

MINUTES OF THE APRIL 8, 2024 PLAN COMMISSION MEETING

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

MEETING DATE: April 8, 2024, 6:30 P.M.

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

Present: Fritz Goebel, Emily Stewart, Guy Jones, Roger Miller, Erik Thelen.

Not present: Linda Serrano, Brett Zemba

OTHER ATTENDEES: Joel Bastian, Ben Darkow, Al Latifi

PUBLIC HEARING for a conditional use permit request by Dignified Solutions, LLC. The conditional use being sought is a Planned Unit Development for residences and support services for people living with dementia. The parcel numbers are 59030458890 and 59030458892, The parcels are zoned R3 (Residential District 3).

No one offered comment.

PUBLIC COMMENT PERIOD: No one offered comment.

NEW BUSINESS

1. Approval of Draft Minutes from the March 11, 2024 meeting. Goebel moves to approve, Stewart seconds, motion passes unanimously.
2. Conditional use permit request by Dignified Solutions, LLC. The conditional use being sought is a Planned Unit Development for residences and support services for people living with dementia. The parcel numbers are 59030458890 and 59030458892, The parcels are zoned R3 (Residential District 3).

Stewart moves to recommend approval to Town Board. Goebel seconds. Discussion: Stewart notes the application is comprehensive and the Developers Agreement is well thought out. Notes that in the near term there does not seem to be a huge impact on the neighborhood in terms of traffic volume, and asks what the timeline is for the buildout from 20 to the next 100 or so homes. Mary Pitsch says it will depend on supply and demand. She says the first round involves 2 neighborhoods with a total of 20 and the next 2 (neighborhoods) of 14 (homes) each. Will be pushing hard to have the 124 as soon as possible. Mary Pitsch says they will be starting in the northwest corner. Each circle area is a "court" and the first 2 are 10 residences each, followed by the next 2 of 14 homes and so on.

Thelen points to zoning ordinance 8.05, and notes we have the materials but we only have a developer's agreement which is not yet executed. Offers a friendly amendment

that the recommend the Town Board approve the conditional use permit pending the execution of the developer's agreement.

Emily accepts friendly amendment. Stewart's amended motion is therefore to recommend Town Board accept the CUP pending the execution of the developers agreement. Second by Goebel. Miller recuses himself. Motion passes unanimously.

Between reciting the motion and taking the vote, Joel Bastian asks a question, and Miller urges us to consider allowing the question at this point (outside of the public comment period). "In the long term, is Dignified Solutions intending this area to be annexed to the City?" Mary Pitsch answers that this is not their goal.

3. Site plan review for Overflow Storage, 3836 Stahl Road, parcel number 59030454520, zoned HC (Highway Commercial). Thelen notes we do not yet have town engineer's review. Miller notes that the issues germane to site planing are simple and few with respect to the Town PC aspects, and the applicant is asking for recommendation contingent upon town engineer's review. He expects that this will take him 2 weeks for review.

Goebel moves to recommend the Board accept the site plan to the Board pending review by Scott Schramm. Stewart seconds. Discussion: Stewart asks if the residence will remain. Al Latifi says yes. Miller notes under the rezoning, the residence is allowed if it is part of the operation, and Latifi lives in the residence and uses it as well to run the business.

Miller recuses himself. Motion passes unanimously.

4. Pre-application meeting for a solar installation by Endries Solar and Electric, LLC at 4327 Weeden Creek Road, parcel number 59030453991. The parcel is zoned I-1 (Light Industrial).

No one from Endries Solar is present.

ADJOURNED at 6:58 p.m. Motion by Stewart, second by Goebel, motion passed unanimously.

Respectfully submitted by Erik Thelen