

DRAFT MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, December 09, 2019

Meeting Time: 6:30 p.m.

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

NEW BUSINESS:

1. **Approval of Draft Minutes from the October 14, 2019 meeting** – Motion by Stewart, second by Goebel, to approve the October 14, 2019 minutes with amendments to Section 5 as submitted, all present voted aye, motion carried.
2. **Approval of Draft Minutes; November 11, 2019** – Motion by Goebel, second by Schleicher to approve the November 11, 2019 Draft Minutes, all present voted aye, motion carried.
3. **Pre-Application meeting to review a planning addition to an existing building at 6337 S. Business Dr., Sheboygan, WI 53081, Parcel No. 59030459144** – Miller discusses rezoning options, reviews standards for Highway Commercial and R-1 zoning. Schleicher notes that Highway Commercial zoning requires residential home be attached to a business such that this would not be a fitting option. Set-back rules of R-1 zoning fits the plans as presently presented. Resident-owner states the need for the garage to be 24' x 24' due to her husband's handicapped needs and inquires about option of variances. Miller provides procedures for obtaining variances, stating that a hardship on the land must be disclosed to the Board of Appeals to justify a variance. Resident-owner states the need to expand garage space for disabled vehicle access with additional plans for expansion of the home. Miller suggests purchase of additional sliver of adjacent land to be in conformance with A-2 set-back rules. Schleicher suggests adjusting plans to move the garage further westward, taking advantage of ample frontage space. Ehmann states that the circumstance does not meet the strict requirement for variance as it is possible to adjust the plans to meet the needs of the land and those of the owner. Miller summarizes that either 1) a sliver of adjacent land be purchased to meet A-2 setback requirements, 2) the land be rezoned R-1 for current plans to be conforming but with resulting higher tax consequence. Schleicher stating that he is a tenant of the adjacent land and may have potential conflict relating to adjacent land purchase. Stewart states that it is still possible for Schleicher to utilize the adjacent land in spite of ownership transfer. Jones recommends moving entire garage towards the front side of the house to be conforming. Ternes inquires about having garage on backside of the residence, to which Resident-Owner finds to be conflicting with rear expansion plan for the house. Miller finds that there is a lot of land rear ward of the residence so there remains options for redesign on the land and as such, variance would not be an option. Miller further states that because fill would be incidental to construction of a residential building, a fill permit is not required.

OLD BUSINESS:

CORRESPONDENCE

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

ADJOURN: Motion by Goebel, second by Jones to adjourn the meeting at 7:25pm, all present voted aye, motion carried.

