

**VILLAGE OF WALES**  
**NOTICE OF OPEN HOUSE ON THE**  
**PROPOSED AMENDMENTS TO ZONING CODE**  
**FOR THE VILLAGE OF WALES, WAUKESHA COUNTY,**  
**WISCONSIN**

Please take notice that the Plan Commission of the Village of Wales will hold a open house for the public on the 24<sup>th</sup> day of February, 2026, at 5:00 p.m. at the Village of Wales Community Building, 216 W. South Street.

The open house will have maps, copies of the draft Zoning and Master Land Use Maps, Zoning District B-1 Neighborhood Business District, B-2 General Business District, B-3 Central Business/Mixed Use District, M-1 Limited Industrial District and Chapter 163-6 Accessory Structures for the Village of Wales, and other information. Members of the Plan Commission, other Village Officials, representatives from SEH, and office staff will be available to assist those in attendance. There will be no formal presentation during the Open House Session. The Open House Session will terminate at 7:00 p.m.

The proposed Zoning Code amendments and related documents are available for viewing at the Wales Village Hall, 129 W. Main Street, during normal business hours. Office hours are Monday through Thursday from 7:30 a.m. to 3:00 p.m. and Friday from 7:30 a.m. to 12:00 p.m.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental bodies specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Administrator Gail Tamez or Deputy Clerk Pauline Wigderson at (262) 968-3968.

Dated this 5<sup>th</sup> day of February, 2026.

**VILLAGE OF WALES**

**VILLAGE OF WALES**  
129 WEST MAIN STREET • PO BOX 47  
WALES, WISCONSIN 53183  
**PHONE (262) 968-3968 • FAX (262) 968-5649**

Dear Neighbor,

The Village of Wales is growing—and we want your voice to help guide that growth.

Over the past few years, the Plan Commission has been working hard to update our **Zoning Districts and Master Land Use and Zoning Maps** to better reflect the needs of our community. These updates aim to support thoughtful development, attract new businesses, and preserve the character of our neighborhoods.

Now, we're ready to share the final draft—and we'd love your input.

### **Community Open House**

**Date:** Tuesday, February 24, 2026

**Time:** 5:00 PM – 7:00 PM

**Location:** Wales Community Building, 216 West South Street, Wales, WI 53183

This is your chance to:

- Learn about proposed zoning changes to your property and surrounding areas.
- See how updates could affect future development
- Ask questions and share your thoughts directly with Village leaders

Whether you're a homeowner, business owner, or simply care about the future of Wales, your perspective matters.

Can't attend? No problem—stop in at the Village and leave your comments, or email them to [deputyclerk@villageofwales.gov](mailto:deputyclerk@villageofwales.gov)

If you have questions before the meeting, feel free to call us at **262-968-3968**. Our office hours are:

- Monday–Thursday: 7:30 a.m. – 3:00 p.m.
- Friday: 7:30 a.m. – 12:00 p.m.

Let's build the future of Wales—together.

Warm regards,

**Amy Barrows**

Chair, Village of Wales Plan Commission



**The Red Dragon** is one of the national symbols of Wales and is seen on the Welsh flag. Merlin the magician is reported as telling his King, on finding two dragons fighting, "The white dragon is the Saxon, the red dragon is Cymru, and so they will fight, the red against the white, until at last the dragon of Wales is triumphant over the dragon of the Saxons." Others say the Welsh Dragon is directly descended from the griffin of the Romans and the Welsh national flag is therefore the oldest on earth. It should be noted that the Welsh dragon has three feet on the ground, while the English dragon stands on two feet.

**CURRENT ZONING**

*Village of Wales, WI  
Tuesday, February 10, 2026*

## Chapter 435. Zoning

### Article III. Zoning Districts

#### § 435-27. B-1 Neighborhood Business District.

This district is intended to provide for individual or small groups of retail and service establishments serving primarily the convenience of a local neighborhood, the character, appearance, and operation of which are reasonably compatible with the character of the surrounding area.

A. Permitted principal uses. The following retail shops and multi-tenant buildings, but not including drive-through facilities and outdoor storage of products or merchandise:

- (1) Retail stores and shops offering convenience goods and services not exceeding 1,500 gross square feet of primary floor area. Examples are:
  - (a) Antique shops.
  - (b) Clothing and merchandise repair stores, excluding automobile or watercraft-related vehicles.
  - (c) Delicatessen.
  - (d) Florist shop.
  - (e) Food markets or bakeries.
  - (f) Gift or craft shop.
  - (g) Restaurant.
- (2) Business and professional offices and studios not exceeding 1,000 gross square feet of primary floor area. Examples are:  
[Amended 12-6-2010]
  - (a) Insurance office.
  - (b) Interior decorator.
  - (c) Investment office.
  - (d) Real estate office.
- (3) Temporary uses (see § 435-10F).

B. Permitted accessory uses.

- (1) Building-mounted and ground-mounted earth station dish antennas.
- (2) Building-mounted solar collectors.
- (3) Essential services.

- (4) Off-street parking and loading areas.
- (5) Private garages for storage of vehicles used in conjunction with the operation of a business.

C. Conditional uses. The following retail shops and multi-tenant buildings, but not including drive-through facilities and outdoor storage of products or merchandise:

- (1) Retail stores and shops offering convenience goods and services exceeding 1,500 gross square feet of primary floor area.
- (2) Business and professional offices and studios exceeding 1,000 gross square feet of primary floor area.
- (3) Animal hospitals and veterinary services, excluding the boarding of animals. (Also see § 435-15B.)
- (4) Bed-and-breakfast establishments. (Also see § 435-15C.)
- (5) Commercial adult and child care centers.
- (6) Construction businesses.
- (7) Crematory and funeral services.
- (8) Ground-mounted solar collectors.
- (9) Outdoor display of retail merchandise for sale.
- (10) Pet and pet grooming stores.
- (11) Roadside stands selling goods.
- (12) Utility substations, municipal wells, lift/pumping stations, water towers, and communication towers.
- (13) Wind energy conversion systems.

D. Minimum lot area and width.

- (1) Lot area: 30,000 square feet.
- (2) Lot width: 100 feet.

E. Maximum building heights.

- (1) Principal building height: 35 feet.
- (2) Accessory building height: 15 feet.

F. Minimum yards/setbacks.

- (1) Street yard: 50 feet.
- (2) Side yard: 20 feet.
- (3) Rear yard: 20 feet.
- (4) Shore yard: see § 435-13.

G. Open/green space. No more than 65% of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, pervious/permeable pavements, and sidewalks of any type or any covering materials that are impervious to surface water absorption.

