

PLAN COMMISSION MEETING FEBRUARY 25, 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, Rob Braun, Uriah Wolfe, Brooke Mascitti, John Meyer and Heidi Peterson.

Also Present: Deputy Clerk-Treasurer Wigderson, Village Building Inspector, Scott Hussinger, Dale Zabel, Jen Balzer, and Steven Plum from Kettle Moraine School District, Terry Wilson, Tom & Mary Keppeler, Debbie & Ron Christman, Todd Grafenauer, Chad & Stephanie Slininski, and Jack Takerian. Via Zoom link: Carlee Strong and Heidi Winsor.

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 January 28, 2025. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Dan Zdrojewski, motion passed. Uriah Wolfe, Heidi Peterson and Brooke Mascitti abstained.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & WINDOW SIGNAGE FANCY THAT HOUSE DESIGN 104 W MAIN STREET, SUITE 106

REQUESTED BY: Stephanie Sliniski
104 W Main Street
Wales, WI 53183

PRESENTED BY: Stephaine Sliniski

DISCUSSION: This business has been online, and this will be her brick-and-mortar location. The studio will offer hours for customers to come in. There will not be set hours to be open, as most customers will be helped by appointment. Currently there will only be one employee. The window signage will be white vinyl letters, and the size will be 46"x40". The signage will not be illuminated.

MOTION: Motion by Uriah Wolfe to recommend the business plan of operation and window signage for Fancy That House Design, 104 W Main Street, Suite 106, as submitted, second Brooke Mascitti. Motion passed unopposed.

REQUEST FOR APPROVAL UPDATED PYLON SIGNAGE KWIK TRIP 415 NORTH WALES ROAD

REQUESTED BY: Carlee Strong
1626 Oak Street
La Crosse, WI 54601

PRESENTED BY: Carlee Strong

PLAN COMMISSION MEETING FEBRUARY 25, 2025

DISCUSSION: They would like to replace the existing signage and message board. There will be no change in the size of the signage. They will be updating the lettering font to make it easier to read and the electronics for the messaging board. The message board will change about every 60 seconds, but not quicker than 30 seconds. The light can be reduced if it is too bright

MOTION: Motion by Matthew Pearlson to recommend the changes to the pylon signage for Kwik Trip, 415 N Wales Road with condition that if the lights are too bright that they reduce the brightness, as submitted, second Heidi Peterson. Motion passed unopposed.

REQUEST FOR APPROVAL CERTIFIED SURVEY MAP EXTERRITORIAL REVIEW TOWN OF GENESEE W315 S3300 HARVEST VIEW DRIVE

REQUESTED BY: Todd Grafenauer
W315 S3300 Harvest View Drive
Waukesha, WI 53189

PRESENTED BY: Todd Grafenauer

DISCUSSION: The Certified Survey Map has received all their approvals from Genesee, and Waukesha County, to adjust the lot lines in lot 2 to give more land to lot 1. Some of the existing buildings in lot 1 will have to be removed prior to getting permits from Genesee for new buildings.

MOTION: Motion by Alan Theis to recommend approval of the Exterritorial – Town of Genesee Certified Survey Map for W315 S3300 Harvest View Drive, as submitted, second John Beres, Jr. Motion passed unopposed.

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, Steven Plum and Jen Balzer

DISCUSSION:
Terry Wilson – wants to have the gate installed somewhere around his property.
Tom Keppleler – thinks it would be nice to have a gate somewhere around the property so that it does not have the look or feel of a prison.
Steve Plum – the gate could have a problem, it could be a liability for the school district. The children need to be kept safe without having an access to leave the property. The school district could look into installing a child-proof lock on the gate.

The School District would like to install a fence along the south end of their property for Wales Elementary School, 219 N Oak Crest Drive. The fence would be installed 20 feet off of the lot line which would allow for lawn mowing and maintenance of the fence without leaving their property. There is currently a 6-foot-tall fence

PLAN COMMISSION MEETING FEBRUARY 25, 2025

installed on the westside of the property and that will remain. The new fence will be 4 feet tall. And will run about 300 feet from the west to the east and then north to their driveway to the elementary school. The fence will be coated in green vinyl finish to help camouflage the fence. A gate will be installed to allow the neighbors to the south of the fence to access the playground. They will not be removing any trees in this area. They will not be addressing the sidewalk until the Village does road repairs on Oak Crest Drive. With having the fence coated in green vinyl the school district will not be installing any landscaping around the fence.

MOTION: Motion by Dan Zdrojewski, to approve the installation of a 4-foot-tall fence around the south and east end of the 219 N Oak Crest Drive property, with the fence to be covered in green vinyl and one gate installed with a child-proof latch, as submitted, second Matthew Pearlson. Motion passed unopposed.

**REQUEST FOR APPROVAL
SITE PLAN, LIGHTING, LANDSCAPING &
BUSINESS PLAN OF OPERATION
STARBUCKS
271 WEST SUMMIT AVENUE**

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

PRESENTED BY: Jack Takerian and Heidi Windsor

DISCUSSION: They will be abandoning the existing well, and the existing building will be razed. Both a new deeper well and building will be installed on the property. Starbucks has signed a 10-year lease with a 10-year extension for the business. The site plan and storm water plan have been approved by the Village Engineer. The developer will need to get all building permits, razing and erosion control permits, and setup a preconstruction meeting with the Village. The new drive-through que will be able to hold 14 cars, and there will be 24 parking spaces, 20 spaces are required by the Village's Zoning code. The building will be 2200 square feet. There will be an outside patio. Starbucks is going back to their coffee house style which includes sitting inside of the building. They expect to have the store open late October, early November 2025. There is adequate space to remove snow and keep it on their property. There is some concern about the headlights from the cars in the drive-through lane causing an issue for cars going north on Hwy 83. The developer stated that Hwy 83 is slightly elevated and with the landscaping and curve of the drive should not be an issue. The site lighting, except for security lighting needs to be turned by 11:00 p.m. The screening for the dumpster enclosure needs to match the building materials. There will be screening on the east side of the building that will hide access to the roof and the utilities for the building. The building will have brown and grey siding with some brick work on each side of the building. Signage for the building and monument will be submitted later for approval. There is landscaping around the building, parking lot and around the property. The landscaping will be maintained by an outside company. The store will be open Sunday through Saturday, 6:00 a.m. until 9:00. p.m. There will be 5 employees.

MOTION: Motion by John Beres, Jr. to recommend approval of the site plan, landscaping, site lighting, 271 W Summit Avenue and that the concerns of SEH in their letter are addressed, and that lighting is turned off by 11:00 p.m., as submitted, second Matthew Pearlson. Motion passed unopposed.

MOTION: Motion by Alan Theis to recommend approval of the business plan of operation for Starbucks, 271 W Summit Avenue, as submitted, second Heidi Peterson. Motion passed unopposed.

PLAN COMMISSION MEETING FEBRUARY 25, 2025

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 similar uses as determined by Plan Commission, remove (examples)
B2 – Remove C-19
B3 – no changes
M1 – remove C (1) Boarding of animals
Chapter 163 - remove C max floor area.

These will be sent over to the Village Attorney to review for the next meeting.

ADJOURNMENT

Motion by Rob Braun to adjourn, second by Uriah Wolfe motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:15 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer