

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, MARCH 1ST, 2022 AT 5:15 PM**

A meeting of the Plan Commission held on Tuesday, March 1st, 2022, at 5:15 p.m. at the Town of Sheboygan New Town Hall, 4020 Technology Parkway, Sheboygan, WI 53083, Sheboygan County. The following were present:

Present In person: Chairperson Dan Hein, Town Supervisor and Plan Commission Member Brad Lambrecht, Plan Commission Members Tony Thiel, Karen Schulze, Randy Blindauer, Sanitary District No. 3 Treasurer and Plan Commission Member Dave Albright, Clerk Peggy Fischer, Director of DPW/Engineer Tom Holtan, and Atty. Mike Bauer.

Chairperson Dan Hein called the meeting to order at 5:15 pm.

Pledge of Allegiance was said.

Introductions were given.

Approval of the agenda by the Plan Commission.

Atty. Bauer opened the public hearing regarding Maywood Estates Preliminary Plat Review:

PUBLIC HEARING – Maywood Estates Preliminary Plat Review

Petitioner/Owner: Maywood Estates LLC.
Property Address: 4539 S. Taylor Drive, Sheboygan, WI 53081
Property Zoning: R-2
Parcel Size: Approx. 19.4 Acres
Parcel Number: 59024344520 & 59024344531
Purpose of Hearing: Public Hearing concerning the proposed plat review for a fifteen-lot subdivision located on Mueller Road in the Town of Sheboygan

Ross Werner of Maywood Estates, LLC was present to answer questions. Atty. Bauer spoke about the requirements of the development regarding infrastructure and new home packages. Werner said the lots have become a little bit smaller and there needs to be an adjustment to the cul-de-sac. Tom Holtan, Engineer for the Town thinks the easements are sufficient. Jim Van Akeem who is on the Advisory Board for Maywood Park spoke about some concerns with the development. Van Akkeren is concerned with access to the trails on the east side. The concern is that the residents will make their own trails to get to the park. Van Akkeren discussed a trail to connect to the trail system. Van Akkerens other concerns are regarding the planting of invasive species. Van Akkeren would like to work with the developer regarding a list of plants that are consistent with the ecological plan at Maywood and its native species. The last concern was about the flow of the roadway in proximity to intermittent stream and the concern of run off and pollutants. Van Akeem has asked that they are using the Maywood name, that the developer should be done in a matter that is consistent with Maywood Parks ecology and future development. The discussion of the outlot as a park and trail connection was discussed. Atty. Bauer asked Van Akkeren if he would be able to provide Werner with a list of invasive species that could possibly be listed in the convenances. Werner said that they would like to start new home construction in the fall. John Capelli who works at IFS in the Business Park across the street was present and asked about the entrance to the subdivision and if there were plans to put a berm at the entrance. Werner said the landscaping would be up to the homeowner. **Motion Schulze, second Blindauer to close the public hearing. Motion carried.**

Chairperson Hein opened the public hearing regarding the Conditional Use Permit and Certified Survey Map for LauraAnderson, Biggby Coffee:

PUBLIC HEARING – Conditional Use Permit and Certified Survey Map

Petitioner: Laura Anderson or assigns
Petitioner Address: 2532 S. Business Drive, Sheboygan, WI 53081
Property Owner: Olson Acquisitions, LLC.
Property Owner Address: 4111 WI 42, Sheboygan, WI 53083
Property Address: 4111 Hwy 42, Sheboygan, WI 53083
Property Zoning: B-2
Parcel Size: Approx. 0.548 acres of the original parcel that is 5.232 acres
Parcel Number: 59024344925
Purpose of Petition: To subdivide lot one into (2) parcels and allow change in use for parcel 2 that will be used as a commercial business, Biggby Coffee drive through store.

Atty. Bauer explained to the Plan Commission the Conditional Use Permit that Laura Anderson is applying for and the subdivision of the parcel for her B-Cubed concept coffee drive-thru business. Gary Tree, Vice President of Business

Development at ABC Madison was present to represent Laura Anderson, Owner of Biggby Coffee in Sheboygan, WI. Tree explained the process of installation, colors of the unit and was available for any questions. Scott Leis, 4209 Hwy. 42, property owner on the north side of the parcel spoke about his concerns with drainage and future development. Leis was told that there are not any future plans for the other part of the parcel that the Town is aware of. Hein asked that Tree supply samples of the color & products that will be used in the building design. A landscaping and light plan will also need to be reviewed. **Motion Blindauer, second Thiel to close the public meeting. Motion carried.**

Atty. Bauer opened the public hearing for a Conditional Use Permit for 5300 Investments, LLC.

PUBLIC HEARING – Conditional Use Permit

Petitioner: 5300 Investments, LLC.
Petitioner Address: 7722 W. Hawthorne Rd., Mequon, WI 53097-2006
Property Owner: 5300 Investments, LLC.
Property Address: 5300 Hwy. 42, Sheboygan, WI 53083
Property Zoning: I-2
Parcel Size: Approx. 23.707 Acres
Parcel Number: 59024342001
Purpose of Petition: To change the use of the building from dual use to multi-use

Atty. Bauer explained that the owners of the business at 5300 Hwy. 42, have created a multi-use space and there has been a change in the use. There are currently five or more tenants. The owner made improvements without permits or plans being submitted. Without permits, there have not been proper inspections, which is a concern. Atty. Bauer proposes a resolution approving conditional use permit for 5300 Investments, LLC which, will include the proposed action to resolve the issues regarding permitting and use. The resolution will need to be signed by the owner. A Release and Indemnification will need to be signed by the contractors and owner. The owner will need to take out a commercial permit for the work that has been completed and pay double the fees. This will be on the March agenda. **Motion Blindauer, second Schulze to close the public meeting. Motion carried.**

Preliminary Plat Review for Maywood Estates, LLC, 4539 S. Taylor Drive, Sheboygan, WI 53081. Proposed plat review for a fifteen-lot subdivision located on Mueller Road in the Town of Sheboygan. **Motion Blindauer, second Thiel to recommend approval of the Preliminary Plat Review for Maywood Estate, LLC with plant restrictions in the covenances to the Town Board. Motion carried.**

Condition Use Permit and Certified Survey Map for Laura Anderson, Owner of Biggby Coffee, 2532 S. Business Drive, Sheboygan, WI 53081. Subdivide lot into (2) parcels and allow change in use for parcel two that will be used as a commercial Business, Biggby Coffee drive through store. **Motion Albright, second Lambrecht to recommend the approval of the Conditional Use Permit and Certified Survey Map for Laura Anderson, Owner of Biggby Coffee for future B-Cubed coffee shop on Highway 42 to the Town Board. This is conditioned upon access from Hwy. 42 from the state and review of building colors and materials, and landscape and lighting plans. Motion carried.**

Approve a Resolution approving conditional use permit for 5300 Investments, LLC for the Town of Sheboygan, Sheboygan County, WI. **Motion Albright, second Blindauer to recommend approving the Resolution for 5300 Investments, LLC regarding the use of the building to multi-use at 5300 Highway 42, Sheboygan, WI 53083 to the Town Board. Motion carried.**

Sign Permit for PalCare, 5300 Hwy. 42, Sheboygan, WI 53083 to add new aluminum signs to existing post, add a visitor's entrance sign, and a shipping & receiving sign. **Motion Albright, second Blindauer to recommend approval to the Town Board for signs for PalCare at 5300 Highway 53, Sheboygan, WI 53083. Motion carried.**

Sign Permit for Paul Gandhi, Owner of the Quality Inn, 4332 N. 40th Street, Sheboygan, WI 53083 to install a new internally lit cabinet sign to an existing pylon sign. Patrick Mlinaz of RLO Sign was present. Mlinaz was asked about the signs on the property, and he said that the directional signs have been taken out and this is just an addition of the sign on the pylon indicating that the hotel has a pool. **Motion Lambrecht, second Schulze to recommend approval of the Sign Permit for Paul Gandhi, Owner of the Quality Inn to the Town Board. Motion carried.**

Derrick Walker, 4607 County Road J, regarding future building and accessory use plan for parcel 59024342162, County Road Y. Walker was present to ask the Plan Commission about what he can and cannot do regarding his land in the Town of Sheboygan. The Plan Commission reviewed the accessory use ordinance with him. No action.

No correspondence or communication was given after posting of the agenda.

Approval of Plan Commission Agenda Minutes from
February 1st, 2022. **Motion Blindauer, second Thiel to approve the minutes from February 1st, 2022. Motion carried.**

Adjourn. **Motion Schulze, second Lambrecht to adjourn the March 1st, 2022, meeting, at 6:27 pm meeting. Motion carried.**

Peggy Fischer, Clerk