

## MINUTES (approved): TOWN OF WILSON PLAN COMMISSION MEETING

Town of Wilson: 5935 South Business Drive, Sheboygan, WI

Meeting Date: Monday, October 8, 2018

Meeting Time: 6:30 p.m.

**CALL TO ORDER & DECLARATION OF OPEN MEETING** by Chair Roger Miller with members Fritz Goebel, Rich Ternes, Dave Schleicher, Guy Jones, Gerry Bersch, John Ehmann, and Emily Stewart present.

### NEW BUSINESS:

1. **Approval of Draft Minutes**, September 10, 2018 – Motion by Goebel to **approve with corrections** that Bersch and Jones were not present and it was Ternes that made motion for item 3 of that meeting's agenda, second by Schleicher, unanimously supported.
2. **Pre-application meeting to review CSM for land division and rezoning application** by owners Dennis and Shirley Udovich to divide off 5.9 acres of the northeast corner of the parent 66 acre parcel (tax key #59030461041) presently zoned A-1 that is located on the west side of Moening Road and north of Old Park Road. The desire is to **rezone the newly created 5.9 acre parcel to A-2**. Plan Commission examined the submitted CSM dated 8/23/2018 and the land division and rezoning applications and concluded they meet all applicable town requirements. Miller will request the **Town Clerk to post public notice for Public Hearing for the re-zoning for a near future PC meeting**.
3. **Pre-application meeting** on request by Glen Genske on behalf of **Kober family, 3836 Stahl Road** (tax key parcel #59030454520) to place on the more visible (from the highway) **adjacent Town owned parcel** (tax key # 59030454510) to the west that fronts on Race Track Road a **"For Sale"** sign for the Kober land. A 4' x 8' sign is desired, "or whatever the town allows". Miller advised that the decision as to whether or not the town will allow the requested sign will reside with the Town Board, but that consideration must be preceded by a sign permit application submitted to the Clerk which he Plan Commission can review for conformance with ordinance at a future meeting.
4. **Pre-application meeting** requested by Serenity Gentry, the proposed builder, on behalf of Thomas and Georgianna Hoem, the property owners, to review the prospect of **rezoning the 7.3 acre parcel having address 6532 S. Business Drive and tax key parcel #59030459201 from A2 to Highway Commercial (HC)** for the purpose of developing a truck wash. This parcel is located on the west side of S. Business 42 and is adjacent north of Love's Truck Stop. The PC interpreted that the intended development would be a Permitted Use (Section 19.02.I-Cleaning Establishment) that is "similar in character to or customarily used in connection with the foregoing" (Section 19.02.ii) and suggested proceeding with a rezoning application.

### OLD BUSINESS:

5. **Jeff Stroub presenting Sheboygan County Historical Society and Museum's request to install a sign** (refer to Sign Permit Application dated 8/27/2018) that provides directions to the museum. **The request is to place this sign on the Town owned parcel of land (#59030454510)** that occupies the NE corner of Stahl and Race Track Roads. The PC had previously concluded that this type of use is allowable under Chapter 29.14 (HC) and 29.14 (I-1) as an off premise directional sign defined by Chapter 29.17. However, it should be of size, height, and position so as to not obstruct the highway view of existing billboards. It should also have sufficient structural strength to resist wind loads. Jeff will proceed to provide evaluation and structural design and Ternes and Schleicher will evaluate the location issue and report back at next meeting. **Once these practical aspects are reviewed and approved by the PC, the issue of whether or not to grant permission for this sign on town owned land will reside with the Town Board.**
6. **Review current zoning ordinances as they relate to Conditional Use Permit uses-Defer to future meeting.**

7. **Discuss 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. No news.**
8. **Brief Plan Commission on current status of Town of Wilson v City of Sheboygan for annexation and re-zoning of land including Kohler Company's property located in Section 14 for their proposed golf course – Still no decision by Sheboygan County Circuit Court.**

**ADJOURN:** Motion by Stewart, second by Schleicher, unanimously approved to adjourn at 7:50 p.m.