A G E N D A

PUBLIC HEARING &
REGULAR MEETING OF THE
PLANNING COMMISSION
at the Sharon Village Hall
125 Plain Street
Tuesday September 23, 2025
At 7:00 pm

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF MINUTES – August 26th, 2025

OPEN PUBLIC HEARING:

A PETITION FOR A ZONING CHANGE & APPROVAL OF SETBACKS :

PETITIONER: Vanderway Homes Inc.
TAX KEY NUMBER: UA253200002 & UA253200003
STREET ADDRESS: 204 Ballard St & 206 Ballard St
ZONING: RS-2
LEGAL DESCRIPTION: LOT 2 & LOT 3 CERTIFIED SURVEY NO2532 AS RECORDED IN VOL 12 OF C.S. ON PAGE 292 WDR.. LOCATED IN SW ¼ NW ¼ SEC 33 TIN R15E.

- The petitioner requests a Zoning change from RS-2 Single Family to RS-3 Single Family as it fits the surrounding zoning as well as the Village of Sharon's land use maps in the Comprehensive Plan to build a single family home.
- The petitioner also seeks approval to use State of Wisconsin UDC code for 10' side lot setbacks for total of 20'.

The petitioner will have the zoning maps amended as needed.

All persons, their agents or attorneys will be given an opportunity to be heard in relation thereto.

CLOSE PUBLIC HEARING – Motion to close public hearing

REZONE REQUEST – Motion to approve recommendation to the Village Board to approve rezone 204 Ballard St., parcel UA253200002 & 206 Ballard St., parcel UA235200003 to Rs-3, Single Family.

SIDELOT SETBACKS – Motion to approve recommendation to the Village Board to approve side lot setbacks at 10' for a total of 20' in accordance with the Wisconsin State UDC code for dwelling unit separation parcels UA235200002 & UA235200003.

LAND MANAGEMENT CUP 1019 REVIEW – Review discussion about a complaint of odor from Land Management and possible motion to amend conditions of CUP 1019.

TOWNSITE PARTNER LLC CUP 1016 - Review discussion and possible motion to terminate CUP 1016 for Townsite Partner LLC.

OLDE INK THEATRE CUP 1028 - Review discussion and possible motion to terminate CUP 1028 for Ole Inke Theatre.

CHAPTER 111, SECTIONS 160-162 ADDITIONS – Review Discussion possible motion to move forward with discussions on text additions line “d.” to Zoning Chapter 111, Sections 160-161(6) to the Village ordinances addressing minimum dwelling size and/or minimum square footage.

CHAPTER 111, SECTIONS 160(6)b, 161(6)b & 162(6)b – Review Discussion possible motion to move forward with discussions on text amendments to Ch.111, Sections 161(6)b, 162(6)b and 163(6)b addressing side lot setbacks.

CHAPTER 111, SECTION 165(2)d – Review Discussion possible recommendation to the Village Board to approve text amendment to Chapter 111 Section 165(2)d as follows:
Dwelling unit on non-ground level that complies with all commercial building codes.

ADJOURN – Motion to adjourn

This is a meeting of the Planning Commission; other Village Board members may attend for the purpose of gathering information only. No action will be taken on any Village Board matters at this meeting.

Any person with a qualifying disability, that requires the meeting or materials at the meeting to be in an accessible format or location, must contact the Village Clerk at 736-4888, 125 Plain Street, Sharon, WI 53585, within a reasonable time period prior to the meeting so that all necessary arrangements can be made to accommodate each request.

9/11/2025 04:14 PM Jjk