

Approved - December 14, 2015 Town of Wilson Plan Commission Minutes

Meeting in the Town Office called to order by David Schleicher at 6:33 p.m.

In attendance: David Schleicher, Fritz Goebel, Rich Ternes, John Ehmann, Gerry Bertsch, Guy Jones.

Nomination to chair the meeting: Motion made by Goebel and second by Ternes to nominate John Ehmann to chair the meeting. **Motion passed with all ayes.**

New Business:

- 1) Approval of **November 9, 2015 Plan Commission meeting minutes**; Motion to approve by Schleicher and second by Goebel; **all ayes to approve minutes as drafted.**
- 2) Review of **Building Permit Application** for the exterior addition of **Kwik Trip Inc.**, located at 7002 Sauk Trail Road, for the purposes of housing a cooler/freezer on the south end of the building.
 - a. Plan Commission review required for structural alterations according to Section 6.03(1) of the Zoning Ordinances. A complete building permit application was submitted for review by the Plan Commission.
 - b. Discussion (through 6:42 p.m.): Scott Zietlow of Kwik Trip provided an overview of the project. The cooler/freezer is a standalone unit that will be framed, sided and only accessible from the interior of the building.
 - c. **Motion** by Goebel and second by Schleicher to approve the building permit application for the exterior addition of **Kwik Trip Inc.**, located at 7002 Sauk Trail Road, for the purposes of housing a cooler/freezer on the south end of the building, and recommend to the Town Board. **All members present voted aye, motion carried.**
- 3) **Site Plan Review** from Frank Ille of **Loves' Travel Stops & Country Stores**; proposed location at 6710 S. Business Drive, Sheboygan, WI (former Wicke's Lumber property).
 - a. A complete building permit application, including required supporting documentation and diagrams, was submitted for review by the Commission.
 - b. Discussion (through 7:35 p.m.): Frank Ille of Love's Travel Stops & Country Stores and a representative from Kapur & Associates provided a review of the site plan.
 - i. Timeline: The desired construction start time is April, 2016; projected opening is November, 2016.
 - ii. Access is located at the NE corner of the property and no turn lane off of Business drive will be used. Commissioner Ehmann inquired about traffic and safety issues. Ille responded that the County didn't see the need for a turn lane given the anticipated traffic levels and that they will comply with what the County requests.
 - iii. The layout consists of Truck use to the west (6 diesel bays, truck scale, 51 parking stalls) and car use to the east (10 fuel bays, 96 parking stalls) separated by a retail building in the center that will house a Hardee's, Subway and a Love's convenience store. A detached tire building will be located to the south. Will also have 3-4 showers for professional drivers.
 - iv. Noise from trucks is mitigated by locating pumps and parking stalls along the Interstate on the west side of the property.
 - v. Storm/surface water plans were discussed. Two retention ponds will be used.
 - vi. Sanitary sewer hookup will be on Business Drive.
 - vii. The water source will be a well.
 - viii. The site plan (dashed lines on the site plan drawing) was reduced to accommodate wetlands present. All permits have been provided by the DNR.
 - ix. Will use basically the same grading plan that exists now.

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- c. **Motion** by Schleicher and second by Goebel to approve the site plan review for the **Love's Travel Stops & Country Stores**, located at 6710 S Business Drive, and recommend to the Town Board. **A roll call vote was taken and all members present voted aye, motion carried.**

Old Business:

- 1) **Sign Permit Application** from **Effective Image's** for **Loves' Travel Stops & Country Stores**; proposed location at 6710 S. Business Drive, Sheboygan, WI (former Wicke's Lumber property).
 - a. **The application explained the importance of highway signage to the success of the business and summarized the need for variances** with respect to the Town's Sign Ordinance (Chapter 29):
 - i. Requested an on-site free-standing highway sign that is 35' in height above the site's elevation (compared to their original request of 50' and the ordinance max. of 30' above highest elevation of highway) and that is 324.01 SF in size (compared to their original request of 436.5 SF and the ordinance limit of 250 SF).
 - ii. Requested wall/building signs for the front of the Travel Stop building with a total of 219.42 SF (compared to their original request of 242 SF) and wall/building signs for the left side of the Travel Stop with a total of 44.36 SF. The applicant believed their request for 44.36 SF in signs on the left side of the building exceeded the Town's ordinance limits. After further review of Section 29.14 of the Chapter 29 Sign Ordinance, the Commissioners believe that is not the case and that both wall/building sign requests are in compliance.
 - iii. Requested 73.33 73.33 SF of wall/building signs on the north side of the tire shop (compared to their original request of 122 SF). The applicant believed their request exceeded the Town's ordinance limits. After further review of Section 29.14 of the Chapter 29 Sign Ordinance, the Commissioners believe that is not the case and that the request is in compliance.
 - b. Discussion (through 7:42 p.m.): Applicant representative (Frank Ille, Manager of Development-Love's Travel Shops & County Stores, 10601 North Pennsylvania Ave, Oklahoma City, OK 73120 - phone 405-850-5258, email frank.ille@loves.com) described that while the proposed dimensions are larger than allowed by local ordinance, they represent a significant reduction from their original request submitted and presented at the October 12, 2015 Town of Wilson Plan Commission meeting. At the October 22 meeting Frank was instructed to submit revisions to the application in the direction of the ordinance conformance in time for the Plan Commission to continue reviewing this application with him at future meeting. The applicant was under the impression that this action would either improve the likelihood of obtaining a variance or that it would be the first step in being referred to the Board of Appeals where such variances could be obtained.
 - i. Commissioner Ehmann explained that the Plan Commission is required to follow the ordinances and that they do not have the authority to approve variances. Ehmann further explained that the Board of Appeals, according to Chapter 29.02(8), has jurisdiction to hear an appeal under this ordinance only to correct a procedural or factual error. Ehmann further noted, after consultation with Supervisor Dan Rostollan (who was in attendance), that the only remedy for the applicant to obtain the sign parameters they were requesting is if the Town Board was to approve changes to the ordinance itself.
 - ii. Commissioner Bertsch expressed the benefit this development would provide to the Town and that it would be prudent for the Town to explore any options that could make it work.
 - iii. Further discussion by the Commissioners led to a desire of the Plan Commission to see the sign ordinance further reviewed to make sure it is adequately serving the Town's best interests and to reasonably accommodate the permitted uses of the property under discussion. The

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Commissioners committed to bringing the issue to the Town Board at their next meeting on December 21, 2015

Correspondence Received:

- 2) Approved Town Board Minutes (October 19, November 2)
- 3) Information on Workshop for Local Land Use Officials

At 7:42 p.m. a motion to adjourn by Schleicher and second by Goebel; unanimously approved.

These minutes prepared by Ehmann were submitted to the Clerk on 12/16/15 to be included under New Business of the next PC meeting and the December 21st Town Board Meeting.

UNOFFICIAL