

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, **August 1, 2024 at 6:00 PM in Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from July 11, 2024.
- 2.) **Extraterritorial Map seeking approval:** W6387 Karpathy Lane, Plymouth. Lot division to create 3 parcels. Brath (enclosure)
- 3.) **Parcel(s) seeking recommendation to City Council for rezoning:** parcels; 59271821046, and 59271821047. BEING A PART OF THE NE ¼ AND THE SE ¼ OF THE NW ¼ OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 21 EAST, SITUATED IN THE CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. Located generally south of Eastern Ave, west side of S. Pleasant View Road. Sheboygan County Economic Development Corporation/Doudna (enclosure)
- 4.) **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

July 11, 2024

Members present: Chairman Don Pohlman, Jane Meyer, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, John Wyatt, Justin Schmitz

Absent: None

Staff Present; Administrator Tim Blakeslee, Fire Chief Ryan Pafford

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

- 1.) **Approval of Minutes from June 6, 2024;** Motion to approve the minutes from the June 6, 2024 meeting made by Hildebrand, and seconded by Nicolaus. Item of correction made by Member Wyatt to insert the correct date of June 6, 2024 in lieu of May 2, 2024. Scheuerman to make correction on official minutes. On the roll all voted Aye.
- 2.) **Site Plan Seeking Approval:** 1 Persnickety Place aka Sargento Foods Inc seeking approval of a site plan for a Disposal Room to be constructed. Jordan Schussler from Sargento presented their intentions to the Commission. The current structure to be replaced with a full footing and foundation built structure. Chairman Pohlman queried staff regarding any concerns about fire protection and impervious surfaces. No staff concerns were brought forward. Motion to approve by Nicolaus and seconded by Wyatt. On the roll all voted yes to approve, with Member Schellin abstaining.
- 3.) **Site Plan Seeking Approval:** Site is 59271827945 (West of the Wal*Mart Store) Wangard Property Acquisitions LLC is seeking approval for developing a site; Mark Lake from Wangard Development presented the project to the Commission. The proposal is being phased, into two phases. Phase I would be 26 unit, two story buildings starting with 4 buildings. These buildings would be comprised of 1, 2, and 3 bedroom units. The site currently presents some challenges with fill dirt that was deposited from a previous development. The hope is to move some and work around to avoid retaining walls. Parking will be provided for tenants as well visitors. Lake mentioned that the color scheme is very close to the "2025" colors that would be utilized for this development. 156 units would be the start, and then as they fill more units would be brought on line. Chairman Pohlman asked Fire Chief Pafford about Fire Access. Pafford stated that staff has been working closely with Wangard and any concerns or interests have been addressed. Administrator Blakeslee stated that the Stormwater study would be part of this overall approval. Other items to be considered for the site plan approval are as follows; A traffic impact analysis is being reviewed, which is actually required for a project of this size, Final Private Roadway design would need to be approved, A development agreement would need to be drafted and approved, and the sewer, and water system would need to be approved as they will be owned and maintained by Plymouth Utilities. Member Schellin inquired as to a timeline sequence. Starting sequentially, four buildings would be started, and around July of 2025 open and occupied. Construction commencement would be about September/October of 2024. Member Hildebrand inquired of the Wangard members to consider naming a street after Mayor Pohlman. Member Schmitz inquired as to if this development is "family friendly" as in a good place to raise children. Dave Rider stated typically

they only see an average of 8 to 10 children per 100 living units. Member Nicolaus inquired as to if the units are “senior friendly”. The response advised that these are not senior units, but accessibility issues are addressed through the Building Code. Motion to approve was made by Schellin, and seconded by Nicolaus. On the roll all voted yes to approve.

- 4.) **Ordinance seeking recommendation to Council;** Discussion and potential referral to City Council on modifications of Section 13-2 regarding Floodplain Zoning. Administrator Blakeslee explained to the Commission that the City needs to adopt a Floodplain Ordinance, as an update. The DNR has updated the Plate Maps, but Plymouth’s maps remain unchanged. The primary consideration for the City is to consider the adoption of Act 175. Act 175 allows a building within the Flood Plain regulated area to make repairs/improvements exceeding 50% of the current assessed value. Motion to recommend approval to City Council made by Hildebrand and seconded by Schellin. On the roll all voted to recommend.
- 5.) **Communication – Letters, E-mails, or reports Related to the Plan Commission**
(Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons)
Building Inspector Scheuerman shared a diagram of the previously approved Auto Zone project. This diagram depicted the path that the delivery truck would be taking to drop off inventory and orders to the store. The initial concern from the June 6 meeting was that a large truck may obstruct Eastern Ave traffic.

Motion to adjourn made by Nicolaus and seconded by Schellin.

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: Clayton Brath

ADDRESS: 106387 Karpathy Ln Plymouth WI 53073

E-MAIL ADDRESS: csbrath@gmail.com

PHONE: (715) 304-9007 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

(use of attachments is acceptable)

NAME OF PROPOSED/EXISTING BUSINESS: _____

ADDRESS OF SITE AFFECTED: End of Forest Rd

NEW BUILDING: _____ ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: CSM to split existing
parcel into 3 lots.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: N/A

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

N/A

3. NAMES AND ADDRESSES

OWNER OF SITE: Clayton + Marla Brath

ADDRESS: W6387 Karpatky Ln Plymouth, WI 53073

PHONE: (715) 304-9007 FAX NO.: ()

ARCHITECT: N/A

ADDRESS:

E-MAIL ADDRESS:

PHONE: () FAX NO.: ()

CONTRACTOR: N/A

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.


