

TOWN OF WEST BEND PLAN COMMISSION

Pursuant to the requirements of Wisconsin State Statutes Section 19.84, notice is hereby given of the meeting of the TOWN OF WEST BEND PLAN COMMISSION on Thursday September 20th, 2018 at 7:00 PM to be held at the TOWN OF WEST BEND TOWN HALL, 6355 CTH Z, WEST BEND, WI 53095

- I. ORDER OF BUSINESS
 - A. Call meeting to order
 - B. Roll Call
 - C. Approval of Minutes from August 27, 2018 meeting

- II. PUBLIC HEARING- Amendments to the Town of West Bend Zoning Ordinance -7:00 PM

- III. NEW BUSINESS
 - A. Discussion/Action re: Proposed Snowplow/Truck Part Business for Paul Wendelberger to rent 5000 square feet from Horlamus Industries Inc. at 5064 Cty Hwy P
 - B. Discussion/Action re: Recommendation to Town Board to adopt the Amended Town of West Bend Zoning Ordinance

- IV. OLD BUSINESS

- V. Report from Zoning Administrator

- VI. Adjournment

Dated: September 17, 2018

Julie Ihlenfeld
Clerk

The Town Board may be present at this meeting, no formal action will be taken by the Town Board.

**TOWN OF WEST BEND
6355 CTH Z
WEST BEND, WI 53095**

NOTICE OF A PUBLIC HEARING TO AMEND, REPEAL AND CREATE CERTAIN SECTIONS OF THE ZONING ORDINANCES OF THE MUNICIPAL CODE OF THE TOWN OF WEST BEND, WASHINGTON COUNTY, WISCONSIN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Plan Commission of the Town of West Bend at the Town Hall, located at 6355 CTH Z, West Bend, WI 53095 on September 20, 2018 at 7:00 P.M. to consider repealing, amending and creating certain sections of the Town of West Bend Zoning Ordinances.

Recommended Amendments:

1.05 INTERPRETATION

Replace with the following: "In their interpretation and application, the provisions of this ordinance shall be considered minimum requirements. Where the provisions of this ordinance impose greater restrictions than any statute, other regulation, ordinance, or covenant, the provisions of this ordinance shall prevail. Where the provision of any statute, regulation, ordinance or covenant imposes greater restrictions than the provisions of this ordinance, the provisions of such statute, other regulation, ordinance, or covenant shall prevail."

2.03 DUTIES OF THE ZONING ADMINISTRATOR AND BUILDING INSPECTOR

General changes clarifying the inspection and enforcement roles of the Zoning Administrator and Building Inspector.

SECTION 4.00 ZONING DISTRICTS

Moving the list of most permitted uses, permitted accessory uses, and conditional uses from SECTIONS 4.03, 4.04, 4.05, 4.06, 4.07, AND 4.08 to Section 4.10 PERMITTED USES, PERMITTED ACCESSORY USES, AND CONDITIONAL USES BY DISTRICT.

- 4.03-I.G Increasing Area Maximum for accessory structures.
- 4.03-I.H Increasing Area Maximum for accessory structures.
- 4.03-II.G Increasing Area Maximum for accessory structures.
- 4.03-II.H Increasing Area Maximum for accessory structures.
- 4.03-III.G Increasing Area Maximum for accessory structures.
- 4.03-III.H Increasing Area Maximum for accessory structures.
- 4.03-IV.G Increasing Area Maximum for accessory structures.
- 4.03-IV.H Increasing Area Maximum for accessory structures.

4.09 SUPPLEMENTAL LAND USE OVERLAY ZONING DISTRICTS

Creating procedures for administering the recommended Supplemental Mixed Commercial, Manufacturing, Park & Recreation, and Residential Overlay Districts.

SECTION 5.00 CONDITIONAL USES

Moving most of the uses identified as conditional in SECTIONS 5.05, 5.06, 5.07, 5.08, and 5.10 to Section 4.10 PERMITTED USES, PERMITTED ACCESSORY USES, AND CONDITIONAL USES BY DISTRICT.

5.11 ENERGY CONSERVATION USES

Amending and incorporating SECTION 5.11 into SECTION 11.12 PERSONAL ENERGY SYSTEMS.

11.11 LANDSCAPING

Adding SECTION 11.11.I Prohibited Landscaping Species.

11.12 PERSONAL ENERGY SYSTEMS

Adding Wind Energy Systems, Solar Energy Systems, Geothermal Energy Systems and Electric Vehicle Infrastructure, and incorporating Earth Sheltered Structures from SECTION 5.11.

11.13 MOBILE TOWER SITING REGULATIONS

Adding Mobile Tower Siting Regulations to comply with Chapter 66.0404, Wis. Stats.

11.16 KEEPING OF BEES

Adding Keeping of Bees as conditional use in the R-1N, R-1R, and R-1S Districts.

11.17 BACKYARD CHICKENS

Adding Backyard Chickens as conditional use in the R-1N, R-1R, and R-1S Districts.

11.18 FENCES

Adding and updating regulations regarding fences.

15.02 SPECIFIC WORDS AND PHRASES

Incorporating definitions for words relevant to recommended amendments presented above.

Copies of the proposed Ordinances are available for review at the Town Hall, 6355 CTH Z, West Bend, WI 53095 during the Clerks business hours.

All interested persons will be given the opportunity to be heard at the Public Hearing.

Dated: September 4, 2018

**Julie Ihlenfeld
Clerk**

PUBLISH SEPTEMBER 6 AND SEPTEMBER 13, 2018