

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 September 24, 2009 and October 1, 2009. The Public Hearing was called to order at 7:00 p.m.

Members Present: Don Tebon, Jim Winiecki, David Kilpatrick and Tom Hintz

Members Excused: John Holton and Thomas Hilts 1st alternate

Also Present: Deputy Clerk Wigderson; Linda & Joel Harris 312 Wakefield Downs; Robert Schwingle 308 Wakefield Downs; and Wendy Braeunig 316 Wakefield Downs.

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

316 WAKEFIELD DOWNS - VARIANCE REQUEST 17.0304(E)(4) BUILDING HEIGHTS AND FLOOR AREA REQUIREMENTS

Joel Harris of 312 Wakefield Downs is not in favor of this garage because the size of 1280 square feet is too large for a one acre lot. He would be in favor of a garage that is 720 square feet which is allowed under the Zoning Code.

Robert Schwingle of 308 Wakefield Downs is not in favor of this garage, because of the size of the proposed garage.

Wendy Braeunig of 316 Wakefield Downs is requesting the garage so that she could store the cars, atv's, motorcycles and equipment that is currently on her property.

Wendy stated that, "The old garage would be torn down and replaced by the proposed new one. There will not be a driveway from the road to this garage."

The Zoning Board members asked various questions including why such a large garage would be required. Could an addition be added to the current attached garage? There were four letters received in favor of the garage, but Zoning Board members were concerned that these four were far enough away that they would never see the garage.

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

REGULAR MEETING

The regular Zoning Board of Appeals meeting was called to order at 7:15 p.m. by the Chairperson Don Tebon.

Members Present: Don Tebon, Jim Winiecki, David Kilpatrick and Tom Hintz

Members Excused: John Holton and Thomas Hilts 1st alternate

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Also Present: Deputy Clerk Wigderson; Linda & Joel Harris 312 Wakefield Downs;
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PUBLIC COMMENT

No comments were received.

VARIANCE DISCUSSION FOR 316 WAKEFIELD DOWNS

Zoning Board member David Kilpatrick stated, "That an addition to the attached garage or reduce the proposed garage to 720 square which is allowed under the Zoning Code." Zoning Board member Tom Hintz has concerns about the size building and the ability of the Fire Department to get back there.

Zoning Board member Jim Winiecki stated, "Our job is to enforce the Zoning Code and this issue/problem is not a "Hardship, the property does not have a Unique Property Limitation, and the Zoning Board job is to Protection of the Public Interest."

VARIANCE DECISION FOR 316 WAKEFIELD DOWNS

Motion by Tom Hilts to deny the variance request for a 1280 square foot garage second by Jim Winiecki. Roll call vote in favor of granting or not granting, David Kilpatrick – not in favor of granting, Jim Winiecki - not in favor of granting, Tom Hintz – not in favor of granting, and Don Tebon – not in favor of granting.

ADJOURNMENT

The Board adjourned at 7:24 p.m. on a motion by Jim Winiecki, second by David Kilpatrick, passed.

Submitted by:

Pauline M. Wigderson, Deputy Clerk