

## DRAFT MINUTES OF THE FEBRUARY 12, 2023 PLAN COMMISSION MEETING

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

MEETING DATE: February 12, 2023, 6:30 P.M.

CALL TO ORDER & DECLARATION OF OPEN MEETING AT 6:30 P.M.

Present: Fritz Goebel, Guy Jones, Brett Zemba, Emily Stewart, Roger Miller, Erik Thelen. Not present: Linda Serrano

OTHER ATTENDEES: Supervisor Nancy DesJardins, Supervisor Tom Stoelb, Jason Schoen CEO, Jayne Zabrowski, Claudia Bricks, Jim and Jo Ann Matt, Andy Kissel Serenity Farms.

PUBLIC HEARING for a conditional use permit request by Andrew Kissel, President of Serenity Farm Landscaping, Inc. to allow the applicant to use the property for Composting. The parcel number is 59030462271, zoned A2 (Agriculture 2).

Supervisor Stoelb notes that the hours/days of operation in this renewal application are different from those in the previous CUP: the previous application limits operations to Monday through Saturday 7-7, but the new one allows operations every day of the week. He stated that neighbors in the area have a right to some tranquility, so any new renewal permit should prohibit composting activity on Sunday like the last one did.

Supervisor Nancy DesJardin agrees with Supervisor Stoelb that neighbors need a day away from machines and dust and noise and says there should be no composting operations on Sundays and holidays.

NOTE: Supervisor DesJardins and Mr. Matt offered more remarks at the END of the meeting instead of during this public hearing, so their remarks are recorded just before adjournment, below.

PUBLIC COMMENT PERIOD: No one offered comment.

### NEW BUSINESS

1. Approval of Draft Minutes from the January 8, 2023 meeting. Motion by Goebel, second by Stewart, motion passed unanimously.
2. Conditional Use Permit application (renewal) by Andrew Kissel, Serenity Farm Landscaping, Inc. for composting at parcel number 59030462271. The parcel is zoned A2 (Agriculture 2).

Thelen notes the application is not complete and asks about several changes in the application for renewal.

Thelen asks Kissel, How is the CUP working out for Serenity Farms? Did you have trouble meeting conditions? Replies: Everything worked out fine, not problems running the facility.

Thelen asks Kissel about changes in the proposed plan of operation. Remarks below are paraphrased:

Thelen: The last CUP had hours of operation as 7 a.m.- 6 p.m. Monday through Saturday, and the renewal application asks for 7 days a week, 7 a.m. - 7 p.m. Is limiting the composting operation to 6 days/11 hours a problem or would it work for you?

Kissel: No that's fine. We wrote it up for 7 days so we would address the issue of us running a landscaping business also. No problem doing the composting business 6 days a week and 7 a.m. to 6 p.m.

Thelen: Yes, it's understood the landscaping business is not governed by the CUP. This is just about the composting business.

Thelen: The last permit mentioned visual screening but said it had been waived by an adjacent neighbor. I don't know which neighbor. What's your sense of this? Do you feel as though you need screening or don't need screening?

Kissel: I don't think we need screening but we did plant trees on the front of the property along Wilson Lima Road where it is possible to do so (wetland not possible but higher ground works for trees). Takes time to grow. Also planted trees to the west which are doing good. So we took it upon ourselves to do that. But the operation is pretty far back from the road anyway.

Thelen: Plus the neighbor waived the requirement last time, so we'll continue with that assumption until we hear otherwise.

Thelen: I noticed there was no composting area map or site plan in the application. We need to have that, so please give that to Julie Wicker in order for us to have a complete application. We can't make a recommendation to the Town Board until we have the complete application. We did pull up the last ones you submitted maybe 2020? If that's changed, get us a new one and if it has not changed, add the current date to the site plan so we know it is current.

Kissel: Sure.

Thelen: In the old CUP, it says operation should not cause noise, smell, insects etc. What steps have you taken to mitigate noise, smell and so on? How is that working out?

Kissel: It's a gray area what is too noisy, dusty, smell. I don't see a problem with that.

Miller: Properly run composting operations don't generate odor or cause insect problems.

Thelen: Noise is an issue. Noisiest part might be grinding or screening (dust) and turning piles. If you were a neighbor, what do you reckon would be the noisiest part of the composting operation?

Kissel: I suppose running an end loader or dump truck coming in to drop off or pick up product and haul it away. No noisier than any other operation in a farm or landscape operation though. A couple years ago we screened material at the site with a big screener we rented, and the neighbors complained about the noise so I got a screener that is quieter. Could be in a couple of years we may be not screening at all there but instead do it at the home farm. But we could have a big order and have to screen at the site, so not a guarantee. Lot of redworms in the product but no flies.

Thelen: So end loader, backhoe, and dump truck are the noise makers. Trying to define which activities are composting. But understood that landscaping also involves these and could take place on Sunday because not governed by the CUP.

Kissel: We'll try not to do that. We have had to load on Sunday afternoon for an early Monday trip to Milwaukee, but we will try not to bother the neighborhood. Also I do not have a problem not doing any composting on holidays. Not sure what holidays Nancy means, but I don't have a problem with no composting activity on Christmas, Easter, Thanksgiving, I understand folks have company over.

Thelen: New plan of operation says will bring in mink bedding, but the last CUP prohibited the use of mink bedding.

Kissel: We're not using mink bedding. Office staff may have put that in by mistake from an old one. Zimbal has not come down there for 3 years now.

Miller: What is the source of nitrogen?

Kissel: Garden waste, leaves and grass clippings. Don't bring in manure except rarely because farmers would rather have manure on their fields. When we test, we have plenty of nitrogen. No mink, no food waste, human or animal feed waste, silage produce from stores, etc.

Thelen/Miller: We did not get the DNR permit - just got the cover letter but we need the whole thing.

Thelen: Tracking pad? The old permit said you would have one.

Kissel: We have gravel and sand there. We go in by the edge of the Ledebor property (the east end). We use his culvert and we have gravel and grindings and sand there.

Usually not a problem - we're not going in and out of there with tractors. Now sometimes farmers with a big combine or tractor will pull some dirt onto the road, and we try to keep that pretty clean and we have a pretty good pad there.

Thelen: Please mark the tracking pad on your site plan.

Kissel: OK

Miller: (Summarizing):

1. Add to the application an updated site plan with tracking pad
2. Updated plan of operation that doesn't talk about mink manure -- so that it is correct regarding the things you talked about tonight.
3. Hours/days of operation - Kissel adds that he will add the holidays too.
4. DNR permit

Thelen: You might also mention in the application the trees you did plant by way of screening as that was a thoughtful thing to do.

Supervisor DesJardins has question about footprint map. The footprint map is outdated.

Thelen: We're getting a new site plan.

Supervisor DesJardins: Width of the curing piles and records of temperatures.

Thelen: We're getting his DNR reports.

Kissel: We'll send reports to Town at same time as we send to DNR.

Miller: For reporting, Town does not require anything DNR does not, so just copy us on what you send to the DNR.

At this point, the Matt's want to offer public comment. They did not do so during the public hearing because they could not figure out the phone/zoom.

Matt: Noise -- Worst noise is when City of Sheboygan comes at 5:30 a.m. and dumps the leaves and vibrates their trucks and the guy runs the pay loader. They come and go all day long. Also, filling in the wetlands. He's filling in and the wetlands and the boundaries are moving south. A lady from County Planning came to measure and said he's over the boundary, and he was told to dig some back out and next day started filling in again.

Thelen: Please limit comments to the CUP.

Matt: They are always bringing in leaves and bark and woodshavings all the time so they are filling in the wetlands.

Thelen: I hear you saying the City is making noise on the property and there is an issue with wetlands. I would like to see how this is related to the composting. Andy is the City dumping on your property?

Kissel: Yes, the City brings in compost. They should not be bringing it at 5:30 a.m. If they are, then we need to address that.

Thelen: If they are, let them know compost is only after 7 a.m.

Kissel: concurs.

Thelen: Get the update to Julie, and thanks to those who contributed public comment.

Miller: Get it to Julie within the next week or two so we can get you on the next PC.

ADJOURNED at 7:06 p.m. Motion by Miller, second by Goebel, motion passed.

Respectfully submitted by Erik Thelen