

## MINUTES OF THE AUGUST 14, 2023 PLAN COMMISSION MEETING

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

MEETING DATE: August 14, 2023, 6:30 P.M.

CALL TO ORDER & DECLARATION OF OPEN MEETING AT 6:33 P.M.

Present: Fritz Goebel, Roger Miller, Linda Serrano, Erik Thelen, Emily Stewart, Guy Jones. Not present: Brett Zemba

OTHER ATTENDEES: Chuck Butler, Mary Pitsch, Ted Scharl, Paul Radermacher, Angelia Newman, Eileen Madden, Mike Yocius, Paul Slater, Peggy Slater, Tom Burnight, Jayne Zabrowski, Jeff Rosenkranz, Lisa Rosenkranz, Jeremy Udovich, Michael Ray, Nancy DesJardines, David Keating,

### PUBLIC COMMENT PERIOD:

Paul Slater spoke regarding R2 zoning, STRs, and conditional uses in agenda item 5; Tom Burnight spoke against the land division proposed in agenda item 3 (suitability of lot, wetland); Jeff Rosenkranz spoke against the land division in item 3 (density); Lisa Rosenkranz spoke against land division in item 3 (beach access, crowding); Eileen Madden spoke against STRs (single family homes vs multi-bedroom); Peggy Slater spoke re: Sandwood private road, STRs cause traffic/excessive road wear; Jeff Rosenkranz spoke against STRs, changing nature of neighborhood, increasing density of neighborhood, beach access/trespassing; Paul Slater spoke re: STRs needing CUPs.

### NEW BUSINESS

1. Approval of Draft Minutes from the June 12, 2023 meeting. Goebel moves to approve, Stewart seconds, motion passes unanimously.

2. Sign application for Kunes RV, 8120 Frontage Road, parcel number 59030462391 (zoned HC). Goebel moves to recommend that the Town Board approve, Stewart seconds, Miller recuses himself. Motion passes unanimously.

ACTION: Recommend approval to Town Board.

3. Proposed land division for Jaws Capitol Partners LLC, parcel number 59030464122 (Wilson Lima Road). The parcel is zoned R2. Miller moves to recommend approval by the Town Board, Goebel seconds. Miller addresses questions of zoning, division, density. Motion passes unanimously.

ACTION: Recommend approval to Town Board

4. Pre-application meeting, discussion only, with Dementia Innovations: rezoning, conditional use permitting, Planned Unit Development for parcels 59030458880, 59030458881, 59030458890, and 59030458892 (south of Stahl Road, west of

Moenning Road, east of South Business Drive). The parcels are zoned R1. Chuck Butler and Mary Pitsch provide some background and overview for commissioners.

5. Discussion only, question of whether short term rentals utilized for commercial photo shoots, board meetings, yoga retreats, wedding ceremonies/receptions, require a Conditional Use Permit. Discussion included: commercial ventures, single family dwelling, guest cottages (built as a conditional use with the stipulation they not be rented out), incidental uses, whether an STR is a conditional use.

ADJOURNED at 7:42 p.m. Stewart moves to adjourn, Serrano seconds, motion passes unanimously.

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

Respectfully submitted by Erik Thelen