

## DRAFT MINUTES OF THE PLAN COMMISSION MEETING OF SEPTEMBER 12, 2022

TOWN OF WILSON, 5933 South Business Drive, Sheboygan, WI

MEETING DATE: September 12, 2022, 6:30 P.M.

CALL TO ORDER & DECLARATION OF OPEN MEETING at 6:30 p.m.

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

OTHER ATTENDEES: Barbara Campbell, Dennis Lord, Nathan Lensink, Andrew Krueger, Brian Wells, Joe Van Ess, Paul Radermacher.

PUBLIC COMMENT PERIOD: There was no comment.

### NEW BUSINESS

1. Approval of Draft Minutes from the August 8 meeting. Goebel moves to approve, second by Tran, motion passes.
2. Pre-application meeting to describe Millipore-Sigma's next two planned building projects; K3 Production Building and Office Building.

Commissioner Miller recuses himself. Project representatives presented an overview of the project and answered questions. Town can expect to receive Building Permit Applications in early 2023.

3. Consideration of Building Permit application by Findorff Construction who is the General Contractor for early start foundation construction for the K3 Production facility and for site grading, initial parking lots, and Field Offices for both the K3 Production and Office Building sites (cf. Zoning Ordinance 6.01.1(i) and 6.03.1).

Motion by Goebel, second by Tran as follows: Plan Commission recommends that the Town Board at their 9/19/2022 meeting direct the Building Inspector to issue the Building Permit for this preparatory work. Motion passes unanimously. Miller abstains.

**ACTION: Town Clerk to add this item to the Town Board agenda for its 9/19/22 meeting.**

- 4 Lamar application for off-premise sign at Zimbal Minkery, 4700 Frontage Road (parcel 59030453981). This is a review of an application approved pending review/approval of Town Engineer at the June 13 Plan Commission meeting.

The application remains incomplete.

Ehmann moves to table this application until the October Plan Commission meeting and will seek input from town attorney in the meantime. Second by Tran, motion passes.

5. Pre-application meeting for off-premise sign application by Sign Me Up of Wisconsin at Glacier Transit and Storage, 4730 Frontage Road (parcel 59030453992).

Applicant is advised to expect consideration of this application at the October 10 Plan Commission meeting.

6. Pre-application meeting with Ray Ten Pas to consider rezoning of approximately 3 acres of parcel 59030462550, located at 9027 Frontage Road from HC to A4. The remaining portion of at least 20,000 sq. ft. would remain HC.

Mr. Ten Pas did not attend.

UNFINISHED BUSINESS: There was no unfinished business.

ADJOURNED at 7:46 P.M. Motion to adjourn by Stewart, second by Tran, motion passes.

SUPPORTING MATERIALS: Commissioners will find supporting materials for these Plan Commission agenda items at [townwilson.com](http://townwilson.com) --> Board/Committees --> Town Board Packets