

AGENDA
PLAN COMMISSION - TOWN OF POLK
POLK TOWN HALL 3680 Hwy 60, Slinger WI 53086
Washington County, Wisconsin
Tuesday, January 6, 2026
Public Hearing 7:00 PM -- Plan Commission Mtg Immediately Following

- I. **Public Hearing**
 - A. Official Public Hearing Notification
 - B. Public Hearing Procedures
 - C. **Public Hearing on Request by Gary Zurn to amend the Town of Polk Comprehensive Plan: 2023 Addendum – Future Land Use Map** by changing the Plan Designation for an approximately 19 acre parcel from Agricultural to Commercial, the Woodland designations will remain unchanged. The subject property is located in the SE ¼ of Section 20, T10N R19E, Town of Polk. More specifically the property is located on State Hwy 175, Tax Parcel T9-066500Z.
 - D. **Public Hearing on Request by Gary Zurn to amend the Town of Polk Zoning Map** for an approximately 19 acre parcel from the A-1 General Agricultural Zoning District to the M-1 Light Manufacturing District. The subject property is located in the SE ¼ of Section 20, T10N R19E, Town of Polk. More specifically the property is located on State Hwy 175, Tax Parcel T9-066500Z.
 - E. **Public Hearing on Request by the Town of Polk** to amend Article IX – Site Plan Review of the Town of Polk Zoning Ordinance. More specifically, the amendments are intended to modernize and clarify the Site Plan Review process; establish streamlined administrative review procedures for certain low-impact tenant changes; incorporate updated decision-making standards consistent with Wisconsin Statutes; and strengthen coordination with Fire, Police, and County sanitary review authorities.
- II. **Call Meeting to Order**
 - A. Pledge of Allegiance
 - B. Official Meeting Notification
 - C. Roll Call
 - D. Moment of Silent Prayer
 - E. Approval of Plan Commission Minutes
 - Plan Commission Meeting – December 2, 2025
- III. **Request by Gary Zurn to amend the Town of Polk Comprehensive Plan: 2023 Addendum – Future Land Use Map** by changing the Plan Designation for an approximately 19 acre parcel from Agricultural to Commercial, the Woodland designations will remain unchanged. The subject property is located in the SE ¼ of Section 20, T10N R19E, Town of Polk. More specifically the property is located on State Hwy 175, Tax Parcel T9-066500Z.
- IV. **Request by Gary Zurn to amend the Town of Polk Zoning Map** for an approximately 19 acre parcel from the A-1 General Agricultural Zoning District to the M-1 Light Manufacturing District. The subject property is located in the SE ¼ of Section 20, T10N R19E, Town of Polk. More specifically the property is located on State Hwy 175, Tax Parcel T9-066500Z.
- V. **Request by the Town of Polk** to amend Article IX – Site Plan Review of the Town of Polk Zoning Ordinance. More specifically, the amendments are intended to modernize and clarify the Site Plan Review process; establish streamlined administrative review procedures for certain low-impact tenant changes; incorporate updated decision-making standards consistent with Wisconsin Statutes; and strengthen coordination with Fire, Police, and County sanitary review authorities.
- VI. **Item previously Tabled – Staff to provide additional research. Discussion only. No action anticipated.**
Petition by Kevin Zimmer to amend various sections of the Land Division Ordinance, Chapter 295 of the Municipal Code and Section 336-23 of the Zoning Ordinance, Chapter 336 of the Municipal Code.

Persons with disabilities requiring special accommodation for attendance at the meeting should contact the Clerk at least one (1) business day prior to the meeting. Town Hall phone number 262.677.2123. Members of the Town Board may attend the above meeting. It is possible that such attendance may constitute a meeting of the Town Board pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N.W.2d 408 (1993). This notice is given so that members of the Town Board may attend the meeting without violating the open meeting law.

VII. Zoning Administrator Report

- Update on Elevate Dumpsters LLC Site Plan Review
- Update on Rocketmen Investments LLC (dba NuGen Homes, Home Wire & Gatsby Sheds) Site Plan Review

VIII. Correspondence/Informational Items

IX. Adjournment