

9-6-2016

Plan Commission Meeting

MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, September 6, 2016 at 5:15 pm

A meeting of the Plan Commission was held on Tuesday, September 6, 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, Town Supervisor Daniel Olson, Sanitary District No. 2 Commissioner Dave Griffin, Sanitary District No. 3 Commissioner Jerry Hoepfner, Cole Northup, Jim Schultz, Leslie Rahn, Karen Schulze 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) Sign permit for Quasius Construction at 5300 Hwy 42 (Franzen/former Hayssen Building)-Chairman Hein states that Quasius Construction's first request was denied; now they submitted a new colored rendering. **Motion Dan Olson, second Karen Schulze to recommend to the Town Board approval of the sign permit for Quasius Construction at 5300 Hwy 42 at the Franzen/former Hayssen building) as presented. Motion carried.**

2) JE Arthur & Associates concept plan for residential development on No. 61st Street-JE Arthur & Associates representative Eric Otte was present to discuss the concept plan for residential development of several residential lots on No. 61st Street. Property owner Wendy Elgin was also in attendance. Attorney Bauer states that nothing has been filed yet and asks Mr. Otte to explain what they'd like to propose. Mr. Otte states that the owners have asked them to find the best use for the parcel; the concept is to divide the parcel into eight lots; one lot has the existing house so there would be seven new lots; it's already zoned R-1, but a portion of the parcel is covered by C-1 zoning, but all of the building sites are outside of the wetlands and shoreland; he spoke with the County and they feel that the shoreland wouldn't prohibit development. He states that they'd like any input the Plan Commission would have, then they'll proceed; they want to check before they move ahead. He states that they propose to construct a road with a cul-de-sac into the development. Attorney Bauer states that it appears to all be zoned C-1. Ms. Schulze asks if the cul-de-sac would be big enough to turn around. Mr. Otte states that it would be built to Town specifications. Attorney Bauer states, to clarify, it appears to all be in C-1 zoning; it would need to be re-zoned, or at least some portion will need to be re-zoned. Mr. Otte states that they'll run water and sewer in to serve the subdivision. Chairman Hein states that there would have to be a public hearing; a notice would go to all of the neighbors. Mr. Schultz states that there was no roadway that was platted; when the County sold this land the buyer had to have a road right-of-way. Chairman Hein states that this area has been getting fill over the years and asks what the lot sizes are going to be. Mr. Otte states that the smallest will be about .63 acres, one will be about .73 acres, but most are over one acre; he's looking for input to know what to present. Chairman Hein states that he doesn't want to discuss details; we need the necessary paperwork filed and we need to invite the neighbors. Mr. Schultz states that they can't break up a subdivision and that's what the proposed road would do. Attorney Bauer states that they'd need a 66' wide road; the point is "can they", unless there were private covenants, but the Town can't enforce them; there's no code that would stop them; the neighbors would have to look at their covenants. Mr. Schultz states that he thought that once it's platted, you can't put a road in. Attorney Bauer states that standard private covenants usually say you can't subdivide the lots, but the Elgin's own the land, so they can dedicate part to a road. Chairman Hein asks if they have a road now. Ms. Elgin states that it's a private driveway. Mr. Schultz states that they had to put in the driveway and it caused problems with his septic system. Ms. Elgin states that they were not forced to put it in. Attorney Bauer asks if the driveway to the north would be abandoned. Ms. Elgin states yes. Attorney Bauer states that this could be positive, it would become part of a lot; it could be placed on the plat as "not to be used for access". Chairman Hein states that the next step is re-zoning. Ms. Schulze asks if this will create a traffic issue; there have been problems on N 61st St. Mr. Olson states that it's only an additional seven homes. No action taken.

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3) Ted Scharl re: Meadowbrook Lane parcel-Ted Scharl was in attendance and presented a plan for development of a parcel on Meadowbrook Lane. He states that he's representing Jean Crosby; the parcel is 12 plus acres; it was a farmstead that was divided; Ms. Crosby would like to sell the property and find out what the possibilities are; she would like four lots with private septic systems. Attorney Bauer states that we have a sewer plan to service this area; normally we don't allow development without sewer. Mr. Scharl states that this parcel was part of the Gartman proposal years ago. Attorney Bauer states that another option would be a low pressure system, a grinder pump; it's less costly, but all maintenance is the homeowner's responsibility. He states that the Districts did a utilities river crossing project to service this area for the future, but development slowed down and this area never developed; a lift station would have to be installed to serve this area with sewer; the Plan Commission denied that development because of the density. Chairman Hein asks how much it would cost to service the area with sewer. Mr. Scharl says that it would cost more than what four lots would be worth. Attorney Bauer asks Commissioner Griffin and Commissioner Hoepfner if this is something they'd like to bring to the Districts. Commissioner Griffin states that it appears that the existing sewer would have to be extended another ½ mile; it would be too expensive. He asks if all of the homes in that area are on septic systems. Mr. Scharl states that they are. Chairman Hein states that it sounds like mound systems are the only way to move forward. Attorney Bauer states that the Town Board could make an exception to the ordinance to allow the septic systems. Commissioner Griffin states that the Meadowbrook area residents could be surveyed to see if they have any interest in municipal sewer. Supervisor Olson asks if the other property owners in the area might be interested. Mr. Scharl states that the Gartman's would have liked it, but when they were turned down last time they decided to continue to farm the land. Chairman Hein states that they'd allow wells and septic systems for the four lots. Attorney Bauer states that they'd begin by re-zoning and subdividing.

4) Sign permit for Rawlz Dawgz, 4914 Vanguard Drive-**Motion Cole Northrup, second Jerry Hoepfner to recommend to the Town Board approval of the sign permit for Rawlz Dawgz for 4914 Vanguard Drive, as presented. Motion carried.**

5) Plan Commission minutes- **Motion Cole Northrup, second Jerry Hoepfner to approve the Plan Commission minutes of August 2, 2016 as presented. Motion carried.**

6) Correspondence & Communication-None.

7) Adjourn-**Motion Jim Schultz, second Karen Schulze to adjourn the meeting at 5:53 p.m. Motion carried.**

Darla Free, Deputy Clerk