

SPECIAL BOARD MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF WALES – HELD JANUARY 20, 2009 AT THE WALES COMMUNITY BUILDING AT 7:00P.M.

The Special Board meeting was called to order at 7:14 p.m. by Village President Flaws.

Present: Jeffery Flaws, Gene Mayernick, Wanda Gosa, David Lang and Lyle Orwig

Also Present: Clerk Powell; Deputy Clerk Wigderson; Village Building Inspector Scott Hussinger; Rick Kania, Southeastern Wisconsin Regional Planning Commission; Dave Jennings, 422 Gower Bae; Pat Hess, 436 Cregennan Bae; Bob Dugan, 1860 Brandybrook Road; Sherry Egan, 302 Wakefield Downs; Ann Lang, 605 Bron Derw Drive and Plan Commission members: Alan Theis, Wayne McStrack, John Meyer, Jeff Roth, Larry Rigden and Wilfredo Barreto.

Excused: Wolfgang Henschik and Robin Haynes

Clerk Powell 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 comments were received from the public in attendance, but President Flaws thanked the Plan Commission members for their three years of service and attendance at long meetings to update and recreate the Village's Zoning Code. He also thanked Rick Kania of the Southeastern Wisconsin Regional Planning Commission and Building Inspector Scott Hussinger for their invaluable input and experience. Finally, President Flaws thanked Alan Theis, former Plan Commission Chairperson, for his vision and forethought in undertaking this project on behalf of the citizens of the Village of Wales.

**REZONING OF EXISTING R-1 RESIDENTIAL PROPERTIES WITHIN VILLAGE LIMITS TO R-3 RESIDENTIAL**

Motion by Trustee Mayernick to accept the Plan Commission's recommendation and rezone the properties at 719/721 East Brandybrook Road, 739/741 East Brandybrook Road, 510/512 Cymric Court, 520/522 Cymric Court, 530/532 Cymric Court, 540/542 Cymric Court and 736/738 East Main Street from R-1 Residential to R-3 Residential to keep them from becoming "non-conforming" parcels in conjunction with the adoption of the new official Zoning Map for the Village, second by Trustee Gosa, passed.

The R-1 Residential District will only allow single-family dwellings and these properties are two-family dwellings. They were allowed to be built in an R-1 Residential District under the old zoning code because it allowed "piggyback" zoning (one zoning district allowed conditions/uses of another zoning district and that district allowed conditions/uses of another zoning district and so on). Rezoning to R-3 prevents them from becoming non-conforming under the new Zoning Code.

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**ADOPT OFFICIAL ZONING MAP FOR THE VILLAGE OF WALES**

Motion by Trustee Orwig to accept the Plan Commission's recommendation to adopt the Official Zoning Map as submitted and prepared by Yaggy Colby and Associates, second by Trustee Mayernick, passed.

**REPEAL AND RECREATE CHAPTER 17 ZONING CODE ORDINANCE FOR THE VILLAGE OF WALES**

Motion by Trustee Mayernick to accept the Plan Commission's recommendation to repeal and recreate Chapter 17, the Zoning Code Ordinance for the Village of Wales, to include all sections listed below and amended to include the omitted definitions for Signs, Pylon and Pole, as previous approved at a prior Plan Commission meeting, second by Trustee Gosa, passed.

Sections: Statutory Authority and Purpose, General Provisions, Zoning Districts, Reserved, Modifications, Traffic Loading, Parking and Access, Signs, Nonconforming Uses, Structures and Lots, Site Planning and Design Review, Performance Standards, Board of Zoning Appeals, Changes and Amendments, Public Hearings, Administration, Definitions, Adoption and Effective Date, Appendix, Is it 50 percent Yet?, and Illustrations.

**ADJOURNMENT**

The Board adjourned at 7:18 p.m. on a motion by Trustee Orwig, second by Trustee Mayernick, passed.

Submitted By:

Gail E. Powell  
Clerk Treasurer