

DRAFT MINUTES OF THE MAY 13, 2024 PLAN COMMISSION MEETING

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

MEETING DATE: May 13, 2024, 6:30 P.M.

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

Present: Fritz Goebel, Emily Stewart, Erik Thelen (Chair), Brett Zemba
Not present: Guy Jones, Roger Miller (Roger Miller attended later)

OTHER ATTENDEES: Brian and Sandy TenHaken and Mary, Rich Ternes, Mary Pitsch, Jeremy Wagner, Nancy DesJardins

PUBLIC HEARING for the request by Richard Ternes to rezone parcels 59030460582 and 59030460583 from A2 to HC. Brian TenHaken indicated he was in favor of the rezoning.

PUBLIC COMMENT PERIOD: No one offered comment.

NEW BUSINESS

1. Approval of Draft Minutes from the April 8, 2024 meeting. Goebel moves to approve, second by Stewart, passes unanimously.
2. Rezoning request by Richard Ternes for parcels 59030460582 and 59030460583 from A2 to HC. Stewart moves to recommend that the Town Board approve, Goebel seconds, motion passes unanimously.
3. Site Plan review for Dignified Solutions, LLC. The site plan 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 that the Town Board approve, Goebel seconds, motion passes unanimously.
4. Roger Miller has prepared and the Board of Supervisors has asked the Plan Commission to review a revised Conditional Use Permit for Serenity Farm.

Background: Plan Commission has already conducted 2 public hearings to gather input from neighbors. The PC has recommended that the Board approve the CUP renewal. Miller subsequently wrote another version of the CUP with a new map. The Town Board has requested comment on the Miller version from the PC.

Supervisor DesJardins asked to be recognized. She points out that we should not be patterning new CUPs after decades-old CUPs, and that new CUPs should be updated to reflect elements like DNR requirements (for example). She consulted with the Towns Association and notes that Wisconsin Act 67 from 2017 requires one public hearing for

a CUP, but adds that you may have as many public hearings as you want. She stated that when a CUP changes significantly, the Town should have a new hearing, otherwise residents may say that the CUP does not sound like what they heard about at the first hearing. Supervisor DesJardins plans to work with the Town to mandate new hearings when there is a significant change in a CUP or the application.

Thelen notes that the PC has already made a recommendation on this matter to the Board and acknowledges that the revised CUP is different.

It is noted that no one from Serenity Farms is present this evening to discuss (the Kissels tried to join but did not have the right login info).

Thelen moves to table the matter, Goebel seconds, motion passes unanimously.

ACTION: Supervisor DesJardins should discuss the matter with the Town Board. The Board may resolve the matter, conduct its own public hearing and resolve the matter, or the Board may request that the PC host another public hearing.

5. Discussion only. Brian Tenhaken wishes to convert a portion of a pole barn to a residence at W1442 Town Line Road. This 5 acre parcel 59030463572 is zoned A2. The pole barn stands approximately 50 feet from the existing residence. Mr. TenHaken explained that the family would like Mary, the mother, to live on the property as she owns and has farmed the surrounding acreage (which is substantial). This would enable her to keep an eye on things. They would like to convert a portion of the pole barn to a separate residence rather than add onto the existing residence. This would definitely not be a rental unit but would remain a residence for family.

At this point, Miller joins the meeting.

Thelen agreed to research possible ways to accommodate this need. We noted that there are some folks who have "mother-in-law" cottages built above garages, and Thelen will look into these to see how they were accomplished.

ADJOURNED at 7:08 p.m. Motion by Stewart, second by Zemba, motion passes unanimously.

Respectfully submitted by Erik Thelen