

**NOTICE OF THE MEETING OF THE
TOWN OF SHEBOYGAN PLAN COMMISSION**

A meeting of the Plan Commission was held on Tuesday, March 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, Cole Northup, Leslie Rahn, Brad Lambrecht, 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: Abacus Architects, Inc. c/o Kurt Davis

Property Owner: Lake Country Academy Foundation, Inc.

Property Address: 4101 Technology Pkwy
Sheboygan, WI 53083

Property Zoning: R-1

Parcel Size: approx: 4.530 Acres

Parcel Number: 59024342391

Purpose of Petition: Due to increased enrollment and program changes the application is required so that Lake Country Academy can expand their facility to achieve a dual track K-8, address secure entry by relocating their office space, and expanding program offerings such as dedicated special needs classroom space.

Atty. Bauer read the Conditional Use Permit and asked Kurt Davis of Abacus Architects, Inc. to walk the people present through the proposed expansion. Davis explained that the office addition will be in the northeast corner and be attached to the gymnasium addition that was done previously. This office will be the main entry point and allow for improved security. The current office will be turned into a music room and other class areas. The two story addition is the southeast corner and will have a lower and upper level with the upper level having textured walls that will extend from the existing building and will allow for pre-kindergarten and special needs. There will not be any additions for parking. There will be some handicap parking spaces relocated. Per Davis, the Stormwater Agreement is in place and does not need to be changed per his conversation with Tom Holtan, Engineer for AECOM. Shawn Dzwonkowski and Katie were present on behalf of Lake Country Academy. Atty. Bauer asked if anyone had questions for Davis or Lake Country Academy. Dave Griffin spoke about the Sanitary District connection fees and what has been collected by the Sanitary District to date. Griffin explained that the sewer connection fees are based on a UCE rating that assumes about 200 gallons per day for each UCE unit. The formula assigns 1 UCE unit for each 12 students at schools. So based on an increased capacity of about 50 students we would be looking at 4 additional UCE Units. The current connection fee rate is \$2000 per UCE unit so we would be looking at a maximum of \$8,000 in connection fees. Griffin asked Dzwonkowski what is the current number of students enrolled at LCA. Dzwonkowski stated that the original number was 425 students with a two year maximum capacity of 480 students. Currently they have 424 students enrolled. Griffin said the Sanitary District may need to look at usage and monthly ratings. Atty. Bauer added that the next Sanitary District meeting will be March 19th at 4:00 pm and that there will be a discussion regarding a sewer connection fee for LCA. Davis added that there will be two additional toilet rooms. Atty. Bauer stated that there is no problem with the Stormwater Agreement that they currently have, but suggested that Dzwonkowski and Davis attend the Sanitary District No. 2 and Sanitary District No. 3 meeting on March 19th at 4:00 pm since there will be a discussion regarding sewer connection fees. Tony Thiel asked Dzwonkowski about the back up of cars and traffic on Dairy Land Drive and if the expansion will cause any additional issues. Dzwonkowski said that it is important for the people dropping off and picking up students not to be in the parking lot prior to the students starting school and being released from school because of safety concerns. Davis asked Hein about development in the area of LCA and Hein did respond that there was nothing in the works. Griffin asked if there was going to be any additional signage on the building and Dzwonkowski replied "No". Hein asked Dzwonkowski if he had been contacted by any of the business owners in the immediate area regarding the additions and Dzwonkowski replied "No". **Motion Northup, second Schultz to close the public hearing. Motion carried.**

AGENDA

1. Discussion/Action -Conditional Use Permit for Abacus Architects, Inc. for expansion of Lake Country Academy facility, 4101 Technology Pkwy, Sheboygan, WI 53083. **Motion Olson, second Northup to recommend approval of the Conditional Use Permit for Lake Country Academy, 4101 Technology Parkway to the Town Board. Motion carried.**
2. Discussion/Action - Sign Permit for Gander Outdoors, 4224 Gander Road, Sheboygan, WI 53083. **Motion Rahn, second Olson to recommend approval of the Sign Permi for Gander Outdoors, 4224 Gander Road as presented to the Town Board. Motion carried.**
3. Discussion Only - Glen Koehler, 2814 County Road Y, Sheboygan, WI 53083 was present and stated he would like to split a portion of his parcel for his daughter and son-in-law. Koehler spoke about the rendering he submitted in regards to the possibility of splitting a little less than 1 acre from his parcel to allow his daughter and son-in-law to build a home behind his lot. Koehler also presented a letter of recommendation from Ed Harvey, Sheboygan County Surveyor regarding a driveway. Atty. Bauer stated that 80 feet of frontage is required. Koehler had 50 feet on the rendering he submitted for discussion and he said that it would not be a problem to change from 50' to 80'. Griffin spoke about the size of the parcel and discussions regarding the size of parcels in that area at previous meetings. Atty. Bauer asked how big the lot would be and Koehler said just under an acre. With the change from 50' to 80', the parcel would be close to one acre. Cole Northup brought up high density parcels and development and Koehler said that there could possibly be two additional family members to build on the 33 acres that he has, but that would be it. Rahn and Northup both said that they are good with family members possibly building. Koehler was told that the next meeting would be 4/10/18 and that a certified survey map will be needed before the Town can proceed.
4. Discussion Only -William Nisporic, 1704 Manor Parkway, Sheboygan, WI 53083 would like to request the ability to build a carport in front of his garage, which would be in the front yard. Hein spoke with Atty. Bauer regarding this and it was determined that the setbacks would be met and there was no need for a discussion. Hein spoke with Nisporic on 3/5/18 and told him that it was not necessary to be present at the meeting and he would need to obtain a building permit for the carport.
5. Review/Recommendation - Approval of the Plan Commission minutes of February 6, 2018. **Motion Northup, second Olson to approve the minutes with the correction/addition of Leslie Rahn as being present at the last meeting. Motion carried.**
6. Correspondence & Communication-None.
7. Adjourn

Peggy Fischer, Office Assistant