

PLAN COMMISSION MEETING FEBRUARY 24, 2026

The Regular Plan Commission meeting was called to order at 7:00 p.m. by Chairperson Amy Barrows.

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

Excused: Matthew Pearlson

Also Present: Deputy Clerk-Treasurer Wigderson, Wilfredo Barreto 1048 Criglas Rd, Jeff Tjugum 1904 Hillside, Bruce Duncan 543 AJ Allen Circle, Tammy Martin, Ben Prechnow, 208 E Oak Crest Drive, Noah Bledstein, 466 S Welsh Road, Josh Ziesemer, 543 AJ Allen Circle, Chuck Bilkey, 434 S Welsh Rd and Gloria Gear, 420 Welsh 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

Chuck Bilkey – 434 S Welsh Road had questions regarding the proposed fence for 466 S Welsh Road, how tall is it going to be, what is going to look like, does it have to be 5 feet off of the lot line? Who is taking care of the maintenance of the fence and grass? Will trees be removed? What is the purpose of the fence?

Gloria Gear – 420 Welsh Road had the same concerns as Chuck Bilkey.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of December 16, 2025, and January 27, 2026. Motion by Alan Theis to approve both set of minutes and waive the requirement of reading same, second by John Beres, Jr., motion passed unopposed.

REQUEST FOR APPROVAL 5-FOOT-TALL FENCE 466 SOUTH WELSH ROAD

REQUESTED BY: Noah & Natalie Bledstein
466 S. Welsh Road
Wales, WI 53183

PRESENTED BY: Noah Bledstein

DISCUSSION: Mr. Bledstein would like to install a 5-foot-tall fence around the backyard of their property. It will be the same as what is installed in the front of the house, black aluminum with open space between the individual bars. The fence will keep the dogs from leaving the yard. The fence will be installed about 5 feet off the rear lot line, due to the 4 mature trees, the rest of the fence will be placed on the lot line. The trees will not be removed.

MOTION: Motion by Dan Zdrojewski, to approve the installation of a 5-foot-tall fence around the rear of the property, as submitted, second Uriah Wolfe Motion passed unopposed.

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REQUEST FOR APPROVAL CHANGE TO EXISTING GROUND MOUNTED SIGNAGE 208 OAK CREST DRIVE & CORNER OF HWY18 & OAK CREST DRIVE

REQUESTED BY: Ben Prochnow
208 Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Ben Prochnow

DISCUSSION: National Benefits Consultants and Yoga 4 All are requesting to install new monument signage at 208 E Oak Crest Drive and at the corner on Hwy 18 and Oak Crest Drive. The sign at 208 Oak Crest will be a white background with blue lettering and will be 112.5" tall by 95.5" wide. The logos are grey and blue and red. There is a gooseneck external light on the top of the monument, which must be turned off by 11:00 p.m. The sign at Hwy 18 & Oak Crest Drive will be 48" tall by 68" wide and will have the same logos. The sign will be a white background with blue lettering. This sign is not illuminated.

MOTION: Motion by Uriah Wolfe to recommend approval of the change to the existing ground mounted signage for National Benefits Consultants and Yoga 4 All at 208 E Oak Crest Drive and at the corner of Hwy 18 & Oak Crest Drive, with lighting to be turned off by 11:00 p.m., as submitted, second by Heidi Peterson. Motion passed unopposed.

REQUEST FOR APPROVAL CERTIFIED SURVEY MAP TAX KEY NUMBER WLSV 1473 997 001 – VACAN LAND

REQUESTED BY: Jeff Tjugum
1904 Hillside Drive
Delafield, WI 53018

PRESENTED BY: Jeff Tjugum

DISCUSSION: The CSM cannot be approved until the rezoning has been completed. This item will be tabled until the March Plan Commission meeting, when both the possible rezone and CSM will be on the agenda.

MOTION: No motion at this time. Item tabled for the March Plan Commission meeting.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION FINDERS KEEPERS 543 AJ ALLEN CIRCLE, SUITE D

REQUESTED BY: Bruce Duncan
543 AJ Allen Circle
Wales, WI 53183

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PRESENTED BY: Bruce Duncan

DISCUSSION: Finders Keepers is a resale shop that sells items on eBay and at the store. They will not take items from people to sell them; they only sell their own items. The purchase items at auctions, estate sales etc. There will not be any outside storage. They ship through UPS. The store will be open 7 days a week, from 10:00 a.m. until 7:00 p.m. They will require 5 parking spaces. There will be 5 employees. There will not be any hazardous materials on site. At this time, they are not requesting signage, but before any can be installed it must be approved by the Plan Commission.

MOTION: Motion by Dan Zdrojewski to recommend approval of the business plan of operation for Finders Keepers, Suite D 543 AJ Allen Circle, as submitted, second Alan Theis. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION COURTSIDE DESIGN, LLC 543 AJ ALLEN CIRCLE, SUITE C

REQUESTED BY: Josh Ziesemer
543 AJ Allen Circle, Suite C
Wales, WI 53183

PRESENTED BY: Josh Ziesemer

DISCUSSION: Courtside Design does not have walk-in traffic at the location; they will have the occasional client. It is a graphic design company that works with gyms, schools, and training facilities to design and produce court stencils, branded graphics, and visual systems. There will only be a sign on the door. They are open Monday – Friday, 8:00 a.m. until 5:00 p.m. There will be 6 employees.

MOTION: Motion by Rob Braun to recommend approval of the business plan of operation for Courtside Design, LLC, Suite C 543 AJ Allen Circle, as submitted, second Uriah Wolfe. Motion passed unopposed.

REQUEST FOR APPROVAL BUILDING ADDITION GLACIAL FREEZE 570 AJ ALLEN CIRCL

REQUESTED BY: Brad Servin
570 AJ Allen Circle
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: No one present to discuss. Tabled until the next Plan Commission meeting.

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DISCUSSION ZONING CODE OPEN HOUSE

DISCUSSION: The two properties at 203 James Street and 319 Universal Street, which currently are zoned M-1 Limited Manufacturing and proposed to be rezoned to B-3 Village Center Mixed Use District, the owners have expressed interest that they want to remain M1 – Limited Industrial One email was received and the owners of 203 James Street came to the Open House and stated that they are not in favor of the proposed change. The owners stated that the reason they bought the property was for the M1 – Limited Industrial District Zoning, and they would not be able to use the building for businesses that could fit the M1 – Limited Industrial District Zoning. 319 Universal is in talks to get new contracts, and they would then need to do an addition on the vacant property and that would not be allowed in the B3. The Plan Commission is not going to have the Public Hearing on March 31, 2026 for the possible zoning code amendments. We will discuss what could be done with the two properties moving forward.

DISCUSSION PLAN COMMISSION CHAIR

DISCUSSION: Amy Barrows the Plan Commission Chair is stepping back from the Plan Commission. Amy has been on the Plan Commission since 2018. Thank you, Amy, for your years of service to the Village of Wales. The Village President will appoint the new Plan Commission Chair, and will be confirmed by the Village Board at the April organizational meeting.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Heidi Peterson, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:10 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer