

DRAFT MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

Town of Wilson: 5935 South Business Drive, Sheboygan, WI

Meeting Date: Monday, August 10, 2020

Meeting Time: 6:30 p.m.

CALL TO ORDER & DECLARATION OF OPEN MEETING by Chair Roger Miller, John Ehmann, Fritz Goebel, David Schleicher, Rich Ternes, Emily Stewart, Guy Jones, and Mandy Tran present.

PUBLIC HEARING:

The Town of Wilson Plan Commission will hold a public hearing on a zoning request by Ray and Genevieve Ten Pas, W2313 Wilson Lima Road Oostburg, WI. This hearing is to consider the request of the applicants that parcel number 59030462550 (3.7 acres) be rezoned from A-1 (Agriculture District) to HC (Highway Commercial) for property location at SW of Section 29 T 14N, A 23E, Oostburg, WI 53070 in the Town of Wilson, Sheboygan County, WI. The property address is 9027 Frontage Road Oostburg, WI 53070.

The Town of Wilson Plan Commission will hold a public hearing on a conditional use permit request by Andrew Kissel, Present of Serenity Farm Landscaping, Inc. for property located at S ½ of SW ¼ of Section 28, T14 N, R 23 E Wilson Lima and Middle Road Lat. 43.6459 Long. -87.7496, Sheboygan, WI 53081 in the Town of Wilson, Sheboygan County, WI. This request is to allow the applicant to use the property for Composting. Parcel number is 59030462271 and the land is zoned A2 (Agriculture 2)

Chairman Miller opens the floor to the public at 6:30 pm, beginning with public comment on the rezoning request by Ray and Genevieve Ten Pas. No public comment.

Chairman Miller opens the floor to the public regarding the Conditional Use Permit Application for Serenity Farm Landscaping, Inc. Neil Gartman confirming the Town's receipt of his letter. Miller affirmed.

Chairman Miller closes public hearing at 6:40 pm.

NEW BUSINESS:

1. Approval of Draft Minutes from the July 13, 2020 meeting – Motion by Goebel, second by Stewart, to approve the July 13, 2020 minutes subject to corrections, all present voted aye, Ehmann abstained, motion carried.
2. The Plan Commission will make a recommendation on the rezoning request by Ray & Genevieve Ten Pas, W2313 Wilson Lima Road Oostburg, WI. This hearing is to consider the request of the applicants that parcel number 59030462550 (3.7 acres) be rezoned from A-1 (Agriculture District) to HC (Highway Commercial) for property location at SW of Section 29 T 14N, A 23E, Oostburg, WI 53070. The property address is 9027 Frontage Road Oostburg, WI 53070 – Miller clarifies that multiple zoning per parcel may occur. Ray Ten Pas states interest to rezone a portion of property to separate less valuable land from the portion immediately surrounding the home, desires to have multiple zoning while keeping the residential home. Likely rezone as HC and A-4. No current anticipated use as HC. Miller suggests applicants review tax consequence of this change. Stewart suggest rezoning be deferred until future change of circumstance to preserve the decision for future relevant interest. Miller states that the proposed rezoning to HC and A-4 is allowable zoning and would not need this rezoning application. Stewart affirms no certified survey map required since this is not a land division request. Motion by Schleicher, second by Jones to recommend the Town Board rezone the outlined area to HC and the remnant to A-4, all present voted aye, motion carried.
3. The Plan Commission will make a recommendation on the conditional use permit request by Andrew Kissel, Present of Serenity Farm Landscaping, Inc. for property located at S ½ of SW ¼ of

Section 28, T14 N, R 23 E Wilson Lima and Middle Road Lat. 43.6459 Long. -87.7496, Sheboygan, WI 53081 in the Town of Wilson, Sheboygan County, WI. This request is to allow the applicant to use the property for Composting. Parcel number is 59030462271 and the land is zoned A2 (Agriculture 2) – Miller inquires and Andy Kissel affirms that no mink bedding will be arriving for compost use. Miller presents Tran's draft of CUP conditions. Nancy DesJardins inquires, and Kissel answers that the last time mink manure was brought onto composting site was last fall. Kissel states that cow digest is the current material used. Miller states that CUP will require ceasing of mink bedding use. Miller inquires and Kissel answers that the wood and timber will not be gone within 3-5 months. Kissel clarifies no anticipation of anymore activities but would be convenient to store logs on site. Miller inquires and Kissel answers that the length of time of reasonable storage of existing wood without affect to its quality would be approximately 2-3 years max. Miller inquires and Kissel answers that the range of age of wood stored there now is 1-3 years old. Miller inquires and Kissel affirms that it is his intent to store wood on site indefinitely. Miller states that the Town Board had provided written notice to Applicant of their ongoing ordinance violation for wood storage and timber activities. Kissel states that he did not receive notice. Ehmann affirms that letter was sent. Miller opens floor to Plan Commission discussion regarding recommendations and timeline per logging and wood processing matter. Jones suggests focusing solely on the matter of compost as the wood processing and logging concerns are outside the view of the application. Miller states that these matters are all interrelated given the nature of use in this case and needs to be delineated. Ehmann states that nothing in the ordinance points to storage of logs (unless used for landscaping business) as being a permitted or conditional use and this activity moves away from A-2 zoning standards. Miller states that the risk of permitting timber storage activity will open the site to potential large scale industry. Ehmann states that upon review, cannot accommodate the log storage issue. Miller and Ehmann suggests that no more wood coming onto property for nonpermitted use, mulch and other such material would be permitted as part of landscaping. Stewart suggests providing a deadline within Section II of the draft conditions. Kissel requests timeline be fore 24 months. Miller suggests 12 months unless the parcel becomes conforming under A-1 with purchase of additional adjacent land. With regards to composting matter, Miller suggests use of tracking pad. Kissel states that culvert existed on site and they only added extensions. Miller states the culvers may predate permit ordinance and would not need a permit. Miller inquires, and Kissel accepts hours of operation to be Monday through Saturday, 7am – 6pm, except Sundays and State/Federal mandated holidays. Miller acknowledges waiver of visual screening by neighbors to the north pursuant to DNR permit. Miller asks and Kissel affirms location of composting on Composting Area Map. Location of piles and its composition of material within the delineated composting area need not be strictly adhered to. Tran addressed concern of potential spread of disease by mobile carriers with restrictions provided in the draft conditions. Miller clarifies the standard for assessing potential nuisance. Miller asks and Kissel answers that the remaining mink bedding on site is currently managed within curing piles for several more months, no new mink bedding will be arriving although Kissel would like the option to bring more in the future but will address matter at later time. Kissel clarifies that mink bedding and cow digest currently held in separate piles. Motion by Schleicher, second by Stewart, to recommend that the Town Board issue Serenity Farms a CUP for the disclosed composting activities of its application pursuant to the recommended conditions presented by the Commission, Miller opens matter for discussion. Jones reminded the Commission of its inconclusive clarification on nuisance language. Residence inquired about speed limits and road conditions, Miller states is not an issue in this permit, Jones states concern is covered in Section III of the draft conditions. All present voted aye, motion carried. DesJardins poses additional questions. Miller informally opens floor for questions. DesJardins inquires about stripped logs on site, and the ideal temperatures of compost piles. Miller closes floor for questions.

OLD BUSINESS:

CORRESPONDENCE

1. Approved Plan Commission Minutes – No discussion.
2. Approved Town Board Minutes – No discussion.
3. Correspondence – No discussion.

ADJOURN: Motion by Jones, second by Schleicher to adjourn the meeting at 8:02 pm, all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member

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