

PLAN COMMISSION MEETING NOVEMBER 18, 2025

The Regular Plan Commission meeting was called to order at 6:00 p.m. by Chairperson Amy Barrows.

Present: Amy Barrows, Alan Theis, Matthew Pearlson, John Beres, Jr., Brooke Mascitti and John Meyer.

Excused: Uriah Wolfe, Rob Braun, Heidi Peterson and Dan Zdrojewski.

Also Present: Deputy Clerk-Treasurer Wigderson, George & Linda Zach 236 S Cardiff Rd, John Rodell, 1 Legend Way, Jack Takerian 271 W Summit Ave – via Zoom, Dale & Laura Swenson, 108/110 E Oak Crest Dr, Jason Poetz 271 W Summit Ave and Ed Evans, 101 James 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.

PUBLIC COMMENT

No Public Comment.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of October 28, 2025. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by John Beres, Jr., motion passed unopposed.

REQUEST FOR APPROVAL PATIO DECK ENHANCEMENTS AT THE LEGEND AT BRANDYBROOK 1 LEGEND WAY

REQUESTED BY: John Rodell
1 Legend Way
Wales, WI 53183

PRESENTED BY: John Rodell

DISCUSSION: The existing patio is on the west side of the building and cannot be seen from the road. They want to add an upper deck that would connect to the lower patio that goes around the building. It would be an open aired space. The upper deck would have metal beams that flower baskets or banners could hang from. The lower patio could be used for the golfers to rest or retreat from the elements and still be outside. The upper deck will be 52 feet wide by 40 feet long. The upper deck will be accessible from both the upper event space and the lower patio. When submitting for the permit a site plan needs to be submitted as well.

MOTION: Motion by Alan Theis to recommend approval of the addition of the upper deck above the patio on the west side of the building and a site plan must be submitted with the permit for the Legend of Brandybrook Golf Club, 1 Legend Way, as submitted, second John Beres, Jr. Motion passed unopposed.

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REQUEST TO KEEP BACKYARD CHICKENS 468 SOUTH WELSH ROAD

REQUESTED BY: Anthony & Savanah Cottrill
468 S Welsh Road
Wales, WI 53183

PRESENTED BY: Anthony Cottrill

DISCUSSION: There will be 4 hens and no roosters. The coop will be 4' wide and 4' long, and will have a 8' by 8' enclosed area for the chickens to roam. The coop will not be within the 50' setback guidelines, it would then be on the other side of their 6-foot-tall fence. The coop will be 40 feet from the lot line and next to the west side of the house. 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 Matthew Pearlson to recommend approval of the keeping of 4 backyard chickens at 468 S Welsh Road, either of the two locations submitted are acceptable, as submitted, second Brooke Mascitti. Motion passed unopposed.

REQUEST FOR APPROVAL MONUMENT SIGNAGE & NEW LOCATION STARBUCKS 271 WEST SUMMIT AVENUE

REQUESTED BY: Jack Taerian
271 W. Summit Avenue
Wales, WI 53183

PRESENTED BY: Jack Takerian & Jason Poetz

DISCUSSION: At the last meeting Plan Commission requested a new design for the sign, and the possible new sign is not an option for a "stand alone" store. Starbucks is now installing all the same signage at locations. The proposed sign has "Drive Through" on it and with it being located on Hwy 83 it could be confusing to customers, thinking that they could enter from Hwy 83, when they have to enter from Hwy 18. The cut sheet for the sign states two different sizes for the base of the sign. The sheet has a different community name listed. Plan Commission would like to see a sign with out the words "Drive Trough" on it. Landscaping should be installed around the base of the sign. New signage will be reviewed at the next Plan Commission meeting.

It was requested that some sort of screening on the west side of the building to cover the pipes and ladder. I fence like the one on the east side of the building will be installed.

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

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DISCUSSION POSSIBLE CARRIAGE HOUSE REBUILD 101 JAMES STREET

REQUESTED BY: Edward Evans
101 James Street
Wales, WI 53183

PRESENTED BY: Edward Evans

DISCUSSION: Mr. Evans has purchased 101 James Street and would like to rebuild the carriage house that was taken down by the previous owner. There was some confusion about the lot lines and driveway that is owned by 103 James Street. Surveys were completed by both property owners and the lot line issues have been resolved. The proposed carriage house would be on the 101 James Street property, they would like to move it closer to the house. Current code allows 720 square feet of accessory buildings that are not attached to the home. There might not be anything that could be done to allow the rebuilding of the carriage house. The Deputy Clerk will work with the Building Inspector to see if there is any relief in the Municipal Code.

DISCUSSION 108/110 EAST OAK CREST DRIVE

REQUESTED BY: Dale & Laura Swenson
108/110 East Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Dale & Laura Swenson

DISCUSSION: The Swensons are looking to sell their property, 108/110 East Oak Crest Drive and would like to know what they can do with the property. It is currently zoned B-2 General Business, but it is being used as residential at this time. When they bought the property they moved into one side and had their business in the other side, they were granted a conditional use permit to allow this. The Swensons moved out and the Fronks moved in with their business and the conditional use permit was granted again. When they moved out the conditional use permit was rescinded as it was to be business. In 2018 the Swensons asked for a conditional use permit to allow the building to allow residential as they could not find any businesses to rent the space. The use has remained residential since 2018 with a conditional use permit. The property has to be sold as commercial zoning. The owners of the property could request to rescind the conditional use permit and go to a business use or amend the conditional use permit and keep the residential use. If the conditional use permit is rescinded, the Village will not go back to residential use again.

DISCUSSION POSSIBLE ZONING CHANGES

DISCUSSION: Amy, Matthew and Pauline met with SEH regarding them assisting with the open house and public hearing for the adoption of the proposed zoning changes. They are going to provide a quote that would include preparing and printing materials for the open house, attending the meeting, gathering comments and creating a summary report based on the comments provided. This also includes creating maps to be used during the meeting. The

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Deputy Clerk will get all the current and proposed changes to the maps and zoning districts to SEH. The dates are - the Open House, January 20, 2026, 5:00 p.m. until 7:00 p.m. and the Public Hearing will be February 24, 2026 at the regular Plan Commission meeting. The Village Board should be asked if they would like to have a joint meeting on that day.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by John Beres, Jr., motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:35 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer