

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, February 6, 2025 at 6:00 PM in Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from January 9, 2025.
- 2.) **Site Plan Seeking Approval**; 3424 County Road PP, Lawn Boy Inc. (dba The Toro Company), for the installation of a 900 square foot smoking shelter. (A. Chappa Construction (enclosure)
- 3.) **Concept Plan Seeking Feedback**; 5874 N. Pleasant View Rd, Nass Builders LLC., regarding a concept plan for a condominium development and possible future subdivision plat. Nass (enclosure)
- 4.) **Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons)

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

JANUARY 9, 2025

Mayor Don Pohlman called the meeting to order at 6:00 PM on January 9, 2025. The following members were present Jane Meyer, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, John Wyatt, and Justin Schmitz. Also present: City Administrator/Utilities Manager, Assistant Administrator/Community Development Director Jack Johnston, Fire Chief Ryan Pafford, Attorney Crystal Fieber and City Clerk Anna Voigt.

- 1.) **Approval of Minutes from December 5, 2024:** Motion was made by Wyatt/Nicolaus to approve the minutes. Upon the call of the roll, all voted aye. Motion carried.
- 2.) **Site Plan Seeking Approval 1237 Pilgrim Rd Plymouth, WI 53073, dba Arch Electric, for the installation of 8 x 8 shed:** Clint Wegehaupt explained that this will be an 8 X 8 shed at Arch Electric. Pohlman asked if it was a freestanding? Wegehaupt responded yes; it is. Pohlman asked if there are any compliance issues? Blakeslee stated that Chief Pafford visited the site and there are no concerns. Motion was made by Nicolaus/Schmitz to approve 1237 Pilgrim Rd dba Arch Electric for the installation of 8 X 8 Shed. Schellin asked if the shed would be in the fenced in area that was approved a while ago. Wegehaupt responded that it would be and should be outlined in the plans given to the city. Pohlman asked if there is some conservancy land on the back side? Blakeslee stated that this accessory structure does not impact the overall footprint of percent of the parcel. Upon the call of the roll, all voted aye. Motion carried.
- 3.) **Site Plan Seeking Approval; 3240 County Rd PP, Weber Family Station, LLC, for parking lot Resurfacing and Expansion:** Garrett Evens with Payne & Dolan, Eric Letter from and Andrew Steinhardt with Northeast Asphalt were in the audience to answer questions. Letter explained that the scope of the work is to expand the existing parking lot towards the east and then put an asphalt surface hold on the top. Some of the asphalt will be getting replaced over by the diesel pumps but no footprint will be changed. Pohlman asked if there is any surface area concern. Blakeslee stated that in the storm water management maintenance agreement worked on with staff will be on the upcoming Council meeting. Pohlman asked how much larger the lot will be? Letter stated that it will be adding about 7,000 sq. ft. Motion was made by Nicolaus/Schmitz to approve the site plan from 3240 County Rd. PP, Weber Family Station for parking lot resurfacing and expansion. Nicolaus asked about water. Blakeslee stated the Common Council will be reviewing the Stormwater Drainage Facilities Maintenance Agreement for Webers. Schellin asked if there were any easement concerns. Blakeslee stated that there are no concerns regarding surface as long as the City and Utilities still easement rights and has access when needed. Upon the call of the roll, all voted aye. Motion carried.
- 4.) **Site Plan Seeking Approval; 411 County Rd PP, Masters Gallery Foods Inc., for an Expansion:** Tim Yaeger from Masters Gallery, Logan Kanpfell, and Nicolus Kohlmann from McMahan were in the audience. Yaeger explained that Masters Gallery looking to add 8,750 sq. ft. to the plant on the south side. Pohlman asked if there are any issues with water. Blakeslee stated that this addition is too small to trigger a stormwater maintenance agreement. Blakeslee added from a zoning perspective there are no concerns. The addition does meet code. Motion was made by Hildebrand/Nicolaus to approve the site

plan at 411 County Rd PP, Masters Gallery Foods Inc. for an expansion. Upon the call of the roll, all voted aye. Motion carried.

5.) Site Plan Seeking Approval; 225-227 E. Mill St. & 52 S. Stafford St., LAG Family, LLC, for building rehabilitation: Mike McEvoy representing the Gentine Family and Jennifer Lehrke from Legacy Architecture were in the audience. McEvoy explained the redevelopment is for the former 52 Stafford Hotel and Laak building into a 35-room boutique hotel, restaurant, spa, and roof top bar. Pohlman asked if there are any concerns from staff. Blakeslee stated that there are no zoning concerns. It is currently in the central business district, so there are no setback requirements. Lehrke showed some renderings and explained the layout of the of the development. Pohlman asked if the entrance would be in the middle of the building on Stafford St. Lehrke responded yes it would be. Nicolaus asked if there would be sprinklers. Lehrke stated yes sprinkler system would be installed. Attorney Fieber asked if both the lots would be combined into one for the project? Lehrke stated yes paperwork has been filed with the County. Motion was made by Nicolaus/Wyatt to approve the site plan 225-227 E. Mill St & 52 Stafford St., LAG Family, LLC for building rehabilitation. Upon the call of the roll, all vote aye. Motion carried.

6.) Ordinance Amendment seeking recommendation; Modifications of Section 13-1-92 regarding parking requirements: Blakeslee explained that this ordinance needs to be updated to include setback distance for driveways and parking spaces in the R-6 district. Motion was made by Nicolaus/Schelling to recommend Council approve modification of Section 13-1-92 regarding parking requirements. Upon the call of the roll, all voted aye. Motion carried.

7.) Presentation and Discussion Regarding Conditional Use Permit Process; Attorney Fieber did a presentation to the commission regarding Conditional Use Permits. Fieber summarized the requirement related to conditional use law, which was updated in 2017.

8.) Communication – Letters, E-mails, or reports Related to the Plan Commission
(Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)

Motion was made by Wyatt/Schmitz to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

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: January 23, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Site Plan Seeking Approval;** 3424 County Road PP, Lawn Boy Inc. (dba The Toro Company), for the installation of a 900 square foot smoking shelter. (A. Chappa Construction (enclosure))

ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
Zoning	H-I	H-I (no change)
Maximum Lot Coverage of All Buildings	50%	<20% coverage
Minimum Lot Width at Building Line	200'	~970' at most narrow point
Minimum Front Yard Setback	40'	~150' from STH 57, Several hundred feet from CTH PP
Minimum Side Yard Setback		~75' at southwestern corner of principal building
Principal Building	40'	
Accessory Building	30'	
Minimum Rear Yard Setback	40'	n/a (2 front yards, off CTH PP and STH 57)
Maximum Height Any Structures	45'	<15' for smoke shelter from top of roof pitch

Background:

A. Chappa Construction has submitted plans for the construction of a 900 square foot (30' x 30') smoking shelter for the Toro Company building located at 3424 County Road PP on the southeastern side of the City. The shelter will be located directly south of the main building between the employee parking lot and the building entrance. The shelter will be free-standing and connected to an existing concrete pad with posts. The shelter will not have walls and will be open-air.

City Zoning/Comprehensive Plan:

The property is within the H-I Heavy Industrial Zoning District. The above zoning matrix indicates the property is conforming in terms of setbacks, both for the existing building and the proposed shelter. The City's Comprehensive Plan, most recently updated in 2022, shows the property as indicated to remain as industrial on the Future Land Use map.

Shoreland Zoning/Wetlands:

Wetlands exist along the east side of the driveway off of CTH PP. There is also a small pond located on that portion of the property. None of the property is within shoreland zoning nor is the proposed smoke shelter within the wetland areas on the property.

Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns.

Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts before the issuance of a building permit from the building inspector:

- *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Furthermore, Sec. 13-1-35(a)(20) of the City Code specifically dictates that accessory uses and structures must be approved by the Plan Commission in the H-I district.

Staff Recommendation:

Staff recommends the Plan Commission consider approving the smoke shelter construction for the Toro Company property.

Copies Mailed/Emailed To:

- I. Jerod Voskuil: jerod@chappaconstruction.com

Attachments:

- I. GIS Map
- II. Application and Building Plan Materials

Attachment I



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: A. Chappa Construction

ADDRESS: 443 N. Main Street, Sheboygan Falls, WI 53085

E-MAIL ADDRESS: jerod@chappaconstruction.com

PHONE: (920) 467-2212 FAX NO.: () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

(use of attachments is acceptable)

NAME OF PROPOSED/EXISTING BUSINESS: The Toro Company

ADDRESS OF SITE AFFECTED: W3424 County Rd PP, Plymouth, WI 53073

NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: _____

- construct a free standing, 30'x30' smoking
shelter. The shelter will be wood framed roof
with posts connected to the concrete patio.
There will be no walls. The roof will be red
steel and the gable sheering and soffit will be white

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____

The existing building has white ~~steel~~ steel

Siding with red trim.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:

The shelter will be steel to match
the existing building

3. NAMES AND ADDRESSES

OWNER OF SITE: Brian Thiede

ADDRESS: W 3424 Courty Rd PP. Plymouth, WI

PHONE: (920) 631-2039 FAX NO.: ()

ARCHITECT: Drexel Building supply

ADDRESS: 274 Cemetery Rd, Kiel, WI 53042

E-MAIL ADDRESS: ~~Kurt~~ Kurt.Dulmes@drexelteam.com

PHONE: (920) 979-5735 FAX NO.: () N/A

CONTRACTOR: A. Chappa Construction

ADDRESS: 443 N. Main Street. Sheboygan Falls, WI

PHONE: (920) 467-2212 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.

[Handwritten Signature]
APPLICANT'S SIGNATURE

12-16-24
DATE

Jerod Vostka
PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY CITY OF PLYMOUTH PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

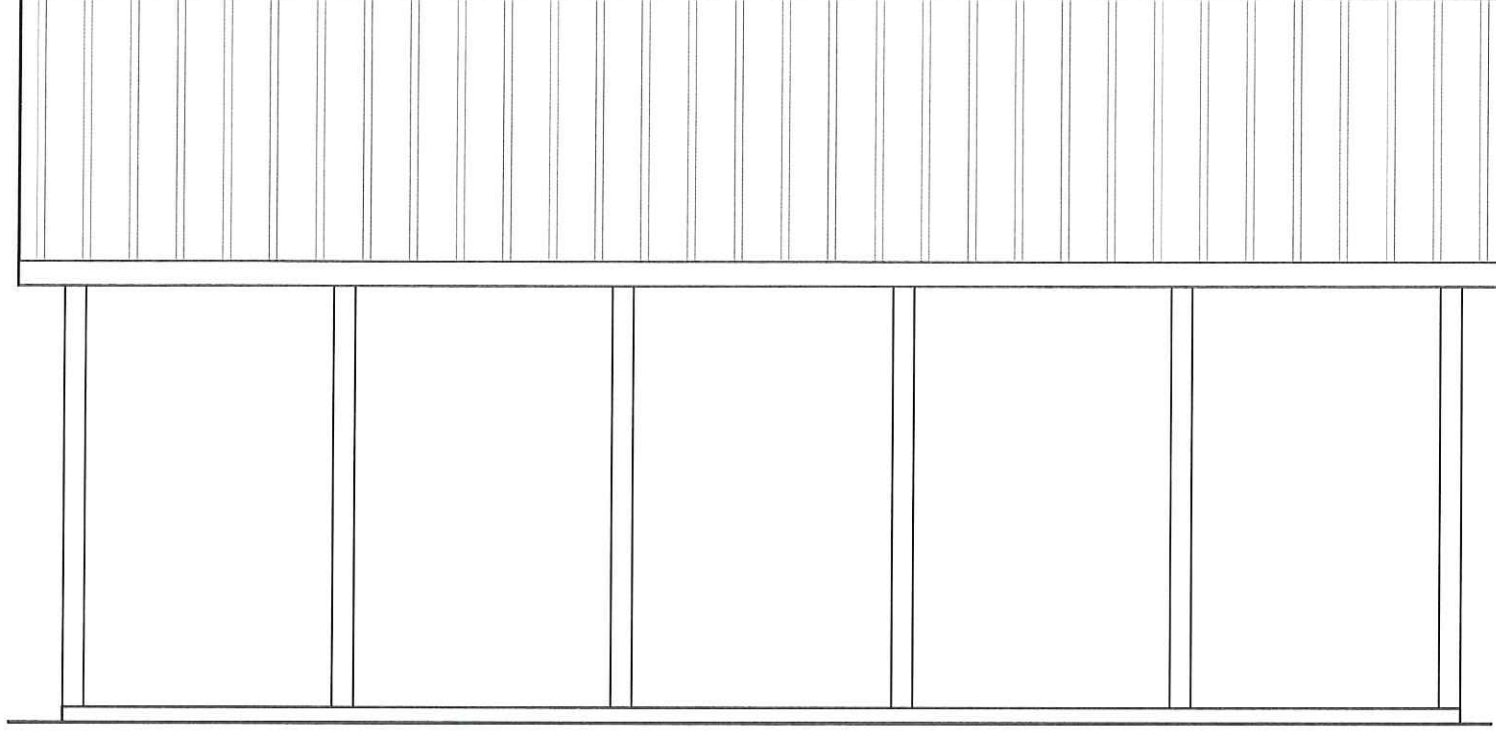
SIGNATURE: _____
Zoning Administrator

DATE: _____

T/ COLUMNS
10'-0"

T/ CONCRETE SLAB
0"

10'-0"



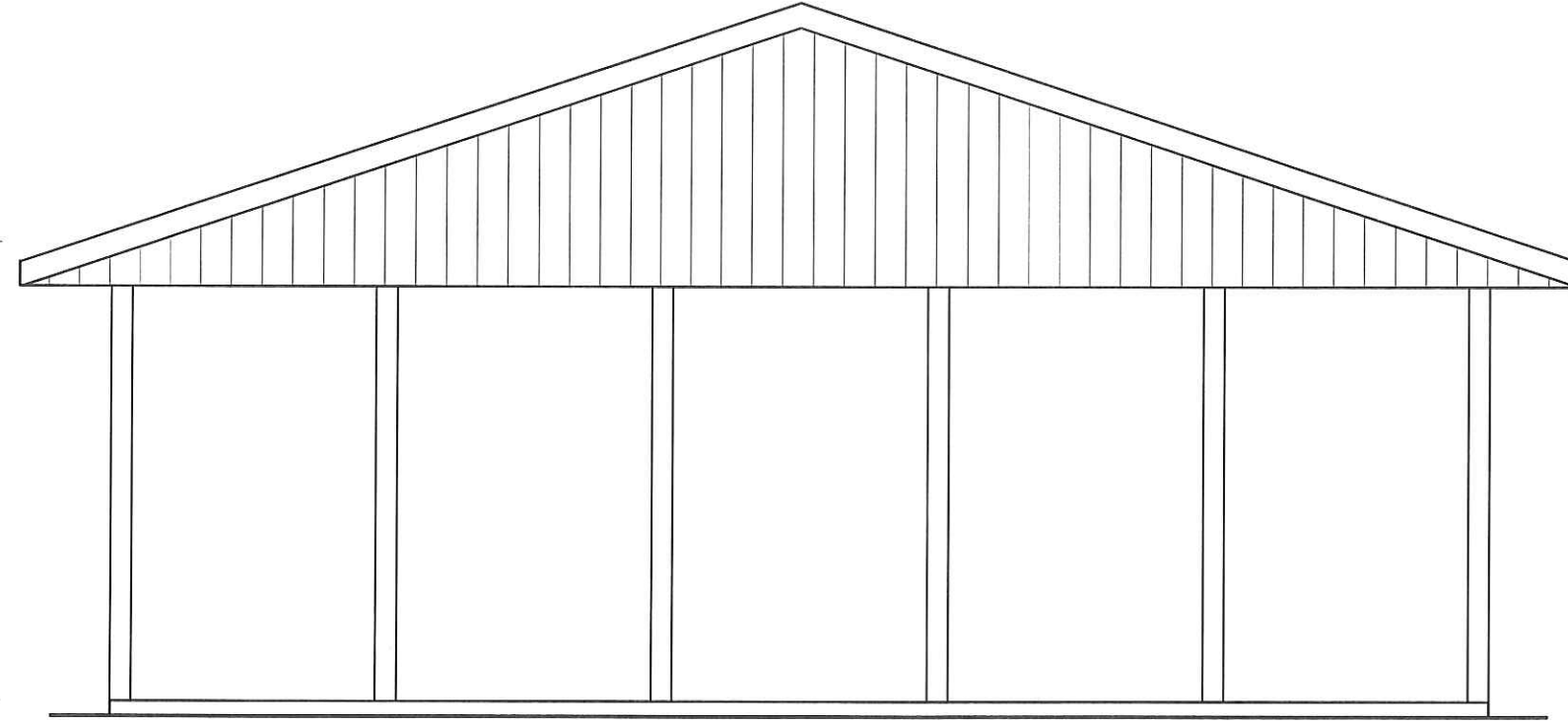
FRONT ELEVATION

1/4" = 1'-0"

T/ COLUMNS
10'-0"

T/ CONCRETE SLAB
0"

10'-0"



RIGHT ELEVATION

1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

DESIGNER: JW TJP

SCALE: 1/4" = 1'-0"

SHEET NO: **A1**

PROJECT NO: G23-225-K

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BID PLAN

TJP

06/20/2023

A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A
A	A	A	A	A	A	A	A	A	A

TORO SHELTER

CHAPPA CONSTRUCTION

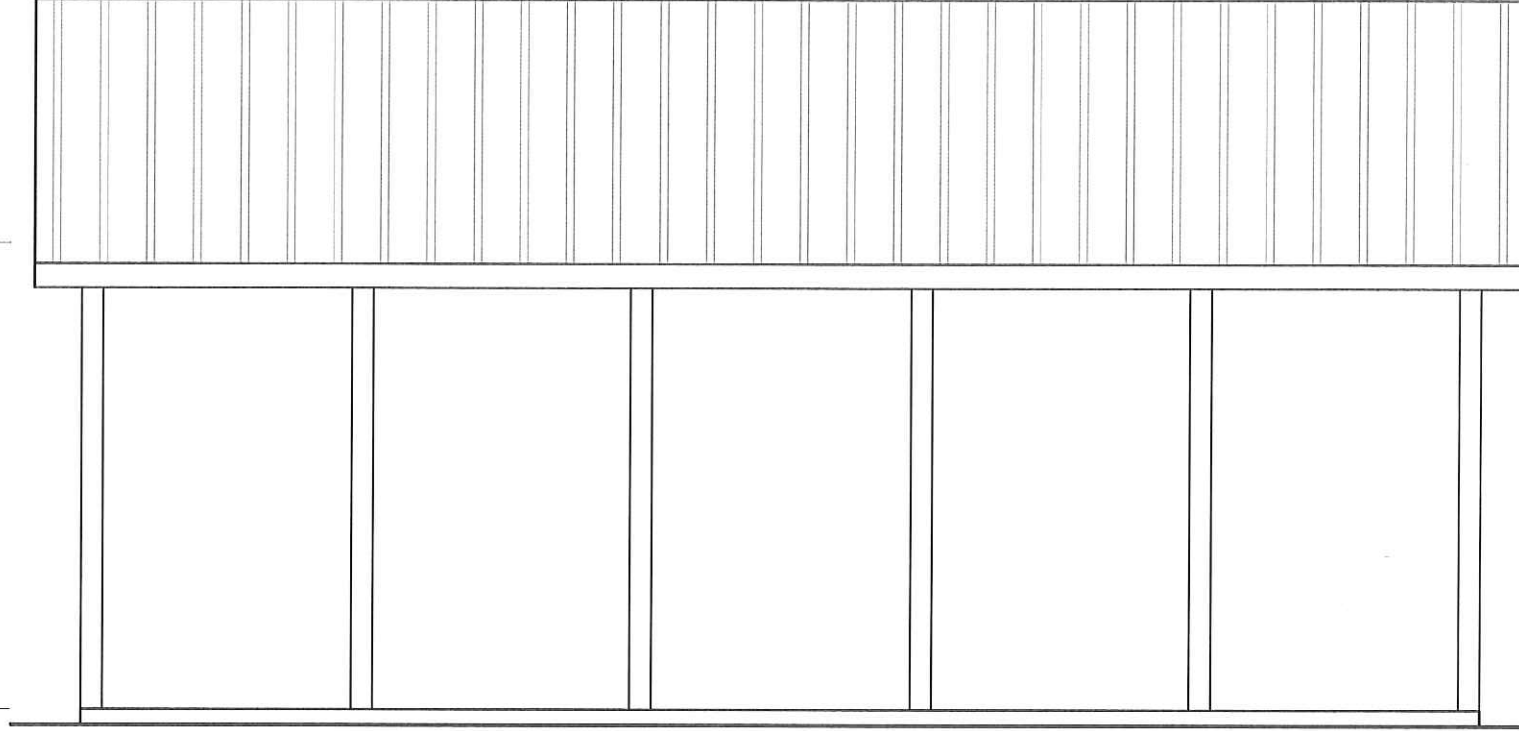
PROJECT ADDRESS:
UNKNOWN

DrexelTM
DrexelTeam.com

T/ COLUMNS
10'-0"

T/ CONCRETE SLAB
0"

10'-0"



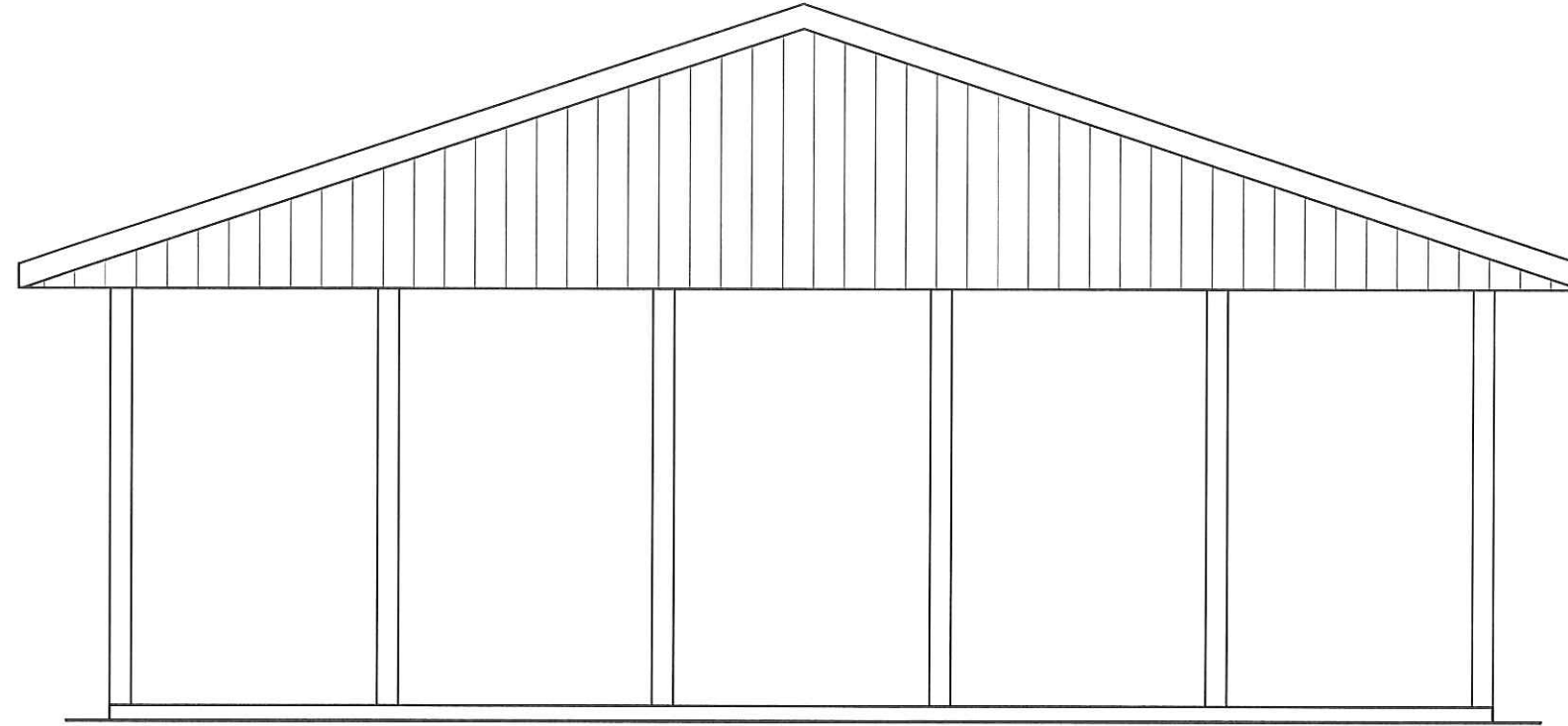
REAR ELEVATION

1/4" = 1'-0"

