

Approved July 9, 2019

MINUTES

TOWN BOARD OF THE TOWN OF POLK
POLK TOWN HALL *3680 HWY 60 * Slinger, WI 53086
Washington County, Wisconsin
Tuesday, June 04, 2019 7:00 PM

I. Call meeting to Order. The meeting was called to order at 7:03PM by Chairman Schulties.

- A. **Pledge of Allegiance** – was recited
- B. **Official Meeting Notification** - Notice was given to the West Bend Daily News, Hartford Times Press, Milwaukee Journal Sentinel, and WBKV/WTKM radio station. Notice was posted at Cedar Lake Hills Subdivision, Roskopf's RV Center, the Town Hall, and on the Town website.
- C. **Roll Call** - Present: Chairman Albert Schulteis, Supervisor Dennis Sang, Supervisor Robert Roecker, Zoning Administrator Tracy Groth and Town Clerk Sandra Rotar.
- D. **Moment of Silent Prayer**
- E. **Announcement of Procedure** – Chairman Schulties reviewed the procedure for the meeting including order of presentations, public comments and time limit for public comment.

II. Unfinished Business. None

III. Public Hearings

A. Petition #01.2019 to Amend the Comp Plan Map, by Paul Nehm, Trustee of Audrey A. Nehm Revocable Trust, to change the land use designation of the property parcels T9-0646 and T9-064300D (28.462 acres more or less), located at 3651 State HWY 175, from "Agricultural/Rural Residential" to "Mixed Use."

i. Applicant Presentation - Mr. Paul Nehm appeared on behalf of the Nehm family. Mr. Nehm stated that before her passing, his mother Audrey A. Nehm requested that 5 acres of the land parcel be given to his sister, Ms. Judy Nehm. Mr. Nehm stated that the request to re-zone the land and amend the Town of Polk Comprehensive Plan would allow the land parcel to be divided.

ii. Public Comment – Zoning Secretary/Administrator Tracy Groth reported that the Town had received an e-mail from Mr. Tyler Slaght of the Village of Slinger, stating concerns regarding the applicant's request to rezone the property. Mr. Slaght was in attendance. The e-mail was provided to the Town Board and Plan Commissioners before the meeting and entered into the meeting record.

B. Petition #02.2019 to Re-zone by Paul Nehm, Trustee of Audrey A. Nehm Revocable Trust, to amend the Town of Polk Zoning Map to change the zoning of the property parcels T9-0646 and T9-064300D (28.462 acres more or less), located at 3651 State HWY 175, from A-1 General Agricultural District to B-1 Business District.

i. Applicant Presentation - Mr. Paul Nehm appeared on behalf of the Nehm family, and stated that the rezoning application was required in order to divide the land parcel for the reasons presented during his comments for the previous item. He also stated that he was willing to answer any additional questions regarding the project.

ii. Public Comment – Mr. Tyler Slaght stated that he had questions regarding the long-term plans for the property once re-zoned and the impact on his property. Concerns raised included impact on his home's property value, privacy and security and possible water/sewer impacts. Chairman Schulteis stated that Washington County oversees the Town's Storm Water Management program, so any water and/or sewer impacts should not be an issue. Mr. Nehm offered to discuss Mr. Slaght's concerns outside of the meeting, and Mr. Slaght agreed to do so.

C. Petition # 03.2019 to Re-zone by Washington County Humane Society to rezone an approximately 2.07 acre improved parcel in the A-1 Agricultural District to B-1 Business District. Property located at 3650 State HWY 60, Section 14, Town of Polk, Tax Key T9-05770-00A.

i. Applicant Presentation – Ms. Kay Amland and Ms. Marnie Brown appeared on behalf of the Washington County Humane Society (WCHS). Ms. Amland stated that the application sought to re-zone the property to a classification that was more appropriate to activities offered; pet adoptions, educational classes, training and public events. Zoning Administrator Tracy Groth stated that the re-zoning of the site from A-1 to B-1 District was more appropriate given the types of open-to-the-public activities provided at the WCHS. She also stated that the plan would expand the building site and current impact set-backs.

ii. Public Comment – None.

D. Conditional Use Permit Washington County Humane Society to operate an animal shelter including community workshops, and events, dog training classes and pet adoption services. Property located at 3650 State HWY 60, Section 14, Town of Polk, 2.07 acres, Tax Key T9-05770-00A.

i. Applicant Presentation – Ms. Kay Amland and Ms. Marnie Brown appeared on behalf of the Washington County Humane Society (WCHS). Ms. Amland stated that WCHS activities are provided under a Conditional Use Permit now. The WCHS hope is that with the re-zoning of the land parcel, the activities allowed under the CUP could become permanent. Zoning Administrator Tracy Groth stated that she had reviewed the Special Condition regulations and that a CUP, with limitations, would still be required.

ii. Public Comment – A request was made to review the Special Conditions. The Zoning Administrator read the Special Conditions from the Conditional Use Permit into the record:

1. Principal Structures related to the operation shall be located at least 100 feet from any residential lot line.
 2. Permittee may not change building use or occupancy type from that described in Permittee's application materials without prior approval from the Town Board.
 3. Development shall conform in all respects with the submitted site plan, including amendments necessary to meet conditions identified above.
 4. Construction shall not commence prior to Building Permit being issued by Building Inspector.
- NOTE: This is subject to review by the Town Attorney. Additional conditions may be recommended by Town Attorney.

E. Petition #04.2019 to Rezone by Arlene M Foell, Heritage Farm Investments, LLC to amend the Town of Polk Zoning Map by changing the zoning designation of a parcel of land located within the Town of Polk, at 3748 Lily Road from A-1 General Agricultural to M-1 Industrial Use. Said parcel is described in part as: Located that part of South ½ of the SE ¼ of Section 14. Lily Road and Hwy 60. 8.33 acres, more or less. Parcel T9-0563-00B.

i. Applicant Presentation – Mr. Scott Lauston from Keller Construction appeared on behalf of the Developer Mr. Egsleers. He stated that the developer wanted to purchase 8.3 acres to develop, and that the re-zoning of the property to M-1 Industrial Use would allow the development to move forward.

ii. Public Comment – Ms. Jodi Tierney stated that she was the daughter of Arlene Foell and the family was in full support of the re-zoning. She stated that the family had investigated Mr. Egsleers current businesses and felt they were clean, up kept and well-run. Ms. Tierney stated that the land had not been used for farming in a great while and the family believed that the developer would be responsible.

IV. Adjournment – Supervisor Robert Roecker made a motion to adjourn the meeting. It was seconded by Supervisor Sang, and all voted in favor. The meeting was adjourned at 7:21pm.

Respectfully Submitted,


Sandra Rotar, Town Clerk