

## **MINUTES Approved: TOWN OF WILSON PLAN COMMISSION MEETING**

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

**Meeting Date: Monday, February 11, 2019**

**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, Emily Stewart, and Mandy Tran present.

### **PUBLIC HEARING:**

1. **Request for rezoning from A-2 to A-4** by David Schleicher representing his mother Mary Alice Schleicher for a 5 acre triangular shaped parcel located on the west side of CTH A in the SW ¼ of Section 18 and identified by Tax Key Parcel Number 5903040459741.

No public in attendance at the meeting and no public comment made other than adjacent owner Jim Van Treek had previously informed Goebel that he had no objection.

### **NEW BUSINESS:**

2. **Approval of Draft Minutes, January 14, 2018** – Unanimously approved with correction of Mandy's last name to Tran.
3. **Rezoning from A-2 to A-4 and land division** by CSM represented by David Schleicher (recusing himself) on behalf of property owner Mary Alice Schleicher for a 5 acre triangular shaped parcel located on the west side of CTH A in the SW ¼ of Section 18 and identified by Tax Key Parcel Number 5903040459741.

Mandy pointed out that A-4 zoning, the purpose of which is to provide a zone for the splitting of a residence and buildings from farm consolidations, doesn't allow the 3.84 acre remnant to become zoned A-4 because it lacks an existing residence. Also, rezoning of the 1.16 acre portion on which the house is located requires proof of compliance with County septic system requirements and proof of compliance with a properly working well (refer to 17.02 requirements A, B, C). In consideration of this and because Dave is the abutting surrounding (north and west) property owner of land that is zoned A-1, he intends to proceed with appending the 3.84 acre of his mother's remnant to his land and will have the CSM amended to indicate that pending property transfer.

**Motion** by Goebel, second by Ternes, recommending that the Town Board **approve rezoning from A-2 to A-4 and the land division creating the 1.16 acre on which the home is located, pending submission of an accordingly amended CSM that indicates appending the 3.84 acre remnant to the adjacent A-1 land and submission of required proof of septic and well compliance, unanimously approved**, with Dave recusing himself.

Emily advised that Dave contact the County to determine if extraterritorial jurisdiction for this location is with the City of Sheboygan even though it's on the west side of I-43 because it is within three miles of that municipal boundary. It's not within 1 ½ miles of either the Villages of Oostburg or Kohler, so it's not within their ETJ's

Note to Board: The letter of Notice of Public Hearing contained a typographical error in that the subject land is located in Section 18, not 28 as was Noticed. The description is otherwise explicit by the given Tax Key Parcel Number and letters of notice were correctly submitted to the abutting owners as required.

### **OLD BUSINESS**

4. 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. Mandy described that the Town's Brief in Appeal of the Sheboygan County Circuit Court decision that had upheld the annexation has been filed, and the City's Brief in response is due March 4.

**ADJOURN:** Motion by Dave to adjourn, unanimously approved at **7:00 p.m.**