

Town Wilson Long Range Plan Ad Hoc Committee
Summary Report
Task: County Highway OK / South Business Drive Corridor.

TWLRP submits this summary report to the Town Wilson Plan Commission and Town Wilson Board and asks this information be considered when addressing development applications along the OK / South Business Drive Corridor, Sauk Trail Road in the vicinity of CTH V, and Frontage Road.

Meeting May 23, 2011 with Greg Schnell, Sheboygan County Highway Superintendent.

- Construction of the round-about at the Intersection of Corridor with CTH EE/ Weeden Creek Road.
- OK north to railroad track bridge. Corridor will be widened to two (2) twelve foot (12') travel lanes and a center fourteen foot (14') turning lane. Five foot (5') bike paths will be added to both travel lanes. A sidewalk will be added to the east side beyond the bike lane. All mailboxes will be moved to the west side. Scheduled for Fall of 2012.
- OK South to CTH V There is currently no design in-place nor is the south Corridor in the County Plan. It takes eighteen-to-twenty-four (18-24) months to design a roadway, do the detailed pre-construction work and acquire right-of-way [r-o-w] if necessary. According to town records, the south Corridor r-o-w was dedicated June 27, 1849 and is sixty-six feet (66'). The earliest a re-build could be anticipated would be 2015. Primary consideration being available funding. In all probability, the Plan would continue with the same design as is north of CTH EE. Two travel lanes, center turn lane, added bike lanes and sidewalk. Based on the north construction, a total of forty-eight feet (48') would be required without sidewalks. .

.Meeting, June 27, 2011 with Sheboygan County Economic Development Corporation. Executive Director Patrick Drinan

- Explanation of the role of SCEDC in business and industrial development in Sheboygan County.
- Review of businesses currently on the extended corridor and west of I-43.
- Discussion as to types of development would be desirable in the subject areas.

Meeting July 25, 2011. Reach consensus on

- The improvements to OK will change the traffic patterns and may result in more business development.
- Several parcels are 'vulnerable' to less desirable land uses because of the current A-2 zoning.
- Keeping of animals [mink, pigs, livestock, horses] or poultry in the 'red zone' on the LRP Map should be prohibited. It is noted the Rammer parcel has had beef cattle and should be allowed to continue to do so as a 'grandfathered' land use.
- Construction or contracting businesses should be permitted in the 'red zone' on the LRP Map only under the HC guidelines as stated
- Radio or TV broadcast studios should be restricted from having towers in the 'red zone' on the LRP Map
- Following the meeting, further research was done to provide a count as to the approximate number of land uses in this area: 26 Businesses, 3 churches, 24 single family residences and 5 parcels of active farmland. The uses are currently a mix of HC and A-2.
- The businesses currently along the corridors are zoned HC; 7 of which are operating under a HC conditional use permit. Strict performance standards should be considered or developed to prevent conflicting uses. The current A-2 zoning allows uses that would conflict with the long term goals of having the corridor meet the HC zoning standards once the parcels are developed

All of the conclusions are based on in-put from area residents who live on or frequently use the corridor.

Thank you,
TWLRP Co-Chairs
Marge Pearce 920-458-2000 and Bob Werner 920-458-4992
8.15.11