

**MINUTES OF THE PLAN COMMISSION MEETING  
HELD ON TUESDAY June 4<sup>th</sup>, 2019 AT 5:15 PM**

A meeting of the Plan Commission was held on Tuesday, June 4th, 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, Cole Northup, Karen Schulze, 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.

Atty. Bauer started the public meetings. Atty. Bauer spoke about the rezoning and conditional use permit together for Acuity, A Mutual Insurance Company.

**PUBLIC HEARING - Rezoning Application**

Petitioner: Acuity, A Mutual Insurance Company/Sheri Murphy  
Petitioner Address: 2800 S. Taylor Drive  
Property Owner: Acuity, A Mutual Insurance Company  
Owner Address: 2800 S. Taylor Drive  
Property Address: 3617 and 3725 Union Avenue and one parcel with no assigned address  
Property Zoning: R-2  
Proposed Zoning: B-4A  
Parcel Size: Approx. 4.76 Acres  
Parcel Number: 5902435440, 59024353390 and 59024353410  
Purpose of Petition: Rezone the three (3) requested parcels from R-2 to B-4A for open space and landscape material storage bins, future storage and greenhouse building. Scott from Excel Engineering was present to discuss the future use of the area. The Board questioned future drainage. Scott from Excel said that they would keep it the same. Atty. Bauer asked Scott about the future plans regarding the Aurora development and any other developments. Scott said he is unaware of the current plans for Aurora and there is a parking campus planned, which is a City development. Griffin is requesting a stormwater agreement. **Motion Schulze, second Nugent to close the public hearing. Motion carried.**

**PUBLIC HEARING - Conditional Use Permit**

Petitioner: Acuity, A Mutual Insurance Company  
Petitioner Address: 2800 S. Taylor Drive  
Property Owner: Acuity, A Mutual Insurance Company  
Owner Address: 2800 S. Taylor Drive  
Property Address: 3725 Union Avenue and one parcel with no assigned address  
Property Zoning: R-2  
Parcel Size: Approx. 4.76 Acres  
Parcel Number: 59024353440, 59024353390 and 59024353410  
Purpose of Petition: Construct storage bins on property for landscape materials and to provide gravel parking/maneuver area. Future development to include construction of additional storage and a greenhouse building. Please see the above minutes.

**PUBLIC HEARING - Conditional Use Permit**

Petitioner: Franzen Graphics Inc.  
Petitioner Address: 5300 Hwy. 42  
Property Owner: F-Troop LLC  
Owner Address: 5300 Hwy 42  
Property Address: Northeast corner lot of STH 42 and Playbird Rd.  
Property Zoning: I-1  
Parcel Size: 59024341980  
Parcel Number: 6.51 Acres  
Purpose of Petition: Construction of a 230' x 52' metal storage building for large items with an added driveway off of Playbird Road to reduce use of STH 42 Driveway. Atty. Bauer explained that Franzen previously presented a concept review. Gary Gartman, Quasius Construction, was present to discuss the landscape and exterior

color plans. The Board asked what would be stored in the units. Gartman explained that they would be heated units for businesses and larger units for large sized items. There would be no outside storage allowed. Gartman also explained the access point being on Playbird, which will be paved. **Motion Northup, second Hoepfner to close the public hearing. Motion carried.**

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

Petitioner: David Halle

Petitioner Address: 3326 County Road Y

Property Owner: David Halle

Property Address: 3326 County Road Y

Property Zoning: A-1

Parcel Size: Approx. 3.335 acres

Parcel Number: 59024343398

Purpose of Petition: Construction of a 40' x 60' storage shed for storage of Christmas trees during the Holiday season. Atty. Bauer explained that Halle previously presented a concept review. Halle presented additional drawings and explained what the buildings would be used for. Dale Koepke, 3416 Cty. Rd. Y asked Halle about the use of the storage shed when he is not storing trees and Halle said he will use it as extra storage and not for any other businesses. Atty. Bauer read correspondence that was received via email the day of the meeting from the Hartmann Family with land on Cty. Rd. Y regarding some concerns with drainage. An email was also read from Stephanie Goetz, Sheboygan Senior Community, in regards to support for Halle's business with a question regarding a possible addition of a shoulder on Y. The Board discussed both correspondences. **Motion Hoepfner, second Schulze to close the public hearing. Motion carried.**

#### **AGENDA**

1. Discussion/Action—Rezoning Application for Acuity, A Mutual Insurance Company to Rezone the three (3) requested parcels on Union Avenue from R-2 to B-4A for open space and landscape material storage bins, future storage and greenhouse building. **Motion Nugent, second Lambrecht to recommend approval to the Town Board for Acuity to rezone parcels 5902435440, 59024353390 and 59024353410 on Union Avenue from R-2 to B-4A. Motion carried.**
2. Discussion/Action—Conditional Use Permit for Acuity, A Mutual Insurance Company to construct storage bins on Union Avenue property for landscape materials and to provide a gravel parking/maneuver area. Future development to include construction of additional storage and a greenhouse building. **Motion Northup, second Schulze to recommend approval of the Conditional Use Permit for Acuity to the Town Board for parcel numbers 5902435440, 59024353390 and 59024353410 for future development. Motion carried.**
3. Discussion/Action—Conditional Use Permit for Franzen Graphics to Construction of a 230' x 52' metal storage building at 5300 Hwy. 42 for large items with an added driveway off of Playbird Road to reduce use of STH 42 Driveway. **Motion Lambrecht, second Northup to recommend approval of the Conditional Use Permit for F-Troop (Franzen Graphics) to construct a storage building at 5300 Hwy. 42 with no outside storage permitted. Motion carried.**
4. Discussion/Action—Sign Permit for Franzen Graphics for a 60" x 96" Tall sign that will be installed at the entrance location along Highway 42. Table discussion. No action.
5. Discussion/Action-Conditional Use Permit for David Halle to Construction of a 40' x 60' storage shed for storage of Christmas trees during the holiday season at 3326 County Road Y. **Motion Northup, second Nugent to approve the Conditional Use Permit for David Halle to construct a storage shed for storage of Christmas trees during the holiday season at 3326 County Road Y with the condition that no other businesses will use and that Halle as the resident can use for accessory use when not using for storage of Christmas trees. Motion carried.**
6. Discussion-Hillcrest Construction regarding a fence in Mueller Fields Subdivision. Oyvind Solvang, Owner of Hillcrest Construction was present to discuss the fence in Mueller Fields Subdivision. Oyvind apologized for the placement of the fence and his failure to obtain a permit. Solvang said his objective was to conserve the privacy and shield the noise since the berm was not doing the job. Chris Presti, 3332 Courtney Drive and Raju Dakoju, 4509 Lisa Avenue was present and spoke about the benefits of the fence. Atty. Bauer spoke

about the options regarding maintenance of the fence and the Town not being responsible for maintaining the fence on Town property. Atty. Bauer spoke about a possible agreement with the homeowners regarding maintenance. Hillcrest will be responsible for the Attorney costs regarding the fence. Lambrecht mentioned the bracing of the fence and Solvang said that he would look at it. **Motion Northup, second Rahn to table discussion. Motion carried.**

7. Discussion-Mike Werner, American Dream Builders-Development on N. 51<sup>st</sup> and Mueller Road. Mike Werner was present to discuss the proposed development of multiple units off of N. 51<sup>st</sup> and Mueller Road. Werner would like to build eight side by side condominiums and create a condominium association. The roads would be private. Werner would model them after the current homes he built on North Taylor Drive. The homes would be approximately 1700 square feet and sell for approximately \$320,000. Hein read the email that was received from Stephanie Goetz, Project Manager of Sheboygan Senior Community regarding her concern about additional water runoff that will be incurred with the amount of hard surface added to the area. The Board spoke about the concern with water runoff and the natural water way. The lack of green space and parcel size were also discussed. Werner was informed of his next steps regarding a Conditional Use Agreement and rezoning. No action taken. Discussion only.
8. Review/Recommendation - Approval of the Plan Commission minutes of May 7<sup>th</sup>, 2019. **Motion Nugent, second Hoepfner to approve the Plan Commission minutes of May 7<sup>th</sup>, 2019. Motion carried.**
9. Correspondence & Communication - No Correspondence or Communication
10. Adjourned-**Motion Rahn, second Schulze to adjourn the meeting at 6:08pm. 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.