

MINUTES

PLAN COMMISSION

OF THE TOWN OF POLK –SPECIAL MEETING

POLK TOWN HALL 3680 Hwy 60, Slinger, WI. 53086

7:30 PM Thursday, March 26, 2015. 7:30PM

Approved 4-9-2015

I. Call meeting to Order. The meeting was called to order by Chairman Albert Schulteis at 7:31PM. The Pledge of Allegiance was recited.

- A. Official Meeting Notification. Chairman Schulteis reported that the notice of the meeting was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel, and posted at the Town Hall, Roskopf RV Center, and Cedar Lake Hills bulletin boards.
- B. Roll Call. Present: Chairman Albert Schulteis, Karen Reiter, Dennis Sang, Mark Peters, Timothy Yogerst, William Whitney, Zoning Secretary Tracy Groth. Excused Absence, Robert Roecker.
- C. Moment of Silent Prayer. Chairman Schulteis asked for a Moment of Silent Prayer.

II. Unfinished Business – NONE

III. New Business

- A. **Business Use Approval for GCAM –CC, LLC** in accordance with Title X Section 3.07(5) to operate a tavern and casual dining restaurant. Site located at 3747 Cedar Creek Road, Town of Polk, Washington County, 1.54 acres, Section 15, Tax Key T9-0567, Zoned A-1 General Agricultural District. GCAM-CC, LLC Kevin and Amy Zimmer property and business owners.

Chairman Schulteis invited the applicant, Kevin Zimmer, to present to the Commission. Zimmer commented that he and his wife, Amy, would be the operators of the tavern. They will hire front of the house and back of the house managers to run the business for them. They have obtained the rights to use the Schwai's name and will open it as "Schwai's Tavern" and hope to retain the nostalgic, country tavern atmosphere. Zimmer explained that the new main entrance to the building will be located at the backside of the building away from County Road C. The former front entrance will be retained as an Americans with Disabilities Act (ADA) entrance because it has a ramp. Handicap parking will be located near the ADA entrance and the main entrance of the building. Zimmer acknowledges that patrons will need to be retrained to get them used to the new main entrance location. The parking lot configuration and usage may change once Washington County makes a final determination as to how they will reconstruct the intersection. Dennis Sang asked Zimmer about his communications with the County Highway Department. Zimmer reports his last communication with the County Highway Department indicated that the right of way and intersection configuration were still conceptual and plans were only 40% complete. Other indications were that the SE side of the building would no longer be in the County Road easement; and the County has discussed with Zimmer the possibility of selling some right-of-way land to Zimmer. Zimmer is currently working with the County to determine what will be allowed in the way of repairing the failing retention walls along the parking lot. Future grading of the right of way may negate the need for the retention walls. There was continued discussion as to how the County will reconfigure County Road C at the intersection where the tavern is located. No final plans have been made public by the County. Zimmer shared that he is in the process of purchasing the vacant lot across from the tavern that was used as additional parking with the former operator/owner of the tavern. Zimmer feels that the vacant lot would be a good employee parking lot. There are some legal issues tied to the lot and the sale may take some time to complete. There were no further questions from the Commission or comments from the Applicant.

Karen Reiter moved to recommend to the Town Board the approval of a Business Use Permit to GCAM-CC, LLC to operate a tavern in accordance with Title X Section 8.01 [Existing Non Conforming Uses] as a lawful use in existence September 1971 [prior to the adoption of Title X Zoning Ordinance]. Dennis Sang seconded the motion. There was discussion among the Commission members as to the merits of a future rezoning of the parcel. A rezoning would free up the building from the constraints of Section 8.01. It was noted that nearly all the country taverns in Polk are zoned B-1 Business Use. Zimmer commented he and his wife tend to buy properties that no one else wants and that have historical significance to the area. They like to restore them and "do it right". Zimmer commented in reference to the area surrounding his tavern, "We are very mindful of our neighbors and the residences and do not want to create something that overtakes the area. Our goals are to create an affordable, easily accessible country tavern. Our goals now are to get the building functional and open the tavern."

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Zimmer commented it might be a good time to consider the re-zoning once the County has done their work [on County Road C], and/or when Zimmer considers expansion. All voted in favor and the motion carried.

Commission Members were reminded of the WISLINE educational teleconference 10:30am to Noon at Town Hall, May 13, 2015. The program “Site Plan Fundamentals” will be offered in a recorded version and made available to those members that cannot attend the teleconference on May 13th. The teleconference materials will be distributed when available.

B. Adjourn. Karen Reiter motioned to adjourn the meeting. Dennis Sang seconded the motion. The meeting adjourned at 7:48 PM.

Respectfully submitted,

Tracy L. Groth
Zoning Secretary