

PLAN COMMISSION MEETING DECEMBER 16, 2025

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

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

Excused: Uriah Wolfe, Heidi Peterson and Matthew Pearlson

Also Present: Deputy Clerk-Treasurer Wigderson, George & Linda Zach 236 S Cardiff Rd, Jack Takerian 271 W Summit Ave – via Zoom, Jamie and Kyle Hedin 211 S Cardiff Rd, Dianie Wein 810 Criglas Rd, Laura Krieger 1049 Criglas Rd, Kurt & Christine Schlotz 221 Cardiff Rd and Wilfredo Barreto 1048 Criglas 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

Dianie Wein of 810 Criglas Road – the Hedins have applied for an LLC, which would make their proposed kennel a business and not a hobby. Business is not allowed in a residential district. A childcare vs dogs, or an auto mechanics with tow trucks. By approving the hobby kennel the Village would be opening a can of worms. The Village allows 3 dogs and they have 6, they are currently breaking the law. Kyle wants the neighbors to give them chance on a temporary basis. A new letter was received from a neighbor who is an attorney requesting that the Village does not approve the hobby kennel.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of November 18, 2025. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by John Beres, Jr., motion passed with amendments. Rob Braun and Dan Zdrojewski.

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

DISCUSSION: The new location is on the west side of the property on Hwy 83. Starbucks does not want to put the address on the sign as it could be confusing with the sign on Hwy 83 and then have a Summit Avenue address. Landscaping around the base of the sign will be done in the spring. The building is looking dirty and will be cleaned in the spring as well. The sign will be 7 feet 4 inches tall and 4 feet 7 inches wide. The sign will be internally illuminated. The background is the Starbucks green with white letters and a white logo. The brick base will match the building. The sign must be turned off by 11:00 p.m. or close of business, whichever is later. The business plan of operation needs to be submitted for approval prior to opening the store.

PLAN COMMISSION MEETING DECEMBER 16, 2025

MOTION: Motion by Alan Theis to recommend approval of the monument sign and location of the sign on west side of the building for Starbucks, 271 West Summit Avenue, the sign must be turned by 11:00 p.m. or close of business, as submitted, second by 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: Kyle Hedin

DISCUSSION: The Hedins currently have 6 dogs, 2 large dogs and 4 Mi-Kis, and are requesting an additional 4 dogs. They would like to have up to 10 dogs. These dogs would not be kept outside, they would be kept in the residence, except when outside to relieve themselves and the dogs will not be unattended. The Hedins are currently violating the Village code with the number of dogs they own and want to make it right and get the kennel license to allow for a minimum of 6 dogs. They would install a privacy fence. They would not be boarding dogs that do not belong to them. The Sheriff has not been called to their property as of today for any problems. The home is 2300 square feet, and another 400 feet could be added if the basement was finished. This is a business that breeds dogs for sale, and there could be 1-2 dog litters per year.

Plan Commission Discussion: The Plan Commission reviewed the Village Attorney's memo on hobby kennels. This property is zoned R-2 Single Family Residential District, and the hobby kennel does not fit the home base business definition in the Wales Zoning Code. The Plan Commission's role is to make sure that they enforce the Zoning Code regulations, which includes safety, and aesthetics of the community. The Village could be setting a precedent if approves this request. It could be dangerous, and a slippery slope. In addition, the Plan Commission would have to consider the impact of the request on the neighborhood. The question was raised about the noise (barking) and the waste removal, and that the neighbors have rights as well.

MOTION: Motion by Dan Zdrojewski to not approve the hobby kennel for 211 South Cardiff Road, the kennel is not a home-based business as listed in the Wales Municipal Code and is not in the best interest of the neighborhood, as submitted, second Alan Theis. Motion approved unopposed.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Rob Braun, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 6:48 p.m.

Submitted by

Pauline Wigderson,

PLAN COMMISSION MEETING DECEMBER 16, 2025

Deputy Clerk-Treasurer