

Approved - November 14, 2016 Town of Wilson Plan Commission Minutes

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

In attendance: Gerry Bertsch, Mike Lappin, Fritz Goebel, Rich Ternes, John Ehmann, and David Schleicher. Absent and excused were Chairman Roger Miller and Guy Jones.

Public Hearings:

- 1) The Town of Wilson Plan Commission held a public hearing on a rezoning request by **Gary Hughes, OK Self-Storage, Inc.**, 9525 Middle Road, Oostburg, WI. The hearing was to consider a request to rezone from A-2 (Agriculture District) to HC (Highway Commercial) for parcel 59030459191, 6425 S. Business Drive, consisting of 1.96 acres located at Section 16, Township 14 Range 23, Town of Wilson, Sheboygan County, WI. The purpose of the request was to be current and consistent with the current Town of Wilson Zoning Codes.
- 2) The Town of Wilson Plan Commission held a public hearing on a rezoning request by **Gary Hughes, OK Self-Storage, Inc.**, 9525 Middle Road, Oostburg, WI. The hearing was to consider a request to rezone from A-2 (Agriculture District) to HC (Highway Commercial) for parcel 59030459050, 6236 S. Business Drive, and adjacent parcel 59030459030, S. Business Drive, consisting of 4.7 acres located at Section 16, Township 14 Range 23, Town of Wilson, Sheboygan County, WI. The purpose of the request was to be current and consistent with the current Town of Wilson Zoning Codes.

New Business:

- 3) Approval of **October 10, 2016 PC minutes; Motion to approve** as submitted by Goebel, second by Bertsch, unanimously **approved**.
- 4) **Gary Hughes, OK Self Storage rezoning request for parcel 59030459191, 6425 S. Business Drive, from A-2 (Agriculture District) to HC (Highway Commercial);** The Plan Commission found the zoning request to be in compliant with the town's zoning ordinance and land use plan. Motion by Schleicher to recommend to the Town Board to approve the application as submitted, second by Goebel; unanimously approved.
- 5) **Gary Hughes, OK Self Storage rezoning request for parcels 59030459050 and 59030459030, 6236 S. Business Drive, from A-2 (Agriculture District) to HC (Highway Commercial);** The Plan Commission found the zoning request to be in compliant with the town's zoning ordinance and land use plan. Motion by Schleicher to recommend to the Town Board to approve the application as submitted, second by Goebel; unanimously approved.

An ensuing discussion took place with Gary Hughes and Gregg Wagner regarding rezoning their experience with the application process and cost. Mr. Hughes and Mr. Wagner voiced some dissatisfaction with the process and with the amount invoiced by Chuck Nahn for his review of

the application. Several suggestions were discussed and it was determined to recommend that the Town Board take up this issue at a future board meeting.

- 6) **Sign Permit Application; Signart Co., Inc., 2933 Mondovi Rd., Eau Claire, WI 54701 for Love's Travel Stops and Country Stores proposed for Hardee's;** The Plan Commission previously recommended for approval, and the Town Board subsequently approved, the sign permit application by Effective Images on behalf of Love's Travel Stops for the project. Love's Travel Stops is now contracting with Signart Co., Inc., for the installation of the Hardee's signs only. The Plan Commission reviewed the application and found the applicant's request to be compliant with the town's Chapter 29 Signs Ordinance. Motion by Ternes to recommend to the Town Board to approve the application as submitted, second by Schleicher; unanimously approved.
- 7) **Consideration of ordinance amendment to accommodate Tiny Houses.** Discussion ensued; no action was taken.
- 8) **Weeden Creek Road Improvement from South 12th Street to CTH OK;** In Roger Miller's absence the update on this project was deferred to the December Plan Commission Meeting.
- 9) **Comprehensive Plan Coordination;** It was decided to have this topic placed on the December Plan Commission meeting agenda and to arrange for Kevin Struck, UW-Extension, to provide an update on the process, and to also invite the Town Board to attend.

Old Business:

- 10) None

Correspondence Received:

- 11) CTH OK Storage CUP
- 12) Approved Plan Commission minutes for September 12, 2016
- 13) Approved Town Board Minutes for September 19, 2016 and October 3, 2016

At 7:20 p.m. motion by Schleicher, second by Ternes to **adjourn:** all ayes.