H. Erosion control and stormwater management. See Chapter 384 of the Code of the Village of Wales.

- I. Plans and specifications to be submitted. To encourage a business environment that is compatible with the neighborhood character of the Village, building permits for uses allowed in the B-1 Neighborhood Business District shall not be issued without review and approval by the Village Board, after a recommendation from the Plan Commission. Said review and approval shall be concerned with, but not limited to, the proposed operation, general layout, building plans, lighting, signage, ingress, egress, parking, loading and unloading, landscaping, and open space utilization in accordance with Article **VIII**.

## § 435-27 B-1 Neighborhood Business District

This District is intended to provide for individual or small groups of retail, professional offices and service establishments serving primarily the convenience of a local neighborhood, and where character, appearance, and operation are reasonably compatible with the character of the surrounding area.

### A. Permitted Principal Uses

The following commercial uses, as well as single and multi-tenant buildings (not including drive-through facilities or outdoor storage of products or merchandise), and other similar uses as determined by the Plan Commission, are permitted primary uses in the B-1 Neighborhood Business District:

- (1) Retail stores and shops offering convenience goods, including, but not limited to:
  - a. Antique shops.
  - b. Bakeries.
  - c. Bicycle shops.
  - d. Clothing stores.
  - e. Confectionary stores.
  - f. Consumer electronics stores.
  - g. Delicatessens.
  - h. Florist shops.
  - i. Food markets.
  - j. Gift or craft shops.
  - k. Ice cream shops.
  - l. Jewelry stores.
  - m. Pharmacies.
  - n. Restaurants.
  - o. Licensed beer, wine, and distilled alcoholic beverage stores.
- (2) Business and professional offices and services, including, but not limited to:
  - a. Art, music, and dance studios.
  - b. Beauty salons, and barber shops.
  - c. Civic, social, and fraternal associations.
  - d. Insurance offices.
  - e. Interior decorators.
  - f. Investment offices.
  - g. Medical, dental, and similar health care clinics, (outpatient only) and offices.
  - h. Merchandise repair shops (excluding automobile, watercraft, recycling, junk and salvage yards).
  - i. Pet sales, supply, and grooming establishments, animal hospitals, and veterinary services (excluding outdoor kennels and the boarding of animals). (Also see §435-15B of the Municipal Code).
  - j. Photography studios.
  - k. Real estate offices.
- (3) Temporary Uses. (Also see § 435-10F of the Municipal Code).

### B. Permitted Accessory Uses

- (1) Building-mounted and ground-mounted earth station dish antennas.
- (2) Building-mounted solar collectors.
- (3) Essential civil, government, and social services.

- (4) Off-street parking and loading areas.
- (5) Garages for storage of vehicles used in conjunction with a permitted use..

**C. Conditional Uses**

The following:

- (1) Ground-mounted solar collectors as an accessory use.
- (2) Outdoor display of retail merchandise for sale as approved by the Plan Commission and Village Board.
- (3) Utility substations, municipal wells, lift/pumping stations, water towers, and communication towers.
- (4) Wind energy systems.
- (5) Drive-through facilities.

**D. Minimum Lot Area and Width**

- (1) Lot Area – 20,000 square feet.
- (2) Lot Width – 75 feet.

**E. Maximum Building Heights**

- (1) Principal Building Height – 35 feet.
- (2) Accessory Building Height – 15 feet.

**F. Minimum Yards/Setbacks**

- (1) Street Yard. 50 feet.
- (2) Side Yard. 20 feet.
- (3) Rear Yard. 20 feet.
- (4) Shore Yard. (Also see § 435-13 of the Municipal Code).

**G. Open and Green Space**

No more than 65% of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, pervious/permeable pavements, and sidewalks of any type or any ground covering materials that are impervious to surface water absorption.

**H. Erosion Control and Stormwater Management**

Also see Chapter 384 of the Municipal Code.

**I. Plans and Specifications to be Submitted**

To encourage a business environment that is compatible with the character of the Village and neighborhood, building permits for uses allowed in the B-1 Neighborhood Business District shall not be issued without review and approval by the Village Board, after a recommendation from the Plan Commission. Said review and approval shall be concerned with, but not limited to, the proposed operation, general layout, building plans, architectural design, lighting, signage, ingress, egress, parking, loading and unloading, landscaping, and open space utilization in accordance with Article VIII.

## CURRENT ZONING

Village of Wales, WI  
Thursday, February 5, 2026

## Chapter 435. Zoning

### Article III. Zoning Districts

#### § 435-28. B-2 General Business District.

This district is intended to provide for the orderly and attractive grouping in appropriate locations of business activities of a more general nature serving a larger community trade area. These districts shall be located along major arterial streets in the Village of Wales.

A. Permitted principal uses. The following retail shops and multi-tenant buildings, but not including drive-through facilities and outdoor storage of products or merchandise:

- (1) Retail stores and shops offering convenience goods and services not exceeding 10,000 gross square feet of primary floor area. Examples are:
  - (a) Appliance store.
  - (b) Bakery.
  - (c) Construction services and businesses.
  - (d) Consumer electronics store.
  - (e) Furniture store.
  - (f) Gas service stations and convenience shop. (Also see § 435-15A.)
  - (g) Grocery store.
  - (h) Hardware store.
  - (i) Ice cream shop.
  - (j) Jewelry store.
  - (k) Merchandise repair shops excluding automobiles and marine craft.<sup>[1]</sup>  
[Amended 12-7-2009]  
[1] *Editor's Note: This subsection was amended 4-2-2018 by the Village. It was corrected to conform with the motion of 12-7-2009.*
  - (l) Pharmacy/confectionery store.
  - (m) Restaurant.
  - (n) Sale of beer, wine, and distilled alcoholic beverages.
- (2) Business and professional offices and studios not exceeding 10,000 gross square feet of primary floor area. Examples are:  
[Amended 12-6-2010]
  - (a) Art, music, and dance studios.

- (b) Banks/savings and loan.
- (c) Barber/beauty shop.
- (d) Crematory and funeral services.
- (e) Pet and pet grooming establishments.
- (f) Medical/clinic services.
- (g) Photography.

(3) Temporary uses (see § 435-10F).

B. Permitted accessory uses.

- (1) Building-mounted and ground-mounted earth station dish antennas.
- (2) Building-mounted solar collectors.
- (3) Essential services.
- (4) Off-street parking and loading areas.
- (5) Private garages for storage of vehicles used in conjunction with the operation of a business.

