

**MINUTES OF THE PLAN COMMISSION MEETING**  
**HELD ON TUESDAY, March 3, 2015 at 5:15 pm**

A meeting of the Plan Commission was held on Tuesday, March 3, 2015, 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, Karen Schulze, Jim Schultz, Cole Northup, Attorney Michael J. Bauer and Clerk Cathy Conrad.

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.

Attorney Bauer opened the public hearing for the following conditional use permit application:

Petitioner:           Champion Storage & Rental LLC  
                          3838 Enterprise Drive  
                          Sheboygan, WI 53083  
Property Owner:    Champion Storage & Rental LLC  
Property Address:   5531 Playbird Road  
                          Sheboygan, WI 53083  
Present Zoning:     I-2 (industrial)  
Parcel Size:         Approximately 1.29 acres  
Parcel Number:     59024341990

Purpose of Petition: The petitioner requests a conditional use permit to convert the existing structure with 6 bay doors into 6 storage units, and one office rental spot to rent to small businesses, contractors or individuals looking for extras storage space. The building is already divided into 6 units with a door between each unit, which will be removed. There will be no structural changes to the building. The Fletcher family was present and explained that they will be doing some exterior upgrading to the building and a new layout for the interior was shown. Koenig Machinery was previously in the building with CC machines and there is lots of clean-up on the interior and exterior that will be done. There may be a vehicle or two outside during business hours and all business will be conducted inside. The building aesthetics will be improved from what is there now. Space will vary from 900 sq. ft to 2,000 sq. ft. of storage units. Signs proposed were also shown. The office area will have its own bathroom and there will be a common bathroom, and the third bathroom in the hallway between the units. The project will only be storage areas and one office area. In total there will be 8 rental spaces, with one having an office. It was recommended that there be no outside storage. One current tenant parks a van outside.

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

**AGENDA**

1)Review/Recommendation - Conditional Use Permit for 5531 Playbird Road regarding a storage facility. Conditions recommend include: 1) the outside building appearance to be painted and cleaned by end of summer 2015; 2) the paint scheme to be consistent with other storage facilities with white/blue colors; 3) there is no outside storage allowed; 4) there is no overnight parking of semi-trailers and trucks, and approval of to 3 wall signs as presented and one additional sign on the building for a tenant.

**Motion Olson, second Schulze to approve the conditional use permit for Champion Storage & Rental LLC for 5531 Playbird Road to convert the existing structure into 8 storage rental spaces with one having an office and approval of 3 wall signs and once additional sign on the building for a tenant, with the following conditions:**

**1) the outside building appearance to be painted and cleaned by end of summer 2015;**

- 2) the paint scheme to be consistent with other storage facilities with white/blue colors;**
- 3) there is no outside storage allowed;**
- 4) there is no overnight parking of semi-trailers and trucks.**

**Motion carried.**

2) Scott Greupink re: garage addition at 4208 No. 50<sup>th</sup> Street-Greupink was present and explained that his house was built about 20 years ago and he planted a row of trees and did not build on a 3<sup>rd</sup> car stall. A sketch was shown with the setbacks. If he adds a 12' garage they would encroach into the setback area. The Town ordinance is more restricted than the County's ordinances. An e-mail was received from the Sheboygan County Highway Department who was not opposed to the project and was in compliance with county setbacks. Greupink asked for how this would or could be made to work. It was recommended that the ordinance be amended to a setback of 30' for the county roads, the same as for Town roads. A hearing will be scheduled for the April meeting related to an ordinance amendment.

3) Tom Ducharme re: proposed development on parcel 59024352871-Tom Ducharme was present and explained that he is purchasing a 5.62 acre parcel for potential development for a boutique hotel, high end more of a destination club design. The benefits of development are the proximity to golf courses and other attractions in the area. He felt this would be a good draw for the area and an opportunity to reach out to some corporations with a unique situation where they could de-risk the project by crafting memberships with Bemis, Acuity or Plenco where they buy out points and use for rooms for clients and employees. Also Quintese and 157 Companies offer huge mansions to yachts in clubs and associations with members such as PGA tours. His thought in name would Dominique Ducharme Resort which would be a two-story structure with underground parking and flanking wings would be garden style suites with 20 on each side and second story would be the same but with lofts. The development would have heated tile floors within the facility. He has been working with WDOT behind the scenes for a long time and Gov. Walker has signed off. The property closing is scheduled for March 6, 2015. There are 45,000 square feet in complex. The property is zoned C-1 Conservancy. Ducharme stated he does his own design and outsources his engineering. His house is similar in design. This will be a unique building and he will be using concepts he has seen. The business model is not to sell off 50-60% but if there is such a need they may sell off more. Success will possibly offshoot. Kimpton in 3<sup>rd</sup> Ward and Ironside in Milwaukee are similar operations and people come to these places because of their experience. It is expected that \$8.5 to \$9 million range is cost to build and could be bumped up with interior design and could add \$2-3 million more. He will be using mini-heat pump systems in the construction which is comfortable for people and his investors are approaching the project that way. There will be restaurant on site also with breakfast, early morning coffee, cocktail hour, piano, as an old school type facility, with an aesthetician, spa treatments, and a recently expanded design with subterranean span-crete that would add greenspace on the lower level. He is considering possible maintenance and fire access off Greendale and the RR tracks. This property is deeded to get ingress and egress on Lower Falls Road but he will pursue water, sewer and fire access from Greendale. Conceptually the Plan Commission stated they are not opposed. Rezoning would be required first followed by a conditional use permit. He stated the possibility of having jobs is high with 20-25 people for the facility and he will have higher paid jobs within the management area. He stated there is lots of expansion going on with companies in this area and the identity of this area is great, it is a great location between Green Bay, Chicago and Milwaukee. He will be looking for good quality construction workers for the project. The plans are 90% complete with some minor revisions. He is thinking of an 8" water line but is wrestling with the 10" instead. He has talked to the County regarding a fill permit and the development. He has talked with Blashka about the use of the easement for a water connection as the City will not be able to connect in that area without a directional bore under the river. It was recommended he talk to the Sanitary District's and file a rezoning and conditional use permit application when he owns the property and is ready to proceed.

Plan Commission Meeting Minutes  
3-3-2015

- 4) Approval of the Plan Commission minutes of February 3, 2015-**Motion Northup, second Hoepner to approve the Plan Commission minutes as presented. Motion carried.**
- 5) Correspondence & Communication-None. The next Town Board meeting date is April 28<sup>th</sup>, 2015 due to the annual meeting.
- 6) Adjourn-**Motion Schultz, second Schulze to adjourn the meeting at 6:20 pm. Motion carried.**

Cathy Conrad, Town Clerk