

December 11, 2017 Plan Commission Meeting Minutes Town of Wilson

Meeting in the Town Office called to order by Chairperson Roger G. Miller at 6:30 p.m. Also in attendance were Commissioners John Ehmann, Gerry Bersch, Dave Schleicher, Fritz Goebel, Rich Ternes, Guy Jones, and Emily Stewart.

PUBLIC HEARINGS:

- 1) **Rezoning from A-3 to R-1 of 0.9 acre parcel (residence at 3830 Broadway Road, part of Tax Key #59030453470)** being created by CSM at request of owner (Arpke). **No comments, but several questions** presented by attendees:
 - i) John Bogie- Will that require a new driveway? Owner answered "No".
 - ii) Pat Bogie-Why rezone? Miller answered "to conform to Town ordinance the continuing use as residence on this size of lot being created.
 - iii) Jon Janson-What is the distance of nearby properties to be notified? Miller answered "100 yards".
 - iv) Tim Janson-Is there room for a septic system on it? Owner answered "yes, the existing system which is only three years old is within the new parcel".
- 2) **Amendment to Conditional Use Permit** for Oostburg Seamless Gutters located at **4731 Wilson Lima Road** (Tax Key parcel #59030463416) to add 4,100 square foot addition to south end of existing building. **No public comment.**

NEW BUSINESS:

- 3) Approval of **November 13, 2017 meeting minutes; Approved** as submitted.
- 4) **Land division by CSM** at request of owners Harold and Sherry Arpke **to sever 0.9 acres around the existing house** located at **3830 Broadway Road (CTH "EE")** from the parent 7 acre parcel (Tax Key #59030453470). Motion by Goebel to recommend to Board approval of the CSM, second by Schleicher; motion **unanimously approved.**
- 5) **Rezone from A-3 to R-1 the 0.9 acre parcel being created by cited in item 2) above.** Motion to recommend Board approval of rezoning request by Jones, second by Goebel; motion **unanimously approved.**
- 6) **Amendment to Conditional Use Permit** for Oostburg Seamless Gutters located at **4731 Wilson Lima Road** (Tax Key parcel #59030463416) to add 4,100 square foot addition to south end of existing building. Motion to recommend approval to Board by Schleicher, second by Jones; **unanimously approved.**

OLD BUSINESS:

- 7) **Review structure setback requirements from highways** (Section 25.01(2) of Town Zoning Ordinance): Stewart described her review and recommendations, which Miller will incorporate as "red-line" edits on existing ordinance pages and submit at subsequent meeting for review.
- 8) **Review of structure setbacks in A-1, A-2, A-3, and A-4 zoning:** The "side yard" minimum setback is 20 feet in A-1, A-2, and A-3, but is cited as 50 feet in A-4. Research on the history of our ordinances by PC members revealed no reason for a greater side yard setback in A-4. Motion to recommend to Town Board to **amend Zoning Ordinance Section 17.03 (A-4) minimum side yard setback from 50 feet to 20 feet** to conform to the other A-zones by Jones, second by Goebel, **unanimously approved.**
- 9) **Update of Town of Wilson suit against City of Sheboygan on Kohler Company annexation of land in Section 14** and connection to City. John Ehmann described that the Town's Brief to Judge Borowski in Sheboygan County Circuit Court is due December 29 and our attorneys are in the course of preparing that.

Meeting adjourned at 7:45 p.m.