

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, SEPTEMBER 7TH, 2021 AT 5:00 PM**

A meeting of the Plan Commission held on Tuesday, September 7th, 2021, at 5:00 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 Brad Lambrecht, President of Town of Sheboygan Sanitary District No. 2 Dave Griffin, Plan Commission Members Tony Thiel, Pat Schmidt, Clerk Peggy Fischer, and Attorney Michael Bauer. Tom Holtan, Director of DPW/Engineer was in attendance.

Chairperson Dan Hein called the meeting to order at 5:00 pm.

Pledge of Allegiance was said.

Introductions were given.

Approval of the agenda. **Motion Schmidt, second Lambrecht to approve the Plan Commission agenda for September 7th, 2021. Motion carried.**

Chairperson Dan Hein opened the public hearings. Atty. Bauer reviewed the Conditional Use Permit application that Kurt and Ruby Kellner has submitted. Atty. Bauer explained the ordinance change regarding the allowable square feet and the Town Board's ability to review and approve changes.

PUBLIC HEARING – Conditional Use Permit

Petitioner: Kurt and Ruby Kellner
Petitioner Address: N7164 Riverwoods Drive
Property Owner: Kellner Trust, Kurt and Ruby Kellner
Property Address: Sheboygan, WI 53083
Property Zoning: R-1
Parcel Size: Approx. 4.44 acres
Parcel Number: 59024361244

Purpose of Petition: To build a 4-unit garage approximately 1000 square feet.

Kurt Kellner spoke about his attempt at a variance prior to building his current garage that is 1500 square feet. Kellner has 4.4 acres and because of the way the ordinance was previously written, he was only allowed 1500 square feet. His variance was rejected. With the ordinance change, Kellner is requesting to build a 4 or 5 car garage that would be approx. 1200 square feet. The ordinance now allows for parcels that are 2-5 acres to have accessory use buildings up to 2250 square feet. Parcels 5 acres or more are allowed to have 3,000 square feet.

Motion Schmidt, second Thiel to close the public hearing at 5:01 pm. Motion carried.

Chairperson Hein opened the next public hearings. Atty. Bauer reviewed the zoning ordinance, the rezoning of the former Buechel property and the rezoning of the town property that is in the area North 40th and Highway 42. Chris Merklein of Van Horn Development was present and explained the phases of development and the concept that they are reviewing. The discussion was opened for questions from the Plan Commission members and the attendees of the meeting. The Plan Commission members and attendees asked about what a PUD zoning is and why the town would like this zoning in that area. Atty. Bauer explained that it will offer the

developer of the area greater versatility and a wider range of what they can do. Merklein explained some of the concepts they are reviewing.

PUBLIC HEARING – Zoning Ordinance

Ordinance Creating Section 5.19, Planned Unit Development District of the Municipal Code of the Town of Sheboygan, Sheboygan County, Wisconsin

PUBLIC HEARING – Rezoning

Rezoning Petitioner: Town of Sheboygan
Petitioner Address: 4020 Technology Parkway, Sheboygan, WI 53083
Property Owner: Town of Sheboygan, Former Beuchel Property
Property Address: Area East of North 40th and North of Highway 42, Sheboygan, WI
Property Zoning: A-1
Proposed Zoning: PUD
Parcel Size: Approx. 99 acres
Parcel Number: 59024341610, 59024341646, 59024341647, 59024341730, 59024344790
Purpose of Petition: Rezone from A-1 to PUD for future development

PUBLIC HEARING – Rezoning

Petitioner: Town of Sheboygan
Petitioner Address: 4020 Technology Parkway, Sheboygan, WI 53083
Property Owner: Town of Sheboygan
Property Address: Area West of North 40th Street and North of Highway 42, Sheboygan, WI
Property Zoning: B-3, I-1
Proposed Zoning: PUD
Parcel Size: Approx. 9.71 acres
Parcel Number: 59024342644, 59024342392
Purpose of Petition: Rezone from B-3 and I-1 to PUD for future development

Motion Schmidt, second Lambrecht to close the public hearing at 5:35 pm. Motion carried.

Agenda

Conditional Use Permit for Kellner Trust, Kurt and Ruby Kellner at N7164 Riverwoods Drive, Sheboygan to construct a 4- or 5-unit garage of approximately 1200 square feet. **Motion Schmidt, second Lambrecht to recommend approval of the Conditional Use Permit for Kellner Trust, Kurt and Ruby Kellner to construct a 4- or 5-unit garage of approx. 1200 square feet to the Town Board. Motion carried.**

Ordinance Creating Section 5.19, Planned Unit Development District, of the Municipal Code of the Town of Sheboygan, Sheboygan County, Wisconsin. **Motion Schmidt, second Lambrecht to recommend approval of an Ordinance Creating Section 5.19, Planned Unit Development District. Motion carried.**

Rezoning five parcels of approximately 99 acres East of North 40th Street and North of Highway 42 owned by the Town of Sheboygan from A-1 to PUD for future development. **Motion Lambrecht, second Schmidt to recommend approval to the Town Board for the rezoning**

of five parcels of approximately 99 acres East of North 40th Street and North of Highway 42 owned by the Town of Sheboygan from A-1 to PUD for future development. Motion carried.

Rezoning two parcels of approximately 9.71 acres West of North 40th Street and North of Highway 42 owned by the Town of Sheboygan from B-3 and I-1 to PUD for future development. **Motion Schmidt, second Lambrecht to recommend approval to the Town Board for rezoning two parcels of approximately 9.71 acres West of North 40th Street and North of Highway 42 owned by the Town of Sheboygan from B-3 and I-1 PUD for future development. Motion carried.**

Correspondence/Communication – No correspondence or communication was given after posting of the agenda.

Approval of Agenda Minutes from August 3, 2021. **Motion Griffin, second Schmidt to approve the minutes from August 3rd, 2021. Motion carried.**

Adjourn. **Motion Schmidt, second Lambrecht to adjourn the September 7th, 2021, meeting. Motion carried.**

Peggy Fischer, Clerk