

# City of Plymouth Plan Commission

**Members: Please notify us if you are unable to attend the meeting.**

Chairman; Mayor Don Pohlman

Members:

Jane Meyer  
Jeremy Schellin  
Greg Hildebrand  
Ron Nicolaus  
John Wyatt  
Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on Thursday, **June 6, 2024 at 6:00 PM in Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from May 2, 2024.
- 2.) **Site Alteration Plan Seeking Approval:** Parking lot alteration and building modification to 1610 Eastern Ave. Current business proposal for an Auto Zone retail store. Auto Zone Inc/Lugar (enclosure)
- 3.) **Certified Survey Map, CSM seeking approval:** A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin. Wangard Development/Blakeslee (enclosure)
- 4.) **Parcel seeking recommendation to City Council for rezoning:** Part of Parcel No. 59271827945 currently Zoned as B-3, Highway Business. Seeking R-6 High Density Multi-Family Residential Wangard Development/Blakeslee (enclosure)
- 5.) **Parcel seeking recommendation to City Council for Comprehensive Plan Map Amendment:** Part of Parcel No. 59271827945 from an future land use designation of Commercial & Environmental Corridors to Residential & Environmental Corridors. Wangard /Blakeslee (enclosure)
- 6.) **Discussion Regarding Accessory Structure Ordinance:** Discussion and potential referral to Common Council of modifications of Sec. 13-1-140 regarding accessory structures. Blakeslee/Scheuerman (enclosure)
- 7.) **Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853.

City of Plymouth  
128 Smith St. – PO Box 107  
Plymouth, WI 53073-0107



Telephone: (920) 893-3741  
Facsimile: (920) 893-9590  
e-mail: [inspectorpete@plymouthgov.com](mailto:inspectorpete@plymouthgov.com)

May 2, 2024

Members present: Chairman Don Pohlman, Carole O'Malley, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, John Wyatt, Justin Schmitz

Absent: None

Staff Present; Administrator Tim Blakeslee

The Plan Commission meeting was called to order by Chairman Pohlman at 6:00 PM.

- 1.) Approval of Minutes from March 7, 2024. Motion to approve made by Hildebrand, and seconded by Nicolaus. Chairman Pohlman introduced the two new members John Wyatt and Justin Schmitz. On the roll all voted aye to approve.
- 2.) **Ordinance Seeking Recommendation to City Council for Approval: AN ORDINANCE AMMENDING SECTION 13-1-28 OF THE CITY OF PLYMOUTH, WISCONSIN ZONING CODE REGARDING; R6, HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT.** Administrator Blakeslee gave a summary to the Commission. Due to the demand for increased building size, relating to units per building, as well lot density this Ordinance change was facilitated. Other notable language that was changed was that the threshold designation of a multifamily building now coincides with the Commercial Building Code from 13 units to 3 units . Other legal changes will be forthcoming through City's legal counsel. Motion to recommend to Council made by Nicolaus, and seconded by Schellin. On the roll all voted yes to recommend to Council.
- 3.) **Certified Survey Map, CSM seeking approval: LOT 1, CSM VOL. 24, PG.313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW ¼ OF THE NW 1/4 , BEING LOCATED IN THE SW ¼ AND SW1/4 OF THE NW ¼, SECTION 16, TOWNSHIP 15, NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.** Grant Duchac from Excel Engineering explained the CSM submitted to the Commission. 2.8 acres have been severed to create a new lot. This lot creation is to allow the renovation of an office building as the current setbacks would disallow per Ordinance, in that Zone. **A noted change to the agenda was to strike Tax Parcel number 59271818503 from this approval process.** Tax Parcel number 59271818473, also known as 2 Persnickety Place. Motion to approve made by Hildebrand and seconded by Nicolaus. On the roll all voted yes to approve. Member Schellin abstaining.
- 4.) **Parcel seeking recommendation to City Council for rezoning:** Part of Parcel # 59271818473, aka: Two persnickety Place, Plymouth, WI currently Zoned as HI, Heavy Industrial. Seeking B2 General Business Zoning. Administrator Blakeslee advised this item is seeking a rezoning recommendation for Council approval. Tax parcel number 59271818473. Member Wyatt asked if the legal on the CSM would be different with the omission of the other lot. Duchac stated the legal is correct for this request. Motion to approve made by Wyatt, and seconded by Nicolaus. On the roll all voted yes to recommend to Council to approve. Member Schellin abstaining.
- 5.) **Parcel seeking recommendation to City Council for Comprehensive Plan Map Amendment:** Parcel # 59271818473, aka Two Persnickety Place, Plymouth, WI from an existing land use

designation of INDUSTRIAL to the designation of COMMERCIAL. Administrator Blakeslee advised this item seeking an amendment to the Comprehensive map to reflect a change from Industrial to Commercial. Motion to recommend to Council made by Nicolaus and seconded by Wyatt. On the roll all voted yes. Member Schellin abstaining.

**6.) Certified Survey Map, CSM seeking approval:** BEING A REDIVISION OF LOTS 2,3 AND OUTLOT 1, CSM V.26 P.263-265, THE SE ¼ OF THE SE ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 25, T15N, R21E, CITY OF PLYMOUTH WISCONSIN, SHEBOYGAN COUNTY, WISCONSIN. City owned Tax Parcel number 59271821065 is east of the subject property. The subject property owner would like to combine this with his current lot to allow an addition to his facility. Gary Gartman from Quasius Construction, and Rick Endries from Plymouth Cold Storage were present in the audience. Their proposed expansion would exceed the allowable 50% lot coverage. Motion to approve made by Nicolaus, and seconded by Hildebrand. On the roll all voted yes to approve.

**7.) Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons) Administrator Blakeslee alerted members of the forthcoming Accessory Use change proposal for the June 6, 2024 meeting. Secretary Scheuerman alerted members to the schedule change for the July meeting and that he would forward the schedule via individual emails.

Motion to adjourn made by Nicolaus and seconded by Schellin. Meeting adjourned 6:31 PM.

Respectfully Submitted,

Pete Scheuerman  
Secretary

FEE: \$ <u>225</u> PAID: <u>yes</u>
MAP NO.: _____
ZONING CLASSIFICATION: _____

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

**CITY OF PLYMOUTH**  
**PLAN COMMISSION SUBMITTAL APPLICATION**  
 Revised September 2013

Completed application must be filed with the Zoning Administrator's Office, 107 Smith Street, RM 206. To be placed on the agenda of the Planning Commission, Application must be filed \_\_\_ days prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

**1. APPLICANT INFORMATION**

APPLICANT: AutoZone, Inc.

ADDRESS: 123 Front Street Memphis TN 38103

E-MAIL ADDRESS: marda.lugar@autozone.com

PHONE: ( 901) 495-7828 FAX NO.: ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

(use of attachments is acceptable)

NAME OF PROPOSED/EXISTING BUSINESS: AutoZone Store 9312

ADDRESS OF SITE AFFECTED: 1610 Eastern Ave.

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: x

**DESCRIPTION OF PROPOSED PROJECT:** \_\_\_\_\_

We aim to remodel the old family video store at the corner of Eastern Ave. and Highland Ave. into a new Autozone store. The building footprint is to remain the same. We propose the removal of the existing front door canopy awning. We will then add a gable roof at the front entrance with the AutoZone sign. We have also proposed a smaller sign gable on the Eastern Avenue side above the delivery door. Our proposed delivery door is a double door, where originally there was only a single door. We have also removed the large oval window from that side and added a small delivery ramp. We have come to conclusion that painting the entire exterior lease space with stripes that both match the Autozone branding and the surrounding context would be the most visually pleasing solution. Please see our exterior elevations for more information about our design intentions.

**DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:** \_\_\_\_\_

The existing building is made of CMU that has been scored into 4"x4" square bricks with integrated color striping. The roof is green standing metal seam. There is an entry vestibule, with a large overhang, a decorative obolisk, and store front windows.

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**DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:**

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we intend to keep the exterior CMU brick and match it's texture in any infill areas. We then hope to paint the exterior surface with colored striping to represent our branding and improve the look of the infilled areas. We intend to keep the green standing metal seam and match it where we are adding roof gables for signage. Our design keeps the entry vestibule and the obolisk, but removes the overhang. We wish to keep all but one window.

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**3. NAMES AND ADDRESSES**

**OWNER OF SITE:** Family Video

**ADDRESS:** \_\_\_\_\_

**PHONE:** ( ) \_\_\_\_\_ **FAX NO.:** ( ) \_\_\_\_\_

**ARCHITECT:** George Callow

**ADDRESS:** 123 Front Street Memphis, TN 38103

**E-MAIL ADDRESS:** george.callow@autozone.com

**PHONE:** ( ) \_\_\_\_\_ **FAX NO.:** ( ) \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** ( ) \_\_\_\_\_ **FAX NO.:** ( ) \_\_\_\_\_

**4. APPLICATION SUBMITTAL REQUIREMENTS**

- A. A scale drawing of all exterior elevations showing the design, colors and appearance of the proposed building or structure.
- B. **Provide 14 copies of 11 X 17 colored renderings of the proposed building elevations and list materials utilized for exterior finish.**
- C. A scale drawing of the site plan showing the relationship of the building to the site boundaries and adjacent properties.

D. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

**5. CERTIFICATE**

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Marda Lugar  
APPLICANT'S SIGNATURE

5/2/24  
DATE

Marda Lugar  
PRINT ABOVE NAME

OFFICE USE ONLY

**ACTION BY CITY OF PLYMOUTH PLAN COMMISSION**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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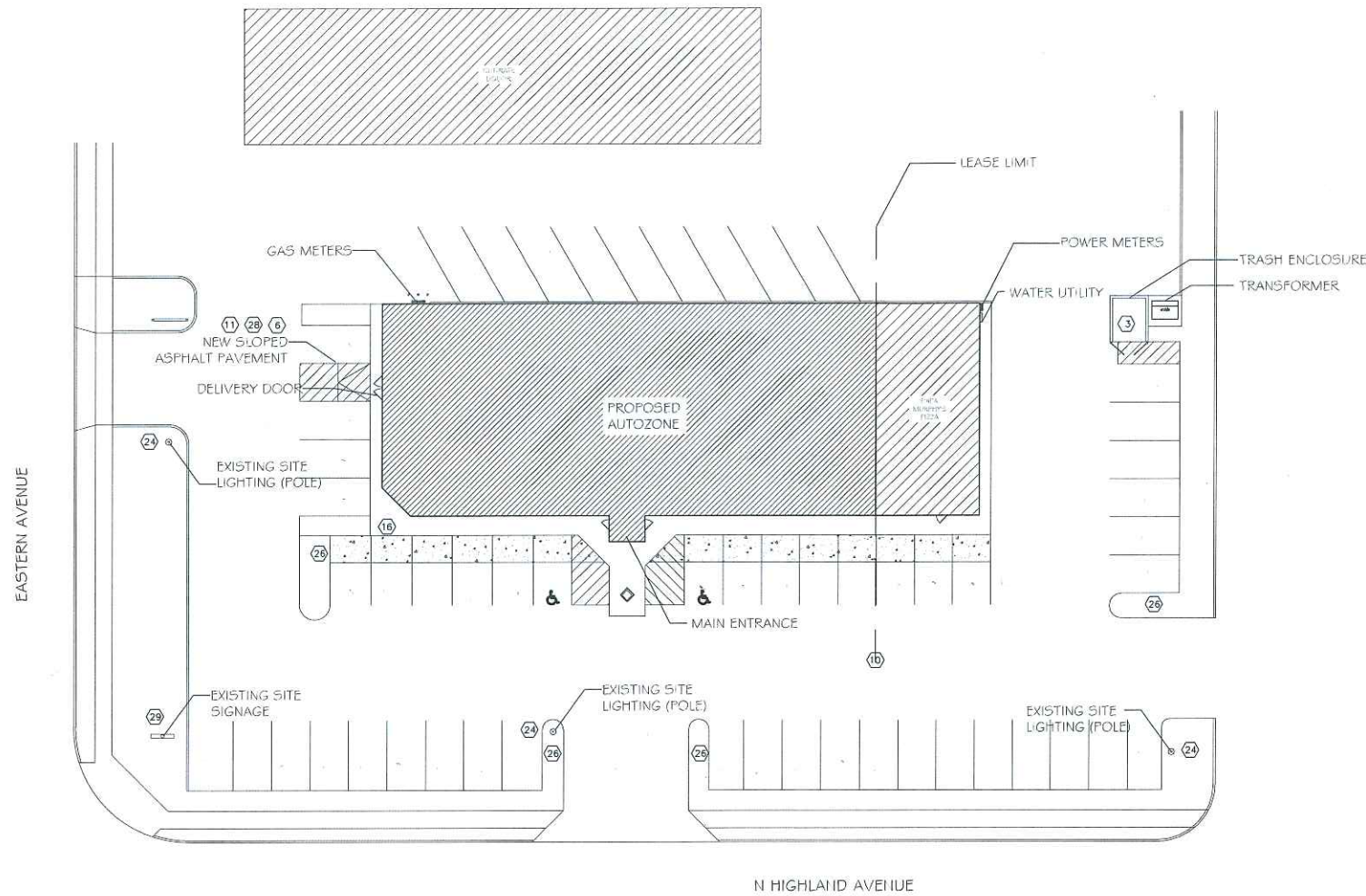
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SIGNATURE: \_\_\_\_\_  
Zoning Administrator

