

PUBLIC HEARING AND VILLAGE BOARD MEETING – March 2, 2009

Public Hearing

Notice of the Public Hearing for the purpose of receiving comments on the proposed Rezoning for property located at 214 S. Wales Road, more specifically tax key number WLSV 1455972, from R-3 Residential to B-2 Business zoning was published in the Kettle Moraine Index on February 12, 2009 and February 19, 2009. The Public Hearing was called to order at 7:00 p.m. by President Flaws.

Members Present: Jeffery Flaws, Eugene Mayernick, David Lang, Robin Haynes, and Wanda Gosa

Excused: Lyle Orwig and Wolfgang Henschik

Also Present: Clerk Powell; *Kettle Moraine Index* reporter, Andy Schatschneider; Clark Chiaverotti, 323 N. Wales Road; Lori Marks, 116 S. Wales Road; Jeff Pennington, 220 S. Wales Road; Jim Lewein, 309 S. Wales Road and Wilfredo Barreto, Wales.

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 Comments:

Clark Chiaverotti presented his request to rezone the property at 214 S. Wales Road from an R-3 Residential parcel to a B-2 Business parcel. Mr. Chiaverotti stated that the rezoning request is consistent the Village's long range plan for the property. He would like to turn the current residence into an Insurance Agency office. The proposed use is low traffic, maybe 3 to 4 cars a day in addition to the employees. A concern was raised by the neighbor to the south about the impact on his property value. President Flaws stated that it should not affect it at all, but could possibly make it better. President Flaws reminded the citizens in attendance that any of the properties along that stretch could petition the Village to rezone their properties to business zoning or they could choose to retain their present zoning. The same gentlemen also inquired as to the future of the oak tree in the front yard and the placement of the existing driveway. Mr. Chiaverotti stated that the tree might have to be removed depending on how the design for the parking area turned out and was approved, but that the current driveway location would not be changed.

The public hearing closed at 7:06 p.m.

Board Meeting

Village President, Jeff Flaws, called the Regular Village Board meeting to order at 7:06 p.m.

Members Present: Jeffery Flaws, Eugene Mayernick, David Lang, Robin Haynes, and Wanda Gosa

Excused: Lyle Orwig and Wolfgang Henschik

PUBLIC HEARING AND VILLAGE BOARD MEETING – March 2, 2009

Also Present: Clerk Powell; *Kettle Moraine Index* reporter, Andy Schatschneider; Clark Chiaverotti, 323 N. Wales Road; Lori Marks, 116 S. Wales Road; Jeff Pennington, 220 S. Wales Road; Jim Lewein, 309 S. Wales Road and Wilfredo Barreto, Wales.

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 COMMENTS

Robert Dugan, 1863 Brandybrook Road, addressed the Board with his concerns regarding our engineering consultants. He does not want a representative from that company sitting on his property all summer watching him work and charging him. Mr. Dugan asked for a meeting to discuss the issue and Mr. Flaws indicated he would be happy to meet with him. Mr. Dugan will contact the Village Hall later in the week to set up a meeting.

APPROVAL OF MINUTES

On a motion by Trustee Lang, second by Trustee Mayernick, Board members approved the Village Board minutes of the February 16, 2009 meeting and acknowledged receipt of the January 27, 2009 Plan Commission meeting minutes and waived reading of both.

CONSULTATION WITH VILLAGE ENGINEER

The Village Engineer was not required to attend. A memo outlining various projects was distributed. Questions regarding the Smart Growth Planning and when it would be complete were addressed along with the approval to have the official zoning map printed with parcel addresses on it at a cost of \$640.00.

REQUEST TO REZONE 214 S. WALES ROAD TAX, KEY NUMBER WLSV 1455972, FROM R-3 RESIDENTIAL DISTRICT TO B-2 BUSINESS DISTRICT

Motion by Trustee Mayernick to accept the Plan Commission's recommendation to approve the request from the Chiaverottis to rezone 214 S. Wales Road, Tax Key Number WLSV 1455972 from an R-3 Residential District to a B-2 Business District, second by Trustee Gosa, passed.

The proposed use for the property is a State Farm Insurance Agency office.

