

**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.

Atty. Bauer opened the public hearings.

**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. The 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. This is the second filing. Bauer asked Steinhardt to explain why she is re-filing. 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 of the parcel. The State parcel would not be used as an option to access on to Hwy. 42. 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. 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. 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. Bauer said that the owner cannot increase the flow of water off their development and it must be released slowly. 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 Roman's 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 she 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 she would not because there would be an issue with setbacks. 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. 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. 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. 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 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 8 pm and sometimes 9 pm on a rare occasion. She said that she would have the lot lights on a timer. Her current business has them set for 10 pm. 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 the rezoning request by Steinhardt and there was no further public comment. **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. 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, which he did not. Hein asked if there were any questions. There was no additional public comment.

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

## AGENDA

1) 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 the driveway coming off of Mill Road could 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 that could be used. 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 and 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 though what she will need to do next. **Motion Northup, second Rahn to table the issue until next meeting. Motion carried.**

2) Rezoning Application from Distinctive Design Studio for 1200 Riverview Drive-**Motion Hoepfner, second Schulze to recommend to the Town Board approval of the rezoning application of Distinctive Design Studio for John Johnston, 1200 Riverview Drive (parcel 345860) from C-1 to R-1 for the footprint of the house. Motion carried.**

3) Sign Permit application for Sheboygan Senior Community at 3505 CTH 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 Hoepfner, second Schulze to recommend to the Town Board approval of the sign permits applied for by Sheboygan Senior Community at 3505 CTH Y, as presented. Motion carried.**

4) Review the Conditional Use Permit for Custom Built at 3692 Progress Drive-John Schmitz of Custom Built 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 felt 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. He stated the colors will be gray and blue and will coordinate with the 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 structures, but the existing would stay outside. Any new structures would be kept inside. Hein told Schmitz that he is extremely proud of his success. Griffin was asked by Atty. Bauer about the connection fee for the addition. Griffin asked about additional employees, and Schmitz said there is only one restroom. Griffin did not think there would be any issues. The worst case scenario would be a \$2,000 connection fee. Griffin said that he will discuss this at the next Sanitary District 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 regarding their decision. Bauer asked about the paving and stated that it was to be done by September 2018. Schmitz stated it is not be feasible at this time and wants to incorporate it all at once with the dock. He is proposing 2020 as final on the outside paving to be done. 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 compacting prior to paving. Hein suggested June of 2020 as the final paving date. The Plan Commission all agreed. Schmitz agreed as well. **Motion Schulze, second Hoepner to recommend approval of the Conditional Use Permit for Custom Built, 3692 Progress Drive with outside paving to be done by 2020. Motion carried.**

5) Certified Survey Map parcel split-**Motion Rahn, second Northup to recommend approval of the certified survey map split of 2814 CTH Y, as presented. Motion carried.**

6) Approval of the Plan Commission minutes-**Motion Northup, second Hoepner to approve the minutes of March 6, 2018 as presented. Motion carried.**

7) Hein shared some correspondence regarding area development of the corridor near Dairyland Drive 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.

8) Adjourn-**Motion Rahn, second Northup to adjourn the meeting. Motion carried.**

Peggy Fischer, Administrative Assistant