

Chapter VIII

LAND USE

Pertinent recommendations of local, county, and regional plans, as they relate to the Village of Wales, have important implications for any local planning effort and include land use, transportation system, bicycle-way system, water quality management, and park and open space plans. The Comprehensive Development Plan for the Village of Wales is intended, in part, to refine and detail adopted regional and local plans as they pertain to the Village.

In addition, the plan takes into account local planning objectives reflected in locally adopted zoning and land use control ordinances. Land development is guided and shaped in the public interest through planning efforts, planning data, and sound application of public land use controls.

Accordingly, an important step in the planning process was the assemblage of information pertaining to the existing framework of regional and local plans, related land use regulations and existing land uses.

Part 1 of this chapter presents, in summary form, the inventory findings of existing plans.

Part 2 presents an analysis of the Existing Land Uses of the Village of Wales.

Part 3 presents the recommended master land use plan and its projected future changes in the land uses.

Part 4 presents the implementation recommendations.

PART 1: EXISTING PLANS

A number of regional plans that relate to the Village of Wales were considered and reviewed while preparing the Village Comprehensive Development Plan. An understanding of pertinent recommendations contained in regional, county, and adjacent local plans is, therefore, important for the proper preparation of the Village of Wales Comprehensive Development Plan.

Since its creation in 1960 the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the official area-wide planning agency for the seven-county southeastern Wisconsin region, which includes the Village of Wales, has in accordance with its statutory charge prepared advisory comprehensive plans for the physical development of the region.

County and Regional Land Use Plans

The regional land use plan, set forth in SEWRPC Planning Report No. 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035, and related amendments thereto, is intended to serve as a guide to land use development and redevelopment within the region. The plan provides for the attainment of specific area-wide land use development objectives formulated in cooperation with the local, State, and Federal units and agencies of government concerned and sets forth recommendations regarding the amount and spatial distribution of the various land uses necessary to serve the needs of the existing and probable future resident population and economic activity levels in the region through the year 2035.

Waukesha County's development plan land use element reflects conditions that may be expected upon full development of areas proposed for urban land uses. In order to assist the County and local units of government in staging urban development and planning for transportation and public utilities, in February 2009 Waukesha County approved their 2035 Land Use Plan. The 2035 stage of the County development plan land use element, which is advisory only as it pertains to the Village of Wales, is shown on Map VIII-1. The County reviews and amends the plan annually.

Regional Transportation System Plan

The regional transportation system plan, as set forth in SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035, describes how the regional land use plan can best be served by highway and transit facilities. It is discussed in detail in Chapter V of this plan.

Park and Open Space Plans

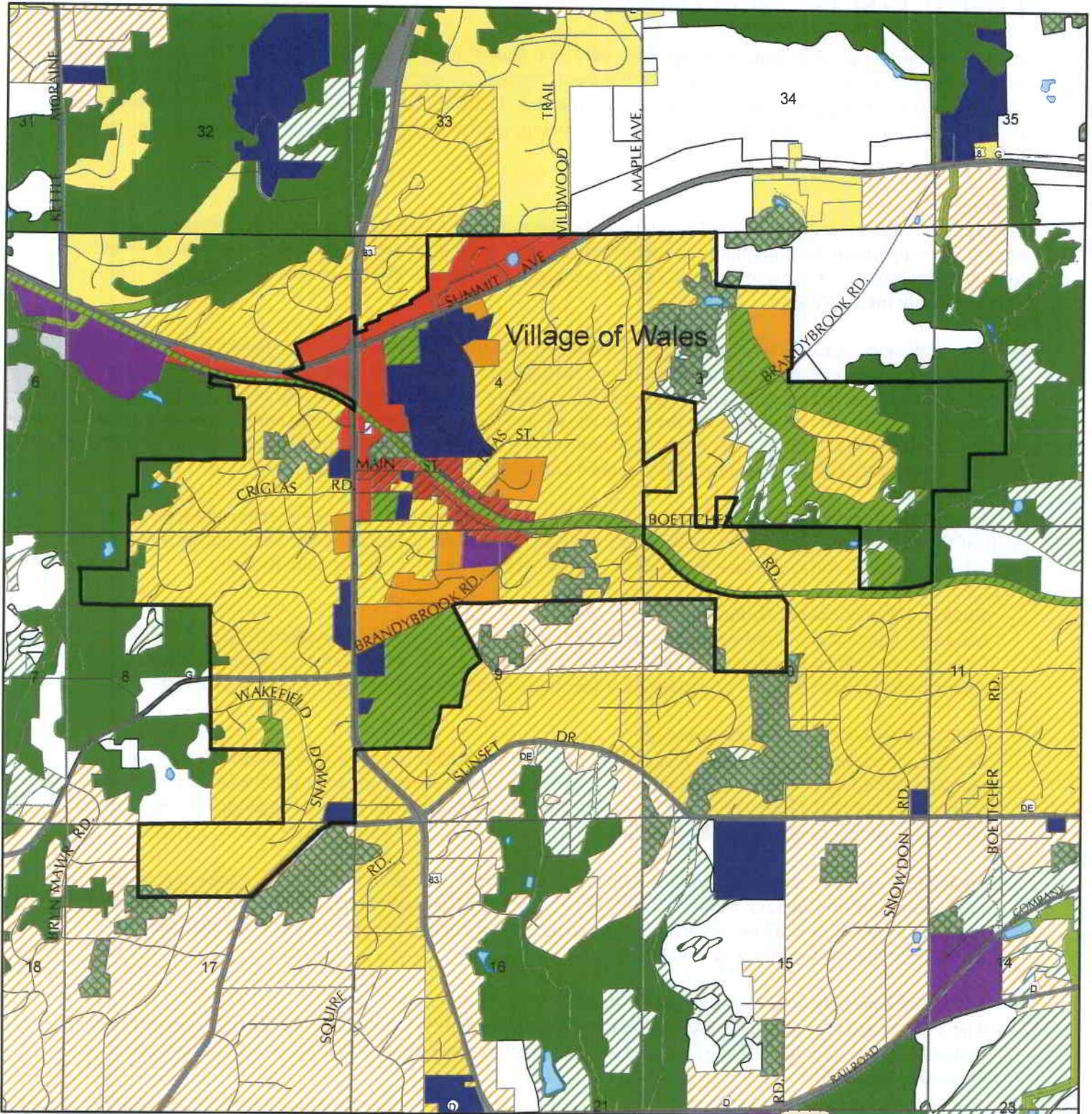
The adopted regional park, and open space plan, as described in SEWRPC Planning Report No. 27, *A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000*, November 1977, identifies existing and probable future park and open space needs within the Region and recommends a system of large regional resource-oriented parks, recreational corridors, and smaller urban parks, together with attendant recreational facilities, to meet these needs. The portion of the regional park plan that applies to Waukesha County, including the Village of Wales, was revised in 1989 and is documented in SEWRPC Community Assistance Planning Report No. 137, *A Park and Open Space Plan for Waukesha County*. Subsequent amendments to the Park and Open Space Plan were incorporated into Community Assistance Planning Report No. 209, A Development Plan for Waukesha County Wisconsin in 1996 and later amended in 1998. The plan consists of both an open space preservation element and an areawide outdoor recreation element. These two elements of the County plan, which are advisory only as they pertain to the Village of Wales study area, are depicted on Map III-13 in Chapter III and Map V-3 in Chapter V.

Water Quality Management Plans

A regional water quality management plan is intended to provide recommendations to help meet a Federal mandate that the waters of the United States be made, to the extent practical, "fishable and swimmable." The findings and recommendations of the water quality management planning program for Southeastern Wisconsin are described in SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin—2000*. The regional water quality management plan consists of five elements: 1) a land use and sanitary sewer service area element, 2) a point water pollution abatement element, 3) a nonpoint water pollution abatement element, 4) a wastewater sludge management element, and 5) a water-quality monitoring element. The adopted regional water-quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility in the Region. These initially recommended sanitary sewer service areas were based upon the urban land use configuration identified in the regional land use plan for the year 2000. As such, delineation of the areas was necessarily general, and did not reflect more detailed local planning considerations. Accordingly, the plan recommends that each community served by public sanitary sewerage facilities refine and detail sanitary sewer service areas for their area.

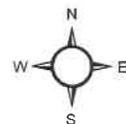
MAP VIII-1

ADOPTED WAUKESHA COUNTY LAND USE PLAN - 2035 AS IT RELATES TO THE VILLAGE OF WALES AREA: 2009



LEGEND

- | | | | |
|---------------------------------|----------------------------------|-----------------------|---|
| High Density Residential | Other Agricultural or Open Lands | Commercial | Village Boundary |
| Medium Density Residential | Recreational | Mixed Use | Surface Water |
| Low Density Residential | Primary Environmental Corridor | Industrial | Transportation, Communication and Utilities |
| Suburban Density I Residential | Secondary Environmental Corridor | Highway Rights of Way | Extractive |
| Suburban Density II Residential | Isolated Natural Resource Area | | |
| Rural Density Residential | Governmental and Institutional | | |



0 1,200 2,400 Feet



Please refer to Chapter IV, *Sanitary Sewer* section for more detailed information in regard to the Village of Wales sanitary sewer services.

EXISTING LAND USE REGULATIONS

Good community development depends not only on sound long-range planning, but on practical plan implementation as well. Land use and development regulations perform a critical role in assuring that a comprehensive development plan is properly implemented. The following describes the existing regulations in effect in the Village of Wales study area, including zoning, subdivision control, and pertinent State and Federal regulations.

Zoning

Zoning is one of the major plan implementation devices available to any community. The primary function of zoning is to implement the community's comprehensive land use plan. A secondary function of zoning should be to protect desirable existing development. Zoning is a major tool for the implementation of community plans and not a substitute for such plans.

A zoning ordinance is a law that regulates and restricts the use of private property in the interest of public welfare and safety. The ordinance divides a community into districts to control or promote certain land uses in areas well suited to those uses. Within a given zoning district, a zoning ordinance regulates the height, size, shape, and placement of structures on sites, with the intention of assuring adequate light, air, and open space for each building; reducing fire hazards; and preventing overcrowding, traffic congestion, and the overloading or underuse of utility systems. Zoning may also be used to protect and preserve natural resources.

A zoning ordinance typically consists of two parts. The first part, the text, consists of regulations that apply to each of the various zoning districts, together with related procedural, administrative, and legal provisions. The second part, the map, shows the boundaries of the various districts to which the regulations apply.

Village of Wales Zoning Ordinance

Land development and building activity in the Village of Wales is regulated by the Village of Wales Zoning Code as set forth in Chapter 17 of the Village's Municipal Code. The Village of Wales enacted its initial zoning ordinance in 1964 and has updated it from time to time, mostly recently in 2009. (Map VIII-2)

Village of Wales Shoreland Ordinances

Shoreland areas annexed into the Village after May 7, 1982, remained subject to Waukesha County shoreland regulations until the Village adopted shoreland regulations that were at least as restrictive as the County's regulations. The Village adopted the Waukesha County shoreland and floodland zoning regulations as part of the Village zoning ordinance on June 4, 2001.

Shorelands are those areas lying within 1,000 feet of the shoreline (ordinary high-water mark) of navigable lakes, ponds, or flowages, or within 300 feet of the shoreline of navigable rivers or streams. If the 100-year recurrence interval floodplain is a greater distance than the shoreland requirement, then the shoreland is extended to include the 100-year floodplain.

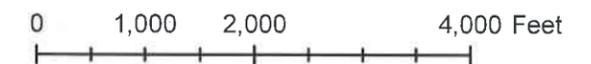
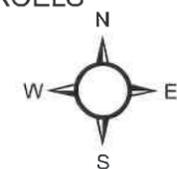
Village of Wales Historic Preservation Ordinance

The Village also adopted a Historic Preservation Ordinance in 1996 to safeguard the Village's historic and cultural heritage as embodied in significant historic structures and sites. It was amended and re-adopted on December 18, 2006.

ZONING MAP FOR THE VILLAGE OF WALES WAUKESHA COUNTY, WISCONSIN

LEGEND

-  A-2 RURAL HOME/HOLDING
-  B-1 NEIGHBORHOOD BUSINESS
-  B-2 GENERAL BUSINESS
-  B-3 CENTRAL BUSINESS/MIXED USE
-  C-1 CONSERVANCY
-  I-1 INSTITUTIONAL
-  M-1 LIMITED INDUSTRIAL
-  P-1 PARK AND RECREATION
-  R-1 SINGLE-FAMILY RESIDENTIAL
-  R-2 SINGLE-FAMILY RESIDENTIAL
-  R-3 TWO-FAMILY RESIDENTIAL
-  R-4 MULTI-FAMILY RESIDENTIAL
-  PRGCO PLANNED RESIDENTIAL GOLF COURSE OVERLAY
-  PUD PLANNED UNIT DEVELOPMENT
-  VILLAGE BOUNDARY
-  SURFACE WATER
-  PARCELS



ADOPTED ON
January 20, 2009

REVISIONS	DESCRIPTION



Parcel Boundaries and Village Boundary are accurate as of July 31, 2008.
Conservancy districts are based on 2005 Wisconsin Wetland Inventory and are subject to field verification.

Other Zoning Ordinances

The study area, as noted in the introduction chapter, lies in Waukesha County and includes portions of the Towns of Delafield, Genesee, Ottawa, and Summit, each of which have zoning regulations. The Towns of Delafield and Summit have adopted their own zoning ordinances under village powers, and, therefore, are not under the jurisdiction of Waukesha County's general zoning ordinance. The Towns of Genesee and Ottawa are regulated by this County ordinance. In cases when regulations for the shoreland areas of the Towns and the County conflict, the more restrictive regulations would apply.

Waukesha County Ordinances

The Waukesha County Shoreland and Floodland Protection Ordinance was adopted on June 1970 and has been amended periodically. As previously stated, the Village adopted the Waukesha County shoreland and floodland zoning regulations as part of the Village zoning ordinance on June 4, 2001. All lands in the shoreland and floodland areas, as of March 2009, are shown on Map VIII-3.

The Waukesha County Construction Site Erosion Control and Storm water Management Ordinance adopted on May 28, 1998 protects the quality of waters in the County by reducing the amount of sediment and other pollutants leaving construction sites during land development and land disturbing activities. Waukesha County also adopted a construction site erosion control ordinance on May 5, 1992, and a storm water management ordinance on May 28, 1998. These ordinances were combined and updated in 2005 and are referred to as the Waukesha County Storm water Management and Erosion Control Ordinance, which applies to the unincorporated areas of the County and certain annexed areas.

On October 21, 2008, the Village Board adopted the proposed "Storm Water Management, Erosion Control, and Illicit Discharge Ordinance". This ordinance was based on the 2005 Waukesha County "Storm Water and Erosion Control Ordinance," (described above). Since the Village of Wales' ordinance standards are at least as stringent as the Waukesha County's ordinance, Village land is removed from Waukesha County jurisdiction. The Ordinance sets forth administrative procedures, performance standards, and enforcement standards. The Ordinance was enacted to preserve and protect the natural resources and quality of waters in the Village by reducing the amount of sediment and other pollutants leaving construction sites.

Subdivision Platting Regulations

A land division ordinance is a public law that regulates the division of land into smaller parcels. Land division ordinances provide for public oversight of the creation of new parcels and help ensure that new urban development is appropriately located; that minimum lot size requirements specified in the zoning ordinances are observed; that adequate rights-of-way for arterial, collector, and land-access streets are appropriately located and dedicated or reserved; that access to arterial streets and highways is limited in order to preserve the traffic-carrying capacity and safety of such facilities; that adequate land for parks, drainageways, and other open spaces is appropriately located and preserved; that street, block, and lot layouts are appropriate; and that adequate public improvements are provided.

Village of Wales Land Division Ordinance

The Village of Wales land division ordinance, known as the Subdivision and Platting Ordinance, is set forth in Chapter 18 of the Village's Municipal Code. By reference and associated text, the ordinance conforms to the general procedures outlined in Chapter 236 of the *Wisconsin Statutes* for platting lands within the corporate limits of the Village and its extraterritorial plat approval jurisdiction area, that is, areas located outside of the Village's corporate limits but within one and one-half miles of those limits, except when this area may overlap another extraterritorial jurisdiction. When an extraterritorial jurisdiction overlaps with those of another city or village, the jurisdiction in the overlapping area is divided on a line in which all points on the line are equidistant from the boundaries of each municipality concerned so that not more than one municipality exercises such extraterritorial authority over any area. Such a situation exists and could arise because of the proximity of the Village of Wales to the Cities of Delafield, Pewaukee, and Waukesha and the Villages of Dousman and North Prairie. Specifically, the Village of Wales ordinance regulates the creation of

Village of Wales Comprehensive Development Plan

“subdivisions,” defined as the division of land into five or more parcels of five acres or smaller, at any one time or by successive divisions within a five year period. All new “subdivision” development is subject to P.U.D. requirements that were adopted in the 2009 update of the zoning ordinance.

Such land divisions are created by a subdivision plat. All other land divisions other than “subdivisions” are also regulated by this ordinance, and may be created through the use of a certified survey map.

