

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY SEPTEMBER 1ST, 2020 at 5:15 PM**

A meeting of the Plan Commission held on Tuesday, September 1st, 2020 at 5:15 p.m. at the Town of Sheboygan Fire Department, 3911 County Road Y., Sheboygan, WI 53083, Sheboygan County. The following were present:

Present In person: Dan Hein, Chairperson Town of Sheboygan, Town Supervisor Alexandra Nugent, David Griffin, President of Town of Sheboygan Sanitary District No. 2, Plan Commission Members Cole Northup, Karen Schulze, Brand Lambrecht and Tony Thiel, Clerk Peggy Fischer, William Blashka, Director of Town of Sheboygan Public Works and Attorney Michael Bauer.

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

Pledge of Allegiance was said

Approval of Agenda. **Motion Nugent, second Lambrecht. Motion carried.**

Approval of minutes from August 4, 2020 Plan Commission meeting. **Motion Northup, second Thiel. Motion carried.**

PUBLIC HEARING – Lincoln Estates Preliminary Plat Review

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| Petitioner/Owner: | American Dream Builders of Sheboygan County, LLC by Mike Werner |
| Property Address: | N 50 th Street |
| Property Zoning: | R-1, Single Family Residence District |
| Parcel Size: | Approx. 20.04 Acres |
| Parcel Number: | 59024342060 & 59024342061 |
| Purpose of Hearing: | Public Hearing concerning a proposed 33-lot single-family residential subdivision to be known as Lincoln Estates. |

Atty. Bauer opened the public hearing. Atty. Bauer spoke about the plans regarding Lincoln Estates.

Tammy Strebe of 4290 N. 50th spoke about her concerns with water run off and the additional water with a new subdivision

Linda Milbrath of 4312 Nth 50th spoke about her concerns with additional traffic with a subdivision and the current problem with speeding

Shirley Larsen of 5003 Reineking Dr. spoke about her concerns with traffic

Randy Kiel of 5002 S. Reineking Dr. asked about the overflow behind the storm drainage

Steve Jones of 4514 N. 50th asked about the road being torn up with the construction of the subdivision

Jon Hoffman of 4928 N. Park Ridge Lane spoke about the speeding and a possible 4-way stop, concerns about culverts.

Beth Hoffman of the same address said to fix the problems from 40 years ago

Barb Sindelar of 5023 Park Ridge Lane spoke about the water issues and traffic issues with 50th and J Rd.

Tany Neibert of 4230 N. 50th wants proof that the drainage plan would work, what will the new subdivision do to her home value and she has a concern about the retainage ponds and fences

Larry Schneider of 4502 N. 50th asked if there would be gutters and lights

Tracy Allee of 4627 W. Reineking Dr. is concerned about the kids getting to school

Resident of 4407 E Parke Ridge Lane voiced a concern about traffic and safety

Hein will be speaking to the County about a traffic study, painted crosswalks and a 4-way stop.

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

PUBLIC HEARING – Concerning an Ordinance Repealing and Recreating Section 10.8(c) of the Municipal Code of The Town of Sheboygan Defining the Allowable Square Footage of Accessory Use Structures. Atty. Bauer reviewed the Ordinance with the Plan Commission.

Lincoln Estates Preliminary Plat. **Motion Nugent, second Schulze to recommend approval to the Town Board with the responsibility to review drainage issues and request a traffic study to be done. Motion carried.**

Ordinance repealing and recreating Section 10.8(c) of the Municipal Code of the Town of Sheboygan Defining the Allowable Square Footage of Accessory Use Structures. **Motion Nugent, second Thiel to recommend approval to the Town Board. Motion carried.**

Sheboygan Senior Community, 3505 County Road Y regarding the installation of a 200kw solar system on property. Stephanie Goetz of Sheboygan Senior Community and Keith Conway or Arch Electric were present to speak about the benefits and location of the solar panels. The utility bills would be decreased, and the panels would be in an area that would not be seen from the roads or neighbors. The Plan Commission recommend a Conditional Use Permit.

Mike Olson, Concept Motors, Inc. regarding concept review of addition to the business at 4111 Hwy 42. Mike Olson and his contractor were present. Olson spoke about the need to expand his business and this would mean an addition to his current building with 40'x 60' addition for space and picture taking. He handed out a concept plan. Atty. Bauer and Hein spoke about the current ordinance regarding landscaping and the colors and materials used on commercial buildings. The Plan Commission recommended a review of the ordinance and to speak with Tom Holtan, Town Engineer regarding a drainage plan.

Werner Homes regarding concept development of parcel 59024348460. Ross Werner and another Representative of Werner Homes was present to speak about a seven-acre parcel that they have purchased and would like to subdivide into six lots. The Plan Commission said that it is zoned correctly so the next step would be a preliminary plat review with the Plan Commission and a meeting with Sanitary District 2 and 3.

Correspondence or Communication received since posting of this Agenda. No Correspondence.

Motion Lambrecht, second Northup to adjourn the meeting at 6:54 pm.

Peggy Fischer, Clerk