

DRAFT
MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, APRIL 10, 2018 AT 5:15 PM

A meeting of the Plan Commission was held on Tuesday, April 10, 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. Hein introduced the new Town Board Supervisor, Alexandra Nugent. Dan Thanked Dan Olson for his time on the Town Board and his service.

PUBLIC HEARING - Rezoning Application

Petitioner: Susan Steinhardt / Frank Ribich
4505 Vanguard Dr.
Sheboygan, WI 53083

Property Owner: Frank Ribich Jr.
1232 No. 6th Street
Sheboygan, WI 53081

Property Address: 3300 Block of Mill Road

Property Zoning: R-3 Residential

Proposed Zoning: B-2 Business

Parcel Size: Approx. .46 acres

Parcel Number: 59024345282

Purposes of Petition: Request to build a salon on this land. Petitioner is currently renting in the Town of Sheboygan on Vanguard Drive. Atty. Bauer revisited a Rezoning Application from Susan Steinhardt from May of 2017 that had been filed and denied because of neighborhood concerns regarding traffic and drainage. Susan is refilling. Bauer asked Steinhardt to explain why she is refilling. Steinhardt explained that one year ago she had a plan in her head regarding a hair studio in the Town of Sheboygan. After the denial, Steinhardt and Frank Ribich worked with the residents regarding the concerns. The State opened up the sale of the neighboring parcel and Steinhardt placed a bid on it. The current plan has a driveway at the opposite end. The State parcel would not be used as an option to access on to Hwy. 42. Atty. Bauer asked if the sale went through on both parcels and there was a merge, would it be used for a larger building? Steinhardt would not use the additional area for a larger building. Atty. Bauer then asked Steinhardt if she had additional information about the stormwater devices indicated on the plan. Steinhardt said that she did not ask the Architect about that. Victor Wasmer, 3721 Hwy 42 stated to the Plan Commission that he thought they were screwing her over because the Town allowed others to create the problems and now it would become her problem. He said they allowed the guy who lives behind do it. Michael Walters, 3326 Mill Road asked if Steinhardt would buy the State land, why she wouldn't have the access off of Hwy. 42? Steinhardt said that she will look into that. A resident said that with two businesses and three houses currently on Mill Road, the traffic is bad. Steinhardt acknowledged the issues and said that she is not trying to create an issue. The resident said that the proposed driveway would create an issue. Dan Olson said that Hwy 42 could be worse. Walters said that he can't even turn sometimes and it takes 15 minutes to cross the street to get his mail. Another resident said that he did not hear anything about the State parcel being for sale. Steinhardt said she thought they were to receive something in the mail. He said that he does not want a business in his backyard. He added that she could buy him out. He said that he pumps the water out of the area all the time. Jeff Bubb, 3218 Mill Road, stated that it is a residential area and there is a dire problem with drainage on Mill Road and it's bad. Atty. Bauer asked if the Engineer/Architect was present and Steinhardt said he was not. She was then told that she would need to take on the current issues. A resident said that the water would drain on to their land. Atty. Bauer said that the owner cannot increase the flow of water off their development and it must be released slowly. Atty. Bauer explained that if the Rezoning Application was approved, Steinhardt

would then get the engineering done. Barbara Walters, 3326 Mill Road said that she is concerned that if the rezoning does get changed from residential to business and Steinhardt's business does not do well, they could end up with any kind of business there. Olson said that a possible discussion between Steinhardt and our Town engineer could possibly resolve some of the issues. Steinhardt said that there would be a water issue if it was a business or a home. Steinhardt said that she tried stopping at Romans home and he was not available. A resident said why the corner lot and why not move into one of the empty Mill Road Shops? She said that rent is high and would like to own her own salon. She said that the corner lot and the State lot were affordable. Cole Northup asked about the purchase of the State lot and increasing the size of her building and she said no because there would be an issue with setbacks. Dan Olson added that Ribich may possibly build a duplex on the lot if he cannot sell. Olson did remind everyone that the parcel is zoned R-3, which could have a 12 plex or office building on it. Atty. Bauer explained that developers need to enter into a Stormwater Agreement with the Town. He said that this agreement allows for the Town to step in if the agreement is not being fulfilled. Barbara Walters added that there are trees in the retention pond behind the Mill Shops. She said that the Town Engineer did check it out, but nothing has been done. Hein said he will look into it. Northup asked about the parking spaces. Steinhardt said that she over estimated with the slots. She has six stylists, which would be approximately 12-15 customers. Tony Thiel added that with the employees, that would be 18 parking places. Steinhardt said that she could not get the answer on the required spaces. She said she made a few calls, but no one was sure about a hair salons required parking spaces. Atty. Bauer said that he thought there may be restrictions regarding State land and access to the highway. If Steinhardt was to merge the parcels, he thought that may change the restrictions. Caroline Voight, 3816 Pineview Dr. said that traffic can get backed up and cause issues. Karen Schulze who lives on Limestone Ct. said she walks in the area and said that there are water issues. When it rains, the ditches are overflowing and the water comes onto the road. She said that Bill Blashka said that the State said it is the Towns issue. Schulze said that she is concerned that the plan does not have greenspace. She said that the grass would be able to absorb some of the rain. Alexandra Nugent added that when she was walking in the area and speaking with people, the issue of flooding came up. Steinhardt said that there are water issues no matter what and that she would take care of hers, but the others will still have theirs. She said that they should be fixed, but it should not hold her back. Residents asked about the hours and Steinhardt replied that she would be open until 8pm and sometimes 9pm on a rare occasion. She said that she would have the lot lights on a timer. Her current business has them set for 10pm. Schulze asked if it was feasible to build across the street from another salon and Steinhardt said that they met and spoke about the competition and they are both in agreement and that it would not affect either. Northup added that Steinhardt's business would be smaller than a 12plex or office building. Hein asked if there were any other questions related to Rezoning for Steinhardt and there were none. **Motion Northup, second Schulze to close the public hearing. Motion carried.**

PUBLIC HEARING - Rezoning Application

Petitioner: Distinctive Design Studio-Steve Peskie
215 Pine St.

Sheboygan Falls, WI 53085

Property Owner: John Johnston
1200 Riverview Drive
Sheboygan, WI 53083

Property Address: 1200 Riverview Drive

Property Zoning: C-1 Conservancy

Proposed Zoning: R-1 Residential

Parcel Size: approx. 1.6 acres

Parcel Number: 59024345860

Purposes of Petition: The petitioner is requesting to rezone the existing area around the home to R-1(Residential) zoning to allow for a home addition on the south side of the home. Atty. Bauer moved to the next public hearing for Distinctive Design, located at 1200 Riverview Drive. The home is close to the river and is within the conservancy area and they are requesting to rezone the existing area around the home to R-1 zoning to allow for the addition. Atty. Bauer asked if Steve Peskie of Distinctive Design had anything to add. Peskie said that he agreed with what Atty. Bauer said and that he is restating what was said at the initial meeting. Hein asked if there were any questions. **Motion to close the public hearing by Northup, second Olson.**

AGENDA

Rezoning application from Susan Steinhardt for vacant land on Mill Road Parcel 59024345282 from R-3(Residential) to B-2(Business). Hein asked if there were any questions from the Planning Commission and Schulze said she is against it. Brad Lambrecht said some of the water issues could be alleviated with her purchase. Tony Thiel said that she would need to get a better figure of what it will cost with the drainage issues. Olson said that a duplex would not have maybe the same issues, but a building the same size or larger will. Leslie Rahn said he is against it. Nugent said that rezoning issues from the past residents brings up added complications. Hein said with the issues currently, he does not know what could be done or how to build retention on a one acre lot and with the driveway coming off of Mill Road would be an issue. Steinhardt said that she believes that she unofficially won the bid. Lambrecht said there are options if not a lot of room for drainage issues, but they could be costly. Steinhardt added that the State parcel would be another .3 Acre. Hein said that the area is land locked and there are water drainage issues. He does not have an issue with the business, but has an issue with the water problem. Atty. Bauer said that it is hard to make a decision without the costs on engineering. Hein said in his option, it would be best to table it and get more information. Olson added that the engineering could run around \$12,000. Schulze asked about the possibility of parcels on Enterprise Drive. Steinhardt said that the parcels are way too much money. Hein asked about the parcel for sale of Hwy 42 next to Professional Heating and Steinhardt said that she did check into it, but the Town ordinance states that there needs to be 20,000 square feet of property and the parcel is only about 14,000 square feet. Steinhardt said that the other issue would be parking. It would be tight with the other business next door. Hein added that Steinhardt should speak with Atty. Bauer and he could talk her through what she will need to do next. **Motion to table Northrup, Second Rahn.**

