

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY JANUARY 7TH, 2020 at 5:15 PM**

A meeting of the Plan Commission and a Joint Meeting with the Town Board was held on Tuesday, January 7th, 2020 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, Sanitary District No. 2 Commissioner Dave Griffin, Tony Thiel, Leslie Rahn, Brad Lambrecht, Karen Schulze, Cole Northup, Attorney Michael Bauer, and Clerk Peggy Fischer.

Chairman Hein opened the meeting at 5:16 pm. Introductions were given.

Atty. Bauer began the discussion:

PUBLIC HEARING – Conditional Use Permit

Petitioner: United States Cellular Operating Company LLC
Petitioner Address: 2310 Mill Street, New London, WI
Property Owner: Town of Sheboygan Sanitary District No. 2 & 3
Property Owner Address: 1512 Nth 40th Street, Sheboygan, WI 53081-1736
Property Address: 3770 Enterprise Dr. Sheboygan, WI 53053
Property Zoning: R-2
Parcel Size: Approx. 3.77 Acres
Parcel Number: 59024344331

Purpose of Petition: US Cellular is proposing to modify their existing telecommunications equipment by removing (3) antenna, install (6) new antenna and related equipment on the Town owned water tower at 3770 Enterprise Drive to enhance and upgrade technology. Atty. Bauer started the meeting with a review of the application for a Conditional Use Permit for US Cellular. US Cellular is requesting to take down nine antennas and put replace with twelve antennas. The Town of Sheboygan's Sanitary Districts are requesting a new modification lease agreement that would be comparable with the Verizon lease that the Sanitary Districts have. Other conditions of the agreement would be reimbursement of the engineering fees incurred by Dixon and legal fees. The Board asked if there was a weight limit on the tower itself. Atty. Bauer said there is and that is why there are engineering fees.

Motion Lambrecht, second Northup to close the public meetings. Motion carried.

PUBLIC HEARING – Conditional Use Permit

Petitioner: Jake Lamers of JSI Vinyl LLC
Petitioner Address: 1709 N. 21st Street, Sheboygan, WI 53083
Property Owner: MVP Storage LLC
Property Owner Address: 3434 Mill Rd, #17, Sheboygan, WI 53083-2058
Property Address: 5531 Playbird Rd. Sheboygan, WI 53083
Property Zoning: I-2
Parcel Size: Approx. 1.290 Acres
Parcel Number: 59024341990

Purpose of Petition: Jake Lamers would like to lease the office space to conduct business for JSI Vinyl, which would consist of running printers and normal office work for his vinyl graphics and screen-printing business. Jake Lamers owner of JSI Vinyl, LLC was present with his wife and co-owner. Lamers spoke about his apparel business and the printing process. Atty. Bauer said that this business would be an appropriate business use.

Motion Northup, second Rahn to close the public hearing. Motion carried.

AGENDA

Discussion/Action – Conditional Use Permit for US Cellular. **Motion Schulze, second Lambrecht to recommend to the Town Board that the Sanitary Districts and the Town enter into a modification lease agreement with US Cellular with an increase of rent, reimbursement for legal fees and engineering fees. Motion carried.**

Discussion/Action – Conditional Use Permit for Jake Lamers of JSI Vinyl, LLC to lease office space from MVP Storage LLC at 5531 Playbird Rd, Sheboygan, WI 53083. **Motion Northup, second Rahn to recommend approval to the Town Board the conditional Use Permit for JSI Vinyl, LLC at 5531 Playbird Rd, Sheboygan WI 53083. Motion carried.**

Discussion/Action – Certified Survey Map for Eugene Frazier of 3427 Union Avenue, Sheboygan, WI 53083. Mr. Frazier would like to split parcel 59024353310 into (3) parcels that would be .952 acres, .720 acres, and .720 acres. Atty. Bauer explained that one of the parcels after the division, would have a garage only on the parcel. This is would not be allowed in the Town of Sheboygan. This has been tabled. Atty. Bauer will contact Mr. Frazier.

Discussion/Action – Sign Permit Application for (5) Signs for Kohler Credit Union at 5727 Superior Avenue. Sign Permit for Kohler Credit Union. Marshall Sign is requesting Four directional signs and one monument sign for the superior address. **Motion Schulze, second Rahn to recommend approval to the Town Board with the condition that the County give approval first. Motion carried**

Discussion – Luke Severson of Sign Art Studio, Mount Horeb, WI would like to discuss signage at 4024 Hwy. 42. Dan Yoder, Owner of Sign Art and Rob Duram, Property Manager for International Truck and Lakeshore Service were present to speak about the business on Hwy. 42 and the plans to develop the area. Yoder is seeking a variance to install a 100-foot sign behind the business that would be seen from the Interstate. Duram explained that they want to capture the business of truck drivers that are driving by. The Board asked about policies regarding parking and sleeping overnight in the parking lot. Duram confirmed that it is not allowed on their property. They offer electricity for refrigerated trucks that would need to stay overnight. Durum said that he is working with Chappa Construction on the upgrades for the facility. There are product standards that must be met, and the signs would need to be cleaned up in front on Hwy. 42 as well. **Motion Schulze, second Lambracht to recommend approval to the Board of Zoning for a variance. Motion carried.**

Discussion – Jeff Freye of P.O. Box 119, Sheboygan Falls, WI 53085 regarding possible parcel split and concept regarding future homes Jeffery Freye made a statement regarding a hold on property decisions. He requested to be on the February Plan Commission Agenda.

Correspondence & Communication- No Correspondence

Adjourn - **Motion Brad Lambrecht, second Leslie Rahn to adjourn the meeting at 6:08 pm. Motion carried.**

Peggy Fischer, Clerk