

## AGENDA

PLAN COMMISSION - TOWN OF POLK  
POLK TOWN HALL 3680 Hwy 60, Slinger WI 53086  
Washington County, Wisconsin  
Tuesday, July 7, 2026  
Plan Commission Meeting & Public Hearing – 7:00 PM

- I. **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 – June 2, 2026
  
- II. **Request by Gerald Noskowiak to amend the Town of Polk Zoning Map** to change the zoning designation of parcel of land located within the Town of Polk, 4719 Keeley Dr, from the R-1 Low Density Residential to R-4 Shoreland Residential District. Tax Parcel T9-0292.
  - A. Public Hearing
  - B. Discussion
  - C. Recommendation to the Town Board
  
- III. **Petition by the Town of Polk** to amend various sections of Chapter 295, Subdivision of Land, of the Municipal Code to incorporate revisions required by 2025 Wisconsin Act 68 and related amendments to Chapter 236, Wisconsin Statutes. The proposed amendments would revise land division application, review, approval, recording, public improvement, and financial assurance procedures to ensure consistency with state law.
  - A. Public Hearing
  - B. Discussion
  - C. Recommendation to the Town Board
  
- IV. **Review and Possible Recommendation.** Review zoning code amendments addressing dimensional flexibility alternatives to expanded R-4 rezoning, including administrative side yard setback flexibility for narrow lots, and roadway setback averaging provisions, to reduce unnecessary nonconformities within the R-1 District.
  
- V. **Review and Possible Recommendation.** Review amendments to the Town of Polk billboard sign regulations.
  
- VI. **Zoning Administrator Report**
  
- VII. **Correspondence/Informational Items**
  
- VIII. **Adjournment**

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.

**TOWN OF POLK**  
3680 Hwy 60, Slinger, WI 53086  
262-677-2123 E-mail: zoning@townofpolk-wi.gov

**NOTICE OF PUBLIC HEARINGS**

PLEASE TAKE NOTICE that the Plan Commission of the Town of Polk will hold Public Hearings on Tuesday, July 7, 2026, starting at 7:00 p.m., at the Polk Town Hall, 3680 State Hwy 60, Slinger to consider the following:

**REQUEST by Gerald Noskowiak to amend the Town of Polk Zoning Map** by changing the zoning designation of parcel of land located within the Town of Polk, 4719 Keeley Drive, from R-1 Low Density Residential to R-4 Shoreland Residential District. Tax Parcel T9-0292.

**PETITION by the Town of Polk** to amend various sections of Chapter 295, Subdivision of Land, of the Municipal Code to incorporate revisions required by 2025 Wisconsin Act 68 and related amendments to Chapter 236, Wisconsin Statutes. The proposed amendments would revise land division application, review, approval, recording, public improvement, and financial assurance procedures to ensure consistency with state law.

During the Public Hearings, the public is invited to speak on the proposed request/petition. The Public Hearing shall be closed when all interested parties in attendance have had an opportunity to offer comment. Comments may be received in writing until 4:00 p.m. on the date of the hearing.

Upon the close of each Public Hearing, the Petition shall be addressed by the Plan Commission per the agenda. The proposed land division amendments may be viewed at the Town of Polk Town Hall during regular office hours, on the Town of Polk website or by contacting the Zoning Secretary at 262.677.2123 Ext. 4.

Interested parties may contact Ben Greenberg, Town Planner at 262-204-2350 or ben.greenberg@cedarcorp.com for additional information regarding the application(s).

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Kelly Eschenfelder, Zoning Secretary/Treasurer

*Class 2 Notification to be published in the West Bend Daily News 6/23/26 and 6/30/26 and posted at the Polk Town Hall and the Town Website.*