

**MINUTES OF THE PLAN COMMISSION MEETING  
HELD ON TUESDAY NOVEMBER 5<sup>TH</sup>, 2019 at 5:15 PM**

A meeting of the Plan Commission and a Joint Meeting with the Town Board was held on Tuesday, November 5<sup>th</sup>, 2019 at 5:15 p.m. at the Town of Sheboygan Town Hall, 1512 N. 40<sup>th</sup> 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, Tony Thiel, Leslie Rahn, Cole Northup, Sanitary District # 3 Treasurer Jerry Hoepfner Karen Schulze, Brad Lambrecht, Attorney Michael Bauer, and Clerk Peggy Fischer.

Chairman Hein opened up the meeting. Introductions were given.

Atty. Bauer began the discussion:

**PUBLIC HEARING - Rezoning Application**

Petitioner: American Dream Builders of Sheboygan County LLC  
Property Owner: American Dream Builders of Sheboygan County LLC c/o Michael Werner  
Property Owner Address: 1715 Willow View Ct. Sheboygan, WI 53083  
Property Address: N. 51<sup>st</sup> Street  
Property Zoning: R-2  
Proposed Zoning: R-1  
Parcel Size: Approx. 3.77 Acres  
Parcel Number: 59024344331

Purpose of Petition: Change land zoning after parcel split from R-2 to R-1 for construction of single - family homes on all parcels after parcel split. Atty. Bauer reviewed the Rezoning Application with all present. Atty. Bauer explained that Mike Werner of American Dream Builders of Sheboygan County, LLC heard the group of people that attended previous meetings regarding the development of this parcel and voluntarily rezoned the parcel from R-2 to R-1 so that only single - family homes would be built. Joe Bronoski of J & B Site Design and Engineering, LLC was in attendance. Bronoski is working with Werner on the Master site grading plan that is a requirement for approval. Atty. Bauer asked Bronoski to explain the concept of the proposed drainage plan to those in attendance. A neighbor was in attendance and asked about the flow and the hump that currently exists on the parcel. Bronoski said that the hump will be fixed. **Motion Schulze, second Lambrecht to close the public meeting. Motion carried.**

**AGENDA**

1. Discussion/Action – Rezoning Application submitted by American Dream Builders of Sheboygan Survey split from R-2 to R-1. **Motion Northup, second Thiel to recommend approval of the Rezoning of 59024344331 to the Town Board. Motion carried by the Plan Commission. Motion Schwinn, second Wagner to approve the Rezoning of 59024344331 with the condition of Master site plan approval. Motion carried by the Town Board.**
2. Discussion – Future expansion of Miesfeld's and conceptual right of way vacation of Venture Drive and North 50<sup>th</sup> Street. Joe Bronoski of J & B Site and Engineering, LLC was present to represent Miesfeld's regarding the concept. Miesfeld's bought the residential home to the west and they now own all the properties to the west. The main drive would stay intact to satisfy the business to the north. Miesfeld's would like to vacate Venture Drive and generate a single master parcel. The discussion of vacating 50<sup>th</sup> street was discussed. The Director of Public Works Bill Blashka spoke about the issue of 50<sup>th</sup> Street having water and sewer for three parcels and if 50<sup>th</sup> Street was removed, it would cause issues for some parcels. Blashka said he would not have a problem with vacating Venture drive. Bronoski was told his next step would be a public hearing and public notice.
3. Discussion - Proposed Caliper Collision Development and Operation of the former Gander Mountain Site. Yoni Zvi of EDG18, Commercial Real Estate Group was present and spoke about working with Tom Ryan, Developer at Oppidan to address the items of concern that were brought up at the last Plan Commission meeting. These concerns included noise, fencing, lighting and screening. A handout that consisted of a powerpoint presentation was given to the Board members and Plan Commission members to review before the meeting. There were concerns voiced regarding paint fume admissions and chemicals in the sewer system by the Plan Commission. A handout was also given by a Plan Commission member before the start of the meeting, which consisted of aerial and street views of like businesses in other communities. Zvi thanked all members for their time.

4. Discussion/Action – Review the proposed Addendum 10-year update to Town of Sheboygan 20-Year Comprehensive Plan (2009) and land use map. Kevin Struck, Community Development Extension Educator, Extension-Sheboygan County, reviewed the final draft and the land use map changes. All changes were noted Struck. A final meeting will be December 3<sup>rd</sup>, 2019.
5. Review/Recommendation – Approval of the Plan Commission minutes of October 1<sup>st</sup>, 2019. **Motion Nugent, second Northup to approve the Plan Commission minutes of October 1st, 2019. Motion carried.**
6. Correspondence & Communication – No Correspondence or Communication
7. Adjourn. **Motion Schulze, second Northup to adjourn the Plan Commission meeting and Motion Wagner, second Gumm to adjourn the Town Board Meeting on November 5<sup>th</sup>, 2019 at 6:40 pm. Motion carried by the Plan Commission and the Town Board.**

Peggy Fischer, Clerk