

APPROVED AMENDED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

Town of Wilson: 5935 South Business Drive, Sheboygan, WI

Meeting Date: Monday, April 08, 2019

Meeting Time: 6:30 p.m.

CALL TO ORDER & DECLARATION OF OPEN MEETING by Chair Roger Miller with members Fritz Goebel, Rich Ternes, Guy Jones, Emily Stewart, David Schleicher, and Mandy Tran present. John Ehmann not present, Stewart early adjournment at 7:30pm.

NEW BUSINESS:

1. Approval of Draft Minutes; March 11, 2019 – motion by Goebel, second by Stewart to approve the draft minutes from February 11, 2019, all present voted aye, Schleicher abstained, motion carried.
2. Pre-Application meeting to review Rezoning Application from Brian Bruggink, W2275 DeMaster Road, Oostburg, WI prospective buyer of parcels presently owned by Bob Velier, 7344 Frontage Road from A-2 (Agriculture District) to HC (Highway Commercial) parcels 59030460360 and 59030460380 located at 7344 Frontage Rd., Sheboygan, WI – Brian Bruggink present, provides summary of use which will be for rental and sale of construction machinery. Use conforms with zoning standards and will not require conditional use permit.
3. Subdivision Plat Submittal Application from Gregg Wagner, 3437 Paine Ave., Sheboygan, WI, for Green Acres Estates LLC; Lake Aire Addition #5, R-1 Zoning – Gregg Wagner present with staff engineer, Jacob Schneider, providing summary of plans. New subdivision falls within original Master Plan. Stewart inquired on drainage plans and Tran inquired on park land requirement. Current plan satisfies drainage park land requirements per Town ordinance. Storm water review to be done by the County. Wagner plans to initiate dig in August, leaving pavement with gravel in 2019, binder in 2020, and surfacing in 2021. Wagner discussed past agreements regarding payments towards stormwater utility not yet fully executed and will need additional research by Wagner and Miller to establish protocol going forward. Wagner will forward any such information to Town Clerk. Tran inquired about debt service payment going forward, and will investigate possible discrepancy between earlier subdivision agreement and current Sanitary District ordinances on sewer connection fees. Research will also consider other questions regarding Contactor's obligation to set aside 25% of profits to be held by the Town. Wagner noted that the purpose of this meeting was not for Pre-Application Approval and as such, by Miller's recommendation and Commission's agreement, the meeting was retitled as "Review of Preliminary Plat Agreement". Motion by Goebel, second by Stewart, to provide the Commission's recommendation to the Town Board that the Subdivision Plat Application from Gregg Wagner on behalf of Green Acres Estates LLC regarding Preliminary Plat Agreement for Lake Aire Addition #5 be accepted and approved, all present voted aye, Ehmann not present, motion carried.
4. Pre-Application meeting to review Rezoning Application from Thomas and Brittany Schultz, W4668 Sumac Road, Plymouth, WI to rezone parcels from A-1 (Agriculture District) parcel 5903048800 to HC (Highway Commercial); 59030458890 R-1 (Residential District); 59030458892, R-1; 59030458811, R-1; and 59030458880, R-1 located between Stahl Road, Moening Road, and Business Drive, Sheboygan, WI - Tran noted typographical error on Agenda where "...503048800 to HC (Highway Commercial)..." should state "503048933...". Tran shared copies of deferred sewer assessment agreements for parcel numbers 5903048800 and 5903048890 to the Commission and Thomas Schultz. Thomas Schultz present, summarizing project status, stating that the plat design map is preliminary sketch for purposes of discussion and subject to change after proper environmental survey of the land is completed. Miller suggested option of extending sewer towards adjacent neighbor for ease of connection and to review this option with Town Engineer. Miller and Commission finds this request to be consistent with general use plan. Ternes inquired about status of deferred sewer assessment, which is confirmed to not have been paid yet and may be paid at time of construction according to deferred assessment agreement.

OLD BUSINESS:

5. Brief Plan Commission on current City of Sheboygan proposed Kohler Annexation and Re-Zoning – Ehmann not present, the matter has been deferred to the next meeting.

CORRESPONDENCE

6. Approved Plan Commission Minutes – No discussion.
7. Approved Town Board Minutes – No discussion.
8. Correspondence – No discussion.

ADJOURN: Motion by Jones, second by Schleicher to adjourn the meeting at 7:50 p.m., all present voted aye, Ehmann and Stewart not present, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserved Member