T/ COLUMNS
10'-0"

T/ CONCRETE SLAB
0"

10'-0"



LEFT ELEVATION

1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

DrexelTM
DrexelTeam.com

TORO SHELTER

CHAPPA CONSTRUCTION

PROJECT ADDRESS:
UNKNOWN

DESIGNER: JW TJP

SCALE: 1/4" = 1'-0"

SHEET NO: **A2**

PROJECT NO: G23-225-K

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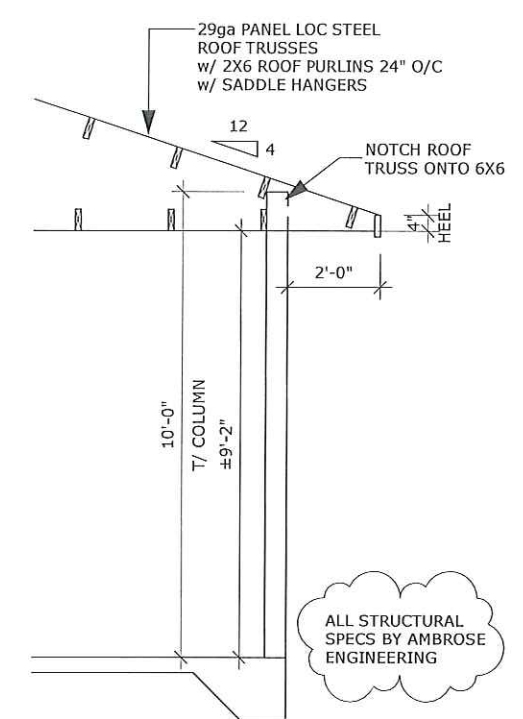
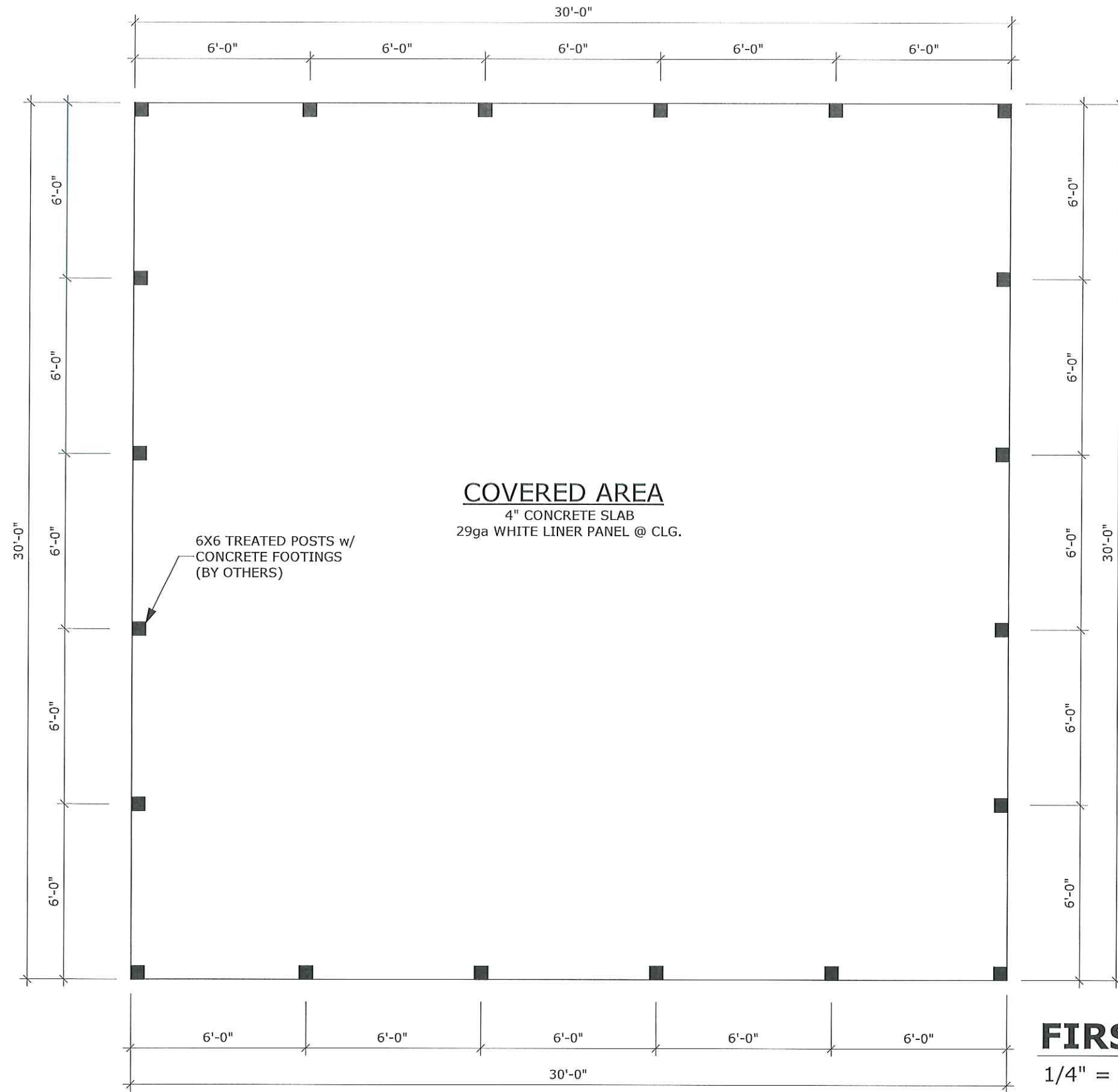
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BID PLAN

06/20/2023

TJP



DETAIL
1/4" = 1'-0"

FIRST FLOOR PLAN
1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

DESIGNER: JW TJP	DATE: 06/20/2023	TITLE: TJP
SCALE: 1/4" = 1'-0"	PROJECT NO: G23-225-K	
SHEET NO: A3	PROJECT ADDRESS: UNKNOWN	
TORO SHELTER		
CHAPPA CONSTRUCTION		
 DrexelTeam.com		
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Untitled Map

Write a description for your map.

Legend

Toro

57

Toro



Google Earth

Image © 2024 Airbus



300 ft

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: January 27, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Concept Plan Seeking Feedback;** 5874 N. Pleasant View Rd, Nass Builders LLC., regarding a concept plan for a condominium development and possible future subdivision plat. Nass (enclosure)

Background:

Andrew Nass of Nass Builders LLC has submitted a concept plan for a possible future condominium development for the property currently located at 5874 N. Pleasant View Road in the City of Plymouth. The concept calls for the creation of a six-building duplex development encompassing 2.78 acres off of N. Pleasant View Road. Future plans indicate an interest in continuing to develop the East Towne Estates subdivision, but Mr. Nass has communicated to City staff he would like to seek approval and construct the duplex development first.

Comprehensive Plan/Zoning/Setbacks:

The City's future land use map within the 2022 Comprehensive Plan identifies this area to be residential. As such, no comprehensive plan amendment would be required for this project.

The current parcel is zoned R-2 Single-Family Residential which does not allow two-family or multi-family housing (with the exception of existing single-family housing being converted into two-family housing with the approval of the Plan Commission. As such, the applicant will have to seek a rezone for the duplex development into a City zoning district that allows two-family housing. The applicant has also indicated the intention to allow a mix of single-family and two-family housing for the future subdivision plan on the property's western side, which would also require a rezoning if the applicant chooses to pursue two-family zoning in that area. City staff also noted the rear yard setback is shown at 15' which is not permissible in residential zoning districts outside of R-5. However, R-5 limits acreage to only 0.75 acres. Staff recommends the applicant consult the City's zoning setbacks to ensure any future proposal meets setback restrictions.

Parking:

City code requires at least 2 parking spaces per each dwelling unit. This would mean the property would need to be serviced by a minimum of 24 parking spaces. The applicant has indicated to staff that the units would be serviced by attached garages.

Shoreland Zoning/Wetlands/Floodplain:

A small creek bisects the property on the northeastern corner. Sheboygan County GIS mapping indicates the existence of wetlands on the property, as well as floodway within a portion of the building site. Depending on the age of the most recent wetland delineation (if any was ever conducted), City staff may request a fresh wetland delineation for the property. Staff also recommends the applicant reach out to Wisconsin DNR to see if any permitting is required from

their office for the development. FEMA FIRM maps also show a portion of the site within Zone A, which indicates a 1% annual chance of flooding. City would require future improvements to be outside that area.

Sheboygan County Planning & Conservation:

City staff reached out to Sheboygan County Planning and Conservation to see if any permits would be required from their office. Kathryn Fabian from their office responded that if the development would be wholly within city limits and be serviced by sanitary sewer, no County permits would be required.

Condo Plat Process

The Condo Plat process is regulated by Sec. 14-1-22 of the Plymouth Municipal Code. In short, the City only requires preliminary plat approval for condominium plats which is regulated through Sections 14-1-30 through 14-1-32 of the Plymouth Municipal Code and is attached as Attachment II. City staff recommends the applicant consult with these code sections as they consider moving forward with the condominium development.

Future Subdivision Expansion

As the applicant owns the entire ~15.2 acre parent parcel surrounding the potential condominium development, they have also shown a map of a potential subdivision expansion of the East Town Estates subdivision. The applicant has indicated an interest in pursuing this project after the completion of the condominium development. Staff recommends continued communication with City staff on this portion of the project should it move forward to ensure the applicant is aware of City requirements for infrastructure improvements such as stormwater, water and sewer expansion, road improvements, etc.

Public Works/Plymouth Fire Department Review:

Fire Chief Pafford and DPW Director/City Engineer Austin have both supplied comment review letters and are included in the packet as attachments. Both will be in attendance at the Plan Commission meeting for any questions by the Commission or the applicant. It should also be noted that the driveway would be privately owned and maintained.

TID #7

5874 N. Pleasant View Rd is included in TID #7, created on September 24, 2024. TID #7 is a Mixed-Use District comprising approximately 246.47 acres in the eastern part of the City. As a mixed-use TID, no more than 35% of the district can consist of newly platted residential properties. 5874 N. Pleasant View Rd was designated as a site for newly platted residential development in the TID #7 project plan. Therefore, residential development is permitted at this site without requiring an amendment to the TID project plan.

No development incentive is currently planned for this parcel in the TID #7 project plan. If a development incentive is requested, the developer must collaborate with City staff on a developer-paid pro forma review through Ehlers and enter into a development agreement. Approval of any such agreement is solely at the discretion of the Common Council and requires their review and approval. Additionally, any development incentive must satisfy the "but for" test, meaning the development would not occur—or not occur in a manner that serves the City's best interests—without the use of TIF.

Potential Process/Future Applications:

From a City zoning perspective, the applicant could likely utilize the following route to seek formal City approvals. It should be noted that staff recommends the applicant consult with the DNR for any permits they may require in regards to the proximity to the creek and wetland. The applicant should also work with the City Public Works Department to understand expectations for sanitary sewer and water extensions as well as public improvements as well as City Administrator Blakeslee regarding TID #7.

- Rezone application to rezone the property into a zoning district that allows new two-family development
 - Staff requests any future maps/plats include the preferred for city zoning district for the condo development
- Preliminary plat application for the condominium to divide it from the parent parcel
 - *Both the rezone application and preliminary plat application for the condominium development could be submitted at the same time. Alternatively, the applicant could seek a rezone for the entire parcel ahead of the plat submittal if they so choose.
 - *Plymouth Municipal Code section 14-1-22 requires only preliminary plat approval for condominium developments
 - * The Condo Plat must also be submitted to the Wisconsin Department of Administration (DOA) for review and approval

Staff Recommendation:

Staff recommends the Plan Commission discuss the project with the applicant and ask questions of the applicant in regards to the future plans for the site.

Copies Mailed/Emailed To:

- I. Andrew Nass: lakeshorecarpentry@gmail.com

Attachments:

- I. Applicant Materials
- II. Sec. 14-1-30 through 14-1-32 of the Plymouth Municipal Code regarding Preliminary Plats
- III. Sec. 14-1-22 of the Plymouth Municipal Code regarding Condominium Developments
- IV. Director Austin and Fire Chief Pafford Review Comments
- V. FEMA Firm Map and GIS Map

1/14/25

Attn Planning Commission

Proposed Multi Family Concept

N5874 Pleasant View Rd Tax Parcel 59271820863

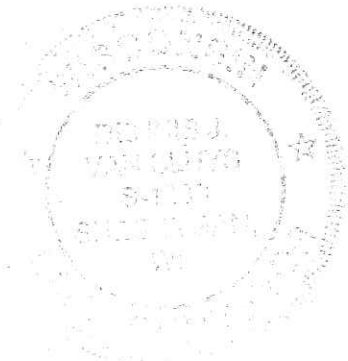
My name is Andrew Nass I am a resident of Plymouth and have been in the building trade for 24 years. I have built several condos in the city of Plymouth of which some of these buildings have been in a small multi family/building development/layout. With this proposed development my goal is to create a condo association with the buildings and have each unit owned individually with separate tax bills for each unit. The owners would have a private drive off of Pleasant View which would be maintained by the condo association along with the real estate which is encompassed on the CSM. As all of you are aware Plymouth is in need of quality affordable housing and I am hopeful this will help with that need.

Thank you
Andrew Nass

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

PROPOSED DEVELOPMENT PLAN
 EAST TOWNE NEIGHBORHOOD
 A PLANNED UNIT DEVELOPMENT

BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,
 T.15 N., R.21 E., CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN, CONTAINING
 15.24 CRES OF LAND AND DESCRIBED AS
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE N 00° 11'55" W.,
 2640.42 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST
 CORNER OF SAID SOUTHWEST QUARTER; THENCE N 89°51'56" W., 50.00 FEET
 ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING;
 THENCE S 00°11'55" E., 669.24 FEET PARALLEL WITH SAID EAST LINE;
 THENCE N 89°53'36" W., 451.00 FEET; THENCE N 00°11'55" W., 11.00 FEET;
 THENCE N 89°53'36" W., 377.54 FEET; THENCE N 00°16'59" W., 366.00 FEET;
 THENCE N 89°53'36" W., 100.00 FEET; THENCE N 00°22'08" W., 50.00 FEET;
 THENCE N 89°53'36" W., 196.00 FEET; THENCE S 00° 22'08" E., 42.00 FEET;
 THENCE N 89°53'36" W., 126.56 FEET; THENCE N 00°22'08" W., 284.86 FEET TO SAID NORTH LINE;
 THENCE ALONG SAID NORTH LINE S 89° 51'56" E., 1252.51 FEET TO THE POINT OF BEGINNING.



