

Minutes  
Town of West Bend Plan Commission  
Thursday May 28th, 2020 6:30 PM  
Town of West Bend Town Hall

1. Order of Business.

A. Call Meeting to Order.

Chairman Mike Holz called the meeting, accessed via Zoom and the telephone, and at the town hall to order about 6:30 PM.

B. Roll Call.

Present were commission members John Behrens, Mike Holz, Julie Ihlenfeld, Jeff Kenkel, Dave Moore, Troy Zagel, and Jim Tukesbrey. Also present was Zoning Administrator Jeff Sanders. Holz welcomed Jim Tukesbrey who is appointed as a new member of the Plan Commission.

C. Approval of Minutes from May 7, 2020 meeting.

Behrens made a motion to approve the minutes with correction of name on p.2, B. referencing Brian. The motion was seconded by Kenkel and passed unanimously.

2. PUBLIC HEARING - John F. Lesko & Elaine E. Lesko, Tax Key # T13-0110450 – 6276 Gilbert Circle, NW-SW, Section 17, Township 11 North, Range 19 East, Town of West Bend, Washington County, WI. (2.98 Acres) – Conditional Use Permit to renovate existing deck and install a Transitory Accessory Structure (above ground pool) in the street yard.

Holz opened the public hearing at 6:35 PM. Jennifer Schoofs, 6240 Gilbert Circle, spoke in support of the pool and deck. Chris Genthe, 6302 Gilbert Circle, requested to see plans. Sanders displayed plans on zoom meeting. Holz explained pool is located on the south side of the house. Genthe had no issue with pool and deck. Holz asked for any other comments. No comments. Holz made a motion to close the public hearing. Motion seconded by Behrens and passed unanimously.

3. NEW BUSINESS

- A. Discussion/Action re: Recommendation to Town Board to issue a Conditional Use Permit to John F. Lesko & Elaine E. Lesko to renovate existing deck and install a Transitory Accessory Structure (above ground pool) in the street yard.

Holz read the following recommendations from Sanders report dated 5/11/2020.

VII. CPC RECOMMENDATION1 CPC recommends approval of proposed Conditional Use with the following conditions placed upon the Conditional Use Permit:

A. Visual screening, comprised of existing vegetation, fences, hedges, berms, walls, or some combination thereof, providing year-round screening of the proposed Transitory Accessory Structure shall be maintained for the duration of the proposed use.

B. The proposed Transitory Accessory Structure shall comply with the Street Yard setback for a Principal Structure in the R-1R District.

C. The proposed Transitory Accessory Structure shall be located within 100 ft. of the

Principal Structure.

D. Construction of the proposed Transitory Accessory Structure shall not commence prior to the issuance of a Building Permit by the Town of West Bend Building Inspector.

E. The Conditional Use covered under the terms of the Conditional Use Permit may be maintained as long as such use adheres to the conditions above and remains in compliance with all applicable sections of the zoning ordinance; said permit shall have no expiration.

Kenkel commented on replacing visual screenings. Item A above addresses this issue.

Moore made a motion to recommend approval to Town Board contingent on items A – E in Sanders report dated 5/11/2020. The motion was seconded by Zagel and passed unanimously.

#### 4. PUBLIC HEARING- Land Division Ordinance.

Holz opened the public hearing at 7 PM. Holz asked if anyone on the zoom meeting or at the town hall would like to speak. No comments. Holz made another request for comments. Holz made a motion to close the public hearing. Motion seconded by Kenkel and passed unanimously.

#### 5. NEW BUSINESS.

A. Discussion/Action re: Discussion/Action re: Recommendation to Town Board to adopt the Amended Town of West Bend Land Division Ordinance

Holz made a motion to recommend to Town Board to adopt the Amended Town of West Bend Land Division Ordinance based on previous plan commission meetings and the public hearing. Motion seconded by Kenkel and passed unanimously.

B. CONCEPT REVIEW- Gentle Dental, Tax Key # T13-0550410 – 5305 Cnty Hwy P, Section 26, Township 11 North, Range 19 East, Town of West Bend, Washington County, WI (1.24 acres)

Kevin Parish gave a brief overview of the proposed dentist office. Washington County approved access on Hwy NN. Current zoning is B-2 Commercial/Mixed-Use District and C-1 Conservancy District. Request is to rezone C-1 to B-2. Sanders summarized staff report dated 01/31/2020. Parcel is in Boundary Area C on the Town of West Bend Land Use Plan: 2025. The area located in the C-1 District is not designated Primary or Secondary Environmental Corridor. Healthcare is a permitted use in the B-2 District. CPC recommends rezoning the C-1 portion of the parcel to B-2 as a condition of site plan approval.

C. Discussion/Action re: Zerwinski Detached Garage, Tax Key # T13-0940600 - 6181 Riesch Rd, Section 17, Township 11 North, Range 19 East, Town of West Bend, Washington County, WI. (3.250 acres)

Rick Zerwinski summarized and presented information to the plan commission members. A residence and garage and breezeway were constructed on the property. A detached garage was proposed. Sanders site plan report dated April 16, 2020 states the site plan for the proposed garage is noncompliant with the ordinance. Sanders sent a letter of denial May 12, 2020 also. Holz referenced a letter from

Attorney Trebatoski dated May 18, 2020. Town Attorney is reviewing. Discussed Washington County zoning vs. Town zoning. Moore suggested rezoning a portion of the parcel from C-1 to R-1S.

6. OLD BUSINESS.

- A. Discussion/Action re: Horlamus Industries, Inc. CSM, Tax Key # T13-0930200 – 5064 Cnty Hwy P, Section 36, Township 11 North, Range 19 East, Town of West Bend, Washington County, WI - dividing 1 lot into 2, (37 acres)

Behrens requested both access points off of Hwy P are shown on CSM. Approval of CSM is contingent upon approval of amendment to boundary plan. Town contacts City of West Bend for approval. Public hearing for rezone will be scheduled for June 25, 2020 meeting. Kenkel made a motion to recommend approval to town board contingent upon showing the two existing driveways. The motion was seconded by Moore and passed unanimously.

7. Report from Zoning Administrator.

Meeting was held with Jeff Sanders and Zerwinski's attorney. Comments from the public for items not on the agenda will be added as an agenda item on the next plan commission meeting.

8. Adjournment.

Zagel made a motion to adjourn at 8:19 PM. The motion was seconded by Behrens and passed unanimously.

Respectfully submitted,

Julie Ihlenfeld  
Plan Commission Secretary  
6/24/2020