

APPROVED MINUTES

TOWN OF WILSON PLAN COMMISSION

May 9, 2011 Meeting

CALL TO ORDER & DECLARATION OF OPEN MEETING:

Meeting was called to order by Chair Fuller at 7 PM and declared an open meeting.

PRESENT: Chair Doug Fuller, Commissioners MaryAnn Bergin, Fred Goebel, Guy Jones, Jim Kummer, Dave Schleicher, June Spoerl, and Rich Ternes. **Other:** Dan Rostollan, Don Buechler, Rosalie Klingbeil, Donald Breunig, Gerard Trimberger, Dale Sommer, Renee Suscha, Dianne Gatzke, Steve Hamer, and Dave Gartman.

HEARING:

- 1.) Request to Rezone Tax Parcel 59030-460060 consisting of 1.94 acres located at N3594 East County Road A, Sheboygan Falls from A-2 (Agricultural District) to C-2 (Conservancy District) from Nick and Gerard Trimberger, St. George Congregation, and Blessed Trinity Parish

Don Buechler, N3170 E Cty Tk A, Sheboygan Falls, stated he wanted insight as to what is all happening and what the intent was of the church property being sold. He is opposed and feels the parcel should not be split off.

Chair Fuller clarified that tonight's meeting was only dealing with the cemetery itself. We are rezoning it from A-2 to C-2 so that it stays a cemetery. The C-2 zoning ordinance was created specifically to hold cemeteries. July 6, 2010 was when the C-2 came into effect.

Steve Hamer (from Shorewest), 228 Forest Road, Kohler, stated the property belonging to Blessed Trinity will stay with the Catholic Church—that's not changing.

Donald Breunig, 6232 Frontage Road, Sheboygan Falls, stated he had the same opinion as Don Buechler earlier. He also felt there should be access to the cemetery.

Chair Fuller commented that the map shows a 20 Ft. easement on the south side of the church and an access is there.

Gerard Trimberger, N3481 E Cty Tk A, Sheboygan Falls, stated he felt the same way and is upset with the Catholic Church. Things have fallen to pieces. Our family helped donate land and buildings. We did not want to see it go away either. Because it has degraded the past three years, we do not want someone from Milwaukee or Chicago coming up and buying it.

Discussions continued regarding the church property.

Chair Fuller noted discussions were getting a little side tracked.

Public Comment Hearing was closed at 7:27 PM.

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NEW BUSINESS:

- 1.) Request to Rezone Tax Parcel 59030-460060 consisting of 1.94 acres located at N3594 East County Road A, Sheboygan Falls from A-2 (Agricultural District) to C-2 (Conservancy District) from Nick and Gerard Trimberger, St. George Congregation, and Blessed Trinity Parish and Certified Map to split Parcel 59030-460060

Chair Fuller noted that according to the survey map provided, the 25 Ft. side and rear setback requirements for C-2 were not met. The cemetery does not meet the 25 Ft. setbacks.

Commissioner Kummer questioned how to handle the required 50 Ft. rear setback for the church in A-2. Chair Fuller commented it does not meet it and it is not just the church, but also the house and the school are all within 50 Ft. of the cemetery. So for A-2, the buildings do not meet the rear setback requirements.

Per Chair Fuller the survey description for Outlot 1 for the 1.94 acres or the easements to it were also missing from tonight's information.

Motion by Fuller, seconded by Spoerl to recommend to the Town Board to not accept this application for rezoning from A-2 to C-2 for the cemetery because it does not meet our criteria for C-2 setbacks or for A-2 setbacks, nor do we have an actual survey of Outlot 1 with the attached easements and recommend if approved by this body, it go to the Town Board's Meeting next Monday if the Town Board accepts our recommendation, denying our request, then the next option would be to go to Board of Appeals and ask for a variance; motion carried with no nay votes and 2 abstentions.

Chair Fuller commented that this rezoning request will automatically be added to the Town Board's Meeting Agenda for next Monday and the Town Board meetings start at 6 PM. He further stated to contact the Town Clerk to see where they are on the agenda.

- 2.) C-2 Cemetery Zoning Setbacks (No Setbacks For Grave Sites Are In Our Current Ordinance) – Town Board Chair, Gartman, requested this item be added to our agenda to come up with some language. Commissioner Goebel did some research on this topic. Language for four other municipalities all had 50 Ft. for all 4 sides from the property line for the cemetery side for structure or uses. Our C-2 ordinance has 25 Ft. setbacks. Further discussions regarding 25 Ft. setbacks occurred among Plan Commissioners. Some type of buffer and room for maintenance facility was also suggested. Fuller recommended Commissioner Goebel investigate the State Statute requirements on land mass. Decision was made to do more research for our June 13th meeting.
- 3.) Approval of Draft Minutes – April 11, 2011 Minutes

Motion by Kummer; seconded by Schleicher to approve the April 11, 2011 minutes as amended; motion carried with no nay votes and abstentions.

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OLD BUSINESS:

- 4.) Town Sign Inventory – Doug Fuller commented that Larry Hilbelink got Town Board support based on our motions. So he is good to go. Georgene is working on folders for the individual signs. Larry will have an update at next month's meeting.

Motion by Fuller; seconded by Goebel to have the Town Board financially support Larry Hilbelink in an effort to go through the inventory of off premise advertising signs and determine their status so that we can fulfill the obligations of our own ordinance. Get a sign inventory and make a report; motion carried with no nay votes and no abstentions.

- 5.) Building - Architecture & Requirements – Commissioner Kummer passed out more handouts from other municipalities. He also suggested a sub-committee go through last month's handouts and tonight's handouts and prepare a draft copy of architectural guidelines for the Town of Wilson for full Plan Commission review. Commissioners Bergin, Kummer, and Spoerl volunteered for this sub-committee. Chair Fuller recommended we post the meetings and keep him involved.
- 6.) Stormwater Engineering Requirements – Potential Recommendation to Town Board Regarding Stormwater Engineering Requirements. Based upon our recommendations, Larry Hilbelink also got Town Board support for this also. Larry will have an update at next month's meeting also.

CORRESPONDENCE:

- 7.) Approved Plan Commission Minutes

FUTURE AGENDA TOPICS:

Add Town Board Chair, Gartman, as an Appointment for the Plan Commission June 13th Meeting Agenda for Possible Amendments to Sign Ordinance / Building Permit & Inspection (Topic Also Brought Up By Commissioner Kummer)

***The next Plan Commission Meeting will be held June 13, 2011, at 7 PM.**

ADJOURN:

Motion by Goebel; seconded by Schleicher to adjourn; motion carried with no nay votes and no abstentions; and meeting adjourned at 8:20 PM.

Minutes Submitted By: MaryAnn Bergin, Secretary
Reviewed By Cheryl Rostollan, Clerk