

## TOWN OF SHEBOYGAN PLAN COMMISSION

A meeting of the Plan Commission was held on Tuesday, November 7, 2017, at 5:15 pm. 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, Supervisor Dan Olson, Sanitary District No. 2 Commissioner Dave Griffin, Jim Schultz, Sanitary District No. 3 Commissioner Jerry Hoepfner, Cole Northup 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 the meeting and introductions were given.

### **PUBLIC HEARING**

Atty. Bauer opened the public hearing for the Conditional Use Permit application of

Petitioner: Keller, Inc.  
W204 N11509 Goldendale Rd.  
Germantown, Rd 5302

Property Owner: Frowchga Heirs LLC  
Property Address: 4008 Enterprise Dr.  
Sheboygan, WI 53081

Present Zoning: B-2 General Business District  
Parcel Size: approx. 2.09 Acres  
Parcel Number: 59024344818

Purpose of Petition: The petitioner is requesting a conditional use permit to add a 3,960 square foot building for a chiropractic office to the property.

Atty. Bauer turned the floor over to Jim Dallas, Project Management for Keller Builders. Dallas helped build Dr. Kellner's office and while they were building Kellner's office, they spoke about the future possibilities of the land and he explained that this is why Tom Holtan of AECOM saw the original shared driveway on the survey, which is not going to happen now that Dr. Kellner is selling to Dr. Andy. Supervisor Olson drove by Dr. Kellner's office today and said that he did have a concern about the driveways being so close. He did also say that there are no hills so all should be good. Dallas talked about the exterior of the building and showed the samples of the stone and siding. Olson asked about the fading and he was told by Tom Tislau, Architect at Keller Builders that there is minimal fading. Hein asked about the colors and signage. Dallas said that there will be a monument sign and another sign off of Enterprise Dr. and Hwy. 42 upon approval. Bob Walleiser, Sheboygan Area Credit Union representative, said he is in favor of the new building, but his only concern is the retention pond and signage. Dallas said there is a setback by the pond. Per Atty. Bauer, there should be a management and maintenance agreement between the developer and owner regarding the maintenance of the pond. Once this is signed the Town would be allowed to step in and maintain the pond if there were issues and assess a penalty. Dr. Kellner and Dr. Andy said it was agreed upon in discussion. Atty. Bauer did say that a written agreement would be a recorded legal document. Dave Griffin, did ask about the connection to the Sanitary Districts and if anybody reviewed the plans. He suggested that they attend a Sanitary District meetings. Dallas said that he spoke with Bill Blashka and Tom Holtan regarding this on Friday. Dallas also spoke with Jane Drager, Town Inspector on Friday. Dave Griffin did say it would not be necessary for Dallas to attend the Sanitary District meetings.

**Motion Northup, second Schultz to close the public hearing. Motion carried.**

### **AGENDA**

- 1) Conditional Use Permit request for parcel 59024344818 to add a 3,960 square foot building for a chiropractic office to the property on Enterprise Drive with the following requirements:
  - a) The CSM does not appear to close;
  - b) The CSM mentions the Town of Merton Requirements-Should be Town of Sheboygan;
  - c) The CSM is missing some items as outlined in the Wisconsin CSM Checklist;
  - d) The existing storm water facility is sized for the proposed development. However, approximately 1/3 of the parking lot drains on to Enterprise Dr., which is not acceptable. All the drainage from the parking

lot must be directed to the storm water facility for treatment. (This has been approved with Blashka and Holton as of 11/3/17);

- e) Town storm water and management agreement with the Town of Sheboygan signed by both parties;
- f) Colors of the building: "Mountain Lake" lap siding from LP Smartside, "Enchantment" Reflection Stone from Count Materials and "Vintage Wood" vertical wood grain from Nichiha;
- g) CSM subject to Sanitary District 2 & 3 approval;

**Motion Olson, second Northup to recommend to the Town Board approval of the CSM based on the above listed seven items. Motion carried.**

- 2) Certified Survey Map for parcel 59024344818 for a parcel split to create approximately a 1.10 acre lot. The owner of the property is Frowchga Heirs, LLC- **Motion Olson, second Northup to recommend to the Town Board approval of the Certified Survey Map to create approximately a 1.10 acre parcel lot for parcel 59024344818. Motion carried.**
- 3) Sign permit for Green Meadows Town Homes Lot 3, 2821-2945 Enterprise Drive and Lot 4, 2531-2635 Enterprise Drive-Hein asked if anyone was present regarding this permit. Robert Tellefer of Appleton WI was present. Hein asked everyone to look at the packet regarding the pictures and the placement of the sign on the lot. Atty. Bauer did ask about the signs being out of the right-a-way and setback. Tellefer did acknowledge the ordinance regarding setbacks and right-a-way. **Motion Olson, second Hoepfner to recommend to the Town Board approval of the sign permit for Outlot 3 and Outlot 4 as presented. Motion carried.**
- 4) There were no appointments.
- 5) Approval of the minutes of October 3, 2017-**Motion Schultz, second Northup to approve the minutes of October 3, 2017 as presented. Motion carried.**
- 6) There was no correspondence and communication.
- 7) Adjourn -**Motion Schultz, second Northup to adjourn the meeting at 5:38 pm. Motion carried.**

Peggy Fischer, Office Assistant