Rezoning Application from Distinctive Design Studio for John Johnston, 1200 Riverview Drive, Parcel 345860 from C-1(Conservancy) to R-1(Residential). **Motion to Recommend to the Town Board for approval by Hoepfner, second Schulze.**

Sign Permit application for Sheboygan Senior Community at 3505 Cty Road Y. Sign permit application for Sheboygan Senior Community at 3505 Cty Road Y. Stephanie Goetz, spoke on behalf of Sheboygan Senior Community and just wanted to add that they would be getting rid of the steel rods and the signs will now be affixed to the building. Everything else would stay the same. **Motion to recommend to the Town Board by Hoepfner, second Schulze.**

Review the Conditional Use Permit for Custom Built at 3692 Progress Drive John Schmitz, Custom Built of 3692 Progress drive explained what he would like to do regarding his parcel. Schmitz said that an addition of 85 x 105 would allow him to use the lot to its full capacity. Instead of additions to other additions, he said this would clean up the lot. The addition would have new service doors, overhead doors to get supplies from trucks, outdoor parking in the back southwest corner, create a u-shape turn around to keep trucks off the road and employee parking. He currently has 10 employees and there is space for additional spaces if need be. There will be additional dusk to dawn lights, low voltage lights near the doors for night loading/unloading for use when needed. The colors they chose would take away from the whiteness of the building. The colors will be gray and the trim will tie in with the blue and there sign. The areas in front will be landscaped between the windows. Atty. Bauer asked about the outdoor structures and if they will remain outside. Schmitz said there will not be any additional, but the others would stay outside. Any new structures would be kept inside. Hein told Schmitz that he is extremely proud of his success. Dave Griffin was asked by Atty. Bauer about the connection fee for the addition. Griffin asked about additional employees. Schmitz said there is only one restroom. Griffin did not think there would be any issues. The worst case scenario would be a \$2000 connect fee. Griffin said that he will discuss this at the Sanitary meeting. Schmitz added that some of the 10 employees are part-time or not at the location. Griffin said he will discuss at the meeting and contact him. Atty. Bauer asked about the paving. Atty. Bauer stated that it was to be done by September 2018. He wanted to know if anything has been done. Schmitz said no. He said it would not be feasible and wants to

incorporate it all at once with the dock. He is proposing 2020 as final on the outside paving to be done. Per Hein, the Town gives one year for completion of paving. Schmitz is hoping to break ground soon and if completion would be in August, winter would not be far off and the ground would need to settle. The trucks traveling over the area would help with this. Hein suggested June of 2020. The Plan Commission all agreed. Schmitz agreed as well. **Motion to recommend approval to the Town Board by Schulze, second Hoepfner.**

Certified Survey Map parcel split for Glen Koehler, 2814 Cty Y.was discussed previously at a plan commission meeting and nothing has changed. **Motion to recommend approval to the Town Board by Rahn, second Northup..**

Approval of the Plan Commission minutes of March 6, 2018 Approval of the Plan Commission minutes of March 6, 2018 **Motion to approve by Northup, second Hoepfner.**

Hein shared some correspondence regarding area development of the corridor by Dairyland and Hwy 42. Hein also met with a representative from Dunkin Donuts and they are looking at different parcels in the Town. Hein also gave an update on the Blind Horse that they are not building the hall as previously planned.

Motion to adjourn by Rahn, second Northup.

Town of Sheboygan Plan Commission, Daniel W. Hein, Chairman
NOTICE IS HEREBY GIVEN that a majority of the Plan Commission, Sanitary District #2 (Sewer) and Sanitary District #3 (Water) Commissions may be present at this meeting to gather information about a subject over which they may have decision-making authority. This may constitute a meeting of the Plan Commission, Sanitary Districts No. 2 or No. 3, pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W. 2d 408 (1993), and must be noticed as such although Plan Commission, Sanitary District #2 (Sewer) and Sanitary District #3 (Water) will take no formal action at these meetings.