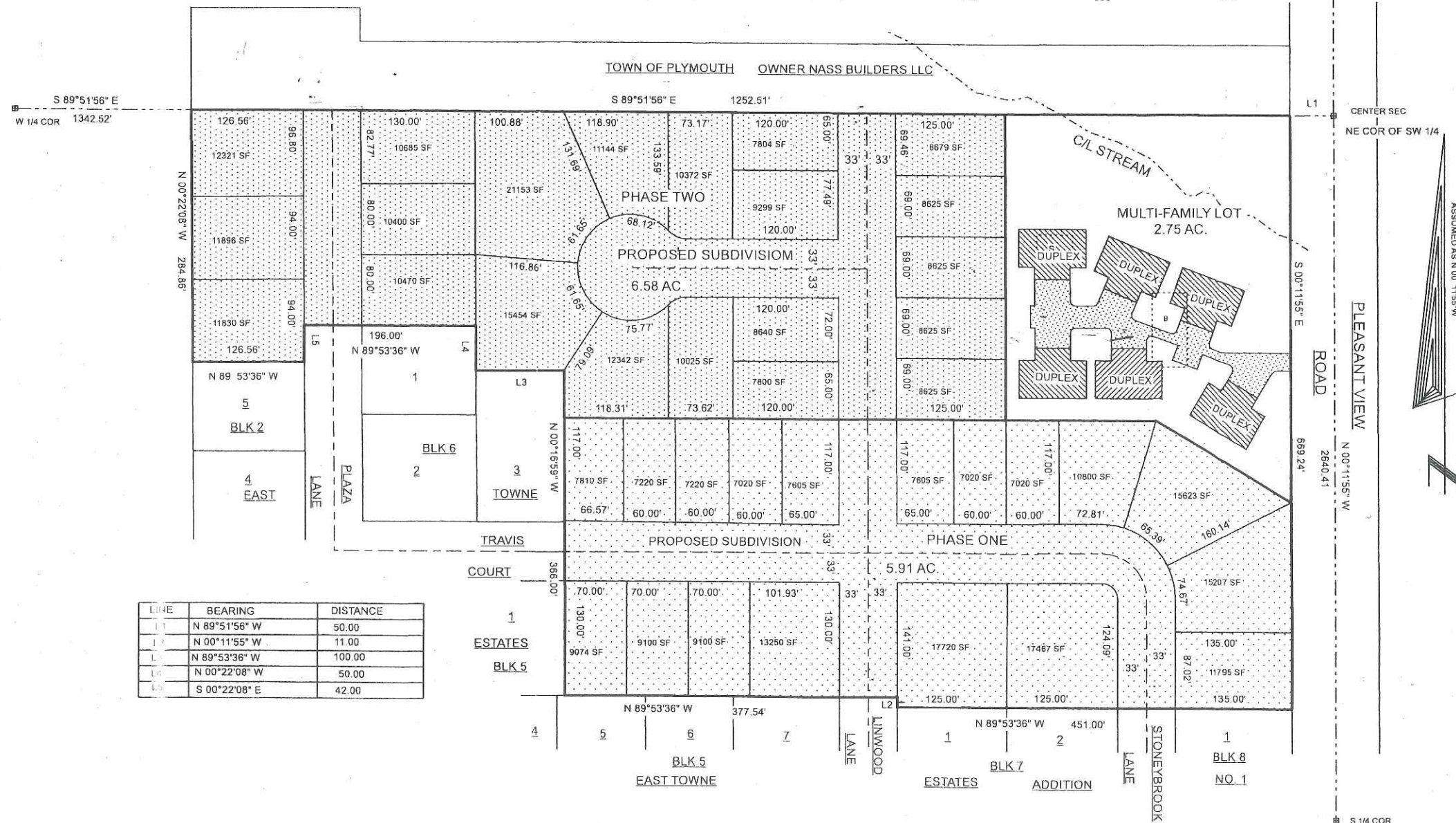
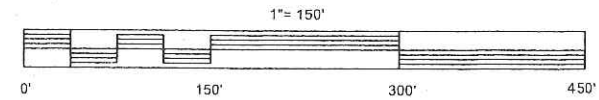
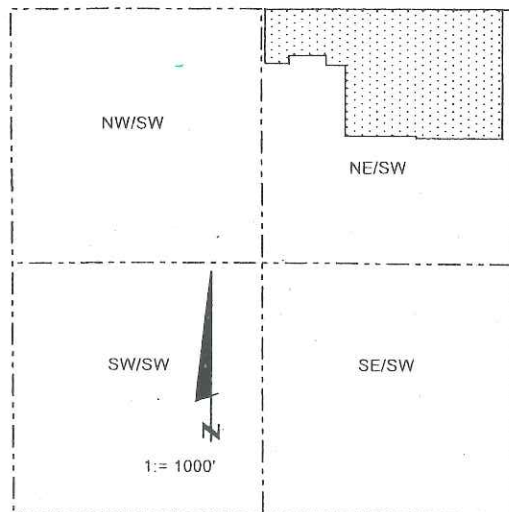
THIS IS TO CERTIFY THAT
 THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF
 MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys
 Dennis J. Van Sluys S-1238

Dated this 14th day of February, 2023
 Revised 3/6/23
 Revised 1/9/25

LOCATION MAP

SW 1/4 SEC. 23, T.15 N., R.21 E.



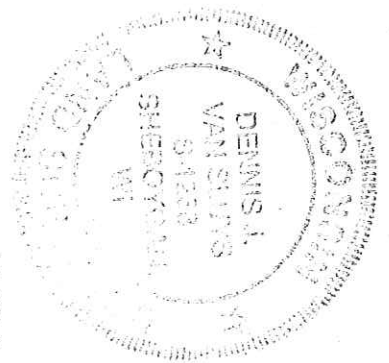
LINE	BEARING	DISTANCE
L1	N 89°51'56" W	50.00
L2	N 00°11'55" W	11.00
L3	N 89°53'36" W	100.00
L4	N 00°22'08" W	50.00
L5	S 00°22'08" E	42.00

BEARING REF TO SHEBOYGAN
 COUNTY GIS SYSTEM EAST LINE OF SW 1/4
 ASSUMED AS N 00° 11'55" W

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

PROPOSED MULTI-FAMILY CONCEPT

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 23,
T.15 N., R.21 E., CITY OF PLYMOUTH, SHEBOYGAN COUNTY,
WISCONSIN.

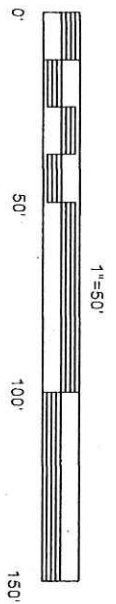
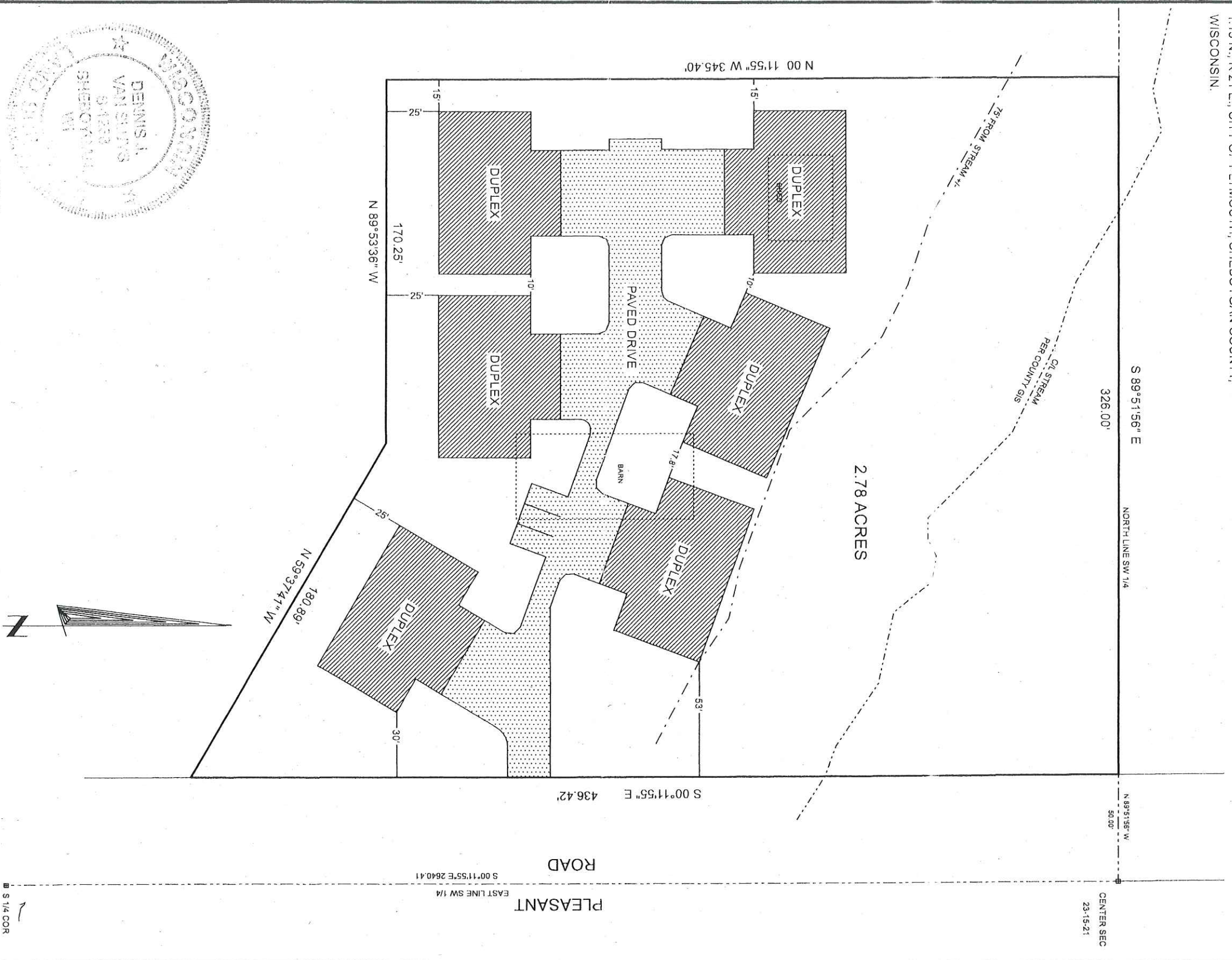


THIS IS AN UNRECORDED COPY
OF THE ORIGINAL SURVEY

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Slyke
Dennis J. Van Slyke S-1238

Dated this 26th day of December, 2024.



