

**MINUTES OF THE PLAN COMMISSION MEETING**  
**HELD ON TUESDAY, July 10th, 2018 AT 5:15 PM**

A meeting of the Plan Commission was held on Tuesday, July 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 Alexandra Nugent, Sanitary District No. 2 Commissioner Dave Griffin, Karen Schulze, 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.

**AGENDA**

- 1) Discussion - Quasius Construction regarding Facade on Suds' building at 4135 Sud Parkway. Scott Perry was present as a representative of Quasius Construction. Perry referred to the previously submitted documents and explained that Sud was given two options for repair the façade of their building. The two types were EIFS or metal. Perry explained that Sud has decided to go back to brick and not change the building façade material. Perry also added that they will be using a running bond which will be vertical instead of stacked. This will not change the overall look of the building. There is shoring currently at the building because of the danger of the brick falling. Hein said there is no action required since this is a discussion only with no change in appearance to the building.
- 2) Discussion - Kohler Credit Union Concept Review. Atty. Bauer explained that Kohler Credit Union is looking to develop off of Cth Y and Superior. LaMacchia Group submitted a site plan as of today and this was handed out to the Plan Commission earlier to review. John Ehmann introduced himself as Chief Financial Officer at Kohler Credit Union. Ehmann explained that KCU is a non-profit organization that is an eight county charter with branches all the way to West Bend. KCU has been looking at the land on Cth Y to build a corporate headquarters now that the recession is over. This would be a state-of-art building to bring employees together and used for recruitment of new employees. KCU is hoping to triple in size in the next ten years. The building size they are looking at would be around 36,000 square feet. Chris Elias of LaMacchia Group introduced himself and presented the Alta land survey. Elias explained the grand changes and how they will determine the best layout for the retention pond and ATM machine. LaMacchia will be working with Sheboygan County regarding a split in the division in the road on Cth Y for better access. The building will have high visibility with parking and a patio in the back. On the Superior side of the building, there will be a lane for the ATM which will be separated from the parking lot with easy in and out access. There will be 179 parking places and two floors. The retention pond would be in the southern portion and the parking setbacks would be the same as the neighboring business. The two homes that they have purchased would be razed and the parcels would be used as parking lots. Hein asked if a concept drawing of the building has been generated. Elias said it has not been. Thiel asked about the aggressive growth/recruitment and if they would move when they got too big. Ehmann said that they would build a second facility in Milwaukee. Elias did mention again that the size of the building is 36,000 square feet with 18,000 square feet per floor. Rahn asked about traffic and Elias said that he is working with the County regarding what they will allow. Goking of 5614 Superior Avenue asked about a traffic flow study. Elias said that most of the people that will be coming to the office will be employees so there will not be a lot of in and out traffic. Hein asked about expected start of construction and Ben LaMacchia said that they are looking at starting in 2019. Elias asked if they were good with parking lot setbacks and Hein said yes.
- 3) Plan Commission Minutes-**Motion Dekker, second Schulze to approve the Plan Commission minutes of June 5<sup>th</sup>, 2018 with the change from Motion Gumm to Motion Northup for No. 8 on the agenda. Motion carried.**
- 4) Correspondence & Communication - None
- 5) Adjourn. **Motion Rahn, second Schulze to adjourn the meeting at 5:29 p.m. Motion carried.**

Peggy Fischer, Office Assistant