DATE: \_\_\_\_\_



SITE PLAN  
1" = 20'-0"



NOT ALL KEYNOTES WILL BE APPLICABLE

**BUILDING & PAVING**

- 1 INSTALL NEW PIPE GUARD
- 2 PAINT EXISTING PIPE GUARD
- 3 DUMPSTER LOCATION
- 4 INSTALL NEW 6'-0" LONG CONCRETE WHEEL STOP PINNED TO PAVEMENT (TYPICAL). LOCATE 3'-6" FROM FACE OF CURB OR SIDEWALK.
- 5 INSTALL NEW CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%)
- 6 REPAINT 4" WIDE PARKING STRIPE YELLOW (TYP.)
- 7 REPAINT 4" WIDE DIAGONAL STRIPES YELLOW
- 8 EXISTING CONCRETE CURB & GUTTER
- 9 INSTALL NEW CONCRETE CURB & GUTTER
- 10 EXISTING ASPHALT PAVING
- 11 INSTALL NEW ASPHALT PAVING
- 12 EXISTING HANDICAP PARKING SIGN
- 13 INSTALL NEW HANDICAP PARKING SIGN
- 14 EXISTING CONCRETE PAVING
- 15 INSTALL NEW CONCRETE PAVING
- 16 EXISTING CONCRETE SIDEWALK
- 17 INSTALL NEW EXISTING CONCRETE SIDEWALK
- 18 EXISTING CURB CUT AND APPROACH
- 19 INSTALL NEW CURB CUT AND APPROACH TO MEET ALL APPROVING AUTHORITY REQUIREMENTS.
- 20 EXISTING LOADING AREA
- 21 INSTALL NEW CONCRETE LOADING AREA OR DOCK AS REQUIRED BY SITE CONDITIONS.
- 22 EXISTING RAILING
- 23 INSTALL NEW RAILING
- 24 EXISTING CONCRETE LIGHT POLE BASE - VERIFY ALL LIGHT FIXTURES ARE IN WORKING ORDER.
- 25 INSTALL NEW CONCRETE LIGHT POLE BASE AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.

1/8" = 1'-0" b&p-key

**BUILDING & PAVING KEYNOTES**

NOT ALL KEYNOTES WILL BE APPLICABLE

**LANDSCAPE**

- 26 EXISTING LANDSCAPE AREA
- 27 NEW LANDSCAPE AREA - PROVIDE 3" TOPSOIL. SEE SHEET L-1 FOR ADDITIONAL INFORMATION
- 28 SLOPE GRADE FROM BACK OF CURB DOWN TO MATCH THE EXISTING GRADE AT THE PROPERTY LINE

**SIGNAGE**

- 29 EXISTING FREE STANDING SIGN - AUTOZONE SIGN VENDOR WILL SUPPLY SIGN FACES AND NEW CABINET IF REQUIRED, AND WILL INSTALL ON EXISTING SIGN STRUCTURE. SEE SIGN DRAWINGS FOR ADDITIONAL INFORMATION, DETAILS AND REQUIREMENTS.
- 30 INSTALL NEW FREE STANDING SIGN - AUTOZONE SIGN VENDOR WILL FURNISH AND INSTALL SIGN IN THE SAME LOCATION INDICATED ON THE DRAWINGS. FOUNDATION TO BE INSTALLED BY GENERAL CONTRACTOR - SEE SIGN DRAWINGS FOR ADDITIONAL INFORMATION, DETAILS AND REQUIREMENTS.

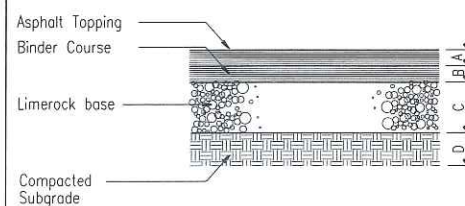
**UTILITIES**

- 31 EXISTING GAS METER LOCATION
- 32 EXISTING ELECTRIC METER LOCATION
- 33 EXISTING OVERHEAD LINES
- 34 EXISTING PAY TELEPHONE

1/8" = 1'-0" civil-notes

**CIVIL KEYNOTES**

DIMENSION & TYPE				
Paving Area	A	B	C	D
Drive Aisle	2"	2"	6"	6"
Parking	2"	2"	6"	6"



NO SCALE  
ASPHALT PAVING SECTION

REVISIONS

1	4	5	6
2			
3			

AutoZone Store No. 9312  
1610 EASTERN AVENUE

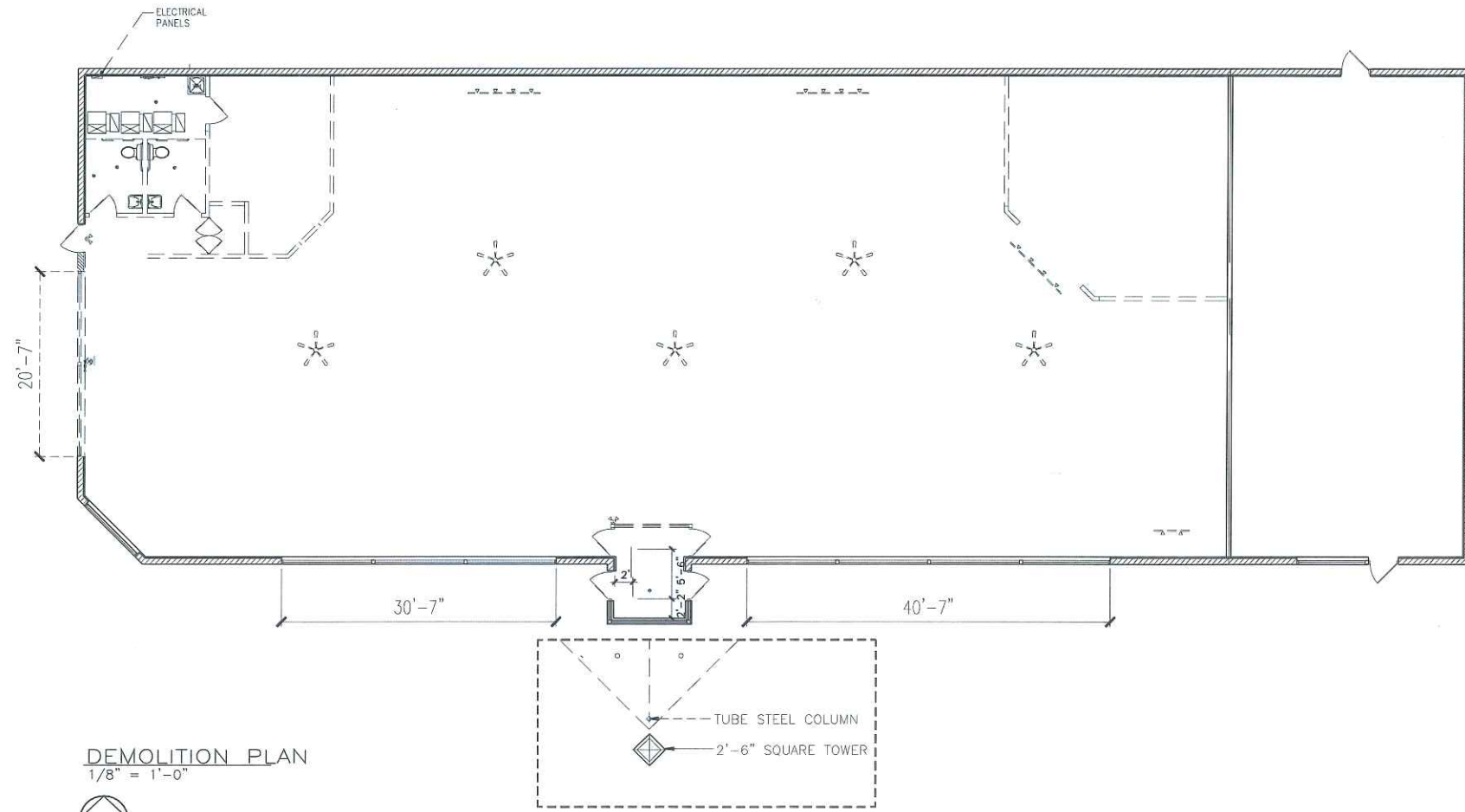
PLYMOUTH WI 53073  
SITE PLAN

Architect: GEORGE CALLOW  
123 South Front Street  
Memphis, Tennessee 38103  
TEL: 901-495-6800 FAX: (901) 495-8969  
For Bidding & Contractor Information Contact:  
Dodge Data & Analytics: Tel. 1-844-326-3826 ext 9429  
Cindy.searcy@construction.com

05/01/2024

6WR-REMODEL

A1.1



DEMOLITION PLAN  
1/8" = 1'-0"



REVISIONS	
1	4
2	5
3	6

AutoZone Store No. 9312  
1610 EASTERN AVENUE  
PLYMOUTH WI 53073  
DEMOLITION PLAN / NOTES / DETAILS

Architect: GEORGE CALLOW  
123 South Front Street  
Memphis, Tennessee 38103  
TEL: 901-495-6800 FAX: (901) 495-8969  
For Bidding & Contractor Information Contact:  
Dodge Data & Analytics. Tel. 1-844-326-3826 ext 9429  
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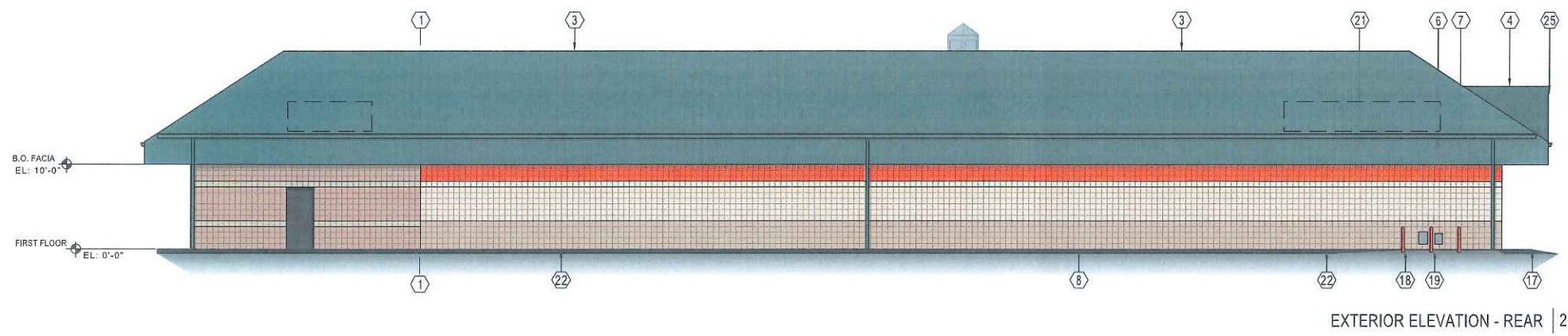
05/01/2024  
6WR-REMODEL

