

## Approved - March 13, 2017 Town of Wilson Plan Commission Minutes

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, Rich Ternes, and Gerry Bertsch.

### Public Hearings:

- 1) Request by Thomas Jensema to **rezone to A-4 a 1.63 acre portion** of a 20.33 acre parcel zoned A-2 (Tax Key #59030363140). The parent parcel will be divided by Certified Survey Map into **Lot 1** (1.63 acres, A-4) and Lot 2 (18.7 acres, remains A-2): Some neighboring property owners were present, but **no public comment**.
- 2) **Repeal Chapter 32 (Erosion Control) and Chapter 33 (Storm Water Management)** of the *Town of Wilson Code of Ordinances* and **amend Sections 24.10.8, 24.11, and 24.12 of the Town of Wilson Zoning Ordinance** to refer to Sheboygan County respective ordinances (see attached single page *Ordinance Amendments Regarding Storm Water*):**no public comment**.

### New Business:

- 1) Approval of **February minutes:-approved as submitted**.
- 2) **Certified Survey Map** (attached) **to divide Jensema parcel** (Tax Key #59030363140) **and concurrently rezone** from A-2 to A-4 **the resulting 1.63 acre portion (Lot 1): Motion** by Dave Schleicher, second by Fritz Goebel **to recommend that the Town Board approve both the land division and rezoning**, contingent upon owner providing septic and well information required by county; **unanimously approved**.
- 3) **Repeal Chapter 32 (Erosion Control) and Chapter 33 (Storm Water Management)** of the *Town of Wilson Code of Ordinances* and **amend Sections 24.10.8, 24.11, and 24.12 of the Town of Wilson Zoning Ordinance** to refer to Sheboygan County respective ordinances: **Motion** by Fritz Goebel, second by Jerry Bertsch **to recommend that the Town Board repeal and amend Town ordinances** as summarized in attached *Ordinance Amendments Regarding Storm Water*; **unanimously approved**.

**Promulgation will require the Town and County execute a Memorandum of Understanding (MOU)**, and the County to amend its ordinances to become effective in the Town of Wilson (refer to attorney Parmentier's email,-attached).

The technical differences between the Town's present ordinances and the County's are:

- a) The Town's Chapter 32 requires an Erosion Control permit for any more than 4,000 square feet of *construction related ground disturbance*, whereas the County's threshold is one acre and is consistent with the Wisconsin Administrative Code.
- b) The Town's Chapter 33 requires that the post-development peak hydraulic runoff not exceed the pre-development runoff from the 1, 2, 10, and 100 year 24 hour design storms (per the Town's 9/2016 amendment to this ordinance). This is very similar to the County's requirement that post development peak flow runoff not exceed the pre-development flow for the 2, 10, and 100 year 24 hour storms.

**Adjourn:** At **7:10 p.m.** motion made by Jerry Bertsch, second by Dave Schleicher; **unanimously approved**.