

**CITY OF PLYMOUTH, WISCONSIN**  
**TUESDAY, APRIL 30, 2024 COMMITTEE OF THE WHOLE MEETING**  
**CITY HALL, 128 SMITH STREET**

**OFFICIAL MINUTES**

1. **Call to Order and Roll Call:** Mayor Pohlman called the meeting to order at 6:00 PM. On the call of the roll the following were present: Jeff Tauscheck, Angie Matzdorf, Diane Gilson, Mike Penkwitz, John Nelson, Greg Hildebrand, Dave Herrmann and John Binder. Also present were: City Administrator/Utilities Manager Tim Blakeslee, Director of Public Works Cathy Austin, Building Inspector Pete Scheuerman and City Clerk Anna Voigt.
  
2. **Approve the Minutes from February 27, 2024:** Motion was made by Hildebrand/Matzdorf to approve the minutes from February 12, 2023. A unanimous aye vote was cast. Motion carried.
  
3. **Discussion and Recommendation to Plan Commission regarding 13-1-140 Accessory Structure Size:** Inspector Scheuerman explained that section 13-1-140 of the zoning code defines accessory structures for residential properties. Feedback from a number of residents is that section 13-1-140 has not been amended in Plymouth as vehicle size has increased over the years and more residents have recreational items. Inspector Scheuerman went over some of the proposed changes including garage size limited to not more than the home finished area footprint instead of what it is currently set to at 1,200 sq ft. Mayor asked if he was referring to temporary or permanent structures? Inspector Scheuerman stated that yes, he is talking about permanent structures. Alderperson Binder asked if this would also apply to a duplex, or if its different than a two-family home. Inspector Pete stated, duplex is referred to as double flats and duplex is a dated term and to use the term two family. Two family homes or double flats might not be able to take advantage of the bigger garages, but could take advantage of the extra accessory structure. Motion was made by Herrmann/Tauscheck to recommend approval to Plan Commission modify section 13-1-140 regarding accessory structures. Upon the call of the roll, all vote aye. Motion carried.
  
4. **Project Status Update from Cheese Capital Winter Park, LLC:** Joe Van Derven presented an update on plans for Nut Ski Hill. Hildebrand asked questions about what is going to be in between some of the lanes. Van Derven responded with trees will be in the opening between the ski lanes. Hildebrand stated that the second ski run was an add on and taking out trees is a concern with residents. Van Derven stated that they would work with the City on what trees can be removed and there could be a lot of ash trees on the hill that need to be removed. Matzdorf asked if the name will be changing. Van Derven stated that Nut Ski Hill would be staying the same Cheese Capital Winter Park is just the name of the LLC. Binder asked about the liability insurance and who would be taking care of it. Van Derven stated they would be taking care of it. Penkwitz asked about rentals of the facility during the summer. Van Derven stated the non-profit would receive the revenue of renting out the facility in the summer. Hildebrand asked about the structure and if it would be replaced. Van Derven stated that the intent is only to add to it. Herrmann asked about the operational equipment and the noise level and when it would be running. Van Derven stated that it would be running at night. Herrmann asked if there was anything that could

be done to make the noise less. Van Derven explained that the noise would be similar to a lawnmower 10 meters away and half the noise at 50 meters away. Matzdorf asked if the snowmakers are movable? Van Derven stated yes, the current plan is to have 3 snow makers. Penkwitz asked if they are going to focus on putting snow just on the run itself. Van Derven said yes. Inspector Scheuerman suggested doing a lighting study and how it impacts the neighboring properties. Nelson asked about the skating rink. Van Derven explained the ice-skating rink will have synthetic ice and can be used in a climate for 15 years on each side. Binder asked what could happen if future years are too warm for snow. Van Derven stated he compared open dates with other winter parks this year, when the weather was warmer. They were open over 60 days. The financial model they are using is a 60-day and 90-day season. If the hill is able to make snow people can still enjoy winter activities.

5. **Adjourn:** Motion was made by Binder/Tauscheck to adjourn the meeting. A unanimous aye vote was cast. Motion carried.