APPLICANT'S SIGNATURE

6/25/2024
DATE

CLAYTON BRATH
PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY CITY OF PLYMOUTH PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Zoning Administrator

DATE: _____

Clayton Brath

W6387 Karpathy Ln
Plymouth, WI 53073

715-304-9007

City of Plymouth Planning Commission
7/11/2024

Explanation of Land Division

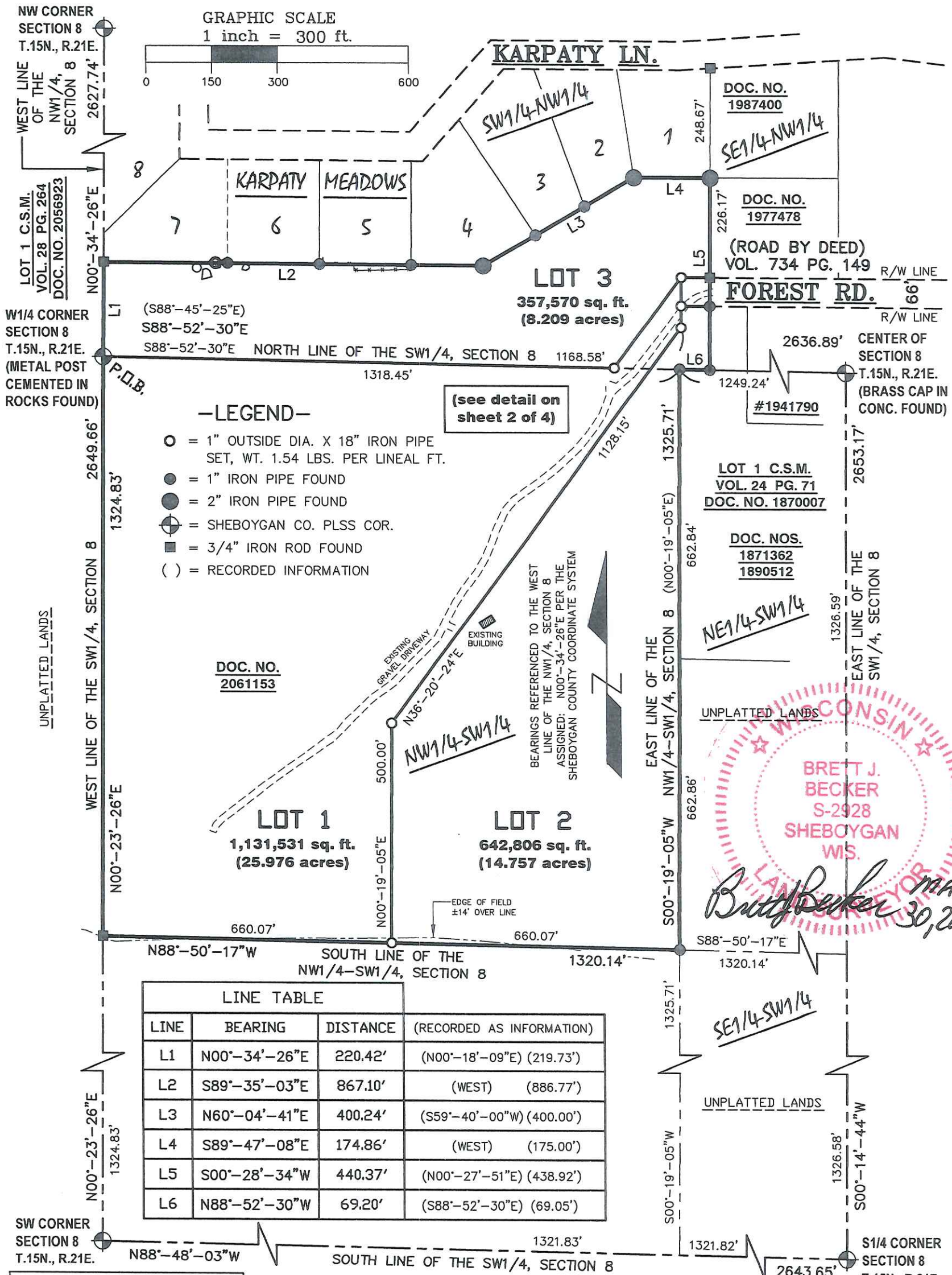
Our family would like to construct both a garage as well as a house on our existing 50 acre property in the town of Plymouth. We would like both buildings to have running water and a bathroom. Since they will be roughly 600ft apart in distance, this requires each building to have its own dedicated septic system. In order to comply with local regulations, we are only allowed to have a single septic system per lot. To subdivide our property and still be eligible to build, each lot also requires 66' of road frontage.

Our proposal (which has been approved by the Town Board) consists of deeding 66'x66' of land to the Town of Plymouth to extend the existing Forest Road. We would then subdivide our existing property into 3 separate lots, each having 66' of road frontage off the newly dedicated road.

