

PLAN COMMISSION MEETING JANUARY 27, 2026

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

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

Excused: Alan Theis and Heidi Peterson.

Also Present: Deputy Clerk-Treasurer Wigderson, George & Linda Zach 236 S Cardiff Rd, Jamie and Kyle Hedin 211 S Cardiff Rd, Debbie Christensen, 218 Lincolnshire Place, Laura Krieger 1049 Criglas Rd, Kurt & Christine Schlotz 221 Cardiff Rd, Peter Neisen 722 Criglas Rd, Elieen Katrer 242 S Cardiff Rd, Jeff Krumrick 403 Anglesey 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

Christine Schlotz – 221 Cardiff Road, she understands that the Hedins moved in with 4 dogs and she has no problem with them keeping the 4 dogs they currently have. She does not want the dogs to be removed from their daughter.

Laura Krieger – 1049 Criglas Road, wants to approve the 4 dogs for the Hedins, she does not want the Village to take away the dogs from their daughter.

Jeff Krumrick – 403 Anglesey Road, they have asked for more than 4 dogs, and feels that the rules should be followed, we should not change the rules. He has lived in the Village for 53 years and was previously on the Plan Commission and has asked them to withdraw the request to keep 5 dogs, he does not want to see 5 dogs at one home. He is requesting the Plan Commission to reject the request. Rules have been made, follow the rules. He feels that he should have gotten a letter from the Hedins, because he would have liked to talk to them.

George Zach – 236 S Cardiff Road, he checked and the Hedins have not taken down their website about the Mi-Kis. Puppies could make the dog total 8 or more. A breeding business should not be allowed.

Wilfredo Barreto – 1048 Criglas Road, did a check with surrounding communities, and most only allow 2 dogs. By allowing the exemption this time, the next could be rotties or pitties and what would prevent that from happening. Seems like they are a dog breeding business.

Linda Zach – there is enough history that they have had 4 dogs when they moved to the Village and then secured more dogs once here, they are violating the code. They are not a good candidate for an exemption to the rule. At the December meeting they said the dogs would all stay inside, the Village does not have an enforcement officer, who would be checking to see that all the rules would be followed. What would prevent accidental breeding? Why do they need so many dogs? The request should be denied.

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REQUEST FOR APPROVAL CHANGE IN BUILDING AND GROUND MOUNTED SIGNAGE 218 LINCOLNSHIRE PLACE

REQUESTED BY: Debbie Christensen
218 Lincolnshire Place
Wales, WI 53183

PRESENTED BY: Debbie Christensen

DISCUSSION: Lincolnshire Development would like to update the existing signage on the buildings, the ground mounted for the development and the ground mounted for the office. All four signs are being updated, 2 on the buildings facing Hwy 83, the ground mounted sign for the development, and the ground sign for the office. The signs on the building will be a white background with blue lettering. There is not an increase in the size of the signs they are just replacing old signs. None of the signs are illuminated. The building signs will be a blue background with white lettering and the size of the signs will be 48" tall and 96" long. The development sign will be 36" tall and 60" long; the office sign will be 24" tall and 30" long and will be a blue background with white lettering.

MOTION: Motion by Dan Zdrojewski to recommend approval of the change in building and ground mounted signage for the Lincolnshire Development, 218 Lincolnshire Place, as submitted, second by Brook Mascitti. Motion passed unopposed.

REQUEST FOR APPROVAL TO EXCEED THE 3 DOG LIMIT 211 SOUTH CARDIFF ROAD

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

PRESENTED BY: Kyle Hedin

DISCUSSION: The Hedins are down to 4 dogs and have until January 31, 2026 to get down to the allowed 3 dogs per the letter from the Village Attorney. Two plans were submitted, one for 4 dogs and one for 5 dogs. The Hedins would really like to not split up their pack, which could affect their children. A letter was submitted with 6 neighbors signing off on allowing them to have the extra dogs and two residents spoke in favor of keeping the extra dogs. Both of the bigger dogs have been fixed so they cannot have puppies. The three little dogs would be used for breeding. There would only be 1 or 2 litters a year, and with the small dogs they usually have a small litter. They moved here in February 2025 and did not know at that time about the 3 dog requirements, and once they became aware of the code requirement, they came to the Village to see what their options were. They did get a dog in August with the intention of getting kennel permit or an exemption to the 3-dog code limit. The hobby kennel request was denied in December 2025. *The Village's Municipal Code Chapter 148-2 states - No person shall keep more than three dogs over the age of five months upon any premises within the Village except in a dog kennel approved by the Village Board*

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Plan Commission Discussion:

John Meyer – Proposed that they should follow the Village Code requirement for a year and then return with a proposed change to the code.

Brook Mascitti – is concerned they are already over the allowed number of dogs, and they plan on breeding for puppies.

Rob Braun – they have two large dogs and two little dogs, plus one that is 5 months old, they may sell or keep the dog.

Dan Zdrojewski – not in favor.

John Beres, Jr. – not in favor.

Matthew Pearlson - is in favor of waiting a year and reapplying, to give everyone a cooling off period. With the 3 dogs that are allowed he could show that he is a responsible dog owner.

Amy Barrows – keep the current 4 dogs, but they cannot be replaced or additional dogs added. A fence should be installed around the property. 2 litters a year and not keeping of the puppies.

MOTION: Motion by Uriah Wolfe to recommend denying the request for an exemption to the 3 dog limit due to a strong neighborhood objection, second John Beres, Jr. Motion approved 6-2. Nay votes Rob Braun and Amy Barrows

ADJOURNMENT

Motion by Matthew Pearlson to adjourn, second by Rob Braun, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 6:41 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer