

MINUTES OF PLAN COMMISSION MEETING MEETING DATE: April 11, 2022, 6:30 PM

Town of Wilson: 5933 South Business Drive, Sheboygan, WI
Meeting to be held in Town of Wilson Hall.

CALL TO ORDER & DECLARATION OF OPEN MEETING at 6:40 p.m. by Chair Thelen

ROLL CALL: Thelen, Fritz Goebel, Roger Miller, Guy Jones, Dave Schleicher, Emily Stewart, Mandy Tran. John Ehmann excused. A quorum is present.

Other attendees: John and Charleen Peterson, Anthony Gartman, Thomas and Brittany Schultz

PUBLIC COMMENT: The Town of Wilson Plan Commission held a public hearing on a conditional use permit application for property owner John & Charleen Peterson, N2631 CTY Rd. A East, Oostburg, WI to operate an antique shop at property location N2647 CTY. Rd A., East Oostburg, WI. The property is zoned Agricultural District (A2), parcel no. 59030463160. No one offered comment.

NEW BUSINESS:

1. Approval of Draft Minutes from the February 14, 2022 meeting. Motion by Goebel to approve, seconded by Schleicher, motion passed.
2. Approval of Draft Minutes from the March 14, 2022 meeting. Motion by Goebel to approve, seconded by Schleicher, motion passed.
3. The Plan Commission reviewed the conditional use application for property owners John & Charleen Peterson, N2631 CTY Rd. A East, Oostburg, WI requesting a Conditional Use application to operate an antique shop at property location N2647 CTY. Rd. A., Oostburg, WI, parcel number 59030463160. This parcel is zoned Agricultural District 2 (A2).

Motion by Miller to approve. Seconded by Jones.

Friendly amendments by Tran:

item 1.a. "Up to 20% of other types of items will also be allowed, such as soaps and other curios." is amended to "Up to 20% of other types of displayed merchandise will also be allowed, such as soaps and other curios."

item 1.b. "No display of merchandize shall occur outdoors." is amended to "No display of merchandise shall be visible from the road"

item 1.c. "Hours of operation shall be restricted to between 9 A.M. and 6 P.M." is amended to "Hours of public operation shall be restricted to between 9 A.M. and 6 P.M."

Miller motion to approve CUP as amended, Schleicher seconded, motion passed. This CUP to be added to Town Board agenda.

4. The Plan Commission had scheduled a pre-application meeting with Nancy Manning for a zoning request for property location 5837 S. Business Drive, Sheboygan, WI, parcel number 59030458921. This parcel is zoned Highway Commercial (HC). Ms. Manning wanted to discuss dividing her parcel and operating a mini storage warehouse facility. Ms. Manning was not present. Lacking her presence, the PC did not have enough information to discuss this item. Town clerk is asked to contact Ms. Manning and advise if she desires the Plan Commission to address this topic at a future meeting, please provide a draft of a Plat of Survey prepared by a professional land

surveyor that depicts the configuration of land division that she is considering. She should also indicate which newly created parcel she would place a mini-storage warehouse facility.

5. The Plan Commission had a pre-application meeting with Thomas Schultz for a residential subdivision concept. Tax Key parcels 59030458892 (4.3 acres), 59030458881 (7.1 acres), 59030458890 (35.02 acres), 59030458880 (32.9 acres). The land is presently zoned Residential District (R1). The applicant is encouraged to include his project engineer in further discussion with the Plan Commission.

6. Discussion on interpretation and potential modifications to the Town's zoning ordinance regarding terms related to storage, mini-storage, and warehousing, in Highway Commercial (HC), Light Industrial (I1) and General Industrial (I2) districts. Tran has reviewed the ordinances regarding the use of "warehouse" and recommends amendment to clarify. Miller moves to adopt the recommendation by amending the Zoning Ordinance for Light Industrial, 20.02.1.o. by adding the words "for industrial use." That line would now read: "Warehouses and storage facilities for industrial use." Second by Stewart. Motion passed. The Plan Commission will hold a public hearing on this matter.

7. Consideration of Zoning Ordinance Updates for Residential Uses. Stewart has prepared a brief on the question of lot sizes for R-1 to account for the changing market, future land use, and the input from the Ad Hoc Committee on Annexation. Miller moves to amend the Zoning Ordinance so that "The minimum lot size for parcels zoned R-1 that are served or will be served by sanitary sewer is 12,000 square feet. For parcels not served by sanitary sewer, the minimum lot size is 20,000 square feet." Goebel seconds, the motion passes. The Plan Commission will hold a public hearing on this matter.

ADJOURN: 8:18 p.m. Tran moved, Stewart seconded, motion passes.

Respectfully submitted by Erik Thelen