

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 29, 2025

Notice of the Public Hearing on the proposed Conditional Use Permit for an Outdoor MRI Unit at 219 E. Summit Avenue 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 6:02 p.m. by Acting Chairperson Dan Zdrojewski.

Present: Uriah Wolfe, Alan Theis, Dan Zdrojewski, Matthew Pearlson, John Beres, Jr., and John Meyer.

Absent: Amy Barrows, Heidi Peterson, Rob Braun and Brooke Mascitti.

Also Present: Deputy Clerk-Treasurer Wigderson, Scott Hussinger, Village Building Inspector, Dr. Mitchell Bruckert, 219 E Summit Avenue, Melisa Maroo & Deanna Marincic, 450 N Wales Road, Jamie & Kyle Hedin, 211 S Cardiff Road, Frank Orcholski, 210 W Summit Avenue, and Amy & Dan Harter, 144 E Summit Avenue.

PUBLIC HEARING

There was no public comment on the possible conditional use permit for a modular outdoor MRI unit at 219 E. Summit Avenue, Tax Key Number WLSV 1454 981 001. Two letters were received, one in favor and one opposed.

The Public Hearings were closed at 6:03 p.m.

PLAN COMMISSION MEETING

The Regular Plan Commission meeting was called to order at 6:03 p.m. by Acting Chairperson Dan Zdrojewski.

Present: Uriah Wolfe, Alan Theis, Dan Zdrojewski, Matthew Pearlson, John Beres, Jr., and John Meyer.

Absent: Amy Barrows, Heidi Peterson, Rob Braun and Brooke Mascitti.

Also Present: Deputy Clerk-Treasurer Wigderson, Scott Hussinger, Village Building Inspector, Dr. Mitchell Bruckert, 219 E Summit Avenue, Melisa Maroo & Deanna Marincic, 450 N Wales Road, Jamie & Kyle Hedin, 211 S Cardiff Road, Frank Orcholski, 210 W Summit Avenue, and Amy & Dan Harter, 144 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 May 27, 2025. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Matthew Pearlson, motion passed unopposed.

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 29, 2025

**REQUEST FOR APPROVAL
6-FOOT-TALL FENCE
ON COMMERCIAL PROPERTY AT
210 WEST SUMMIT AVENUE**

REQUESTED BY: Mike Wolf
210 W Summit Avenue
Wales, WI 53183

PRESENTED BY: Mike Wolf

DISCUSSION: The owners of the property would like to install a 6-foot-tall fence on the property that has the residential unit to give them some privacy from the bar in front of the home. The fence would be five feet off the retaining wall that is behind MD Saloon, and five feet off the north property line to allow for access to maintain the fence and grass. The fence will run 185 feet on the south, 135 feet on the west, 101 feet on the north, and 41 feet and 26 feet on the east of the property. The finished side of the fence needs to be installed facing out.

MOTION: Motion by Matthew Pearlson, to approve the installation of a 6-foot-tall fence around the around the property with the finish side of the fence being installed facing out, as submitted, second John Beres Jr. Motion passed unopposed.

**REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION AND
MONUMENT SIGNAGE
MONARCH CHIROPRACTIC
144 EAST SUMMIT AVENUE**

REQUESTED BY: Amy Harter
144 E. Summit Avenue
Wales, WI 53183

PRESENTED BY: Amy Harter

DISCUSSION: This is a name change and location for the existing Kolman Family Chiropractic, 300 E. Summit Avenue. There will be 6 employees. Hours of operation are Monday – Friday 7:00 a.m. until 7:00 p.m. and Saturday, 9:00 a.m. until 12:00 p.m. They will require 10 – 15 parking spaces. The new plaque sign in the monument will be white letters with a blue background and will be 27.63 inches tall and 91.5 inches long. The sign is internally illuminated and must be turned off by 11:00 p.m. The building has 54 parking spaces and there will be three businesses in the building, parking is not issue at this time.

MOTION: Motion by Matthew Pearlson to recommend approval of the business plan of operation and the new plaque for the monument for Monarch Chiropractic, 144 E. Summit Avenue, and signage must be turned off by 11:00 p.m., as submitted, second John Beres Jr. Motion passed unopposed.

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 29, 2025

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION AND MONUMENT SIGNAGE LAWN DOCTOR 144 EAST SUMMIT AVENUE

REQUESTED BY: Dan Harter
144 E. Summit Avenue
Wales, WI 53183

PRESENTED BY: Dan Harter

DISCUSSION: This will just be office space to meet with customers and do paperwork. No supplies will be stored at this location. Supplies and equipment for jobs are stored offsite. There will be one truck parked at the back of the building. There will be 3-5 employees, but only 2 will be in the office, the rest are at the job site. Hours of operation are Monday – Friday 7:30 a.m. until 6:00 p.m. and Saturday 8:00 a.m. until 1:00 p.m., seasonal only. The new plaque sign in the monument will be white letters with a blue background and will be 27.63 inches tall and 91.5 inches long. The sign is internally illuminated and must be turned off by 11:00 p.m. The building has 54 parking spaces and there will be three businesses in the building, parking is not issue at this time.

