

Report of the Town Wilson Long Range Plan [LRP] Ad Hoc Committee meeting held Monday, June 25, 2011 in the Town Wilson Office Building. Agenda for this meeting was posted at the TW Office, TW Maintenance Building and TW Fire Department on Tuesday, June 21, 2011 between the hours of 9: and 10:am.

Meeting convened at 6:30pm. Present: Co-Chairs Bob Werner and Marge Pearce. Kevin Struck – UW Extension. Loretta Gilbertson, Jim VanTreeck, Marko Zagar, Heidi Brake, Gerry Bertsch, Larry Pearce and Mike Basch.

#### Status Reports.

Wind Siting Rules. There appears to be no reference to the rules in the Budget Bill and the Legislature has not addressed it as a separate topic. Therefore, the State Statutes and local ordinances remain in-place. TW includes them as Conditional Uses in its Zoning Ordinance.

Farmland Preservation Program. According to a notice distributed by ‘1000 Friends of Wisconsin’ “the program is cut. The fee for converting prime land that is set aside in a tax shelter is eliminated – also eliminating an incentive to keep farmland growing crops instead of houses. The PACE (Purchase of Agricultural Conservation Easements) is defunded”. That indicates the program, which is under the jurisdiction of Sheboygan County, remains as it is.

Topic: CTH OK / South Business Drive / CTH OK Corridor.

Work continues on the OK / EE Round-Bout but it will not be completed by July 4th as predicted.

TW belongs to the Sheboygan County Economic Development Corporation. Executive Director Patrick Drinan was present to explain the role of the corporation in Sheboygan County and how TW could benefit.

SCEDC was created in August 2009. The Vision Statement says “it will be the premier private/public partnership leading collaborative retention, expansion and attraction efforts for business and employment”. The 2011 Budget is \$330,000. There are currently two paid staff members including Drinan. It is served by a Board of not more than thirty-five members [currently thirty-three] who are not paid for their time. Members represent municipalities, business, banking and LTC. Funding is from voluntary contributions from municipalities, local businesses and individuals. TW 2011 budget included \$300 for this purpose. More information is available at the websites: [scedc@SheboyganCountyEDC.co](mailto:scedc@SheboyganCountyEDC.co) or [www.SheboygancountyEDC.com](http://www.SheboygancountyEDC.com) or [www.PromiseofSheboyganCounty.com](http://www.PromiseofSheboyganCounty.com). There are teams of volunteers who visit existing businesses to learn more about them and determine whether they are looking toward expansion, re-location or some other service.

There have been many inquiries – some local, some from out of the area and some anonymous. Most are seeking information about the availability of existing buildings with specifics such as general location, municipal services [sewer and water], ceiling heights, floor space, accessibility to highways and mix of other businesses in the area. The number of industrial seekers exceeds service or restaurant inquiries. Most have already determined work force availability. Most are

from within the area and are looking to relocate for one reason or another. SCEDC also assists in sending people 'in the right direction' if there is a need to develop a business plan, obtain financing, or training a workforce.

When an inquiry is addressed, information is gathered on several sites and further action is up to the inquirer.

There is a mix of businesses types along the OK Corridor. They are currently zoned, Highway Commercial [HC] or Agricultural 2 [A-2]. There was some discussion about the businesses and their classification as 'Conditional Uses'. Chair Gartman has asked the LRP to review the Conditional Use sections of the TW Zoning Ordinance. The topic goes beyond The Corridor and should have more in-depth information and discussion than is available for this meeting. It was tentatively decided to address this request starting in January 2012.

Currently there are three parcels 'available' on The Corridor: former lumber yard at OK and V, former Judi's Restaurant, and a ninety-eight acre parcel north and south of Stahl Road between The Corridor and I-43. Though it would probably be desirable to raze the former lumber facilities, the site is appealing because of its size and accessibility to I-43. Drinan does not envision a strip mall or large business on The Corridor. He sees more small offices, service businesses or retailers.

Next Meeting, Monday, July 25, 2011. Topic: identify the existing businesses on The Corridor, Sauk Trail Road, Racetrack Road, Stahl Road and Frontage Road west of I-43. Determine what type of development would be welcome to the neighbors and comply with the LRP Business Zoning. Develop a follow-up recommendation to the TW Plan Commission and Town Board.

Note: Persons wishing to receive direct email notice of the agenda for the upcoming LRP meeting and the Report of the completed meeting should forward an email address to [margep@powercom.net](mailto:margep@powercom.net)

TWLRP Co-Chairs

Marge Pearce 920-458-2000 and Bob Werner 920-458-4992

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