

**APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING**

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

Meeting Date: Monday, May 10, 2021

Meeting Time: 6:30 p.m.

**CALL TO ORDER & DECLARATION OF OPEN MEETING** by Chair Roger Miller, Fritz Goebel, David Schleicher, Erik Thelen, Emily Stewart, Guy Jones, and Mandy Tran present. John Ehmann delayed arrival at 6:41pm. Stewart excused departure at 8:31 pm.

**PUBLIC HEARING**

1. The Town of Wilson Plan Commission will hold a public hearing on a conditional use request for Kelly J. Hatton for property located at 4331 Moenning Rd., Sheboygan, WI 53081, in the Town of Wilson, Sheboygan for tax Parcel No. 59030451670. This request is to allow for a Kennel use in A3 zoning – Chair opens floor for public hearing at 6:30pm. George Young of 4336 Lavelle Dr. stating his concerns regarding noncompatible use with surrounding zones, impact on surrounding land value, impact on surrounding wildlife due to fencing, barking noise, lack of regulation on this subject, and concerns on lack of clarity of chain of ownership between Applicant and the landowner. Chris Matysik of 4412 Lavelle Dr. stating her concern of barking noise, concurring with George Young's comments. Jeff Spangle of 4402 Lavelle Dr. stating his concern of barking noise given that he works night shift, concerned neighbors who work night shift or late shifts will be impacted by noise. Andrew Garrett of 4419 Moenning Rd. shares the same sentiment as the above speakers as well. Chair closes public hearing at 6:39 pm.
2. The Town of Wilson Plan Commission will hold a public hearing on the zoning request by Crossroads Community Church, 4321 County Road A, Sheboygan, WI 53081, in the Town of Wilson for tax parcel No. 59030453041. The hearing is to consider the rezoning from Agriculture District (A-2) into Highway Commercial (HC) – Chair opens floor for public hearing at 6:39pm. No public comment. Chair closes public hearing at 6:40pm.

**NEW BUSINESS:**

1. **Approval of Draft Minutes from the April 12, 2021 meeting – Motion by Geobel, second by Schleicher, to approve the April 12, 2021 draft minutes, all present voted aye, Ehmann not present, Tran abstained, motion carried.**
2. **The Plan Commission will make a recommendation on the conditional use request for Kelly J. Hatton for property located at 4331 Moenning Rd., Sheboygan, WI 53081, in the Town of Wilson, Sheboygan for tax parcel #59030451670. This request is to allow a kennel use in A-3 Zoning** – Miller explains the method of recourse with a CUP is by Board review every 2 years, with process for correction of default or revocation. The owner's brother present, stating that the land owner lacks capacity to speak on behalf of the property and instead, he (the brother) has power of attorney over the matter. Owner's brother states further that the Applicant, Mr. Hatton, will be residing with the owner and the brother in the same residence while the proposed operation under the CUP will be managed solely by Mr. Hatton. Mr. Hatton not present. Brother requesting up to 10 dogs on premise. Thelen move to vote on question of whether or not to have the Board recommend issuance of Applicant's CUP. Floor opened for discussion. Ehmann provides a list of draft conditions, which will consider a maximum number of dogs, care and quality of the kennel and dogs, consideration of the types of dog breed kept, barking control, and traffic control. Ehmann summarizes the operation will be primarily for training and show of dogs. Owner's representative (brother) states that the two breeds will be Australian longhair and Australian shepherds. Tran comments her concern regarding lack of ordinance pertaining to breeding and as such, a CUP would be inadequate to consider the greater scope of likely concerns. Tran further echo concerns of neighbors, particularly incompatibility with neighboring use, the greater interests of the sizable neighborhood versus the

single Applicant's interests, and the infeasibility of abating noise for both day time and night time employed neighbors. Thelen concurs with Tran's position. Stewart suggests potential resolution with a maximum number of dogs. Ehmann reiterates the Commission's requirement to satisfy Section 8.11 of the Zoning Ordinance as its basis for issuance of this CUP. Tran states that Applicant needs to be present to address the question of adequacy and feasibility of resolutions and limits proposed by this CUP. Ehmann concurs that the Applicant needs to be present. Miller suggests Applicant prepare an amended application addressing the issues raised. Ehmann suggests Applicant propose reasonable conditions that would satisfy neighbor's concerns. Miller will have Clerk email draft CUP to notified neighbors for review. Thelen withdraws previous motion. Thelen makes new motion to notify and advise Applicant of details of the points discussed within this meeting, and offer opportunity for Applicant to amend the application to respond to concerns raised, and to review this matter at next meeting for a vote on whether or not to move the board to act, second by Tran, all present voted aye, motion carried. Neighbors further inquired on whether the current proposed size of operation will be a long term or short term plan?

3. **The Plan Commission will make a recommendation on the zoning request by Crossroads Community Church, 4321 County Road A, Sheboygan WI 53081, in the Town of Wilson for tax parcel 59030453041. This parcel is zoned Agricultural district (A-1) and requesting to be rezoned into Highway Commercial (HC) –** Goebel moved to approve rezoning request by Crossroads Community Church for the property located at 4321 County Road A, Sheboygan WI 53081 from A1 to HC, second by Schleicher. Discussion by Tran, inquiring whether correction to zoning will need to be made to the CUP. Miller answers that the zoning amendment will be reflected in the existing CUP. All present voted aye, motion carried.
4. **Pre-application meeting for a conditional use permit from Bill Hamm of Walter Buildings for Norm Wald, property owner at 9916 Weeks Lane, Oostburg, WI 53070, Town of Wilson. Property is zoned R2 where a garage/guest home is a conditional use –** Bill Hamm present on behalf of owner. Garage currently suffers black mold and needs to be razed. Septic tank replaced two years ago and an update of current status will be provided to Town. Requesting CUP for guest cottage. Property falls on shoreland zoned area. Hamm confirms that there will not be a kitchen facility on premise. Tran requests clarification of septic status. Miller requests copy of county review documents pertaining to septic system. Miller suggests putting matter on next agenda with public notice to adjacent neighbors.
5. Follow up discussion on Billboard provision in Town of Wilson Sign Ordinance – Ehmann summarizes past review on this matter, stating that the matter proceeded to the Board for approval of previous Plan Commission proposal. However, members of the Board is requesting additional supportive information pertaining to inventory of current signs with dimensional spacing between. Schleicher will work with Applicant to obtain an updated inventory with dimensional spacing information. Stewart will contact recommended surveyor, Mike Kober, for a quote for GPS survey service for more accurate dimensional measurements. Miller suggests providing a copy of draft minutes to Applicant. Ehmann states that Board suggests having a public hearing on this matter, given the history of this topic in the community. Miller and Tran concurs on having a public hearing. Miller inquires whether the public hearing should be held via the Plan Commission. Ehmann confirms that it should be.
6. **Consideration of Zoning Ordinance Updates for Conservancy & Parks –** Matter postponed to next meeting.

#### **OLD BUSINESS:**

#### **CORRESPONDENCE**

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

**ADJOURN:** Motion by Jones, second by Goebel to adjourn the meeting at 8:36 p.m., all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member