

MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, August 7th, 2018 AT 5:15 PM

A meeting of the Plan Commission was held on Tuesday, August 7th, 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, Sanitary District No. 3 Commissioner Jerry Hoepfner, Cole Northup, 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.

Atty. Bauer started the public hearings

PUBLIC HEARING - Conditional Use Permit

Petitioner: Kohler Credit Union
850 Woodlake Road.
Kohler, WI 53044

Property Owner: Kohler Credit Union

Property Address: vacant land on the corner of CTH Y & CTH O (Superior Avenue)

Property Zoning: R-2

Parcel Size: approx 2.43 acres

Parcel Number: 59024349710

Purposes of Petition: The petitioner is requesting approval to accommodate overflow parking for two events being held at the Blind Horse Restaurant & Winery, 6018 Superior Avenue, Kohler, WI. The events will take place on September 22, 2018 and December 1, 2018. The hours of use for September 22, 2018 would be from 11am until 5pm and December 2nd, 2018 from 10am until 4pm. Representatives Laura Gabrieleles, Media/Public Relations and Tony Klockow, CEO from Kohler Credit Union were present. Dave Griffin asked if the parking would be covered under the Blind Horse conditional use permit. Dan Hein replied yes. Hein asked all present if anyone had any questions.

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

PUBLIC HEARING - Conditional Use Permit

Petitioner: Chad Fenske
N6125 Western Avenue
Sheboygan Falls, WI 50385

Property Owner: Steven & Barbara Saunders
W4185 Main Road
Plymouth, WI 53073-4871

Property Address: 3828 Superior Avenue

Property Zoning: B-2

Parcel Size: approx. 1.69 acres

Parcel Number: 59024347951

Purposes of Petition: The petitioner is requesting approval to use the vacant building at 3828 Superior Avenue as a retail space to sell signs, vinyl graphics, apparel, flagpoles, flag promotional products, trees, wreaths, garland, seasonal products such as firewood, corn, etc. Atty. Bauer summarized the application for a conditional use permit submitted by Chad Fenske. Bauer said it is difficult property since it is not up to non-residential development standards. Atty. Bauer then read the standards. To proceed with consideration of the application, there will need to be a landscaping, lighting, and parking plan. Bauer asked Fenske what his plan was. Fenske said that he would like to relocate Roy's Tree Lot and eventually AC Signs to the location. He said that he has a plan to paint the building and put up a few signs. Water and sewer were discussed. Fenske said there were two laterals to the building and he called about getting it hooked up since he needs a meter. Griffin said there would need to be an easement regarding the lateral that runs through the property. Hein asked if there were any comments from anyone. The question came up about the building and what was it used for before. It was said that if the building was abandoned for 12 months, it must be reviewed. Hein asked Fenske about what he was going to do with the exterior. Fenske stated that he was going to paint the outside, bring stone work four feet up the wall, put awnings over the windows and put up signage. Atty. Bauer asked about the dents in the front of the building and if there was a plan to fix that. Fenske said yes with the stone. Bauer and Hein both said that the Board would need plans for the interior and exterior. Fenske said that he is on the next Plan Commission agenda for a sign permit. Fenske also said that he will keep the gravel area and keep cutting the grass area. Hein again said there needs to a landscaping and lighting plan. Hein then asked if there was a transfer of ownership. Fenske said it was a lease to purchase. Hein

explained the process of opening a business in the Town of Sheboygan and the steps that need to be taken. Dick Guske asked about storage. Hein said once they get the plans they would be able to discuss this. Brad Dahmer asked if the proposed business was going to be a landscape business. Fenske said it is not going to be a landscape business. Dahmer said the items listed on the conditional use permit were landscape items. The issue of items being stored on the property was mentioned again. Bauer asked Fenske if things were stored there already. Fenske said that he has moved some portable signs and a trailer over to the property. Bauer asked if they could be moved inside the building. Fenske said no they would not fit. Hein said that the outside storage is not allowed. Fenske was given two weeks to move the signs and trailer. Paul Marco asked if there is no storage allowed outside, why does the shop across the street have cars stored outside and the repair shop down the street have tractors outside. Bauer said that was different because they have different zoning classifications and have gone through the process to establish a business. Patrick Hansen asked at what volume does it become an issue. Hein said there has been an issue with this property and has been a problem in the past. Hein again explained the process of opening a business and following the ordinances. Mitch from Genuine Mechanics asked if this was an established business that is being moved to the location. Fenske said it is and he is relocating it. Bauer asked where it currently was and Fenske said it was in Cascade. Mitch then mentioned a circuit court report and funding for the business. Mitch said that he had to jump through hoops to get things in place to run his business. Atty. Bauer said his financials have nothing to do with land use. Atty. Bauer asked him what his plans were regarding funding. Fenske said he has a private investor. Griffin mentioned that he would want an easement before a meter would be installed. **Motion Hoepfner, second Northup to close the public hearing. Motion carried.**

AGENDA

Discussion/Action - Conditional Use Permit for Kohler Credit Union for parking on parcel 59024349710. **Motion to recommend approval for the parking for the September 22, 2018 and December 2nd, 2018 Blind Horse events. Nugent, second Schulze. Motion carried.**

Discussion/Action - Conditional Use Permit for Chad Fenske for retail business at 3827 Superior Ave.-**Atty. Bauer recommended no further action until all information is submitted. Motion Schulze, second Nugent. Motion carried.**

Review/Recommendation - Approval of the Plan Commission minutes of July 10, 2018 **Motion Rahn, second Hoepfner to approve the minutes of July 10, 2018. Motion carried.**

Correspondence & Communication - The letters that were written by Steve Saunders and Barb Saunders were read regarding Chad Fenske's application for a Conditional Use Permit.

Adjourn - **Motion Rahn, second Hoepfner to adjourn the meeting at 5:44pm. Motion carried.**

Peggy Fischer, Office Assistant