

TOWN OF SHEBOYGAN PLAN COMMISSION

A meeting of the Plan Commission was held on Tuesday, February 6, 2018 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, Sanitary District No. 3 Commissioner Jerry Hoepfner, Cole Northup, Karen Schulze, Leslie Rahn, Brad Lambrecht, Alexandra Nugent, Tony Thiel 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

PUBLIC HEARING - Conditional Use Permit

Petitioner: Roger Bernstein
6450 Via Del Oro
San Jose, CA 95119
Property Owner: Midwest Commercial Funding, LLC
7213 Hwy 41
Caledonia, WI 53108
Property Address: 4224 Gander Road
Present Zoning: B-2
Parcel Size: Approx. 2.675 Acres
Parcel Number: 59024342621
Purpose of Petition: Minor site remodel. Outdoor gear store.

Atty. Bauer reviewed the Conditional Use Permit Application for the Gander Outdoor Gear Store and explained that the work will be minor remodeling of the interior of the store at 4224 Gander Road. They will be remodeling the existing facility after the restructuring of the business. The renderings were reviewed.

Motion Olson, second Northup to close the public hearing. Motion carried.

PUBLIC HEARING - Conditional Use Permit

Petitioner: Nsighttel Wireless, LLC dba Cellcom
2310 Mill Street
New London, WI 54961
Property Owner: C.Spielvogel
1810 N. 44th St
Sheboygan, WI 53083
Tower Owner: JSM Communications, Inc.
Tower Address: 1810 N. 44th Street (Ground equipment located inside existing JSM equipment shelter)
Present Zoning: I-2
Parcel Size: Approx. 4.970 Acres
Parcel Number: 59024348850
Purpose of Petition: Cellcom is proposing to modify their equipment on the existing tower. Remove (6) existing antenna. Install (6) new antenna, (3) radio remote units (RRU) and (1) hybrid cable. Ground space and height of tower to remain the same.

PUBLIC HEARING - Conditional Use Permit

Petitioner: Nsighttel Wireless, LLC dba Cellcom
2310 Mill Street
New London, WI 54961
Property Owner: Steve Walczak
3022 Playbird Road
Sheboygan, WI 53083
Tower Owner: Vertical Bridge Holdings, LLC
Tower Address: 4908 N.40th Street
Present Zoning: I-1
Parcel Size: Approx. 6.320 Acres (Cellcom lease area-300 square feet)

Parcel Number: 59024341920

Purpose of Petition: Cellcom is proposing to modify their equipment on the existing tower. Remove (3) antenna. Install (6) new antenna, (3) RRU with related hybrid cable.

Atty. Bauer discussed both of the Conditional Use Permit Applications together since they were the same petitioners and similar in purpose.

Hein asked if anyone was present regarding the Nsighttel Conditional Use Permits and Mr. Rogers said he was a representative of Cellcom. He is the owner of RJR Associates who does the install work. Hein asked him if he could explain the work to be done on the towers. He explained that the repairs are minor upgrades, which consist of removing antennas and replacing them with upgraded ones. He also said they will be upgrading the RUU's. Atty. Bauer asked what an RUU is and what it does. Rogers explained that the unit sends signals and acts as a battery pack boost. Atty. Bauer then commented on the dispute that Cellcom has with the fees for the Conditional Use Permit and the Commercial Building Permit fees. Rogers said he understands about the fees. Tony Thiel asked if any of the neighbors would be affected by the upgrade and he was told no by Rogers. **Motion Shulze, second Hoepner to close the public hearing. Motion carried.**

AGENDA

Conditional Use Permit for parcel 59024342621, 4224 Gander Road is recommended for approval based on minor remodeling and painting. The Plan Commission has requested a better description of the work to be done with a color rendering for the Town Board meeting. **Motion Olson, second Rahn to recommend to the Town Board approval of the Certified Survey Map to remodel the existing interior of the building located at 4224 Gander Road. Motion carried.**

Conditional Use Permit for parcel 59024348850, 1810 N. 44th Street- Motion to recommend approval of the Nsighttel Conditional Use Permit application conditioned upon payment of the Town of Sheboygan's standard Conditional Use Permit application fee and commercial building permit fee. **Motion Olson, second Schulze to recommend to the Town Board approval of the conditional use permit for 1810 No. 44th St. upon payment of the fees. Motion carried.**

Conditional Use Permit for parcel 59024341920, 4908 No. 40th Street- Motion to recommend approval of the Nsighttel Conditional Use Permit application conditioned upon payment of the Town's standard Conditional Use Permit application fee and commercial building permit fee. **Motion Northup, second Olson to recommend to the Town Board approval of the conditional use permit for additional antenna on the tower at 4908 N. 40th upon payment of the building permit. Motion carried.**

Discussion-Sheboygan Senior Community regarding the proper construction of an outdoor pavilion-Jim Houwers introduced himself as part of the Volunteers in Mission at UMVIM which is affiliated with the Sheboygan Senior Community and explained that they have offered to put up a small pavilion on the campus in the suggested location, which is north of the assisted living facility. The pavilion would be over part of the drainage ditch. Hein asked if the star on the drawing represented the preferred location and Houwers said yes. Bauer asked if the placement would impede the flowage and Hein asked if Diggers Hotline was contacted. Diggers has not been contacted since they are in the planning stage, but they do not believe that there will be any flow issues. Atty. Bauer explained the Accessory Use ordinance in the Town and that any accessory building would need to be in the rear yard, with the only exception of a porch or deck. If the pavilion was kept on the east side of the front line, there would not be a need for a variance. Atty. Bauer then showed the location on the drawing. Paul Treffert of Sheboygan Senior Community said they will go back and review the plans. Dave Griffin asked about what the pavilion will be used for and he was told by Houwers that size is about 16 feet in length and will have no electricity and will be a place to go if the residents and family want to get out of the building to talk. It will accommodate about 6-8 people. Hein said if you can make it work, the Plan Commission would recommend approval.

Discussion-Signage for Sheboygan Senior Community on County Road Y-Paul Treffert said that there is an unmarked driveway that is used for employees and truck drivers. They would like signage for the driveway and there would be no power to it and it would not be located in the right-of-way. The second sign would be at the corner of Y and Mueller Road. This sign would be used to draw attention to the development Center by people traveling by. There would be no electricity to this sign as well. There could possibly be a solar light, but they

would not want anything to disrupt the neighbors. Hein did not think there would be any problems with the proposed signs. Hein asked what sign company they are working with and Stephanie Goetz said they are working with RLO and Hein said that they are familiar with the Towns ordinances regarding signs.

Discussion-1200 Riverview Drive rezoning from C-1 to R-1- Steven Peskie, Principal at Distinctive Design Studio, LLC spoke on behalf of John Johnston of 1200 Riverview Dr. Johnston would like to add on the southern corner of his home. Atty. Bauer explained that the conservancy was added to allow for the water way. Atty. Bauer did say that rezoning the footprint of the house has been done in the past and would be possible for rezoning parcel 59024341920. Atty. Bauer said that Peskie would need to contact the county regarding a Shoreland Permit. Thiel asked if the proposed addition would extend beyond the hill. Peskie said it would not. Atty. Bauer asked for the legal description. Peskie did share a survey that was done. He said he will submit a copy with the permit.

Approval of the minutes of November 7, 2017 and November 28, 2017-**Motion Northup, second Heoppner to approve the minutes of November 7, 2017 and November 28, 2017 as presented. Motion carried.**

There was no correspondence and communication.

Adjourn -**Motion Schultz, second Heoppner to adjourn the meeting at 5:45 pm. Motion carried.**

Peggy Fischer, Office Assistant