

**MINUTES OF THE PLAN COMMISSION MEETING**  
**HELD ON TUESDAY MARCH 5, 2019 AT 5:15 PM**

A meeting of the Plan Commission was held on Tuesday, March 5, 2019 at 5:15 p.m. at the Town of Sheboygan Town Hall, 1512 N. 40th St., Sheboygan, WI 53081, Sheboygan County. The following were present: Commission Member/Town Chairperson Dan Hein, Supervisor Alexandra Nugent, Sanitary District No. 2 Commissioner Dave Griffin, Cole Northup, Karen Schulze, Brad Lambrecht, Tony Thiel, Peggy Fischer and Attorney Michael Bauer.

Notice of the meeting was given to the public at least 24 hours prior to the meeting by posting in three (3) different places.

Chairperson Hein opened up the meeting and introductions were given.

**AGENDA**

Atty. Bauer started the public hearings.

**PUBLIC HEARING - Conditional Use Permit**

Petitioner: Wade Elder, Independent Cleaning Solutions, Inc.  
Petitioner Address: 1117 Robin Road, Howards Grove, WI 53083  
Property Owner: Champion Storage & Rental LLC  
Owner Address: N7080 Riverwoods Dr. Sheboygan, WI 53083  
Property Address: 3838 Enterprise Dr., Sheboygan, WI 53083  
Property Zoning: B-4C/B-4A  
Parcel Size: Approx. 1.790 Acres  
Parcel Number: 59024344921  
Purpose of Petition: Independent Cleaning Solutions, Inc. would like to rent office and garage space at 3838 Enterprise Drive. The space would be used for administrative functions, supply and inventory storage. Wade Elder was present to explain the use of space as a place for inventory. All services are home based. The Board asked if there would be any chemicals mixed at the site and Elder said there would not be. Jerry Fletcher, Champion Storage spoke about Elder being the right tenant for the space. **Motion Schulze, second Rahn to close the public hearing. Motion carried.**

**PUBLIC HEARING - Conditional Use Permit**

Petitioner: Marcus Krugel DBA Northfield Site Development, LLC  
Petitioner Address: W1746 Northfield Circle, Sheboygan, WI 53083  
Property Owner: Marcus Krugel DBA Northfield Site Development, LLC  
Owner Address: W1746 Northfield Circle, Sheboygan, WI 53083  
Property Address: The corner of the intersection of Enterprise Dr. and Heather Valley Rd.  
Property Zoning: R4/R5  
Parcel Size: Approx. 10.4 Acres  
Parcel Number: 59024341732  
Purpose of Petition: To permit development of a 64 unit apartment/condominium residential development. Marcus Krugel was present to speak about the proposed town homes that will be built in phases, which will take three to four years to build. Krugel has met with the Sanitary and Sewer District regarding geothermal heating, cooling and hot water system he is proposing. After this is built, it would be dedicated to the Sanitary and Sewer district. Atty. Bauer recommends a stormwater management plan, which is subject to review by AECOM. Griffin asked Krugel to attend a Sanitary District meeting to discuss connection fees. The Town Board spoke about sewer and water easements and an owner/development agreement. The Board also asked Krugel about the plans being preliminary and if there would be any changes. Krugel responded that there would not be many and that the size and location would remain same. Krugel was asked about a playground location by the Board and he replied that there will be one on the premise. Krugel added that the parcel across the street will be used for the storm water system and possibly a future club house. **Motion Nugent, second Schulze to close the public hearing. Motion carried.**

## **PUBLIC HEARING - Conditional Use Permit**

Petitioner: Moraine Properties Inc-David Last  
Petitioner Address: W3329 Sunset Rd., Sheboygan Falls, WI 53085  
Property Owner: Moraine Properties Inc-David Last  
Owner Address: W3329 Sunset Rd., Sheboygan Falls, WI 53085  
Property Address: 3821 Kohler Memorial Dr. Suite 101, Sheboygan, WI 53083  
Property Zoning: R-1/B-2  
Parcel Size: No acreage listed  
Parcel Number: 59024364401

Purpose of Petition: Change of tenants and use of suite 101 for a boot camp style fitness center. David Last was present to inform the Board that there will be a change of tenants from Jessica's School of Dance to Fire Fitness Sheboygan, LLC. There will not be any changes to the exterior and there will be minor changes to the interior. The hours will be 5:30 a.m. to 9:30 p.m. These hours are not very different from the previous tenant. **Motion Griffin, second Lambrecht to close the public hearing. Motion carried.**

## **AGENDA**

1. Discussion/Action – Conditional Use Permit for Wade Elder, Independent Cleaning Solutions, Inc. **Motion Northup, second Nugent to recommend approval of a Conditional Use Permit to the Town Board for Wade Elder, Independent Cleaning Solutions, Inc. to rent office and garage space with no outside storage at 3838 Enterprise Drive. Motion carried.**
2. Discussion/Action – Conditional Use Permit for Marcus Krugel DBA Northfield Site Development, LLC. **Motion Nugent, second Lambrecht to recommend approval to the Town Board of the Development of a 64 unit apartment/condominium residential development at the corner of the intersection of Enterprise Drive and Heather Valley Road contingent on a development agreement, storm water management and maintenance agreement, reimbursement for legal fees and a lighting, landscaping and material plan. Motion carried.**
3. Discussion/Action – Conditional Use Permit for David Last of Moraine Properties, Inc. **Motion Nortup, second Schulze to recommend approval to the Town Board to allow Moraine Properties, Inc. to change tenants and use of suite 101 from Jessica's School of Dance to Fire Fitness Sheboygan LLC. at 3821 Kohler Memorial Dr. Motion carried.**
4. Discussion/Action– Certified Survey Map parcel split for 59024345171, N. 35<sup>th</sup> St. Edward Konz of First Realty Services, Inc. applied for a Certified Survey Map on behalf of Joyce Hinz's estate to split parcel 5902434517 to .52 acres for the main parcel and .53 acres for the new parcel. **Motion Schulze, second Thiel to recommend approval to the Town Board contingent on the approval of sewer and sanitary in lot 2. Motion carried.**
5. Discussion/Action– Design Plan and Layout Review for Susan Steinhardt, 3913 Hwy. 42. Mr. and Mrs. Steinhardt were present along with Jason Ahrens of Distinctive Design Studio. Ahrens spoke about the building plans and materials to be used. Steinhardt said that he is not sure if he would like stone or stucco. The Board asked about signage and Ahrens said that they are not sure if they will go with a monument or a sign mounted on the building. **Motion Schulze, second Northup to recommend approval to the Town Board contingent on final determination of material used on exterior and placement of sign. Motion carried.**
6. Correspondence & Communication – No new correspondence.
7. Adjourn – **Motion Schulze, second Thiel to adjourn the meeting at 5:42 p.m. Motion carried.**