

**MINUTES OF THE JOINT MEETING OF THE
TOWN OF SHEBOYGAN TOWN BOARD AND PLAN COMMISSION
THURSDAY, MARCH 31ST, 2022**

A Town of Sheboygan Joint Town Board and Plan Commission meeting was held on Thursday, March 31st, 2022, in open session at the New Town Hall, 4020 Technology Parkway, Sheboygan, Wisconsin 53083, Sheboygan County, Wisconsin.

The meeting was called to order by Town Chairman Dan Hein. The following were also present at the meeting: Supervisors Jim Schwinn, Brad Lambrecht, Char Gumm, Pat Schmidt, Plan Commission members Cole Northup, Karen Schulze, Randy Blindauer, Tony Thiel, Dave Albright, Engineer, and Director of DPW Tom Holtan, Deputy Director of Public Works Tod Holfeltz, Deputy Director of Public Utilities Damian Nevers, Clerk Peggy Fischer, Attorney Michael Bauer.

Notice of the meeting was given to the public at least 24 hours prior to the meeting by posting in four (4) separate places.

Upon motions duly made and seconded, the Town of Sheboygan Town Board unanimously adopted the attached resolutions unless noted otherwise and made a part of these minutes by reference.

There being no further business the meeting was adjourned.

TOWN OF SHEBOYGAN TOWN BOARD

DANIEL W. HEIN, CHAIRMAN

JIM SCHWINN, SUPERVISOR

CHAR GUMM, SUPERVISOR

BRAD LAMBRECHT, SUPERVISOR

PAT SCHMIDT, SUPERVISOR

MOTIONS DULY MADE AND SECONDED, THE FOLLOWING RESOLUTIONS WERE ADOPTED UNANIMOUSLY BY THE TOWN OF SHEBOYGAN TOWN BOARD IN OPEN SESSION

Meeting called to order by Chairperson Hein at 5:00 p.m.

Pledge of Alliance was said.

Introductions were completed.

Approval of the Agenda. **Motion Schwinn, second Schmidt to approve the agenda for March 31st, 2022. Motion carried.**

Chairman Dan Hein opened the public hearing and asked Attorney Bauer to proceed with the hearing:

PUBLIC HEARING – North Town Site Plan Approval and North Town Preliminary Plat Approval

Petitioner/Owner: Town of Sheboygan and Van Horn Development, LLC c/o North Town Land Co., LLC
Property Address: North 40th Street and Hwy. 42
Property Zoning: PUD
Parcel Size: Approx. 99 Acres
Parcel Number: 59024341646, 59024341647, 59024341610, 59024341730
Purpose of Hearing: Public Hearing concerning North Town Site Plan Approval and North Town Preliminary Plat Approval.

Atty. Bauer asked that the Van Horn team proceed with introductions and explain the development. Chris Merklein, Director of Van Horn Development introduced himself and his team, Tom Stocco, Randy Goll, Jeff Schrader, and Chuck Van Horn. Merklein handed out a site diagram to the Town Board and Plan Commission members that he had on display. A preliminary plat diagram was given the members earlier for review. Merklein explained the development, which will consist of office, business and retail, a hotel and apartments, town homes, single family housing and a town square. Pamela Marks, 4512 N. 40th Street was present and asked about entrance, exits and traffic. Merklein explained that there will be three entrance/exit points, public sidewalks, and a one and a half mile walking path around the perimeter. Questions were asked about lighting, emergency vehicle entrance and traffic. Merklein turned over the engineering questions to Tom Holtan, Engineer for the Town of Sheboygan. Holtan said there will be sixty-nine outside streetlights with soft yellow lighting and there will be three points of access and state code is followed regarding emergency access. Dennis VanHoof, St. Vincent DePaul was present and was concerned that a portion of the land that he previously purchased would be taken over for construction. Chuck Van Horn was present and reassured that the land would not be part of any development. The time frame for development would be with the infrastructure starting in May of 2022, breaking ground in fall of 2022 and a hotel by 2024. Merklein explained that there are four phases over ten years. Van Horn has committed to the first two phases. **Motion Lambrecht, second Schwinn to close the public meeting. Motion carried.**

North Town site plan approval recommendation **Motion Albright. Second Blindauer to recommend approval of the North Town site plan to the Town Board. Motion carried.**

North Town preliminary plat approval recommendation. **Motion Blindauer, second Schulze to recommend approval of the North Town preliminary plat to the Town Board. Motion carried.**

North Town site plan approval. **Motion Schwinn, second Lambrecht to concur with the Plan Commission and approve the North Town site plan. Motion carried.**

North Town preliminary plat approval. **Motion Gumm, second Schmidt to concur with the Plan Commission and approve the North Town preliminary plat. Motion carried.**

Memorandum of Agreement Between Town of Sheboygan and Sheboygan County Transportation Department and Wisconsin Department of Transportation. Holtan explained that the agreement is a three-party agreement between the Town, Sheboygan County Transportation and the Wisconsin Department of Transportation agreeing to work together on a study to

improve the traffic flow and County Highway J, Country Highway DL, and State Hwy. 42. **Motion Schmidt, second Schwinn to approve the agreement. Motion carried.**

Correspondence and Communication received: None received.

Adjourn. **Motion Schulze, second Blindauer to adjourn the Plan Commission meeting at 5:31 p.m. Motion carried.**
Motion Schmidt, second Gumm to adjourn the Town Board meeting at 5:31 p.m. Motion carried.

Peggy Fischer, Clerk