MOTION: Motion by Uriah Wolfe to recommend approval of the business plan of operation and the new plaque for the monument for Lawn Doctor, 144 E Summit Avenue, and signage must be turned off by 11:00 p.m., as submitted, second Alan Theis. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION GALS ON THE GO PROJECT – A PLACE TO THRIVE 450 NORTH WALES ROAD

REQUESTED BY: Melisa Marro
450 N Wales Road
Wales, WI 53183

PRESENTED BY: Melisa Marro & Deanna Marincic

DISCUSSION: They will be in the lower unit of the building and they access is through the lower level on the north side of the building. They have mental health workshops for kids, 5-13 year olds that run from 1½ to 3½ hours, 2 times a month. At times there will be some outside workshops on the property as well. There will be 5 employees and hours will vary depending on school schedules, and the time of year, September through May 2:30 p.m. – 7:00 p.m., winter break 9:00 a.m. – 4:00 p.m., summer 8:30 a.m. – 3:30 p.m. and some Sundays 12:00 p.m. – 4:00 p.m. They will require 8-10 parking spaces, there are two lots, an upper and lower, but currently there is not access to the lower lot with the construction going on at 271 W Summit Avenue. With having to use the upper parking lot, no workshops can be held at the location until the lower parking lot access is worked out. They can get the unit setup and move in, but at this time that is all that can be done. The Deputy Clerk will contact the property owner to see what is the timeline to get access to the lower parking lot. They are not requesting any signage at this time. Signage must be approved before it is installed.

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 29, 2025

MOTION: Motion by Matthew Pearlson to recommend approval of Business Plan of Operation for Gals on the Go Project – A Place to Thrive, 450 N Wales Rd with only getting the unit ready and no programs schedule until the park issue is resolved, as submitted, second John Beres, Jr. Motion passed unopposed.

REQUEST FOR APPROVAL HOBBY KENNEL PHANTASTIC MI-KIS 211 SOUTH CARDIFF ROAD

REQUESTED BY: Jamie Hedin
211 S Cardiff Road
Wales, WI 53183

PRESENTED BY: Jamie & Kyle Hedin

DISCUSSION: The Hedin's have 6 dogs, and the Village code allows for 3. A hobby kennel permit can be requested, which could allow additional dogs. They would like to start a breeding program with their Mi-Kis. Their yard does not have a fence, so the dogs are outside on leashes. They would like to have one employee working for them. The Municipal Code allows for one employee who does not live in the home. They would also like have to 10 dogs at their home. The Village currently allows residents to have 4 chickens with approval from the Plan Commission and Village Board. One of the requirements is to notify the abutting neighbors of the possible chickens, some Plan Commission members feels this should be done for the possible hobby kennel. The letters will be sent out to the neighbors for any comment at the September Plan Commission meeting.

MOTION: No motion at this meeting, tabled for the September Plan Commission meeting.

REQUEST FOR APPROVAL MULTIPLE DATES FOR AN OUTDOOR FUNDRAISER DOWN TOWN KM RISE & SHINE

200 WEST SUMMIT AVENUE

REQUESTED BY: Max LeClaire
200 W Summit Avenue
Wales, WI 53183

PRESENTED BY: No One Present

DISCUSSION: No one present to discuss the possible events. This will be moved to the Village Board for their review.

MOTION: No motion at this time.

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 29, 2025

REQUEST FOR APPROVAL CONDITIONAL USE PERMIT MODULAR MRI UNIT WALES ANIMAL CLINIC 219 SUMMIT AVENUE

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

PRESENTED BY: Dr. Mitchell Bruckert and Dr. Blake Webb

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. Only the Vets and licensed vet techs would be allowed in the MRI unit. This unit would not be connected to the building, it would be able to be moved to a new location, if they were to move. The walkway from the building to the unit is not covered, but they would look at in the future. There is not a restroom in the unit. There are no mechanicals outside for the unit, everything is housed inside the unit. It will require new electrical and gas lines installed. A 480 3-phase power supply will be installed by WE Energies. They will have to make sure to not to hit any of the sewer lines when installing the new electric and gas lines. Currently at the back of the building there is a concrete, but they would be pouring a new pad in the same location, no green space would be affected. The dumpster would be moved to the east of the building and be screened. There were two locations submitted for the location of the MRI. The 1st one was perpendicular to the building, the 2nd one was parallel to the building. Both had landscaping around the unit. The Plan Commission members prefer the parallel to the building. The unit can have the wrap placed on the unit with their logo, but no advertising for the maker, except for a small sign in a corner. The Plan Commission would prefer to see the unit painted to match the building if possible. No signage can be installed in the unit until it is submitted for review by the Plan Commission and Village Board. Plan Commission is requesting that a grading plan be submitted as questions were raised about possible flooding.

MOTION: Motion by Matthew Pearlson to recommend approval of the Conditional Use Permit to Allow the Modular MRI Unit Installed parallel to the building with signage for the unit to be submitted for approval at a later date and submitting a grading plan of the property, as submitted, second John Meyer. Motion passed unopposed.

DISCUSSION RESIDENT LETTER FOR POSSIBLE ZONING CHANGES

DISCUSSION: With all the wording for the updated zoning districts and maps completed. Amy Barrows and Matthew Pearlson will attend the August 18, 2025 Village Board meeting to discuss the changes and ask about having a facilitator be at the open house and public hearing to address any questions that residents may have. The letter that will be sent to the residents that are having their zoning changed is ready and the summary of the changes need to have a few tweaks

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 29, 2025

ADJOURNMENT

Motion by John Meyer to adjourn, second by Matthew Pearlson, motion passed, unopposed.
The regular Plan Commission meeting was adjourned at 7:33 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer