

MINUTES (Approved): TOWN OF WILSON PLAN COMMISSION MEETING

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

Meeting Date: Monday, November 12, 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, and John Ehmann present.

PUBLIC HEARING:

1. Rezoning request by property owner to rezone from A-2 to HC (Highway Commercial) the 7.3 acre parcel (Tax Key #59030459201) located at 6532 S Business Drive (adjacent north of Loves Truck Stop). **No public comment made.**

NEW BUSINESS:

1. **Approval of Draft Minutes, October 8, 2018** – Motion by Goebel, second by Schleicher to approve as submitted unanimously supported.
2. **Request by property owner Georgianna Hoem to rezone the 7.3 acre parcel having address 6532 S. Business Drive (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) under HC zoning that is "similar in character to or customarily used in connection with the foregoing" (Section 19.02.ii). **Motion by Schleicher to recommend to Town Board to rezone as requested, second by Goebel, unanimously approved.**
3. **Pre-application meeting to review setbacks to construct addition to a residence at 4710 Evergreen Drive (Tax Key Parcel #59030455390),** a 0.66 acre R-1 parcel that occupies the northeast corner of Evergreen Drive and Birchwood Lane. The proposed footprint of the addition that would connect the existing house with the existing detached garage would approach 15 feet of the west boundary of the parcel. Whereas the west boundary is a "rear" lot line requiring a 25 feet minimum setback for structures, that is not permissible via building permit application and would need to go through variance procedure with the Town Board of Adjustments. Though less convenient for the existing structure, there is ample room on the parcel for an addition that would conform to ordinance. So the BOA may be likely to reject a variance application because there is not hardship on the parcel. It conforms to current zoning regulations and has no encumbrances or other physical features that render portions of the parcel undevelopable. The PC encouraged the owners (Matt and Cyndi Crimmins) and their architect (Jeff Smies) to consider **developing an alternative plan** for the addition that would comply with ordinance.
4. **Sign Permit Application** 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. The plan for a 4' x 8' sign has been submitted along with designation of the proposed location to be located outside of the road right-of-way and about half way in between the two existing billboards on the Town's parcel so as not to obstruct visibility of them. **Miller advised that a structural engineering sketch needs to be provided** because the design provided to date is a light wood frame that rests on grade and for which "sand bag" weights are not adequate to keep it stable in strong wind.

OLD BUSINESS:

5. **Review current zoning ordinances as they relate to Conditional Use Permit uses-Defer to future meeting.**
6. **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.**

7. 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.** John Ehmann described that Sheboygan County Circuit Court recently ruled upholding the annexation and that **the Town is in the process of filing appeal.**

ADJOURN: Motion by Bersch, second by Ehmann, unanimously approved to adjourn at 7:45 p.m.