

MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, JANUARY 8, 2019 AT 5:15 PM

A meeting of the Plan Commission was held on Tuesday, January 8, 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, Sanitary District No. 2 Commissioner Dave Griffin, Sanitary District No. 3 Commissioner Jerry Hoepfner, Cole Northup, Karen Schulze, Brad Lambrecht, Tony Thiel, Clerk Cathy Conrad and Attorney Michael Bauer.

Notice of the meeting was given to the public at least 24 hours prior to the meeting by posting in three (3) different places.

Chairperson Hein opened up the meeting and introductions were given.

AGENDA

1) Discussion/Action - A resident complaint regarding property maintenance ordinances was discussed. Atty. Bauer discussed property maintenance ordinances and how they would be enforced. Bauer asked if there is a general need to try to get property owners to keep their homes up. The Town Ordinance 5.04 regarding public nuisance's was read. **Motion Schulze, second to Hoepfner to recommend leaving the current Town Public Nuisance Ordinance as it is, with no changes. Motion carried.**

2) Discussion - Marcus Krugel proposed a multi-family/condominium development at the northwest corner of Heather Valley Road and Enterprise Drive. Krugel bought the property and presented preliminary plans. He would like to construct 8 units this year and 16 units next year. The property is zoned R4/R5 and he would like to make a condo association which would take care of the property. He feels this meets the Town's criteria of 10 units per acre and this is a 7 ½ acre parcel and the other side is (west side) is 10 acres and is heavily wooded. There will be an underground retention pond. He got into geothermal heating and cooling and hot water and this reduces the overall costs. These will be flat panel roofs for solar panel potential. Krugel doesn't like the way retention ponds look and prefers the underground water retention. Bauer stated that when he is ready for engineering review that Tom Holton of AECOM would review the plans. The water will sit in "glorified milk crate chambers" below ground that will eventually filter the water into the ground. These are preliminary plans. These units can be sold but will be rental apartments to start. Schulze asked about green space for children as three bedroom units will have kids. His plan includes a field house and pool across the street. There are probably 3 acres across the street that could be developed for a pool and field house. There was also discussion of where the fire hydrants are located. The plan shown was very preliminary at this time. There was a brief discussion about water extensions and hydrants. Traffic concerns were also discussed. The appearance is a very modern look and will attract young people. Thiel felt the density was too much. Krugel stated this is a more update development and will be geothermal built. Hein stated it didn't appear there is an issue with the way the units look, the zoning

is proper and engineering approval will be necessary. Krugel asked about the conditional use permit requirement. Bauer stated the R4 allows a 2 family unit but to go beyond that needs a conditional use permit as long as it follows the ordinance. An application will be filed, a notice mailed to property owners with the footage, and a public hearing will be held. Also if someone complains about the additional traffic they would need a traffic impact study to show increased traffic and someone would really need to do their homework and it would be hard to deny. Krugel stated the rental rate probably be consistent with Premier at close to \$1,400 per month. Krugel would like to start construction in June with a completion of the entire project in 3 years.

3) Review/Recommendation - Approval of the Plan Commission minutes of December 4, 2018. **Motion Northup, second Hoeppepner to approve the minutes of the December 4, 2018 meeting as presented. Motion carried.**

4) Correspondence & Communication - There was no correspondence or communication.

5) Adjourn - **Motion Hoeppepner, second Schulze to adjourn the meeting at 6:00 p.m. Motion carried.**

Cathy Conrad, Town Clerk