

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY July 9TH, 2019 at 5:15 PM**

A meeting of the Plan Commission was held on Tuesday, July 9th, 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, Office Chris Steeb and Kim Titel.

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. He then read the Purpose of the Rezoning Application and Conditional Use Permit for Mike Werner of American Dream Builders of Sheboygan County, LLC, The Conditional Use Permit for Point Creek RV Rental, LLC. Hein mentioned that there were 19 Letters/emails from residents opposed to the development that Mike Werner is petitioning for. Hein asked Werner if he wanted to change his mind. Werner wanted an opportunity to explain his plans.

Atty. Bauer opened the public meetings.

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 51st 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. 51st street. Attorney Bauer spoke about the rezoning application and the conditional use permit application for Mike Werner of American Dream Builders of Sheboygan County, LLC. Mike Werner was present and gave a presentation and addressed many of the concerns that were in the letters and emails. He explained that these were not apartments, but side by side condominiums accessed by a private road off of 51st street. Werner's plans are to build seven higher end units similar to the condominiums that he built on the far end of Taylor drive that sell for \$320,000. Werner addressed the drainage concerns and explained the plan that was drawn up by an engineer. Atty. Bauer opened the hearing for the residents and the following residents spoke of their concerns: Karl Klotzbuecher, 4834 Stonefield Rd., Leslie Miller, 3135 Erik Lane, Pat Wild, 4719 Horseleap Lane, Dr. Sanjay Suthar, 4705 Stonefield Road, Martha Laning, 3007 Greenview Drive, Sheli Moerchen, 3108 Erik Lane, Bob Moerchen, 3108 Erik Lane, Lester Wright, 4537 Culla Hill Cr, Lester Wright, 3135 Erik Lane, Mike Orville, 3135 Limerick Lane, Stephanie Goetz, Sheboygan Senior Community, Patti Thomack, 3008 Erik Lane, Andy Dehne, 4502 Stonefield Circle, Darren McKeefry, 3140 Limerick Lane, Patrick Ortleib, 4527 Culla Hill Circle, Jay Adams, 4505 Stonefield Circle, Terry Martin, 3220 Greenview Drive, Erik Krumholz, 3022 Erik Lane, Diane Schmal, 3404 N. 49th Place, Sandy Roth, 3401 N. 51st Street, Dave Billmann, 4018 N. 46th Street, Aja Tatela, 3421 N. 51st Street, Thomas Frick, 4524 Culla Hill Circle, Thomas DePaoli, 3411 N. 51st Street, Tom Kopplekam, 3511 N. 51st Street, Amy Dehne, 4502 Stonefield Circle, Wayne Laning, 3007 Greenview Drive, Bob Reinthaler, 4837 Stonefield Road, Paul Marco, 3504 N. 51st Street, Linda Weber, 5118 Mueller Road and Dave Tetschlag, 3028 Greenview Drive.

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 51st 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. 51st Street. See above notes. The rezoning application and conditional use permit were discussed together. **Motion Hoepfner, second Lambrecht to close the public hearing. Motion carried.** Hein said they would like to vote right away. Hein said the people have spoken and the development is not in favor. **Motion Nugent, second Thiel to recommend denial to the Town Board. Motion carried.**

PUBLIC HEARING - Conditional Use Permit

Petitioner: Point Creek RV Rentals, LLC
Petitioner Address: c/o Catilin A. Brotz
502 N. 8th 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. Robert McNet was present. McNet explained that the campers are parked at the location currently because they have nowhere to put them. McNet explained that they are pull behind campers. Currently they have six campers, which include one pop-up and five pull behind and are asking for approval of eight campers for possible expansion. The Board spoke about what currently is being stored on the lot and the current violations. McNet said he could not speak for the owner. McNet said his storage would be from June to September with storage on Playbird Road during winter months. **Motion Nugent, second Hoepfner to close the public meeting. Motion carried.**

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. Michael Olson from Concept Motors, 4111 Highway 42 was present to speak about the expansion of his parking lot. The Board discussed. **Decision was made to table this discussion. Motion Thiel, second Rahn to close the public hearing. Motion carried.**

AGENDA

Discussion/Action-Rezoning Application for Mike Werner of American Dream Builders of Sheboygan County, LLC for four (4) Acres on North 51st 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. **Motion Nugent, second Thiel to recommend denial to the Town Board. Motion carried.**

Discussion/Action-Conditional Use Permit for Mike Werner of American Dream Builders of Sheboygan County, LLC for four (4) Acres on North 51st street, parcel 59024344331 to allow for multiple side by side condominiums to be built as part of a condominium association. **No Action Needed.**

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). **Motion Nugent, second Hoepfner to recommend approval with the following conditions: No more than eight units allowed on the property, no other outdoor storage, operation would be from March 1st through November 30th of each year. Motion carried.**

Discussion/Action-Ordinance Amending the Zoning Code Chapter 7 Section 8.2(g) Regarding Sidewalks, Driveway and Retaining Walls. **Motion Lambrecht, second Hoepfner to recommend adopting the zoning amendment and granting exception to Mike Olson for Concept Motors. Motion carried.**

Review/Recommendation - Approval of the Plan Commission minutes of June 4th, 2019. **Motion Thiel, second Lambrecht to approve the Plan Commission minutes from June 4th, 2019. Motion carried.**

Correspondence & Communication - No Correspondence or Communication

Adjourn – **Motion Nugent, second Lambrecht to adjourn. Motion carried.**

Office Staff-Chris Steeb and Kim Titel