

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY OCTOBER 1ST, 2019 at 5:15 PM**

A meeting of the Plan Commission was held on Tuesday, October 1st, 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 Supervisor Alexandra Nugent, Sanitary District No. 2 Commissioner Dave Griffin, Tony Thiel, Leslie Rahn, Cole Northup, Brad Lambrecht, DPW Blashka, Attorney Michael Bauer and Clerk Peggy Fischer.

Plan Commission Member Alexandra Nugent opened up the meeting at 5:15 pm.

Introductions were done.

Atty. Bauer began the discussion:

PUBLIC HEARING - Conditional Use Permit

Petitioner: Miller Engineers & Scientists
5308 S. 12th Street
Sheboygan, WI 53081

Property Owner: Invest, Inc. c/o Herbert Binkowsky
Property Address: 4828 Professional Drive
Sheboygan, WI 53083-1856

Property Zoning: B-2

Parcel Size: Approx. 3.75 Acres

Parcel Number: 59024342045

Purpose of Petition: A 20,200 Sq. ft. expansion of the Professional Supply building located at 4828 Professional Drive. The proposed expansion will be for storage, which will allow for a larger distribution area. Atty. Bauer reviewed the Conditional Use Permit application submitted for Invest, Inc. c/o Herbert Binkowsky. Steve Schmitt of Jos.Schmitt & Sons Construction and Brian Wells of Miller Engineers & Scientists were present to speak about the proposed project. Schmitt has made a request to the Sanitary Districts for water service and to keep the existing well. Wells has been in contact with Tom Holtan regarding drainage and wetlands. Atty. Bauer opened the meeting to the floor. There were not any additional questions. **Motion Lambrecht, second Thiel to close the public hearing. Motion carried.**

AGENDA

1. Conditional Use Permit-For Invest, Inc. c/o Herbert Binkowsky, a 20,200 Sq. ft. expansion of the Professional Supply building located at 4828 Professional Drive, Sheboygan, WI 53083. **Motion Griffin, second Northup to recommend approval for Invest, Inc. for a 20, 200 sq. ft. expansion of the Professional Supply building located at 4828 Professional Drive with the below-listed conditions. Motion carried.**
 - a. Meet with Sanitary District #3 for connection
 - b. Copy of exemption/wetlands permit from DNR on file with Town Clerk
 - c. Grading for drainage approved by AECOM
 - d. Seven existing parking spots regraded and removed out of right away
 - e. Landscape plan for Town Board approval
 - f. Architectural drawings for Town Board approval
 - g. Snow removal to be pushed into the unimproved right of way and not into Professional Drive.
2. Discussion – Concept review for Caliber Collision at 4224 Gander Road (Former Gander Building). Yoni Zvi, DG18 Commercial Real Estate Group and Tom Ryan, Developer for Oppidan were present to discuss the concept that they have for Caliber Collision in the former Gander building at 4224 Gander Road. The Plan Commission members asked questions regarding noise, storage of vehicles, fencing, design and hours of operation. Peggy to forward PowerPoint presentation to Plan Commission members.
3. Discussion/Action – American Dream Builders of Sheboygan County LLC, Certified Survey Split for parcel 59024344331 which is approximately four acres and will be split to approximately four parcels consisting of .939 acres, .94 acres, .941 acres, and .925 acres. Atty. Bauer reviewed the

current request for a Certified Survey Split for parcel 59024344331. Mike Werner of American Dream Builders of Sheboygan County, LLC was present to discuss the four lot split with single-family homes. Tom DePaoli, 3411 Nth 51st Street was present and said he was concerned about the four driveways for the four homes and the issue with drainage. Werner said that he is working with a Surveyor for a master site drainage plan to ensure that there will not be any problems. **Motion Lambrecht, second Rahn to recommend approval with the below-listed conditions. Motion carried.**

- a. Drainage plan reviewed and approved by Tom Holtan, AECOM
 - b. Owner rezone parcel from R-2 to R-1. Plan Commission recommendation to waive the fee since Werner has paid this previously for rezoning.
4. Approval of the Plan Commission minutes of September 3rd, 2019. **Motion Griffin, second Northup to approve the Plan Commission minutes of September 3rd, 2019. Motion carried.**
 5. Correspondence or Communication-No correspondence or Communication
 6. Adjourn, **Motion Lambrecht, second Northup to adjourn the October 1st, 2019 at 6:22 PM. Motion carried.**

Peggy Fischer, Clerk