Clayton Brath
Csbrath@gmail.com
715-304-9007

CERTIFIED SURVEY MAP

ALL OF THE NW1/4 OF THE SW1/4; PART OF THE SW1/4 OF THE NW1/4; AND PART OF THE SE1/4 OF THE NW1/4; ALL IN SECTION 8, T.15N., R.21E., TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN



SURVEYED FOR:
CLAYTON S. BRATH
W6387 KARPATY LN.
PLYMOUTH, WI 53073

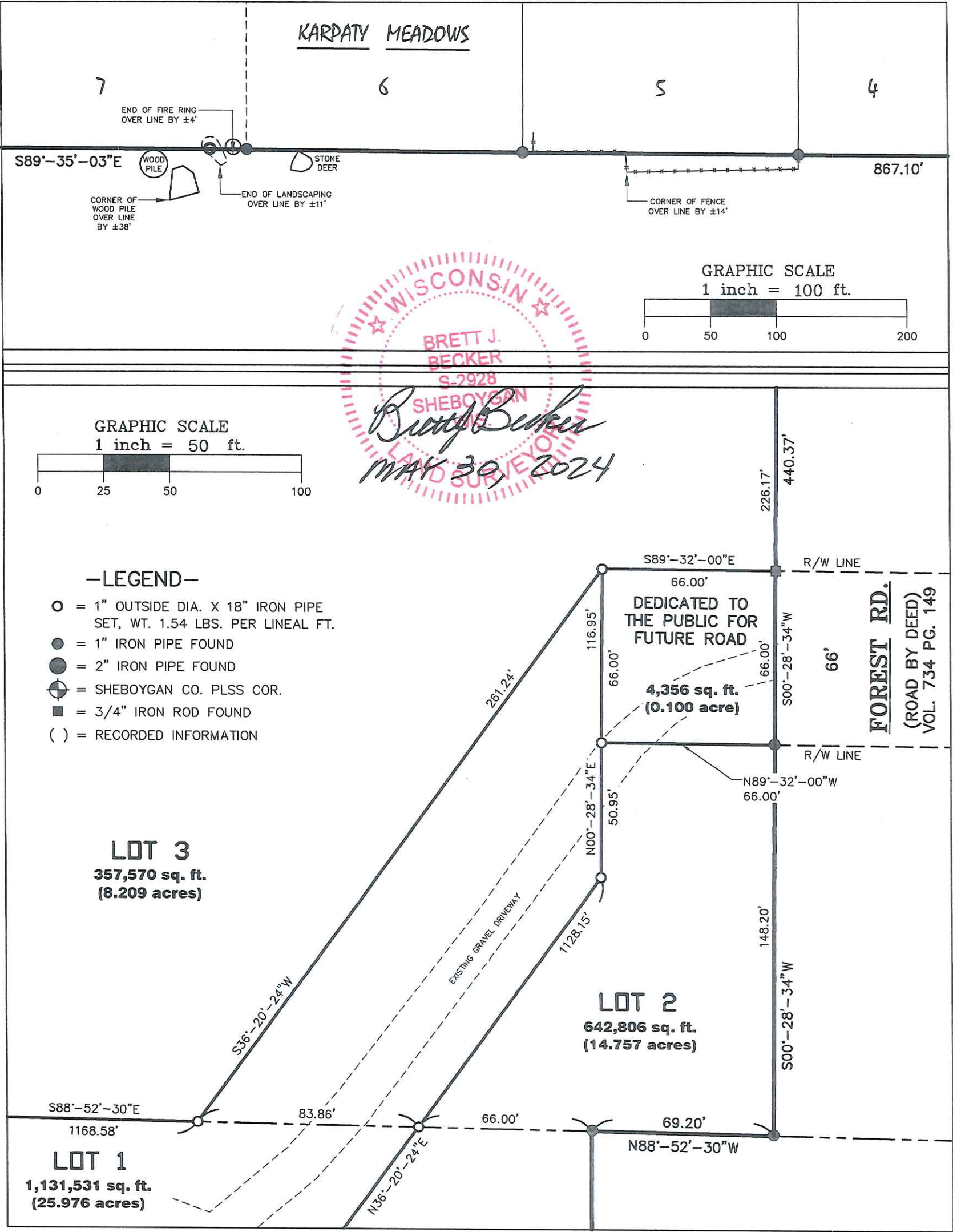
PARCEL NUMBER: 59016213340

MERIDIAN
SURVEYING, LLC

2020 Madison Street Office: 920-993-0881
New Holstein, WI 53061 Fax: 920-273-6037

DRAWN BY: BJB	FIELD WORK DATE: 04-30-24
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 15348	SHEET 1 OF 5

CERTIFIED SURVEY MAP
ALL OF THE NW1/4 OF THE SW1/4; PART OF THE
SW1/4 OF THE NW1/4; AND PART OF THE SE1/4 OF
THE NW1/4; ALL IN SECTION 8, T.15N., R.21E., TOWN
OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN



SURVEYED FOR:
CLAYTON S. BRATH
W6387 KARPATY LN.
PLYMOUTH, WI 53073

PARCEL NUMBER: 59016213340

MERIDIAN
SURVEYING, LLC

2020 Madison Street Office: 920-993-0881
New Holstein, WI 53061 Fax: 920-273-6037

DRAWN BY: BJB	FIELD WORK DATE: 04-30-24
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 15348	SHEET 2 OF 5

CERTIFIED SURVEY MAP
ALL OF THE NW1/4 OF THE SW1/4; PART OF THE
SW1/4 OF THE NW1/4; AND PART OF THE SE1/4 OF
THE NW1/4; ALL IN SECTION 8, T.15N., R.21E., TOWN
OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN
Sheet 3 of 5

SURVEYOR'S CERTIFICATE

I, Brett J. Becker, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, mapped, and dedicated under the direction of Clayton Brath, all of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); all in Section Eight (8), Township Fifteen (15) North, Range Twenty-One (21) East, Town of Plymouth, Sheboygan County, Wisconsin containing 2,136,263 square feet (49.042 acres) of land and being described by:

