

July 9, 2018
Approved Town of Wilson Plan Commission Minutes

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, Guy Jones, Gerry Bertsch

New Business:

- 1) **Approval of June 11, 2018 Minutes** - Miller hasn't had a chance to draft those yet, so **defer to next meeting**.
- 2) **Review current Zoning Ordinances as they relate to Conditional Permit uses** - Several years ago the Plan Commission had worked with Kevin Struck (UW Sheboygan Extension Planner) to thoroughly review the Town's existing Conditional Uses. Culmination of that effort in March, 2014 produced a table (copy attached) titled *Potential Zoning Changes for Current Uses* as well as *Potential Changes to Zoning Definitions* (copy attached). The latter added two additional zoning definitions (Large Lot Commercial and General Commercial) to the Town's existing zoning categories, which the Plan Commission concluded ought to be considered but no recommendation on those two new categories was proffered in this meeting because the focus was on review of Conditional Uses. After identifying that a definition for "Guest Cottages" (tabulated as a Permitted Use in R-2) needs to be created and added to the Definitions within the Zoning Ordinance, Jones moved, Bertsch seconded, and the **PC unanimously approved recommendation to the Town Board that the Zoning Ordinances be amended to implement the changes to Permitted and Conditional Uses listed in the Potential Zoning Changes for Current Uses table**. This will require some detailed scripting of a draft amendment to the Zoning Ordinances which the PC will soon develop and then recommend to the Board and for the Town to then conduct the necessary public hearing process at future PC meetings.

Old Business:

- 3) Plan Commission coordination with **Comprehensive Plan Implementation Ad Hoc Committee** to commence addressing tasks prioritized in the 2017 Addendum to the Town's Comprehensive Plan – Miller described that the Ad Hoc Committee **is in the course of identifying which specific items** within the various sections of the Addendum **require Town governmental action** to implement. Having met monthly for the last several months, the **Ad Hoc Committee will next meet on September 20** to complete that list, which also identifies which Town bodies are appropriate to act on each of the prioritized items.
- 4) Briefing on current status of **Town of Wilson v city of Sheboygan regarding the Kohler Company petition for annexation** including its land in the eastern part of Section 14, the location of Kohler's proposed golf course – Miller reported that Post Trial Briefs have been submitted to Judge Borowski (Sheboygan County Circuit Court #5), but the court has not yet reached verdict for this bench trial.

Adjourn: At 7:45 p.m. motion to adjourn by Schleicher, second by Jones, unanimously approved.