D-1

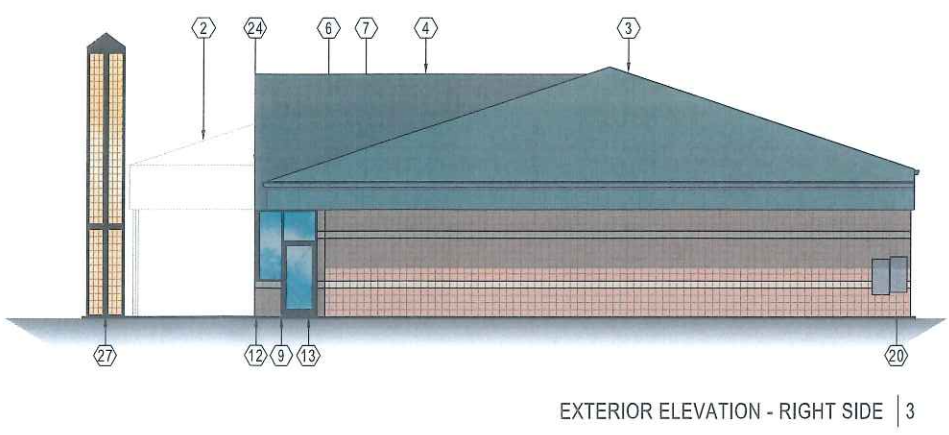




1/8" = 1'  
EXTERIOR ELEVATION - FRONT | 1



EXTERIOR ELEVATION - REAR | 2



EXTERIOR ELEVATION - RIGHT SIDE | 3



EXTERIOR ELEVATION - LEFT SIDE | 4

- ① LEASE LIMIT LINE
- ② REMOVE EXISTING CANOPY AND SUPPORTING COLUMN. SEE DETAIL.
- ③ EXISTING STANDING SEAM ROOF - TO REMAIN
- ④ NEW SECTION OF STANDING SEAM ROOF - MATCH EXISTING
- ⑤ \*\*\*\*\*WALL FINISH BEHIND SIGN
- ⑥ EXISTING FASCIA - TO REMAIN
- ⑦ EXISTING GUTTER - TO REMAIN
- ⑧ EXISTING 8"X8" SCORED CONCRETE BLOCK - NO CHANGE
- ⑨ EXISTING WINDOWS TO REMAIN
- ⑩ PAINT WINDOW FRAMES - RED
- ⑪ APPLY BLACKOUT FILM TO INTERIOR OF EXISTING WINDOWS AND TRIM FILM AWAY FROM FRAME 1' ALL SIDES.
- ⑫ EXISTING VESTIBULE - TO REMAIN
- ⑬ REPLACE EXISTING DOORS WITH NEW ALUMINUM ENTRY DOOR
- ⑭ CUT OPENING FOR NEW DOOR
- ⑮ INSTALL NEW HOLLOW METAL DELIVERY DOORS.
- ⑯ PAINT DOORS RED AND DOOR FRAME BLACK BOTH INSIDE AND OUTSIDE.
- ⑰ NEW SLOPED PAVING
- ⑱ PAINT EXISTING BOLLARDS - RED.
- ⑲ LOCATION OF EXISTING GAS METER.
- ⑳ LOCATION OF EXISTING ELECTRIC METER.
- ㉑ LOCATION OF EXISTING HVAC SERVICE PLATFORM.
- ㉒ POWERWASH DISCOLORED CONCRETE BLOCK SECTION - FINISH WITH CLEAR SEALANT
- ㉓ MOUNT NEW 175W WALL PAK FIXTURE 14 FEET ABOVE FINISHED FLOOR AND CENTERED ABOVE SERVICE DOOR OPENING (ROLL-UP DOOR OR SWING DOORS).
- ㉔ 44" AUTOZONE SIGN
- ㉕ 32" AUTOZONE SIGN
- ㉖ INSTALL NEW WEATHERHEAD FOR NEW PHONE SYSTEM
- ㉗ EXISTING OBELISK TO REMAIN - PAINT METAL BLACK, INSTALL ORANGE LED LIGHTING

NOTE: NOT ALL KEY NOTES MAY BE APPLICABLE

3 4  
FURNISH RIGID ALUMINUM DIAMOND PANEL SIGN IN SIZE TO MEET GOVERNING AUTHORITY REQUIREMENTS. FURNISH DIE CUT VINYL NUMBERS OF APPROPRIATE SIZE IN THE CONFIGURATION AS SHOWN. SIGNS AND NUMBERS ARE AVAILABLE FROM EMECO tel. 800-442-3633.

SCALE 1 | ELEV\_NOTES DET-FNAME

REV#	REVISIONS
1	REV1
2	REV2
3	REV3
4	REV4
5	REV5
6	REV6

AutoZone Store No. 9312  
1610 EASTERN AVENUE  
PLYMOUTH WI 53073  
COLORED ELEVATIONS

Architect: GEORGE CALLOW  
123 South Front Street  
Memphis, Tennessee 38103  
TEL: 901-495-8600 FAX: (901) 495-8969  
For Bidding & Contractor Information Contact:  
McCray - Hill Construction Tel. 615-884-1017  
www.construction.com

05/01/24

6WR-REMODEL

CE1

City of Plymouth  
128 Smith St. - P.O. Box 107  
Plymouth, WI 53073-0107



Telephone: (920) 893-3745  
Facsimile: (920) 893-0183  
Web Site: plymouthgov.com

**DATE:** May 28, 2024

**TO:** Plan Commission

**FROM:** Tim Blakeslee, City Administrator/Utilities Manager

**RE:** CSM - A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

Comp Plan Amendment - Part of Parcel No. 59271827945 from an future land use designation of Commercial & Environmental Corridors to Residential & Environmental Corridors.

Rezoning - Part of Parcel No. 59271827945 currently Zoned as B-3, Highway Business. Seeking R-6 High Density Multi-Family Residential.

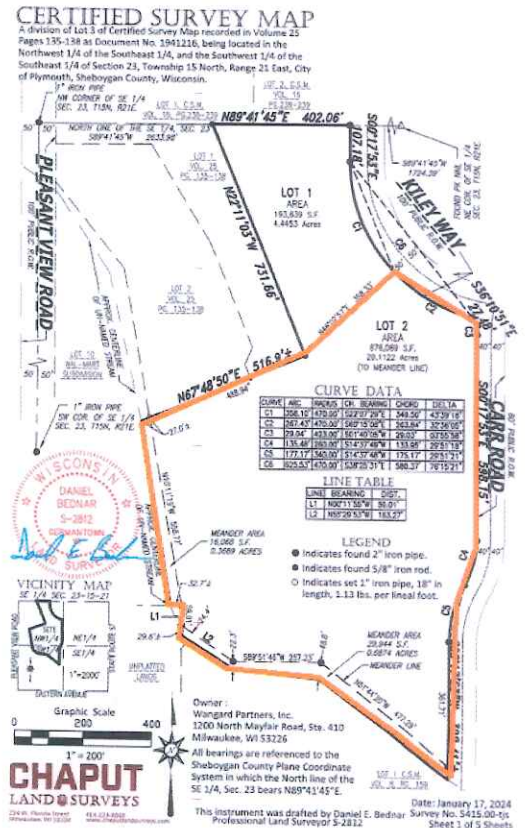
**Background:**

Parcel No. 59271827945 is located directly to the west of Walmart in Plymouth. Wangard is requesting a Certified Survey Map (CSM), a Comprehensive Plan Amendment, and Rezoning for a proposed multi-family development project. A draft site plan is included in the packet and will be discussed in more detail at an upcoming plan commission meeting.

**CSM:** Wangard is requesting that a portion of Parcel No. 59271827945 (outlined in orange) be split from the original parcel for the proposed development. This will create a new parcel of approximately 20.1 acres and a smaller parcel of approximately 4.4 acres. The ~4.4-acre parcel will retain its current zoning and comprehensive plan designation. The full CSM is included in the application materials. Staff supports this request.

**Comp Plan Amendment:** The comprehensive plan future land use map lists Parcel No. 59271827945 as Commercial & Environmental Corridors. Note: The Environmental Corridor refers to the areas adjacent to the unnamed tributary on the west and south of the property. The Environmental Corridor is not changing as part of this proposal.

Wangard is requesting approval of a Comprehensive Plan Amendment that would designate the portion of Parcel No. 59271827945 (outlined in orange) as Residential & Environmental Corridors. The addition of a new multi-family development in this area will support the commercial



businesses and have limited impact on neighboring residential properties. Staff supports this request.

**Rezoning:** Parcel No. 59271827945 is currently zoned B-3, Highway Business. Wangard is requesting that the portion of Parcel No. 59271827945 (outlined in orange) be rezoned to R-6, High Density Multi-Family Residential, for the proposed multi-family development.

The properties to the north are vacant or multi-family. The property to the east is the Walmart development. The properties to the south are a variety of businesses along Eastern Avenue. The property to the west is vacant. There are no directly abutting single family homes. Given the adjacent property uses, Staff supports this request to use the R-6 district.

**Recommendation:**

Recommend the CSM as presented to the Common Council for approval.

Recommend the Comp Plan Amendment as presented to the Common Council for approval.

Recommend the Rezoning Request as presented to the Common Council for approval.

**Attachments:**

- Wangard Application Attachments

**CITY OF PLYMOUTH, WISCONSIN**  
**Ordinance No. \_\_\_\_\_ of 2024**

**AN ORDINANCE AMENDING SECTION 13-1-21, ZONING MAP, AND THE CITY OF PLYMOUTH, WISCONSIN COMPREHENSIVE PLAN EXISTING LAND USE MAP AND FUTURE LAND USE PLAN MAP BY CHANGING PROPERTY FROM BUSINESS TO MULTI-FAMILY RESIDENTIAL**

**WHEREAS**, Wangard Property Acquisitions LLC, has requested an amendment to the City of Plymouth Zoning Map from B-3, Highway Business District, to R-6, High Density Multi-Family Residential District, and has further requested a Comprehensive Plan amendment from Commercial & Environmental Corridors to Residential & Environmental Corridors for real property lying west of Carr Road and being a portion of Parcel No. 59271-827945 comprising 20.1124 acres as shown on the Zoning Exhibit map, Comprehensive Plan Map Amendment Exhibit, and described on the Legal Description, all attached hereto, (the "Property"); and

**WHEREAS**, the City of Plymouth Comprehensive Plan Existing Land Use Map and Planned Land Use Map adopted October 25, 2022, designates the described Property as Commercial & Environmental Corridors, which is inconsistent with the proposed zoning; and

**WHEREAS**, Wis. Stat. § 66.1001 requires that any amendment to a City zoning ordinance or map be consistent with the City's Comprehensive Plan and that best management practices are to ensure zoning and land use designations are consistent; and

**WHEREAS**, on June 6, 2024, the City of Plymouth Plan Commission recommended that the Common Council amend the Comprehensive Plan to re-designate the Property as Residential and Environmental on the Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map and rezone the Property to R-6, High Density Multi-Family Residential District; and

**WHEREAS**, a public hearing was held before the Common Council on June 25, 2024, after duly publishing notice of such hearing, pursuant to Wis. Stat. §§ 66.1001(4) and 62.23(7)(d); and

**WHEREAS**, the Common Council has determined that amendments to the Comprehensive Plan and the Zoning Map will promote the orderly development of land in the City of Plymouth.

**NOW, THEREFORE**, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

**Section 1. Amending Code.** Section 13-1-21, Zoning Map, of the City of Plymouth Zoning Code is hereby amended so that the map entitled "Zoning Map, Plymouth, Wisconsin" designates the classification of the Property, as more specifically described on the Zoning Exhibit, R-6, High Density Multi-Family Residential District.

**Section 2. Amending Comprehensive Plan.** The City of Plymouth Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map are hereby amended to

re-designate the Property, as more specifically described and shown on the attached Comprehensive Plan Map Amendment Exhibit, to Residential and Environmental.

**Section 3. Severability.** Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

**Section 4. Effective Date.** This Ordinance shall take effect the day after publication.

Enacted on \_\_\_\_\_, 2024.

**CITY OF PLYMOUTH**

By: \_\_\_\_\_  
**DONALD O. POHLMAN, Mayor**

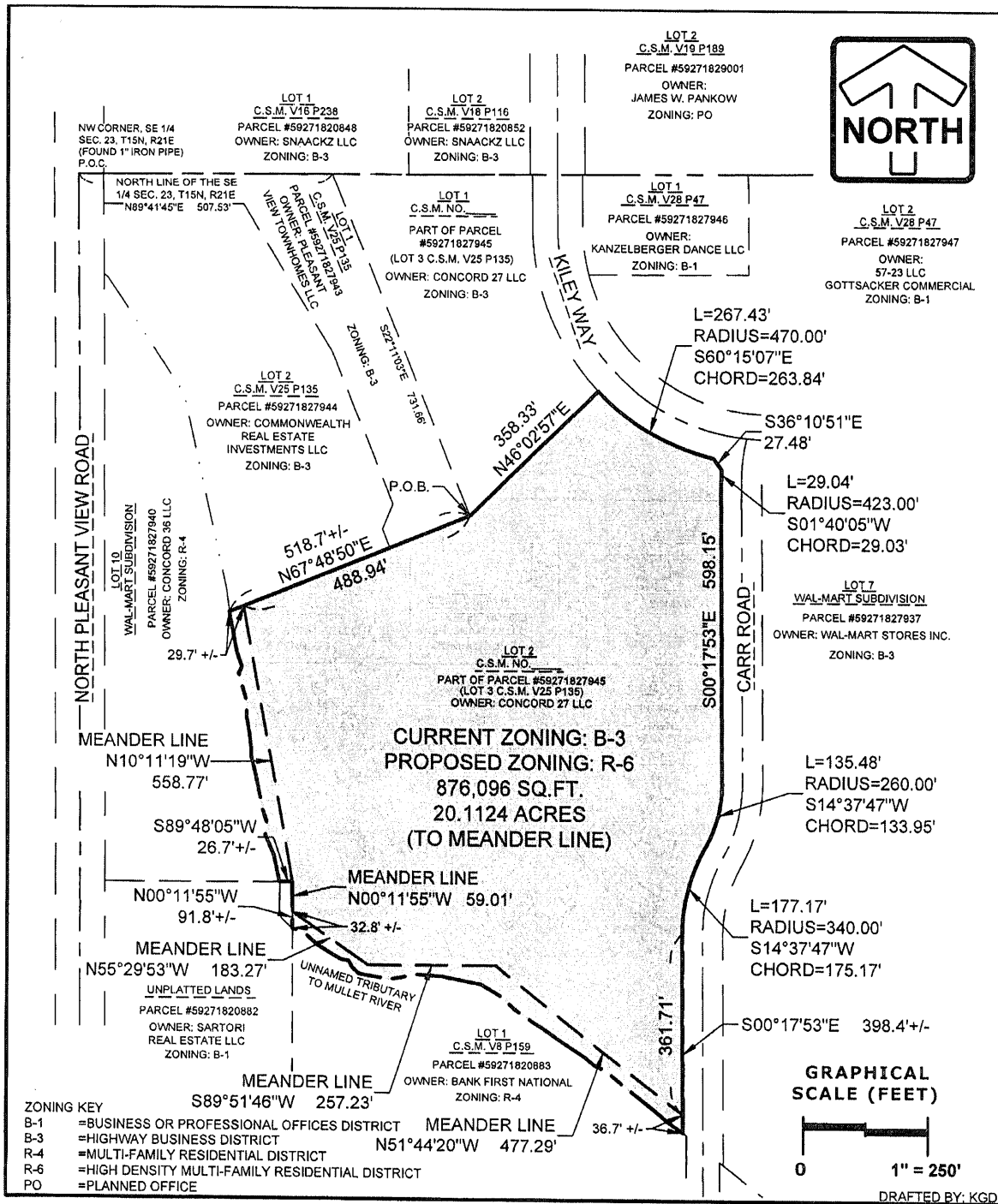
Date: \_\_\_\_\_, 2024

**CLERK'S CERTIFICATE OF ENACTMENT**

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: \_\_\_\_\_, 2024

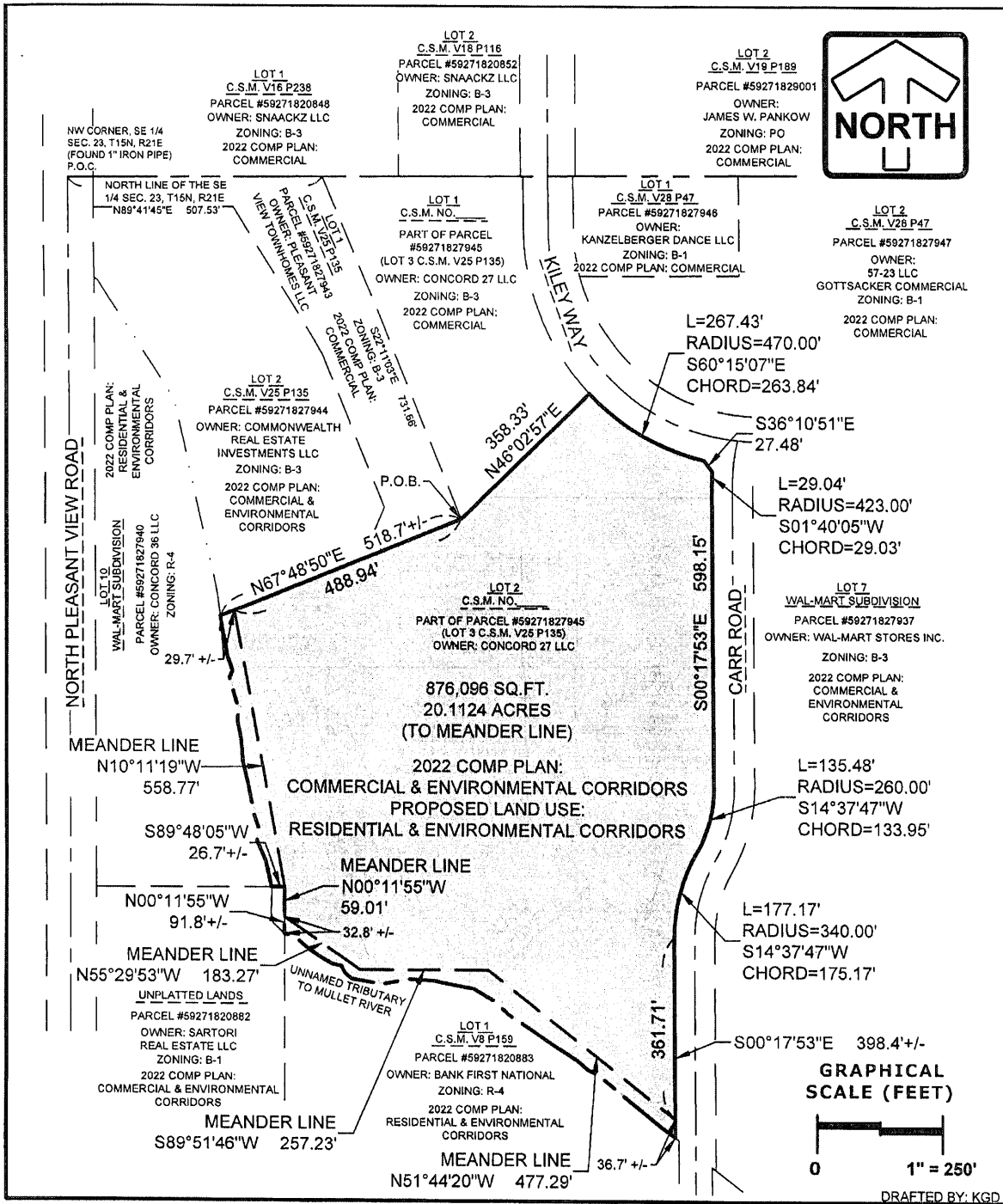
\_\_\_\_\_  
**ANNA VOIGT, Clerk**



**ZONING EXHIBIT**  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

04/29/2024  
**PLAN | DESIGN | DELIVER**  
PEG JOB #5379.00



**COMPREHENSIVE PLAN MAP AMENDMENT EXHIBIT**

**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

04/29/2024

**PLAN | DESIGN | DELIVER**  
PEG JOB #5379.00

Legal Description of the Property to be Rezoned and for Comprehensive Plan Map Amendment:

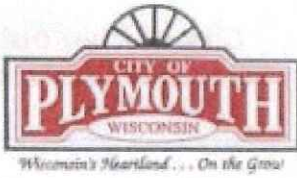
Part of Lot 3 of Certified Survey Map recorded on March 19, 2012 in Volume 25 of Certified Survey Maps, Pages 135-138, as Document No. 1941216, Sheboygan County Register of Deeds, being part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, County of Sheboygan, State of Wisconsin, described as follows:

Commencing at the northwest corner of said Southeast 1/4; thence North 89°41'45" East along the north line of said Southeast 1/4, 507.53 feet to the west line of said Lot 3; thence South 22°11'03" East along said west line, 731.66 feet to the Point of Beginning; thence North 46°02'57" East, 358.33 feet to a point on the west right-of-way line of Kiley Way and a point on a curve; thence Southeasterly 267.43 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears South 60°15'07" East, 263.84 feet; thence South 36°10'51" East along said west right-of-way line, 27.48 feet to the west right-of-way line of Carr Road and a point on a curve; thence Southwesterly 29.04 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 423.00 feet and whose chord bears South 01°40'05" West, 29.03 feet; thence South 00°17'53" East along said west right-of-way line, 598.15 feet to a point of curvature; thence Southwesterly 135.48 feet along said west right-of-way line and the arc of said curve to the right, whose radius is 260.00 feet and whose chord bears South 14°37'47" West, 133.95 feet to a point of reverse curve; thence Southwesterly 177.17 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 340.00 feet and whose chord bears South 14°37'47" West, 175.17 feet; thence South 00°17'53" East along said west right-of-way line, 361.71 feet to a meander line along an unnamed tributary to the Mullet River; thence North 51°44'20" West along said meander line, 477.29 feet; thence South 89°51'46" West along said meander line, 257.23 feet; thence North 55°29'53" West along said meander line, 183.27 feet; thence North 00°11'55" West along said meander line, 59.01 feet; thence North 10°11'19" West along said meander line, 558.77 feet to the west line of said Lot 3; thence North 67°48'50" East along said west line, 488.94 feet to the Point of Beginning.

Including all the land lying between the above described meander line and the ordinary high water mark of an unnamed tributary to the Mullet River.

Containing 876,096 square feet (20.1124 acres) of land to the meander line of an unnamed tributary to the Mullet River and 920,757 +/- square feet (21.14 +/- acres) of land to the water's edge.





**City of Plymouth**

128 Smith Street  
P.O. Box 107  
Plymouth, WI 53073  
(920) 893-1271  
fax (920) 893-9590

**PROPERTY REZONING APPLICATION**

Application Fee: \$325.00 (Non-refundable)

Completed application must be filed with the City Clerk-Treasurer. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted.

**SUBJECT PROPERTY:**

Name of Proposed / Existing Business: Wangard Property Acquisitions LLC

Property Address / Lot Number: Parcel # 59271827945

Legal Description: \_\_\_\_\_

WAL-MART SUBD - LOT 3 CSM V25 P135-138 #1941216 BEING A DIVISION OF LOT 9 SD SUBD.

Existing Zoning: B-3 Proposed Zoning: R-6

Lot Size (acres or ft<sup>2</sup>) 20.1122 Acres Dimensions \_\_\_\_\_x\_\_\_\_\_ Irregular Shaped Lot

**ADJACENT PROPERTY:**

List any real estate owned by petitioner adjacent to subject property: N/A

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Multifamily PLEASANT VIEW TOWNHOMES LLC, Environmental Corridor, Vacant

South: Environmental Corridor, Vacant

East: Walmart, Vacant

West: Environmental Corridor, Vacant

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**DECLARATION OF ACCURACY:**

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I am making this application for the rezoning of the above-described Subject Property and request a public hearing. I certify that I am a proper party to make this application under City Code § 13-1-191. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature: Mark Lake Date: 04/26/2024

Print Name Above: Mark C. Lake

---

**REQUIRED ATTACHMENTS:**

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1. Application fee of \$300.00. Please make check or money order payable to "City of Plymouth".
2. Twelve (12) copies of a Plat of Survey prepared by a Registered Land Surveyor showing the property to be zoned, location of all exiting and proposed structures, property lines within 300' of the subject property boundaries, existing and proposed landscaping, and all existing and proposed paved areas. The survey and all its parts shall be clearly reproducible with a photocopier at a size of 11" x 17" and map scale not less than 1' = 100' with lot dimensions of the subject property provided, a graphic scale, and north arrow.

