

PUBLIC HEARING AND PLAN COMMISSION MEETING MAY 27, 2025

Notice of the Public Hearing on the proposed Rezoning of the vacant land on Elias Street, Tax Key Number WLSV 1456 035 from R-2 Single Family Residential District to R-3 Two Family Residential District was published in the Lake Country West Now and posted in the Village of Wales. The Public Hearing was held at the Wales Community Center, located at 216 W. South Street.

The Public Hearing was opened at 6:00 p.m. by Chairperson Amy Barrows.

Present: Amy Barrows, Alan Theis, Dan Zdrojewski, Rob Braun, Brook Mascitti, Matthew Pearlson, John Beres, Jr., and John Meyer.

Absent: Heidi Peterson and Uriah Wolfe.

Also Present: Deputy Clerk-Treasurer Wigderson, Tim Merkel, 156 Elias Street and Dr. Mitchell Bruckert, 219 E Summit Avenue.

PUBLIC HEARING

There was no public comment on the possible rezoning of the vacant parcel, Tax Key Number WLSV 1456 035 from R-2 Single Family Residential District to R-3 Two Family Residential District.

The Public Hearings were closed at 6:01 p.m.

PLAN COMMISSION MEETING

The Regular Plan Commission meeting was called to order at 6:02 p.m. by Chairperson Amy Barrows.

Present: Amy Barrows, Alan Theis, Dan Zdrojewski, Rob Braun, Brook Mascitti, Matthew Pearlson, John Beres, Jr., John Meyer, and Uriah Wolfe (6:31).

Absent: Heidi Peterson

Also Present: Deputy Clerk-Treasurer Wigderson, Tim Merkel, 156 Elias Street and Dr. Mitchell Bruckert, 219 E Summit Avenue.

It was noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

PUBLIC COMMENT

No Public Comment.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of April 29, 2025. Motion by Dan Zdrojewski to approve the minutes and waive the requirement of reading same, second by John Beres, Jr., motion passed. Abstained Alan Theis and Matthew Pearlson.

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REQUEST FOR APPROVAL REZONE TAX KEY NUMBER WLSV 1456 035 VACANT LAND ON ELIAS STREET FROM R-2 SINGLE FAMILY REISENTIAL DISTRICT TO R-3 TWO FAMILY RESIDENTIAL DISTRICT ZONING

REQUESTED BY: Tim Merkel
156 N Elias Street
Wales, WI 53183

PRESENTED BY: Tim Merkel

DISCUSSION: This parcel is vacant land and is not buildable. The parcel is owned by the property owner of 156 Elias Street. Mr. Merkel is looking to install a new septic system and that land is where he wants to put it. Waukesha County will not let him install the septic on the property without combining with the 156 Elias Street property. The 156 Elias Street property is zoned R3 Two Family and the vacant land is zoned R2 Single Family, so the vacant land must be rezoned before a new CSM could be submitted for approval.

MOTION: Motion by Alan Theis to recommend approval rezoning Tax Key Number WLSV 156 035 from R-2 Single Family Residential District to R-3 Two Family Residential District Zoning, as submitted, second Brook Mascitti. Motion passed unopposed.

REQUEST FOR APPROVAL CERTIFIED SURVEY MAP 156 NORTH ELIAS STREET

REQUESTED BY: Tim Merkel
156 North Elias Street
Wales, WI 53183

PRESENTED BY: Tim Merkel

DISCUSSION: A new septic system needs to be installed at 156 N Elias Street. To install a new septic system for his home permission must be granted from Waukesha County, Waukesha County is requiring that the two parcels the vacant land WLSV 1456 035 be combined with 156 N Elias Street. The new lot meets all requirements of the Village of Wales.

MOTION: Motion by Matthew Pearlson to recommend approval of Certified Survey Map for 156 N. Elias Street, as submitted, second John Beres, Jr. Motion passed unopposed.

CONCEPTUAL DISCUSSION MODULAR MRI UNIT WALES ANIMAL CLINIC 219 SUMMIT AVENUE

REQUESTED BY: Dr. Mitchell Bruckert
219 Summit Avenue
Wales, WI 53183

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PRESENTED BY: Dr. Mitchell Bruckert

DISCUSSION: Dr. Mitchell Bruckert would like to install a modular MRI unit. It would be installed on the north side of the building, outside. It would be in “pod” type container, which is about 53’ long. The building owner has provided a letter that states he approves of the installation of the MRI unit. The noise level is comparable to a quiet home. The unit would not be ADA accessible, but it is not open to the public and so it is not a requirement. This unit would not be connected to the building, it would be able to be moved to a new location. The walkway from the building to the unit is not covered, but they would look at in the future. There are only 2 other MRI units in the area. There are no mechanicals outside for the unit, everything is housed inside the unit. It will require new electrical, a 480 3-phase power supply will be installed by WE Energies. Plan Commission members would like to see some type of landscaping on the north side of the property. They would like to see how this unit will be anchored to the concrete pad, what the possible signage for the unit would be, and a site plan to be reviewed by the Village Engineer to make sure that the MRI unit meets the Village’s Code.

MOTION: No motion at this time.

MASTER LAND USE & ZONING MAPS UPDATE

DISCUSSION: The proposed final versions of the maps should be sent to the Village Board for their review and the setting of an open house and public hearing dates

MOTION: Motion by Matthew Pearlson to send the Proposed Changes to the Zoning & Master Land Use Maps to the Village Board for their review and to set open house and public hearing dates as submitted, second Alan Theis. Motion passed unopposed.

B-1, B-2, B-3, M-1 AND CHAPTER 163 ACCESSORY STRUCTURES UPDATES

DISCUSSION: With the final version being completed, these should be sent to the Village Board for their review and for the setting of an open house and public hearing dates.

MOTION: Motion by Rob Braun to send the Proposed Changes to the B-1, B-2, B-3, M-1 & Chapter 163, Accessory Structures to the Village Board for their review and to set open house and public hearing dates as submitted, second Dan Zdrojewski. Motion passed unopposed.

ADJOURNMENT

Motion by Brooke Mascitti to adjourn, second by Alan Theis, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 6:43 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer