

TOWN OF WEST BEND PLAN COMMISSION AGENDA
6355 CTH Z, WEST BEND, WI 53095
August 24, 2023

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 at the Town Hall, 6355 CTH Z, West Bend, WI 53095, virtually via Zoom, and telephone on August 24, 2023 at 6:30 P.M. This agenda was posted on all 3 posting boards and placed on the Town web site: www.townofwestbend.com.

I. ORDER OF BUSINESS

- A. Call meeting to order
- B. Roll Call
- C. Approval of Minutes from July 27, 2023 meeting

II. NEW BUSINESS

- A. Conditional use for auto sales located at 5064 Cty Hwy P; Xcess, LLC (Thomas Zernia), property owner; Stellar Motors LLC (Lucas Alan Serwe), business owner (application 2023-22)
 - 1. Public hearing
 - 2. Discussion and recommendation to the Town Board
- B. Site plan for auto sales located at Cty Hwy P; Xcess, LLC (Thomas Zernia), property owner; Stellar Motors LLC (Lucas Alan Serwe), business owner (application 2023-23)
 - 1. Discussion and possible action
- C. One-lot certified survey map to merge adjoining parcels located at 5695 W Lake Drive (T13_1250900); Mark and Stacey Howell; (application 2023-26)
 - 1. Discussion
 - 2. Recommendation to the Town Board
- D. One-lot certified survey map to merge adjoining parcels located off of Merten Drive and Basler Drive (T13_1530800); Mueller Family Trust (Shane Pionkowski, agent) (application 2023-27)
 - 1. Discussion
 - 2. Recommendation to the Town Board
- E. Amend text of zoning regulations to allow outdoor storage of goods and materials in the B-1 zoning district as a conditional use, Four Mile of Three Lakes LLC (Tommy Zernia) (application 2023-10)
 - 1. Discussion
 - 2. Recommendation to the Town Board

III. OLD BUSINESS

- A. Discussion/Action re: Amendment of Land Division Ordinance and Zoning Ordinance

IV. CORRESPONDENCES

- A. Correspondence from Mike and Catherine Coyle dated August 14, 2023

V. Comments from the public for items not on the agenda

VI. Report from Zoning Administrator

VII. Adjournment

Dated: August 17, 2023

Brenda Kaehler, Deputy Clerk

Join Zoom Meeting on your computer, tablet, or smartphone, and/or phone

<https://us06web.zoom.us/j/84126656450?pwd=dVQvV04vd09RZ3VoL3lVQ3dxdIBQUT09https://us06web.zoom.us/j/85460226679?pwd=dGdJTVBCNjBjWHdEVkVvOW9STGFVZz09>

Meeting ID: 854 6022 6679

Passcode: 929403

Phone: 1 312 626 6799

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