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**ADDITIONAL REQUIREMENTS/INFORMATION:**

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- Return this completed form and the required fee to the *City Clerk-Treasurer*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Plymouth City Common Council or the Planning Commission on the Property Rezoning Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council, Plan Commission, and all Owners of record located within three hundred (300) feet of the affected property at least seven (7) days prior to the hearing date.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-1271, ext. 320.

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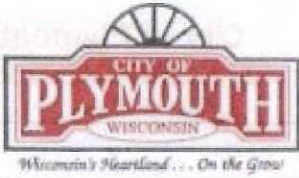
Office Use Only:

Date Received \_\_\_\_\_ Fee paid (Check # \_\_\_\_\_; Receipt # \_\_\_\_\_)

Date of Hearing \_\_\_\_\_ Date Published \_\_\_\_\_

Date Notice Mailed \_\_\_\_\_

Hearing Held on \_\_\_\_\_ Disposition \_\_\_\_\_



**City of Plymouth**

Zoning Administrator  
128 Smith Street  
P.O. Box 107  
Plymouth, WI 53073  
(920) 893-1271  
fax (920) 893-9590

[inspectorpete@plymouthgov.com](mailto:inspectorpete@plymouthgov.com)

**COMPREHENSIVE PLAN MAP AMENDMENT  
APPLICATION**

Application Fee: (Non-refundable) \$ 450.00 Regular Meeting/ \$800.00 Special Meeting

Completed application must be filed with the City Zoning Administrator. To be placed on the agenda of the City Plan Commission, application must be filed four weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted. Please use attachments as necessary

**SUBJECT PROPERTY:**

Name of Proposed / Existing Business: Wangard Property Acquisitions LLC

Property Address / Lot Number: Parcel # 59271827945

Legal Description: WAL-MART SUBD - LOT 3 CSM V25 P135-138 #1941216 BEING A DIVISION OF LOT 9 SD SUBD.

Existing Zoning: B-3 Proposed Zoning (if applicable): R-6

Land use as shown in the City of Plymouth Comprehensive Plan: Commercial

Lot Size (acres or ft<sup>2</sup>) 20.1122 Acres Dimensions \_\_\_\_\_x\_\_\_\_\_ Irregular Shaped Lot X

**Existing** Structures and Principal Use of Subject Property: \_\_\_\_\_

**Proposed** Structures and Principal Use of Subject Property (if applicable): \_\_\_\_\_

**ADJACENT PROPERTY:**

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Multifamily PLEASANT VIEW TOWNHOMES LLC, Environmental Corridor, Vacant

South: Environmental Corridor, Vacant

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**DECLARATION OF ACCURACY:**

---

I am making this application for the Change to the Comprehensive Plan Map of the above-described Subject Property and request a public hearing. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature: Mark Lake Date: 2024.04.30

Print Name Above: Mark C. Lake

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**REQUIRED ATTACHMENTS:**

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1. Application fee of \$400.00. Please make check or money order payable to "City of Plymouth".
2. Fourteen (14) copies of a map showing the subject property and all property within 300' feet of the subject property on 8.5" x11" or 11"x17" paper

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**ADDITIONAL REQUIREMENTS/INFORMATION:**

---

- Return this completed form and the required fee to the *City Zoning Administrator*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Common Council or Plan Commission on the Comprehensive Plan Map Amendment Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council and Plan Commission.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-1271, ext. 320.

---

Office Use Only:

Date Received \_\_\_\_\_ Fee paid (Check # \_\_\_\_\_; Receipt # \_\_\_\_\_)

Date of Hearing \_\_\_\_\_ Date Published \_\_\_\_\_

Date Notice Mailed \_\_\_\_\_

Hearing Held on \_\_\_\_\_ Disposition \_\_\_\_\_

Applicant Notified on \_\_\_\_\_ by \_\_\_\_\_

FEE: \$ \_\_\_\_\_ PAID: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

**CITY OF PLYMOUTH**  
**PLAN COMMISSION SUBMITTAL APPLICATION**  
Revised September 2013

Completed application must be filed with the Zoning Administrator's Office, 107 Smith Street, RM 206. To be placed on the agenda of the Planning Commission, Application must be filed \_\_\_\_ days prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

**1. APPLICANT INFORMATION**

APPLICANT: Wangard Business Development, LLC, Mark C. Lake, Agent  
ADDRESS: 1200 N Mayfair Road, Suite 410, Milwaukee, WI 53226  
E-MAIL ADDRESS: mlake@wangard.com  
PHONE: ( 262 ) 366.3627 FAX NO.: ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

(use of attachments is acceptable)

NAME OF PROPOSED/EXISTING BUSINESS: Wangard Property Acquisitions LLC  
ADDRESS OF SITE AFFECTED: Parcel # 59271827945  
NEW BUILDING: X ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_  
DESCRIPTION OF PROPOSED PROJECT: CSM to divide off Commercial Parcel from MF Residential Parcel.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
\_\_\_\_\_

D. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

**5. CERTIFICATE**

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Mark Lake  
APPLICANT'S SIGNATURE

2024.04.30  
DATE

Mark C. Lake  
PRINT ABOVE NAME

OFFICE USE ONLY

**ACTION BY CITY OF PLYMOUTH PLAN COMMISSION**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_      CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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SIGNATURE: \_\_\_\_\_  
Zoning Administrator

DATE: \_\_\_\_\_

## The “Hub” Apartments – Project Narrative

5/2/2024

Wangard Property Acquisitions LLC is proposing to bring a 180+/- unit Multifamily Community to the northeast side of Plymouth. The Wangard project will seek to enhance the existing commercial area and attract new commercial development by contributing a necessary multifamily component to allow for the area to develop into a more productive mixed-use area. Development is anticipated to be in two (2) phases with the first phase bringing one (1) 8-Unit Townhome and four (4) 26-unit Two-Story Walk-up Apartments. Phase II will bring in an additional 68+/- multifamily units with two (2) additional 26-unit buildings and two (2) 8-unit townhomes.

The exterior of the buildings will be similar to our highly successful “[The Locklyn](#)” project in Oconomowoc, WI as well as our Tivoli Green Phase II project in Mt. Pleasant, WI. Each building in Phase I will include engineered siding, architectural roofing. The two-story walk-ups (stacked flats) will be slab on grade wood frame structures with studio, 1Br, 2Br, and 3Br configurations and 9 units will include a one-car garage. The townhomes will be two-stories and will have 2Br & 3Br configurations with a two-car garage within each unit.

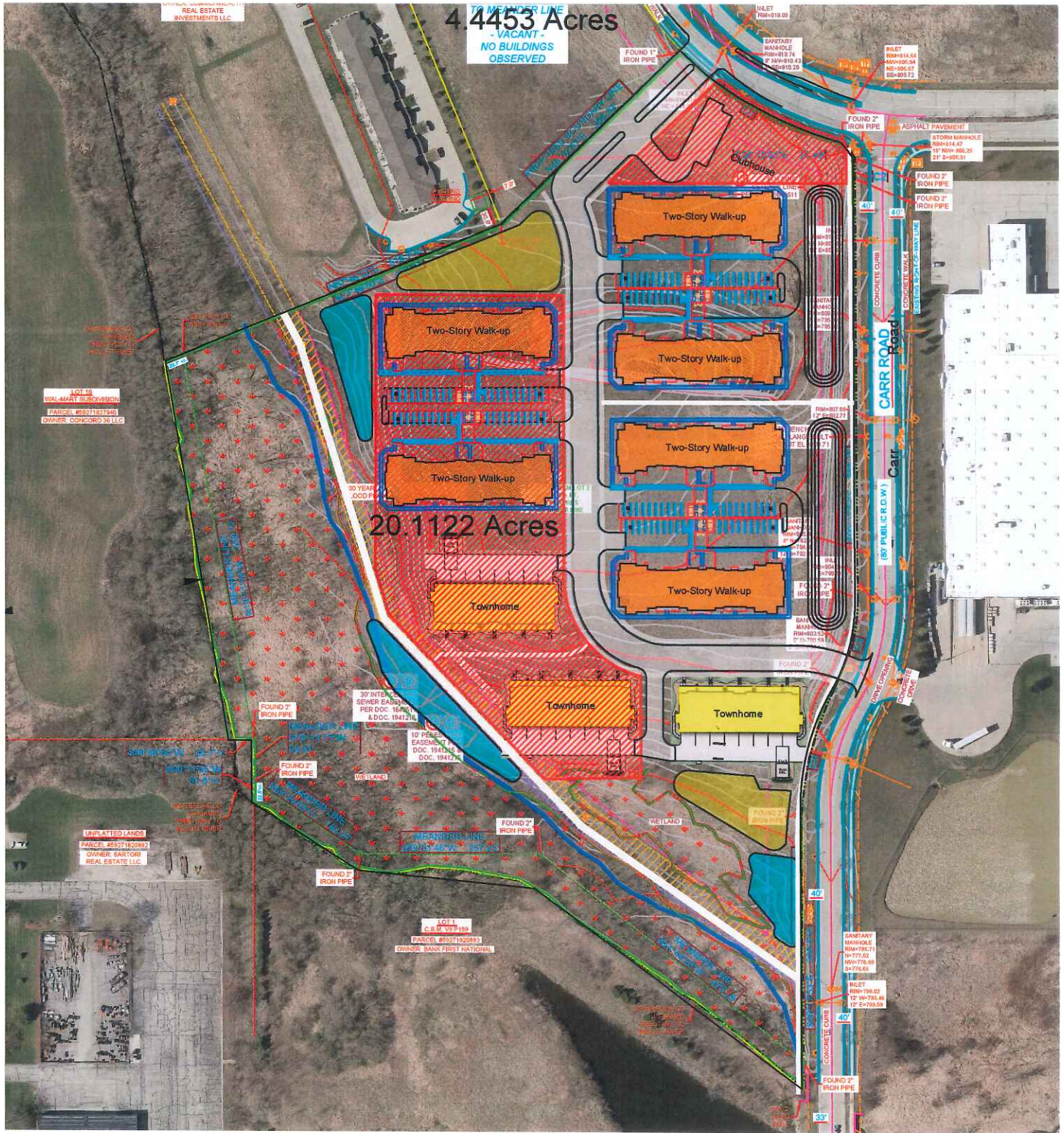
We will incorporate Studios, 1Br, 2Br, and 3Br units to meet the requirements of the current and future workforce (and their families) that wish to live in and or work in Plymouth and surrounding communities. As the future apartment consumer changes, we will strive to adapt and adjust our programming in future phases as necessary.

Existing residential (Townhome multifamily) views are to the north, commercial (Walmart) to the east, residential (single-family attached duplexes) views are to the west with a natural area and wetland, and commercial, a pond and a farm field to the south and west.

Financing will be provided through a conventional bank construction loan. Wangard Development LLC has strong banking relationships that will allow financing to readily be obtained for the project. Bank references are available upon request.

# SITE PLAN

## Plymouth, WI

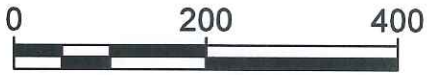


4.4453 Acres  
- VACANT -  
NO BUILDINGS  
OBSERVED

20.1122 Acres



Phase II



SCALE IN FEET



2024-05-02

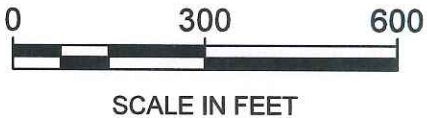
Wangard Partners, Inc.

