

PUBLIC HEARING AND PLAN COMMISSION MEETING SEPTEMBER 30, 2025

Notice of the Public Hearing on the proposed Conditional Use Permit for a ground mounted solar system for 329 Elias Street. Notice of Public Hearing for a proposed Hobby Kennel at 211 S. Cardiff Road was published in the Lake Country West Now and posted in the Village of Wales. The Public Hearings were 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, Uriah Wolfe, Alan Theis, Dan Zdrojewski, Matthew Pearlson, John Beres, Jr., Heidi Peterson, Rob Braun Brooke Mascitti and John Meyer.

Also Present: Deputy Clerk-Treasurer Wigderson, Jamie & Kyle Hedin, 211 S Cardiff Rd, Wayne Palmer, 271 W Summit Avenue, Roman & Janice Osmanski, 205 Caernarvon Rd, George & Linda Zach 236 S Cardiff Rd, Laura & Wilfredo Barreto 1045 Criglas Rd, Bob & Richelle Cuomo 1050 Criglas Rd, Jason Roetz, 271 W Summit Avenue, Pete Nielson 722 Criglas Rd, Danny Weimer 926 Criglas Rd, Robert & Bonnie Dixon 328 N Elias Street, Deb Scharff 329 Elias Street, Erik Mackey 329 Elias Street, Lauron Schneider 329 N Elias Street, Ron & Eileen Karrer 242 Cardiff Rd, Laura Krieger 1049 Criglas Rd, Pete Nielson 722 Criglas Road, and Kurt & Christine Schotz 221 S Cardiff Rd.

PUBLIC HEARINGS

There was no public comment on the possible conditional use permit for a ground mounted solar collection system for 329 N Elias Street, Tax Key Number WLSV 1456 950 002. Fifteen letters were sent out. Five letters were received in favor and one opposed.

Public comment was received on the possible hobby kennel for 211 S. Cardiff Road. Tax Key Number WLSV 1460 038. Fifteen letters were sent out none were returned. 8 emails were received none were in favor of the proposed hobby kennel.

Jamie and Kyle Hedin, 211 S Cardiff Road, would like to operate a home-based dog kennel out of their home. They would like to have 5 – 8 small dogs, plus their existing 6 dogs, but may have up to 14 dogs. There would not be any boarding of outside dogs, just their own dogs. The dogs would not be kept outside. They will be in the house and the only time that they will be outside is for playing and going potty. They would not be outside unattended.

Laura Krieger, 1049 Criglas Road, the original proposal was 10 dogs and now they are asking for 14 dogs, including possible puppies. Is worried that the kennel will adversely affect property values in the neighborhood. How does the Village make sure/enforce the rules? She grew up in this subdivision and there are no other chain link fences, she wants them to install a wooden fence.

Eileen Karrer, 242 Cardiff Road submitted an email.

Christine Schotz, 221 S Cardiff Road is concerned about an outdoor kennel and that it could be troublesome. What type of fence is going to be installed? Chain link?

Linda Zach, 236 S Cardiff Road there are already violations, more dogs than allowed. There dogs have run out of the house without a leash. The house is in the middle of the neighborhood and noise could be a factor. Do not want a chain link fence installed.

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George Zach, 236 S Cardiff Road are they going to register as a breeder? How are they going to control the number of litters that they will have each year. Of the litters of puppies, what are they going to do with the puppies they don't sell? Will that just be more dogs?

Pete Nielson, 722 Criglas Road has sent an email. Is worried that the proposed kennel will cause a problem for him to sell his home in the future. How would the kennel be maintained?

Kyle and Jamie Hedin, 211 S Cardiff Road, they would like to install a 4-foot-tall fence that would be 50 feet around the yard area. They would be turning the family room into an indoor kennel. A dog door would be installed to allow the dogs to go outside. The big dogs are on e-collars and will be on leashes at all times outside. They would be able to have 2-3 litters depending on the number of puppies in the litters. Over 25 puppies would go to Waukesha County. An average liter of puppies for a Mi-Kis is 3 puppies. They do not plan on keeping any puppies, they need to balance out the expenses of having puppies versus the income from the puppies. They are planning on updating the house the income would go for that.

The Public Hearings were closed at 6:25 p.m.

PLAN COMMISSION MEETING

The Regular Plan Commission meeting was called to order at 6:26 p.m. by Chairperson Amy Barrows.

Present: Amy Barrows, Uriah Wolfe, Alan Theis, Dan Zdrojewski, Matthew Pearlson, John Beres, Jr., Heidi Peterson, Brooke Mascitti, Rob Braun and John Meyer.

Also Present: Deputy Clerk-Treasurer Wigderson, Jamie & Kyle Hedin, 211 S Cardiff Rd, Wayne Palmer, 271 W Summit Avenue, Roman & Janice Osmanski, 205 Caernarvon Rd, George & Linda Zach 236 S Cardiff Rd, Laura & Wilfredo Barreto 1045 Criglas Rd, Bob & Richelle Cuomo 1050 Criglas Rd, Jason Roetz, 271 W Summit Avenue, Pete Nielson 722 Criglas Rd, Danny Weimer 926 Criglas Rd, Robert & Bonnie Dixon 328 N Elias Street, Deb Scharff 329 Elias Street, Erik Mackey 329 Elias Street, Lauron Schneider 329 N Elias Street, Ron & Eileen Karrer 242 Cardiff Rd, Laura Kriege 1049 Criglas Rd, Pete Nielson 722 Criglas Rd, and Kurt & Christine Schotz 221 S Cardiff Rd

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 July 29, 2025. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Dan Zdrojewski, motion passed. Rob Braun abstained.

