APPROVED MINUTES OF THE NOVEMBER 14, 2022 PLAN COMMISSION MEETING

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

MEETING DATE: November 14, 2022, 6:30 P.M.

CALL TO ORDER & DECLARATION OF OPEN MEETING at 6:32 p.m.

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

OTHER ATTENDEES: Rich Ternes, Angela Schueffner, Ray Ten Pas, Barb Campbell, Dennis Lord, Rod Carter, Susan Zimbal, Jim Zimbal, Paul Radermacher

PUBLIC HEARING on a rezoning request by property owner Richard Ternes, 6431 County Road Ok, Sheboygan Falls, WI 53085. This hearing is to consider the request of the applicant for the rezoning from (Agriculture District) A-1 into (Highway Commercial) HC. This request is for tax parcel 59030460581. No one commented.

It is noted that the parcel number in the public notice is correct, but the letter sent to adjacent property owners contained a typo in the parcel number. Action items identified in agenda item 2, below.

PUBLIC COMMENT PERIOD on any topic that relates to the Plan Commission. No one offered comments.

NEW BUSINESS

1. Approval of Draft Minutes from the October 10 meeting: Tran move to amend (correcting two typos). Stewart moves to approve as amended, Goebel seconds, motion passes with Tran abstaining.

2. Board will make a recommendation regarding request to rezone from (Agriculture District) A-1 into (Highway Commercial) HC. This is tax parcel 59030460581.

Miller moves to table pending action by applicant. Tran seconds, motion passes unanimously. Action described below:

ACTION: Rich Ternes to ask surveyor to prepare survey map showing present division and present ownership and proposed division. Also Town Clerk to correct parcel number on letter to adjacent property owners and reissue public notice. Hold public hearing at next PC meeting. Add the proposed division and rezoning request to next PC agenda.

3. Sign permit for Vandervart Concrete Products, 4930 Frontage Road (Parcel 59030453995). Miller moves to recommend that Town Board approve, Goebel seconds, motion passes unanimously.

ACTION: Town Clerk to add application to Town Board Agenda.

4. Sign Permit for Overflow Storage 3836 Stahl Road (parcel 5903045420). Miller recuses himself. Stewart moves to recommend that Town Board approve, Jones seconds, motion passes unanimously.

ACTION: Town Clerk to add application to Town Board Agenda.

5. Sign Permit for Sheboygan Powersports and Marine 5425 Racetrack Road (parcel 59030454490). Miller moves to recommend that Town Board approve, Tran seconds, motion passes unanimously.

ACTION: Town Clerk to add application to Town Board Agenda.

6. Discussion only: properties zoned Neighborhood Commercial between County V and A north of the Six Corners. A spreadsheet is included in the packet.

ACTION: Town Clerk to provide MIller with property owner's phone number to discuss.

7. Discussion only: Minimum size requirements for R-1 homes (11.03.6, "principal building/structure"). Notes on "Minimum home size" are in the packet.

UNFINISHED BUSINESS

1. Off-premise sign application by Sign Me Up of Wisconsin at Glacier Transit and Storage, 4730 Frontage Road (parcel 59030453992).

Miller moves to table application, Ehmann seconds, motion passes.

2. Lamar application for off-premise sign at Zimbal Minkery, 4700 Frontage Road (parcel 59030453981).

Miller moves to table application, Ehmann seconds, motion passes.

ACTION for Unfinished Business items 1 and 2: applicants awaiting decision by State of Wisconsin, expected January.

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

ADJOURN at 8:02, Miller moves, Stewart seconds, motion passes unamimously.

Respectfully submitted by Erik Thelen