DATA/CLY/WEASTTWN D-3639

Sec. 14-1-30 - Preliminary consultation.

- (a) *Consultation.* Before filing a preliminary plat or certified survey map, the subdivider is encouraged to consult with the plan commission for advice regarding general subdivision requirements. Information on meeting dates, agenda deadlines and filing requirements may be obtained from the director of public works. This consultation is neither formal nor mandatory but is intended to inform the subdivider of the purpose and objectives of these regulations, the comprehensive plan, comprehensive plan components and duly adopted plan implementation devices of the city and to otherwise assist the subdivider in planning his development. In so doing, both the subdivider and planning agency may reach mutual conclusions regarding the general program and objectives of the proposed development and its possible effects on the neighborhood and community. The subdivider will gain a better understanding of the subsequent required procedures.
- (b) *Supplementary data.* The following items shall be filed with the director of public works a minimum of ten days prior to the consultation with the plan commission:
- (1) *Copies.* The owner shall submit 12 copies of the draft preliminary plat.
 - (2) *Use statement.* A statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units; types of business or industry so as to reveal the effect of the development on traffic, fire hazards and congestion of population.
 - (3) *Zoning changes.* If any zoning changes are contemplated, the proposed zoning plan for the areas, including dimensions.
 - (4) *Area plan.* Where the subdivider owns property adjacent to that which is being proposed for the subdivision, the plan commission may require that the subdivider submit a preliminary plat of the remainder of the property so as to show the possible relationships between the proposed subdivision and future subdivision. In any event, all subdivisions must be shown to relate well with existing or potential adjacent subdivisions.
 - (5) *Street plans and profiles.* The subdivider shall provide street plans and profiles showing existing ground surface, and proposed and established street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision when requested.
 - (6) *Easements.* Proposed and existing easements shall be intended on the plan.
 - (7) *Adjoining lands.* Information shall be provided on the existing zoning, land uses and plats on adjacent lands. Data shall also be provided on adjacent sewer, water, storm sewer, roads and other public facilities.
 - (8) *Property owners association, restrictive covenants.* A draft of the legal instruments and rules for proposed property owners associations, when the subdivider proposes that common property within a subdivision would be either owned or maintained by such an organization

of property owners or a subunit of the city pursuant to Wis. Stats. § 236.293, and proposed deed restrictions or restrictive covenants, shall be submitted at the time of filing for the preliminary consultation.

Sec. 14-1-31 - Submission of preliminary plat.

- (a) *Submission.* Before submitting a final plat for approval, the subdivider shall prepare a preliminary plat and a letter of application. The subdivider shall submit 15 copies of the preliminary plat. The preliminary plat shall be prepared in accordance with this chapter, and the subdivider shall file copies of the plat and the application as required by this section with the director of public works at least 30 days prior to the meeting of the plan commission at which action is desired. The director of public works shall submit a copy of the preliminary plat to the plan commission and to the city engineer for review and written report of his recommendations and reactions to the proposed plat.
- (b) *Public improvements, plans and specifications.* After the preliminary consultation and the approval of the preliminary plat, the owner shall file with the director of public works six complete sets and one reproducible mylar of final engineering reports, plans and specifications for the construction of any public improvements required by this chapter, specifically addressing:
- (1) Erosion control plans.
 - (2) Final street, plans.
 - (3) Final storm sewer plans.
 - (4) Final sanitary sewer plans.
 - (5) Final water plans.
 - (6) Final grading plans.
 - (7) Final park plans.
 - (8) Drainage flows.
 - (9) Groundwater presence.
 - (10) Public land dedications.
 - (11) All easements.
 - (12) Any changes from the conceptual plat.
- (c) *Affidavit.* The surveyor preparing the preliminary plat shall certify on the face of the plat that it is a correct representation of all existing land divisions and features and that he has fully complied with the provisions of this chapter.
- (d) *Soil testing.* The subdivider shall provide a preliminary soils report, listing the types of soil in the proposed subdivision, their effect on the subdivision and a proposed soil testing and investigation program. Pursuant to the public policy concerns prescribed in section 14-1-21, the director of

public works may require that borings and soundings be made in specified areas to ascertain subsurface soil, rock and water conditions, including depth to bedrock and depth to ground water table.

(e) *Referral to other agencies.*

- (1) The director of public works shall, within two days after filing, transmit copies to the county planning agency, copies to the director of the planning function in the Wisconsin Department of Development, additional copies to the director of the planning function for retransmission of copies to the Wisconsin Department of Transportation if the subdivision abuts or adjoins a state trunk highway or a connecting street and the Wisconsin Department of Industry, Labor and Human Relations if the subdivision is not served by the public sewer and provision for such service has not been made, and an adequate number of copies to the plan commission. The county planning agency, the Wisconsin Department of Development, the Wisconsin Department of Transportation and the Wisconsin Department of Industry, Labor and Human Relations shall be hereinafter referred to as objecting agencies. The director of public works shall also transmit a copy of the preliminary plat to all affected city boards, commissions or departments and all affected local utility companies for their review and recommendations concerning matters within their jurisdiction.
 - (2) Within 15 days of the date of receiving the copies of the plat, any state or county agency having authority to object under subsection (h)(1) above shall notify the subdivider and all approving or objecting authorities of any objection based upon failure of the plat to comply with the statutes or rules which its examination is authorized to cover, or, if all objections have been satisfied, it shall so certify on the face of a copy of the plat and return that copy to the approving authority from which it was received. The plat shall not be approved or deemed approved until any objections have been satisfied. If the objecting agency fails to act within the 15-day limit it shall be deemed to have no objection to the plat. The recommendations of city agencies shall also be transmitted to the plan commission within 15 days from the date the plat is filed.
- (f) *Drafting standards.* The subdivider shall submit to the director of public works and to those agencies having the authority to object to plats under provisions in Wis. Stats. ch. 236 copies of a preliminary plat (or certified survey) based upon an accurate exterior boundary survey by a registered land surveyor which shall show clearly the proposed subdivision at a scale of not more than one inch per 100 feet having two foot contour intervals, shall identify the improvements (grading, tree planting, paving, installation of facilities and dedications of land), easements which the subdivider proposes to make and shall indicate by accompanying letter when the improvements will be provided. Any proposed restrictive covenants for the land involved shall be submitted.

(g)

Extraterritorial land divisions. Prior to consideration by the plan commission of any land division within the jurisdictional area of the joint review commission, the plan commission shall receive and consider the recommendation of joint review commission with respect thereto.

Sec. 14-1-32 - Preliminary plat review and approval.

(a) *Commission action.*

- (1) The plan commission shall, within 90 days of the date the plat was filed with the director of public works, approve, approve conditionally or reject such plat and shall state, in writing, any conditions of approval or reasons for rejection, unless the time is extended by agreement with the subdivider. Failure of the plan commission to act within 90 days or extension thereof shall constitute an approval of the preliminary plat, unless other authorized agencies object to the plat. The director of public works shall communicate to the subdivider the action of the plan commission. If the preliminary plat is approved, the director of public works shall endorse it for the plan commission.
- (2) Simultaneously with the filing of the preliminary plat or map, the owner shall file with the director of public works 12 copies of the final plans and specifications of public improvements required by this chapter. Upon approval of the preliminary plat, the developer may start work on all improvements. The director of public works shall refer copies of the preliminary plat to the director of public works and a copy each to the telephone, power and other utility companies/agencies. The abstract of title or registered property report may be referred to the city attorney for his examination and report.

