

DRAFT MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

Town of Wilson: 5935 South Business Drive, Sheboygan, WI

Meeting Date: August 9, 2021

Meeting Time: 6:30 p.m.

CALL TO ORDER & DECLARATION OF OPEN MEETING by acting Chair John Ehmann, Fritz Goebel, David Schleicher, Erik Thelen, Guy Jones, Mandy Tran; Emily Stewart, present; Roger Miller and David Schleicher excused absence

Others present: Richard Ternes, Jeff Lasselle, Rich Stasik, John Dougherty, Marshall Kruget, Randy Blindauer, Ray Ten Pas, Genny Ten Pas, Nancy DesJardins

1. **The Town of Wilson Plan Commission will hold a public hearing on a condition use request from Tyson Strankman of SunVest Solar, N27W24025 Paul Ct., Suite 100, Pewaukee, WI 53072 for Millipore Sigma. The parcel for the property is 59030460050 in the Town of Wilson. Property is zoned A1 to allow the property a ground mount solar electric system for a conditional use permit.** Mr. Ehmann opened the public hearing at 6:36 PM. Rich Ternes, 6431 CTH OK Sheboygan Falls, stated that there is a mistake in the ordinance that allows solar systems in agricultural areas and that they should only be allowed in industrial areas. Randy Blindauer, 308 Tanglewood Lane, asked if the Town has given consideration to the aesthetics of a solar field; he stated that a solar farm will bring a very industrial look to the Town. Floor closed at 6:40 PM.

NEW BUSINESS:

1. **Approval of Draft Minutes from the July 12, 2021 meeting – Motion to approve the July 12, 2021 minutes made by Mr. Goebel. Ms. Tran seconded. Motion carried unanimously.**
2. **The Plan Commission will make a recommendation on the pre-application meeting for the conditional use request from Tyson Strankman of SunVest Solar, N27W24025 Paul Ct., Suite 100, Pewaukee, WI 53072 for Millipore Sigma. The parcel for the property is 59030460050 in the Town of Wilson. Property is zoned A1 to allow the property a ground mount solar electric system for a conditional use permit. –** Mr. Ehmann explained that there was a good amount of information provided by WE Energies. John Dougherty with Sun Vest, contractor for the project, stated that Millipore Sigma is host. The project is part of the Solar Now project approved by the Public Service Commission. It involves a fixed mounted solar array. Rich Stasik introduced himself as being with WE Energies. Jeff Lasselle introduced himself as the site director for Millipore Sigma. Ms. Tran asked about lifespan and if there is a remediation plan for the end of the lifecycle. Mr. Stasik stated that there is a 30 year life expectancy and it is set up so there is a discussion at year 29 about how to proceed. Mr. Ehmann asked if there were other questions. Mr. Thelen brought up the Town's limited authority based on Wisconsin Statutes. Mr. Ehmann explained that the Town has jurisdiction based on the size. He gave an overview of the Ordinance in relationship to issuing Conditional Use Permits. He distributed the draft CUP to the Plan Commission members and explained that a few of the points will be omitted. Mr. Thelen asked whether there is a plan to expand this project in the future; Mr. Stasik explained that there is a megawatt cap per customer and per service area, and they would not be permitted by the Public Service Commission to expand on this customer's property. Ms. Tran inquired about aesthetics and siting. Mr. Dougherty and Mr. Lassalle explained that there is fencing, and discussed the need to meet setbacks and that the panels cannot be blocked by shade. Mr. Stasik explained that low growth native plantings are part of the project. Ms. Tran asked whether WE Energies has other projects in residential areas, to which the applicant responded "yes." Ms. Tran stated that since the lease agreement is confidential, a point could be added to the CUP stating that the easement requirement in the Zoning Ordinance has been satisfied based on the materials submitted by the applicant. The group discussed WE Energies providing a legal description of the area, and Mr. Stasik stated that they could provide this. Members of the audience questioned the aesthetics again and proximity to farmland and a cemetery. Mr. Ehmann, Ms. Tran, Ms. Stewart, and Mr. Jones further discussed that projects like this are part of the growth

of land over time, solar panels look the way they do which is perhaps no different than other improvements a landowner could place, and they feel comfortable with the use and aesthetics. Mr. Stasik asked for a change to the CUP based on shared revenue, to which Mr. Ehmann agreed. **Mr. Goebel moved to recommend approval with conditions identified and changes discussed. Ms. Tran seconded.** No further discussion. **Motion carried unanimously.**

3. **Pre-application meeting with property owner Richard Ternes, 6432 County Road OK, Sheboygan Falls, WI 53085** This hearing is to consider the request of the applicant for the rezoning from (Agricultural District) A-1 into (Agricultural District) A-2. This request is for tax parcel 59030460580. – Mr. Ternes stated this parcel is 33 acres in size so it should be zoned A-2 anyway. Mr. Ternes said he was approached by Jansen & Sixel to make their lot bigger, and the plat of survey that was submitted reflects what was agreed to. The group agreed that the application appears complete and in compliance.
4. **Residential Zoning - Consideration of VRBO and B&B short term rentals as a Conditional Use** - Mr. Ehmann explained that the Town has been receiving a number of calls about rentals. He explained that there is a State statute providing more flexibility to homeowners to rent their homes. Homeowners are allowed to rent between 7 and 29 days. He spoke with the attorney and reported that this should be handled outside of zoning; the Town is able to require a Conditional Use Permit for this use. Ms. Wicker stated the City of Falls collects taxes. Mr. Ehmann explained that the Town can establish conditions for short term rentals; it cannot prohibit rentals for fewer than seven days.
5. **Consideration of Zoning Ordinance Update for Conservancy & Parks** – It was agreed that this topic was previously discussed at an earlier meeting.
6. **Discussion on sign ordinance as it relates to billboards** - Mr. Ehmann distributed the draft Sign Ordinance and directed everyone to pages on billboards. He stated that two attorneys said our language complies with state law and holds up to being contested in court. He further explained that he will take this to the board next week to see if they want to relax those restrictions, referencing 29.15(1). Ms. Tran asked if our space limitation creates a situation where signs cannot be placed because annexations lead to the allowable area being squeezed. After further discussion and Mr. Tenpas' statement that his recent sign application should go directly to the Board, Mr. Ehmann stated that the Ordinance is headed to the Board. He further explained that right now, his application would not comply with ordinances, although the applicant is welcome to attend the Town Board meeting to have more dialogue.

OLD BUSINESS: None

CORRESPONDENCE

1. Approved Plan Commission Minutes – No discussion.
2. Approved Town Board Minutes – No discussion.
3. Correspondence – No discussion.

ADJOURN: Motion by Ms. Tran, seconded by Mr. Jones to adjourn the meeting at 8:03 PM. All present voted aye, motion carried.

Minutes Respectfully Submitted by Emily Stewart, Plan Commission Member