C. Conditional uses. The following retail shops and multi-tenant buildings:

- (1) Retail stores and shops offering convenience goods and services exceeding 10,000 gross square feet of primary floor area.
- (2) Business and professional offices and studios exceeding 10,000 gross square feet of primary floor area.
- (3) Animal hospitals and veterinary services. (Also see § 435-15B.)
- (4) Car washes/oil change shops.
- (5) Commercial adult and child care services.
- (6) Dermagraphic services (tattoo shops).
- (7) Drive-through facilities.
- (8) Ground-mounted solar collectors.
- (9) Gyms and athletic clubs.
- (10) Hotels and motels. (Also see § 435-15E.)
- (11) Outdoor display of retail merchandise for sale.
- (12) Outdoor storage of products or merchandise.
- (13) Retail sale of new or used vehicles.
- (14) Sale of firearms and ammunitions.
- (15) Service of motor vehicles. (Also see § 435-15A.)
- (16) Sexually oriented establishments. (Also see § 435-15F.)
- (17) Utility substations, municipal wells, lift/pumping stations, water towers, and communication towers.
- (18) Wind energy conversion systems.

## (19) Event venues.

[Added 4-2-2018 by Ord. No. 4-2018-1]

## D. Minimum lot area and width.

(1) Lot area: 30,000 square feet.

(2) Lot width: 100 feet.

## E. Maximum building heights.

(1) Principal building height: 35 feet.

(2) Accessory building height: 15 feet.

## F. Minimum yards/setbacks.

(1) Street yard: 50 feet.

(2) Side yard: 10 feet.

(3) Rear yard: 10 feet.

(4) Shore yard: see § 435-13.

## G. Open/green space. No more than 65% of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, pervious/permeable pavements, and sidewalks of any type or any covering materials that are impervious to surface water absorption.

## H. Erosion control and stormwater management. See Chapter 384 of the Code of the Village of Wales.

## I. Plans and specifications to be submitted. To encourage a business environment that is compatible with the community character of the Village, building permits for uses allowed in the B-2 General Business District shall not be issued without review and approval by the Village Board, after a recommendation from the Plan Commission. Said review and approval shall be concerned with, but not limited to, the proposed operation, general layout, building plans, lighting, signage, ingress, egress, parking, loading and unloading, outdoor storage, landscaping, and open space utilization in accordance with Article VIII.

**§ 435-28. B-2 General Business District.**

This district is intended to provide for the orderly and attractive grouping (in appropriate locations) of business activities of a more general nature serving a larger community trade area than the B-1 Neighborhood Business District. Wherever possible, these districts shall be located along major arterial streets in the Village.

**A. Permitted principal uses.** The following uses are permitted principal uses in the B-2 General Business District as well as other similar uses as determined by the Plan Commission: (not including drive-through facilities and outdoor storage of products or merchandise):

- (1) Retail stores and shops offering goods and services not exceeding 10,000 gross square feet of primary sales floor area open to the public
  - (a) Appliance stores.
  - (b) Bakeries.
  - (c) Construction services and businesses (no outdoor storage of construction vehicles equipment or materials).
  - (d) Consumer electronics stores.
  - (e) Furniture stores.
  - (f) Gas service stations and convenience shops. (Also see § 435-15A of the Municipal Code).
  - (g) Grocery stores.
  - (h) Hardware stores.
  - (i) Ice cream shops.
  - (j) Jewelry stores.
  - (k) Merchandise repair shops (excluding automobile, water craft, and recycling, junk, and salvage yards).
  - (l) Pharmacy and confectionery stores.
  - (m) Restaurants.
  - (n) Licensed beer, wine, and distilled alcoholic beverage stores.
- (2) Business and professional offices and services not exceeding 10,000 gross square feet of primary sales floor area open to the public as well as other similar uses as determined by the Plan Commission:
  - (a) Art, music, and dance studios.
  - (b) Banks and savings and loans.
  - (c) Barber and beauty shops.
  - (d) Crematory and funeral service facilities.

- (e) Pet sales, supply and grooming establishments.
- (f) Medical, dental and similar healthcare clinics (out patient only), and offices.
- (g) Photography stores.
- (h) Animal hospitals and veterinary services. (Also see **§ 435-15B** of the Municipal Code).

(3) Temporary uses. (Also see **§ 435-10F** of the Municipal Code).

**B. Permitted accessory uses.**

- (1) Building-mounted and ground-mounted earth station dish antennas.
- (2) Building-mounted solar collectors.
- (3) Essential civil, government, and social services.
- (4) Off-street parking and loading areas.
- (5) Garages for storage of vehicles used in conjunction with the operation of a business.

**C. Conditional uses.**

- (1) Retail stores and shops offering convenience goods and services and business and professional offices and services exceeding 10,000 gross square feet of primary sales floor area open to the public.
- (2) Car washes and oil change shops.
- (3) Commercial adult and child care services.
- (4) Housing for the elderly.
- (5) Dermagraphic services (tattoo shops).
- (6) Drive-through facilities.
- (7) Ground-mounted solar collectors.
- (8) Gymnasiums and athletic clubs.
- (9) Hotels and motels. (Also see **§ 435-15E** of the Municipal Code).
- (10) Retail merchants with outdoor display of retail merchandise for sale.
- (11) Retail merchants with outdoor storage of products or merchandise.
- (12) New or used vehicle dealers.
- (13) Firearm and ammunition shops.
- (14) Motor vehicle service stations. (Also see **§ 435-15A** of the Municipal Code).
- (15) Businesses offering sexually oriented goods and entertainment. (Also see **§ 435-15F** of the Municipal Code).

(16) Utility substations, municipal wells, lift and pumping stations, water towers, and communication towers.

(17) Wind energy systems.

(18) Event venues.

**D. Minimum lot area and width.**

(1) Lot area: 30,000 square feet.

(2) Lot width: 100 feet.

**E. Maximum building heights.**

(1) Principal building height: 35 feet.

(2) Accessory building height: 15 feet.

**F. Minimum yards/setbacks.**

(1) Street yard: 50 feet.

(2) Side yard: 10 feet.

(3) Rear yard: 10 feet.

(4) Shore yard. (Also see § 435-13 of the Municipal Code).

**G. Open and Green space.** No more than 65% of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, pervious/permeable pavements, and sidewalks of any type or any covering materials that are impervious to surface water absorption.

**H. Erosion control and stormwater management.** See Chapter 384 of the Municipal Code.

**I. Plans and specifications to be submitted.**

To encourage a business environment that is compatible with the character of the Village and neighborhood, building permits for uses allowed in the B-2 General Business District shall not be issued without review and approval by the Village Board, after a recommendation from the Plan Commission. Said review and approval shall be concerned with, but not limited to, the proposed operation, general layout, building plans, architectural design, lighting, signage, ingress, egress, parking, loading and unloading, outdoor storage, landscaping, and open space utilization in accordance with Article VIII.

Village of Wales, WI  
Tuesday, February 10, 2026

## Chapter 435. Zoning

### Article III. Zoning Districts

#### § 435-29. B-3 Central Business/Mixed Use District.

The district is intended to provide appropriate regulations to ensure the compatibility of the diverse uses typical of a "downtown" area without inhibiting the development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the "heart" of the Village.

