

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY FEBRUARY 4TH, 2020 at 5:15 PM**

A meeting of the Plan Commission held on Tuesday, February 4th, 2020 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, Tony Thiel, Leslie Rahn, Brad Lambrecht, Karen Schulze, Cole Northup, Attorney Michael Bauer, and Clerk Peggy Fischer.

Chairman Hein opened the meeting at 5:16 pm. Introductions were given.

Atty. Bauer began the discussion:

PUBLIC HEARING – Addendum 10-Year Update to Town of Sheboygan 20-Year Comprehensive Plan (2009). Atty. Bauer reviewed the process of the 10-Year Update. **Motion Hoepfner, second Schulze to close the public hearing. Motion carried.**

PUBLIC HEARING – Conditional Use Permit

Petitioner: Wisconsin Lakefront Property Management LLC c/o Eileen Robarge
Petitioner Address: 6830 S. 34th Street
Franklin, WI 53132-8349
Property Owner: Carolyn E Miesfeld/Carolyn E Gumm Mueller ETAL
Property Owner Address: 2047 Marion Lane
Sheboygan, WI 53083-2164
Property Address: Whistling Oaks, Vanguard Drive
Sheboygan, WI 53083
Property Zoning: R-4
Parcel Size: Approx. 8.830 Acres
Parcel Number: 59024341880

Purpose of Petition: The proposed development consists of (6) individual and independent apartment buildings for a total of (96) apartment units. Each building will be two stories and will include one or two-car garages. Atty. Bauer reviewed the site plan and drawings of the development. Eileen Robarge and Joe Bronoski of JB Site Design and Engineering, LLC were present to discuss the changes with the development. There will be five (5) buildings for a total of 98 units. Three (3) buildings will have garages. Twenty-two units will not have garages. The buildings will be located behind Windward Cove and will be two-story buildings and will be the same footprint as Windward Cove. Robarge said that she is working with Menards regarding the easement and finalizing the development agreement. Robarge will meet with the Sanitary Districts next. The Board brought up the issue with denseness in the area to the Bronowski and he said there will be two (2) ponds and 205 parking spaces. **Motion Nugent, second Lambrecht to close the public hearing. Motion carried.**

AGENDA

Discussion/Action – Plan Commission Resolution Approving an Amendment (10-Year Update/Addendum) to the Comprehensive Plan for the Town of Sheboygan. **Motion Nugent, second Schulze to approve the Amendment to the Comprehensive Plan for the Town of Sheboygan. Motion carried.**

Discussion/Action – Conditional Use Permit for Wisconsin Lakefront Property Management LLC c/o Eileen Robarge, regarding the development of parcel 59024341880 on Vanguard Drive in the Town of Sheboygan. The proposed development consists of (6) individual and independent apartment buildings for a total of 96 two story apartment units with one or two-car garages. Robarge was asked by the Board what price range would the apartments be, and she thought in the range of \$900 and \$995 for the twenty-

two units without a garage and in the range of \$1,000 and \$1,100 for 16 units with a garage. **Motion Lambrecht, second Hoepfner to recommend approval to the Town Board with the following conditions:**

- Acquire agreement with Menards to relocate private access
- Development Agreement with the Town of Sheboygan
- Land Use Agreement with Town of Sheboygan Sanitary District #2 and Sanitary District #3

Motion carried.

Discussion/Action – Sign Permits for Trek Bicycle at 4503 Vanguard Drive, Sheboygan. Install (2) new tenant panel signs in existing monument sign and install new LED wall mounted sign on retail storefront. Patrick Mlinaz of RLO Sign was present. The Board did not have additional questions. **Motion Northrup, second Rahn to recommend approval to the Town Board. Motion carried.**

Discussion – Sheboygan Senior Center Community is proposing constructing a building on the southwest corner of their property dedicated to providing care and assisted living for up to 42 residents. Atty. Bauer reviewed the zoning, conditional use and pilot program. Stephanie Goetz, Director of Operations and Paul Treffert, Chief Executive Officer of Sheboygan Senior Community were present. Goetz said that they are looking to have shovels in the ground by September or October. There was a discussion regarding Stormwater Management. Goetz said that Excell Engineering is working with Bill Blashka on this. Sheboygan Senior Community will meet with Sanitary District #2 and Sanitary District #3 regarding the sanitary fee for connection. The next steps would be to determine if there will be private laterals and a Stormwater Agreement. The Pilot Program payment will need to be determined and there will need to be a meeting regarding rezoning and a Conditional Use agreement.

Discussion – Mike Werner regarding concept development of parcels 59024342060 and 59024342061. Mike Warner of American Dream Homes of Sheboygan, LLC was present to discuss the concept review of parcels 59024342060 and 59024342061. The combined parcels would be approximately 20 acres, zoned R-1 in the area of N. 50th street and west of Vanguard. Rose Neitzel, current owner of the land was present as well as Joe Bronoski of JB Site Design and Engineering, LLC. Werner explained that he would like to develop the land into 30 individual single-family homes with lot sizes from 1/3 acre to a full acre. The homes would be minimum 1500 square feet. Warner said his plan would be to dedicate the stormwater to the Town of Sheboygan Sanitary District and create a Development Agreement. Atty. Bauer explained the current zoning of agriculture for assessment and the cost of conversion.

Review/Recommendation – Approval of the Plan Commission minutes of January 7th, 2020. **Motion Rahn, second Nortup to approve the Plan Commission minutes of January 7th, 2020. Motion carried.**

Correspondence & Communication- No Correspondence

Adjourn – **Motion Shulze, second Rahn to adjourn the meeting of February 4th, 2020 at 6:11 pm. Motion carried.**

Peggy Fischer, Clerk