The Village land division ordinance sets forth design standards and specific data requirements to be provided on all preliminary plats, final plats, and certified survey maps. Importantly, this ordinance requires a developer to install subdivision improvements such as utilities, pedestrian crosswalks, street signs, street pavements, and storm water drainage facilities; to provide easements for certain improvements; and to make provisions for park and recreation sites or pay a fee in lieu of site dedication.

Adjacent Municipalities Land Division Ordinances

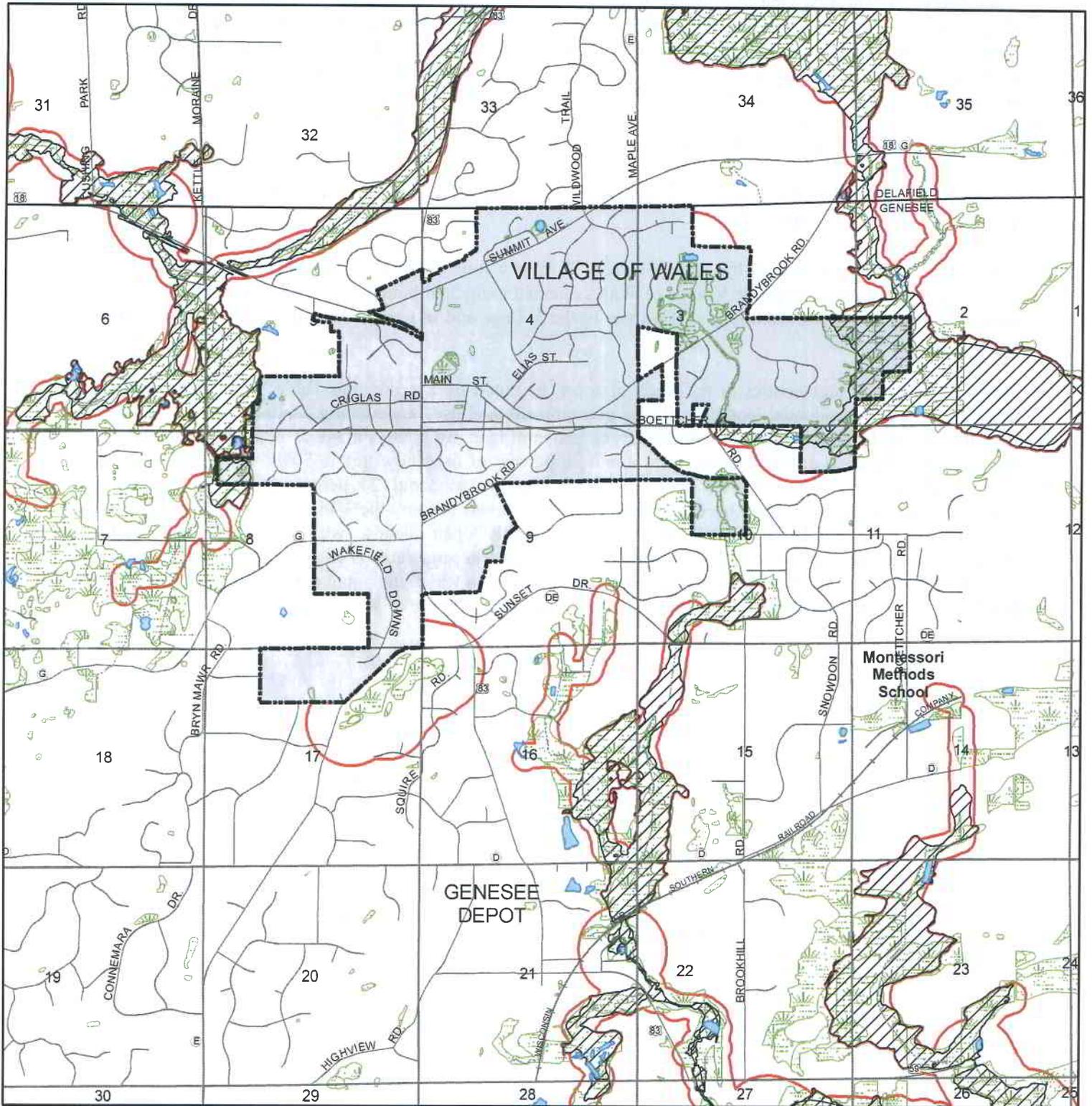
The Towns of Delafield, Genesee, Ottawa, and Summit, all located within the Village of Wales study area, each have an adopted land division ordinance. Similar to the Village of Wales, these communities regulate subdivisions created by a subdivision plat and all other minor land divisions, other than “subdivisions,” are typically created through use of a certified survey map. Their land division ordinances, set forth detailed design standards and data requirements. In addition, Waukesha County reviews and has approval authority for all subdivisions in unincorporated areas, and has objecting authority for all subdivisions in incorporated areas. The County is designated by Chapter 236 of the *Wisconsin Statutes* as an objecting authority and may object to plats that are in conflict with adopted County plans for any parks, parkways, expressways, major highways, airports, drainage channels, schools, or other planned public developments. The Waukesha County Parks and Land Use staff regularly comments on all plats in the County.

State and Federal Environmental Regulations

A series of State and Federal environmental regulatory programs control the use of waters and wetlands and private sewer systems and the potential water quality impacts of development. These include Chapters NR 103, NR 110, NR150, NR151, Comm 82, and Comm 83 of the *Wisconsin Administrative Code*, and Sections 401 and 404 of the Federal Clean Water Act. The water quality standards for wetlands are intended to provide protection to all waters of the State, including wetlands, for all present and potential future uses, such as for public and private water supply; for use by fish and other aquatic life, as well as by wild and domestic animals; for preservation of natural flora and fauna; for domestic and recreational uses; and for agricultural, commercial, industrial and other uses.

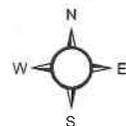
MAP VIII-3

AREAS SURROUNDING THE VILLAGE OF WALES THAT ARE SUBJECT TO COUNTY SHORELAND AND FLOODLAND PROTECTION ZONING REGULATIONS: 2008



LEGEND

-  Village Boundary 2008
-  Other Municipal Boundaries
-  Surface Water
-  Shoreland Jurisdiction
-  100-Year Floodplain
-  2005 Wetlands



0 1,900 3,800 Feet

PART 2: EXISTING LAND USES

The Regional Planning Commission inventories existing land uses in the southeastern Wisconsin region generally every five years. The first land use inventory was conducted in 1963, and the most recent such inventory for the Village of Wales was conducted in April 2000. The survey for 2005 was never completed. As part of the year 2000 land use inventory, the delineation of existing land uses was referenced to real property boundary information that was not available in prior inventories. This change increases the precision of the land use inventory and makes it more useable to public agencies and private interests. However, as a result of this change, the 2000 year land use inventory data is not strictly comparable with data from the 1990 and prior inventories. The data remains suitable for denoting general land use trends.

The data gathered in the 2000 inventory were mapped and analyzed to provide a basis for considering future land use patterns in the Wales area.