A. Permitted principal uses. The following retail shops and multi-tenant buildings, but not including drive-through facilities and outdoor storage of products or merchandise:

- (1) Retail stores and shops offering convenience goods and services not exceeding 1,500 gross square feet of primary floor area. Examples are:
  - (a) Appliance store.
  - (b) Bakery.
  - (c) Construction services and businesses.
  - (d) Consumer electronics store.
  - (e) Furniture store.
  - (f) Gas service stations and convenience shop. (Also see § 435-15A.)
  - (g) Grocery store.
  - (h) Hardware store.
  - (i) Ice cream shop.
  - (j) Jewelry store.
  - (k) Merchandise repair shops excluding automobiles, marine crafts, and junkyards and salvage yards.
  - (l) Pharmacy/confectionary store.
  - (m) Restaurant.
  - (n) Restaurant, including the sale of alcoholic beverages.
  - (o) Sale of beer, wine, and distilled alcoholic beverages.
- (2) Business and professional offices and studios not exceeding 1,000 gross square feet of primary floor area. Examples are:  
[Amended 12-6-2010]
  - (a) Art, music, and dance studios.

- (b) Banks/savings and loan.
- (c) Barber/beauty shop.
- (d) Crematory and funeral services.
- (e) Medical/clinic services.
- (f) Pet and pet grooming establishments.
- (g) Photography.

(3) Temporary uses (see § 435-10F).

B. Permitted accessory uses.

- (1) Building-mounted and ground-mounted earth station dish antennas.
- (2) Building-mounted solar collectors.
- (3) Essential services.
- (4) Living quarters for the owner or proprietor of the business.
- (5) Off-street parking and loading areas.
- (6) Private garages for storage of vehicles used in conjunction with the operation of a business.

C. Conditional uses. The following retail shops and multi-tenant buildings, but not including outdoor storage of products or merchandise:

- (1) Retail stores and shops offering convenience goods and services exceeding 1,500 gross square feet of primary floor area.
- (2) Business and professional offices and studios exceeding 1,000 gross square feet of primary floor area.
- (3) Animal hospitals and veterinary services. (Also see § 435-15B.)
- (4) Bed-and-breakfast establishments. (Also see § 435-15C.)
- (5) Drive-through facilities, excluding those for restaurants.
- (6) Ground-mounted solar collectors.
- (7) Hotels and motels. (Also see § 435-15E.)
- (8) Housing for the elderly.
- (9) Outdoor display of retail merchandise for sale.
- (10) Utility substations, municipal wells, lift/pumping stations, water towers, and communication towers.
- (11) Wind energy conversion systems.

D. Minimum lot area and width.

- (1) Lots shall provide sufficient area for the principal structure and its accessory structures, off-street parking and loading/unloading areas as required by this chapter, and all required setbacks.
- (2) Lots in shorelands. See § 435-13.

E. Maximum building heights.

- (1) Principal building height: 35 feet.
- (2) Accessory building height: 15 feet.

F. Minimum yards/setbacks.

- (1) Street yard: 20 feet.
- (2) Side yard: 10 feet.
- (3) Rear yard: 10 feet.
- (4) Shore yard: see § 435-13.

G. Open/green space. No more than 80% of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, pervious/permeable pavements, and sidewalks of any type or any covering materials that are impervious to surface water absorption.

H. Erosion control and stormwater management. See Chapter 384 of the Code of the Village of Wales.

I. Plans and specifications to be submitted. To encourage a business or mixed-use environment that is compatible with the Village center character of the Village, building permits for uses allowed in the B-3 Central Business/Mixed Use District shall not be issued without review and approval by the Village of Wales Board, after a recommendation from the Plan Commission. Said review and approval shall be concerned with, but not limited to, the proposed operation, general layout, building plans, lighting, signage, ingress, egress, parking, loading and unloading, landscaping, and open space utilization in accordance with Article VIII.

## § 435-29. B-3 Village Center/Mixed Use District.

The B-3 Village Center/Mixed Use District is intended to provide appropriate regulations to ensure compatibility of the diverse uses typical of a "Village Center" area by allowing the continuation of existing single-family residential uses and promoting the development of compatible commercial, cultural, entertainment, and other urban activities which contribute to the District's role as the "heart" of the Village.

### A. Permitted Principal Uses.

The following commercial uses, as well as single and multi-tenant buildings (not including drive-through facilities and outdoor storage of products or merchandise), and other similar uses as determined by the Plan Commission, are permitted primary uses in the B-3 Village Center/Mixed Use District:

- (1) Retail stores and shops offering convenience goods and services.
  - (a) Antique shops.
  - (b) Appliance stores.
  - (c) Bakeries.
  - (d) Bicycle sales shops.
  - (e) Clothing stores.
  - (f) Confectionary stores.
  - (g) Construction services and businesses (with no outdoor storage of construction vehicles, equipment, or material).
  - (h) Consumer electronics stores.
  - (i) Delicatessens.
  - (j) Florist shops.
  - (k) Food markets.
  - (l) Furniture stores.
  - (m) Gift or craft stores.
  - (n) Grocery stores.
  - (o) Hardware stores.
  - (p) Ice cream shops.
  - (q) Jewelry stores.
  - (r) Pharmacies.
  - (s) Restaurants.
- (2) Business and professional offices and services:
  - (a) Art, music, and dance studios.
  - (b) Banks and savings and loan branches and offices.

- (c) Beauty salons and barber shops.
- (d) Civic, social, and fraternal associations.
- (e) Insurance offices.
- (f) Interior decorator offices.
- (g) Investment offices.
- (h) Medical, dental and similar healthcare, clinics (outpatient only) and offices.
- (i) Merchandise repair shops (excluding automobile, and junkyard and salvage yards).
- (j) Pet and pet grooming establishments, animal hospitals and veterinary services excluding outdoor kennels and boarding of animals. (Also see § 435-15B of the Municipal Code).
- (k) Photography studios.

(3) Existing Single-Family Dwellings.

(4) Temporary uses. (Also see § 435-10F of the Municipal Code).

(5) Existing self-service storage facilities (mini warehousing) may remain as legal nonconforming as of the date of this Ordinance. However, no additional units will be permitted uses after the adoption of this Ordinance on \_\_\_\_\_, 2025.

**B. Permitted accessory uses.**

- (1) Building-mounted and ground-mounted earth station dish antennas.
- (2) Building-mounted solar collectors.
- (3) Essential (civil, government, and social) services.
- (4) Living quarters for the owner or proprietor of the business.
- (5) Off-street parking and loading areas.
- (6) Garages for storage of vehicles used in conjunction with the operation of a business.
- (7) Multi-family residential accessory to a commercial use up to 4 units per acre.
- (8) Uses accessory to existing single-family dwellings.

