

SECOND APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, October 14, 2019

Meeting Time: 6:30 p.m.

CALL TO ORDER & DECLARATION OF OPEN MEETING by Acting Chair John Ehmann, Fritz Goebel, Rich Ternes, David Schleicher, Guy Jones, Emily Stewart, and Mandy Tran. Roger Miller excused delayed arrival.

PUBLIC HEARING:

1. The Town of Wilson Plan Commission will hold a public hearing on a conditional use request from Jon Irish/Irish Roofing of Sheboygan for property located at 5023 S. Business Dr., Sheboygan, WI 53081, in the Town of Wilson, Sheboygan County, WI for tax parcel #59030454391. This request is to allow roofing supply use of A-2 Zoning (Agricultural District) – Ehmann introducing the Applicant's conditional use request and opens the floor to public comment. Bob Warner commenting on his concern regarding whether Applicant's trash hauling business is compatible with neighboring residential land use. Warner clarifying that the original Application had referenced use including trash hauling services but later removed by correction. Warner requesting minimal design standards be considered in light of future corridor of use to come in the area. No additional public comments. Ehmann closes floor to public comment.

NEW BUSINESS:

1. Approval of Draft Minutes; September 09, 2019 – Motion by Goebel, second by Stewart, to approve the September 09, 2019 Draft Minutes subject to spelling corrections, unanimously carried.
2. The Plan Commission will make a recommendation on the conditional use request from Jon Irish/Irish Roofing of Sheboygan for property located at 5023 S. Business Dr., Sheboygan, WI 53081, in the Town of Wilson, Sheboygan County, WI for tax parcel #59030454391 – Miller presiding as Chair. Jon Irish on behalf of Irish Roofing, presenting the application, stating that the business will include a hauling service and that use will primarily be for parking trailer, 5 pick-up trucks, two dumpster trucks, 1 trash dumpster, an aluminum dumpster, and a recycling dumpster. Tran asks whether the dumpsters will be serviced by another company wherein ingress/egress traffic would include larger truck services. Irish answers that they will dispose of the trash themselves. Miller and Stewart suggest a vegetative screening. Steve Edler, current property owner, suggests neighbors share involvement in providing visual screening to solve the concern, to which Miller answers is not an obligation borne by neighbors in the context of a conditional use permit. Bob Warner providing map illustration of property showing trees along the east and north of the property and suggests screening to the south with site plan showing a good landscape design transition between commercial to residential, further suggesting a berm and some vegetative coverage along the front to create a more harmonious aesthetic between neighboring residential and business use. Stewart moved to approve the permit with condition of a vegetative screening. Miller commenting on the technicality of the motion, stating that a specific landscape plan would be needed in order for the motion to be properly approved. Irish stating that they are not opposed to improved design but states that the southerly neighbor is currently agricultural and as such, landscape improvements may be premature in light of unknown future use. Warner answers that current efforts are underway to rezone adjacent agricultural property to residential with development to start soon after. Edler comments that the dirt piles on the property have commercial value with plans to sell and suggests adjacent neighbor also contribute effort to create aesthetic barrier on their portion of land. Miller reaffirms that the responsibility is borne solely by the applicant in the context of a conditional use permit. Stewart states a concern of the potential landscape view to the public from the road. Miller suggests review of landscape design plan as a condition

to use to address the overarching concern. Miller makes a friendly amendment to Stewart's motion to review landscape design specifying screening with burms and trees by simple sketch illustration of landscape proposal. Irish inquires whether the landscape improvement concerns only to the front of the property. Miller answers that in view of future adjacent land use being residential in nature, all four sides will be considered. Schleicher comments on a low area towards the back of property behind the shed that is not noticeable to the public from the front of the road. Irish confirms that they will be putting equipment in the lower area which includes 25 dumpsters, to minimize view from the front side of the property. Stewart amends prior motion and moves to approve the conditional use application by Irish Roofing of Sheboygan subject to a sketch illustration of landscape plan to be reviewed at the next Plan Commission meeting, second by Goebel. Matter open for discussion. Ehmann comments on his lack of clarity on the type of business to be engaged on site, whether it will serve a retail roofing business or storage business because storage does not conform with conditional use ordinance rules. Ehmann comments on further concern of conflict between the nature of this business with future long-term vision for this area of the Town. Tran inquires what percentage of the business comprises the hauling business. Irish answers that the hauling business comprises 10% of the total business and is incidental to the main roofing business. Warner confirms plans to initiate construction of southerly adjacent land next spring for residential development and residential zoning, currently zoned commercial. Ehmann requests clarification from Stewart on what to look for with regards to vegetative buffer along the street side of the property. Miller suggests placing this matter on next Plan Commission agenda to review the same application with additional review of landscape plan and a plan to show the ingress/egress plan and where the activity will be occurring on the property. Motion by Stewart, second by Goebel, to approve the conditional use application by Irish Roofing of Sheboygan subject to a sketch illustration of landscape plan to be reviewed at the next Plan Commission meeting, Jones and Miller vote nay, all other members vote aye, motion passed.

3. Discussion of Land Use Compliance for Proposed Construction at 218 Pioneer Road – Miller recusing himself on conflict of interest, presenting as Miller Engineers on behalf of Glen Johnson, property owner. Ehmann presiding as Acting Chair. Property owner, Glen Johnson, presenting plan to redesign property with construction of a single family home on site in place of existing home, which will be demolished. A dwelling unit will be built within the north garage with a kitchen. Johnson seeking clarification on the ordinances on whether the plan design will be considered a single family home given the dwelling unit in the north garage. Stewart suggests rezoning as R-2 and turn to two family home build. Johnson suggests it is single family because the garage is connected to the main house. Stewart references ordinance prohibition of living quarters built above accessory structures. Stewart suggests removing at least one of the kitchen appliances, concerned also that the garage can be accessed from the outside. Miller says that it is not an accessory structure because the garage is attached to the principal building so ordinance prohibition does not apply. Miller suggests assessment of unit status according to use of space rather than by types or quantity of appliances. Johnson states that the dwelling unit in the north garage will be for visiting family and long term health care assistants. Stewart agrees that the number of kitchen appliance should not qualify a building as single or multiple family home. Miller states that property is within shoreline district subject to shoreline zoning and requires only R-1 zoning so the property cannot be rezoned R-2. Miller further stating that he is the adjacent property owner and has no objection to the project. Miller clarifies that county has no definition for multi-family home status nor does shoreline ordinance and as such, Plan Commission should look to see if this qualifies as an R-1 family plan. Goebel inquires what the time gap will be between construction of the primary home and the garage. Motion by Jones, second by Goebel to recommend to the board that the planned home with garage meets the Town's ordinance standard for R-1 family home, Stewart voted nay, all others voted aye, motion passed.
4. Pre-application meeting with Steve Schmitt of Jos. Schmitt Construction to introduce property at 5934 S. Business Dr., Wholistic Health Center, Parcel No. 59030458970, zoned HC (Highway Commercial) as a

conditional use permit for a potential buyer for a daycare facility – Miller recusing himself on conflict of interest. Ehmann presiding as Acting Chair. Duwayne Hameister presenting on behalf of applicant, Ka Xiong. Xiong presenting plans to convert the entire building, currently the Wholistic Center, to a daycare service with operations between the hours of 6am to 12am midnight. The facility will house a total of 50 or under infants and children between the ages of 6 weeks to 5 years old with first year estimate of 30 infants and children. Will be using solely the lower floor of the building for services. Plan to expand the parking lot and add driveway space. Tran comments that because the facility is near a highway, should provide proper fencing. Tran further inquires whether there will be additional busing of children, to which Xiong answers there will not be busing. Ehmann suggests notifying neighbors of the project in case of noise issues. Miller suggests conditions to consider fencing, state license, flow plan for pick up and drop off, sufficient parking for staff, etc.

5. Review of building permit application and site plan for construction of 56' by 214' single story, metal building for indoor storage rental at 5504 CTH "V". Property owner is MVP Storage represented by Andy Chappa (Chappa Construction), DuWayne Hameister (Hameister Architects) and Roger Miller (Miller Engineers & Scientists) – With Ehmann presiding as Chair due to Miller recusing himself because of conflict of interest in this matter, Miller described that although a CUP with the county is required on this site due to proximity to the un-named creek adjacent to the west that places the parcel within county Shoreland Zoning Jurisdiction, no CUP is required of the town and no storm water management plan is required to the county due to the project involving less than an acre of "construction related ground disturbance". However, review of the site plan by the Plan Commission is required as a pre-requisite to issuance of the local building permit. Goebel moved to recommend approval of the Site Plan, second by Stewart, all present voted "aye", motion carried.

OLD BUSINESS:

1. Review and discuss several draft "checklists" for administration of application for: To be deferred.
 - a. Certified Survey Maps (CSMs)
 - b. Subdivision Platting and Planning
 - c. Changing of Zoning
 - d. Ordinance Changes and Amendments

CORRESPONDENCE

1. Approved Plan Commission Minutes – No discussion.
2. Approved Town Board Minutes – No discussion.
3. Correspondence – No discussion.

ADJOURN: Motion by Schleicher, second by Miller to adjourn the meeting at 8:00 pm, all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member