PLAN COMMISSION MEETING SEPTEMBER 29, 2026

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

Present: John Beres, Jr., Dan Zdrojewski, Alan Theis, and Brooke Mascitti.

Absent: Uriah Wolfe, Heidi Peterson, and Matthew Pearlson.

Also Present: Deputy Clerk-Treasurer Wigderson, Village President John Meyer, Dale Zabel, Leah Cuda,& Susan Meruir, 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 August 25, 2026. Motion by Dan Zdrojewski to approve the minutes and waive the requirement of reading same, second by John Beres Jr., motion passed unopposed. Abstained Brooke Mascitti.

REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
KMSD BEYOND 18 PROGRAM
200 WEST SUMMIT AVENUE, SUITE 260

REQUESTED BY: Dale Zabel
200 W Summit Ave, Suite 260
Wales, WI 53183

PRESENTED BY: Dale Zabel, Leah Cuda, and Susan Meruir

DISCUSSION: The Kettle Moraine School District's Beyond 18 Program serves young adults with disabilities as they transition from High School to adult life. The program will teach independent living skills, work on vocational and employment skills, social and communication skills, practice problem-solving and decision making. This program will not function as a traditional classroom, but as a launching point for independence, employment, community participation, and service. Hours of operation will be Monday – Friday, 7:00a.m. until 2:00 p.m., but students start at 8:45 a.m. There will be 6-9 students in attendance on each day, with two staff members working with the students. The students are only in space about 20% of the time; otherwise, they out in the Community working on their skills. Two parking spaces are required, as the students will be picked up and dropped off. This program only runs during the school year. This program is 100% funded by the Kettle Moraine School District, through the Fund 10 and Fund 27. No signage is being requested. If signage is required at a later date, it must be approved by the Plan Commission and Village Board before it is installed.
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MOTION: Motion by Brooke Mascitti to recommend approval of the Business Plan of Operation for KMSD Beyond 18 Program, 200 W Summit Avenue Suite 260, as submitted, second Alan Theis. Motion passed unopposed.

REQUEST FOR APPROVAL
BUSINESS PLAN OF OPERATION
SOCIAL STYLE DANCE, LLC
323 NORTH WALES ROAD

REQUESTED BY: Erin O'Boyle
323 North Wales Road
Wales, WI 53183

PRESENTED BY: No one present

DISCUSSION: The business owner has chosen to not rent the unit.

MOTION: No motion, item removed from the agenda.

DISCUSSION
M-1 LIMITED INDUSTRIAL

DISCUSSION: Plan Commission members should review the current and proposed M1 and be prepared to discuss at the next meeting. We will be reviewing the proposed Zoning & Land Use maps to make they are ready to move forward as well.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Brooke Mascitti, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 6:25 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer