PROCEEDINGS

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-Chair Mark A. Ruosch called the meeting to order at 7:00 pm

ROLL CALL- PRESENT: Peter Bushey, Jodell Carlson, Lawrence Diderich, Jerry Gibbons, Mark Ruosch, Pamela Schutt.

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF MINUTES – JG/LD motion to approve August 26th, 2025 minutes as submitted. Motion carries

OPEN PUBLIC HEARING: Mark A. Ruosch opens the hearing at 7:01 pm

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 – JG/LD motion to close public hearing at 7:27 pm. Motion carries

REZONE REQUEST – LD/PS 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. Motion carries

SIDELOT SETBACKS – PS/PB 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. Motion carries

LAND MANAGEMENT CUP 1019 REVIEW – Land Management was given the phone number for the complainant as he said he would call them to discuss. No changes or modifications to CUP.

TOWNSITE PARTNER LLC CUP 1016 – JG/PS motion to terminate CUP 1016 for Townsite Partner LLC. Motion carries

OLDE INK THEATRE CUP 1028 – JG/MR motion to terminate CUP 1028 for Ole Inke Theatre. Motion carries

CHAPTER 111, SECTIONS 160-162 ADDITIONS – JG/MR motion to recommend to the Village Board to approve text additions to Zoning Chapter 111, Sections 160-162(6) line "d." to the Village ordinances To be: minimum dwelling size of 30'x40'. Motion carries

CHAPTER 111, SECTIONS 160(6)b, 161(6)b & 162(6)b – MR/JG motion to recommend to the Village Board to make text amendments to Ch.111, Sections 161(6)b, 162(6)b and 163(6)b side lot setbacks at 10'. Motion carries

CHAPTER 111, SECTION 165(2)d – PB/PS motion to table discussion possible recommendation to the Village Board to approve text amendment to Chapter 111 Section 165(2)d addressing living space on non-ground levels. Motion carries

ADJOURN – LD/PB motion to adjourn at 8:06 pm. Motion carries

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Jaymie J. Kunkel, CMC/WCMC Deputy Clerk-Treasurer

APPROVED: 11-25-2025
PUBLISHED: