

8-2-2016

Plan Commission Meeting

**MINUTES OF THE PLAN COMMISSION MEETING**  
**HELD ON TUESDAY, August 2, 2016 at 5:15 pm**

A meeting of the Plan Commission was held on Tuesday, August 2, 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, Cole Northup, Jim Schultz, Pam Dekker, 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 July 19, 2016 and July 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: Nathan Laurent, Keller Structures  
 W204 N1509 Goldendale Road  
 Germantown, WI 53022

Property Owner: Dean Delasanta  
 1431 No. 8<sup>th</sup> Street  
 Sheboygan, WI 53081

Property Address: 4006 State Hwy 42

Present Zoning: B2 (General Business District)

Parcel Size: approx. 3.14 acres

Parcel Number: 59024344910

Purpose of Petition: The petitioner requests a conditional use permit to build a 3,722 sq. ft. dental facility on a vacant piece of land. Nathan Laurent of Keller Structures was present to explain the site plan, stating there was no need for a stormwater pond as this is less than 1 acre of disturbed land. The building will use efface and stone products. The office will have 8 chairs, up to 10 employees and up to 10 patients at a time. This is not a metal building, but a wood frame structure. The color is natural beige for the stucco and the stone will also be natural colors. Dave Griffin commented about sewer connection fees and mercury reduction program through the City Wastewater Treatment Plant. The lighting and landscape plans were also reviewed. Signage will be a monument sign and will be applied for at a later date.

There was no further public comment.

**Motion Dekker, second Hoepfner to close the public hearing. Motion carried.**

**AGENDA**

1) Conditional Use Permit for Nathan Laurent/Keller Structures for Dean Delasanta for 4006 State Hwy 42- **Motion Dekker, second Schultz to recommend to the Town Board approval of the conditional use permit for Nathan Laurent/Keller Structures for Dean Delasanta for 4006 State Hwy 42 for a 3,722 sq. ft. dental facility on a vacant piece of land. Motion carried.**

2) Marcus Krugel was present to discuss a potential multi-family development on CTH Y-He would like to discuss the potential of building luxury town houses if the property is zoned R-1 and asked if the Town would be opposed to multi-family zoning. Krugel talked about several parcels and not one in particular. The Chairman explained the process of setting up a meeting with the Plan Commission, the Plan Commission holding a public hearing and posting notices along with notifying property owners within 200' for any rezoning or conditional use permits and then the Plan Commission makes a recommendation to the Town Board.

3) Plan Commission minutes- **Motion Dekker, second Rahn to approve the Plan Commission minutes of June 7, 2016 as presented. Motion carried.**

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4) Correspondence & Communication-Atty. Bauer and Chairman Hein explained that Retail Coach presented a concept plan last week and the plan was briefly discussed. Bauer noted they developer could qualify for TIF funding for road and infrastructure along with a developers agreement. This concept plan could be developed in phases if the developers desire. More information will be presented as it is received.

5) Adjourn-**Motion Hoepfner, second Schultz to adjourn the meeting at 5:45 pm. Motion carried.**

Cathy Conrad, Town Clerk