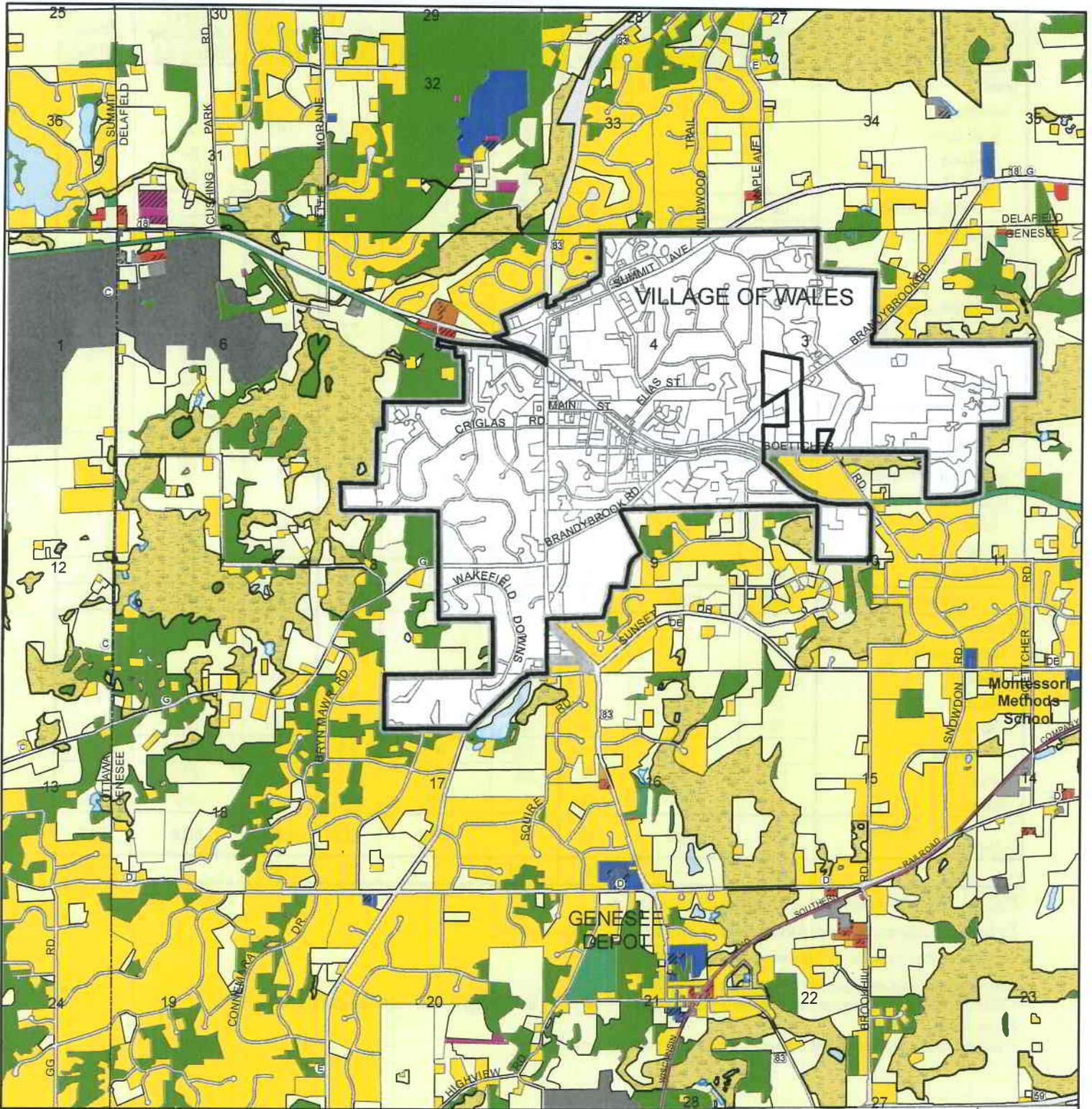
The existing 2000 land uses in the approximately 25-square mile study area are shown on Map VIII-4. The existing 2000 land uses within the Village of Wales planned municipal boundary¹ are shown on Map VIII-5. The amount of land devoted to each type of land use in the Village and in the surrounding study area is set forth in Table VIII-1.

Several important characteristics of the study area can be noted from examining Table VIII-1 and Map VIII-4. First, single-family residential land uses are the predominant land use, representing about 28 percent of the study area. Residential land uses also represent the largest group of land use in the Village of Wales at about 40 percent. Second, agricultural-related uses represented about 26 percent of the study area in 2000. Third, natural resource areas consisting of water, wetlands, and woodlands represented about 24 percent of the study area. This information supports the perception of a centrally located urban center—the Village of Wales—nestled in the “Welsh Hills” of Waukesha County surrounded by still “open” lands, with some outlying residential development, that provide an attractive setting for the Village. The study area is generally considered a part of the south Kettle Moraine, an interlobate glacial deposit or moraine, in which the popular Kettle Moraine State Forest-Southern Unit is only approximately three miles southwest of the Village of Wales.

¹ *The planned municipal boundary is the set boundary from the agreements with the Town of Delafield and the Town of Genesee.*

MAP VIII-4

EXISTING 2000 LAND USES IN THE VILLAGE OF WALES STUDY AREA



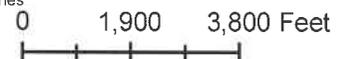
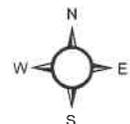
LEGEND

LAND USE 2000

- | | | |
|---------------------------|------------------------------------|-----------------------------------|
| Single-Family Residential | Extractive | Recreational |
| Two-Family Residential | Streets and Highways | Wetlands |
| Multi-Family Residential | Other Transportation and Utilities | Woodlands |
| Commercial | Parking | Agricultural and Other Open Lands |
| Industrial | Governmental and Institutional | Surface Water |

- Village Boundary in 2008
- Village Planned Municipal Boundary*
- Other Municipal Boundaries

* Set boundary from the Boundary Agreements with the Towns of Genesee and Delafield.



**Table VIII-1
SUMMARY OF EXISTING 1990 and 2000 LAND USES IN THE VILLAGE OF WALES**

Land Use Category	1990 Wales*			Wales Planned Municipal Boundary (Map VII-5) 2000**			Wales Study Area (Map VIII-4) 2000		
	Number of Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total	Number of Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total	Number of Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total
Urban ^a									
Residential ^b	738	73.1	51						
Single-Family				792	66.6	37.7	4,412	70.5	28.5
Two-Family				32	2.7	1.5	34	0.5	0.2
Multi-Family				13	1.1	0.6	26	0.4	0.2
Residential Subtotal	738	73.1	51	837	70.3	39.9	4,472	71.5	28.9
Commercial	10	1.0	0.7	33	2.8	1.6	49	0.8	0.3
Industrial	9	0.9	0.6	9	0.8	0.4	38	0.6	0.2
Quarries							422	6.7	2.7
Transportation and Utilities	137	13.6	9.5						
Arterial Streets and Highways				47	3.9	2.2	334	5.3	2.2
Collector and Local Streets				149	12.5	7.1	604	9.7	3.9
Railways							19	0.3	0.1
Communications, Utilities, and Others				1	0.1	0.0	23	0.4	0.1
Transportation Subtotal	137	13.6	10.8	197	16.6	9.4	980	15.7	6.3
Governmental and Institutional	83	8.2	5.7	78	6.6	3.7	180	2.9	1.2
Recreational ^c	32	3.2	2.2						
Public				36	3.0	1.7	105	1.7	0.7
Private				0	0.0	0.0	10	0.2	0.1
Subtotal	32	3.2	7.9	36	3.0	1.7	115	1.8	0.7
Urban Land Use Subtotal	1,009	100.0	69.7	1,190	100.0	56.7	6,256	100.0	40.4
Nonurban									
Natural Resource Areas									
Water	1	0.2	0.1	1	0.1	0.0	98	1.1	0.6
Wetlands	27	6.2	1.8	113	12.4	5.4	1,778	19.3	11.5
Woodlands	90	20.5	6.2	109	12.0	5.2	1,868	20.2	12.1
Subtotal	118	26.9		223	24.5	10.6	3,744	40.6	24.2
Agricultural	105	23.9	7.3	396	43.5	18.9	3,952	42.8	25.5
Open Lands ^d	216	49.2	14.9	291	32.0	13.9	1,529	16.6	9.9
Nonurban Land Use Subtotal	439	100.0	30.3	910	100.0	43.3	9,225	100.0	59.6
Total	1,448	--	100	2,100	--	100	15,481	--	100

^aIncludes related off-street parking areas for each urban land use category.

^bIncludes farm residences; other farm buildings are included in the agricultural land use category.

^cIncludes only those areas used for intensive outdoor recreational activities.

^dIncludes unused lands and lands under development as of April 2000.