SHEET 1 OF 1



# SITE PLAN

## Plymouth, WI





**LOT 2**  
C.S.M. V19 P189  
PARCEL #59271829001  
OWNER:  
JAMES W. PANKOW  
ZONING: PO

**LOT 1**  
C.S.M. V16 P238  
PARCEL #59271820848  
OWNER: SNAACKZ LLC  
ZONING: B-3

**LOT 2**  
C.S.M. V18 P116  
PARCEL #59271820852  
OWNER: SNAACKZ LLC  
ZONING: B-3

NW CORNER, SE 1/4  
SEC. 23, T15N, R21E  
(FOUND 1" IRON PIPE)  
P.O.C.

NORTH LINE OF THE SE  
1/4 SEC. 23, T15N, R21E  
N89°41'45"E 507.53'

**LOT 1**  
C.S.M. V25 P135  
PARCEL #59271827945  
OWNER: PLEASANT  
VIEW TOWNHOMES LLC  
ZONING: B-3

**LOT 1**  
C.S.M. NO. \_\_\_\_\_  
PART OF PARCEL  
#59271827945  
(LOT 3 C.S.M. V25 P135)  
OWNER: CONCORD 27 LLC  
ZONING: B-3

**LOT 1**  
C.S.M. V28 P47  
PARCEL #59271827946  
OWNER:  
KANZELBERGER DANCE LLC  
ZONING: B-1

**LOT 2**  
C.S.M. V28 P47  
PARCEL #59271827947  
OWNER:  
57-23 LLC  
GOTTSACKER COMMERCIAL  
ZONING: B-1

**LOT 2**  
C.S.M. V25 P135  
PARCEL #59271827944  
OWNER: COMMONWEALTH  
REAL ESTATE  
INVESTMENTS LLC  
ZONING: B-3

**LOT 10**  
WAL-MART SUBDIVISION  
PARCEL #59271827940  
OWNER: CONCORD 36 LLC  
ZONING: R-4

518.7' +/-  
N67°48'50"E  
488.94'

**LOT 2**  
C.S.M. NO. \_\_\_\_\_  
PART OF PARCEL #59271827945  
(LOT 3 C.S.M. V25 P135)  
OWNER: CONCORD 27 LLC

**CURRENT ZONING: B-3**  
**PROPOSED ZONING: R-6**  
876,096 SQ.FT.  
20.1124 ACRES  
(TO MEANDER LINE)

L=29.04'  
RADIUS=423.00'  
S01°40'05"W  
CHORD=29.03'

**LOT 7**  
WAL-MART SUBDIVISION  
PARCEL #59271827937  
OWNER: WAL-MART STORES INC.  
ZONING: B-3

L=135.48'  
RADIUS=260.00'  
S14°37'47"W  
CHORD=133.95'

L=177.17'  
RADIUS=340.00'  
S14°37'47"W  
CHORD=175.17'

S00°17'53"E 398.4' +/-

**GRAPHICAL  
SCALE (FEET)**



DRAFTED BY: KGD

- ZONING KEY**
- B-1 =BUSINESS OR PROFESSIONAL OFFICES DISTRICT
  - B-3 =HIGHWAY BUSINESS DISTRICT
  - R-4 =MULTI-FAMILY RESIDENTIAL DISTRICT
  - R-6 =HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
  - PO =PLANNED OFFICE

MEANDER LINE  
S89°51'46"W 257.23'

MEANDER LINE  
N51°44'20"W 477.29'

MEANDER LINE  
N10°11'19"W  
558.77'

S89°48'05"W  
26.7' +/-

MEANDER LINE  
N00°11'55"W  
91.8' +/-

MEANDER LINE  
N55°29'53"W 183.27'

**UNPLATTED LANDS**  
PARCEL #59271820882  
OWNER: SARTORI  
REAL ESTATE LLC  
ZONING: B-1

UNNAMED TRIBUTARY  
TO MULLET RIVER

**LOT 1**  
C.S.M. V8 P159  
PARCEL #59271820883  
OWNER: BANK FIRST NATIONAL  
ZONING: R-4

NORTH PLEASANT VIEW ROAD

KILEY WAY

CARR ROAD

L=267.43'  
RADIUS=470.00'  
S60°15'07"E  
CHORD=263.84'

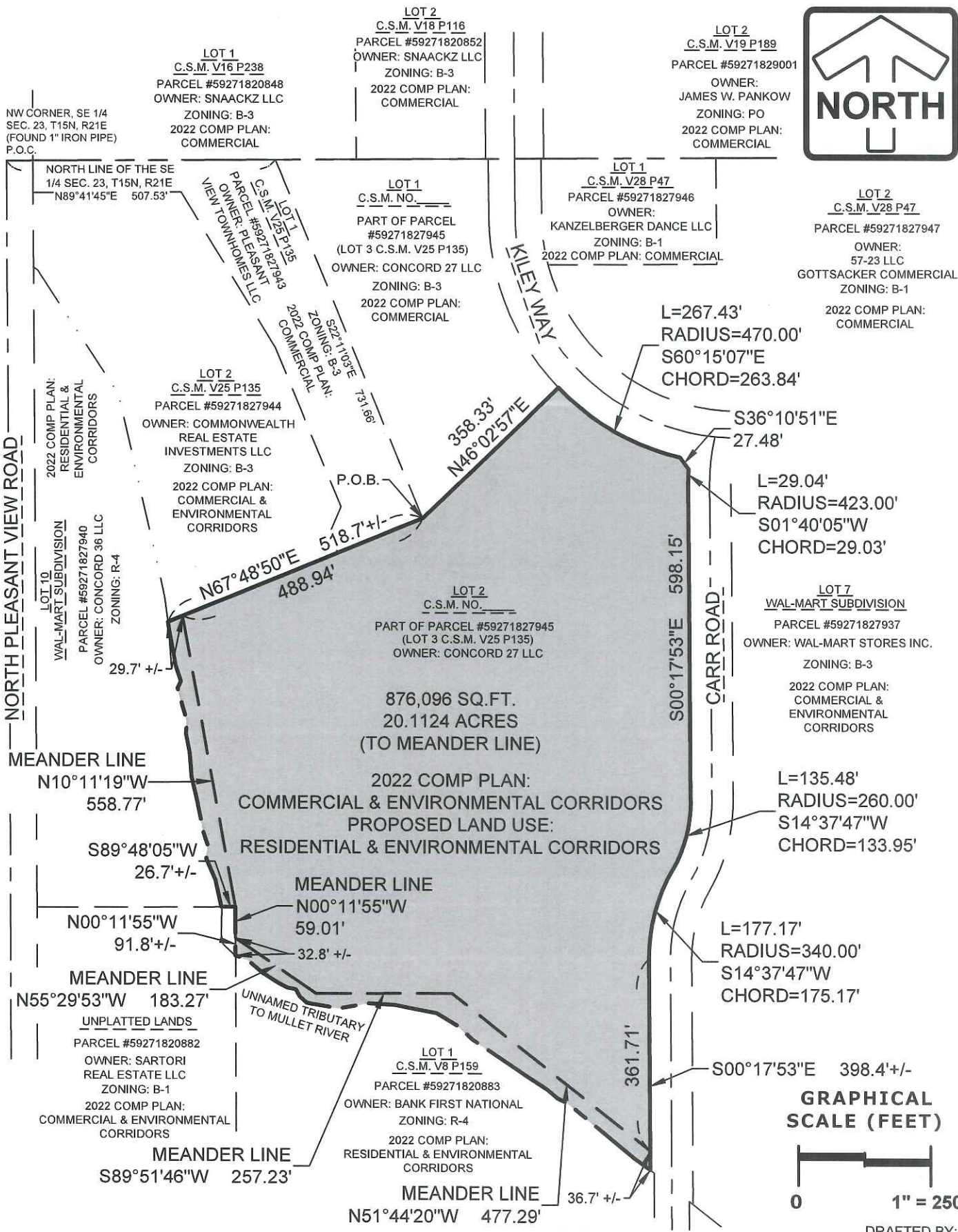
S36°10'51"E  
27.48'

358.33'  
N46°02'57"E

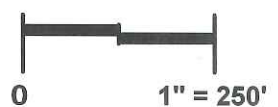
S00°17'53"E 598.15'

361.71'

36.7' +/-



GRAPHICAL SCALE (FEET)



DRAFTED BY: KGD

# COMPREHENSIVE PLAN MAP AMENDMENT EXHIBIT

04/29/2024

**PINNACLE ENGINEERING GROUP**

**PLAN | DESIGN | DELIVER**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

PEG JOB#5379.00

Legal Description of the Property to be Rezoned and for Comprehensive Plan Map Amendment:

Part of Lot 3 of Certified Survey Map recorded on March 19, 2012 in Volume 25 of Certified Survey Maps, Pages 135-138, as Document No. 1941216, Sheboygan County Register of Deeds, being part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, County of Sheboygan, State of Wisconsin, described as follows:

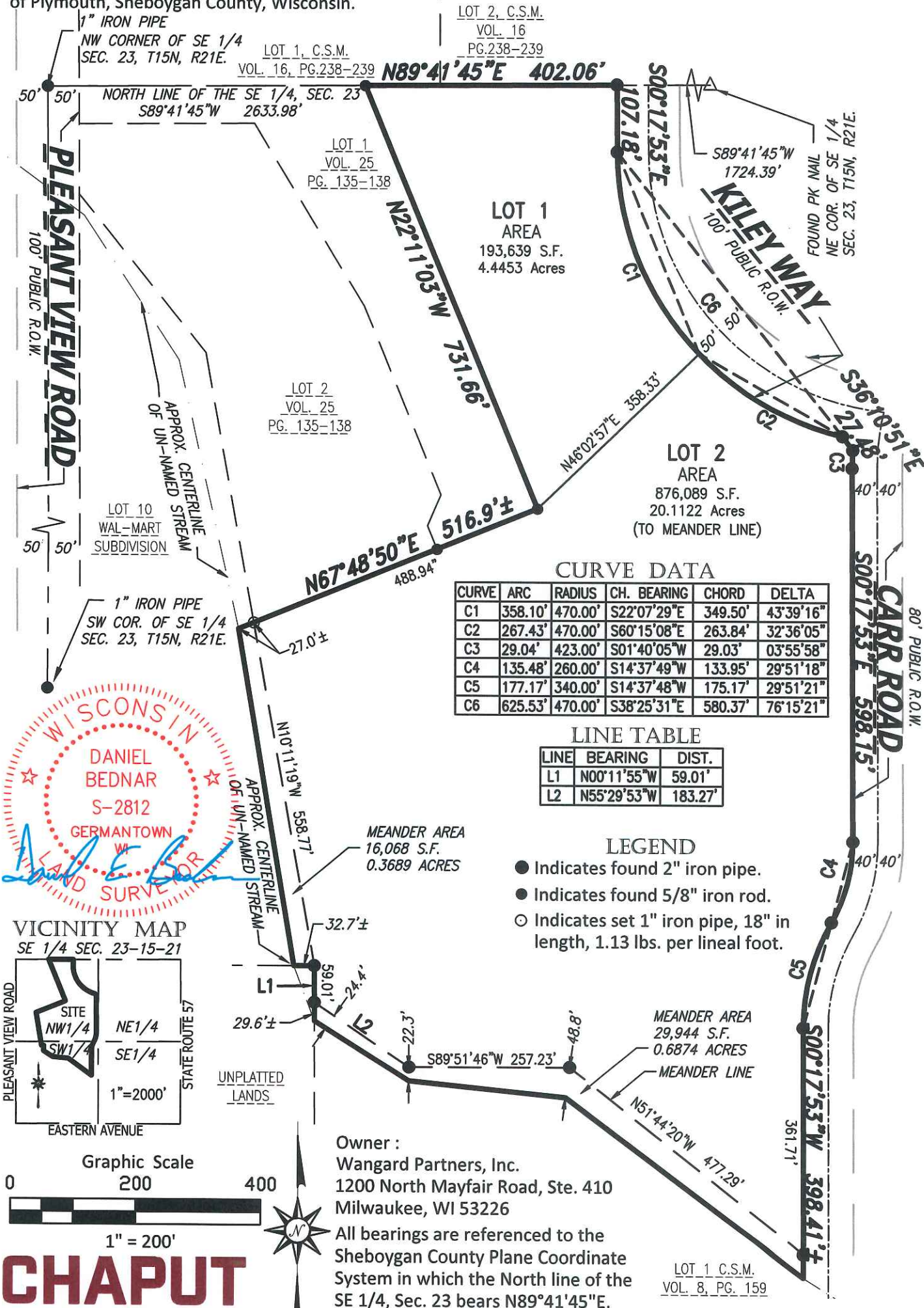
Commencing at the northwest corner of said Southeast 1/4; thence North  $89^{\circ}41'45''$  East along the north line of said Southeast 1/4, 507.53 feet to the west line of said Lot 3; thence South  $22^{\circ}11'03''$  East along said west line, 731.66 feet to the Point of Beginning; thence North  $46^{\circ}02'57''$  East, 358.33 feet to a point on the west right-of-way line of Kiley Way and a point on a curve; thence Southeasterly 267.43 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears South  $60^{\circ}15'07''$  East, 263.84 feet; thence South  $36^{\circ}10'51''$  East along said west right-of-way line, 27.48 feet to the west right-of-way line of Carr Road and a point on a curve; thence Southwesterly 29.04 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 423.00 feet and whose chord bears South  $01^{\circ}40'05''$  West, 29.03 feet; thence South  $00^{\circ}17'53''$  East along said west right-of-way line, 598.15 feet to a point of curvature; thence Southwesterly 135.48 feet along said west right-of-way line and the arc of said curve to the right, whose radius is 260.00 feet and whose chord bears South  $14^{\circ}37'47''$  West, 133.95 feet to a point of reverse curve; thence Southwesterly 177.17 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 340.00 feet and whose chord bears South  $14^{\circ}37'47''$  West, 175.17 feet; thence South  $00^{\circ}17'53''$  East along said west right-of-way line, 361.71 feet to a meander line along an unnamed tributary to the Mullet River; thence North  $51^{\circ}44'20''$  West along said meander line, 477.29 feet; thence South  $89^{\circ}51'46''$  West along said meander line, 257.23 feet; thence North  $55^{\circ}29'53''$  West along said meander line, 183.27 feet; thence North  $00^{\circ}11'55''$  West along said meander line, 59.01 feet; thence North  $10^{\circ}11'19''$  West along said meander line, 558.77 feet to the west line of said Lot 3; thence North  $67^{\circ}48'50''$  East along said west line, 488.94 feet to the Point of Beginning.

Including all the land lying between the above described meander line and the ordinary high water mark of an unnamed tributary to the Mullet River.

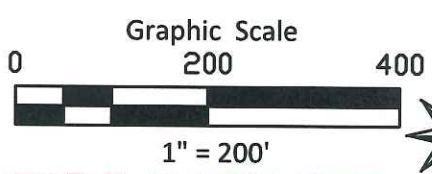
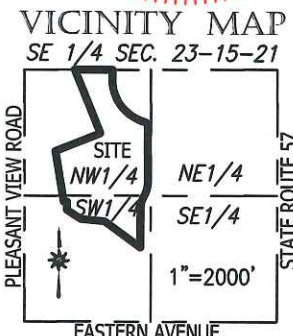
Containing 876,096 square feet (20.1124 acres) of land to the meander line of an unnamed tributary to the Mullet River and 920,757 +/- square feet (21.14 +/- acres) of land to the water's edge.

# CERTIFIED SURVEY MAP

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.



WISCONSIN  
DANIEL BEDNAR  
S-2812  
GERMANTOWN, WI  
PROFESSIONAL LAND SURVEYOR



**CHAPUT LAND SURVEYS**

234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

**Owner :**  
Wangard Partners, Inc.  
1200 North Mayfair Road, Ste. 410  
Milwaukee, WI 53226

All bearings are referenced to the Sheboygan County Plane Coordinate System in which the North line of the SE 1/4, Sec. 23 bears N89°41'45"E.

LOT 1 C.S.M.  
VOL. 8, PG. 159

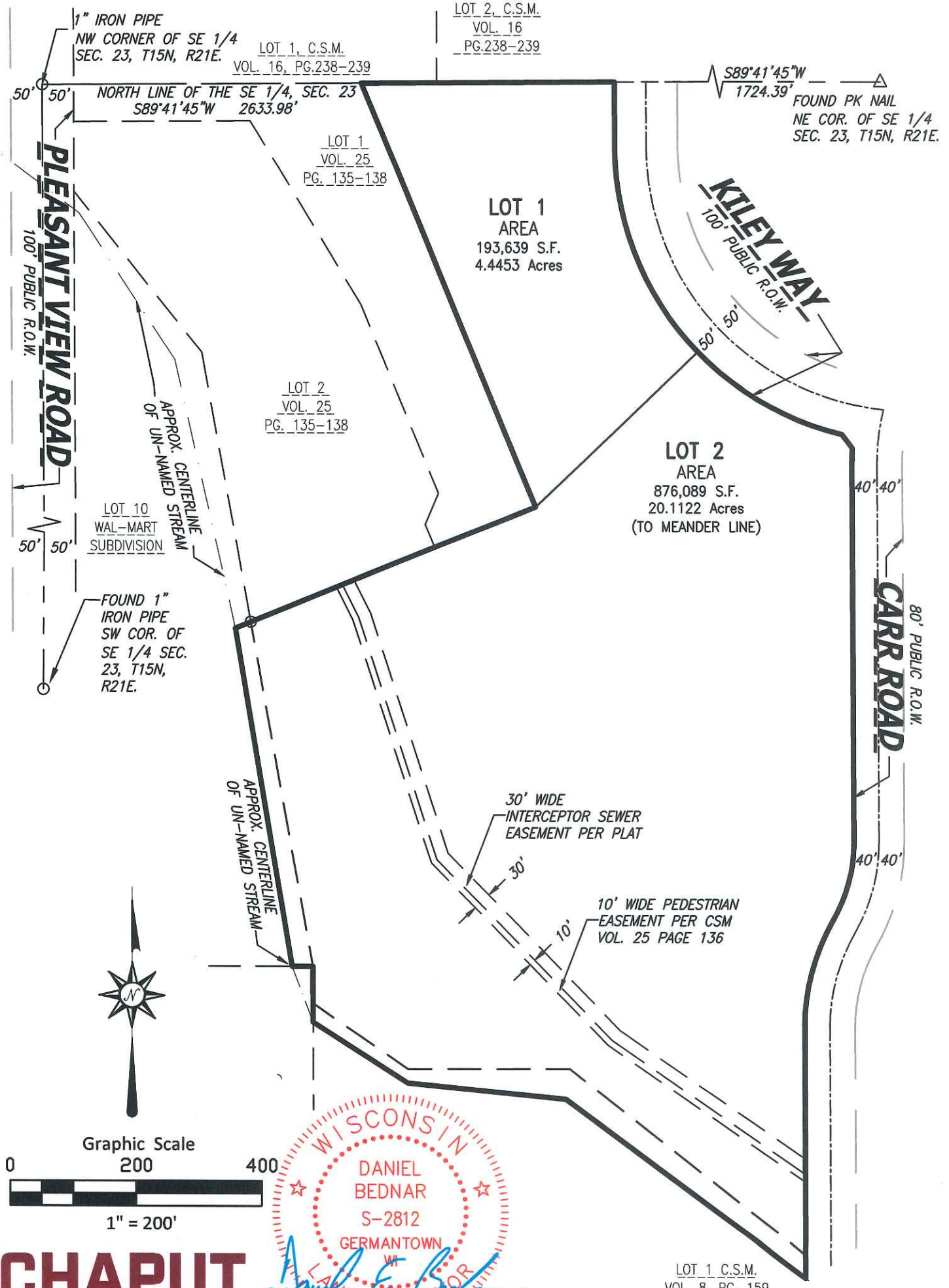
This instrument was drafted by Daniel E. Bednar Professional Land Surveyor S-2812

Date: January 17, 2024  
Survey No. 5415.00-tjs  
Sheet 1 of 5 Sheets

# CERTIFIED SURVEY MAP

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

EASEMENTS OF RECORD ARE SHOWN FOR REFERENCE ONLY



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Daniel E. Bednar  
Professional Land Surveyor S-2812

Date: January 17, 2024  
Survey No. 5415.00-tjs  
Sheet 2 of 5 Sheets

# CERTIFIED SURVEY MAP

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}  
:SS  
MILWAUKEE COUNTY}

I, DANIEL E. BEDNAR, a professional land surveyor, certify:

THAT I have surveyed, divided and mapped that part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, Sheboygan County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of the Southeast 1/4 of said Section 23, thence South 89°41'45" West along the North line of said 1/4 Section 1724.39 feet to the point of beginning of the lands to be hereinafter described; thence South 00°17'53" East along the West line of Kiley Way 107.18 feet to a point; thence Southeasterly along said West line and the arc of a curve 625.52 feet whose radius is 470.00 feet, whose center lies to the Northeast and whose chord bears South 38°25'31" East 580.37 feet to a point; thence South 36°10'51" East continuing along said West line 27.48 feet to a point on the West line of Carr Road; thence southerly along said West line and the arc of a curve whose radius is 423.00 whose center lies to the East and whose chord bears South 01°40'05" West 29.03 feet to a point; thence South 00°17'53" East continuing along said West line 598.15 feet to a point; thence southwesterly 135.48 feet along said West line and the arc of a curve whose radius is 260.00 feet, whose center lies to the Northwest and whose chord bears South 14°37'49" West 133.95 feet to a point of reverse curvature; thence southwesterly 177.17 feet along said West line and the arc of a curve whose radius is 340.00 feet, whose center lies to the Southeast and whose chord bears South 14°37'48" West 175.17 feet to a point; thence South 00°17'53" East continuing along said West line 361.71 feet to a meander corner; thence North 51°44'20" West along a meander line 477.29 feet; thence South 89°51'46" West continuing along said meander line 257.23 feet to a meander corner; thence North 55°29'53" West continuing along said meander line 183.27 feet to the West line of Lot 3, Certified Survey Map Volume 25, Pages 135-138 as Document No. 1941216; thence North 00°11'55" West along said West line 59.01 feet to a meander corner; thence North 10°11'19" West along said meander line 558.77 feet to the South corner of Lot 2 of said Certified Survey Map; thence North 67°48'50" East along the Southerly line of Lots 1 and 2 of said Certified Survey Map 488.94 feet to a point; thence North 22°11'03" West along the East line of Lot 1 of said Certified Survey Map 731.66 feet to a point on the North line of the said Southeast 1/4; thence North 89°41'45" East along said North line 402.06 feet to the point of beginning.

Said lands as described contains 1,069,736 square feet or 24.5577 acres.

ALSO: Those lands lying between the aforementioned Meander line and the centerline of an un-named stream.

THAT I have made the survey, land division and map by the direction of WANGARD PARTNERS, INC., owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Plymouth and Sheboygan County in surveying, dividing and mapping the same.

Date: January 17, 2024



Daniel E. Bednar  
Professional Land Surveyor S-2812



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Daniel E. Bednar  
Professional Land Surveyor S-2812

Date: January 17, 2024  
Survey No. 5415.00-tjs  
Sheet 3 of 5 Sheets

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

STATE OF WISCONSIN}
:SS
\_\_\_\_\_ COUNTY}

WANGARD PARTNERS, INC. a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of Plymouth and Chapter 236 of the Wisconsin Statutes.

WANGARD PARTNERS, INC. does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Plymouth.

