

PUBLIC HEARING AND PLAN COMMISSION MEETING MARCH 31, 2026

Notice of the Public Hearing on the proposed Rezoning of Vacant Property on Brandybrook Road, Tax Key Number WLSV 1473 997 001 from A2 Rual Home/Holding District to R-2 Single Family Residential District was published in the Lake Country West Now and posted in the Village of Wales. The Public Hearing was held at the Wales Community Center, located at 216 W. South Street.

The Public Hearing was opened at 6:00 p.m. by Acting Chairperson Dan Zdrojewski.

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

Absent: Matthew Pearlson and John Beres, Jr.

Also Present: Deputy Clerk-Treasurer Wigderson, Mike Sindorf, Village Building Inspector, Jeff Tjugum, and Tristian White, 570 AJ Allen Circle.

PUBLIC HEARING

Public Comment: There was no public comment on the possible rezoning of the vacant property on Brandybrook Road, Tax Key Number WLSV 1473 997 001. No letters were received regarding the possible rezoning from A-2 Rual Home/Holding District to R-2 Single Family Residential District.

Motion by Brooke Mascitti to adjourn the public hearing, second by Heidi Peterson, motion passed, unopposed. The Public Hearing was adjourned at 6:02 p.m.

PLAN COMMISSION MEETING

The Regular Plan Commission meeting was called to order at 6:03 p.m. by Acting Chairperson Dan Zdrojewski.

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

Absent: Matthew Pearlson and John Beres, Jr.

Also Present: Deputy Clerk-Treasurer Wigderson, Mike Sindorf, Village Building Inspector, Jeff Tjugum, and Tristian White, 570 AJ Allen Circle.

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 February 24, 2026. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Dan Zdrojewski, as amended, motion passed unopposed.

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**REQUEST FOR APPROVAL
REZONING OF TAX KEY NUMBER WLSV 1473 997 001
VACANT LAND ON BRANDYBROOK ROAD
FROM A2 RUTAL HOME/HOLDING TO R2 SINGLE FAMILY RESIDENTIAL DISTRICT**

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

PRESENTED BY: Jeff Tjugum

DISCUSSION: The property owner would like to split the current one lot into two lots, and to be able to create the smaller lots the zoning would have to change. Currently the property is zoned A-2 Rural Home/Holding District, which requires 3 acres and the R-2 Single Family Residential District requires 30,000 square feet for a lot. 15 letters were sent out regarding the possible rezone.

MOTION: Motion by Alan Theis to recommend approval of the rezoning of the vacant property on Brandybrook Road, Tax Key Number WLSV 1473 997 001, from A-2 rural home/holding District to R-2 Single Family Residential District, 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: A letter was received from the Village Engineer, with recommendation of approval of the Certified Survey Map to split the current lot into two lots. The letter does state that the site will have to have stormwater and driveway issues, but those will be addressed by the developer of the property. Driveways will not be put on the hill that currently have shared driveways. Mr. Tjugum asked if one person wanted to buy both lots could it go back to a single lot. Yes, it could but there would have to be a new CSM that would have to be approved by both the Plan Commission and Village Board. Lot 1 will be 1.0778 acres and lot 2 will be 1.2508 acres.

MOTION: Motion by Alan Theis to recommend approval of the Certified Survey Map for Tax Key Number WLSV 1473 001, as submitted, second Uriah Wolfe. Motion passed unopposed.

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**REQUEST FOR APPROVAL
GREENHOUSE
AT KETTLE MORAINES HIGH SCHOOL
349 NORTH OAK CREST DRIVE**

REQUESTED BY: Mariella Lehmann
349 N Oak Crest Drive
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: More information is required. Will be tabled until the April Plan Commission meeting.

MOTION: No motion item tabled for another meeting.

**REQUEST FOR APPROVAL
OUTDOOR FREEZE DRYER UNIT &
8-FOOT-TALL SECURITY FENCE
GLACIAL FREEZE
570 AJ ALLEN CIRCLE**

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

PRESENTED BY: Tristian White

DISCUSSION: The outdoor freezer unit and two condensers on backside of the building have already been installed. There are two locations on the site plan for future outdoor freezer units, before any installation begins, they ***must*** come for approval from the Plan Commission and Village Board. The proposed location has a garage door and down spouts that will have to be removed, and this will need review. The semi-trailer will be removed by the end of the week and once the project is completed the work trailers will be removed. The outdoor freeze dryer is having some issues, and they would like to keep the two condensers on the back of the building until the end of 2026, if the bugs are worked out the condensers they could be removed sooner. The condenser units make about the same amount of noise as an air conditioning unit. They would like to install a 8-foot-tall chain link fence around the outdoor freeze dryer for security reasons. The property owner is working with the business owner on re-paving the parking lot.

NO ADDITIONAL OUTDOOR FREEZE DRYER UNITS CAN BE INSTALLED WITHOUT GETTING APPROVAL OF BOTH THE PLAN COMMISSION AND VILLAGE BOARD.

MOTION: Motion by Dan Zdrojewski to recommend approval of one outdoor freeze dryer unit and 8-foot-tall chain link fence around that unit for security and the two condenser units on the backside of the building must be removed by the end of 2026, as submitted, second Heidi Peterson. Motion passed. Rob Braun abstained.

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DISCUSSION POSSIBLE ZONING CHANGES

DISCUSSION: At the open house 3 M1 properties had objections to the rezoning of their properties to B-3 Mixed Use District. The properties were purchased for manufacturing, they are used for manufacturing, and the proposed B3 zoning would not allow for manufacturing. There are only a few properties that are zoned M1 in the Village. The Plan Commission members agreed that the three properties should remain M1. For the next meeting, members would like to have the zoning maps and the M1 current and M1 proposed to see the changes recommended before moving forward with the rezone.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Uriah Wolfe, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 7:06 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer