

Approved August 8, 2016 Town of Wilson Plan Commission Minutes

Meeting in the Town Office called to order by Roger Miller at 6:30 p.m.

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

New Business:

- 1) Approval of **June 13, 2016 Plan Commission meeting minutes** with a correction to agenda item #3 indicating that the second on the motion was made by Schleicher; Motion to approve by Goebel and second by Lappin; **all eyes to approve minutes as drafted.**
- 2) Chuck Nahn, Nahn & Associates; review of **Chapter 32 Erosion Control, Chapter 33 Post-construction Stormwater Management and Chapter 34 Elicit Discharge Detection and Elimination** ordinances.
 - a. The updates to these ordinances are required to comply with changes made to the WDNR rules. The new ordinance must be promulgated by October 20, 2016
 - b. Nahn indicated two areas in particular for the Plan Commission and Town Board to consider.
 - i. Under section 32.04(2), consider if the ordinance should apply to land disturbing construction activity of over 4,000 square feet (existing requirement) or, for example, over 1 acre, which is the Wisconsin Department of Natural Resource's requirement. A suggestion was made to seek the input of Greg Wagner, Larry Hilbelink, Bob Werner and the Town Clerk.
 - ii. Under section 33.07(4)(b)1, consider the level of peak runoff discharge rates to employ. Existing language states that the post-construction peak runoff discharge rates shall be the same as the pre-development rates, which are equal to the 1 year and 2 year 24 hour rates. It was suggested that the commissioners may also want to consider the 10 year and 100 year rates.
 - c. The subject will be placed back on the September 12 Plan Commission meeting agenda for a public hearing, additional discussion, and potential Plan Commission action.
- 3) Introduction of the request by **Vandervaart Concrete Products to rezone from Light Industrial to General Industrial** 12 acres of land located behind Glacier Transit & Storage and adjacent to the Alliant I-43 ash disposal facility.
 - a. The subject parcel is in the course of being purchased by Vandervaart Concrete Products from Glacier Transit and Storage in order to construct a new plant.
 - b. The subject parcel was created by Certified Survey Map that was approved and recorded in 2015.
 - c. Discussion included confirmation that the requested use is consistent with the Town's Comprehensive Plan. Concerns included the impact of heavy truck use on traffic and wear and tear on the roads.
 - d. A public hearing for the rezoning request will be held during the September 12 PC meeting.

Old Business:

- 4) Review of proposed changes to **Chapter 30 Public Parks & Conservancies Ordinance**. Motion made by Miller and second by Goebel to recommend to the Town Board to approve the updates to the Chapter 30 Public Parks & Conservancies ordinance as presented.
- 5) Review of proposed changes to **Chapter 62 Animals Ordinance** or possible implementation of a separate Pet Fancier Ordinance. Motion made by Bertsch, second by Miller to table this agenda item in order to perform additional research and obtain legal counsel.

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Correspondence Received:

- 6) Approved Plan Commission Minutes (June 13)
- 7) Town Board Minutes (May 16, June 6, June 20)

At 8:10 p.m. a motion to adjourn by Jones and second by Ehmann; unanimously approved.

These minutes prepared by Ehmann were submitted to the Town Clerk on 8/22/16 to be included under New Business of the next Plan Commission meeting and the September 5 Town Board Meeting.

UNOFFICIAL