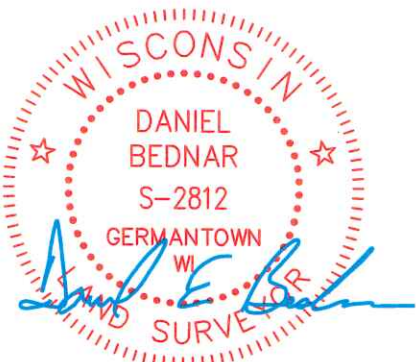
IN WITNESS WHEREOF, the WANGARD PARTNERS, INC. has caused these presents to be signed by the hand of \_\_\_\_\_, on this \_\_\_\_\_, day of \_\_\_\_\_, 2024

WANGARD PARTNERS, INC.
By: \_\_\_\_\_
Its: \_\_\_\_\_

STATE OF WISCONSIN}
:SS
\_\_\_\_\_ COUNTY}

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2024, \_\_\_\_\_, the \_\_\_\_\_ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: \_\_\_\_\_
Notary Name: \_\_\_\_\_
Notary Public, State of \_\_\_\_\_ My commission expires: \_\_\_\_\_
(Notary Seal)





# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

## CONSENT OF ENTITY MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing by virtue of the laws of the State of \_\_\_\_\_, as mortgagee of the above described land, consents to the surveying, dividing, and mapping of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Type or Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
:SS  
\_\_\_\_\_ COUNTY }

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2024, \_\_\_\_\_ of the above named entity, to me known to be the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: \_\_\_\_\_

Print Notary Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_. My commission expires: \_\_\_\_\_

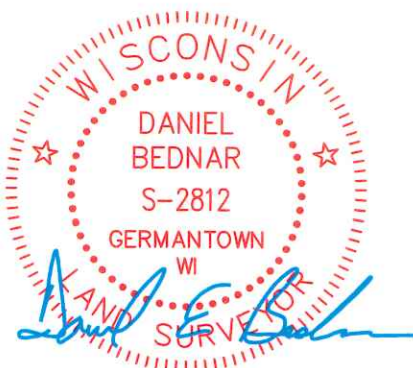
(Notary Seal)

## COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Plymouth on the \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
JEFFRY WOSJE, MAYOR

\_\_\_\_\_  
JODI GALLUP, CITY CLERK



This instrument was drafted by Daniel E. Bednar  
Professional Land Surveyor S-2812

Date: January 17, 2024  
Survey No. 5415.00-tjs  
Sheet 5 of 5 Sheets



**DATE:** May 28, 2024

**TO:** Plan Commission

**FROM:** Tim Blakeslee, City Administrator/Utilities Manager

**RE:** Discussion and potential referral to Plan Commission of modifications of Sec. 13-1-140 regarding accessory structures.

**Background:**

Section 13-1-140 of the zoning code defines permitted accessory structures for residential properties. Feedback received from the Building Inspector/Zoning Administrator from a number residents is that Sec. 13-1-140 has not been amended in Plymouth as vehicle size has increased over the years, more residents have recreational items (such as boats, snowmobiles, snowblowers, etc.), and residents want to continue to make improvements to their homes with additions such pavilions, greenhouses, and sheds. The goal of accessory structures code is to balance resident need/want with overcrowding of structures on a property.

The Building Inspector/Zoning Administrator has reviewed peer communities and made several recommendations to modify Sec. 13-1-140. The full outline of proposed changes is included in Attachment 1, but highlights are included below. Following discussion at Plan Commission, Staff will work with the City Attorney to make formal changes to the code.

Current Code	Proposed Change
<b>For Single Family Homes with an Attached Garage:</b> Garage size limited to 1,200 sq ft or first floor dwelling unit area whichever is smaller.	<b>For Single Family Homes with an Attached Garage:</b> Garage size limited to not more than the home finished area footprint.
<b>For Two Family Homes with an Attached Garage:</b> Garage size limited to 750 sq ft or first floor dwelling unit area whichever is smaller.	<b>For Two Family Homes with an Attached Garage:</b> Garage size limited to 750 sq ft or the total finished area of each unit, whichever is smaller.
<b>For Residences with attached Garages:</b> One (1) detached accessory structure per dwelling unit shall be permitted, provided the combined area of the attached residential garage and accessory structure does not exceed the maximum limits set forth.	<b>Within Single Family residential zones with an Attached Garage:</b> Up to two (2) detached accessory structures (1) detached garage (750 sq ft); and one of the following: (1) shed (200 sq ft), (1) Pavilion (200 sq ft), or (1) Greenhouse (200 sq ft). <b>Within Two Family Zones with an Attached Garage:</b> One (1) additional detached accessory structure is allowed per dwelling unit: (1) shed (200 sq ft), (1) Pavilion (200 sq ft), or (1) Greenhouse (200 sq ft).
<b>For Single Family Homes with a Detached Garage:</b> Garage size limited to the smaller of	<b>For Single Family Homes with a Detached Garage:</b> Garage size limited to the footprint of

<p>1,200 square feet, the first-floor dwelling unit area of the principal structure, or 35 percent of the rear yard.</p>	<p>the total finished area in square feet or no more than 30 percent of the rear yard. One (1) additional detached accessory structure is allowed per dwelling unit (1) shed (200 sq ft), (1) Pavilion (200 sq ft), or (1) Greenhouse (200 sq ft).</p>
<p><b>For Two Family Homes with a Detached Garage:</b> Garage size limited to the smaller of 750 square feet per dwelling unit or the first-floor dwelling unit area.</p>	<p><b>For Two Family Homes with a Detached Garage:</b> Garage size limited to the smaller of 750 square feet per dwelling unit, or no more than 30 percent of the rear yard. One (1) additional detached accessory structure is allowed per dwelling unit, (1) shed (200 sq ft), (1) Pavilion (200 sq ft), or (1) Greenhouse (200 sq ft).</p>
<p><b>All residences:</b> Maximum size for accessory structures cannot combine total more than 1,200 sq. ft. (single family) or 750 sq. ft. <b>Also</b> subject to lot coverage/setback requirements.</p>	<p><b>All residences:</b> Maximum size for accessory structures other a than garage is 200 sq. ft. for each. <b>Also</b> subject to lot coverage/setback requirements.</p>
<p>N/A</p>	<p><b>All residences:</b> Detached Structures in Residential Zones shall be complementary to the Dwelling in construction and appearance.</p>
<p>N/A</p>	<p><b>All residences:</b> Pole agricultural type constructed buildings, and metal pole barn type siding are not allowed</p>

**Recommendation:**

Discuss proposed changes to Sec. 13-1-140 regarding accessory structures.

**Attachment:**

1. Proposed Changes

**Sec. 13-1-140 - Accessory uses or structures.**

**modified**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

**Add Definitions:**

1. **Garage:** An attached or detached accessory use building or structure, or part thereof, used, or designed to be used, for the parking and storage of motor driven vehicles.
2. **Pavilion:** A detached accessory structure having 4 open sides, with a roof system impervious to the elements, that is used for recreation or shelter.
3. **Greenhouse:** An accessory structure built for growing plants. Greenhouses are usually made of transparent (clear) materials that allow sunlight to pass through.

(a)

*Principal use to be present.* An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.

(b)

*Placement restrictions - residential districts.* Accessory structures in single-family or duplex residential districts are subject to the following regulations:

(1)

*~~Residences with Attached~~ garages:*

a.

One attached residential garage per dwelling unit shall be permitted.

1.

The maximum square feet of floor area shall be limited to the [not more than the footprint of the total finished area of a single family dwelling.](#) ~~smaller of 1,200 square feet or the first floor dwelling unit area in the case of a single family residence.~~

2.

The maximum square feet of floor area shall be limited to the smaller of 750 square feet per [unit or the total finished area of each](#) dwelling unit, ~~or the first floor dwelling unit area~~ in the case of a [two family duplex](#) dwelling.

3.

Minimum yards ~~for both Single and Two Family Dwellings~~ shall be the same as that required for the principal structure.

b.

~~Within Single Family residential zones, additionally there may also be up to 2 detached accessory structures; (1) detached garage (max 750 sq ft) and one of the following, (1) shed (max 200 sq ft), (1) Pavilion (max 200 sq ft), or (1) Greenhouse (max 200 sq ft).~~

~~Within Two Family Zones One detached accessory structure per dwelling unit one additional detached structure accessory of the following; (1) shed (max 200 sq ft), (1) Pavilion (max 200 sq ft), or (1) Greenhouse (max 200 sq ft). -structure is allowed per dwelling unit, shall be permitted, provided the combined area of the attached residential garage and accessory structure which does not exceed the maximum limits set forth in subsection a. hereinabove in this section, and complies with the location and height regulations for detached garages as provided in section 13-1-140(b)(2) herein below.~~

(2)

~~Residences with Detached garages:~~

a.

One detached residential garage per lot shall be permitted.

1.

The maximum square feet of floor area shall be limited to ~~the smaller of 1,200 the footprint of the total finished area in~~ square feet, ~~the first floor for a single family dwelling unit area of the principal structure~~, or ~~no more than 30~~ 35 percent of the rear yard.

2.

The maximum square feet of floor area shall be limited to the smaller of 750 square feet per dwelling unit, ~~or no more than 30 percent of the rear yard or the first floor dwelling unit area in the case of a duplex~~ for a ~~two family~~ dwelling. ~~For calculating the Two Family Dwelling rear yards, the rear yard per side will divided at the common wall line and divide the areas in common for the purposes of this calculation.~~

3.

When located to the rear of the principal dwelling unit, ~~the accessory structures~~ shall be a minimum of three feet from the rear and side lot lines; ~~if the detached structure exceeds 600 square feet, the structure shall follow the same side setback requirements as the dwelling for that zone. If located in a side yard, the structure shall follow the same setback requirements for a dwelling in that zone.~~ ~~be a minimum of nine feet from the side property line.~~ In either event, the

structure shall be a minimum ~~of ten feet from the dwelling unit~~, of not less than 5 feet from the dwelling unit. If closer than 10 feet for parallel walls, the construction shall follow the requirements of SPS 321.08. ~~and These detached accessory structures~~ shall not be located in a required front yard or street side yard for a corner lot and shall not be located in front of the principal dwelling unit building face.

4.

A detached residential garage shall have a maximum height of 15 feet or 60 percent of the principal dwelling unit height, whichever is greater.

~~b.~~

For the Single Family and Two-Family Residential Zone without an attached garage, there may be one (1) more accessory structures along with a detached garage, (1) shed, (1) Pavilion, or (1) Greenhouse. One additional accessory structure per dwelling unit shall be permitted provided the combined floor area of the two ~~The maximum size of the additional structure is 200 sq. ft. for each.~~ Detached structures total square footage shall not exceed the area permitted for a detached residential garage-accessory uses as set forth in this subsection, and complies with all applicable height and location requirements for detached garages.

(3)

The detached structures shall be complementary to the dwelling in construction and appearance. Pole type construction buildings and metal pole barn type siding are not allowed.

Any detached accessory structure equal to or exceeding 160 square feet must comply with the garage foundations and footing requirement of section 15-1-12(d) of the City of Plymouth Code of Ordinances.

(c)

*Use restrictions—Residential district.* Accessory uses or structures in residential districts shall not involve the conduct of any business, trade, or industry and shall not be occupied as a dwelling unit.

(d)

*Reversed corner lots.* When an accessory structure is located on the rear of a reversed corner lot, it shall not be located beyond the front yard required on the adjacent interior lot to the rear, nor nearer than three feet to the property line of the adjacent structure.

(e)

*Landscaping and decorative uses.* Accessory structures and vegetation used for landscaping and decorating may be placed in any required yard area not regulated by vision clearance regulations.

Permitted structures and vegetation include flag poles, ornamental light standards, lawn furniture, sun dials, bird baths, trees, shrubs, flowers, and gardens.

(f)

*Temporary uses.* Temporary accessory uses such as real estate sale field offices or shelters for materials and equipment being used in the construction of the permanent structure may be permitted by the zoning administrator.

(g)

*Temporary special exception and temporary special land use permits.*

(1)

The zoning administrator shall have the power to grant permits authorizing temporary special exceptions for:

a.

Outdoor tent, sidewalk, or flower/plant sales, and seasonal sales of produce, firewood, or Christmas trees in the B-1, business or professional offices and the B-3 highway business districts.

(h)

*Prefabricated storage enclosures.*

(1)

A prefabricated storage enclosure does not allow the use of shipping containers or containers used for moving or storage of personal belongings.

(2)

A prefabricated storage enclosure is used to store personal property for residential use.

(3)

Prefabricated storage enclosures, are not designed and manufactured to conform to all the requirements of the Wisconsin Uniform Building Code Chapter III, Garages and Accessory Structures.