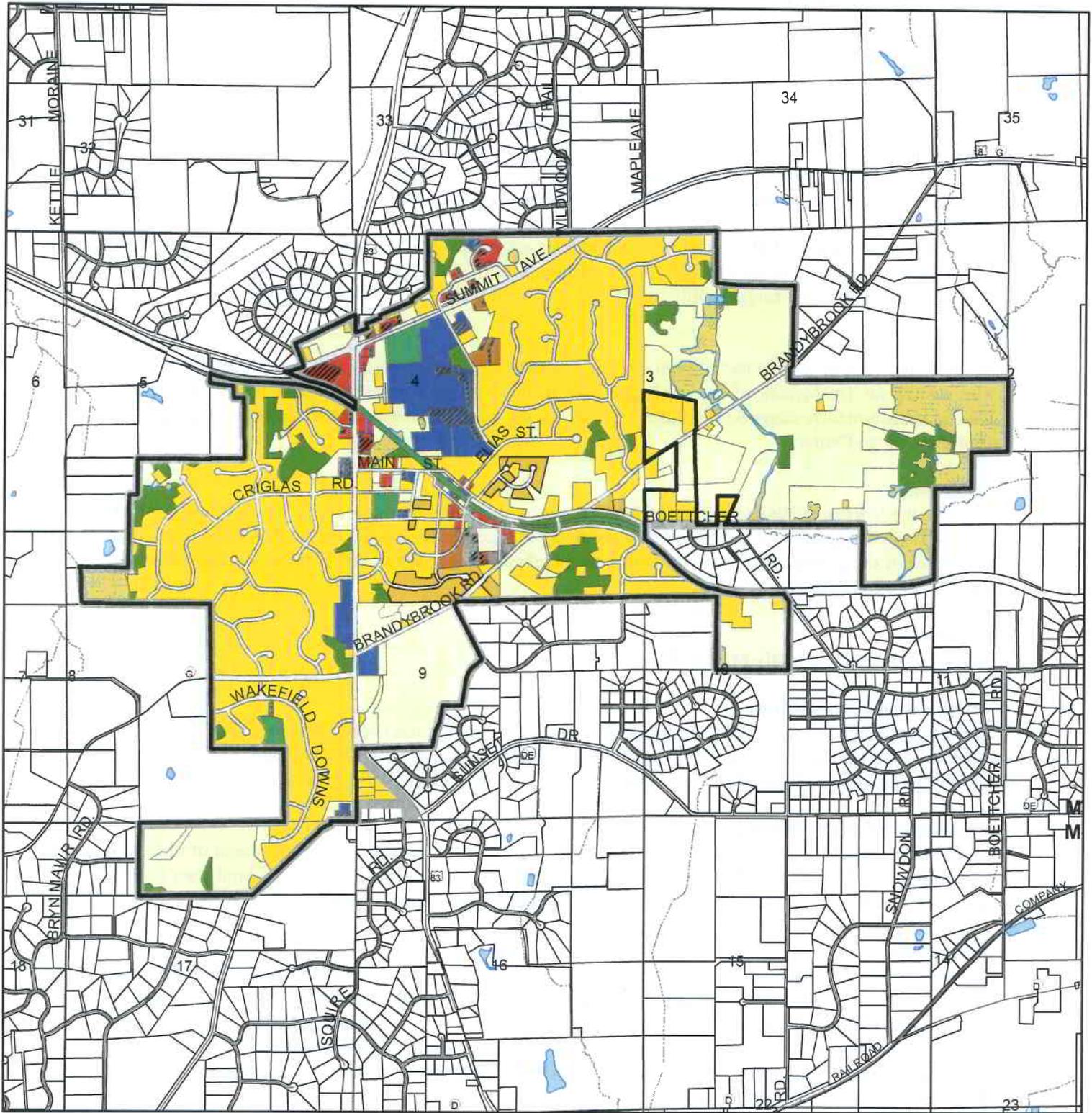
* SEWRPC's 1990 land uses were not broken into the current categories. The Boundary for the Village of Wales was the incorporated area in 1990.

Source: SEWRPC.

**Village of Wales agreed upon boundary with the Town of Delafield and the Town of Genesee.

MAP VIII-5

EXISTING 2000 LAND USES IN THE VILLAGE OF WALES BOUNDARY

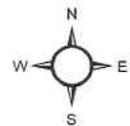


LEGEND

LAND USE 2000

- | | | |
|---------------------------|------------------------------------|-----------------------------------|
| Single-Family Residential | Streets and Highways | Wetlands |
| Two-Family Residential | Other Transportation and Utilities | Woodlands |
| Multi-Family Residential | Parking | Agricultural and Other Open Lands |
| Commercial | Governmental and Institutional | Surface Water |
| Industrial | Recreational | |

- Village Boundary in 2008
- Village Planned Municipal Boundary*
- Other Municipal Boundaries



0 1,200 2,400 Feet

SOURCE: SPARCO. Updated by YCA 2008

* Set boundary from the Boundary Agreements with the Towns of Genesee and Delafield



LAND USE

Urban Land Uses

In 2000, urban land uses occupied 1,182 acres, or about 56 percent of the Village of Wales planned municipal boundary as shown on Map VIII-5 and Table VIII-1. A discussion of the different types of urban uses within the Village follows.

Residential

The residential land use portion of a comprehensive plan normally holds the most interest for community residents. In fact, the majority of respondents in the 2000 community survey indicated that they live in the Village because they found a suitable residence in a safe/secure community. “Tranquil residential areas” was selected as the most positive influence on the quality of life in the Village. The nature and extent of residential development is a major determinant of the type and location of utilities and community facilities needed to serve local residents.

In 2000, the Village of Wales’ residential land uses accounted for 837 acres, or about 70.3 percent of the urban land uses and 40 percent of the total land uses in the Village. As shown on Map VIII-5, most of the Village was occupied by single-family residential uses located throughout the community.

Commercial

In 2000, the Village’s commercial land uses accounted for 33 acres, or about 2.8 percent of the urban land uses and about 1.6 percent of the total land uses in the Village. Commercial land uses in the Village are located predominantly along STH 83 and USH 18, mostly near the intersection of these two highways and the Historic Village Center.

Industrial

In 2000, the Village of Wales’, industrial land uses accounted for 9 acres, or about 1 percent of the urban land uses and only 0.4 percent of the total land uses in the Village. The industrial uses in the Village are located in the center of the community, near and within the southeastern portion of the Historic Village Center defined on Map III-14 in Chapter III.

Extractive

No extractive sites currently exist in the Village of Wales.

Transportation and Utilities

Within the planned municipal boundary² of the Village, these land uses accounted for 189 acres, or about 16 percent of the urban land uses and about 9 percent of the total area within the Village. Major transportation and utility facilities include STH 83, USH 18, and the Wisconsin Electric Power Company property.

Governmental and Institutional

In 2000, the Village of Wales governmental land uses accounted for 78 acres, or 6.6 percent of the urban land uses and about 3.7 percent of the total Village. Major governmental and institutional land uses in the study area include churches, Village Halls, fire stations, cemeteries, and public and private schools.

Recreational

In 2000, within the planned municipal boundary of the Village, these land uses accounted for 36 acres, or about 3 percent of the urban land uses and about 1.7 percent of the total land uses within the Village proper. As shown on Maps VIII-4 and VIII-5, this category includes only those areas that have been developed for recreational uses, with facilities such as playgrounds, tennis courts, baseball diamonds, soccer fields, and other playfields. A complete identification of all park and open space sites in the study area is shown on Map III-13 and listed in Table III-7 in Chapter III.

²Planned municipal boundary is the boundary agreed to with the surrounding Towns of Delafield and Genesee.

Nonurban Land Uses

Nonurban land uses consist of wetlands, woodlands, surface water, agricultural lands, and other open lands. Nonurban lands and waters totaled 910 acres, or about 43.5 percent of the area within the Village. The various types of nonurban land uses that occupy the Village of Wales are described below.

Natural Resource Areas

Natural resource areas are the wetlands, woodlands, and surface waters. In 2000, the Village of Wales natural resource areas encompassed 223 acres, or 10.7 percent of the Village. Wetlands encompassed 113 acres, or about 5.4 percent of the Village; woodlands encompassed 109 acres, or about 5.2 percent of the Village; and surface water encompassed 1 acre, or less than 1 percent of the Village. More detailed information regarding the location and importance of natural resource areas is provided in Chapter III.

Agricultural

The agricultural land use category shown on Map VIII-4 and VIII-5 includes all croplands, pasture lands, orchards, nurseries, and nonresidential farm buildings. Farm residences, together with an approximately 20,000-square-foot dwelling site area, were classified as single-family residential land uses. Within the Village planned municipal boundary, agricultural land uses accounted for 396 acres, or 18.9 percent of the Village in the year 2000.

Open Lands

Open lands include lands in rural areas that are not farmed, lands in concentrated urban areas that have not been developed, or lands that were under development as of April 2000. Examples of open lands in urban areas include undeveloped portions of park sites, excess transportation rights-of-way, subdivision outlots, and undeveloped portions of commercial and industrial lots. In 2000, the Village's open lands encompassed 291 acres, or about 13.9 percent of the Village.

PART 3: THE MASTER LAND USE PLAN

A master land use plan is an official statement reflecting a community's major objectives concerning the desirable physical development of the Village. The master land use plan for the Village of Wales, as set forth in this chapter, consists of recommendations for the type, amount, and spatial location of various land uses and supporting community facilities required to serve the needs of Village residents through 2030.

The master land use plan is intended to be used as a tool to help guide the physical development of the Wales community into a more efficient and attractive pattern, and to promote the public health, safety, and general welfare of the community. The plan promotes the public interest rather than the interests of individuals or special groups. The very nature of the plan contributes to this purpose, for the plan facilitates consideration of the relationship of all development proposals, whether privately or publicly advanced, to the overall physical development of the entire community. The plan also provides a focus for citizen participation in the planning and subsequent development process.

The master land use plan is long-range, providing a means of relating day-to-day development decisions to long-term planning objectives. In the case of Wales, the master land use plan is intended to provide for the present and future needs of the Village and its environs to the plan design year 2030. The plan, however, should not be considered as rigid and unchangeable, but rather as a guide to help local officials and concerned citizens review development proposals. As conditions change from those used as a basis for the preparation of the plan, the plan should be revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the planning objectives are still valid, as well as to determine the extent to which the various objectives are being realized through plan implementation.

