

MINUTES OF THE JUNE 10, 2024 PLAN COMMISSION MEETING

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

MEETING DATE: June 10, 2024, 6:30 P.M.

CALL TO ORDER & DECLARATION OF OPEN MEETING AT 6:31 P.M.

Present: Fritz Goebel, Brett Zemba, Roger Miller, Guy Jones, Erik Thelen (Chair),
Excused: Emily Stewart

OTHER ATTENDEES: Brian and Sandy TenHaken, Mark and Julie Schleicher, Chris Korff, Lynette Raklin

PUBLIC HEARING on a rezoning request by Sharon Thimmig, 9801 Hartman Road, Sheboygan, WI 53081. This hearing is to consider the request of the applicant to rezone from A1 to A2 the tax key parcel 59030463500 owned by Thimmig Survivor Trust, formerly Thimmig Farms Inc.
No one offered comment.

PUBLIC HEARING on a rezoning request by property owner Mark Schleicher, 6645 CTY A, Sheboygan Falls, WI 53085. This hearing is to consider the request of the applicant for the rezoning from (Agriculture District) A-1 into (Agricultural District) A-2. This request is for tax parcel 59030459860.
No one offered comment.

PUBLIC COMMENT PERIOD
No one offered comment.

NEW BUSINESS

1. Approval of Draft Minutes from the May 13, 2024 meeting. Goebel moves to approve, Zemba seconds, motion passes unanimously.

2. Rezoning request for Thimmig Survivor Trust tax key parcel 59030463500 by property owner Sharon Thimmig, 9801 Hartman Road, Sheboygan, WI 53081. The applicant seeks to rezone from A-1 to A-2.

Miller moves to recommend approval, Goebel seconds. Discussion: Miller asks clarification re: the size of the parcel. Thelen notes Sharon Thimmig is not present. Miller states he has spoken to the sister in law.

3. Land division proposed by Mark Schleicher 6645 CTY A, Sheboygan Falls, WI 53085 for tax parcel 59030459860. The parcel is zoned A-1. The smaller parcel created by the division is to be rezoned A-2.

Miller moves to recommend the proposed division. Goebel seconds. Motion passes unanimously.

4. Rezoning request by property owner Mark Schleicher, 6645 CTY A, Sheboygan Falls, WI 53085 for rezoning from (Agriculture District) A-1 to (Agricultural District) A-2. This request is for the smaller parcel created from the division of parcel 59030459860.

Miller moves to recommend the proposed rezoning. Goebel seconds. Motion passes unanimously.

5. Review and Recommendation of proposed text amendments for Zoning Ordinance 1 for Agricultural (A1-A4) parcels.

Miller moves to recommend the Town Board adopt the proposed amendment with the exception of the setback of buildings that are other than dwellings in A1. Goebel seconds.

Discussion: More time is needed to consider the amendment.

Miller withdraws his motion.

Miller moves to amend 17.03 Yards so that the side minimum is 20 feet to conform the zone requirement for dwellings to A1 - A3.

Goebel seconds, motion passes unanimously.

6. Report on options to divide and rezone to accommodate a second residence at the Ten Haken property on Town Line Road, This 5 acre parcel 59030463572 is currently zoned A2.

Discussion: With the proposed 20 foot side yard in A4, it may be possible to divide the A2 into two A4 parcels and build the residence they need. A 30x35 foot addition is envisioned. It is recommended that the Ten Hakens consult with a surveyor to determine where to make the division and where to put the proposed residence to conform to an A4 as amended, in the event that the Town Board approves that amendment.

ADJOURNED at 7:17 p.m. Motion to adjourn by Miller, second by Goebel, motion passes.

Respectfully submitted by Erik Thelen