

MINUTES

SPECIAL MEETING OF THE PLAN COMMISSION – TOWN OF POLK

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

Washington County, Wisconsin

7:30 PM Tuesday, July 19, 2016

Approved 9.06.2016

I. Meeting Called To Order at 7:30 PM. The Pledge of Allegiance was recited.

- A. Official Meeting Notification.** 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; Supervisor Robert Roecker; Members Jeffrey Fehring, Mark Peters, Dennis Sang, Karen Reiter, William Whitney; Zoning Secretary Tracy Groth. Guest: Supervisor Theodore Merten. Consultant for the Town, Herb Wolf present as guest. Village of Jackson Administrator, John Walther, was a guest in the audience, but did not sign in to the register.
- C. Silent Prayer.** Chairman Schulteis called for a Moment of Silent Prayer.
- D. Public Comment.** Karen Vogt, representative of the landowner [Weninger Living Trust] adjacent to the Francis and Rita Peters property, expressed concern that if the Peter's property was developed for multifamily or commercial purposes, their property would be become a dumping ground by residents of the proposed development. Vogt suggested a fence to protect their property from trespassing and dumping. Vogt also expressed concern that residents of the new development may not appreciate the "country air". Brian Weninger, also representing Weninger Living Trust, expressed concern regarding comments in the Plan Commission Minutes of June 7, 2016 where mention of development of the property including the installation of a road through the property to connect to County Road P was mentioned. Weninger stated that the family has no intention of developing their land nor do they intend for a road to be installed through the land.

II. Unfinished Business-

- A. Petition #06-2016 To Rezone from A-1 General Agricultural District to Planned Unit Development District – Multi-Family and Business Use. 2933 Pleasant Valley Road. T9-0470, T9-0471, T9-0472 (80.45 acres) and T9-047000A (.22 acres), Section 12, T10, R19, Town of Polk, Washington County, Wisconsin. Patriot Homes LLC. Thomas H. Timblin, Petitioner/Property Owner. Francis and Rita Peters, Property Owners.**

Mark Peters recused himself from the business item and joined the audience. Chairman Schulteis commented Thomas Timblin and the Village of Jackson are working on an agreement for the Village to provide sewer and water service the proposed Timblin development. Wolf commented that at some juncture, the PC needs to make some decision with regard to moving forward with Timblin's proposed development. The members reviewed a staff summary of the Plan Commission actions taken thus far with regard to the proposed development. Wolf discussed elements of the processes necessary to amend the Zoning Ordinance and the 2035 Comprehensive Plan. The Town of Addison multifamily ordinance was suggested as an appropriate example provided by SEWRPC of multifamily. Dennis Sang commented, "I'm not sure this is the right spot for urban development. It is geographically misplaced. 350-500 [dwelling] units is high density for the Town of Polk."

Because the Town Zoning Ordinance nor the Town of Polk 2035 Comprehensive Plan currently include a multifamily zoning district, or a Mixed Use PUD overlay district, Dennis moved to table consideration of the Petition so the Plan Commission may consider an amendment to the Title X of the Municipal Code of the Town of Polk to create a Multi-Family and PUD overlay District Zoning Ordinance; and an amendment to the Town of Polk 2035 Comprehensive Plan and Planning Map elements with regard to Multi-family Zoning. Karen Reiter seconded the motion. Discussion: Thomas Timblin responded to Sang's comments regarding the appropriateness of the development in Polk. "This parcel is across the street from the busiest hospital and busiest highway in the area. This is not a rural parcel. I understand that the Town wants to retain its rural character, however, this parcel is urban in nature, not rural". All voted in favor and the motion carried.

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III. New Business: Review/Action

- A.** Draft Petition to Amend Title X of the Municipal Code of the Town of Polk to create a Multi-Family Zoning Ordinance. Wolf commented amendments to the zoning code and the 2035 Plan can be done simultaneously. Wolf also commented that amendments do not need to mirror the request of Mr. Timblin, but amendments can be made in accordance with what the Plan Commission recommends as being appropriate for the Town of Polk. Wolf referred to the Town of Addison multifamily zoning district as an appropriate model for the Town of Polk. The density of 10.9 dwelling units per acre is not a high urban density. The Commission has the opportunity to determine what type of multifamily zoning is appropriate for the Town. Schulteis commented the “Timblin parcels are unique because they are located in the sewer service area. We may not want to have multifamily anywhere else in the Town”. There was discussion with regard to the acreage on the Timblin parcel that does not fall within the current sewer service area. Timblin commented that they will relocate the elements development plan which do not require sewer, to the area of the parcel located out of the sewer service area.

William Whitney moved to draft a Petition to amend the Title X Zoning Ordinance to create a multifamily ordinance. Robert Roecker seconded the motion. By roll call, the members voted as follows: William Whitney: Yes; Dennis Sang: Yes; Jeffrey Fehring: No; Mark Peters: Yes; Robert Roecker: Yes; Karen Reiter: Yes; Albert Schulteis: Yes. Motioned carried by majority vote.

- B.** Draft Petition to Amend the Town of Polk 2035 Comprehensive Plan and Planning Map elements with regard to Multi-family Zoning. There was discussion that the current definition of Mixed Use did not allow for residential; and that a separate Mixed Use definition would need to be developed. Manufacturing and residential uses are not appropriate in the same district.

Karen Reiter moved to draft a Petition to Amend the Town of Polk 2035 Comprehensive Plan and Planning Map elements with regard to Multi-family Zoning. Robert Roecker seconded the motion. By roll call, the members voted as follows: William Whitney: Yes; Dennis Sang: Yes; Jeffrey Fehring: Yes; Mark Peters: Yes; Robert Roecker: Yes; Karen Reiter: Yes; Albert Schulteis: Yes. Motioned carried by unanimous vote.

Fehring asked if other types of multifamily zoning could be considered, such as duplexes. Wolf stated that the Town should consider amendments to the Zoning Ordinance which covers Community Living Arrangements, such as CBRF's; and consider a two family zoning district.

IV. Adjournment

Karen Reiter moved to adjourn. Dennis Sang seconded the motion. All voted in favor and the motion carried. The meeting adjourned at 8:18PM.

Respectfully submitted,

Tracy Groth
Zoning Secretary