PLAN COMMISSION RECOMMENDATIONS

Business Plan of Operation and Signage for State Farm Insurance Agency—214 S. Wales Road

Motion by Trustee Lang to accept the Plan Commission's recommendation and approve the Business Plan of Operation and Signage for State Farm Insurance Agency, 214 S. Wales Road, as amended by Plan Commission to not include approval for parking or landscaping at this time, second by Trustee Haynes passed.

Mr. Chiaverotti will need to return to the Plan Commission with more specific detailed plans for the parking area and landscaping.

Modifications to Welsh Highlands Site Plan to Allow Four of the Units to Have One Three-Car Garage Each —309 S. Wales Road

Motion by Trustee Haynes to accept the Plan Commission's recommendation and approve the business signage for Welsh Highlands, 309 S. Wales Road, as presented, second by Trustee Mayernick, passed 4 –1. Trustee Gosa voted against.

Include PUD Section of Chapter 17 in the Subdivision Ordinance during the Recodification Process

The Board agreed that the PUD Section in Chapter 17 of the zoning code should be included in the Subdivision Ordinance during the recodification process.

2008 DANIEL DAVIES COMMUNITY SERVICE AWARD

The 2008 Daniel Davies Award will be presented to the recipient at the April 6, 2009 regular Village Board meeting. President Flaws will invite the recipient and the Clerk will contact the nominator.

UPDATE—JOINT FIRE BOARD VACANCY

Ms. Stefanski, a possible Joint Fire Board candidate, has contacted the Village. She is the Secretary/Treasurer for the Lake Country Fire District. President Flaws asked the Board if they felt there would be a conflict of interest because of her current position. The consensus of the Board was that her background could be beneficial. President Flaws will contact her.

RESOLUTION DESIGNATING AND APPROVING PUBLIC DEPOSITORIES

This agenda item will be held over until the next meeting. A letter will be sent to the depositories verifying they will comply with the collateral requirements prior to the Village officially designating them as an approved depository.

AMENDMENT TO VILLAGE OF WALES PARK BOARD ORDINANCE

Motion by Trustee Lang to approve the amendment to the Park Board ordinance changing "Members" to "Commissioners" and "contracted amounts" in Section 6, Finances, to "budget for the ensuing year", second by Trustee Mayernick, passed.

OPTIONS TO FUND ROADS REPAIRS AND PAVING FOR THE VILLAGE OF WALES, INCLUDING ISSUING BONDS

A number of options, including bonding, were discussed as solutions to help fund road repairs and paving projects for the Village of Wales. Additional research has been done on the subject and President Flaws will contact the Village Engineer to get an updated roads project plan to present to the Roads Committee. The Board feels the Village should start to bid any projects as soon as possible before the stimulus package is approved and contractors fill their schedules.

INTERNAL CONTROL POLICY FOR THE VILLAGE OF WALES

This agenda will be tabled until the next Board meeting to give more time to review the changes and corrections submitted.

ORDINANCE PROHIBITING THE VILLAGE FROM MANDATING EMPLOYEE BENEFITS FOR PRIVATE BUSINESSES

Motion by Trustee Mayernick to approve the ordinance, as reviewed and approved to form by the Village's attorney, prohibiting the Village from mandating employee benefits for private businesses, second by Trustee Lang, passed.

VILLAGE SNOW REMOVAL GUIDELINES

The Board members reviewed a copy of the Village of North Prairie's guidelines for snow and ice removal. The Board by consensus approved drafting a similar policy for the Village. The Clerk will draft a policy based on North Prairie's and forward it to the Village President for final drafting. The policy will then be put in the quarterly newsletter later in the year.

WISCONSIN DEPARTMENT OF WORKFORCE DEVELOPMENT PREVAILING WAGE RULING

Rep. Mark Gottlieb's office will send us more information as soon as they prepare an official statement. This agenda item will be addressed at a later meeting.

BILLS APPROVED FOR PAYMENT

Bills submitted for 2008 and 2009 expenses were approved on a motion by Trustee Haynes, second by Trustee Gosa, passed.

Correspondence, Kettle Moraine School District minutes, Sheriff Department reports and miscellaneous files were submitted.

ADJOURNMENT

The Board adjourned at 8:26 p.m. on a motion by Trustee Haynes, second by Trustee Gosa, passed.

Submitted by:
Gail E. Powell, Clerk