

**MINUTES OF THE PLAN COMMISSION MEETING  
HELD ON TUESDAY May 7<sup>th</sup>, 2019 AT 5:15 PM**

A meeting of the Plan Commission was held on Tuesday, May 7<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, Sanitary District No. 3 Commissioner Jerry Hoepfner, Brad Lambrecht, Tony Thiel, Attorney Michael Bauer and Clerk Peggy Fischer.

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

Chairman Hein opened up the meeting and introductions were given.

**AGENDA**

Atty. Bauer started the public meetings.

**PUBLIC HEARING - Rezoning Application**

Petitioner: Hillcrest Realty  
Property Owner: Jeanne Crosby  
19545 W. Main St.  
Lannon, WI 53046  
Property Address: Meadowbrook Lane  
Property Zoning: A-1/R-1  
Proposed Zoning: R-1  
Parcel Size: Approx. 12.7 acres  
Parcel Number: 59024343362

Purpose of Petition: Divide land into three single family parcels. The sizes of the parcels will be 4 acres, 4 acres and 4.7 acres. Atty. Bauer reviewed the location of the parcel. Paul Apfelbach of Hillcrest was present to speak about the development of the approximate 12.7 acre parcel. Apfelbach said that he has been working with the County and with the Village of Kohler regarding the approval of the survey. Atty. Bauer explained the Extra Territorial Plat Jurisdiction with the Village of Kohler regarding the survey. Apfelbach said that perk testing has been done for mound systems and the parcels would be serviced by wells. Hillcrest will be the builders of all three homes. Apfelbach has spoke with an unknown neighbor regarding any concerns. This neighbor did not have any issues other than construction vehicles. Mike Heidt of N6583 Meadowbrook Lane was present and his concern is regarding the construction vehicles ruining the roads or his land. Heidt said that he feels that the lots with large homes could increase the value of his home. He did say that he has a concern regarding the water shed with the creek and the dense clay. Heidt said that he is interested in sewer and water and would like more information regarding the cost from the Sanitary District. Karen Lemkuil of 1908 N. 49<sup>th</sup> Street asked about driveway lengths and setbacks for the homes and if the rezoning of the parcel would affect what her land is zoned as. Atty. Bauer told Karen it would not. Atty. Bauer would like to review the proposed zoning that Apfelbach had on his application. Griffin spoke about the need for sanitary and sewer in that area. Griffin said that the discussion will be on the agenda for the next Sanitary #2 and Sanitary District #3 meeting. Hein suggested that the neighbors meet with the Sanitary Districts to discuss the possibility of future sewer and water in their area. Hein explained that if sewer and water were brought into that area, it would be mandatory for the residents in the area to connect. Hein said he would not be able to hold up construction or development of the area. **Motion Nugent, second Hoepfner to close the public hearing. Motion carried.**

**PUBLIC HEARING - Conditional Use Permit**

Petitioner: Suzanne Tharp/Contractor  
Petitioner Address: 1635 Nth. 27<sup>th</sup> Place  
Sheboygan, WI 53081  
Property Owner: TNT Enterprises  
Owner Address: 3532 Crouch St.  
Lafayette, IN 47905-4476  
Property Address: 3706 Enterprise Dr.  
Property Zoning: B-4A  
Parcel Size: Approx. 1.05 Acres

Parcel Number: 59024343928

Purpose of Petition: TNT Enterprises would like to cut in a 9' x 10' dock door. They would also like to expand the building with an 80'x85' addition. Susan Tharp was present to represent her sons, Bob and Pat Tharp, Owners of TNT Enterprises, which is located in Lafayette, Indiana. Tharp explained that the company is a distributor of packaging materials and supplies. The business is growing and they are in need of a dock door and an 80' x 85' addition. Tharp introduced the Contractor, Ryan Lorrigan and the Warehouse Supervisor, Dale Drescher. Lorrigan and Drescher explained the need for the dock door and addition. There would be no additional plumbing in the addition. Hein asked for a color rendering. **Motion Lambrecht, second Hoepfner to close the public hearing. Motion carried.**

## AGENDA

1. Discussion/Action–Rezoning Application for Hillcrest Reality on behalf of Jeanne Crosby for parcel 59024343362. Hillcrest would like to rezone A-1/R-1 parcel to R-1. **Motion Thiel, second Lambrecht to recommend approval of the rezoning application for parcel 59024343362 to the Town Board with recommended zoning per Atty. Bauer. Motion carried.**
2. Discussion/Action – Certified Survey Map for Hillcrest Reality on behalf of Jeanne Crosby for parcel 59024343362 on Meadowbrook Lane. Hillcrest would like to split the land into three single family parcels. The size of the parcels will be approx. 4 acres, 4 acres and 4.7 acres. **Motion Nugent, second Lambrecht to recommend approval to the Town Board for the Certified Survey Map for parcel 59024343362 on Meadowbrook Lane with recommended zoning and a drainage plan. Motion carried.**
3. Discussion/Action–Conditional Use Permit for Suzanne Tharp for TNT Enterprises, 3706 Enterprise Dr. parcel 59024343928 to cut a 9'x10' dock door and to expand the building with an 80'x85' addition. **Motion Lambrecht, second Hoepfner to recommend approval of the Conditional Use Permit for TNT Enterprises, 3706 Enterprise Dr, Parcel 59024343928 for a dock door and addition to the Town Board contingent upon a colored rendering of the addition. Motion carried.**
4. Discussion–Guy and Katherine Miller regarding parcel 59024342781 development. Guy and Kay Miller were present to discuss their son and daughter-in-laws interest in building on the parcel. The parcel is on the backside of the Riverwoods course. Miller asked about water/sewer/mound systems and the number of homes per parcel and location of driveways and roads. The Board and Atty. Bauer answered his questions. The process of building was explained to Miller.
5. Review/Recommendation–Approval of the Plan Commission minutes of April 9<sup>th</sup>, 2019. **Motion Nugent, second Hoepfner to approve the Plan Commission minutes of April 9<sup>th</sup>, 2019. Motion carried.**
6. Correspondence & Communication –No correspondence.
7. Adjourned-**Motion Hoepfner, second Lambrecht to adjourn the May 7<sup>th</sup>, 2019 meeting at 6:15pm. Motion carried.**

Peggy Fischer, Clerk

NOTICE IS HEREBY GIVEN that a majority of the Plan Commission, Sanitary District #2 (Sewer) and Sanitary District #3 (Water) Commissions may be present at this meeting to gather information about a subject over which they may have decision-making authority. This may constitute a meeting of the Plan Commission, Sanitary Districts No. 2 or No. 3, pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W. 2d 408 (1993), and must be noticed as such although Plan Commission, Sanitary District #2 (Sewer) and Sanitary District #3 (Water) will take no formal action at these meetings.