

## TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, June 10, 2019

Meeting Time: 6:30 p.m.

**CALL TO ORDER & DECLARATION OF OPEN MEETING** by Chair Roger Miller with members John Ehmann, Fritz Goebel, Rich Ternes, Emily Stewart, and Mandy Tran present. Guy Jones delayed arrival at 6:32 pm. David Schleicher not present.

### PUBLIC HEARING:

1. **Town of Wilson Plan Commission will hold a public hearing** on a rezoning request from Thomas & Brittany Schultz, W4668 Sumac Rd., Plymouth, WI. This hearing is to consider the request of the applicant that parcel number **59030458933** (6.75 acres) be **rezoned from A-1** (Agriculture District) to **HC** (Highway Commercial). Parcel numbers: **59030458890** (35.02 acres), **59030458892** (4.3 acres), **59030458881** (7.1 acres) and **59030458880** (32.9 acres), the applicant is requesting rezoning from (Agriculture District) **A-1** to (Residential District) **R-1** located between Stahl Road, Moening Road, and Business Drive, Sheboygan County, WI.
  - Miller addressed a clerical error in the mailing address of one public notice letter.
  - Jim Reel of 2911 Whispering Wind Dr. inquired whether prospective residential lots will have to be subject to size restrictions.
  - Gerald Bertsch of 5935 Wind Dancer Ct. addressed neighborhood concern that property tax should be consistent with those at Rammer Ponds, with further concerns of the risk of annexation. Secondly, Bertsch referenced drainage issues at Rammer Pond which is affecting drainage along Stahl Rd. This problem has been raised with Town Board but has not been a top issue. There is neighborhood concern of how the prospective project will affect properties along Stahl Rd. in regards to storm water and traffic issues. Lastly, Bertsch raised the issue of noxious weeds located at empty lots at Rammer Pond, requesting the Town mow and invoice owners for the service.
  - Steve Doro of 6023 South Business Dr. inquires whether the prospective project will provide water by private wells or City water. Doro also inquired on the impact of runoff from the prospective project together with affect of ongoing City Commercial Project across South Business Dr.

### NEW BUSINESS:

2. **Approval of Draft Minutes:** May 13, 2019 – Motion by Goebel, second by Ternes to approve May 13, 2019 draft minutes, all members voted aye, motion carried.
3. **Approval of Special Minutes:** May 16, 2019 – Motion by Goebel to approve May 16, 2019 draft minutes subject to correction of date and description, second by Ternes, all members voted aye, motion carried.
4. **The Plan Commission will make a recommendation on the rezoning request** by Thomas & Brittany Schultz, W4668 Sumac Rd., Plymouth, WI 53073 to consider the owner's request as follows: Zoning change of parcel number **59030458933** (6.78 acres) **from A-1** (Agricultural District) to **HC** (Highway Commercial). Zoning change of parcel number **59030458890** (35.02 acres), **59030458892** (4.3 acres), **59030458881** (7.1 acres) and **59030458880** (32.9 acres), each **from A-1** (Agriculture District) to **R-1** (Residential District) – Thomas Schultz present for meeting. Motion by Goebel, second by Jones to approve recommendation for review and approval by the Town Board of the rezoning request by Thomas & Brittany Schultz as provided herein, all members voted aye, motion carried. Miller opens the floor for discussion. Tran inquired on whether engineers have been consulted. Schultz states that consultations will be initiated after property has been rezoned. Miller suggested preliminary conversations with Town engineer, Scott

Schramm. Stewart affirms that the proposed rezoning of properties is in line with the Town's long-term plan and recommends the rezoning proposal. Miller addresses comments and inquiries from public hearing as it relates to this project, confirming that drainage will be reviewed carefully, that individual wells and alternative options are available for providing water supply, and that enforcement issues for subjects like noxious weeds are within the purview of Town Board. Ternes inquired whether approval has been obtained for work on the waterway to which Schultz confirms that they are currently working on it.

**5. Fill permit application** from Adam and Julie Wesener, 402 W. Evergreen Drive, Sheboygan, to fill parcel **59030451340** located on W Evergreen Drive, Sheboygan, WI – Applicants not present. Miller presented maps of the fill parcel with flood plain delineation, identifying the fill parcel to be within floodfringe territory which will require engineer analysis with DNR concurrence that the fill will not pose a problem. Miller suggested that any future fill applications go through Scott Schramm for compliance review. Bertsch recommending Schinker Creek Park to serve as an example of a functioning grassy waterway used for storm water management.

#### **OLD BUSINESS:**

#### **CORRESPONDENCE**

6. Approved Plan Commission Minutes – No discussion.
7. Approved Town Board Minutes – No discussion.
8. Correspondence – No discussion.

**ADJOURN:** Motion by Jones, second by Stewart to adjourn the meeting at 7:09 p.m., all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserved Member