

Approved - June 12, 2017 Town of Wilson Plan Commission Minutes

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

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

Public Hearing: 10 Year Update (Addendum) to Town of Wilson Comprehensive Plan

Although about a dozen citizens were in attendance, as well as Ad Hoc Planning Committee members Greg Hopkins (P&F), Jayne Zabrowski, and Bob Werner, the Town's Clerk and Secretary, as well as Supervisor Rostollan, there was **no public comment**.

New Business:

- 1) Approval of **May 8, 2017 PC meeting minutes**; Motion to approve as submitted by Goebel, 2nd by Schleicher; unanimously **approved**.
- 2) After summary by Kevin Struck (UW Extension Planner) with brief comments by Werner and Miller, motion by Bertsch to recommend that the Town Board **adopt by ordinance the 10 Year Update (Addendum) to the Town of Wilson Comprehensive Plan** as submitted, 2nd by Goebel, unanimously **approved**.
- 3) **CUP application** meeting with Terry Knier to expand the gravel parking area by amending the existing CUP for outdoor storage of vehicles, campers, etc on this Highway Commercial zoned property at **6425 S. Business Drive**. Knier recently (April 27) purchased this property from Gary Hughes. Schleicher and Goebel volunteered to review Knier's May 30 CUP application and **Town Clerk will do required Public Notice** for action on this at the August PC meeting.
- 4) **Van der Vaart Erosion Control and Fill Permits**: Engineer Joe Bronoski representing the owner described that these permits are for the controlled site fill to raise grades 6 to 8 feet on this low-lying land located in between Alliant's I-43 Ash Disposal Facility east boundary berm and behind the commercial properties along Frontage Road. Approximately 50,000 cubic yards of fill will be placed and compacted by the Sheboygan County Highway Department from the excess cut from CTH "OK" (S. Business 42) reconstruction work scheduled to commence July 10. Town reviewing storm water engineer Chuck Nahn described on speaker phone that all but some minor items need to be added to the application, so he recommended to the PC to provide conditional approval. Motion by Goebel to **recommend the Board approve the Erosion Control and Fill Permits once Nahn has completed final review for compliance**, 2nd by Bertsch, unanimously **approved**.
- 5) **Briefing** by Miller and Ehmann **on City of Sheboygan May 30, 2017 Plan Commission meeting that unanimously recommended to City Council to adopt by ordinance Kohler Company's non-unanimous petition for annexation into the City of Sheboygan in excess of 500 acres of land in the Town of Wilson and rezoning it to SR-5 single family residential** for the purpose of accommodating Kohler Company's proposed golf course.

Old Business:

- 6) **MilliporeSigma Erosion Control and Storm water Permit Applications for Production 5 Area plant expansion**-Millipore staff Emily Smith and Joe Van Handel, with Town's reviewing engineer Chuck Nahn on speaker phone. Nahn advised the PC recommend to Board approval of the Erosion Control Plan pending some minor edits by MilliporeSigma. Miller being recused from PC to represent the applicant as Miler Engineers & Scientists described that the existing north SPCC basin that will serve as an Erosion Control Sedimentation basin during construction is also adequate to serve as the post construction storm water management retention basin under an update to the basin's Standard Operating Procedures (SOPs) in order to meet current state and local storm water requirements. Miller will soon be submitting that analysis report for inclusion with the present storm water permit application for Nahn's review. **Motion** by Jones, 2nd by Schleicher **to recommend the Board approve the Erosion Control and Storm Water permit applications once Nahn has completed final review for compliance.** Discussion included caution from Schleicher to be aware of common flooding occurrence of his land immediately downstream and Bertsch inquired about water quality. Motion unanimously **approved.**

Correspondence Received:

- 7) Approved Plan Commission Minutes
- 8) Approved Town Board Minutes

At **7:50 p.m.** motion by Bertsch to **adjourn**, 2nd by Jones, unanimously approved.

These draft minutes prepared by Miller were submitted to the Clerk on June 26, 2017.