

PLAN COMMISSION MEETING APRIL 29, 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., Dan Zdrojewski, Rob Braun, Uriah Wolfe, Brooke Mascitti, John Meyer and Heidi Peterson.

Excused: Alan Theis and Matthew Pearlson.

Also Present: Deputy Clerk-Treasurer Wigderson, Debbie & Ron Christman, Dan Neuwirth, 200 W Summit Ave., Alex Heath, 323 N Wales Rd, Geoff Sander, 818 Criglas Rd, Shelly Sullivan & Ron Ehli, 481 Caernarvon Rd and Levi Zuck, 227 W South 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 February 25, 2025. Motion by Uriah Wolfe to approve the minutes and waive the requirement of reading same, second by John Beres, Jr., motion passed unopposed.

PUBLIC COMMENT

No Public Comment.

REQUEST FOR APPROVAL 6-FOOT-TALL FENCE 227 WEST SOUTH STREET

REQUESTED BY: Levi Zuck
227 W South Street
Wales, WI 53183

PRESENTED BY: Levi Zuck

DISCUSSION: The Zucks would like to install a 6-foot-tall fence around their property for the safety of their children and privacy. The fence would be on the lot line on the sides and at the rear of the property and continue to the front of the home. Plan Commission members asked if the fence could be placed to the front of the house and not beyond. Mr. Zuck stated that they are having an addition to the house installed at the front of the house and would ask if the fence could be installed to the new addition? Due to the septic in the back yard, they would like to place the fence 3' – 5' off of the rear lot line. The fence would be board on board with the finished side facing out.

MOTION: Motion by Dan Zdrojewski, to approve the installation of a 6-foot-tall fence around the side and rear of the house and to the 65.24' front yard dimension on the submitted survey, even if the new addition is not installed at 227 W. South Street, as submitted, second Uriah Wolfe. Motion passed unopposed.

REQUEST FOR APPROVAL 6-FOOT-TALL FENCE 481 CAERNARVON ROAD

REQUESTED BY: Ronald Ehli & Shelly Sullivan
481 Caernarvon Road
Wales, WI 53183

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PRESENTED BY: Ronald Ehli & Shelly Sullivan

DISCUSSION: The requested 6-foot-tall fence is only on the south side of their property and would be 110 feet long. This is for privacy from the neighbor. The neighbors house sits further back and they use there front yard, which is the Ehli & Sullivan side yard, for the running of a dirt bike and 4-wheeler. The fence would be made out of 6-foot sections of horizontal boards with enough room at the bottom of the fence to clean weeds or grass from their side of the property. The fence would be installed 3-8 inches off of the lot line.

MOTION: Motion by John Beres, Jr., to approve the installation of a 6-foot-tall fence on the south side of their property for 110 feet at 481 Caernarvon Road, as submitted, second Heidi Peterson. Motion passed unopposed.

REQUEST TO KEEP BACKYARD CHICKENS 818 CRIGLAS ROAD

REQUESTED BY: Geoff Sander
818 Criglas Road
Wales, WI 53183

PRESENTED BY: Geoff Sander

DISCUSSION: Their backyard is wooded, and has a large swale so, the neighbors should not be able to see the coop. There will be 4 hens and no roosters. The coop will be 8' wide and 20' long with the coop siting above the enclosed area 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 Brooke Mascitti to recommend approval of the keeping of 4 backyard chickens at 818 Criglas Road, as submitted, second Heidi Peterson. Motion passed unopposed.

REQUEST FOR APPROVAL CERTIFIED SURVEY MAP EXTERRITORIAL REVIEW TOWN OF GENESEE S24 W 33285 SUTTON RIDGE COURT

REQUESTED BY: Marc and Ella Wilson
S24 W33285 Sutton Ridge Court
Dousman, WI 53118

DISCUSSION: They are creating a new 5-acre parcel. The new parcel will have a home built on it, and the current owner will own both properties. The lot split has been approved by both Waukesha County and the Town of Genesee.