Beginning at the West Quarter Corner of said Section 8; thence N00°-34'-26"E along the west line of the NW1/4 of said Section 8, a distance of 220.42 feet to the southwest corner of Karpaty Meadows; thence S89°-35'-03"E along the south line of said Karpaty Meadows, a distance of 867.10 feet; thence N60°-04'-41"E along said south line, a distance of 400.24 feet; thence S89°-47'-08"E along said south line, a distance of 174.86 feet to the southeast corner of said Karpaty Meadows thence S00°-28'-34"W 440.37 feet to the north line of the SW1/4 of said Section 8; thence N88°-52'-30"W along said north line, a distance of 69.20 feet to the northwest corner of Lot One (1) of Certified Survey Map as recorded in Volume 24 of Certified Survey Maps on Page 71 as Document Number 1870007 of Sheboygan County Records; thence S00°-19'-05"W along the east line of the NW1/4 of said SW1/4, a distance of 1325.71 feet to the southeast corner of the NW1/4 of said SW1/4; thence N88°-50'-17"W 1320.14 feet to the southwest corner of the NW1/4 of said SW1/4; thence N00°-23'-26"E along the west line of said SW1/4, a distance of 1324.83 feet to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of Sheboygan County, and the Zoning Ordinances of the Town of Plymouth in surveying, dividing, and mapping the same.

Dated this 30TH day of MAY, 2024.


Wisconsin Professional Land Surveyor
Brett J. Becker, S-2928



CERTIFIED SURVEY MAP
ALL OF THE NW1/4 OF THE SW1/4; PART OF THE
SW1/4 OF THE NW1/4; AND PART OF THE SE1/4 OF
THE NW1/4; ALL IN SECTION 8, T.15N., R.21E., TOWN
OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN
Sheet 4 of 5

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Sheboygan County Planning and Conservation Department and the Town of Plymouth.

Dated this _____ day of _____, 2024.

Clayton S. Brath

Marla A. Brath

Dated this 30TH day of MAY, 2024.

Brett J. Becker
Wisconsin Professional Land Surveyor
Brett J. Becker, S-2928



CERTIFIED SURVEY MAP
ALL OF THE NW1/4 OF THE SW1/4; PART OF THE
SW1/4 OF THE NW1/4; AND PART OF THE SE1/4 OF
THE NW1/4; ALL IN SECTION 8, T.15N., R.21E., TOWN
OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN
Sheet 5 of 5

CERTIFICATE OF PLANNING AGENCY

This Certified Survey Map has been reviewed and approved by the Sheboygan County Planning and Conservation Department.

Dated

Sheboygan County Planning and Conservation Department

TOWN BOARD CERTIFICATE

This Certified Survey Map has been reviewed and approved by the Town Board of the Town of Plymouth.

Dated this: _____ day of _____, 2024.

Town Chairman

Town Clerk

CITY PLANNING COMMISSION CERTIFICATE

By virtue of its extraterritorial rights, this Certified Survey Map has been reviewed and approved by the City of Plymouth.

Dated this _____ day of _____, 2024.

Mayor:

Dated this 30TH day of MAY, 2024.

Brett J. Becker
Wisconsin Professional Land Surveyor
Brett J. Becker, S-2928



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: Rezoning - Part of Parcel No. 59271821046 and 59271821047 currently Zoned as R-4, Multi-Family Residential, Seeking R-5 Traditional Neighborhood District

Background:

Parcels No. 59271821046 and 59271821047 are located directly south of Fairfield Plaza and east of Plymouth High School. The Sheboygan County Economic Development Corporation (SCEDC) is requesting a Rezoning for a proposed single family home development. A draft site plan for the upcoming development will be discussed in more detail at an upcoming plan commission meeting.

Rezoning: Parcels No. 59271821046 and 59271821047 are currently R-4, Multi-Family Residential. The SCEDC requests that both parcels be rezoned to R-5 Traditional Neighborhood District.



The properties to the north are the Fairfield Plaza shopping center. The property to the west is Plymouth High School. The property to the south is a multi-family development for older adults. The property to the east is commercial (Pick n' Save Shopping Center), a retention basin, multi-family apartments, and the Vintage Neighborhood (R-5).

The Comprehensive Plan current and future land use map project this property as planned for residential.

Given the adjacent property uses and consistency with the comprehensive plan, Staff supports this request to use the R-5 district.

Recommendation:

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

Attachments:

- SCEDC Application Attachments

CITY OF PLYMOUTH, WISCONSIN
Ordinance No. _____ of 2024

**AN ORDINANCE AMENDING SECTION 13-1-21, ZONING MAP,
OF THE CITY OF PLYMOUTH BY CHANGING PROPERTY FROM
MULTI-FAMILY RESIDENTIAL TO TRADITIONAL NEIGHBORHOOD**

WHEREAS, the Sheboygan County Economic Development Corporation has requested an amendment to the City of Plymouth Zoning Map from R-4, Multi-Family Residential District, to R-5, Traditional Neighborhood District, for real property lying west of South Pleasant View Road and being Parcel Nos. 59271-821046 and 59271-821047 comprising 32.083 acres as shown on the Zoning Exhibit map and described on the Legal Description, both attached hereto, (the "Property"); and

WHEREAS, on August 1, 2024, the City of Plymouth Plan Commission recommended that the Common Council rezone the Property to R-5, Traditional Neighborhood District; and

WHEREAS, a public hearing was held before the Common Council on _____, 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 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-5, Traditional Neighborhood District.

Section 2. 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 3. 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

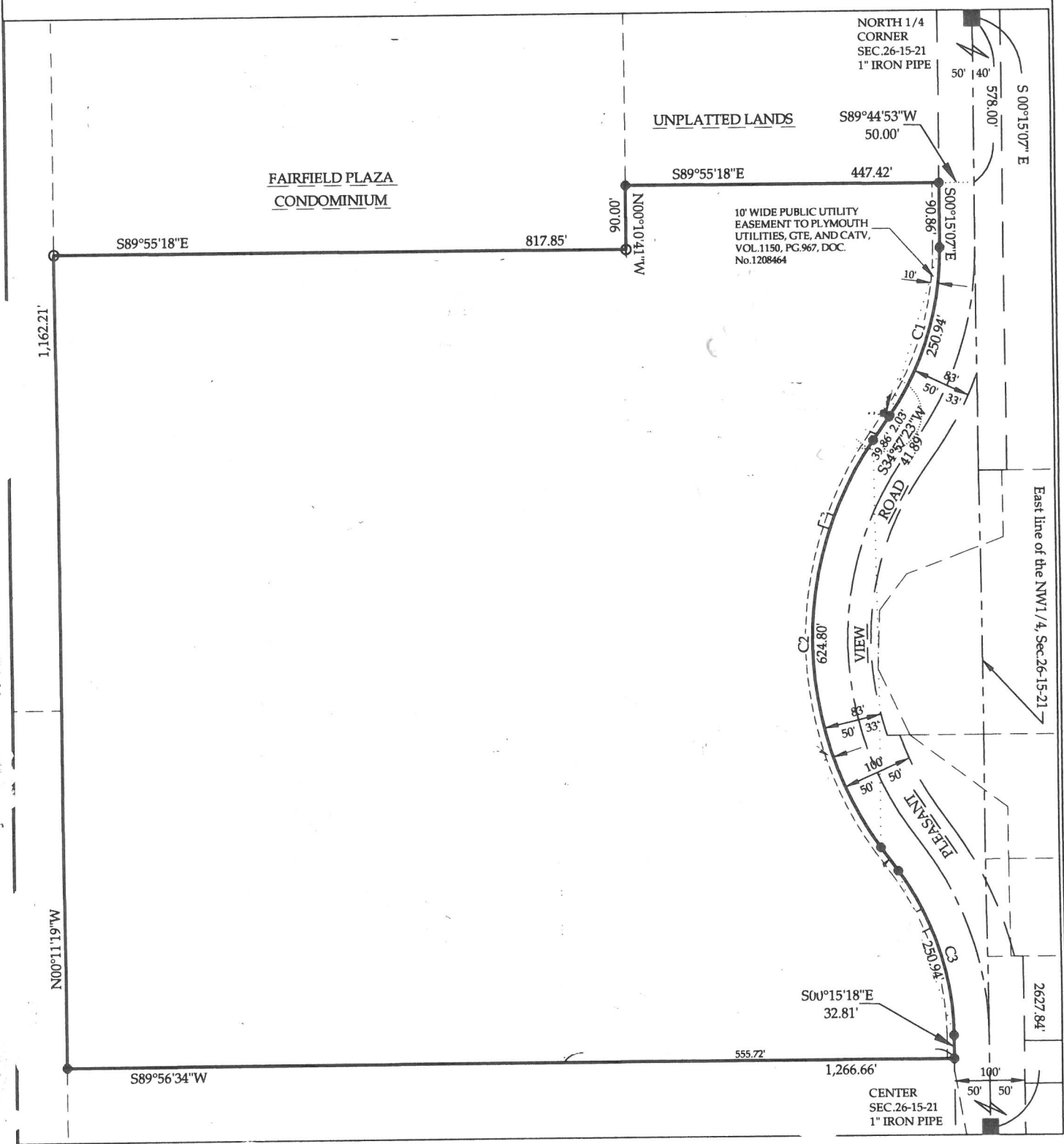
I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2024

ANNA VOIGT, Clerk

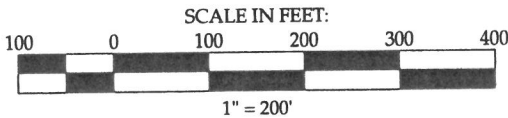
9431\227649.docx

Being a part of the NE 1/4 and the SE 1/4 of the NW 1/4 of
Section 26, Township 15 North, Range 21 East, situated in the
City of Plymouth, Sheboygan County, Wisconsin.
Containing 1,397,524 square feet / 32.083 acres of land, more or
less.



LEGEND:

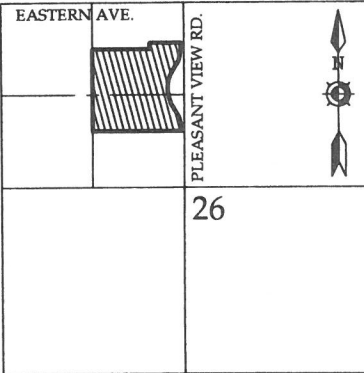
- DENOTES 1-1/4" O.D. X 24" LONG IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT.
- DENOTES 1" O.D. IRON PIPE FOUND



NORTH REFERENCED TO THE
SHEBOYGAN COUNTY COORDINATE
SYSTEM, THE EAST LINE OF THE NW 1/4
OF SECTION 26-15-21, BEARING S00°15'07"E.



LOCATION SKETCH
NOT TO SCALE



LEGAL DESCRIPTION

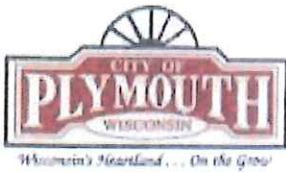
Parcel Nos. 59271821046 and 59271821047:

That part of the East 1/2 of the Northwest 1/4 of Section 26, Town 15, North, Range 21 East, in the City of Plymouth, County of Sheboygan, State of Wisconsin, described as follows:

Commencing at a point in the East line of the Northwest 1/4 being 100 feet South of the Southeast corner of Tract 2 of Certified Survey Map recorded in Volume 6 of Certified Survey Maps, Pages 31 and 32; thence continuing along said East line South 0° 24' East 1,864.40 feet to a point which is 180.00 feet Northerly of the center of Section 26; thence South 89° 37' 53" West 1,316.90 feet; thence North 0° 20' 52" West 1,875.77 feet; thence North 89° 54' 31" East 1,315.21 feet to the point of beginning.

EXCEPTING THEREFROM the following:

1. That part taken for highway purposes in Volume 814, Page 579.
2. That part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Town 15 North, Range 21 East, described as follows: Commencing at the North 1/4 corner of said Section; thence South 89° 54' 31" West 676.68 feet; thence South 0° 20' 52" East 309.00 feet; thence North 89° 54' 31" East 180.00 feet; thence South 0° 20' 52" East 269.00 feet to the point of beginning; thence continuing South 0° 20' 52" East 90.00 feet; thence North 89° 54' 31" West 818.00 feet; thence North 0° 20' 52" West 90.00 feet; thence South 89° 54' 31" East 818.00 feet to the beginning.
3. That part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Town 15 North, Range 21 East, in the Town of Plymouth, County of Sheboygan, State of Wisconsin, described as follows: Commencing at the center of said Section 26; thence North 0° 15' 07" West along the East line of the Northwest 1/4 of said Section 26, 180.00 feet to the point of beginning; thence continuing North 0° 15' 07" West along said East line 265.00 feet; thence South 89° 48' 27" West 1,317.05 feet to the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence South 0° 11' 19" East along said West line 265.00 feet to the North line of a Certified Survey Map recorded in Volume 12, Page 55 and 56; thence North 89° 48' 27" East along said North line 1,317.34 feet (recorded as North 89° 37' 53" East 1,316.90) to the point of beginning.
4. All that part of the described premises lying Easterly of the Westerly right-of-way line of Pleasant View Road.



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: Sheboygan County Economic Development Corporation

Property Address / Lot Number: **Parcel# 59271821046 and Parcel #59271821047**

Legal Description:

Parcel# 59271821046: NE NW,SEC 26,EXC COM AT NE COR,SD1/4,TH S 407',S0 DEG 24'E 171',S89 DEG 54'31"W 1315.21',N0 DEG 20'52"W 578',TH N89 DEG 54'31"E 1314.68'TO BEG,& EXC PRT CONV FOR RD IN V 814 P 579,& EXC PRT ANNEXED TO CITY OF PLYMOUTH FILE #1194643 &FILE #1199904, EXC THAT PRT DEDICATED TO THE PUBLIC BY #1772605

Parcel #59271821047: SE NW,SEC 26,EXC THE S 180' THEREOF,& EXC PRT CONV FOR RD IN V 814 P 579,& EXC THAT PRT ANNEXED TO CITY OF PLYMOUTH FILE #1199904,& ALSO EXC COM N0 DEG 15'07"W 180'FROM CEN SD SEC,TH CONT N0 DEG 15'07"W 265',S89 DEG48'27"W 1317.05',S0 DEG 11' 19"E 265',TH N89 DEG 48'27"E 1317.34'TO BEG, EXC THAT PRT DEDICATED TO THE PUBLIC BY #1772605 & ALSO EXC THAT PRT CONV BY #1807935.

Existing Zoning: R-4 multi-family residential **Proposed Zoning:** R-5 Traditional Neighborhood

Lot Size (acres or ft²) 32.083

Dimensions 1266.66 x 1162.21 Irregular Shaped Lot X

ADJACENT PROPERTY:

List any real estate owned by petitioner adjacent to subject property: None – This rezoning request is part of an offer to purchase by the SCEDC from the current owner Whispering Pines of Plymouth, LLC. The current landowner would seek to retain R4 zoning, if for some reason, the land sale is not completed by the end of 2024.

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

North: Retail/Commercial Center and Offices – Attached the list of owners

PROJECT DESCRIPTION:

Existing Structures and Principal Use of Subject Property: **Farm Land with no structures**

Proposed Structures and Principal Use of Subject Property:

Single Family Homes for owner occupied dwellings

Reciting of facts indicating that the proposed Zoning change will not be detrimental to the general public interest and the purposes of the Zoning Code for the City of Plymouth:

The site is already served by public utilities, so limited public infrastructure

Property is adjacent to the School property, allowing for students to walk safely to school.

The property is under an offer to purchase with zoning modification a part of the contingency

Existing Property owner would like to retain existing zoning, if the property is not acquired by SCEDC.

Confirmation that the proposed Zoning change will conform to the City of Plymouth Comprehensive Plan:

The future land use in the City of Plymouth Comprehensive Plan calls for residential development.

This zoning change requests moving from apartments/condos to single family homes.

CONTACT INFORMATION:

Applicant(s): Sheboygan County Economic Development Corporation_ ☐ Applicant is owner Mailing

Address 508 New York Ave. Room 209, Sheboygan WI 53081

Phone (day) 920-946-9378

(evening) 920-946-9378

Fax N/A

Cellular 920-946-9378

Email: doudna@sheboygancountyedc.com

Owner(s) (if different than applicant)
Mailing Address:

Whispering Pines of Plymouth, LLC (Bob Tillman)
1055 Spring St, Grafton WI 53024

Phone (day): 414-750-5840

(evening): 414-750-5840

Fax N/A

Cellular: 414-750-5840

email: tilly31.bt@gmail.com

DECLARATION OF ACCURACY:

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:  Date: 7/3/2024

Print Name Above: Brian Doudna, manager

REQUIRED ATTACHMENTS:

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 existing 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.

ADDITIONAL REQUIREMENTS/INFORMATION:

- 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.

Office Use Only:

Date Received _____ Fee paid (Check # _____; Receipt # _____)

Date of Hearing _____ Date Published _____

Date Notice Mailed _____

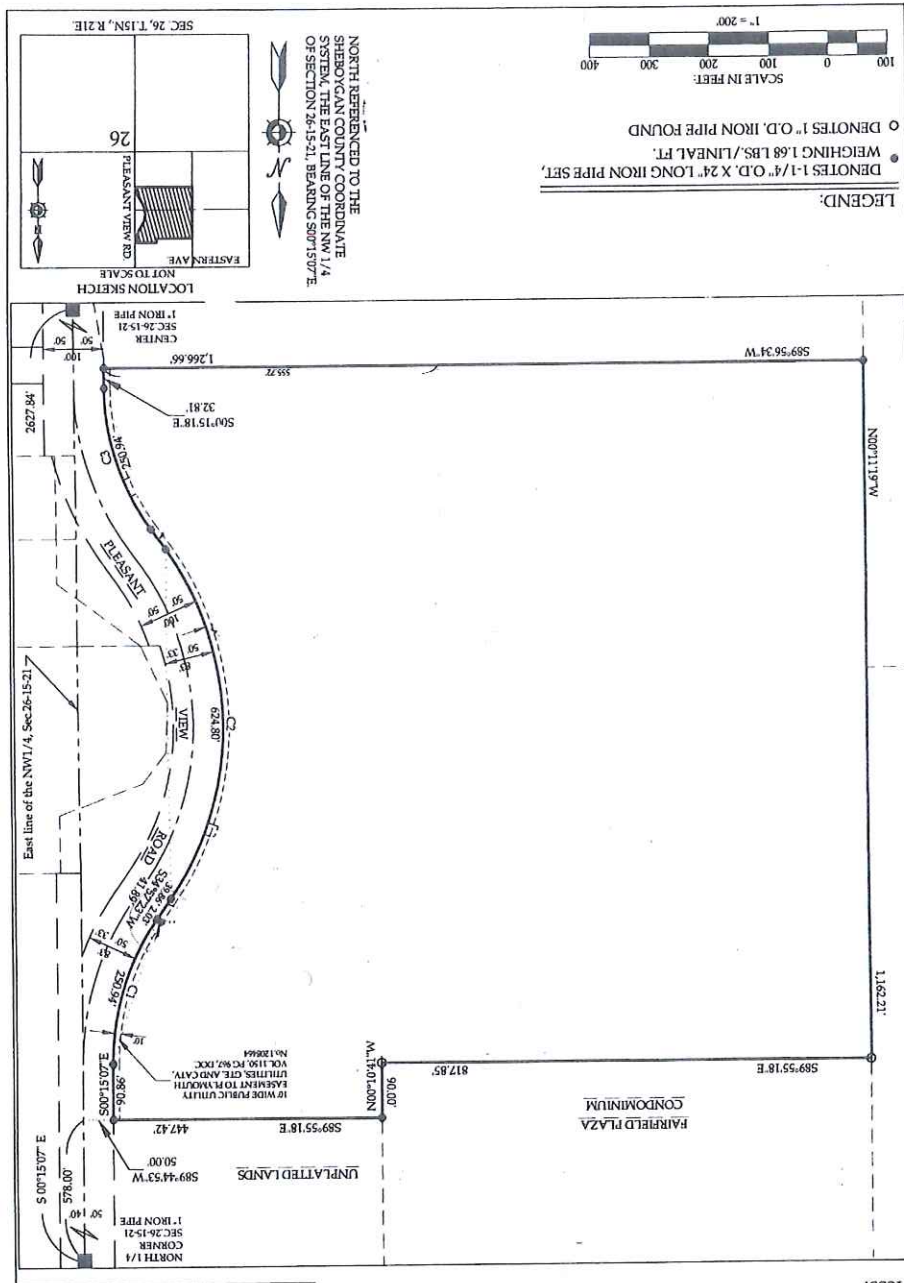
Hearing Held on _____ Disposition _____

South: Primary residential

East: Commercial/retail complex and residential

West: Plymouth School District and residential

Being a part of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 26, Township 15 North, Range 21 East, situated in the City of Plymouth, Sheboygan County, Wisconsin. Containing 1,397,524 square feet / 32.083 acres of land, more or less.



SITE LOCATION AND DESCRIPTION

2.1 SITE DESCRIPTION

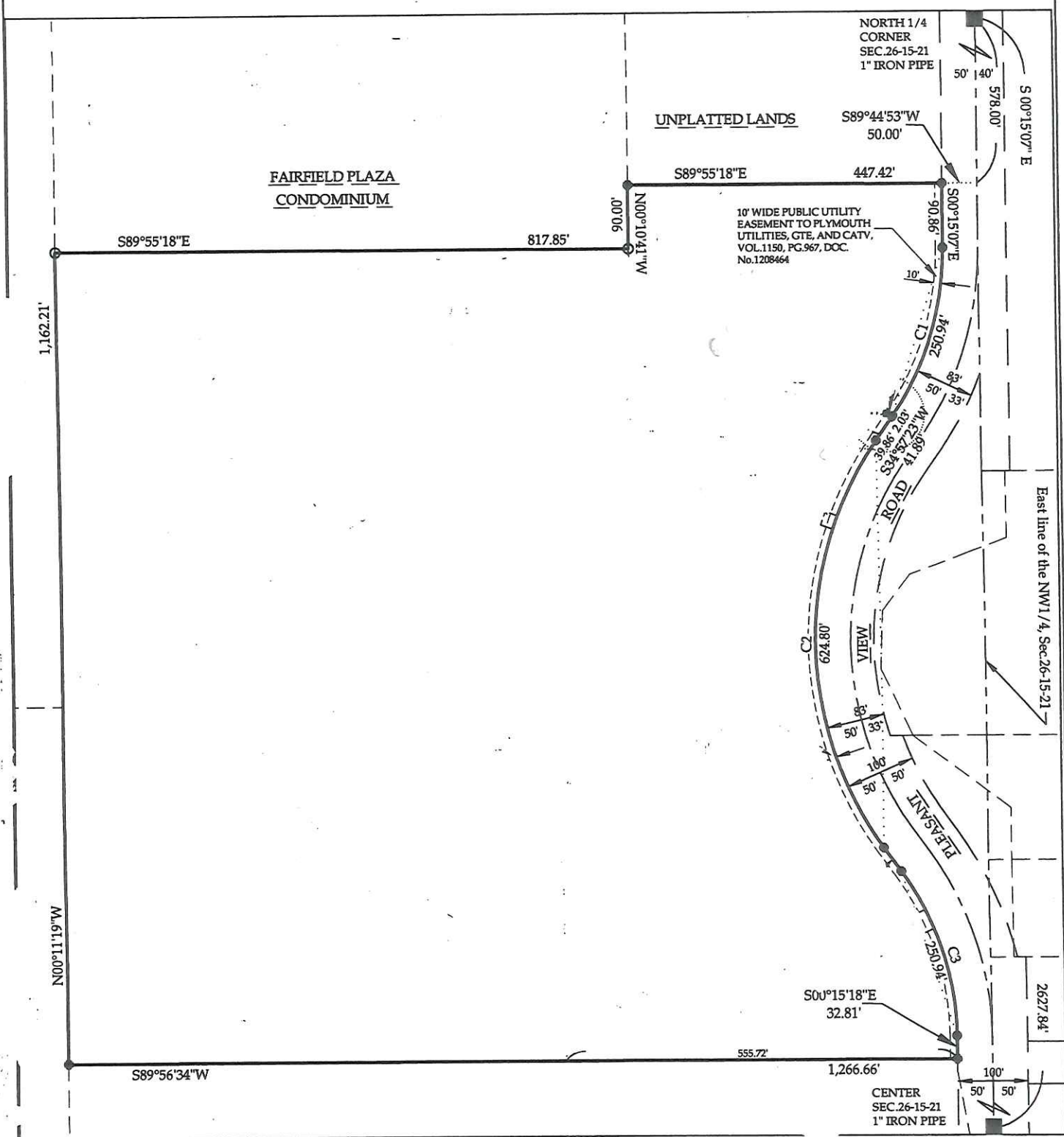
The Tillman property is located in the NW ¼ of Section 26, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin. The property is approximately 33.5 acres in size and consists of fallow field and wetland areas. S. Pleasant View Road borders the site to the east. A commercial area is located to the north of the property, a residential subdivision is located to the south, and a school borders the site to the west.

SITE TOPOGRAPHY

3.1 ELEVATION AND CONTOUR

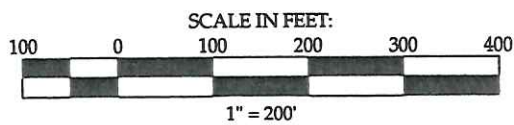
The topography on the Tillman parcel is characterized by gently sloping hills. There is a depressional wetland area located near the southern property boundary. The elevation of the Tillman parcel is approximately 810 feet above sea level. Land with a slope of 20 percent or greater is unsuitable for most infiltration systems, as systems located on steep slopes are subject to failure due to erosion hazards and the seepage of material through the side of the hill (WI Dept. of Comm.). There are no areas on the property with slopes in excess of 20%.

Being a part of the NE 1/4 and the SE 1/4 of the NW 1/4 of
Section 26, Township 15 North, Range 21 East, situated in the
City of Plymouth, Sheboygan County, Wisconsin.
Containing 1,397,524 square feet / 32.083 acres of land, more or
less.



LEGEND:

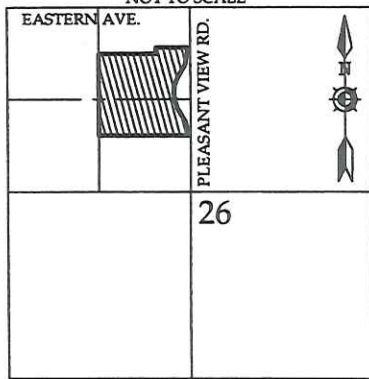
- DENOTES 1-1/4" O.D. X 24" LONG IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT.
- DENOTES 1" O.D. IRON PIPE FOUND



NORTH REFERENCED TO THE
SHEBOYGAN COUNTY COORDINATE
SYSTEM, THE EAST LINE OF THE NW 1/4
OF SECTION 26-15-21, BEARING S00°15'07"E.



LOCATION SKETCH
NOT TO SCALE



SEC. 26, T.15N., R.21E.