**C. Conditional uses.**

- (1) Animal hospitals and veterinary services. (Also see § 435-15B of the Municipal Code).
- (2) Bed-and-breakfast establishments. (Also see § 435-15C of the Municipal Code).
- (3) Commercial adult and child care services.
- (4) Ground-mounted solar collectors, as accessory use.
- (5) Hotels and motels. (Also see § 435-15E of the Municipal Code).
- (6) Housing for the elderly.
- (7) Outdoor display of retail merchandise for sale. No outdoor storage of products or merchandise.

**D. Minimum lot area and width.**

- (1) Lots shall provide sufficient area for the principal structure and its accessory structures, off-street parking, loading and unloading areas and required setbacks as set forth in this Ordinance.
- (2) Lots in shorelands. (Also see § 435-13 of the Municipal Code).

**E. Maximum building heights.**

- (1) Principal building height: 35 feet.
- (2) Accessory building height: 15 feet.

**F. Minimum yard/setbacks.**

- (1) Street yard: 10 feet.
- (2) Side yard: 10 feet.
- (3) Rear yard: 10 feet.
- (4) Shore yard. (Also see § 435-13 of the Municipal Code).

**G. Open and green space.** No more than 80% of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, pervious/permeable pavements, and sidewalks of any type, or any ground covering materials that are impervious to surface water absorption.

**H. Erosion control and stormwater management.** See Chapter 384 of the Code of the Village of Wales.

**I. Plans and specifications to be submitted.** To encourage a business or mixed-use environment that is compatible with the Village, building permits for uses allowed in the B-3 Village Center/Mixed Use District shall not be issued without review and approval by the Village Board, after a recommendation from the Plan Commission. Said review and approval shall be concerned with, but not limited to, the proposed operation, general layout, building plans, architectural design, lighting, signage, ingress, egress, parking, loading and unloading, landscaping, and open space utilization in accordance with Article VIII.

Village of Wales, WI  
Thursday, February 5, 2026

## Chapter 435. Zoning

### Article III. Zoning Districts

#### § 435-30. M-1 Limited Industrial District.

This district is intended to provide for manufacturing, production, or fabrication operations of a limited nature and size which, on the basis of physical and operational characteristics, would not be detrimental to the surrounding area or to the Village as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect. All uses in this district must meet the performance standards set forth in Article IX and the state industrial standards.

##### A. Permitted principal uses.

- (1) All uses involving the manufacture, production, or fabrication of products within the confines of a building and in which any smoke, dust, flash, noise, or odor produced in the manufacturing or fabrication process is confined within a building.
- (2) All uses involving the provision of a service in which any smoke, dust, flash, noise, or odor produced by such service is confined within a building and is either a manufacturing-, production-, or fabrication-related use confined within a building or is not permitted in business districts.
- (3) Establishments for the wholesaling, warehousing, or storage of goods and materials other than flammable liquids and gaseous, vaporous, or explosive substances where such goods or materials are temporarily stored inside a building.
- (4) Storage buildings or yards for goods and materials other than chemicals, flammable liquids, and gaseous, vaporous, or explosive substances where such goods or materials are temporarily stored inside a building or within an open area visually screened from public streets, roads, or highways and adjacent nonindustrial uses and where the individual goods or materials are not basically changed in character.
- (5) Temporary uses (see § 435-10F).

##### B. Permitted accessory uses.

- (1) Building-mounted and ground-mounted earth station dish antennas.
- (2) Building-mounted solar collectors.
- (3) Essential services.
- (4) Garages for the storage of vehicles used in conjunction with the operation of a permitted use.
- (5) Off-street parking and loading areas.
- (6) Offices, storage, power supply, and other uses normally auxiliary to the principal industrial operation.

C. Conditional uses.

- (1) Animal hospitals, veterinary services, and boarding of animals. (Also see § 435-15B.)
- (2) Book, newspaper, and magazine publishing, printing, and binding; binding devices.
- (3) Bus and rail depots, provided that all principal structure and uses are not less than 100 feet from any residential district boundary.
- (4) Commercial greenhouses.
- (5) Commercial service facilities such as athletic clubs, day-care centers, restaurants, financial institutions, and clinics.
- (6) Commercial recreational establishments for racquetball, tennis, and related facilities.
- (7) Dispensing or sale of flammable and nonflammable liquids.
- (8) Experimental, testing, and research laboratories.
- (9) Forges, foundries, refineries, and smelters.
- (10) Ground-mounted solar collectors.
- (11) Lumberyards, mill work, sawmills, and planing mills.
- (12) Meat processing and packaging plants.
- (13) Motor vehicle repair shop.
- (14) Outdoor storage.
- (15) Processing of seed or products from grain for animal feed, processing of animal health products, and storage of animal feeds, fertilizer, seeds, and animal health products.
- (16) Recycling center and/or transfer stations.
- (17) Self-service storage facilities (mini warehousing).
- (18) Storage of explosive or flammable materials related to the permitted use.
- (19) Tanneries.
- (20) Utility substations, municipal wells, lift/pumping stations, water towers, and communication towers.
- (21) Vehicle fueling stations.
- (22) Wind energy conversion systems.

D. Minimum lot area and width.

- (1) Lot area: one acre.
- (2) Lot width: 150 feet.

E. Maximum building heights.

- (1) Principal building height: 35 feet.
- (2) Accessory building height: 25 feet.

F. Minimum yards/setbacks.

- (1) Street yard: 50 feet.

- (2) Side yard: 10 feet.
- (3) Rear yard: 10 feet.
- (4) Shore yard: see § 435-13.

G. Open/green space. No more than 65% of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, pervious/permeable pavements, and sidewalks of any type or any covering materials that are impervious to surface water absorption.

H. Erosion control and stormwater management. See Chapter 384 of the Code of the Village of Wales.

I. Plans and specifications to be submitted. To encourage an industrial use environment that is compatible with the character of the Village, building permits for uses allowed in the M-1 Limited Industrial District shall not be issued without review and approval by the Village Board, after a recommendation from the Plan Commission. Said review and approval shall be concerned with, but not limited to, the proposed operation, general layout, building plans, lighting, signage, ingress, egress, parking, loading and unloading, outdoor storage, landscaping, and open space utilization in accordance with Article VIII.

### **§ 435-30. M-1 Limited Industrial District.**

This district is intended to provide for manufacturing, production, or fabrication operations of a limited nature and size which, on the basis of physical and operational characteristics, would not be detrimental to the surrounding area or to the Village as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect. All uses in this district must meet the performance standards set forth in Article IX of this Municipal Code and State and Federal Law.

