



CITY OF WEST BEND
PLAN COMMISSION
AGENDA • SEPTEMBER 11, 2018

Council Chambers
1115 S. Main Street, West Bend, WI 53095

6:00 PM

1. Call to Order - Acknowledgment of Quorum
2. Pledge of Allegiance by the West Bend Plan Commission
3. Approval of Minutes

1. Plan Commission - Regular Meeting - Aug 7, 2018 6:00 PM

4. Development Proposals

A. 2020 Comprehensive Plan - Public Hearing at 6:00 p.m.

1. Public hearing for the consideration to amend the 2020 Comprehensive Plan for the City of West Bend for a change in the recommended land use for 74+ acres of land located at the southeast corner of W. Washington Street and CTH Z from commercial, open space and two-family residential land uses to commercial and open space land uses, by City of West Bend, Department of Development.

Applicant: City of West Bend
Department of Development
1115 S. Main Street
West Bend, WI 53095

B. Zoning Amendment - Public Hearing at 6:01 p.m.

1. ZA-18-006, public hearing for the consideration to permanently zone approximately 74 acres of land located on the southeast corner of CTH Z and W. Washington Street from Temporary to B-1 Community Business District, P-1 Park, Recreation & Open Space, NSW Non-Shoreland Wetland and SW Shoreland Wetland districts, by Fleet Farm.

Applicant: Mills Properties Inc.
512 Laurel Street
Brainerd, MN 56401

Agent: Tom Carrico
Fleet Farm
1300 S. Lynndale Drive
Appleton, WI 54912-1199

C. Certified Survey Map and Site Plan

1. CSM-18-012, create two lots, located at the southeast corner of CTH Z and W. Washington Street.

Applicant: Mills Properties Inc.
(See Above Address)

Agent: Tom Carrico
Fleet Farm
(See Above Address)

- 2. SP-18-016, site plan for a 190,050 SF retail development and a 7,162 SF gas station/convenience store, located at the southeast corner of CTH Z and W. Washington Street, by Fleet Farm.

Applicant: Mills Properties Inc.
(See Above Address)

Agent: Tom Carrico
Fleet Farm
(See Above Address)

D. Conditional Use Permit for CU-18-004 - Public Hearing at 6:02 p.m.

- 1. CU-18-004, public hearing for a request for a conditional use permit to grade and fill 0.04 and 0.02 acre wetland areas as identified by the Department of Natural Resources for the construction of a retail commercial development including the installation of storm water facilities and driveway access located at the southeast corner of CTH Z and W. Washington Street, by Fleet Farm.

Applicant: Mills Properties Inc.
(See Address Above)

Agent: Tom Carrico
Fleet Farm
(See Address Above)

E. Conditional Use Permit for CU-18-005 - Public Hearing at 6:03 p.m.

- 1. CU-18-005, public hearing for a request for a conditional use permit to operate a gasoline service station (18 fuel pumps on 9 pump islands) on an approximate 70 acre parcel of land, located at the southeast corner of CTH Z and W. Washington Street, by Fleet Farm.

Applicant: Mills Properties Inc.
(See Above Address)

Agent: Tom Carrico
Fleet Farm
(See Above Address)

F. Site Plan

- 1. SP-18-015, site plan for a 22 unit multi-family adaptive reuse of the former school building and three six unit townhome residential development located at 614 School Place, by Barton School Apartments, LLC.

Applicant: Dave Ross
 West Bend Joint School District No. 1
 735 S. Main Street
 West Bend, WI 53095

Agents: Louie Lange, III
 Barton School Apartments, LLC
 P.O. Box 1658
 Fond du Lac, WI 54936

Lucas Petrie
 M & A Design
 P.O. Box 1658
 Fond du Lac, WI 54936

G. Certified Survey Map and Extraterritorial Certified Survey Map

1. CSM-18-010, create one lot, located at 2029 Hollow Circle, by Robert & Christine Dwyer.

Applicant: Robert & Christine Dwyer
 2029 Hollow Circle
 West Bend, WI 53090

Agent: Richard Simon
 Cornerstone Land Surveying
 5080 Fairy Chasm Road
 West Bend, WI 53095

2. XCSM-18-011, create two lots for lands located on the south side of STH 33, east of STH 144, in the Town of West Bend, by Jeffrey Spaeth.

Applicant: Jeffrey F. Spaeth
 Daffy Properties LLC
 6255 State Road 144
 West Bend, WI 53095

Agent: Don Thoma
 Accurate Surveying & Engineering, LLP
 2911 Wildlife Lane
 Richfield, WI 53076

5. Adjournment

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the City Clerk at least (1) business day prior to the meeting.

NOTICE OF COMMON COUNCIL MEETING

Members of the Common Council may attend the above meeting. Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N. W. 2d 408 (1993) such attendance may be considered a meeting of the Common Council. This notice is given so that members of the Common Council may attend the meeting without violating the open meeting law.