MASTER LAND USE PLAN DETERMINANTS

Existing Conditions, Regulations, and Plans

Information regarding the natural and built environments is essential to any sound master land use planning effort. An analysis of the natural resource base and existing land uses, community facilities, and public utilities of the Village of Wales was provided in Chapters III and IV. The master land use plan for the Village of Wales takes into account the location of important natural features, including soils and topography, water resources and associated wetlands and floodplains, woodlands, and wildlife habitat areas, as well as areas already developed or committed to urban development as discussed in Chapter III. The plan also considers local and regional development objectives reflected in adopted land use regulations and regional plans as provided in Part I and Part II of this chapter.

Survey, Objectives, and Design Guidelines

The preparation of the Village master land use plan and planning objectives was guided by the Village Plan Commission and, in part, by the results of the 2000 and 2008 community surveys. The survey results indicated that most respondents wish to retain and enhance the small-village character while preserving its significant historic and natural features. Results of the survey are detailed in Appendixes A and B.

In addition, Chapter I sets forth community planning objectives, with supporting principles and standards, intended to guide the preparation of the Village Comprehensive Development plan. The objectives deal primarily with the nine specific elements of the Comprehensive Planning Legislation (s)66.1001 as stated in the Introduction chapter.

Established design guidelines are included in Appendix C as an element of the comprehensive development plan for use by local officials to provide guidance to developers and to help evaluate development and redevelopment proposals, including related site, landscaping, and building plans. The guidelines may also be used as a basis for recommending potential solutions to design problems or to further enhance the visual quality of the Village.

Wales Boundary Agreements

The Village of Wales entered into agreements with the Towns of Delafield and Genesee that establish future municipal boundaries among the three communities and provide for cooperative planning regarding certain areas of mutual interest as furthered detailed in Chapter VII.

THE RECOMMENDED PLAN

The recommended master land use plan for the Village of Wales is presented on Map VIII-6. The data in Table VIII-2 compare existing 2000 and recommended 2030 land uses in the Village of Wales planned municipal boundary. The plan indicates where certain types of urban development should be encouraged while preserving historic and environmentally significant resources.

The Village's master land use plan will help guide new development and redevelopment in the direction the Village would like to achieve within its boundaries. As part of the Wisconsin Comprehensive Plan Law, the municipality is to make projections in 5-year increments for future residential, agricultural, commercial and industrial land uses. As the Village of Wales is 90-95% built and has established boundary agreements with the surrounding Towns of Delafield and Genesee, it anticipates no future growth to its boundaries. The Village of Wales plans to allow the remaining Village land to develop at its own pace for the next 20 years.

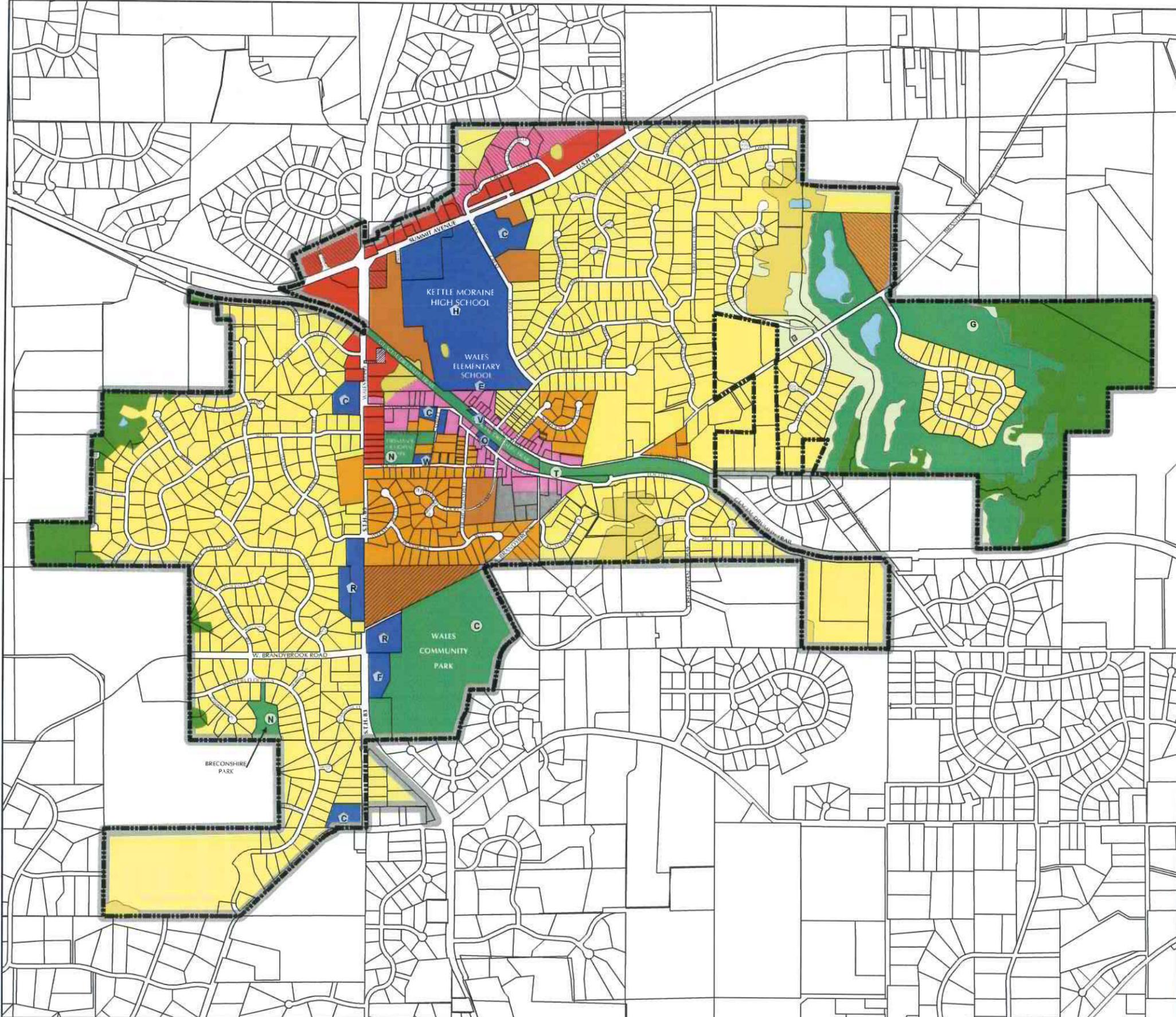
Residential Development

Under the recommended plan, new residential development would occur both through the infilling of vacant platted residential lots and through the creation of new residential areas contiguous to and extending outward from existing residential areas. Table VIII-2 indicates that areas designated for residential use would total

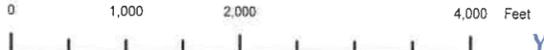
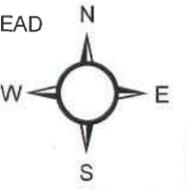
Map VIII-6 MASTER LAND USE PLAN FOR THE VILLAGE OF WALES: 2030

LEGEND

-  EXISTING CORPORATE LIMITS: 2008
-  VILLAGE PLANNED MUNICIPAL BOUNDARY*
-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  SENIOR HOUSING
-  MIXED TWO- AND MULTI-FAMILY RESIDENTIAL
-  MIXED RESIDENTIAL AND LIMITED COMMERCIAL (PART OF HISTORIC VILLAGE CENTER)
-  GENERAL RETAIL SALES AND SERVICES
-  OFFICE AND PROFESSIONAL SERVICES
-  PLANNED COMMERCIAL CENTER
-  INDUSTRIAL
-  COMMUNICATION AND UTILITIES
-  PRIMARY ENVIRONMENTAL CORRIDORS
-  ISOLATED NATURAL RESOURCE AREAS
-  OTHER OPEN LANDS TO BE PRESERVED
-  SURFACE WATER
-  GOVERNMENTAL AND INSTITUTIONAL
 - V VILLAGE HALL
 - W PUBLIC WORKS BUILDING
 - F FIRE STATION
 - O POST OFFICE
 - E PUBLIC ELEMENTARY SCHOOL
 - H PUBLIC HIGH SCHOOL
 - C CHURCH
 - R CEMETERY
-  PARKS AND RECREATION
 - C COMMUNITY PARK
 - N NEIGHBORHOOD PARK
 - T GLACIAL DRUMLIN TRAILHEAD
 - G PRIVATE GOLF COURSE



ADOPTED ON XXXXXX, 2009
REVISIONS DESCRIPTION



* Set boundary from the Boundary Agreements with the Towns of Genesee and Delafield. Parcel Boundaries and Village Boundary are accurate as of January 2008. Conservancy districts are subject to field verification.



approximately 1,182 acres, or 56 percent, of the Village of Wales 2030, under the recommended plan. This represents an increase of about 345 acres over the 2000 level of about 837 acres of residential land. In late 2000, a significant portion of this increase in residential development, about 107 acres or 31 percent, was due to the 423-acre residential and golf course planned development called “The Legend at Brandybrook,” which was incorporated into the Village in December 2000. Incrementally, minus the Legend of Brandybrook, an estimated 40 acres of land would be developed every five years over the 30-year planning period.

The plan further recommends that open space and conservation design concepts be applied, whenever possible, to residential developments, especially those proposed on land containing environmentally sensitive areas, as illustrated in Figure VIII-1. When properly designed, this type of development, sometimes referred to as PUD development, can help maintain the overall country character of the landscape, preserve significant natural features, and minimize road construction and other site improvements costs. Lot sizes, for example, could be reduced and clustered while the rest of the site concerned is retained in permanent open space use. Open space and conservation design concepts that can be applied to the Village are further described in the implementation chapter.

The recommended master plan identifies four basic categories of residential land uses based mostly upon the types of residential dwelling units that exist in the Village. Since the Village of Wales does not have public sanitary sewer services, the majority of the housing types would continue to be detached single-family dwelling units with some two-family units, multi-family units, and senior housing as indicated on Map VIII-6.

Single-Family Residential Development

Single-family residential developments in the Village would have a density of no more than 1.45 dwelling units per net acre, with lot sizes typically 30,000 square feet or larger per dwelling unit. The lots should contain suitable soils and topography for the proper siting of building pads, private sewage disposal systems, driveways, and related accessory structures. Under the recommended plan single-family residential land uses would total about 1,066 acres, or 51 percent, of the Village of Wales by 2030. New areas of this residential classification are recommended to occur mostly in the eastern and southwestern parts of the Village. The remaining land will be developed under the PUD process and, as the 2008 survey shows, residents prefer that “standard lots” be applied to the remaining buildable land. This request of the residents is deemed reasonable for the remaining residential areas and will be considered during the PUD process.

Two-Family Residential Development

Areas for two-family residential development would total about 56 acres, or 3 percent, of the Village under the recommended plan. Densities for this classification would typically be no more than 2.9 dwelling units per net acre or at least 30,000 square feet of lot area for each duplex. These areas are recommended generally within existing two-family developments and in the central and northeastern parts of the Village.

Multi-Family Residential Development and Senior Housing

The additional areas proposed for multi-family residential development and senior housing under the recommended plan would have densities not exceeding 8 dwelling units per net acre, similar to the overall density of existing multi-family residential developments in the Village. Under the plan, these types of residential uses would total about 60 acres, or 3 percent, of the Village. Two new areas of such uses are recommended within the Village. A multi-family area is recommended for the southeast area of the intersection of Wales Road (STH 83) and Summit Avenue (USH 18). The other multi-family development would be for senior citizens—senior housing—which is recommended in the south-central part of the Village, near the Wales Community Park.

**Table VIII-2
SUMMARY OF 2000 EXISTING AND 2030 RECOMMENDED LAND USES IN THE VILLAGE OF WALES**

Land Use Category	Existing 2000 Land Use		Planned Change: 2000-2030		Planned 2030 Master Land Use	
	Acres	Percent	Acres	Percent Change	Acres	Percent
Urban						
Residential						
Single-Family	792	37.7	268	33.8	1,066 ^a	50.7
Two-Family	32	1.5	28	87.5	56 ^b	2.7
Multi-Family	13	0.6	49	376.9	60 ^{b,c}	2.9
Residential Subtotal	837	39.8	345	41.2	1,182	56.3
Commercial	33	1.6	67	203.0	100 ^a	4.8
Industrial	9	0.4	0	0.0	9	0.4
Transportation & Utilities	197	9.4	2	1.0	199	9.5
Communication and Utilities	1	-- ^d	--	--	1	-- ^d
Governmental and Institutional	78	3.7	37	47.4	115	5.5
Recreational ^e	36	1.7	203	563.9	239	11.4
Urban Subtotal	1,191	56.7	654	54.9	1,845	87.9
Nonurban						
Natural Resource Areas and Environmental Corridors ^f	223	10.6	-27	-12.1	196	9.3
Agricultural and Other Open Lands	687	32.7	-628	-91.4	59 ^g	2.8
Nonurban Subtotal	910	43.3	-655	-72.0	255	12.1
Total	2,101	100.0	--	--	2,101	100

^a Includes 50 percent of area shown as mixed residential and limited commercial uses on Map 33.

^b Includes 50 percent of area shown as mixed two- and multi-family residential uses on Map 33.

^c Includes the area shown as senior housing on Map 33.

^d Less than 0.05 percent.

^e Consist of intensively used outdoor recreation areas and the Glacial Drumlin Trail and private golf course.

^f Includes associated surface water areas.

^g This total represents the areas identified as "Other Open Lands to be Preserved" and surface-water areas not encompassed in delineated environmental corridors or isolated natural resource areas in the recommended plan.

Source: Yaggy Colby Associates and SEWRPC.

**Figure VIII-1
ALTERNATIVE RESIDENTIAL DEVELOPMENT DESIGNS
COMPATIBLE WITH ENVIRONMENTALLY SENSITIVE AREAS**

A. PUD SINGLE-FAMILY RESIDENTIAL



B. PUD TWO-FAMILY RESIDENTIAL



C. PUD TOWNHOUSE RESIDENTIAL



D. PUD MULTIFAMILY RESIDENTIAL



Source: SEWRPC.

Commercial Development

The recommended master land use plan depicts several areas devoted to commercial land uses. These commercial uses would serve local residents and tourists drawn to recreational opportunities in the unique southern Kettle Moraine area. Major attractions in the Wales area include not only the surrounding lakes, but also the popular Glacial Drumlin Trail, Kettle Moraine Scenic Drive, South Kettle Moraine State Forest, and Lapham Peak State Park. Under the recommended plan, commercial land uses would encompass an area of about 100 acres, or 5 percent, of the Village. This represents an increase of about 67 acres over the 2000 level of about 33 acres, or an incremental increase of about 11 acres every five years over the 30-year planning period. Categories of commercial development shown on the plan include general retail sales and services, offices and professional services, planned commercial centers, and, within the Historic Village Center, mixed residential-commercial uses. These commercial areas represent extensions of existing uses in addition to new areas that would serve the commercial needs of the Wales area to the plan design year 2030.

General Retail Sales and Services

General retail sales and services are characterized by individual stores with onsite parking for customers and are mostly oriented to meet the retail and service needs of residents of the Wales area. Typical commercial uses include automobile service stations, convenience food stores, pharmacies, general merchandise stores,

hardware and sporting equipment stores, barber and beautician shops, laundry and dry cleaner outlets, restaurants, banks, and other retail sales and service establishments. Such business establishments are recommended in the north part of the planned urban service area, mostly along and at the intersection of two major arterial streets in the Village, Wales Road (STH 83) and Summit Avenue (USH 18).

Offices and Professional Services

This land use category includes the offices and professional services of doctors, dentists, architects, landscape architects, engineers, lawyers, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. A concentrated area of offices or professional service buildings is recommended in the northern part of the Village, west of the intersection of Summit Avenue (USH 18) and Wildwood Trail, which has ready access to USH 18, and is also recommended in the Historic Village Center.

Planned Commercial Center

One area was designated as planned commercial center to avoid a typical suburban strip shopping center or “shopping mall” appearance of a long linear building with attached stores, devoid of any design theme. The planned commercial complex would be characterized by two or more buildings clustered on a single parcel that share onsite parking facilities for customer automobiles and a shopping environment geared to pedestrians with connecting sidewalks or paved paths. The designation of this area for planned commercial establishment is also an attempt to create a mix of synergistic commercial uses in an aesthetically pleasing setting with a unique design theme expressed in the architecture of attractive buildings and complementary ornate landscaping. Typical commercial uses are envisioned to include savings and loan institutions, banks, offices and professional services, grocery stores, general merchandise stores, pharmacies, gift or craft shops, and restaurants with seating facilities, but not including gasoline service stations or automobile repair shops. The proposed center in the northwest quadrant of the intersection of Wales Road (STH 83) and Summit Avenue (USH 18) started construction in 2008.

Historic Village Center (Mixed Residential and Limited Commercial Uses)

The Historic Village Center, as delineated on Map III-14 in Chapter III, is a special planning district proposed to continue to serve as a major focal point for the Wales area, supported by the Glacial Drumlin Trail and other nearby attractions. The Center should also foster the identity of the Village, an identity due, in part, to the historic character of some of the buildings located in the area. The presence of people drawn to and living within the Historic Village Center would comprise a thriving community.

