

Report of the Town Wilson Long Range Plan [LRP] Ad Hoc Committee meeting held Monday, July 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 Friday, July 15, 2011 between the hours of 9:00 and 10:00 am.

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

#### Status Reports

From Gathering Waters, June 26,2011 "In terms of PACE, the Legislature voted to fund the first round of PACE applications with \$5.2 million in bonding authority from the Stewardship Program, and ordered the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) to study the PACE Program over the next year. Gov. Walker did not veto this provision, so it remains part of the final version of the state budget, which he signed the other day. I believe the conversion fee is still history, the proof being that they are now funding PACE with Stewardship funds"

Topic: CTH OK / South Business Drive / CTH OK Corridor Packet materials for each attendee included a Listing of Retail and/or Service Businesses along the corridor; TW 18.00 (NC) Neighborhood Commercial zoning ordinance; TW 19.00 (HC) Highway Commercial zoning ordinance; and, TW 15.00 (A-2) Agricultural 2 zoning ordinance as printed from the TW website. Discussion centered on the 'land uses' in each and included clarification of what was believed to be meant in the ordinance.

It was agreed by consensus that the 'red area' on the TW LRP Map 2.1 was the primary concern of these meetings and what would be addressed. This area [in a loose description] extends on both sides of I-43 from CTH EE / Weeden Creek Road south to CTH V, then south to CTH KK and CTH OK, with a parcel [currently] belonging to Horn Sales and Service on the west side of the frontage road. There being one section on the Frontage Road designated as Industrial which contains warehousing and the WPL Ash Disposal site. East boundary being approximately 1,000 feet east of CTH OK.

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.

#### Conclusions:

- 1) Several parcels are 'vulnerable' to less desirable land uses because of the current A-2 zoning.
- 2) Keeping of animals [mink, pigs, livestock, horses] or poultry in the 'red zone' 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.
- 3) Construction or contracting businesses should be permitted in the 'red zone' only under the HC guidelines as stated.
- 4) Radio or TV broadcast studios should be restricted from having towers in the 'red zone'.

5) There are currently 40 retail non-age businesses along the corridors, all of which are zoned HC and 7 which are operating under a HC conditional use permit. Strict performance standards should be considered or developed to protect conflicting uses that current A-2 zoning allows that would conflict with the long term goals of having the corridor meet the HC zoning standards once the parcels are developed.

Kummer, a member of the TW Plan Commission, said the commission has been restricting land uses in the 'red zone' to tighter criteria and has not been approving conditional uses. And, a PC Ad Hoc Committee has been looking into developing building design standards to prevent the pole building appearance. Landscaping is a 'must'.

Bertsch stated his preference would be for more businesses similar to Wilson Insurance. The traffic volume is low, the general appearance is favorable and compatible with the residential uses. It was agreed the larger parcels at the OK and V intersection would lend themselves to small retail strips. Under the current storm water run-off regulations most businesses will have to build retention ponds or provide some acceptable measure to slow the movement of water off the properties.

The improvements to OK, tentatively planned for 2012 to 2015, will change the traffic patterns and may result in more business development.

Next Meeting. August 22, 2011. Topic: 'Green spaces', parks, bike trails and places of interest. Review and discuss possible needs or changes.  
Invited: TW Park and Forestry Commission.

TWLRP Co-Chairs

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

7.26.11