

January 8, 2018
Town of Wilson Plan Commission Minutes (approved)

Meeting in the Town Office called to order by Chairperson Roger Miller at 6:30 p.m. in the Town Hall.
In attendance: Emily Stewart, David Schleicher, Fritz Goebel, Rich Ternes, John Ehmann, Gerry Bertsch, Roger Miller.

New Business:

- 1) Review of **December 11, 2017 PC meeting minutes**; Motion to approve as submitted by Goebel, 2nd by Ternes; unanimously **approved**.
- 2) **Consider adding to appropriate zonings indoor storage and warehousing** as a Permitted or Conditional Use- Miller summarized that our existing ordinances do not list these types of uses even though they exist, with more expected in the future. Members are to consider the topic in detail for discussion at the next meeting. Bertsch advised that warehousing needs to consider types of materials stored that may present unique fire fighting hazards.
- 3) **Brief on City of Sheboygan South Business Park expansion**- Miller provided a brief general description of these recent contiguous, unanimous annexations that combined are consistent with City Master plans as sensible extension of existing municipal industrial park land of which little available land remains. This will include a water tower in the western portion of Section 9 to maintain pressure along this (I-43/Business 42) corridor and to land extending into the western portion of Section 10.

Old Business:

- 4) **Pre-Application meeting** for a Conditional Use Permit by **Sheboygan Powersports to build a 12,000 square foot Boat Storage Building at 5425 Racetrack Road** that is zoned Highway Commercial- Representatives of the building contractor (Smith Metal Structures) were present and provided a copy of the storm water management plan (Site Plan) that has been prepared and will be reviewed by the County. Plans for the building, which included depiction of the proposed building location on the parcel, had previously been submitted to the Town. This 100' by 120' building will be located at least 31 feet south of the north property line and conforms to required setbacks. The new building's northwest corner will connect to the southeast corner of an existing ancillary building located closer to the north property line. Both of these are positioned behind (east of) the existing primary building fronting on Race Track Road. Miller concluded that a CUP is not required for the new building as that is not specifically precluded as a permitted building use on this property, similar to the existing buildings. But the Town is in the process of evaluating an update to its zoning ordinances that **may require a CUP for the additional outdoor storage** that is also planned. However, this does not interfere with proceeding with the local building permit application.
- 5) **Review structure setback from highways** (Section 25.01(2)-Commission reviewed Miller's hand-written red-line edits that refer to Trans 233 for State and County Trunk Highways requiring 50 feet minimum setback. Stewart recommended avoiding the local road exceptions (as presently cited in 25.01(2)(b) to the Town's local road minimum setback of 35 feet. **Miller will present conformed edits at the next meeting.**
- 6) **Review zoning "side yard" setbacks in A-1, A-2, A-3, A-4**-The **Commission had unanimously approved recommendation to the Board to conform Section 17.03(A-4) minimum side yard setback to 20 feet** , which is consistent with all the other A zones.

Correspondence Received:

Approved Plan Commission Minutes
Approved Town Board Minutes

At **7:30 p.m.** motion by Bertsch to **adjourn**, 2nd by Schleicher, unanimously approved.