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**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: Based on the comments from the public hearing, this item will be tabled until the October Plan Commission meeting. The Plan Commission is asking for more information on the proposed hobby kennel. What is the dog count going to be, when and where is a fence going to be installed on the property. How many puppies can be born before this becomes a Waukesha County/State of Wisconsin issue? At this time the petitioner cannot add any more dogs. A solid plan must be submitted for review.

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

**REQUEST FOR APPROVAL
5-FOOT-TALL FENCE
926 CRIGLAS ROAD**

REQUESTED BY: Dan Weimer
926 Criglas Road
Wales, WI 53183

PRESENTED BY: Dan Weimer

DISCUSSION: The owner would like to install a 5-foot-tall fence on the property. It would be a chain link fence. The fence would keep his dogs on his property. They did have to do some clearing of the trees/brush on the property to allow for the installation of the fence. There is an electric box on the rear of the property, and the fence should not be right on the electrical box. The Plan Commission recommends that the fence be installed 3-5 off of the property line to allow for maintenance of the fence, lawn and access to the electrical box. There will be gravel installed at the base of the fence to help control the weeds.

MOTION: Motion by Dan Zdrojewski, to approve the installation of a 5-foot-tall fence around the around the property, to be installed 3-5 feet off of the property line, as submitted, second Heidi Peterson. Motion passed unopposed.

**REQUEST FOR APPROVAL
MONUMENT SIGNAGE
STARBUCKS
271 WEST SUMMIT AVENUE**

REQUESTED BY: Jason Boetz
144 E. Summit Avenue
Wales, WI 53183

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PRESENTED BY: Jason Boetz

DISCUSSION: The proposed sign is in a different location than what was originally presented. It now is on west side of the building (Hwy 83) and not the north side (Hwy 18). The presented monument sign is green background with white letters and the Starbucks logo. It is 6 feet tall and 3 feet wide. Plan Commission members are requesting that a different design be presented for approval and there should be landscaping around the base of the sign.

MOTION: No motion at this time. Need to return for review of the new design.

REQUEST FOR APPROVAL BUILDING MOUNTED & GROUND SIGNAGE STARBUCKS 271 WEST SUMMIT AVENUE

REQUESTED BY: Wayne Palmer
271 West Summit Avenue
Wales, WI 53183

PRESENTED BY: Wayne Palmer

DISCUSSION: This request is for the building mounted and ground mounted signs, not the monument sign. Three sides of the building, north, south and west will have the round logo sign 48" diameter and the eastside of the building will have the lettering – "Starbucks" 1' .4" tall and 12' 10 5/8" long and they will be green. The building mounted signage will be internally illuminated. There will be drive-through signage, a menu board, and directional signage. Signage must be turned off at 11:00 p.m. or the close of business, whichever is later.

MOTION: Motion by John Beres, Jr. to recommend approval of the building mounted and ground mounted signage for Starbucks, 271 W. Summit Avenue, and signage must be turned off by 11:00 p.m., as submitted, second Alan Theis. Motion passed unopposed.

REQUEST FOR APPROVAL GROUND MOUNTED SOLAR COLLECTION SYSTEM 329 ELIAS STREET

REQUESTED BY: Debra Scharff
329 Elias Street
Wales, WI 53183

PRESENTED BY: Laura Schnieder

DISCUSSION: The homeowner would like to install a ground mounted solar collection system. It will be installed behind the house, midway on the hill. They have an electric car and will need a charger, as well as the whole house. The panels will be 4' by 8' and there will be 34 total panels. The panels will not require snow removal; it will melt off.

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MOTION: Motion by Matthew Pearlson to recommend approval of Ground Mounted Solar Collection System, 329 Elias Street, as submitted, second Uriah Wolfe. Motion passed unopposed.

CONCEPTUAL DISCUSSION POSSIBLE BUSINESSES 100 JAMES STREET

DISCUSSION: Bob Redding purchased the two lots and has been repairing the buildings and is interested in getting some type of business in the buildings. He does know that the Village is looking to change the zoning of these parcels from M1 Limited Manufacturing to B3 Mixed Use. He feels that the zoning change would help him get a business in the building. There would have to be a septic for the property. There is one currently, but it has not been used in many years and he thinks he is just going to replace it. There is a 3-phase electrical box from when it was used as manufacturing, that is going to be replaced. He is not interested in removing the current buildings and replacing them with new as the cost would be costly. When he has a better idea of what he wants to do he should come back to the Plan Commission to discuss. No business can move in with approval from the Plan Commission and Village Board.

MOTION: No motion at this time – conceptual discussion only.

DISCUSSION POSSIBLE ZONING CHANGES

DISCUSSION: The Plan Commission would like to move forward with getting the Zoning Code changes adopted. The Deputy Clerk should contact the Village Engineer and Village Attorney to see what are next steps and to see if either would be interested in attending the Open House and Public Hearing as a facilitator.

ADJOURNMENT

Motion by Brooke Mascitti to adjourn, second by John Beres, Jr., motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:33 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer