

**NOTICE OF THE MEETING OF THE  
TOWN OF SHEBOYGAN PLAN COMMISSION**

**TUESDAY, July 9<sup>th</sup>, 2019 @ 5:15 pm**

Town of Sheboygan  
1512 No. 40<sup>th</sup> Street  
Sheboygan, WI 53081

**PUBLIC HEARING - Rezoning Application**

Petitioner: Mike Werner of American Dream Builders of Sheboygan County, LLC  
Property Owner: Mike Werner of American Dream Builders of Sheboygan County, LLC  
Owner Address: 1715 Willow View Ct.  
Sheboygan, WI 53081  
Property Address: North 51<sup>st</sup> Street  
Property Zoning: R2  
Proposed Zoning: R4/R5  
Parcel Size: Approx. 4 acres  
Parcel Number: 59024344331  
Purpose of Petition: Rezone to allow for multiple side by side condominiums to be built as part of a condominium association off a private road accessed from N. 51<sup>st</sup> street.

**PUBLIC HEARING - Conditional Use Permit**

Petitioner: Mike Werner of American Dream Builders of Sheboygan County, LLC  
Property Owner: Mike Werner of American Dream Builders of Sheboygan County, LLC  
Owner Address: 1715 Willow View Ct.  
Sheboygan, WI 53081  
Property Address: North 51<sup>st</sup> Street  
Property Zoning: R2  
Parcel Size: Approx. 4 acres  
Parcel Number: 59024344331  
Purpose of Petition: To allow for multiple side by side condominiums to be built as part of a condominium association off a private road accessed from N. 51<sup>st</sup> Street.

**PUBLIC HEARING - Conditional Use Permit**

Petitioner: Point Creek RV Rentals, LLC  
Petitioner Address: c/o Catilin A. Brotz  
502 N. 8<sup>th</sup> Street  
Sheboygan, WI 53081  
Property Owner: Dhaliwal Trust  
Owner Address: c/o John R. Gerth, Trustee  
Owner Address: P.O. Box 402  
Thiensville, WI 53092-402  
Property Address: 4912 Vanguard Dr.  
Property Zoning: B-4C  
Parcel Size: Approx. 4 acres  
Parcel Number: 59024341901  
Purpose of Petition: For recreation vehicle rental operations including pick up, drop off of and storage for approximately six (6) campers for the months primarily of June through September of each year.

**PUBLIC HEARING – Zoning Code Amendment** – An Ordinance Amending the Zoning Code Chapter 7 Section 8.2(g) Regarding Sidewalks, Driveway and Retaining Walls – Sidewalks, Driveway and Retaining Walls are not to be located closer than five feet (5') to any lot line without Town Board approval.

**AGENDA**

1. Discussion/Action-Rezoning Application for Mike Werner of American Dream Builders of Sheboygan County, LLC for four (4) Acres on North 51<sup>st</sup> street, parcel 59024344331. Rezone from R2 to R4/R5 to allow for multiple side by side condominiums to be built as part of a condominium association.
2. Discussion/Action-Conditional Use Permit for Mike Werner of American Dream Builders of Sheboygan County, LLC for four (4) Acres on North 51<sup>st</sup> street, parcel 59024344331 to allow for multiple side by side condominiums to be built as part of a condominium association.

3. Discussion/Action-Conditional Use Permit for Point Creek RV Rentals, LLC for recreational vehicle rental operation including, pick up, drop off and storage for approximately six (6) campers for the months of primarily of June through September of each year at 4912 Vanguard Drive (Paul Food Mart).
4. Discussion/Action-Ordinance Amending the Zoning Code Chapter 7 Section 8.2(g) Regarding Sidewalks, Driveway and Retaining Walls.
5. Review/Recommendation - Approval of the Plan Commission minutes of June 4<sup>th</sup>, 2019.
6. Correspondence & Communication - No Correspondence or Communication
7. Adjourn

Town of Sheboygan Plan Commission, Daniel W. Hein, Chairman

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.