

Approved - September 12, 2016 Town of Wilson Plan Commission Minutes

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

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

Public Hearings:

- 1) Donna and Keith **Herbst** applications for **Certified Survey Map (CSM)** approval to **reapportion** and **rezone two adjacent parcels** on Moenning Road;
 - a. A legally existing, non-conforming single family homesite (6524 Moenning Road) of one acre that is presently zoned A-1 to be increased to 5.0 acres to include the barns and be rezoned A-2, and
 - b. A legally existing, non-conforming agricultural parcel of about 19 acres that is presently zoned A-1 to correspondingly be decreased to 14.7 acres and rezoned A-2.

Mr. and Mrs. Herbst briefly described their applications, and there was no other public comment.

- 2) Application by **Glacier Transit** to **rezone a 12 acre I-1 (Light Industrial)** parcel on Frontage Road and abutting the Alliant Ash Disposal Facility to **I-2 (General Industrial)**.

Kyle Nothen (Glacier Transit) briefly described the application.

Bob Zimbal, who owns the north abutting parcel to the northern access easement to the subject parcel, asked what traffic that easement will allow. Kyle described that the easement was required by the town to provide emergency vehicle access. Miller described that the pending purchaser of the subject parcel (Van der Vaart Concrete Products) had reported that it would also be used by material and product delivery trucks.

Norm Trempe advised the Town to stay current on road conditions and load capacities.

Ternes suggested the Town put seasonal load restriction on Stahl Road west of I-43 to avoid breaking up the pavement across the road segment across low, swampy ground.

New Business:

- 1) Approval of **August 8, 2016 PC minutes; Motion to approve** as submitted by Goebel, second by Ternes, unanimously **approved**.

- 2) **Herbst CSM and re-zoning applications; Motion** by Jones to recommend to the Board **to approve** the applications as submitted, second by Goebel; unanimously **approved**.
- 3) **Glacier Transit application to rezone 12 acres on Frontage Road from I-2 to I-1; Motion** by Jones to recommend to the Board **to approve** the application as submitted, second by Goebel; unanimously **approved**.
- 4) **Recommendation** by citizen Mary Faydash **for the town to require deposits from development applicants to be collected in advance and held in escrow** to cover the Town's review expenses. A variety of views, both pro and con, were shared on the subject but **no motion ensued**.

Old Business:

- 1) **Updates to the Town's Erosion Control and Storm Water Ordinances;** Engineering consultant Chuck Nahn briefly described the statutorily required update of the Town's Urbanized Area Storm Water Permit, which requires periodic review of applicable local ordinances. At the previous meeting he had instructed that we decide;
 - a) If our local **threshold** of 4,000 SF of constructed related ground disturbance **requiring a local Erosion Control Permit is to be maintained**, or if we will increase that to 1 acre which would be consistent with state, county, and many other local community regs.
 - b) Shall we **maintain the 2, 10, and 100 year** 24 hour design storm **pre-post peak hydraulic limitations in our Storm Water Ordinance**, consistent with many local communities, or require only the 2 and 10 year requirements consistent with the state?

Motion by Miller, second by Goebel to recommend to the Board **to increase the ground disturbance threshold** requiring a local Erosion Control Permit **to 1 acre**, and **maintain the 2, 10, and 100 year pre-post limitations for peak hydraulic flow** in our Storm Water Ordinance. After brief discussion of the considerations, motion unanimously **approved**.

- 2) **Prospective changes to Chapter 62 or possibly implement a Pet Fancier ordinance;** Ehmann described the specific recommendations from legal counsel to amend Chapter 62. **Motion** by Ehmann, second by Bertsch, to recommend the board **to amend Chapter 62 to incorporate these amendments as well as the prior amendments developed by PC consensus**, but not including the previously discussed addendum titled Humane Animal Care. Motion unanimously **approved**. Ehmann will coordinate with Bertsch to provide an updated complete draft to the Clerk.

Correspondence Received:

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At 8:40 p.m. motion by Jones, second by Ehmann to **adjourn**: all ayes.