

Report of the **Town Wilson Long Range Plan [LRP] Ad Hoc Committee** meeting held Monday, September 27, 2010 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, September 21, 2010 between the hours of 8:30am and 9:15am. Meetings during the months of June, July and August were canceled while waiting for the Wind Siting Committee to finish its work and forward recommendations to the PSC.

Meeting convened at 6:30pm. Present: Co-Chairs Bob Werner and Marge Pearce. Kevin Struck – UW Extension. Rich Ternes and Jerome Zimbal.

Status Reports. Minutes posted on the TW Website were used as reference points:

- Fire Study Committee has been meeting and updating the TW fire protection status. A sub-committee has been named to prepare information relating to how outlying areas of TW are being served. A matter of discussion is the location of the current firehouse in relation to the growth, response time and needs.
- Emergency generator is being installed to serve the town hall and office in the event of outages. In addition, work updating the drainage around the hall and the feasibility of installing some sort of elevator or chair lift to allow persons with handicaps to use the lower level.
- Plan Commission has drafted criteria for a separate Cemetery Zoning within the TW Zoning Ordinance. It would appear there are no recorded deeds for the Town-owned cemeteries (Fladder Hill and Moenning Koeppe) so surveys were done and adjacent property owners are being contacted.

Task Assignment The mandated Wind Siting Committee has completed its meetings and made a recommendation to the Public Service Commission. The 60 page report is available on the PSC Website. It was noted four of the members of the committee have filed a report (which is included) stating there was not always complete agreement on the issues and have provided their position in five areas. The PSC has accepted and approved the recommendation and it is now at the point where it requires Legislative vote to become a 'Rule'. Ziegelbauer and Liebham are requesting public hearings be held to gather input on the recommendations before adoption.

During discussion it was determined these 'Rules' contain minimum and maximum standards which may be adopted by the local municipalities. It would appear each application for a wind tower must be addressed individually and 'one size fits all' does not apply. In reviewing 'TW Ordinance 8.00 Conditional Uses' and '8.04 Energy Conservation Uses' the Ordinance reads wind and solar energy production are "Conditional Uses in the Agricultural and Industrial Districts". Based on that restriction, review of the Wind Siting Committee Report and review of the proposed Wind Siting Rules, TWLRP Task Team makes the following recommendation: Town Wilson Board, after review by the Town Wilson Plan Commission, amend the Town Wilson Zoning Ordinance 8.04(1) to conform to the standards of the Wind Siting Rules for projects less than 100 megawatts generating capacity as adopted by the State of Wisconsin. Further, that Wisconsin Act 40 be applied for projects of over 100 megawatts.

Next Task Assignment. Werner and Chair Gartman attended a Working Lands Initiative workshop sponsored by Sheboygan County in relation to the changes being made in the Farmland Preservation Program. State has mandated the County adopt a revised Farmland Preservation Area Map by 2015 that does not conflict with the current Comprehensive Plan. This would replace the existing Farmland Preservation Program and the eligibility status of local farmers and landowners for tax credits would change. There would appear to be many questions as to how this would work and confusion as to its application. Gartman has asked the LRP to look at this mandate and where it would 'fall into' the town plan. Purpose of doing so would be to give TW a 'foot up' and have a plan for inclusion in the County Map of the Farmland Preservation Areas (FPA) as required by 2015. Within this adopted County FPA, the TW property owners will have the option of 1) creating a Farmland Preservation Zoning District opting out of the area; or 2) opting out of creating a FPA District. In either case, area property owners could try to form a zoning district Agricultural Enterprise Area (should the town choose not to participate) to obtain tax credits.

It was decided the Task Team would identify all of the TW ag-land property owners and renters at the October 25th LRP Meeting. Request will be made [to the TB] to do a direct mailing to each of these parties inviting them to the January 24th Meeting (possibly held in the afternoon and at the UW Offices). 'What are the rules and what to they mean to me?' Program to be an explanation of the Working Lands Program, options as a town and as a property owner with open discussion and input.

There being no further business the meeting adjourned at 8:01pm.

Marge Pearce and Bob Werner. TWLRP Co-Chairs.
10.1.10