

December 12, 2016 Town of Wilson Plan Commission Minutes (Approved 1-9-2017)

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

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

New Business:

- 1) **Approval** of November minutes-defer to January meeting.
- 2) **Update to Comprehensive Plan** – Kevin Struck of UW Extension, who will be facilitating our update, described that this can be an Amendment that focuses on only what needs to be changed or augmented to the 2007 Plan. Our **first meeting of the Ad Hoc Committee** will be on Wednesday, **January 11** at 6:30 p.m.
- 3) **Fill Permit Application for 5081 Frontage Road** – Owner Gary Behrens and also Phillip Gabrielse of Buteyn Peterson Construction were present. The application is to place 180,000 cubic yards (about 320,000 tons) of fill to a depth of about 20 feet in the center of a 10 acre fill area over a period of four years. Miller described, and PC members concurred, that this application involves issues that are not anticipated by our fill ordinance, including the heavy truck traffic on this recently (2013) reconstructed road. Some information from Buteyn Peterson requested by the Town's reviewing engineer (Chuck Nahn) is still pending.
- 4) Discussion by Gregg Wagner (Wagner Excavating) of **costs of Erosion Control Permit Application review for addition to OK Storage**. Gregg urged that the town follow the PC's recommendation that the threshold of the town's EC Ordinance, which is required for 4,000 SF or more of ground disturbance, be made to match the state's threshold of 1 acre as the PC had previously recommended to the Board. A chart of what permits are required for different construction activities (similar to the City of Sheboygan's) is also recommended. There should also be clarification on is responsible for inspections and policing.

Old Business:

- 1) Consideration of ordinance amendment to accommodate **Tiny Houses**- Some discussion ensued, but no action taken.
- 2) **Weeden Creek Road Improvement from S 12th Street to CTH OK**-Miller described the recent initial planning meeting with the County Highway Department, County Planning, and city DPW. Reconstruction of this road segment, including providing pedestrian and bicycle accommodation, remains a high priority for all. The County Highway Department will take the lead on design by providing preliminary concepts for consideration in mid-2017. Construction would not be earlier than 2020.

Adjourn: Goebel's motion at 8:30 p.m. to adjourn was seconded by Schleicher, unanimously approved.