

5-3-2016
Plan Commission Meeting

MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, May 3, 2016 at 5:15 pm

A meeting of the Plan Commission was held on Tuesday, May 3, 2016, 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, Sanitary District No. 2 Commissioner Dave Griffin, Sanitary District No. 3 Commissioner Jerry Hoepfner, Supervisor Dan Olson, Cole Northup, Jim Schultz, Pam Dekker, Karen Schulze, Leslie Rahn 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. Public Hearings were published April 19, 2016 and April 26, 2016 in the Sheboygan Press.

Chairperson Hein opened the meeting and introductions were given.

Atty. Bauer opened the public hearing for:
PUBLIC HEARING - Conditional Use Permit

Petitioner: Menard, Inc.
Tyler Edwards, Real Estate Rep.
5101 Menard Drive
Eau Claire, WI 54703
Property Owner: Menard Inc.
5101 Menard Drive
Eau Claire, WI 54703
Property Address: 4825 Vanguard Drive
Present Zoning: B2 (General Business District)
Parcel Size: approx. 28.61 acres
Parcel Number: 59024341900

Purpose of Petition: The petitioner requests a conditional use permit to expand the covered storage space at the existing Menards Store located at 4825 Vanguard Drive by approx. 19,540 sq. ft.
Discussion-Tyler Edwards was present from Menards to explain the expansion plans, including part of the lumber yard, warehouses and part of the garden center. This will allow some of the product that is stored outdoors to now be under a covered roof. Part of the pond will be relocated further to the north on the other side of the wetlands. Menards will get a permit to cross the wetlands. The overhang between the garden center and loading dock will be enclosed with green steel and garage doors to have a little bit more protection and climate controlled area for some of the product.
Char Gumm asked how far this expansion is going to be from her property. The expansion will be 94' away from the property, the same as it is now.
Olson asked if this is conditioned on an engineer making sure the pond is doing what it is supposed to.
Bauer stated the development agreement and pond engineering would need to be redone with AECOM review.
Bauer stated it looks like the new warehouse addition will be about 22' from the existing warehouse. This is a gap for snow or rain to fall into this area and there will be no vehicular access through the concrete swale.

Motion Olson, second Schultz to close the public hearing. Motion carried.

PUBLIC HEARING - Conditional Use Permit

Petitioner: Matt Moeller
6018 Superior Avenue
Kohler, WI 53044
Property Owner: Matt Moeller
6018 Superior Avenue
Kohler, WI 53044
Property Address: 6018 Superior Avenue
Present Zoning: B2 (General Business District)
Parcel Size: approx. 6.32 acres
Parcel Number: 59024349571

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Purpose of Petition: The petitioner requests a conditional use permit to construct two new toilet rooms in an existing storage room and remove the roof and install a 13' x 25' roof deck area on the east side of the Blind Horse Winery building located at 6018 Superior Avenue.

Discussion-The architect Erik Jensen stated that the owner has changed his mind on the plans and they want to eliminate everything that was applied for and they would like to put two new toilets in an existing building that is functioning as an office building that will provide men's and women's toilets during the summer and will allow for exterior access and some demolition to allow a walk-in cooler for the kitchen and bar area. The only exterior change to the building is two doors. Griffin stated they are on Town water and there is metering out for the use. Griffin stated they cannot use the well and must use Town water. The door to the cooler will be from the inside only.

Jayne Thomas asked what the plans are for the area where the garden center was. Matt Moeller stated it is now undetermined and they are looking at the cost of shoring the building up and what it can be used for. Moeller state they are in a constant state of growth and they would like to get through another busy season and toss some ideas around. The area is currently being used for storage.

Motion Hoepfner, second Schulze to close the public hearing. Motion carried.

AGENDA

1) Conditional Use Permit for Menard, Inc., 4825 Vanguard Drive-Atty. Bauer recommended review and approval of drainage by AECOM engineering along with review of the existing stormwater management agreement and replacement of all existing trees per the landscaping plan attached with colors to be constructed per the plan.

Motion Northup, second Schulze to recommend approval of the conditional use permit application of Menard, Inc., 4825 Vanguard Drive with the conditions

- a) **that the drainage be reviewed by AECOM;**
- b) **that the existing stormwater management agreement be reviewed;**
- c) **that the landscaping plan, with replacement of all existing trees be followed per the attached plan;**
- d) **and that the colors to be per the attached plan. Motion carried.**

2) Conditional Use Permit for Matt Moeller/Blind Horse Winery, 6018 Superior Avenue-There are no changes to the exterior of the building other than the construction of 2 doors for the additional bathrooms and a cooler in the office area. Since the property owner changed the original plans, it was felt this was no longer a request for a conditional use permit, but rather a building permit.

Motion Hoepfner, second Northup to approve the building permit for the addition of two outside doors for the additional bathrooms and a walk-in cooler for the Blind Horse Winery, 6018 Superior Avenue. Motion carried. It was felt this item does not have to go to the Town Board for further action.

3) Gary Karrigan was present to request information regarding a conditional use permit amendment for 4420 CTH J. Gary Karrigan did not show. **Motion Olson, second Hoepfner to table this item. Motion carried.**

4) Shayne Hummitzsch was present on behalf of the property owner at 2937 Palmer Drive regarding the installation of wing walls on pillars at this location. The wing walls proposed are 5' long wing walls at 3' height to 4.6' height. Atty. Bauer felt it fit into the decorative fence section. **Motion Hoepfner, second Schultz to approve the building permit as allowed in the decorative fence section. Motion carried.** It was felt this item does not have to go to the Town Board for further action.

5) Commission minutes of April 5, 2016-**Motion Olson, second Hoepfner to approve the Plan Commission minutes of April 5, 2016 as presented. Motion carried.**

6) Correspondence & Communication-None.

7) Adjourn-**Motion Hoepfner, second Schultz to adjourn the meeting at 5:40 pm. Motion carried.**

Cathy Conrad, Town Clerk