

PLAN COMMISSION MEETING JANUARY 28, 2025

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

Present: Amy Barrows, John Beres, Jr., Matthew Pearlson, Dan Zdrojewski, Al Theis, and Rob Braun.

Excused: Uriah Wolfe, Brooke Mascitti, John Meyer and Heidi Peterson.

Also Present: Deputy Clerk-Treasurer Wigderson, Village Building Inspector, Scott Hussinger, Dale Zabel and Jen Balzer, Kettle Moraine School District, Terry Wilson, Tom & Mary Keppeler, Chap Lantow, and Debbie & Ron Christman.

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 November 26, 2024. Motion by Dan Zdrojewski to approve the minutes and waive the requirement of reading same, second by Alan Theis, motion passed. Matthew Pearlson abstained.

PUBLIC COMMENT

Members from the public spoke about their concerns regarding the proposed fence for Wales Elementary School, 219 N. Oak Crest Drive.

Terry Wilson – would like to know why a fence is needed. He is concerned about the look of the fence once it is installed. It could prevent access from his property to the school yard where his grand kids play. He has lived there for over 30 years and has not had a problem with people trespassing on his property.

Tom Keppeler – would like to know why the proposed fence is needed, what is going to look like?

Chad Lantow – uses his backyard to get his kids to school and to play at the playground. The sidewalk that goes to the school is in poor condition and stops at the driveway entrance to the school, which is unsafe for the kids in the parking lot, and feels that a sidewalk should be installed.

REQUEST FOR APPROVAL 6-FOOT-TALL FENCE WALES ELEMENTARY SCHOOL 219 NORTH OAK CREST DRIVE

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

PRESENTED BY: Dale Zabel and Jen Balzer

DISCUSSION: The School District would like to install a 6-foot-tall chain link fence around the south end of the elementary school to help prevent the kids from leaving the grounds. The property was surveyed to establish the lot lines, and they would like to install the fence 20' off of their lot line. This would allow the mature trees not to be removed. The fence would be installed on the southwest of the property and run 700 feet to Oak Crest Drive, then a 4-foot-tall fence would be installed along Oak Crest Drive. The reason for the proposed fence is to keep the students safe, as there is nothing to keep them from entering the road. They recently had two students who left the property during recess time. The playground area has been expanded, and the proposed fence area is where the kids spend most of their time when outside. Some of the property owners, that the fence is directly affecting their property would like the School District to install a 4 foot fence instead of the proposed 6 foot fence. Plan Commission members asked if the fence could have the green

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coating that was installed on fence on Hwy 18 and Lincolnshire Place. The fence would have two gates, not locked, so that lawn equipment and personnel would have access to maintain the property on the other side of the fence. A survey on the property should be submitted with the location of the fence marked on it, and a picture of what the fence will look like.

MOTION: No motion at this meeting. The School District will re-submit with the changes discussed.

DISCUSSION OF THE ZONING & MASTER LAND USE MAPS UPDATES

DISCUSSION: Table for the next meeting.

DISCUSSION OF B-1, B-2, B-3 AND M-1 ZONING DISTRICTS CHANGES

DISCUSSION: B1 – (A) add permitted principal uses(.)
B2 – Remove 19
B3 – no changes
M1 – remove Boarding of animals

At the February Plan Commission meeting we will review the final zoning districts, the maps, and building accessory structures (garages). If all is good, Matthew Pearlson will attend the March Village Board meeting to give them an update as to where we are at and discuss moving forward with the open house and public hearing. The properties changing will need to be sent notices. The recommendation was made that the Village should look into having an outside company update the entire Zoning Code.

ADJOURNMENT

Motion by Matthew Pearlson to adjourn, second by Rob Braun motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:59 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer