

## **PLAN COMMISSION MEETING MAY 19, 2026**

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

Present: Uriah Wolfe, John Beres, Jr., Dan Zdrojewski, Heidi Peterson, and Brooke Mascitti.

Absent: Matthew Pearlson and Alan Theis.

Also Present: Deputy Clerk-Treasurer Wigderson, John Meyer, Craig & Jamie Grall, 306 N Oak Crest Drive, Claire Koenig, 632 Colwyn Bae, Teresa Perry, 570 AJ Allen Circle, and Nick Wollerman & Robert Davies, S12 W2977a Hwy 18.

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 March 31, 2026. Motion by Heidi Peterson to approve the minutes and waive the requirement of reading same, second by Uriah Wolfe, motion passed unopposed.

### **REQUEST TO KEEP BACKYARD CHICKENS 632 COLWYN BAE**

**REQUESTED BY:** Claire Koenig  
632 Colwyn Bae  
Wales, WI 53183

**PRESENTED BY:** Claire Koenig

**DISCUSSION:** There will be 4 hens and no roosters. The coop will be 64" x 40", and will have a chicken run that is 40" wide by 51" tall by 101" long, an enclosed area. The coop will be within the 50' setback guidelines. The color of the coop will match the home. One neighbor is not in favor of the chickens. The chickens will not be allowed to roam unattended and will be kept in the coop at night. The eggs cannot be sold directly to consumers from their home. The chickens cannot be butchered. A question was raised about the size of the run and the correct size should be provided to the Village Hall.

**MOTION:** Motion by Uriah Wolfe to recommend approval of the keeping of 4 backyard chickens at 632 Colwyn Bae and provide to the Village Hall the correct size of the chicken run, as submitted, second Brooke Mascitti. Motion passed unopposed.

### **REQUEST TO KEEP**

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### **BACKYARD CHICKENS 306 NORTH OAK CREST DRIVE**

**REQUESTED BY:** Craig & Jamie Grall  
306 N Oak Crest Drive  
Wales, WI 53183

**PRESENTED BY:** Caig Grall

**DISCUSSION:** There will be 4 hens and no roosters. The coop will be 4' x 4', and the chicken run will be an enclosed area of 4' x 4'. The coop will not be within the 50' setback guidelines, but there is a fence and bushes in between the property that abuts the rear of this property. The chickens will not be allowed to roam unattended and will be kept in the coop at night. The eggs cannot be sold directly to consumers from their home. The chickens cannot be butchered. A question was raised about the size of the coop and run, and the correct size should be provided to the Village Hall.

**MOTION:** Motion by Brooke Mascitti to recommend approval of the keeping of 4 backyard chickens at 306 N Oak Crest Drive and provide to the Village Hall the correct size of the chicken coop and run, as submitted, second John Beres Jr.. Motion passed unopposed.

### **REQUEST FOR APPROVAL CHANGE TO EXISTING BUILDING MOUNTED SIGNAGE GLACIAL FREEZE 570 AJ ALLEN CIRCLE**

**REQUESTED BY:** Karen Dodge  
570 AJ Allen Circle  
Wales, WI 53183

**PRESENTED BY:** Tresea Perry

**DISCUSSION:** They would like to install new building mounted signage, which has the new name of the company. It will be in the same spot as the current signage, on the southwest side of the building, facing the parking lot. The signage does not have a background, just the lettering. It is internally illuminated, and if it is too bright, it can be adjusted. The Village Municipal Code requires that at the lot the line light spillage cannot be more than ½ candlelight, the sign must meet the code requirement. The sign must be turned off by 11:00 p.m. The sign will be 6 ½ feet long by 4 feet tall. The letters will be blue & grey with the business logo being green with some yellow.

**MOTION:** Motion by Brooke Mascitti to recommend approval of the building mounted signage for 570 AJ Allen Circle, with the sign being turned off by 11:00 p.m. and that the lumens meet the ½ candlelight requirement, as submitted, second Heidi Peterson. Motion passed unopposed.

### **REQUEST FOR APPROVAL**

## **PLAN COMMISSION MEETING MAY 19, 2026**

### **CERTIFIED SURVEY MAP EXTERRITORIAL REVIEW TOWN OF GENESEE S12 W2977a HWY 18**

**REQUESTED BY:** Nick Wollerman  
S12 W2977a HWY 18  
Genesee, WI 53189

**PRESENTED BY:** Nick Wollerman

**DISCUSSION:** The Certified Survey Map has received all their approvals from Genesee, and Waukesha County. They are creating 3 lots, which have access through lot 2 to Hwy 18. They will be bringing in a preliminary plat to split the new lot 1 into 8 new parcels.

**MOTION:** Motion by Heidi Peterson to recommend approval of the Exterritorial – Town of Genesee Certified Survey Map for S12 W2977a Hwy 18, as submitted, second John Beres, Jr. Motion passed unopposed.

### **DISCUSSION ROB BRAUN LEAVING PLAN COMMISSION**

**DISCUSSION:** Rob Braun has decided to step back from the Plan Commission. He has been on the Plan Commission since 2015. He will be missed. Thank you Rob for your years of service to the Village of Wales.

### **DISCUSSION POSSIBLE ZONING CHANGES**

**DISCUSSION:** Dan Zdrojewski submitted some changes to the proposed M1 Zoning District. The Building Inspector is working on new setbacks and this will all be reviewed at the next Plan Commission meeting.

### **ADJOURNMENT**

Motion by Brooke Masscitti to adjourn, second by Uriah Wolfe, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 6:42 p.m.

Submitted by

Pauline Wigderson,  
Deputy Clerk-Treasurer