

# APPROVED MINUTES

## TOWN OF WILSON PLAN COMMISSION

May 11, 2015 Meeting

### CALL TO ORDER & DECLARATION OF OPEN MEETING:

Meeting was called to order by Vice Chair June Spoerl at 6:30 PM and declared an open meeting.

**PRESENT:** Commissioners MaryAnn Bergin, Fred Goebel, Guy Jones, Jim Kummer, Dave Schleicher, June Spoerl, and Rich Ternes. **Absent:** Chair Doug Fuller. **Others:** John Ehmann, Nancy DesJardins, Tom Stoelb, Dan Rostollan, Brian Hoffmann, Denise Grady, Mary Ten Haken Theune, Brad TenPas, and other Town Residents.

### HEARING:

- 1.) The Town of Wilson Plan Commission will hold a public hearing on Monday, May 11, 2015, at 6:30 PM on a rezoning request by David Koepp, W1385 Town Line Road, Oostburg, WI. This hearing is to consider the request of the applicant for the rezoning from (Agriculture District) A-1 to A-2 of a parcel consisting of 40 acres. This request is for tax parcel #59030463580 located North of Town Line Road, located in the Southwest corner, Section 23, Township 14, Range 23, Sheboygan County, WI.

Mary Ten Haken Theune, W1816 Van Ess Road, Town of Holland is in opposition to this rezoning. Her property is adjacent to the Koepp property (60 acres) and would prefer to keep this land for agriculture and hunting and development of this land is not desirable. She also questioned whether this land was ever surveyed for wetlands.

Public Hearing was closed at 6:37 PM.

### NEW BUSINESS:

- 2.) Approval of Draft Minutes

Motion by Kummer; seconded by Goebel to approve the April 13, 2015 draft minutes as submitted; motion carried with no nay votes and one abstention.

- 3.) The Plan Commission will also make a recommendation on a land division request from David Koepp, W1385 Town Line Road, Oostburg, WI and consider the owner's request as follows: Proposed Division of Certified Survey Map of tax parcel #59030463580. Denise Grady (David Koepp's Fiancee) was in attendance representing David Koepp. Their intention for this land is to be used for hunting and building a home. Vice Chair June Spoerl raised concern over the fact that the waterway, trail, or elevations were not shown on the Certified Survey Map. Denise Grady was informed to contact their Surveyor to review the back of the application for items required some of which they were missing. This agenda item was tabled to next month's meeting (June 8<sup>th</sup>) for these reasons.

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- 4.) The Town of Wilson Plan Commission will make a recommendation on a rezoning request by David Koeppel, W1385 Town Line Road, Oostburg, WI. This hearing is to consider the request of the applicant for the rezoning from (Agriculture District) A-1 to A-2 of a parcel consisting of 40 acres. This request is for tax parcel #59030463580 located North of Town Line Road, located in the Southwest corner, Section 23, Township 14, Range 23, Sheboygan County, WI. Because the above land division request was tabled to next month's meeting (June 8<sup>th</sup>), this rezoning request must also be tabled to next month.
- 5.) Review of Erosion Control 24.12.3 for 4700 Frontage Road, Parcel #59030453981; Brad A Chappa Construction. Question was raised as to why we are in charge of erosion control. Brad TenPas was present representing the Zimbals. He noted this land is zoned Industrial and this commercial building was already state approved. He also noted Abacus, who handles the Town's erosion control, has also approved this. Abacus informed Larry Hilbelink, the Town's Building Inspector; this needed to go before the Plan Commission (more for formality). We have no idea why. An Engineer drew it, the town's engineer (Joe Bronski) approved it, and this is where we are with this. Because Joe Bronski has conditionally approved the grading and erosion control plan as submitted (per his letter of 03/20/15), the Plan Commission has reviewed and approve this plan. Commission Kummer noted we should all check our books for Chapter 26 (Architectural Review, signed by David Gartman on 08/20/12) because Larry Hilbelink mentioned he did not have a copy in his book and it is not on the website.

### OLD BUSINESS:

- 6.) Review of Animals Kept in R-1 Zoning. We tabled this agenda item for Doug Fuller's input. He was to discuss this issue with Town Counsel for his input. Specifically, we would like to know what other nearby municipalities are doing in terms of allowing animals (types and numbers). It was agreed that R-1 Zoning should have a restriction. It was suggested to have the Town Clerk, Georgene Lubach, email Town Counsel to put something together for us. This agenda item was tabled to next month (June 8<sup>th</sup>) to be reviewed with Doug Fuller. A Public Hearing is also required.
- 7.) Revision of Subdivision Ordinance Chapter 4, Section 4.01 Improvements. This agenda item was tabled because we did not have any background on it. We also needed to know the question/issue Rick Meyer, Town Maintenance Supervisor, had about it. It was suggested to have the Town Clerk, Georgene Lubach, contact Rick Meyer to find out what his issue was. This agenda item was tabled to next month (June 8<sup>th</sup>). A Public Hearing is also required.
- 8.) Section 8 of the Zoning Ordinance, Conditional Uses, Section 8.15, Review and possible recommendation of change. This agenda item has also tabled for Doug Fuller's input. Jim Kummer suggested this change because, at present, the Town Board can change a CUP without a Public Hearing and this is not right. We need to also amend this ordinance with better language. This agenda item was tabled to next month (June 8<sup>th</sup>) for Doug's input. If Doug would not be in attendance next month, we will the address this issue. A Public Hearing is also required to change this ordinance.

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- 9.) Park and Forestry proposed changes to Ordinance, Chapter 30 Public Parks. We tabled this agenda item because Chair Fuller was going to send a copy to Town Counsel for his input and have not heard back from him. This agenda item is being tabled again to next month (June 8<sup>th</sup>). A Public Hearing is also required.
- 10.) Sign Ordinance – Possible revision to Sign Ordinance 29.02 Administration. We tabled this agenda item as Commissioner Jim Kummer caught an error we made to Page 2 of our Sign Ordinance Amendment back in February. Page 2 of this Sign Ordinance Amendment notes 35 feet in 2 places and should be changed to 30 feet. This change needs to be submitted to Attorney Rosenfeldt. A Public Hearing is still also required.

Agenda Items 6, 7, 8, 9, and 10 above all contain ordinance changes and require a Public Hearing. It was suggested to hold all of these Public Hearings at one time.

### CORRESPONDENCE:

- 11.) Approved Plan Commission Minutes (February 9, 2015)  
Approved Plan Commission Minutes (March 9, 2015)
- 12.) Approved Town Board Minutes (None Provided)

**The next Plan Commission Meeting will be held Monday, June 8, 2015, at 6:30 PM.**

### **ADJOURN:**

Motion by Schleicher; seconded by Kummer to adjourn; motion carried with no nay votes and no abstentions; and meeting adjourned at 7:23 PM.

Minutes Submitted By: MaryAnn Bergin, Secretary  
Georgene Lubach, Clerk