

APPROVED MINUTES OF THE DECEMBER 12, 2022 PLAN COMMISSION MEETING

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

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

CALL TO ORDER & DECLARATION OF OPEN MEETING at 6:30 P.M.

ROLL CALL: Guy Jones, John Ehmann, Fritz Goebel, Emily Stewart, Erik Thelen
Excused: Mandy Tran, Roger Miller

OTHER ATTENDEES: Rich Ternes, Eric Draskowski (Excel), Alex Muhl (Excel)

PUBLIC HEARING on proposed rezoning from A-1 to A-2 9.34 acres of land (the southwestern portion of Tax Key Parcel #59030460581 to be formed as Lot 1 being created by proposed CSM) owned by Ternes Trust and fronted by CTH OK to the south.

No comment was offered.

PUBLIC HEARING on proposed rezoning from A-1 to HC 11.61 acres of land (the northeastern portion of Tax Key Parcel #59030460581 to be formed as Lot 2 being created by proposed CSM) owned by Ternes Trust and fronted by Frontage Road and I-43 to the east.

No comment was offered.

PUBLIC COMMENT PERIOD (limited to 30 minutes, allowing up to 3 minutes per person)
We welcome public comment on any topic that relates to the Plan Commission. If you are speaking about something that is not already on the agenda, law prohibits the Plan Commission from taking action tonight.

No comment was offered.

NEW BUSINESS

1. Approval of Draft Minutes from the November 14 meeting. Goebel moves to approve with two spelling corrections. Stewart seconds. Minutes unanimously approved as corrected.
2. Review and recommendation to Board re: Kwik Trip Site Plan, 7002 Sauk Trail Road, parcel number 59030459221.

Stewart moves to recommend that the Town Board approve the site plan, second by Jones.
Motion to recommend that the Town Board approve the site plan passes unanimously.

ACTION: Site plan to be presented to the Town Board, approval recommended by Plan Commission.

3. Review and recommendation to Board to approve division of land by Certified Survey Map of 20.95 acres (Tax Key #59030460581) owned by Ternes Trust into two parcels: Lot 1 of 9.34 acres fronted by CTH OK to the south, and Lot 2 of 11.61 acres fronted by Frontage Road and I-43 to the east and by Meyer Court to the north.

Goebel moves to recommend that the Town Board approve the division. Jones seconds. Motion to recommend that the Town Board approve the Division passes unanimously.
ACTION: The proposed division to be recommended to the Town Board.

4. Review and recommendation to Board to approve rezoning from A-1 to A-2 9.34 acres of land (the southwestern portion of Tax Key Parcel #59030460581 to be formed as Lot 1 being created by proposed CSM) owned by Ternes Trust and fronted by CTH OK to the south.

Stewart moves to recommend that the Town Board approve the proposed rezoning of 9.34 acres of land (the southwestern portion of Tax Key Parcel #59030460581 that would be created by division) from A-1 to A-2. Second by Goebel. Motion passes unanimously.

ACTION: The proposed rezoning of 9.34 acres of land (the southwestern portion of Tax Key Parcel #59030460581 created by division as shown on the CSM) from A-1 to A-2 is recommended to the Town Board.

5. Review and recommendation to Board to approve rezoning from A-1 to HC 11.61 acres of land (the northeastern portion of Tax Key Parcel #59030460581 to be formed as Lot 2 being created by proposed CSM) owned by Ternes Trust and fronted by Frontage Road and I-43 to the east.

Goebel moves to recommend that the Town Board approve the proposed rezoning from A-1 to HC of 11.61 acres of land (the northeastern portion of Tax Key Parcel #59030460581 created by division as shown on the CSM). Second by Stewart. Motion passes unanimously.

ACTION: The proposed rezoning from A-1 to HC of 11.61 acres of land (the northeastern portion of Tax Key Parcel #59030460581 created by division as shown on the CSM) is recommended to the Town Board.

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

ADJOURNED at 6:47 P.M. Motion by Ehmann, second by Stewart, motion passes unanimously.

Respectfully submitted by Erik Thelen