

# 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, **December 5, 2024 at 6:00 PM** in **Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from November 7, 2024.
- 2.) **Site Plan seeking approval;** 1237 Pilgrim Rd Plymouth, WI 53073, dba Arch Electric, for the installation of 8 x 8 shed. Rivera (enclosure)
- 3.) **Parcel seeking a recommendation for an amendment to the 2022 Comprehensive Plan Map;** Comp Plan Amendment for Parcel No. 59271821077 currently designated as Commercial in the Comprehensive Plan, Seeking a Residential Designation for the purpose of a new multifamily development. Blakeslee (enclosure)
- 4.) **Parcel seeking recommendation for rezoning from current B-3 – Highway Business to R-6 – High Density Multifamily Residential;** Rezoning Amendment for Parcel No. 59271821077 currently Zoned as B-3 Highway Business, Seeking R-6 High Density Multifamily Residential for the purpose of a new multifamily development. Blakeslee (enclosure)
- 5.) **Ordinance Amendment seeking recommendation;** Modifications of Section 13-1-75 regarding outdoor detached heating systems. Blakeslee (enclosure)
- 6.) **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 Plan Commission

## UNOFFICIAL MINUTES

### NOVEMBER 7, 2024

Mayor Don Pohlman called the meeting to order at 6:00 PM on November 7, 2024. The following members were present Jane Meyer, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, John Wyatt, and Justin Schmitz. Also present: City Administrator/Utilities Manager Tim Blakeslee, City Clerk Anna Voigt.

- 1.) **Approval of Minutes from October 3, 2024:** Motion was made by Nicolaus/Schellin to approve the minutes from October with a suggestion from Wyatt to add full names instead of just last names. A unanimous aye vote was cast. Motion carried.
  
- 2.) **Site Plan seeking approval; 1 Persnickety Place, Plymouth, WI 53073, dba Sargento Cheese, for; a building addition, reconfiguration of current parking lot, construction of new parking lot, and reconstruction of public cul-de-sac (per prior development agreement). Davis/Excel (enclosure):** A representative from Sargento explained the proposal is an addition on to the current front of Lenord Gentine building. The proposal is to knock out the bump out that exists on the building and then add 9,100 square foot addition that would square out the building. It will be 2 stories. The parking will be configured to include ADA stalls with a total of 54 parking stalls. The cul-de-sac will be reconstructed per the development agreement. Pohlman asked Blakeslee for any staff comments. Blakeslee stated that in staff review the approval will be contingent on stormwater management plan and a public infrastructure plan of the public cul-de-sac. The applicants will be working directly with Director of Public Work/City Engineer Cathy Austin to confirm everything meets City's standards. Motion was made by Wyatt/Nicolas to approve the site plan contingent on the stormwater management plan and public infrastructure plan. Upon the call of the roll, all voted aye; Schellin abstained. Motion carried.
  
- 3.) **License Agreement seeking recommendation; Exclusive License Agreement For Nutt Ski Hill between City of Plymouth and Cheese Capital Winter Park Inc.:** Blakeslee explained that since 2014 Nut Ski Hill has not been operational. Cheese Capital Winter Park LLC (CCWP) has put together a plan to reestablish Nutt Ski Hill for winter activities. In 2023 CCWP presented the concept to the Committee of the Whole seeking feedback before further logistical and fundraising efforts. On April 2024 CCWP presented their updated concept to Committee of Whole. At the meeting on May 15, 2024 Common Council directed staff to negotiate a lease the CCWP. Staff has discussed the terms of the agreement with the Council. The direction from the meeting on October 29 is that the negotiated terms are agreeable to the CCWP and the Council. Blakeslee explained that Common Council has final approval the Plan Commission must review and provide a recommendation on leases of public property. Joe VanDerven from CCWP presented the plans for Nutt Ski Hill including have a tubing area and skiing area with a magic carpet up the middle. Schellin asked if the magic carpet would be used for both the skiers and tubing. VanDerven stated yes. VanDerven asked if there would be anything at the bottom of the hill as a collection point or someway to manage lines. VanDerven stated there would be snow fence or something temporary to manage the traffic flow. The group would like to open for the winter 2025/2026. Blakeslee added this is an Exclusive License Agreement, granting CCWP exclusive rights to utilize the ski hill during the agreement period. CCWP

is responsible for improvements to the Ski Hill. The City retains ownership of fixed improvements, while CCWP retains ownership of equipment as outlined. Snow making equipment is property of CCWP. The hill may be open during normal park hours unless alternative hours are approved by the City Administrator. CCWP may rent the property to third-party groups and decide on the fees to be charged for the hill. CCWP may make snow 15 days per year as needed, and may make snow and groom during City Park hours and up to 1 hour after park closure. Lighting shall be turned off one hour after park closure. Snow making may include lights on the groomer or snowmobile. Liens may not be placed against the Ski Hill. CCWP will remove snow from walking areas and parking lot. CCWP will receive a stipend of \$11,000 per year as City support. Noise needs to comply with city code. The City Forester will inventory existing trees on the Ski Hill and approve tree removal. For each live tree with a 3-inch caliper removed, CCWP will replace with a 1-1.5 caliper tree. CCWP may use Nutt Hill in marketing materials, grant sponsorships rights to the Ski Hill, and construct signage. Motion was made by Hildebrand/Nicolaus to recommend Council approve the Nutt Ski Hill Exclusive License with Cheese Capital Winter Park LLC. Hildebrand asked what the name was going to be on the sign. VanDerven answered Nutt Ski Hill. Nicolaus asked where the ice rank was going to go. VanDerven stated that was in phase 2 and up by the parking lot. Schellin asked what the perimeter of the area was going to be. VanDerven stated there wasn't going to be one, there will be a security camera. Wyatt asked if there will be anything to deter people from going on private property. VanDerven there will potentially be some snow fencing, but most properties already have fencing. They also want to be conscious that they may not want to be looking at snow fencing. It was mentioned to put a berm up and residence asked them not to put a berm. Upon the call of the roll, all voted aye, Schellin abstained. Motion carried.

- 4.) Ordinance Amendment seeking recommendation; Modifications amending Section 13-1-28 - High Density R6-Multi-Family Residential District:** Blakeslee explained that this Ordinance has come to the Plan Commission a few times. The R6 district was created back in March, had minor tweaks in April. Since a district was created staff has been finding out different ways developers and building designers want to use the district. What the City is finding is the 600 minimum square per dwelling unit is very strict. The city has heard they may want to do multiple floors that are smaller than that, or small studio unit. Blakeslee did a review of other municipalities commonly 500 to 550 sq ft. Proposed change is to say average of 600 sq. ft. per dwelling unit would provide some flexibility but didn't want to permit extremely small units. A minimum of 500 sq. ft. is the smallest a unit can be or unit per floor. The goal is to not have a bunch of extremely small studio units, but this provides flexibility for developers. Wyatt asked if this was similar to other communities and their requirements. Blakeslee confirmed this is very similar to other communities. Motion was made by Nicolaus/Schellin to recommend Council approve Ordinance Amending Section 13-1-28 High Density R-6 Multi-Family Residential District. Nicolaus asked if this included garages. Blakeslee stated that this is only living space. Upon the call of the roll, all voted aye. Motion carried.
- 5.) Ordinance Amendment seeking recommendation; Modifications of Section 13-1-193 regarding voting on zoning code amendments:** Blakeslee explained that this is a clean up item. In 2023 Wis. Act 16 state legislature basically enacted a requirement that communities can no longer have protest petition ordinance expect for some specific requirements that is called a down zoning, when you are going from a higher density to a lower density or for an airport. Attorney Fieber has drafted an ordinance that removes the protest petition requirements. This would take effect on January 1, 2025. Motion was

made by Wyatt/Hildebrand to recommend Council approve Ordinance 13-1-193 regarding voting on zoning code amendments. Upon the call of the roll, all voted aye. Motion carried.

- 6.) Ordinance Amendment seeking recommendation; Modifications of Section 13-1-105 regarding political message signs.:** Blakeslee explained the US Supreme Court invalidated a sign ordinance that regulated the content of certain political signs as a violation of the First Amendment free speech in Reed V. Town of Gilbert. As a result of the Reed decision, the City of Plymouth must update its zoning code. Although the State of Wisconsin has not repealed Wis Stat. 12.04, which governs political message communication at the state level, the statute's validity is now uncertain. There were some questions about political signs during the recent election and Attorney Fieber's recommendation is to repeal 13-1-105, which specifically regulates political signs. And updated 13-1-104 to allow each residential property up to three signs during election campaign periods. City is allowed to regulate number of signs, total signage size and display period, provided content is not regulated. This code would create an election campaign period, which designates a period of time in which people can have up to 3 signs, which what it is now, but the code will remove any content regulations. You could have tree signs for a craft fair during that time period. Motion was made by Schmitz/Niclaus to recommend Council approve Ordinance Modifications of Section 13-1-105 regarding political message signs. Schellin asked if the signs can be regulated on any content like public decency. Blakeslee stated can't be regulate on what the content is, but he would look to see if there is anything for public decency. Schellin stated he just wants to make sure the City could do something if there was a sign that was clearly over the line. Mayor Pohlman added there was always restrictions on content that had four letter words. Wyatt asked for clarification if they could be anything doesn't have to be political in nature. Blakeslee stated it could be anything. Blakeslee added their immoral signs are listed under prohibited sign in the municipal code. Upon the call of the roll, all voted aye, Meyer abstained. Motion carried.
- 7.) Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons): Blakeslee informed the Commission the Wangard Development Agreement was finalized at Common Council.
- 8.)** Motion was made by Wyatt/Nicolaus to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

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

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

**CITY OF PLYMOUTH  
PLAN COMMISSION SUBMITTAL APPLICATION**

Revised June 2019

Completed application must be filed with the Zoning Administrator's Office, Plymouth City Hall, 107 Smith Street, RM 205, Plymouth, WI 53073. Alternatively, the application may be filed with the City Clerk's Office at City Hall. To be placed on the agenda of the Planning Commission, application materials must be filed approximately 4 weeks prior to the date of meeting. Applications that are not complete or that are not legible will not be accepted.

**1. APPLICANT INFORMATION**

APPLICANT: Sabrina Rivera

ADDRESS: 6280 S Howell Avenue Milwaukee, WI 53207

E-MAIL ADDRESS: srivera1@tuffshed.com

PHONE: (847) 243-3070 FAX NO.: ( )

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

(use of attachments is acceptable)

NAME OF PROPOSED/EXISTING BUSINESS: Arch Electric

ADDRESS OF SITE AFFECTED: 1237 Pilgrim Rd Plymouth, WI 53073

NEW BUILDING: SHED ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: Customer proposes build of small storage shed (64 sq. ft.) on property. Shed is 10 feet from primary structure and prefabbed in warehouse then built onsite.

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

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Primary

structure appears to be wood frame and some masonry work. Two story commercial building.

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

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Build is wood frame and will be anchored to concrete with shed floor.

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**3. NAMES AND ADDRESSES**

**OWNER OF SITE:** Arch Property of Wisconsin LLC

ADDRESS: 1237 Pilgrim Rd Plymouth, WI 53073

PHONE: (920)893-8388 FAX NO.: ( )

**ARCHITECT:** Tom Saurey

ADDRESS: 11039 Gage Avenue, Franklin Park, IL 60131

E-MAIL ADDRESS: srivera1@tuffshed.com

PHONE: (847) 243-3070 FAX NO.: ( )

**CONTRACTOR:** Tuff Shed

ADDRESS: 6280 S Howell Avenue Milwaukee, WI 53207

PHONE: (847) 243-3070 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 fourteen 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.

*Sabrina Rivera*

APPLICANT'S SIGNATURE

11/7/2024

DATE

Sabrina Rivera

PRINT ABOVE NAME

OFFICE USE ONLY

**ACTION BY CITY OF PLYMOUTH PLAN COMMISSION**

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

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

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

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

**CONDITIONS**

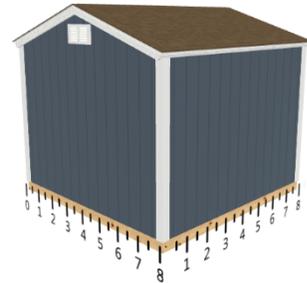
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SIGNATURE: \_\_\_\_\_  
Zoning Administrator

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

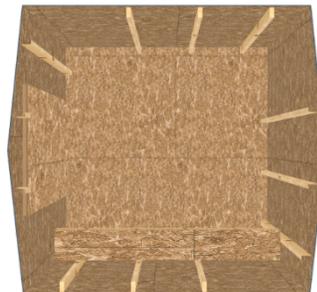


Wall A



Wall C

Wall D



Wall B

**Base Details/Permit Details**

**Building Size & Style**

KR-600 - 8' wide by 8' long

**Door**

4' x 6'2" Single Shed Door, Left Hinge Placement

**Paint Selection**

Base: Goblin, Trim: Delicate White

**Roof Selection**

Golden Cedar 3 Tab

**Drip Edge**

White

**Is a permit required for this job?**

Yes

**Who is pulling the permit?**

Tuff Shed

**Optional Details**

**- Floor and Foundation**

**Interior**

8 Lin Ft Shelving - 12" deep

**Vents**

16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

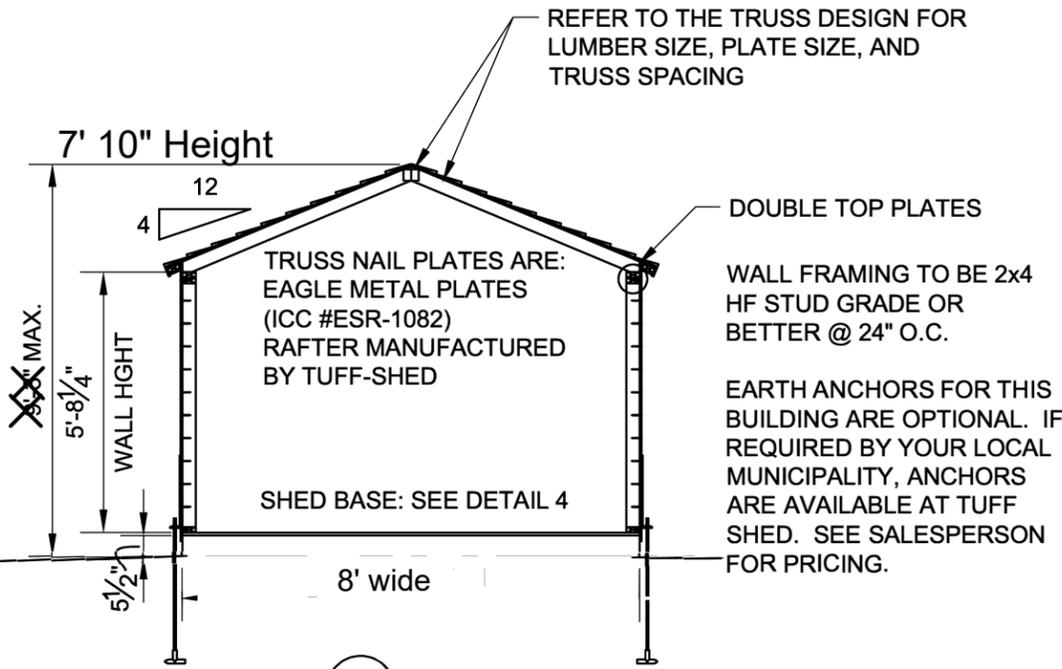
Yes

**Substrate Shed will be installed on?**

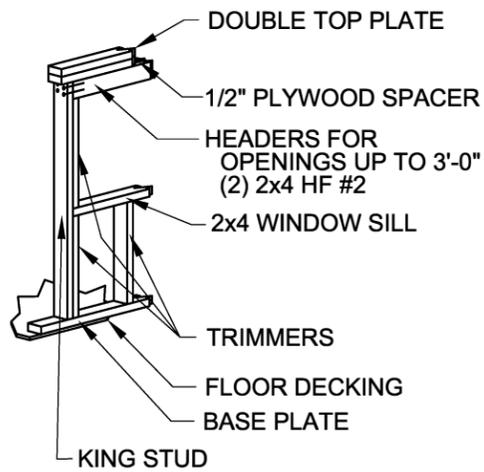
Anchored to Concrete with Shed Floor

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# GR SHED 8' WIDE x 8' LONG GARDEN SERIES



**1 BUILDING SECTION**  
SCALE: N.T.S.



FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS

**2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.

SIDE DOORS ARE NOT AVAILABLE ON THIS MODEL

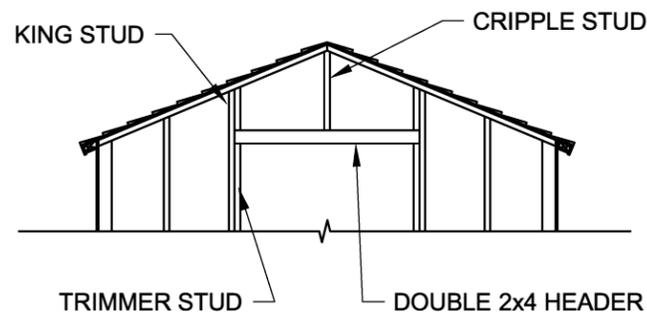
**2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.

**NOTES:**

- BUILDING CODE:** 2015 IBC & 2015 IRC
- DESIGN LOADING:**  
WIND SPEED & EXPOSURE: 110C  
ROOF LIVE LOAD: 30 PSF  
ROOF DEAD LOAD: 10 PSF
- FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2015 IBC & 2015 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

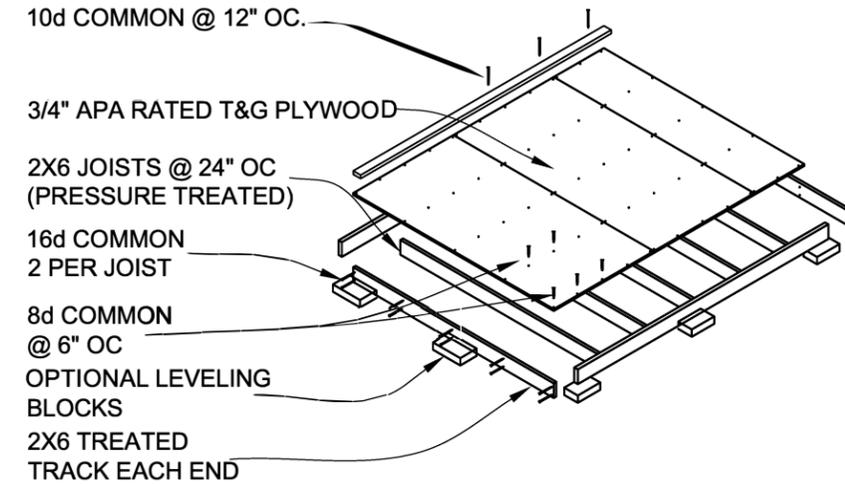
**NAILING:**

- ROOF:**  
ATTACH 7/16" OSB SHEATHING TO TRUSSES WITH:  
8d NAILS @ 6" O.C. AT EDGES  
8d NAILS @ 12" O.C. IN FIELD
- WALLS:**  
ATTACH 3/8" SMARTSIDE TO WALL FRAMING WITH:  
8d NAILS @ 6" O.C. AT EDGES.  
8d NAILS @ 12" O.C. IN FIELD
- HEADER:**  
ATTACH HEADER TO STUD WITH:  
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



FOR OPENINGS UP TO 4'-0" WIDE

**3 HEADER DETAIL FOR NON-LOAD BEARING WALLS**  
SCALE: N.T.S.



- WOOD SHED FOUNDATION:**  
2X6 PRESSURE TREATED TRACKS  
2X6 PRESSURE TREATED JOISTS @ 24" OC.
- 3/4" APA RATED TONGUE AND GROOVE FLOOR.  
24" MAX PANEL SPAN. NO BLOCKING REQUIRED.  
ALL EDGES SHALL LIE ON FLOOR JOISTS.  
STAGGER PANEL LAYOUT PER APA CONDITION 1.  
NAIL PLYWOOD TO JOISTS AND TRACKS:  
BORDER: 8d COMMON SPACED @ 6" OC.  
EDGE: 8d COMMON SPACED @ 6" OC.  
FIELD: 8d COMMON SPACED @ 12" OC.
- FASTEN SOLE PLATE THROUGH FLOOR-PLY INTO FLOOR JOISTS AND TRACKS WITH 10d GALVANIZED SPACED @ 12" OC.
- ALLOWABLE FLOOR LIVE LOAD: 40 PSF
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 1-1/4" X 8" X 16", 4" X 8" X 16", OR 8" X 8" X 16". BLOCKS ALONG JOISTS SPACED @ 8'-0" OC MAXIMUM. BLOCKS ALONG TRACK SPACED @ 4'-0" OC MAXIMUM.

**4 SHED BASE DETAIL**  
SCALE: N.T.S.



Order # \_\_\_\_\_  
Customer: \_\_\_\_\_  
Site Address: \_\_\_\_\_  
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA \_\_\_\_\_

P.O. # \_\_\_\_\_  
Drawn By: PK  
Date: 6/23/19  
Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:  
**TUFF SHED, INC.**

IN HOUSE DRAFTING DEPARTMENT  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

**TITLE**

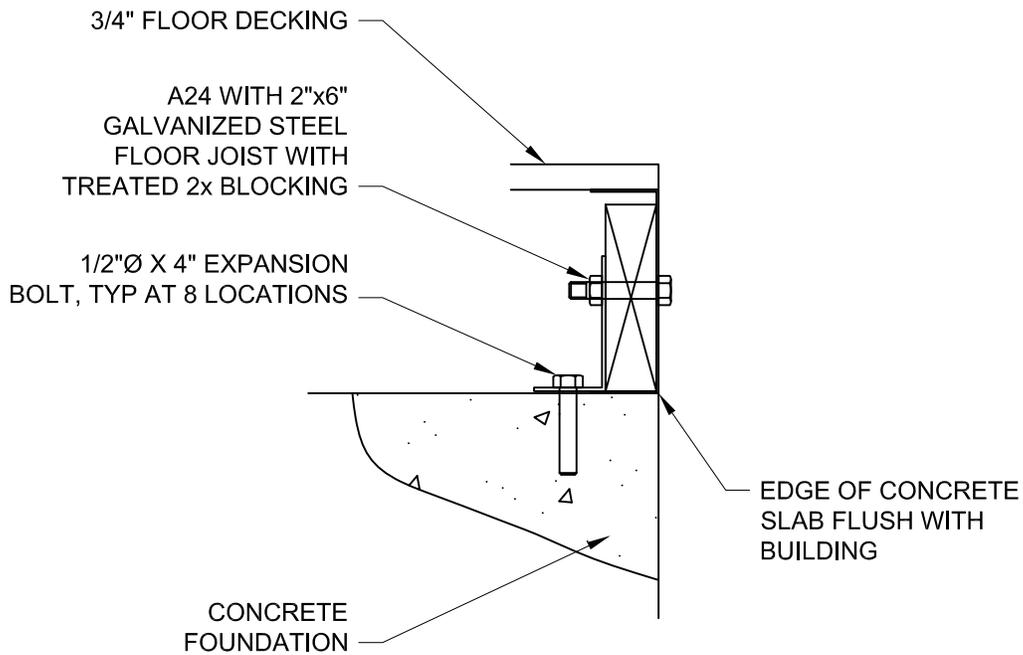
BUILDING SECTIONS  
SHED BASE DETAILS  
HEADER FRAMING DETAILS  
NOTES - 2015 IBC & IRC-110C

**DRAWING NO.**  
GR-01

**REV. LEVEL** 01

**SHEET** 1

**PAGE** 1 OF 1



## A24 INSTALLATION

NOT TO SCALE

Scale: NTS

CUSTOMERS NAME:

Tuff Shed P.O.#:



**TUFF SHED**  
Storage Buildings & Garages

Title: **INSTALLATION DETAIL**  
**SIMSON A24**  
**FRAMING ANCHOR**

Drawn By: PK  
Date Drawn: 10/7/11  
Checked By:  
Date Revised:

# Sales Order

Location: KOHLER | #420 | 920-451-0624  
Factory Location: FRANKLIN PARK | #420 | 847-768-1505

Scheduled Date: Pending  
Created Date: 10/14/2024

Factory Address: 11039 GAGE AVE.  
FRANKLIN PARK, IL 60131  
Prepared by: Tuff Shed | | salesforce@tuffshed.com

Customer: Josh Wall  
p. (920) 517-0904 | c.  
josh@archelec.com

Special Instructions:

SF SO: 01212947  
HD Store #: 4924  
Customer PO:  
JDE SO: 2124215

Serial Number:

Ship to Address: 1237 Pilgrim Rd  
Plymouth, WI, 53073, US

Line Item Description	Quantity
KR-600 8 x 8	1.00
Shed Anchor into Dirt - Auger or MR88	4.00
Full Service Paint Application	1.00
Permit Processing Fees	64.00
Engineering Fees	64.00
Shelving - 12" deep	8.00
16"x8" Wall Vent - White	1.00

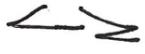
Customer Signature \_\_\_\_\_

Date \_\_\_\_\_

Initials \_\_\_\_\_



☒ = 8x8 proposed shed



Scale 1" = 40'



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**DATE:** November 25, 2024

**TO:** Plan Commission

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

**RE:** Rezoning and Comp Plan Amendment for Parcel No. 59271821077

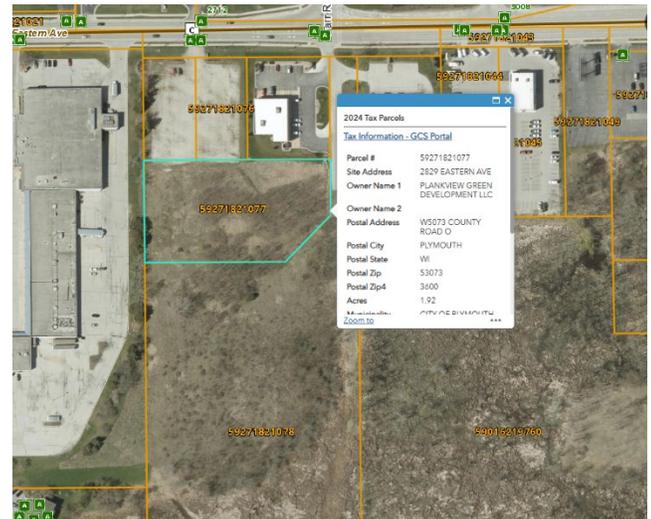
- Currently designated as Commercial in the Comprehensive Plan, Seeking a Residential Designation
- Currently Zoned as B-3 Highway Business, Seeking R-6 High Density Multi-Family Residential

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**Background:**

Parcel No. 59271821077 is situated south of Jimmy John's, Scooter's, and Advanced Auto Parts. Plankview Green Development, LLC has submitted a request for rezoning and a comprehensive plan amendment to support a future multi-family residential project. The parcel is marked in blue on the accompanying map.

**Comprehensive Plan:** The current future land use map designates Parcel No. 59271821077 as Commercial. Plankview Green Development, LLC seeks an amendment to reclassify the parcel as Residential. Initially identified as a potential hotel site, the developer has shifted focus to multi-family housing. Given Parcel No. 59271821078 (to the south) is already designated as Residential and Plymouth's workforce housing needs, staff supports this amendment to the comprehensive plan.



**Rezoning:** The parcel is presently zoned B-3 Highway Business, and the request is to rezone it as R-6 High-Density Multi-Family Residential. Adjacent Properties:

- North: Jimmy John's, Scooter's, and Advanced Auto (B-3 zoning).
- West: Pick N Save Shopping Center (B-3 zoning).
- South/East: Vacant land (R-6 zoning, also owned by the applicant).

Considering the surrounding uses and the absence of nearby single-family homes, staff supports this rezoning request. It aligns with the following outcomes from the Common Council's 2023–2026 Strategic Plan:

- Expanded Economic Development
- Increased Housing Options for All

**Development Agreement Required:**

As a condition established in December 2022 during the CSM process for parcels 59271821077 and 59271821078, the developer must enter into an agreement with the City to ensure access to 59271821077, which is currently landlocked.

**TID#7:**

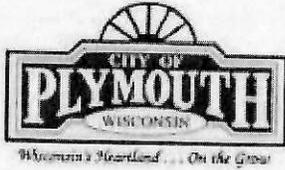
Per the City's Financial Advisor, Ehlers, rezoning is permitted to occur but it should be noted that rezoning to R-6 will require a TID#7 amendment to be approved by the Common Council and Joint Review Board before residential construction can proceed on this parcel. This is necessary because reclassifying the parcel as Residential would exceed the 35% residential threshold permitted in TID #7. The DOR is finalizing the creation of TID #7, and the amendment process can begin in mid to late December. The developer is aware of this requirement.

**Recommendation:**

- Approve the Rezoning Request to R-6 as presented to the Common Council.
- Approve the Comprehensive Plan Amendment to Residential as presented to the Common Council.

**Attachments:**

- Plankview Green Development, LLC Application



**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: Plankview Green Development, LLC

Property Address / Lot Number: 59271821077

Legal Description: Lot 3 CSM V31 P70-73 #2146177 being part of NW & SW 1/4 of NE 1/4 Sec 26

Existing Zoning: B-3 Proposed Zoning (if applicable): R6

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

Lot Size (acres or ft<sup>2</sup>) 1.923 acres Dimensions \_\_\_\_\_ Irregular Shaped Lot x

**Existing** Structures and Principal Use of Subject Property: NA

**Proposed** Structures and Principal Use of Subject Property (if applicable): Multifamily Units

**ADJACENT PROPERTY:**

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

North: Commercial - auto parts store, quick-serve restaurant, coffee shop with drive-thru

South: Vacant - proposed multi-family

East: Vacant - proposed multi-family

West: Commercial - Grocery

What is the surrounding future land use according to the Planned Land Use Maps: \_\_\_\_\_

Commercial and Residential

**SUPPORT FOR AMENDMENT:**

List the changes, if any, that have occurred in the area of the proposed amendment since the comprehensive plan's adoption:

Construction of quick serve restaurant and coffee shop on the north side of the parcel.

How will the proposed amendment benefit the community:

Multi-family use is a good fit for this area. This will help transition this area from commercial to residential.

**CONTACT INFORMATION:**

Applicant(s) Chris Merklein  Applicant is owner

Mailing Address PO Box 847, Sheboygan, WI 53082

Phone (day) 920-838-6628 (evening) 920-838-6628 Fax \_\_\_\_\_

Cellular 920-838-6628 Email chris@northtownpartners.com

Owner(s) (if different than applicant) Plankview Green Development LLC

Mailing Address PO Box 847, Sheboygan, WI 53082

Phone (day) 920-226-1800 (evening) \_\_\_\_\_ Fax \_\_\_\_\_

Cellular \_\_\_\_\_ Email rstrong@northtownpartners.com

**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: Chris Merkley Date: 10/30/24

Print Name Above: Chris Merkley

**REQUIRED ATTACHMENTS:**

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

**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:

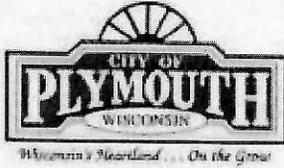
Date Received \_\_\_\_\_ Fee paid (Check # \_\_\_\_\_; Receipt # \_\_\_\_\_)

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

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

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

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



**City of Plymouth**

128 Smith Street  
P.O. Box 107  
Plymouth, WI 53073  
(920) 893-3762  
[zoning@plymouthgov.com](mailto:zoning@plymouthgov.com)

**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. 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: Plankview Green Development, LLC

Property Address / Lot Number: 59271821077

Legal Description: Lot 3 CSM V31 P70-73 #2146177 being part of NW & SW 1/4 of NE 1/4 Sec 26

Existing Zoning: B-3 Proposed Zoning: R6

Lot Size (acres or ft<sup>2</sup>) 1.923 acres Dimensions \_\_\_\_\_ Irregular Shaped Lot x

**ADJACENT PROPERTY:**

List any real estate owned by petitioner adjacent to subject property: Parcels 59271821078 & 59271821076

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

North: Commercial - auto parts store, quick-serve restaurant, coffee shop with drive-thru

South: Vacant - proposed multi-family

East: Vacant - proposed multi-family

West: Commercial - Grocery

**PROJECT DESCRIPTION:**

**Existing** Structures and Principal Use of Subject Property: NA

**Proposed** Structures and Principal Use of Subject Property: Multifamily Units

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:

Multifamily use is a good fit for this area. This will help transition this area from commercial to residential.

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

Per the City of Plymouth the RG Residential zoning/use conforms with the City's Comprehensive Plan and Future Land Use Plan.

**CONTACT INFORMATION:**

Applicant(s) Chris Merklein  Applicant is owner

Mailing Address PO Box 847, Sheboygan, WI 53082

Phone (day) 920-838-6628 (evening) 920-838-6628 Fax \_\_\_\_\_

Cellular 920-838-6628 Email chris@northtownpartners.com

Owner(s) (if different than applicant) Plankview Green Development, LLC

Mailing Address PO Box 847, Sheboygan, WI 53082

Phone (day) 920-226-1800 (evening) \_\_\_\_\_ Fax \_\_\_\_\_

Cellular \_\_\_\_\_ Email rstrong@northtownpartners.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 13-1-192. 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: Chris Merkley Date: 10/30/24

Print Name Above: Chris Merkley

**REQUIRED ATTACHMENTS:**

1. Application fee of \$325.00. Please make check or money order payable to "City of Plymouth".
2. Twelve (12) copies of site plan showing the property to be zoned, location of all existing and proposed structures, property owners within 300' of the subject property boundaries, existing and proposed landscaping, and all existing and proposed paved areas. The site plan 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 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) 893-3762.

Office Use Only:

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

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

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

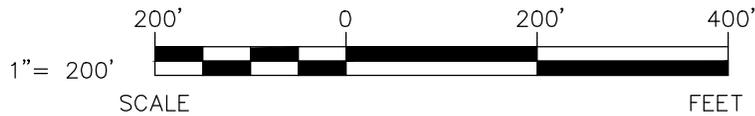
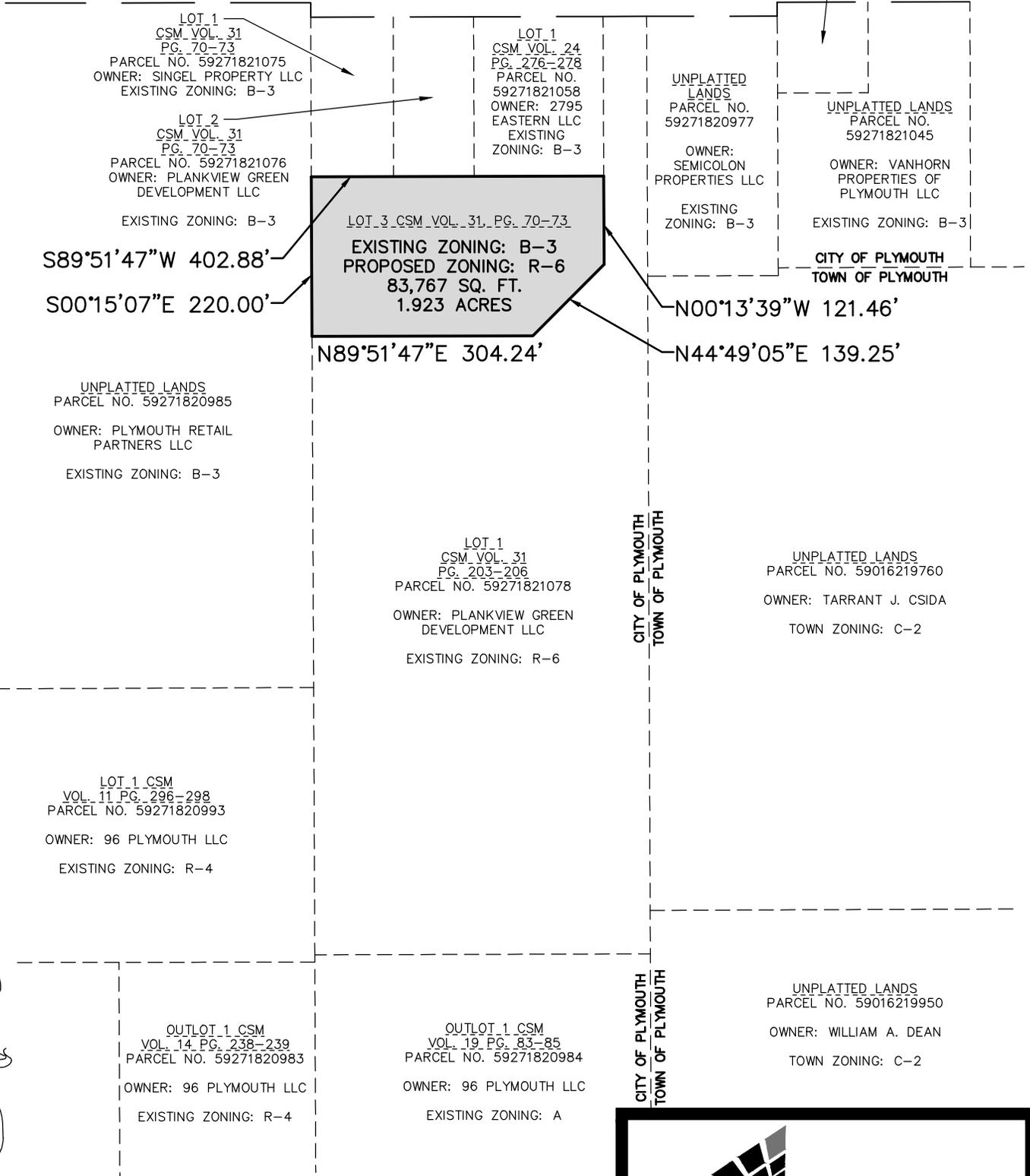
Hearing Held on \_\_\_\_\_ Disposition \_\_\_\_\_

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

# ZONING EXHIBIT

## EASTERN AVENUE (C.T.H. "C")

UNPLATTED LANDS  
 PARCEL NO. 59271821044  
 OWNER: VANHORN PROPERTIES OF PLYMOUTH LLC  
 EXISTING ZONING: B-3





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 Fond Du Lac, WI 54935  
 Phone: (920) 926-9800  
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**JOB NO. 240256900**

### **Zoning Legal Description**

Lot 3 of a Certified Survey Map recorded on January 10, 2023, in Volume 31 on Pages 70-73 in the Sheboygan County Register of Deeds Office as Document No. 2146177, being part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin containing 1.923 acres (83,767 sq. ft.) of land more or less.

**OWNERNME1ALT**

SEMICOLON PROPERTIES LLC  
PLYMOUTH RETAIL PARTNERS LLC  
VANHORN PROPERTIES OF PLYMOUTH LLC  
TARRANT J CSIDA  
SHEBOYGAN COUNTY TRANSPORTATION DEPT  
STATE OF WISCONSIN DEPT OF TRANSPORTATION  
CITY OF PLYMOUTH  
BANK FIRST NATIONAL  
SINGEL PROPERTY LLC  
PLANKVIEW GREEN DEVELOPMENT LLC  
PLANKVIEW GREEN DEVELOPMENT LLC

**PSTLADDRESS**

1500 STEDMAN WAY  
2550 UNIVERSITY AVE W STE 416S  
PO BOX 298  
N2421 MEGGERS RD  
W5741 COUNTY ROAD J  
944 VANDERPERREN WAY  
PO BOX 107  
PO BOX 10  
PO BOX 721  
W5073 COUNTY ROAD O  
PO BOX 298

**PSTLCITY PSTLSTATE PSTLZIP5 PSTLZIP4**

SHEBOYGAN FALLS, WI 53085-1041  
SAINT PAUL, MN 55114-1904  
PLYMOUTH, WI 53073-0298  
NEW HOLSTEIN, WI 53061-9709  
PLYMOUTH, WI 53073-3340  
GREEN BAY, WI 54304-5344  
PLYMOUTH, WI 53073-0107  
MANITOWOC, WI 54221-0010  
CARROLL, IA 51401-0721  
PLYMOUTH, WI 53073-3600  
PLYMOUTH, WI 53073-0298



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**DATE:** November 25, 2024  
**TO:** Plan Commission  
**FROM:** Tim Blakeslee, City Administrator/Utilities Manager  
**RE:** Discussion and recommendation regarding Section 13-1-75(f) regarding detached heating systems

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**Background:**

In Plymouth, detached heating systems (i.e., outdoor wood-burning stoves) are regulated only for structures that allow human habitation per 13-1-75(f) of the municipal code. To install a detached heating system in Plymouth, it must meet specific distance and operational requirements outlined in Section 13-1-75 of the municipal code. The distance requirements limit the ability to have such systems near other homes, as outlined below:

13-1-75(d). Location:

- (1) No detached heating system shall be located in a front or street yard. The intended location shall be behind the rear building line of the principal structure served by the appliance.
- (2) Setbacks shall be as follows: Side and rear yard setbacks shall be not less than 100 feet to the lot line.
- (3) Distance to buildings served by the appliance shall be per the manufacturer.
- (4) Distance to any structures of adjoining properties not served by the appliance, and related stack heights, will be as follows:
  - a. One hundred to 200 feet away from adjoining property structure: stack height to meet or exceed the peak line of the residence plus two feet.
  - b. Two hundred feet away from adjoining property structure: 20-foot minimum stack height measured from the adjoining grade to the appliance. The minimum chimney height shall be 20 feet unless a greater height is required by the above requirements.

Detached heating systems are not currently regulated when attached to structures that are unsuitable for human habitation (e.g., a pool) based on the definition of such a system in municipal code. In July 2024, a resident raised concerns about a detached heating system in their neighborhood being used to burn wood constantly to heat a pool, causing constant smoke in the area. Alder Nelson requested that this item be placed on the Committee of the Whole agenda for discussion.

Attachment 1 outlines a draft amendment to Section 13-1-75 of the municipal code that would require all detached heating systems, regardless of whether they are for human habitation, to meet the location requirements in Section 13-1-75. Given that the intention of Section 13-1-75 is to limit the use of outdoor heating systems in close proximity to other homes, staff is comfortable

with the proposed change This is a zoning code update that will require a Plan Commission recommendation, followed by Council approval.

**Committee of the Whole:** At the meeting on October 29, the general consensus of the Committee of the Whole was to enact the proposed ordinance and recommended that the Plan Commission review and recommend the changes as presented.

**Recommendation:**

Motion to recommend an ordinance related to Section 13-1-75(f) regarding detached heating systems to the Common Council for approval.

**Attachments:**

1. Draft ordinance.



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

**AN ORDINANCE AMENDING SECTION 13-1-75 OF THE  
GENERAL CODE OF ORDINANCES OF THE CITY OF PLYMOUTH, WISCONSIN  
REGARDING DETACHED HEATING SYSTEMS**

**WHEREAS**, the Common Council has determined that it is in the best interest of the public health, safety, and general welfare of the City and its residents to amend the definition of a “detached heating system” to include such systems heating non-habitable structures; and

**WHEREAS**, a Class 2 notice of public hearing on the herein ordinance, pursuant to Wis. Stat. § 62.23 was published in the Plymouth Review and held before the Common Council; and

**WHEREAS**, the Plan Commission has reviewed the herein ordinance and recommends adoption; and

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

**Section 1. Amending Code.** Section 13-1-75(f) of the City of Plymouth General Ordinances is hereby amended to read as follows (deletions indicated by ~~strikeout~~; insertions by underline):

- “(f) Definition. A detached heating system shall include any system for the production of heat for any ~~residential or other~~ structure ~~used for human habitation~~, whether fueled by the burning of wood or other approved natural or processed materials which is located outside of the structure for which the heat is generated.

Such shall include, but not be limited to, outdoor wood-burning furnaces and other detached energy systems, whether the same be free-standing or encompassed within a separate building or structure not intended as the primary beneficiary of the heat produced thereby, and regardless of the method of heat exchange.”

**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**

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

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

**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\256683