



Meeting Notice  
**West Bend Plan Commission**  
**Tuesday, October 4, 2016**  
City Hall Council Chambers  
1115 S. Main Street  
6:00 p.m.

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1. Call to Order - Acknowledgment of Quorum.
2. Pledge of Allegiance by the West Bend Plan Commission.
3. Approval of minutes of September 6, 2016 meeting.
4. Development Proposals
  - A. Conditional Use Permit
    1. CU-15-004, public hearing at 6:00 p.m., for the consideration of a one year review of the conditional use permit which allows the operation of a tattoo and body piercing establishment at 1727 Barton Avenue.

Applicant: Catherine Barbercheck  
611 E. Mulberry Drive  
West Bend, WI 53090

Agent: Amanda Baker  
Maverick Tattoos, LLC  
1921 Green Tree Road, #103  
West Bend, WI 53090

B. Zoning Amendment

1. ZA-16-005, public hearing at 6:01 p.m., for the consideration of a proposed zoning code text amendment to amend Section 17.34 (6) (a) of the Zoning Code, Municipal Code, City of West Bend, Wisconsin to modify the minimum building setback from the right-of-way of all streets to 25 feet in the M-2 Heavy Industrial District.

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

C. Certified Survey Map & Site Plan for Russ Darrow Nissan

1. CSM-16-013, combine 3 lots located southeast of Valley Avenue, and W. Washington Street.
2. SP-16-020, site plan for a 24,449 SF car dealership located southeast of Valley Avenue, and W. Washington Street.

Applicant: Mike Darrow  
Russ Darrow Group  
W133 N8569 Executive Parkway  
Menomonee Falls, WI 53051

Agent: Chad Kemnitz  
Professional Consultants, Inc.  
300 Cottonwood Avenue, #7  
Hartland, WI 53029

D. Certified Survey Map & Site Plan for Pizza Ranch

1. CSM-16-014, combine 3 lots located approximately 300' west of 18<sup>th</sup> Avenue on the south side of W. Washington Street.
2. SP-16-021, site plan for a 5,786 SF Pizza Ranch restaurant located approximately 300' west of 18<sup>th</sup> Avenue on the south side of W. Washington Street.

Applicant: Mark Beeler  
MG Development, LLC  
5585 Hwy 167  
Hubertus, WI 53033

Agent: Rob Williams  
TDI Associates, Inc.  
N8 W22350 Johnson Drive, Suite B-4  
Waukesha, WI 53186

E. Final Plat

1. FP-16-001, final plat and grading plan for Creekside Addition #4, a 30 lot single family residential subdivision, located along Edge Water Drive and Reeds Drive, in the SW ¼ Section 18 Town 11 North Range 20 East.

Applicant: Mike Kaerek  
MK / JC, LLC  
11600 W. Lincoln Avenue  
West Allis, WI 53227

Agent: Aaron Koch  
Pinnacle Engineering Group  
15850 W. Bluemound Road, Suite 210  
Brookfield, WI 53005

F. Temporary Use Permit

1. Consideration of a request for a temporary use permit to allow Christmas tree sales in the grassy area at The Threshold, 2354-2380 W. Washington Street.

Applicant: John Bloor  
The Threshold, Inc.  
600 Rolfs Avenue  
West Bend, WI 53090

Agent: Nathan A. Neumann  
Blooming Acres  
N6684 Hwy. 73  
Fall River, WI 53932

5. Adjournment.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the City Clerk (335-5103) at least one (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.