

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, JULY 5TH, 2022 AT 5:15 PM**

A meeting of the Plan Commission held on Tuesday, July 5th, 2022, 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: Chairperson Dan Hein, Town Supervisor and Plan Commission Member Brad Lambrecht, Plan Commission Members Tony Thiel, Karen Schulze, Director of DPW/Engineer Tom Holtan, Clerk Peggy Fischer, and Atty. Mike Bauer.

Chairperson Dan Hein called the meeting to order at 5:16 pm.

Pledge of Allegiance was said.

Introductions were given.

Approval of the agenda by the Plan Commission. **Motion Schulze, second Thiel to approve the agenda for the Plan Commission meeting for Tuesday, July 5th, 2022. Motion carried.**

Atty. Bauer opened the public hearing regarding the rezoning application for Tyler Kober c/o John Sauermilch, Jr GC at N6311 N. 61st Street. Owner Aaron Fitzsimmons and Tyler Kober were both present to discuss the rezoning request to allow for an addition to the garage and home. Fitzsimmons and Kober answered all questions regarding the construction.

PUBLIC HEARING – Rezoning Application

Petitioner:	Tyler Kober c/o John Sauermilch Jr. GC
Petitioner Address:	1717 Cambridge Avenue, Sheboygan, WI 53081
Property Owner:	Aaron Fitzsimmons
Property Address:	N6311 N. 61 st Street, Sheboygan, WI 53083
Property Zoning:	C-1
Proposed Zoning:	R-1
Parcel Size:	Approx. 1.940 Acres
Parcel Number:	59024349124
Purpose of Petition:	Rezone from C-1 (Conservancy) to R-1 (Residential) to allow for an addition to the home and garage.

Motion Thiel, second Schultze to close the public hearing. Motion carried.

Agenda

Rezoning Application for Tyler Kober c/o John Sauermilch Jr. GC for Aaron Fitzsimmons, N6311 N.61st Street, Sheboygan, WI 53083, Rezone parcel 59024349124 from C-1 to R-1 to allow for an addition to the home and garage. Hein shared with the members and audience that there was a letter dropped at the Town office from the Jeff and Rhoda Cheney who are the neighbors of the Fitzsimmons. The Cheney's wanted the Town Board to know that they are good with the proposed rezone and additions. Atty. Bauer suggested that all the parcels be rezoned to R-1 except for the seventy-five' setback from the Pigeon River. **Motion Schulze, second Thiel to recommend approval to the Town Board that all but the seventy-five-foot setback from the Pigeon River be rezoned from C-1 to R-1. Motion carried.**

Remodeling of St. Vincent DePaul to include exterior – Nevin Weigert of Quasius Construction was present and said that there was only interior work being done. **Motion Lambrecht, second Schulze to approve interior remodeling only. Motion carried.**

Chris Warner, discuss permanent install of temporary fourteen foot by ten-foot prefabricated shed at Lake County Academy, 4101 Technology Parkway, Sheboygan, WI 53083 - Chris Warner of Lake County Academy was present and discussed the options regarding the prefabricated shed that he would like to use as a permanent structure. The Plan Commission reviewed the two options. **Motion Lambrecht, second Schulze to approve option one regarding the placement of the shed eleven feet from the building on the black top area.**

Warner was told he will need a building permit and a four-foot concrete slab to secure the shed to. Motion carried.

No additional Correspondence/Communication – None received.

Approval of Agenda Minutes from Plan Commission meeting June 7th, 2022. **Motion Lambrecht, second Thiel to approve the agenda minutes from June 7th, 2022. Motion carried.**

Adjourn. **Motion Schulze, second Lambrecht to adjourn the meeting of the Plan Commission on July 5th, 2022, at 5:38 pm. Motion carried.**

Peggy Fischer, Clerk