

**MINUTES OF THE PLAN COMMISSION MEETING  
HELD ON TUESDAY, JUNE 1<sup>ST</sup>, 2021 at 5:15 PM**

A meeting of the Plan Commission held on Tuesday, June 1<sup>st</sup>, 2021, at 5:15 p.m. at the Town of Sheboygan New Town Hall, 4020 Technology Parkway, Sheboygan, WI 53083, Sheboygan County. The following were present:

Present In person: Dan Hein, Chairperson Town of Sheboygan, Town Supervisor Brad Lambrecht, David Griffin, President of Town of Sheboygan Sanitary District No. 2, Plan Commission Members Tony Thiel, Karen Schulze, Pat Schmidt, Clerk Peggy Fischer, and Attorney Michael Bauer.

Dan Hein Called the meeting to order at 5:15 pm. Introductions were given.

Pledge of Allegiance was said.

Introductions were given.

Atty. Bauer opened the public hearings and explained the acquisition and repurposing of the old Town Hall building at 1512 N. 40<sup>th</sup>. John and Gail Behrens, owners of Superior Lawn and Garden are interested in purchasing the building to use as a place to sell antiques and use for additional office space for their other business. Chairman Hein spoke about the ability to keep the payment box and the willingness of the Behrens to work with the Town regarding the water tower. Hein said the price discussed is \$150,000 and \$5,000 for landscaping at the new Town Hall. Atty. Bauer explained that an easement would be needed for the tower, water main and electrical line to the tower. The Plan Commission has requested that a condition be placed on the sale regarding no outside storage or outside display without Town Board approval.

Atty. Bauer asked if anyone ~~one~~ attending the public meeting had any comments. Randy Blindauer, resident of the Town voiced his concern about limitations on sales. Tim Winkel asked if the property has been advertised for sale. Hein explained that the property and sale would be as is. There ~~were~~ re no more comments.

**PUBLIC HEARING – Rezoning Application**

Petitioner:	Town of Sheboygan by Chairperson Daniel W. Hein
Petitioner Address:	4020 Technology Parkway, Sheboygan, WI 53083
Property Owner:	Town of Sheboygan
Property Address:	1512 N. 40 <sup>th</sup> Street, Sheboygan, WI 53081
Property Zoning:	R-2
Proposed Zoning:	B-2
Parcel Size:	Approx. .58 acres
Parcel Number:	5902434796
Purpose of Petition:	To rezone the old Town Hall to allow retail sales and office use.

**Motion Schulze, second Lambrecht to close the public hearing. Motion carried.**

**PUBLIC HEARING – Conditional Use Permit**

Petitioner:	Town of Sheboygan by Chairperson Daniel W. Hein
Petitioner Address:	4020 Technology Parkway, Sheboygan, WI 53083
Property Owner:	Town of Sheboygan
Property Address:	1512 N. 40 <sup>th</sup> Street, Sheboygan, WI 53081

Property Zoning: R-2  
Parcel Size: Approx. .58 acres  
Parcel Number: 5902434796  
Purpose of Petition: To allow retail sales (antiques) and office use of the old Town Hall.

**Motion Schmidt, second Schulze to close the public hearing. Motion carried.**

## Agenda

1.Rezoning Application for petitioner Daniel Hein on behalf of the Town of Sheboygan regarding the rezoning of parcel 5902434796, which is the location of the old Town Hall. After rezoning the property can be sold and used for retail business. **Motion Lambrecht, second Schulze to recommend approval to rezone parcel 59024347691 to the Town Board. Motion carried.**

2.Conditional Use Permit for petitioner Daniel Hein on behalf of the Town of Sheboygan regarding the sale of the Old Town Hall at 1512 N. 40<sup>th</sup> Street, Sheboygan, WI 53083. **Motion Schmidt, second Lambrecht to recommend approval to the Town Board conditional upon no outside storage. Motion carried.**

3.Sign Permit for Transpo Mini Storage, 3838 Enterprise Drive, Sheboygan, WI 53083. Applicant is Patrick Mlinaz, RLO Sign, Inc. Install a double-sided post and panel sign. Patrick Mlinaz was present for any questions. There were none. **Motion Schulze, second Schmidt to recommend approval to the Town Board. Motion carried.**

- 4.Dave Griffin, President of Sanitary District No.2 regarding the following:
- Including preapproval and inspection of any proposed relocation of sanitary and water supply connections in conditional uses prior to approval of construction approvals.
  - Water supply electric and access to old Town Hall as condition of property sale.

Dave Griffin was present and wanted to speak about the above concerns regarding issues that have come up in relation to relocations of sanitary and water supply connections. Griffin would like this to be discussed in future Conditional Use Permit applications. After a discussion with the Plan Commission, Atty. Bauer will review the ordinance with the Sanitary Commissions for possible modifications. There are no actions regarding the water supply and electrical access to the Old Town Hall.

Review/Recommendation- Approval of the minutes from the Plan Commission meeting on May 4<sup>th</sup>, 2021. **Motion Thiel, second Schimdt to approve the minutes of May 4<sup>th</sup>, 2021. Motion carried.**

Correspondence/Communication – None at time of posting

Adjourn. **Motion Lambrecht, second Schmidt to adjourn the meeting of June 1<sup>st</sup>, 2021, at 5:52 pm. Motion carried.**

Peggy Fischer, Clerk