

APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, November 08, 2021

Meeting Time: 6:30 p.m.

CALL TO ORDER & DECLARATION OF OPEN MEETING by Chair Roger Miller, John Ehmann, Fritz Goebel, Emily Stewart, Erik Thelen, Guy Jones, and Mandy Tran present. Dave Schleicher absent.

PUBLIC COMMENT: The Commission reserves the first few minutes for public comment on any topic that relates to Plan Commission Meeting government. If you are speaking about something that is not on the agenda, law prohibits the Board from taking action tonight. Public comments are limited to 3 minutes per person and no more than 30 minutes total – Miller opens floor to public comment at 6:30 pm. No comments. Floor closes at 6:31pm.

1. The Town of Wilson Plan Commission will hold a public hearing on a conditional use permit application for property owner Michel & Anne Huijjs, 5924 S. 12th Street, Sheboygan, WI 53081, to have Freedom Forever WI LLC install a ground mount Solar Panel System on Huijjs's residential property tax parcel 59030458340, zoned R-1 - Michael Raffel of 1402 Kaat Lane, Sheboygan, WI and 1323 Stahl Rd., Sheboygan, WI inquired about project design. Motion by Thelen, second by Miller to give Mr. Raffel time to examine documents, Commission votes by roll call: Jones – aye, Stewart – aye, Goebel – aye, Tran – aye, Miller – aye, Ehmann – aye, Thelen – aye, Schleicher not present, motion carried. Floor closes at 6:44 pm.

NEW BUSINESS:

2. **Approval of Draft Minutes from the October 11, 2021 meeting** – Motion by Goebel, second by Jones to approve the October 11, 2021 meeting minutes subject to spelling corrections, all present voted aye, Schleicher absent, motion approved.
3. **The Plan Commission will review the sign application from Marshall Signs for Sheboygan Area School District, 3330 Stahl Rd., Sheboygan, WI 53081, parcel 59030454601, zoned HC** – Motion by Thelen, second by Goebel, to recommend that the Town Board approve the sign application from Marshall Signs for Sheboygan Area School District, 3330 Stahl Rd., Sheboygan, WI on the condition that it complies with General Town Ordinance Section 29.05(10), all present voted aye, motion approved.
4. **The Plan Commission will review the conditional use permit application for property owner Michel & Anne Huijjs, 5924 S. 12th Street, Sheboygan, WI 53081, to have Freedom Forever WI LLC install a ground mount Solar Panel System on Huiji's residential property, tax parcel 59030458340, zoned R-1** – Freedom Forever WI LLC (Installers) present by phone, addressing questions regarding project design. Motion by Miller, second by Jones, to recommend that the Town Board approve the CUP as applied, floor open for discussion. Ehmann makes friendly amendment to Miller's motion by requiring the addition of visual barriers including vegetation, sufficient set back, perimeter skirt, and additional safety language that meets State code, Miller accepts friendly Ehmann's friendly amendment, all present voted aye, motion carried. Thelen would like to see the safety plan before Town Board approval. Ehmann proposes submission of safety plan for review by Miller. Tran suggests the need for warning signs external to the panels. Miller requests delivery of safety plan to the clerk. Friendly motion by Thelen, second by Goebel, that the Town Board approve this CUP as applied for on the condition that a safety plan is created, all present voted aye.
5. **The Plan Commission will have a pre-application meeting for a billboard application from Sign Me Up Outdoor Advertising, c/o Paul Radermacher for Oostburg Seamless Gutters, LLC, 4731 Wilson Lima Rd., Sheboygan, WI 53081, parcel 59030463416, zoned HC** – not yet received surveyor's diagrams with property

boundaries and structural drawings. Will be provided at December meeting. Matter postponed for December meeting.

6. **Review of and consideration to recommend modification, renewal, or nonrenewal of Serenity Farm's Conditional Use Permit for operating composting activities in the northeastern portion of an A-2 zoned parcel having Tax Key parcel number 59030462271 in the south half of Section 28 and located on the north side of Wilson Lima Road** – Nancy Kissel present on behalf of Serenity Farms. Andy Kissel not present. Ehmann states that the CUP has expired and now composting operation is operating illegally without permit. Wood processing is not allowed on A-2 property. Ehmann suggests setting up a site meeting with Andy Kissel to walk through and clarify current site status. Motion by Tran, second by Thelen that the Plan Commission recommend to the Town Board that a representative of the Plan Commission and the Town Board meet with Andy Kissel on site by the end of the month of November, and if he fails to contact and arrange for such meeting before the end of the month that the Town Board proceed with taking enforcement action which includes forfeitures, matter open to discussion, friendly amendment by Thelen to set the deadline for November 30th, Tran accepts the friendly amendment, all present voted aye, motion carried.
7. **Consideration of Zoning Ordinance Updates for Residential Uses** – Stewart states that language needs further refining and will postpone this matter until next meeting. Ehmann adds question about small houses, suggests review with this question in mind.

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 Goebel to adjourn the meeting at 8:15 p.m., all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member