

PUBLIC HEARING AND VILLAGE OF WALES
ZONING BOARD OF APPEALS MEETING SEPTEMBER 14, 2009

Notice of the Public Hearing for the purpose of receiving comments on the requested variance was published in the Kettle Moraine Index on August 27, 2009 and September 3, 2009. The Public Hearing was called to order at 7:00 p.m.

Members Present: Don Tebon, John Holton, Jim Winiecki, David Kilpatrick, Tom Hintz and Thomas Hilts 1st alternate

Also Present: Clerk Tamez; Lori and Brian Pook 236 N. Taliesin Road; Steve Schuyler, 8401 E. Calumet Road, Milwaukee and the Village Building Inspector, Scott Hussinger

Clerk Tamez noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

236 N. TALIESIN ROAD - VARIANCE REQUEST 17.0304(g)(1) SETBACK REQUIREMENTS FOR A BUILDING LOCATION

Brian and Lori Pook of 236 N. Taliesin Road addressed the Zoning Board and requested a variance to section 17.0304(g)(1) of the Code of Ordinances for the Village of Wales. The ordinance requires a 50ft setback and the applicant is requesting a 36ft setback. Mr. Pook stated various reasons why they are requesting to impede within the setback area and not build in other various locations. First, if an addition were to be built on the other side of the house it would also possibly need a variance and/or Village approval because it would require a second driveway entrance. Second, if the outbuilding were placed within the allowed offset area it would adversely affect the septic system and leech field. (State and County letters confirm) The outbuilding would only be used to store equipment, tools, cars, etc. No commercial vehicles or equipment would be stored there and no commercial business would be operated out of it. The outbuilding's color would match the existing house. The Pooks' were asked what their time frame would be on this project. The anticipated start date is immediately and be completed by late Fall of this year.

The Zoning Board members asked various questions including what would happen to the current shed that was in poor shape. The shed would be removed and the area re-landscaped. Jim Winiecki noted that a large tree would have to be removed and didn't like that portion of the proposed project. Otherwise all the other members felt that the project would be acceptable.

The Public Hearing adjourned at 7:15p.m.

REGULAR MEETING

The regular Zoning Board of Appeals meeting was called to order at 7:16 p.m. by the Chairperson Don Tebon.

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PUBLIC COMMENT

No comments were received.

VARIANCE DECISION FOR 236 N. TALIESIN ROAD

Motion by David Kilpatrick to grant the request for a 22ft x 24ft outbuilding located on the south side of driveway facing north partially on the existing driveway and shall not impede into the setback any farther than the proposed 14ft leaving a 36ft setback with no storage of commercial vehicles or commercial use allowed in the building with work to be completed by December 31, 2009, second by Jim Winiecki. Roll call vote in favor of granting or not granting, David Kilpatrick - in favor of granting, John Holton - in favor of granting, Jim Winiecki - in favor of granting and Tom Hintz - in favor of granting and Don Tebon - in favor of granting.

The granting of this variance will not adversely affect the surrounding area.

TIME FRAME

The applicant has been informed that he has until December 31, 2009 to complete the project. If at the end of that time frame the project is not complete, the applicant will need to return to the zoning board.

The granting of this variance is very specific and nothing outside of the scope set forth above will be allowed.

ADJOURNMENT

The Board adjourned at 7:22 p.m. on a motion by David Kilpatrick, second by Jim Winiecki, passed.

Submitted by:

Gail E. Tamez, Clerk