The plan recommends that the Historic Village Center consist of a mix of mostly single-family residential uses with some compatible, small professional offices, studios, and specialty stores that do not need exposure to, or generate volumes of, automobile traffic and are in keeping with the predominantly residential and historic architectural character of the Center. Small businesses may include home occupations as more people are working at home due, in part, to advancement in technology that allows for telecommuting. Small professional service-type businesses could include offices and studios for artists, accountants, doctors, dentists, engineers, computer programmers, landscape architects, travel agents, insurance agents, and other recognized professions. Specialty stores or shops may consist of art galleries; craft and antique stores; trailside bike, ski, and in-line skating shops; bed-and-breakfast establishments; deli, bakery, ice cream, and tea/coffee shops; book and gift stores; or any combination thereof. Automobile service stations, fast food restaurants, drive-through facilities, and other high traffic generators that usually rely on exposure to arterial highways are not recommended within the Center. Housing for the elderly may also be accommodated in or near the Historic Village Center due to the proximity to services, opportunity for recreational pursuits, especially walking and bicycling, and passive enjoyment of daily activities in the Center. The Village hopes to take advantage of the economic benefits that could be realized from the Glacial Drumlin Trail and its trailhead established within the Historic Village Center by encouraging local businesses to provide goods and services to trail users.

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Ultimately, any new businesses proposed within the Historic Village Center should be sensitive to and compatible with the predominantly historic and residential character of the Center. The Village has been working to maintain and improve the vitality of the Center by providing significant street improvements with storm water management facilities. Additional amenities such as street trees, decorative street lighting, and ornate street furniture should eventually be integrated into the streetscape to establish a unique “small-village” setting, possibly with a Welsh or “country” design theme. The plan recommends that the Village continue to maintain and improve the vitality of its Historic Village Center.

Industrial Development

The plan envisions that the areas devoted to industrial land uses would occupy about 9 acres, or less than 1 percent, of the Village. There is no plan to increase acreage over the 2000 level, which is consistent with the Village’s desire not to encourage significantly more industrial development, as expressed in the 2000 public opinion survey.

Communication and Utility Development

Communication and utility land uses—excluding street and highway rights-of-way—would encompass about one acre of the Village in 2030. Only two such sites are located within the Village; they consist of an existing utility substation and a new private well and pumping station to serve the Legend at Brandybrook golf course community. No significant increase is anticipated in this land use category during the planning period.

Governmental and Institutional Development

As shown on Map VII-6, governmental and institutional land uses would occupy about 115 acres, or 5.5 percent, of the Village. These uses include the continuation of existing governmental and institutional uses.

Village Facilities

The plan envisions the continued use of the existing Village Hall with no plans to expand the building within the plan design period. In 2006 construction was completed on a new Wales-Genesee Fire Station abutting Wales Road (STH 83), on the west side of the community park. The station is jointly owned and operated by the Village of Wales and the Town of Genesee. It houses fire-fighting equipment with ready access to an arterial highway in a more centralized location to adequately serve the Village of Wales and the Town of Genesee. The former fire station was converted into a community building. The plan envisions no additional need for new Village facilities in the plan design period.

Educational Facilities

The Village of Wales is served by the Kettle Moraine School District. As indicated in Chapter IV, the District conducted a school facility study to determine if and to what extent certain school facilities should be expanded to accommodate future enrollments and needs. The District owns 73 acres of vacant land near its Brandybrook Community Center and 22 acres of vacant land near the existing Dousman Elementary School and Kettle Moraine Middle School for potential future facilities. These diligent planning efforts by the Kettle Moraine School District should allow the District to continue to provide the quality education for which all of the District schools have received coveted national recognition as a Blue Ribbon School. The District has attained the highest percentage of schools thus awarded of any school district in Wisconsin.

Park and Recreational Development

Specific recommended park and recreational uses for the Village planned urban service area are based, in part, upon recommendations contained in a document entitled, *Comprehensive Park Plan for the Village of Wales*, April 1993. In that report recommendations were made regarding the acquisition and development of land for a new park site and the improvement and installation of additional recreational facilities at existing parks. Under the recommended master land use plan, private and public outdoor recreational uses would encompass a total of about 239 acres of land, or 11 percent, of the Village by 2030. This represents an increase of about 203 acres over the

Village of Wales Comprehensive Development Plan

2000 level of about 36 acres. These acreages do not include those portions of the recreation sites that contain environmentally sensitive areas within the site boundaries, which are discussed under separate environmental land use categories. A significant portion of the total increase, about 131 acres or 54 percent, is due to the private golf course, The Legend at Brandybrook.

It should be noted that the Village is surrounded by major recreation attractions. About a quarter to a half mile northwest of the Village is the Ice Age National Scenic Trail, Kettle Moraine Scenic Drive, Lapham Peak State Park, and Scuppernong Creek Parkway. Five miles north are the Lake Country Recreation Trail and Nagawaukee County Park, Ice Arena, and Golf Course, about a half mile southwest is the Kettle Moraine State Forest, and about four miles east is the Retzer Nature Center.

Environmentally Significant Areas

To effectively guide urban development in Wales into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of the various land uses as they relate to the natural resource base of the area. Locating new development outside environmental corridors and other environmentally sensitive areas will serve to maintain a high level of environmental quality in the Village of Wales and will also avoid costly development problems such as flood damage, wet basements, and failing pavements.

The Village comprehensive plan recommends substantial preservation of all remaining environmental corridors, isolated natural resource areas, and other environmentally significant areas. Development within these areas should be limited to required transportation and utility facilities, compatible outdoor recreation facilities, and very low density residential development carefully designed so as to minimize the impact on the natural features. Cluster design concepts are recommended over conventional subdivision design if residential development occurs within environmentally significant areas.

*Natural Resource Areas*³ Primary and Secondary Environmental Corridors as well as Isolated Natural Resource Areas, (as defined by SEWRPC), are combined here as Natural Resource Areas. These areas contain almost all the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. Natural resource areas occupied approximately 223 acres, or 11 percent, of the Village in 2000. Table VIII-2 indicates that under the recommended plan these areas would occupy about 196 acres, or 9 percent, of the Village. This decrease is attributed to locally committed urban development. The remaining natural resource areas located in the eastern and western parts of the Village should, to the maximum extent practical, be preserved in essentially natural, open uses or maintained for resource preservation and limited recreation purposes. In some cases, very low-density development of no more than 0.2 dwelling units per net acre, equivalent to one dwelling unit per five acres, compatible with the preservation of the area, may be permitted to occupy natural resource lands. Such a development should be sensitively integrated into the natural features on the site.

Other Open Lands to be Preserved

The plan also recommends that other small areas containing important natural resource values be preserved. Even though these areas do not currently qualify as part of an environmental corridor or isolated natural resource area, they are environmentally significant in the sense that they contain soils poorly suited to urban uses, wetland vegetation, steep slopes, or floodplains; or provide buffer areas between incompatible land uses. These areas are either located adjacent to lands classified as environmental corridor and isolated natural resource areas or are small isolated areas less than five acres in size. Under the recommended master plan, such areas would occupy about 59 acres, or 3 percent, of the Village, of which a large portion, about 46 acres or 78 percent, would be located within the golf course community, The Legend at Brandybrook. Similar to natural resource areas, the preservation of these features may provide the only available wildlife habitat in an area and lend unique character and natural diversity to a community.

³ See Chapter III for detailed information on woodlands, wetlands and environmental corridors associated with natural resource areas.

PART 4: IMPLEMENTATION RECOMMENDATIONS

The adopted plan represents a commitment by the Village Plan Commission and Village Board to strive for the selected planning objectives.

Planning principles, goals, and objectives for the land use element are found in Chapter I. The following sets forth recommendations through plan year 2030 that the Village may want to consider establishing and/or improving to make decision on growth and development for the next 20 years.

Policies and Recommendations

1. The Planning Commission will be responsible for administration and recommendation. The Village Board is responsible for the enforcement of the Master Land Use Plan.
2. Continue to provide procedures to encourage public participation in the comprehensive planning process, including consideration of amendments to the Plan and an annual monitoring of the Plan.
3. Establish and regularly review an Action Plan to implement the Comprehensive Development Plan.
4. The process and appropriate form for amending the Master Land Use Plan is available at the Village Hall. The process includes involving the public in the consideration of Plan amendments, including notifying all affected parties and individuals in a timely manner and conducting at least one public hearing.
5. Establish a development plan to guide redevelopment within the Historic Village Center.

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