

DRAFT MINUTES OF THE DECEMBER 11, 2023 PLAN COMMISSION MEETING

TOWN OF WILSON, 5933 South Business Drive, Sheboygan, WI

MEETING DATE: December 11, 2023, 6:30 P.M.

CALL TO ORDER & DECLARATION OF OPEN MEETING AT 6:34 P.M.

Present: Erik Thelen, Fritz Goebel, Roger Miller, Brett Zemba, Emily Stewart, Linda Serrano, Guy Jones

OTHER ATTENDEES: Mary Pitsch, Jason Daye, Morgan Tollard, Brian Cooke, Patrick Miller, Joel Bastian

PUBLIC HEARING: Dignified Solutions, LLC seeks to rezone parcels 59030458880, 59030458881, 59030458890, and 59030458892 (south of Stahl Road, west of Moenning Road, east of South Business Drive) from R1 to R3.

Only one resident spoke: he said that they did not want multi-family housing (e.g., apartment complexes).

Miller asked him to stay with us for the next agenda item so he could see the type of homes that Dementia Innovations proposes.

No other comments were offered.

PUBLIC COMMENT PERIOD: No one offered comment.

NEW BUSINESS

1. Approval of Draft Minutes from the November 13, 2023 meeting. Motion by Stewart, second by Goebel, motion passed unanimously.

2. Application by Dignified Solutions, LLC to rezone parcels 59030458880, 59030458881, 59030458890, and 59030458892 (south of Stahl Road, west of Moenning Road, east of South Business Drive) from R1 to R3.

Goebel moves to recommend that the Town Board approve the rezoning application. Stewart seconds. Friendly amendment by Thelen as follows: Recommend that the Town Board approve rezoning from R1 to R3 only parcels 59030458890 and 59030458892. Goebel and Stewart accept the friendly amendment. Amended motion passes unanimously.

Discussion: Dementia Innovations concurs that at present their plans only involve parcels 59030458890 and 59030458892. DI concurs it is desirable for now that parcels 59030458880 and 59030458881 remain zoned R1.

ACTION: The Plan Commission recommends that the Town Board approve rezoning from R1 to R3 only the two parcels 59030458890 and 59030458892.

3. Discussion of Alliant Energy's proposal to erect a 275 foot high telecommunications tower at parcel 59030459410, their 80 acre parcel zoned I-1.

Brian Cooke, the real estate representative for Alliant, explained that the smokestack currently hosts antennae needed for power management. When the smokestack is eventually taken down, Alliant will need a tower to maintain line of sight communication with other energy assets. The tower they propose is a self-support lattice tower that must be 275 feet high to meet their needs. The tower would be set back on the property at least the height of the tower. They expect the tower would accommodate other tenants as well. Alliant has already received FAA approval for the 275 foot tower at this site. Ideally, Alliant would like to construct the tower in 2024.

Mr. Cooke observes that Town Wilson ordinance limits the height of telecom towers to 200 feet.

Discussion: There is some question as to whether we should regard this tower as a part of the necessary power infrastructure and not primarily as a telecom tower as envisioned in the ordinance.

ACTION: Mr. Cooke is asked to send site plans and other details for the proposed tower as well as a statement describing its purpose. These materials should be sent to the Town Clerk with a note to direct them to Thelen's attention.

ADJOURNED at 7:18 p.m. Motion by Zemba, second by Stewart, motion passed.

SUPPORTING MATERIALS: Commissioners will find supporting materials for these Plan Commission agenda items at townwilson.com --> Board/Committees --> Town Board Packets

Respectfully submitted by Erik Thelen