

DRAFT MINUTES OF THE MARCH 11, 2024 PLAN COMMISSION MEETING

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

MEETING DATE: March 11, 2024, 6:30 P.M.

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

Present: Fritz Goebel, Brett Zemba, Emily Stewart, Roger Miller, Erik Thelen.

Not present: Linda Serrano, Guy Jones

OTHER ATTENDEES: Supervisor Nancy DesJardins, Supervisor Tom Stoelb, Jim and Joanne Matt, Andy Kissel (Serenity Farm), Raj Shah (Sleep Inn), Jayne Zabrowski

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 DesJardins states that the site map in the packet does not match the current composting.

Jim Matt states that the wetland area swale (on the map) does not indicate the distance between the compost pile and the swale. He notes that the wetland is vital and states that it is not OK to fill wetlands with wood chips and compost. He asks if his property values are going to go down because of this. Also, he observe more mounds than are shown on the map. He asks if DNR is going to come do an inspection. He says noise is a big concern.

PUBLIC COMMENT PERIOD: No one offered comment.

NEW BUSINESS

1. Approval of Draft Minutes from the February 12, 2024 meeting.

Goebel moves to approve, Stewart seconds, motion passes 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).

Zemba moves to recommend approval of the renewal, second by Goebel.

Miller notes that the site plan looks to have changed and suggests a new application to DNR to account for expanded footprint, requests a qualified land surveyor to prepare map, and notes that the operation has expanded into stormwater management area (CRP on the map).

Thelen offers a badly worded friendly amendment to address term, definitions, and holidays (which was in any case out of order as it included too many elements for one amendment). Zemba declined the friendly amendment.

Motion to recommend renewing the permit passes: Goebel, Zemba, Stewart vote Aye, Miller votes Nay, Thelen abstains.

3. Sign permit pre-application meeting (discussion only) for Sleep Inn, 3912 Motel Road, parcel 59030459220. The parcel is zoned Highway Commercial.

Mr. Shah stated that he does not want a sign, showed the commission drawings and a cost estimate of the sign he does not want. We gathered that a franchise is demanding that Mr. Shah get a sign.

ADJOURNED at 7:33 p.m. Motion by Miller, second by Stewart, motion passed.

Respectfully submitted by Erik Thelen