

DRAFT MINUTES OF THE TOWN OF WILSON PLAN COMMISSION

Town of Wilson: 5933 South Business Drive, Sheboygan, WI
Meeting Date: May 9, 2022
Meeting Time: 6:30 p.m.

6:38 p.m. Meeting Called to order.

ROLL CALL

Present: John Ehmann, Fritz Goebel, Mandy Tran, Erik Thelen (Chair)
Excused: Roger Miller, Guy Jones, Dave Schleicher, Emily Stewart
A quorum is present.

Other attendees:

Scott Spindler, John Peterson, Avni Latifi

1. PUBLIC COMMENT

1.1. The Town of Wilson Plan Commission held a public hearing on amending the Zoning Ordinance for Light Industrial, 20.02.01.o. by adding the words "for industrial use." That line would now read: "Warehouses and storage facilities for industrial use."

No one offered comment.

1.2. The Town of Wilson Plan Commission held a public hearing on amending 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."

No one offered comment.

2. Approval of Draft Minutes from the April 11, 2022 meeting.
Fritz moved to approve, Tran seconded, minutes approved.

3. The Town of Wilson Plan Commission voted on whether or not to recommend amending 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."

Tran moved to recommend, Goebel seconded.

Discussion: increased density in existing residential areas, preference for a new R-zone for border areas.

Motion to recommend was not passed.

4. The Town of Wilson Plan Commission will vote on whether or not to recommend amending the Zoning Ordinance for Light Industrial, 20.02.01.o. by adding the words "for industrial use." That line would now read: "Warehouses and storage facilities for industrial use."

Tran moved to recommend, Goebel seconded. motion passed.

ACTION: This amendment now goes to the Town Board.

5. The Plan Commission will make a recommendation on a second driveway request application from property owner Scott Spindler, 4412 County Road A, Sheboygan, WI 53081, Parcel No. 59030453150.

The application is missing key requirements listed in Chapter 53, "Driveway Permits." We will review the application when it is complete.

ACTION: Applicant is advised to consult Chapter 53 checklist and to ensure that driveway contractor (Jean Fiedler) is familiar with the ordinance.

Town Clerk is asked to contact applicant to make sure the application/review process is clear.

Recommend updating the driveway permit application form to include Chapter 53 steps as well as clarify the role & timing of review by Town Engineer.

6. The Plan Commission pre-application meeting with John Peterson requesting a Conditional Use application for a tattoo shop at property location 5515 S. 12th St., Sheboygan, WI 53081, Parcel 59030457760. This property is zoned Residential (R1).

ACTION: Commission notes that this is a home occupation and is therefore a permitted use (does not require a Conditional Use Permit). Also, the applicant is advised that the ordinance does not allow a sign.

7. The Plan Commission will have a pre-application meeting with Avni Latifi regarding parcel number 59030454510 for future development. This parcel is owned by the Town of Wilson and Avni Latifi would like to purchase for expanding his storage facility and continue with the billboard business.

ACTION: There is no action on this item (sale of Town property does not involve the Plan Commission. The matter is to be taken up with the Town Board).

ADJOURN. Tran Motion to adjourn, Goebel seconded.
Adjourned at 7:26 p.m.