

APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, April 13, 2020

Meeting Time: 6:30 p.m.

CALL TO ORDER & DECLARATION OF OPEN MEETING by Chair Roger Miller, John Ehmann, Fritz Goebel, David Schleicher, Guy Jones, Emily Stewart, and Mandy Tran present. Rich Ternes excused absence. All appearing remotely by video and/or audio means that is made publicly accessible.

PUBLIC HEARING:

The Town of Wilson Plan Commission will hold a public hearing on a rezoning request by Kohler Company, 444 Highland Drive, Kohler, WI 53044. This hearing is to consider the request of the applicant for the rezoning from (Agriculture District) A-3 (40 acres total) into A-3 (Agriculture District) consisting of 2 separate parcels of one that at 35 acres and one that is 5 acres. This request is for tax parcel 59030453660 located at 4239 Broadway Rd., Kohler, WI located Section 06, Township 14N Range 23E, Sheboygan County, WI – Chairman Miller clarified that this application was for a request for parcel division and as such, public hearing is not necessitated by Ordinance, but the Commission will entertain public comment. Miller opened floor to public comment. No person from public appeared. Floor closed to public comment.

NEW BUSINESS:

1. **Approval of Draft Minutes from the March 09, 2020 meeting – Motion by Goebel, second by Stewart, to approve the March 09, 2020 minutes, all present voted aye, motion carried.**
2. **The Plan Commission will make a recommendation on the rezoning request by Kohler Company, 444 Highland Drive, Kohler, WI 53044. This hearing is to consider the request of the applicant for the rezoning from (Agriculture District) A-3 (40 acres total) into A-3 (Agriculture District) consisting of 2 separate parcels of one that at 35 acres and one that is 5 acres. This request is for tax parcel 59030453660 located at 4239 Broadway Rd., Kohler, WI located at Section 06, Township 14N Range 23E, Sheboygan County, WI – Miller summarized his review of the request for parcel division and finds that the proposed division according to CSM conforms with existing ordinance rules for A-3. The front-set back non-conformity pre-exists the relevant ordinance date and is therefore allowed. Tran inquired about the inconsistency in Applicant's answer to #12 of the application where it is originally indicated that an average size parcel of 20 acres will result from the division. Brian Smith, representing the Applicant, answers that it was a literal answer to the question, which asked for an average resulting size, but clarified that the intent is as presented in the CSM for a resulting 35 acre and 5 acre parcel. Smith inquired whether a public notice was in fact required for this request. Miller answered that public hearing may be discretionary by the Commission in certain cases. Miller clarifies that a public hearing was not needed in this case and was the result of a clerical discrepancy. Smith further inquired whether the format of the CSM signature form properly presented the corrected signatories. Miller explained that the Clerk will be signing on behalf of the Town Board. Stewart further indicates the potential affect of extra-territorial agreements and to consult with the Clerk of the City of Sheboygan if they are the designated signee for this location. Motion by Goebel, second by Stewart to approve this application for division of parcel number 59030453660 into two separate parcels comprise a 35 acre and a 5 acre parcel as presented in the attached application and CSM, all presented voted aye, motion carried.**

OLD BUSINESS:

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 Jones to adjourn the meeting at 6:46 pm, all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member