#### **A. Permitted principal uses.**

- (1) All uses involving the manufacture, production, or fabrication of products within the confines of a building and in which any smoke, dust, contaminant, pollutant, noise, or odor produced in the manufacturing or fabrication process is confined within a building.
- (2) All uses involving the provision of a service in which any smoke, dust, contaminant, pollutant, noise, or odor produced by such service is confined within a building and is either a manufacturing, production, or fabrication-related use confined within a building.
- (3) The wholesaling, warehousing, or storage of goods and materials (other than flammable liquids and gaseous, vaporous, or explosive substances) where such goods or materials are temporarily stored inside a building.
- (4) Existing self-service storage facilities (mini warehousing) uses may remain as legal nonconforming as of the date of this Ordinance. However, no additional uses of this type will be permitted after the adoption of this Ordinance which occurred on \_\_\_\_\_, 2025).
- (5) Temporary uses. (Also see § 435-10F of the Municipal Code).

#### **B. Permitted accessory uses.**

- (1) Building-mounted and ground-mounted earth station dish antennas.
- (2) Building-mounted solar collectors.
- (3) Essential (civil, government and social) services.
- (4) Garages for the storage of vehicles used in conjunction with the operation of a permitted use.
- (5) Off-street parking and loading areas.
- (6) Offices, indoor storage, power supply, and other uses normally accessory to the principal industrial operation.

#### **C. Conditional uses.**

- (1) Animal hospitals, and veterinary services. (Also see § 435-15B of the Municipal Code).
- (2) Book, newspaper, and magazine publishing, printing, and binding.

- (3) Commercial greenhouses.
- (4) Health and athletic clubs.
- (5) Day-care Centers.
- (6) Dispensing or sale of flammable and nonflammable fungible liquid commodities.
- (7) Experimental, testing, and research laboratories.
- (8) Ground-mounted solar collectors.
- (9) Mill work, and planing mills.
- (10) Motor vehicle repair shop.
- (11) Outdoor storage (with a solid fence to completely screen such storage from the view of the adjacent properties and roadways).
- (12) Storage of explosive or flammable materials related to the permitted use.
- (13) Utility substations, municipal wells, lift and pumping stations, water towers, and communication towers.
- (14) Vehicle fueling stations and EV charging stations.
- (15) Wind energy systems.

**D. Minimum lot area and width.**

- (1) Lot area: one acre.
- (2) Lot width: 150 feet.

**E. Maximum building heights.**

- (1) Principal building height: 35 feet.
- (2) Accessory building height: 25 feet.

**F. Minimum yards/setbacks.**

- (1) Street yard: 50 feet.
- (2) Side yard: 10 feet.
- (3) Rear yard: 10 feet.
- (4) Shore yard. (Also see **§ 435-13** of the Municipal Code).

**G. Open and Green space.** No more than 65% of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, pervious/permeable pavements, or sidewalks of any type or any ground covering materials that are impervious to surface water absorption.

**H. Erosion control and stormwater management.** See Chapter **384** of the Municipal Code.

- I.** Plans and specifications to be submitted. To encourage an industrial use environment that is compatible with the character of the Village and the neighborhood, building permits for uses allowed in the M-1 Limited Industrial District shall not be issued without review and approval by the Village Board, after a recommendation from the Plan Commission. Said review and approval shall be concerned with, but not limited to, the proposed operation, general layout, building plans, lighting, signage, ingress, egress, parking, loading and unloading, outdoor storage, landscaping, architectural design, and open space utilization in accordance with Article **VIII**.

**§ 163-6. Garages.**

- A. Definition. "Detached private garage" shall mean a private garage entirely separated from the principal building.
- B. Location. Detached garages shall be governed by the following unless otherwise provided for in Chapter 435, Zoning:
  - (1) Garages of wood frame construction shall be located not less than 10 feet from any residence building, except that such distance may be reduced to not less than five feet when the interior walls of such garage adjacent to a residence building are protected with not less than one-hour fire-resistive construction.
  - (2) Garages of masonry wall construction shall not be located less than five feet from any residential building.
- C. Area. All private garages shall be limited in area as regulated in this section:
  - (1) Ordinary construction (masonry walls): 1,200 square feet.
  - (2) Attached garage to an all-masonry dwelling: 1,200 square feet maximum.
  - (3) Wood frame construction: 720 square feet.
  - (4) Attached garage to a frame dwelling: 720 square feet maximum.
  - (5) Unprotected, noncombustible frame construction: 720 square feet.
- D. Floor surface. The floor in all private garages shall be of concrete construction. No openings or pits in the floor shall be permitted, except for drainage.
- E. Construction. Private garages shall be constructed as follows:
  - (1) Load-bearing foundation walls and piers, masonry walls and partitions shall be constructed as regulated herein except as stated above.
  - (2) Detached private garages of wood frame construction shall be constructed with the following minimum requirements:
    - (a) Studs may have a maximum spacing of 24 inches on centers.
    - (b) Diagonal corner bracing may be applied on the inside surface of studs.
    - (c) Corner posts may consist of two-by-four studs or a single four-by-four stud.
    - (d) Horizontal bracing and collar beams may be two by six with a maximum spacing of four feet on centers.
  - (3) Attached private garages shall be of the same type of construction as that of the principal building and as further regulated in the state code.

**§ 163. Building Construction.**

**§ 163-6. Accessory Structures.**

**A. Definition.** "Accessory Structure" means a detached structure subordinate to the principal structure located on the same lot or parcel serving a purpose customarily incidental to the principal structure.

**B. Location.** Accessory Structures shall be governed by the following location requirements unless otherwise provided for in Chapter 435 of the Municipal Code:

- 1) Accessory structures shall be located not less than 10 feet from the principal building on the lot, except that such distance may be reduced to not less than 5 feet when the exterior walls of the accessory structure adjacent to the residential building are protected with not less than one-hour fire resistive construction.

**C. Floor Area**

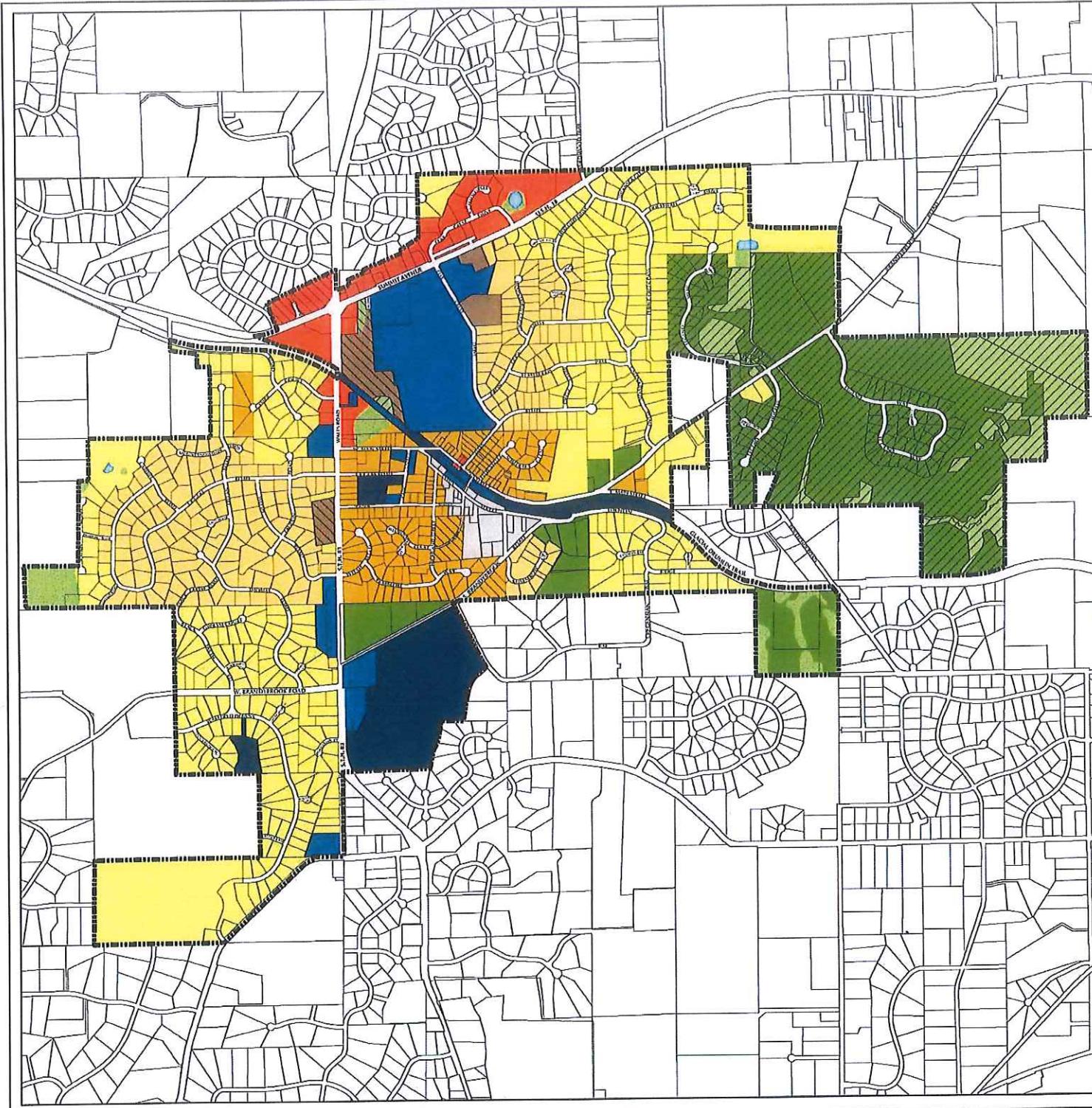
- 1) The floor area of accessory structures shall be as specified in Chapter 435 of the Municipal Code.

**D. Floor Surface.**

- 1) The floor surface in all accessory structures greater than 200 square feet shall be of concrete construction. No openings or pits in the floor are permitted. Floor drains must comply with the State of Wisconsin Plumbing code.

**E. Construction**

- 1) Accessory structures greater than 200 square feet in area shall comply with the construction standards specified in the State of Wisconsin Uniform Dwelling code (UDC).
- 2) Accessory structures greater than 200 square feet in area shall be of the same type of construction as the principal building with exterior siding and roofing materials similar in appearance to the principal building.



# ZONING MAP FOR THE VILLAGE OF WALES WAUKESHA COUNTY, WISCONSIN

CURRENT ZONING

## 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



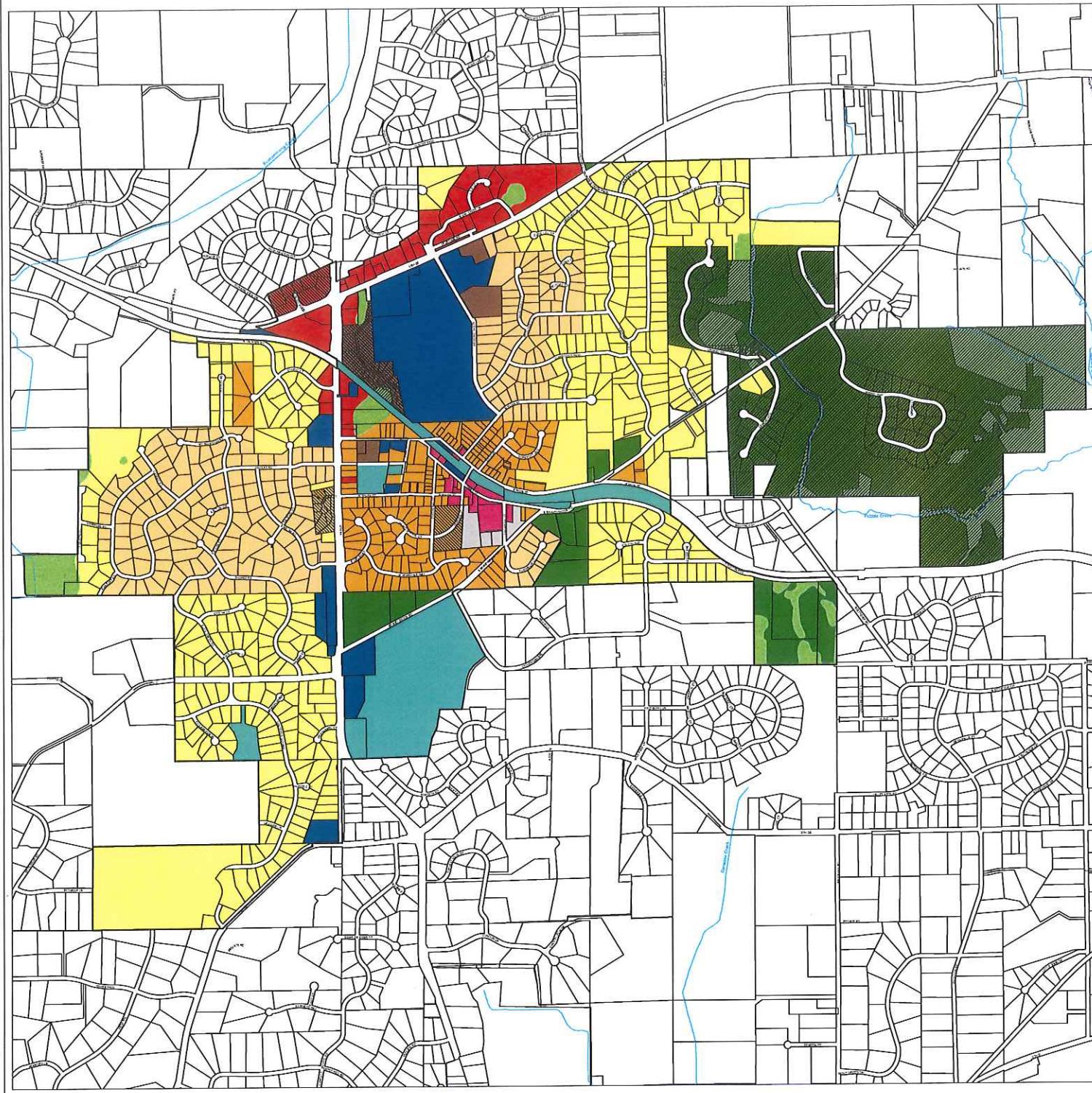
0 1,000 2,000 4,000 Feet

ADOPTED ON \_\_\_\_\_

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.





# ZONING MAP FOR THE VILLAGE OF WALES WAUKESHA COUNTY, WISCONSIN (DRAFT PROPOSED)

## LEGEND

- A-2 RURAL HOME/HOLDING
- B-1 NEIGHBORHOOD BUSINESS
- B-2 GENERAL BUSINESS
- B-3 MIXED USE RESIDENTIAL
- 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 CENTER OVERLAY DISTRICT
- VILLAGE BOUNDARY
- SURFACE WATER
- PARCELS

0 500 1,000 2,000 Feet

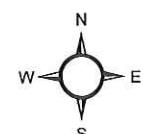
ADOPTED ON  
January 20, 2009

REVISIONS	DESCRIPTION
MAY, 2012	VCOD ADDED
MARCH, 2013	WH REZONE
June, 2024	SEVERAL REZONES

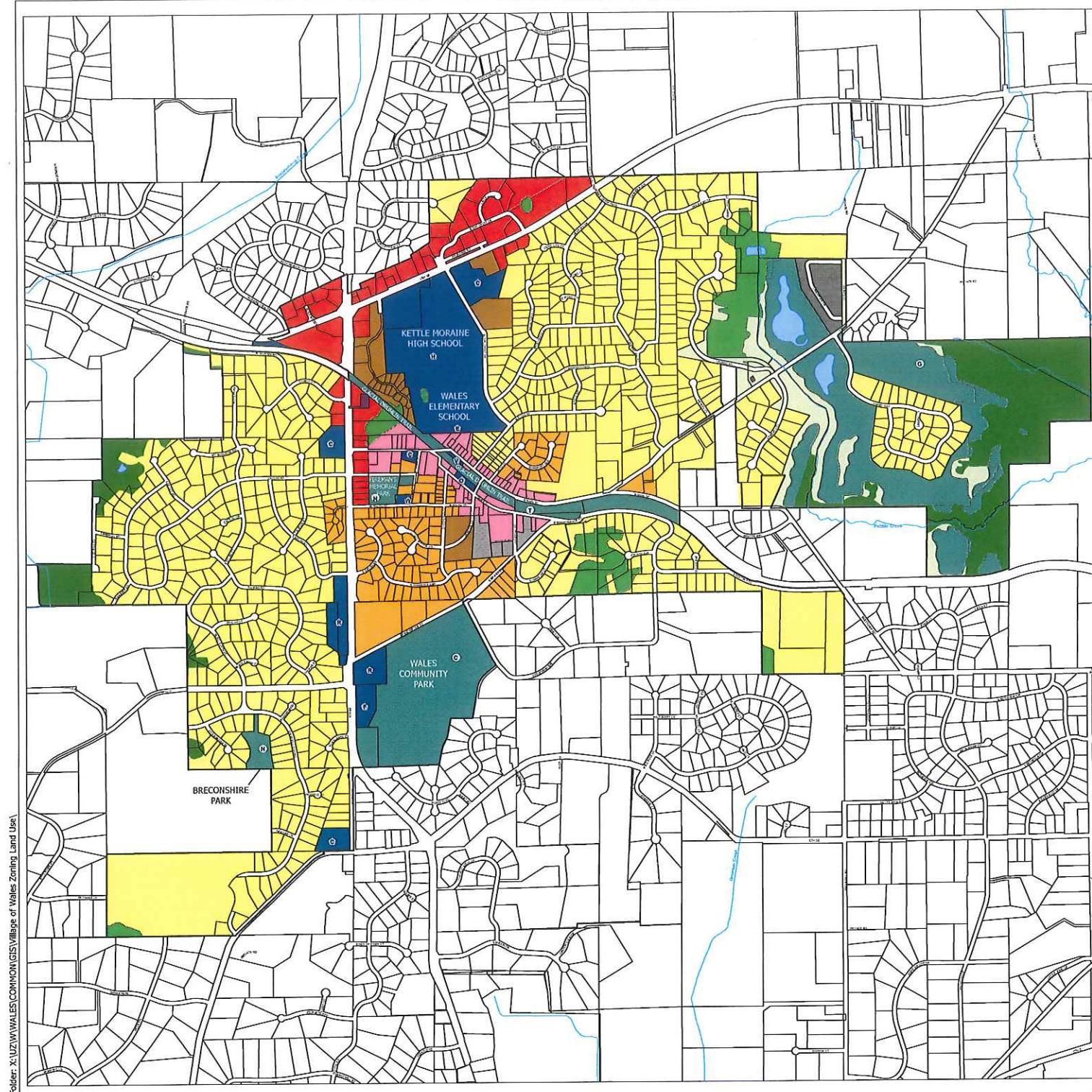
Parcel Boundaries and Village Boundary are accurate as of June 14, 2024.  
Conservancy districts are based on 2005 Wisconsin Wetland Inventory  
and are subject to field verification.



PROPOSED ZONING  
CHANGE







## Map VIII-6 MASTER LAND USE PLAN FOR THE VILLAGE OF WALES: 2030 (DRAFT PROPOSED)

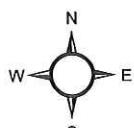
### LEGEND

- EXISTING CORPORATE LIMITS: 2008
- VILLAGE PLANNED MUNICIPAL BOUNDARY\*
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL (SINGLE/TWO FAMILY)
- MULTI-FAMILY RESIDENTIAL
- MIXED TWO- AND MULTI-FAMILY RESIDENTIAL
- MIXED RESIDENTIAL AND LIMITED COMMERCIAL (PART OF HISTORIC VILLAGE CENTER)
- COMMERCIAL
- 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

0 500 1,000 2,000 Feet

ADOPTED ON September 14, 2009

REVISIONS	DESCRIPTION
June, 2024	Land Use Changes



\* Set boundary from the Boundary Agreements with the Towns of Genesee and Delafield. Parcel Boundaries and Village Boundary are accurate as of June 2024. Conservancy districts are subject to field verification.