

Approved - February 8, 2016 Town of Wilson Plan Commission Minutes

Meeting in the Town Office called to order by Roger Miller at 6:30 p.m.

In attendance: Roger Miller, David Schleicher, Fritz Goebel, Rich Ternes, John Ehmann, Gerry Bertsch, Guy Jones.

New Business:

- 1) Approval of **January 11, 2016 Plan Commission meeting minutes**; Motion to approve subject to two spelling corrections by Schleicher and second by Goebel; **all ayes to approve minutes as drafted.**
- 2) Review of **Land division request from Mike Kober**, W6200 Hilltop Rd, for **Glacier Transit and Storage, Inc.**, located at 4730, 4820, 4910 Frontage Road, to consider the owner's request for **Division of Certified Survey Map** of tax parcel numbers 59030453982, 59030453983, 59030453984.
 - a. Plan Commission reviewed request to subdivide three lots into four.
 - b. The subdivision request met lot size minimums, side setback minimums, and all other requirements of the Town of Wilson zoning ordinances.
 - c. **Motion** by Miller and second by Schleicher to approve the **Land division request from Mike Kober**, W6200 Hilltop Rd, for **Glacier Transit and Storage, Inc.**, located at 4730, 4820, 4910 Frontage Road to subdivide tax parcel numbers 59030453982, 59030453983, 59030453984 to create a fourth parcel. **All members present voted aye, motion carried.**
- 3) Review of **Sign Permit Application** from **La Crosse Sign Co.**, 1450 Oak Forest Dr., Onalaska, WI, requested by Ryan Roberts, **Kwik Trip, Inc.**, at proposed location 7002 Sauk Trail Rd., Sheboygan, WI.
 - a. Miller explained that the Plan Commission was in the process of evaluating the Chapter 29 Sign ordinance which may impact the applicant's request.
 - b. A discussion took place regarding the approximately 85' high rise sign existing on the property.
 - i. Miller noted that the existing sign does not meet the maximum height restrictions of the Town of Wilson's sign ordinance as outlined in Section 29.14.3.b, which indicates that said signs shall not exceed thirty (30) feet in height from the centerline of Hwy I-43 at the center point of the intersection.
 - ii. Further discussion took place regarding the rights of Kwik Trip to use the existing 85' high rise sign. It was noted by Ehmann that it appears that the existing structure is a legal non-conforming sign. Review of the original Sign Permit Application by Quality State Oil Company, dated July 19, 2007. The application seeks approval of a high rise sign 35' in height, of which the Plan Commission and Town Board subsequently approved.
 - iii. It was also noted by Ehmann that the Town's legal counsel provided an opinion that even if such a structure was approved in the past for Quality State Oil, that it is not compliant with the Town's exist Sign Ordinance and that that the assignment of that permit to a subsequent owner is not provided for.
 - iv. The Plan Commission acknowledged a lack of understanding of how the 85' tall sign was allowed to be erected and committed to do additional research to provide more clarity and then get back in contact with Mr. Roberts to discuss.
 - d. **Motion** by Goebel and second by Schleicher to recommend to the Town Board approval of the Sign Permit for Kwik Trip, Inc., as presented in the application, with the exception of the 85' high rise sign, of which the legal status is not yet determined. **All members present voted aye, motion carried.**
- 4) The Plan Commission discussed the process for **review of the Chapter 30 Public Parks, Conservancies, Cemeteries Ordinance**. It was determined that a subcommittee should be formed to address this issue, made

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up of two members of the Plan Commission and two members of the Parks & Forestry Commission. Mr. Goebel and Mr. Jones will represent the Plan Commission. Ehmann will contact the Chair of the Parks & Forestry Commission to this recommendation. It was also agreed that a future joint meeting with the Plan Commission and Parks & Forestry Commission might be productive.

- 5) The Plan Commission discussed the **permitting process for rentals less than 30 days**. The Commissioners unanimously agreed that this issue does not pertain to zoning, nor is it under the purview of the Plan Commission in any way. Instead, the Commissioners believed it to be an administrative issue that should be taken up directly by the Town Board.

Old Business:

- 6) The Commissioners discussed the work and recommendations of the Ad Hoc Committee charged with reviewing the Chapter 29 Sign Ordinance.
 - a. There was discussion of the radius from the intersection of Hwy V and I-43, and the maximum sign height and square footage within that radius.
 - b. **Motion** by Bertsch and second by Miller to recommend a 900' radius from the intersection of Hwy V and I-43 and to allow a maximum sign height within that area of 45' above center point of the I-43 deck. **The motion was defeated in a voice vote.**
 - c. **Motion** by Jones and second by Bertsch to recommend a 900' radius from the intersection of Hwy V and I-43 and to allow a maximum sign height within that area of 60' above center point of the I-43 deck. **The motion was passed in a voice vote.**

Correspondence Received:

- 7) Approved Plan Commission Minutes (December 14)
- 8) Town Board Minutes (January 4)

At 8:45 p.m. a motion to adjourn by Schleicher and second by Goebel; unanimously approved.

These minutes prepared by Ehmann were submitted to the Town Clerk on 2/12/15 to be included under New Business of the next PC meeting and the February 15 Town Board Meeting.