a couple of years to mature. It was stated that the sign for Lincolnshire is on their property and not in good shape. The Deputy Clerk will make contact with the HOA to find out about the sign and to get it repaired. They would also like to install a new parking lot west of where the old tennis courts were located. The new lot would have 64 spaces. The lot will not have light polls. Hard surface is decreased by .15 percent.

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MOTION: Motion by John Beres, Jr. to recommend approval of the 4 feet tall chain link fence with green coating to be installed along Lincolnshire Place for 94 feet south of Hwy 18 and installed 5 feet from the lot line with a weed barrier sprayed at the base of the fence and 8 – 10 arborvitaes to be installed on the west side of the fence and the fence to maintained in good order, as submitted, second Alan Theis Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION ROCKSTAR MICROGREENS 200 WEST SUMMIT AVENUE, #265

REQUESTED BY: Vickie Rock
200 W. Summit Avenue, #265
Wales, WI 53183

PRESENTED BY: Vickie Rock

DISCUSSION: This business does not have walk-in traffic; they sell to businesses and markets. There is only one employee. Hours of operation will be Monday-Friday, 7:00 a.m. until 3:00 p.m. She grows 11 different varieties of vegetables and herbs. They will require 1 parking space. There will not be any signage; if signage is needed at a later date, it must be approved before it is installed.

MOTION: Motion by Uriah Wolfe to table the site modification for the Hills of Wales 426 N Oak Crest Drive until a new landscaping plan is submitted, second Brook Mascitti. Motion passed unopposed.

NOTE - On July 1, 2024 the Village Hall was notified that Rockstar Microgreens will not be moving into Kettle Moraine Plaza, 200 West Summit Avenue, Unit 265.

CONCEPTUAL DISCUSSION CARIBOU COFFEE 271 WEST SUMMIT AVENUE

REQUESTED BY: Corey Englund
271 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Jack Takerian

DISCUSSION: They would like to convert the old Chase Bank into a Caribou Coffee business. They would use the existing drive-through. The building would be updated, the parking lot would be resurfaced. They would have to check into the easement that the property has for the parking lot at 450 N Wales Road. They would like to add an outdoor patio. The traffic could be an issue and they should contact the State for a traffic study. The Plan Commission would like to see a WIDOT approval for the entrance and exit of the property ton to Hwy 18. Someone should contact the Wales Administrator about the sewer connection, to see if anything needs to be addressed for a change in use for the property. A conditional use will be required for the drive-through.

MOTION: No motion – discussion only.

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REQUEST FOR APPROVAL SALE OF VILLAGE OWNED LOCATED ON BRANDYBROOK ROAD TAX KEY NUMBER WLSV 1474 997 001

DISCUSSION: The Village purchased the property on Brandybrook Road as a possible salt shed location and now the Village will not be using this location, so they would like to sell the property.

MOTION: Motion by Alan Theis to recommend selling the property on Brandybrook Road, Tax Key Number WLSV 1474 997 001, as submitted, second John Beres, Jr. Motion passed. John Meyer abstained.

DISCUSSION ZONING CHANGES B-1 AND MAPS ZONING AND LAND USE

DISCUSSION: Master Land Use Plan – Change the southeast property on Hwy 83 & Main Street should be red (commercial) not pink (historic village center). Park, Criglas and Genesee Streets are not all fully shown.

ADJOURNMENT

Motion by Brooke Mascitti to adjourn, second by John Beres, Jr motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:12 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer