

MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, DECEMBER 4, 2018 AT 5:15 PM

A meeting of the Plan Commission was held on Tuesday, December 4, 2018 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, Supervisor Alexandra Nugent, Sanitary District No. 2 Commissioner Dave Griffin, Cole Northup, Jerry Hoepfner, Leslie Rahn, Brad Lambrecht, Tony Thiel, Peggy Fischer 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.

Atty. Bauer started the public hearings.

PUBLIC HEARING - Rezoning Application

Petitioner: La Macchia Group
157 N. Milwaukee St.
Milwaukee, WI 53202

Property Owner: Kohler Credit Union
850 Woodlake Rd.
Kohler, WI 53044

Property Address: Southwest corner of Highway O and Highway Y

Property Zoning: R-2 residential

Proposed Zoning: B-2 business

Parcel Size: approx. 3.91 acres

Parcel Number: Easterly-59024349710, Central-59024349700, Westerly-59024349680

Purposes of Petition: The petitioner is requesting to rezone parcels to construct a new Main Administration Center for Kohler Credit Union, with a single drive-up ATM unit. Rezoning and Conditional Use Permit public hearing were held together. See below.

PUBLIC HEARING - Conditional Use Permit

Petitioner: La Macchia Group
157 N. Milwaukee, WI 53202
Milwaukee, WI 53202

Property Owner: Kohler Credit Union
850 Woodlake Rd.
Kohler, WI 53044

Property Address: Southwest corner of Highway O and Highway Y

Property Zoning: R-2

Parcel Size: approx. 3.91 acres

Parcel Number: Easterly-59024349710, Central-59024349700, Westerly-59024349680

Purpose of Petition: The petitioner is requesting a conditional use permit to construct a new Main Administration Center for Kohler Credit Union, with a single drive-up ATM unit. Present were Patrick Blum and Chris Elias, LaMacchia Group, Brian Wells, Miller Engineering, Tony Klockow and John Ehmann of Kohler Credit Union. Chris Elias spoke about the two story, 30,000 square foot building and presented samples of the proposed exterior building components and spoke about the design, driveways and the single drive-up ATM. Dave Griffin spoke briefly about the water and sewer location and lateral abandonment prior to razing the homes that exist on the parcels. Atty. Bauer read the email from Tom Holtan regarding the Stormwater Management approval and his suggestions regarding 8 inch inlet leads instead of 6 inch inlets. Patrick Blum said he will try to use 8 inch inlet leads where he can. Ed Biderwolf, Assistant Fire Chief, Town of Sheboygan Fire Department asked Tony Klockow and John Ehmann of Kohler Credit Union about possibly using the houses for training before razing. **Motion Nugent, Second Rahn to close the public meeting. Motion carried.**

AGENDA

Discussion/Action – Rezoning application for LaMacchia Group to construct a new Main Administration Center for Kohler Credit Union. **Motion Nugent, second Hoepfner to recommend approval of rezoning parcels 59024349710, 59024349700 and 59024349680 from R-2 to B-2 to the Town Board. Motion carried.**

Discussion/Action–LaMacchia Group requested a Conditional Use Permit to construct a new Main Administration Center for Kohler Credit Union. **Motion Hoepfner, Second Nugent to recommend approval of a Conditional Use Permit for LaMacchia Group to the Town Board. Motion carried.**

Discussion/Action–Atty. Bauer explained the Town’s zoning ordinance, which includes the 20% protest language based on Wis. Stat. sec. 62.23(7)(d)2m.a. which will no longer be effective as of 1/1/2019. The change to State law does not require the Town of Sheboygan to change its zoning procedure, which is if 20% of adjacent residents or land owners object to a proposed re-zoning and file a protest petition with the Town, passage of the re-zoning then requires a super majority vote of the Town Board (4 votes rather than a majority of 3 votes). **Motion Rahn, second Northup to leave Section 12.7 of the Town Zoning Code (Chapter 7) as is. Motion carried.**

Review/Recommendation – Approval of the Plan Commission minutes of October 2, 2018. **Motion Northup, second Hoepfner to approve the minutes from October 2, 2018. Motion carried.**

Correspondence & Communication –Sanitary District No. 2 Commissioner Griffin announced a Holiday Appreciation get together at the maintenance building for lunch on Thursday, December 6th, 2018. Everyone is invited.

Adjourn-**Motion Northup, second Rahn to adjourn the meeting at 5:36 p.m. Motion carried.**