

**MINUTES OF THE PLAN COMMISSION MEETING  
HELD ON TUESDAY AUGUST 4<sup>TH</sup>, 2020 at 5:15 PM**

A meeting of the Plan Commission held on Tuesday, August 4<sup>th</sup>, 2020 at 5:15 p.m. at the Town of Sheboygan Fire Department, 3811 County Road Y., Sheboygan, WI 53083, Sheboygan County. The following were present:

Present In person: Dan Hein, Chairperson Town of Sheboygan, David Griffin, President of Town of Sheboygan Sanitary District No. 2, Plan Commission Members Cole Northup, Karen Schulze, Brand Lambrecht and Tony Thiel, Clerk Peggy Fischer, William Blashka, Director of Town of Sheboygan Public Works and Attorney Michael Bauer.

Dan Hein Called the meeting to order at 5:15 pm. Introductions were given.

Attorney Bauer opened the public meeting regarding the Conditional Use Permit and Rezoning Permit. Atty. Bauer answered any questions asked by the Plan Commission.

**PUBLIC HEARING – Conditional Use Permit**

Petitioner: Quasius Construction, Inc. c/o SM Landmark Properties, LLC  
Petitioner Address: 1202A North 8<sup>th</sup> Street, Sheboygan, WI 53081  
Property Owner: SM Landmark Properties, LLC  
Property Owner Address: 5210 Vanguard Drive, Sheboygan, WI 53083  
Property Address: 4811 Venture Drive  
Property Zoning: B-3  
Parcel Size: Approx. 2.46 Acres  
Parcel Number: 59024342051  
Purpose of Petition: Proposing an addition to facility to expand retail, coolers, processing, warehouse and mechanical upgrades to Miesfeld's Triangle Market, Inc.

**PUBLIC HEARING – Rezoning Application**

Petitioner: Quasius Construction, Inc. c/o SM Landmark Properties, LLC  
Petitioner Address: 1202A North 8<sup>th</sup> Street, Sheboygan, WI 53081  
Property Owner: SM Landmark Properties, LLC  
Property Owner Address: 5210 Vanguard Drive, Sheboygan, WI 53083  
Property Address: 4811 Venture Drive  
Property Zoning: R-3  
Proposed Zoning: B-3  
Parcel Size: Approx. 1.2 Acres  
Parcel Number: 59024342054, 59024342055, 59024342056  
Purpose of Petition: Proposed use is business. The current residential zone area would become a parking lot and pavilion.

**Motion Northup, second Lambrecht to close both the Conditional Use and Rezoning Public Hearing. Motion carried.**

AGENDA

Conditional Use Permit for Quasius Construction, Inc. c/o SM Landmark Properties, LLC for Miesfeld's Triangle Market, Inc. at 5210 Vanguard Drive, Sheboygan, WI 53083 for the purpose of an addition to the facility to expand retail, coolers, processing, warehouse and mechanical upgrades. Atty. Bauer explained the Conditional Use Permit to the Town Board and recommended approval to the Town Board. **Motion Northup, second Schulze to recommend approval to vacate Venture Drive to the Town Board upon Sanitary Districts 2 & 3 adjustments based on usage. This will be on the Sanitary Districts agenda. Motion carried.**

Rezoning Application for Quasius Construction, Inc. c/o SM Landmark Properties, LLC for Miesfeld's Triangle Market, Inc. at 5210 Vanguard Drive, Sheboygan, WI 53083 for parcels 59024342054, 59024342055, 59024342056. The purpose of the rezoning from R-3 to B-3 is to use the parcels as a parking lot and pavilion for the business. Atty. Bauer explained the Rezoning application and recommended approval to the Town Board. The Plan Commission asked about the pavilion and its use. Miesfeld's would like to have the area for parking seating and a grilling area for brat sales. **Motion Schulz, second Lambrecht to recommend approval to the Town Board. Motion carried.**

Certified Survey Map and Encroachment Agreement for Peter Arthurs, 4119 Kruschke Avenue, Sheboygan WI 53081, parcel 59024350750. Atty. Bauer explained the need for the Certified Survey Map regarding Mr. Arthurs desire to merge and change some lot lines. Mr. Arthurs was present and had the original Certified Survey Map in his possession. Atty. Bauer explained with the changes and possible future sale of the lots, that Mr. Arthurs will need a Driveway and Utility Encroachment agreement with the Town and the Town Board would need to approve. **Motion Lambrecht, second Northup to recommend approval of the Certified Survey Map with the Encroachment Agreement. Motion carried.**

Sign Permit Application for Sign Me Up, 311 Forest Avenue, Sheboygan Falls, WI 53085 for a Temporary Sign at Sheboygan Senior Community at 3505 County RD. Y. Brian Dutton of Sign Me Up Sign company was present. Dutton explained that Sheboygan Senior Community would like a temporary sign regarding their five-year anniversary. The Plan Commission asked how long the sign would be up for. Dutton was unsure of the length of time. The Plan Commission agreed that one year would be good. **Motion Northup, second Thiel to recommend approval to the Town Board. Motion carried.**

Robert Grosshuesch, 726 Indian Grass Ct., Plymouth, WI 53073 wants to build a single residence home on a lot facing west, not north and he is concerned about the setback requirements on the corner lot. Mr. Grosshuesch was present to discuss setbacks and placement of a house on the lot. Atty. Bauer explain were the sewer laterals are and what the setbacks are. Atty. Bauer and Grosshuesch reviewed the parcel and placement.

Approval of the minutes from July 7<sup>th</sup>, 2020. After review of the minutes, Bradley Lambrecht would like his name spelled correctly as Lambrecht instead of Lambrect. **Motion Griffin, second Schulze to approve the minutes with the change of spelling. Motion carried.**

Correspondence & Communication. No correspondence.

Adjourn. **Motion Griffin, second Schulze to adjourn the meeting at 5:58 pm. Motion carried.**

Peggy Fischer, Clerk