

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 28, 2026

Notice of the Public Hearing on the proposed Amended Conditional Use Permit for a Commercial Structure to have an Accessory Building for Storage, a Garage at 110 E. Oak Crest Drive 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 6:06 p.m. by Acting Chairperson Brooke Mascitti.

Present: Brooke Mascitti, Alan Theis, Matthew Pearlson, and John Beres, Jr.

Absent: Uriah Wolfe, Dan Zdrojewski, John Meyer and Heidi Peterson.

Also Present: Deputy Clerk-Treasurer Wigderson, Riley Voss, 110 E. Oak Crest Dr, Sarah Ankerstein, 204 Llamberris Pass, Marybeth Wilcox 626 Colwyn Bae, and Dale Zabel 563 AJ Allen Circle.

PUBLIC HEARING

There was no public comment on the possible amended conditional use permit for a accessory building for storage on a commercial property at 110 E. Oak Crest Drive, Tax Key Number WLSV 1454 998 001. Two letters were received, both in favor of the storage building.

The Public Hearings were closed at 6:07 p.m.

PLAN COMMISSION MEETING

The Regular Plan Commission meeting was called to order at 6:08 p.m. by Acting Chairperson Brooke Mascitti.

Present: Brooke Mascitti, Alan Theis, Matthew Pearlson, and John Beres, Jr.

Absent: Uriah Wolfe, Dan Zdrojewski, John Meyer and Heidi Peterson.

Also Present: Deputy Clerk-Treasurer Wigderson, Nick Wolermann, 110 E Oak Crest Dr, Linda Tuson & Dave Lee, P.O. Box 413, Barb & Chuck Neubert, 511 Wakefield Downs, Riley Voss, 110 E Oak Crest Dr, Sarah Ankerstein, 204 Llamberris Pass, Marybeth Wilcox 626 Colwyn Bae, and Dale Zabel 563 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 June 30, 2026. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by John Beres, Jr., as amended motion passed unopposed. Matthew Pearlson and Brooke Mascitti abstained.

PUBLIC HEARING AND PLAN COMMISSION MEETING JULY 28, 2026

REQUEST TO KEEP BACKYARD CHICKENS 626 COLWYN BAE

REQUESTED BY: Marybeth & Scott Wilcox
626 Colwyn Bae
Wales, WI 53183

PRESENTED BY: Marybeth Wilcox

DISCUSSION: The coop will be 6' x 5' with an enclosed run of 10' x 13'. The yard is fenced as well. The property owner would like to have 6 hens. Roosters are not allowed. The Plan Commission would like to have the requestor have the abutting properties sign off on a letter that states that they would like to have 6 hens and it needs to be submitted before the Village Board meeting. The hens will be kept in the coop at night. The eggs cannot be sold directly to consumers from their home. The chickens cannot be butchered.

MOTION: Motion by Alan Theis to recommend approval of the keeping of 6 backyard chickens at 626 Colwyn Bae, with no selling of the eggs, no keeping of roosters, no butchering of the chickens and an updated letter signed off by the abutting neighbors stating that they are requesting 6 hens to be submitted before the next Village Board meeting, as submitted, second Matthew Pearlson. Motion passed unopposed.

REQUEST TO KEEP BACKYARD CHICKENS 204 LLAMBERRIS PASS

REQUESTED BY: Mike & Sarah Ankerstein
204 Llamberris Pass
Wales, WI 53183

PRESENTED BY: Sarah Ankerstein

DISCUSSION: The coop will be 4' x 4'.2" with an enclosed run of 11'.4" x 4'.2". They would like to have 4 hens. Roosters are not allowed. The abutting neighbors were notified of the request for keeping of chickens. The hens will be kept in the coop at night. The eggs cannot be sold directly to consumers from their home. The chickens cannot be butchered.

MOTION: Motion by Alan Theis to recommend approval of the keeping of 4 backyard chickens at 204 Llamberris Pass, with no selling of the eggs, and no keeping of roosters, and no butchering of the chickens, as submitted, second John Beres, Jr. 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: Dale Zabel

DISCUSSION: The High School students would like to install a greenhouse like the one installed at the Elementary School. The items grown in the greenhouse would be used for fund raisers and for class study. The students have fundraised for the cost of the greenhouse and the concrete pad that it will be installed on. The location that they would like to use is number two on the map – the northeast corner off of the staff parking lot.

MOTION: Motion by John Beres, Jr. to recommend approval of the installation of the greenhouse at the map location number 2, the northeast corner of the staff parking lot at 349 N Oak Crest Drive, as submitted, second Matthew Pearlson. Motion passed unopposed.

**REQUEST FOR APPROVAL TO
AMEND THE CONDITIONAL USE PERMIT
TO ALLOW AN ACCESSORY BUILDING ON A
COMMERCIAL PROPERTY
110 EAST OAK CREST DRIVE**

REQUESTED BY: Riley & Rachal Voss
110 E Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Riley Voss

DISCUSSION: The commercial zoning does not allow accessory structures without an conditional use permit. The property is Zoned B2 General Business, but it is used as residential under a conditional use permit. The Voss's purchased this property and are using both sides as residential units. The 108 side did get a conditional use permit in 2018 to have a garage installed. 110 E. Oak Crest side does not have a garage, and they would like to install a 3-car garage for their cars and lawn equipment. The garage would be install on the paved driveway at the top of the hill where they are currently parking their cars. The garage exterior would match the exterior of the home. The existing fencing would remain. They are going to have trench power from the house for the garage.

MOTION: Motion by Matthew Pearlson to recommend approval of the Conditional Use Permit to allow an accessory building, a 3-car garage, at 110 E Oak Crest Drive, as submitted, second Alan Theis. Motion passed unopposed.

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DISCUSSION ZONING CHANGES

DISCUSSION: Tabled until the next Plan Commission meeting.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by John Beres Jr., motion passed, unopposed. The regular Plan Commission meeting was adjourned at 6:42 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer