

Minutes
Town of West Bend Plan Commission
Thursday, January 17th, 2019 7:00 PM
Town of West Bend Town Hall

1. Order of Business.

A. Call Meeting to Order.

Chairman Mike Holz called the meeting to order at 7:00 PM.

B. Roll Call.

Present were commission members John Behrens, Tod Maclay, Mike Holz, and Bob Werner. Jeff Geib, Jeff Kenkel and Dave Moore were absent. Also present were Zoning Administrator Jeff Sanders and Zoning Secretary Julie Ihlenfeld.

C. Approval of Minutes from December 13th, 2018.

Behrens made a motion to approve the minutes with several changes - that the term primary environmental corridor be capitalized as well as the word attorney in item A, 3rd paragraph. The motion was seconded by Werner and passed unanimously.

2. New Business.

A. Discussion/Action re: Concept Review for an addition at Lifetime Auto Sales and Service, 4375 Hwy 33, Zoned B-1 Commercial/Mixed Use District, Parcel T13-0130900..

Chad Bender representing Lifetime Auto Sales and Service gave a description of the proposal to include the addition of a 1546 square foot addition at 4574 STH 33. An email from Zoning Administrator Jeff Sanders was reviewed, summarizing the zoning requirements, existing development and the need for a site plan review. Sanders recommended approval pending the submission of a site plan for review.

Some discussion followed regarding the well location, lighting, signage and asphalt parking lot size.

3. Old Business.

A. Discussion/Action re: Zoning Ordinances.

Holz gave a summary of the steps taken by the Plan Commission to this point. It was noted that a public hearing is required to consider the latest proposed changes. Some discussion followed regarding existing triangular lots with no side yards, the requirement for newly created lots accessing public right-of-ways, and primary and secondary street yards.

Substantial discussion of beekeeping in the shore land areas was followed by poultry requirements. Fencing requirements and fence maintenance were discussed.

3. Report from the Zoning Administrator.

A. Proposed Ramsey/Schaefer Land Division, Town of Polk.

Sanders gave a summary of the proposal to date, with a Staff Report dated 1/3/19 detailing his recommendations. He indicated that he is acting as a consultant to the Town of Polk. Five lots are proposed, with a small riparian area of lot 2 within the Town of West Bend, and access to lot 4 from Lagoon Lane. No action was taken, as the matter was discussed for informational purposes.

4. Adjournment.

Maclay made a motion to adjourn at 8:30 pm. The motion was seconded by Werner and passed unanimously.

Respectfully submitted,

Tod Maclay
Plan Commission Secretary
1/21/2019.