MOTION: Motion by Dan Zdrojewski to recommend approval of the Exterritorial – Town of Genesee Certified Survey Map for S24 W33285 Sutton Ridge Court, as submitted, second Uriah Wolfe Motion passed unopposed.

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REQUEST FOR APPROVAL CHANGE IN AWNING SIGNAGE ACE HANDYMAN SERVICES 200 WEST SUMMIT AVENUE, SUITE 135

REQUESTED BY: Dan Neuwirth
200 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Dan Neuwirth

DISCUSSION: This business has moved from the upstairs floor to the ground floor and will be installing new awning signage. Their current awning signage will be removed. The signage will be internally illuminated, and the sign must be turned off by 11:00 p.m. It will have a black background with white and red lettering. The size will be 24" high by 90" long.

MOTION: Motion by Rob Braun to recommend approval of the change in awning signage for Ace Handyman Services, 200 W Summit Avenue, as submitted, second John Beres, Jr. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & BUILDING MOUNTED SIGNAGE HEATH & ASSOCIATES, INC AMERICAN FAMILY INSURANCE 323 NORTH WALES ROAD, UNIT 2B

REQUESTED BY: Alex Heath
323 N Wales Road
Wales, WI 53183

PRESENTED BY: Alex Heath

DISCUSSION: The American Family Insurance on Summit Avenue is closing. Alex is moving the business to this new location. The business will be open, Monday – Friday, 8:00 a.m. until 5:00 p.m. There will be 5 employees. The business will require 7 parking spaces. There can be window signage, but it has to be 25% or less than the space of the window. The building mounted signage will be illuminated and must be turned off by 11:00 p.m. The sign will have a white background with blue and white lettering and the red roof line design. The sign will be 48" tall and 120" long.

MOTION: Motion by Uriah Wolfe to recommend approval of the business plan of operation and building mounted signage for Heath & Associates, American Family Insurance, 323 N Wales Road, with the signage being turned off by 11:00 p.m., as submitted, second Heidi Peterson. Motion passed unopposed.

DISCUSSION OF VILLAGE OF WALES PLAN COMMISSION POLICES & PROCEDURES

DISCUSSION: John Meyer put together a document that states what the Plan Commission members should be doing in their role as members. On the last page of the document remove the "15 minutes" prior to the meeting, if there is not a quorum of members, the meeting is cancelled.

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MOTION: Motion by Uriah Wolfe to adopt the Plan Commission Policies & Procedures document, with the removal of the 15 minutes in advance of the meeting for a quorum to be present or the meeting is cancelled, as submitted, second John Beres, Jr., Motion passed unopposed.

DISCUSSION OF THE ZONING & MASTER LAND USE MAPS UPDATES

DISCUSSION: Send to Village Board for their review.

MOTION: Motion by Dan Zdrojewski to send the maps to the Village Board for their review before setting public hearing date, as submitted, second Brooke Mascitti. Motion passed unopposed.

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

DISCUSSION: B1 – the open/green space was changed, contact the Village Attorney to find out why.
B2 – put the B1 uses in this section. Wording needs to be the same as the B1(14)(a) should be (15) and not (a). The open/green space needs to be the same as whatever is recommended from the Attorney.

B3 – the open/green space needs to be the same as whatever is recommended from the Attorney.

M1 – the words “properties and roadway” should be added to the screening of the dumpster (I) Architectural design should replace “aesthetic design”

Chapter 163 - no changes

Check with the Village Attorney about the change he made to the Green Space/Open Space requirement in each district and if they can be changed back to what was there originally or what is the reason for his change. The Plan Commission would like to get these to the Village Board for their review at their June 2, 2025 meeting to get an open house and public hearing set for the adoption of the new codes and maps. The Deputy Clerk should get a timeline for what it will require to get the proposed new ordinances adopted.

ADJOURNMENT

Motion by Uriah Wolfe to adjourn, second by Brook Mascitti motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:28 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer