

**MINUTES OF THE PLAN COMMISSION MEETING**  
**HELD ON TUESDAY APRIL 9<sup>TH</sup>, 2019 AT 5:15 PM**

A meeting of the Plan Commission was held on Tuesday, April 9<sup>th</sup>, 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, Sanitary District No. 3 Commissioner Jerry Hoepfner, 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.

Supervisor Nugent opened up the meeting and introductions were given.

**AGENDA**

Discussion – Atty. Bauer explained that David Halle of 3326 County Road Y would like to rezone parcel 59024343398 from A-1 to B-2 and build a storage shed for the Christmas trees he sells during the holiday season. David Halle was present and explained that he was looking at rezoning to business to allow him to build a storage shed on his property to accommodate the trees that he needs to store during the winter months to allow them to open properly and not freeze. The Board discussed their concern regarding a B-2 zoning since it would stay zoned that way in the future, even if sold. Atty. Bauer suggested a Conditional Use Permit for Agriculture zoning listed under Chapter 7, 6.10(i) of the Town of Sheboygan Ordinances. The Board asked about the size, construction and location of the building. Halle said that the building would be a stick building, approximately 40'x60' and would be located on northwest side, off to the right. It would not have plumbing and would be used only for storage and would not impact customer parking. The Board recommended Halle to fill out a Conditional Use Permit.

Discussion/Action – Sign Permit for Wisconsin Bank & Trust, 4210 Hwy 42, Sheboygan, WI. Katie Scholz with Marshall Sign was present. Scholz explained the updated look to the signs for Wisconsin Bank & Trust locations. The new sign will be a lower monument sign with a message center that will display rates. The sign will have one line of copy and will be approximately one foot tall and will be for text and numbers only. **Motion Rahn and second Northup to recommend approval of the sign permit for Wisconsin Bank & Trust at 4210 Hwy 42 to the Town Board. Motion carried.**

Discussion/Action – Sign Permit for Sheboygan Senior Community, 3505 County Road Y, Sheboygan, WI. Stephanie Goetz with Sheboygan Senior Community, Inc. was present. Goetz explained the rebranding of Sheboygan Senior Community, Inc. They are the same company, but they are updating their logo before they expand. The new sign will have the new logo and lettering that will be illuminated. **Motion Schulze and second Hoepfner to recommend approval of the sign permit for Sheboygan Senior Community, Inc. at 3505 County Road Y to the Town Board. Motion carried.**

Discussion/Action – Sign Permit for Baron's Gelato, 4325 Industrial Court, Sheboygan, WI. The Board discussed the location of the sign. **Motion Nugent second Schulze to recommend approval of the sign permit for Baron's Gelato at 4325 Industrial Court to the Town Board. Motion carried.**

Review/Recommendation – Approval of the Plan Commission Minutes of February 5, 2019 and March 5, 2019. **Motion Northup second Lambrecht to approve the minutes as written. Motion carried.**

Correspondence & Communication–There was no correspondence.

Adjourn-**Motion Schulze, second Hoepfner to adjourn the meeting at 5:31 pm. Motion carried.**

Peggy Fischer, Office