(b) *Effect of preliminary plat approval.* Approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat, except that if the final plat is submitted within six months of preliminary plat approval and conforms substantially to the preliminary plat layout, the final plat shall be entitled to approval with respect to such layout. The preliminary plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the plan commission and common council at the time of its submission.

(c) *Preliminary plat amendment.* Should the subdivider desire to amend the preliminary plat as approved, he may resubmit the amended plat which shall follow the same procedure, except for the fee, unless the amendment is, in the opinion of the plan commission, of such scope as to constitute a new plat, in which case it shall be re-filed.

Sec. 14-1-22 - Condominium developments.

(a) *Purpose.*

- (1) The common council hereby finds that certain issues arise in condominium developments that require limited applicability of this chapter to condominium developments. The state legislature has recognized that subdivision ordinances may apply to condominiums but that subdivision ordinances shall not impose burdens upon condominiums that are different from those imposed on other property of a similar character not subject to a declaration of condominium.
- (2) The factor that makes this chapter applicable to a condominium development is the creation of multiple, distinct property entities at or near the ground surface, subject to property taxation as separate "parcels," with each property entity having different ownership and management, the city determines that this factor makes a condominium development dissimilar, both physically and in ownership, from developments in which the land and improvements are under unitary ownership, management, and control.
- (3) Thus, the common council hereby finds that new condominium developments can place impacts on community resources in the same manner as other new developments which are characterized by division of land into lots. These impacts include:
 - a. Additional population density.
 - b. Possibility of use of particular land in a manner unsuitable to the land's characteristics.
 - c. Additional demands upon city area parks, recreation areas, utility facilities and schools.
 - d. Additional traffic and street use.

(b) *Portions of chapter applicable to condominium developments.* The following sections of this chapter shall apply to condominium developments:

- (1) Section 14-1-21 relating to land suitability and construction practices.
- (2) Sections 14-1-30 through 14-1-32 relating to preliminary plat approval. This stage of approval shall be the only approval required for a condominium development. The technical requirements for preliminary plats set forth in section 14-1-40 shall not apply, since condominiums have separate technical standards set forth in Wis. Stats. ch. 703.
- (3) Article I relating to fees for review.
- (4) Article F relating to required improvements.
- (5) Article G relating to design standards for improvements.
- (6) Article H relating to dedication requirements.

(c) *Exceptions.* This section shall not apply to the following condominiums:

- (1) Any condominium plat recorded prior to the effective date of this chapter.

- (2) Any conversion of a structure or structures in existence on the effective date of this chapter to a condominium after the effective date of this chapter.

Sec. 14-1-30 - Preliminary consultation.

- (a) *Consultation.* Before filing a preliminary plat or certified survey map, the subdivider is encouraged to consult with the plan commission for advice regarding general subdivision requirements. Information on meeting dates, agenda deadlines and filing requirements may be obtained from the director of public works. This consultation is neither formal nor mandatory but is intended to inform the subdivider of the purpose and objectives of these regulations, the comprehensive plan, comprehensive plan components and duly adopted plan implementation devices of the city and to otherwise assist the subdivider in planning his development. In so doing, both the subdivider and planning agency may reach mutual conclusions regarding the general program and objectives of the proposed development and its possible effects on the neighborhood and community. The subdivider will gain a better understanding of the subsequent required procedures.
- (b) *Supplementary data.* The following items shall be filed with the director of public works a minimum of ten days prior to the consultation with the plan commission:
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 - (2) *Use statement.* A statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units; types of business or industry so as to reveal the effect of the development on traffic, fire hazards and congestion of population.
 - (3) *Zoning changes.* If any zoning changes are contemplated, the proposed zoning plan for the areas, including dimensions.
 - (4) *Area plan.* Where the subdivider owns property adjacent to that which is being proposed for the subdivision, the plan commission may require that the subdivider submit a preliminary plat of the remainder of the property so as to show the possible relationships between the proposed subdivision and future subdivision. In any event, all subdivisions must be shown to relate well with existing or potential adjacent subdivisions.
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 - (7) *Adjoining lands.* Information shall be provided on the existing zoning, land uses and plats on adjacent lands. Data shall also be provided on adjacent sewer, water, storm sewer, roads and other public facilities.
 - (8)

Property owners association, restrictive covenants. A draft of the legal instruments and rules for proposed property owners associations, when the subdivider proposes that common property within a subdivision would be either owned or maintained by such an organization of property owners or a subunit of the city pursuant to Wis. Stats. § 236.293, and proposed deed restrictions or restrictive covenants, shall be submitted at the time of filing for the preliminary consultation.



CITY HALL: 128 SMITH STREET - P.O. BOX 107 ♦ PLYMOUTH, WI 53073
PHONE: 920-893-1271 ♦ www.plymouthgov.com

Subdivision Development: Nass Expansion: East Towne Estates

INITIAL PUBLIC WORKS COMMENTS:

- ❑ Per City Ordinance 14-1-71 (b) (1) (c): Street Right-of-Ways, the right-of-way needs to be 66 feet.
- ❑ Ensure Stormwater Management requirements can be met. May need an outlet to meet requirements.
- ❑ Phase 1: A temp. turn around at the end of Linwood Lane will be needed. Can discuss more on expectations.
- ❑ Phase 2: A temp turn arounds will be needed at the end of Plaza Lane and Linwood Lane.
- ❑ Pavement cross section will need to match existing subdivision.
- ❑ Will need to identify easements.
- ❑ Phase 2: the proposed cul-du-sac will need to identify an area where no driveways will be placed/no hydrants/no light poles as this area will be used for snow storage for the cul-du-sac. It will also need a min. 30 foot easement to account for water main connection to Plaza Lane. No dead end of the water main will be allowed.

OTHER THINGS TO CONSIDER/KNOW:

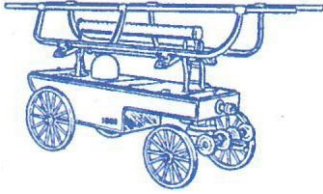
- ❑ Developer will be responsible to submit water main and sanitary extension permits to the DNR for approval. The City will review the application prior to the submission.
- ❑ Developer is responsible to coordinate with the DNR, as it relates to land disturbance.
- ❑ The developer should ensure all City specifications for the water main/sanitary sewer/storm sewer/roadway are adhered to, including material types and brand specifications.
- ❑ Ensure compliance with the City Municipal Code, including but not limited to the following sections:
 - Chapter 16 Stormwater Management
 - Chapter 14 Subdivision
- ❑ Contact Ryan Roehrborn for utility easement needs for electric once plat is more finalized.
- ❑ Development Agreement for the Public Infrastructure (approved by Common Council). The Development Agreement will also identify other key elements that will need to occur as well.
- ❑ Stormwater Maintenance Agreement (approved by Common Council) needed for long term maintenance of the stormwater facility.

- ❑ Optional Preliminary Consultation (Ordinance 14-1-30)
 - 12 copies of draft preliminary plat
 - 1 pdf version of preliminary plat
 - Use Statement: A statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units; types of business or industry so as to reveal the effect of the development of traffic, fire hazards and congestion of population.
 - Zoning Changes
 - Area Plan: Where the subdivider owns property adjacent to that which is being proposed for the subdivision, the Plan Commission
 - Street Plans and Profiles:

- Easements
- Adjoining Lands
- Property Owners Association, Restrictive Covenants

- Preliminary Plat (Ordinance 14-1-31, 14-1-32, 14-1-40)
 - 15 copies of the Preliminary Plat
 - Surveyor preparing plat must certify the plat
 - Copy of the Director of Public Works at least 30 days prior to the meeting of the Plan Commission
 - After Plan Commission approval of preliminary plat:
 - Submit 6 complete sets, 1 .pdf set of plans AND specifications for construction to the Director of Public Works
 - Plans and Specifications include:
 - Erosion control plans
 - Final Street plans
 - Final storm sewer plans, including stormwater management
 - Final sanitary sewer plans
 - Final water plans
 - Final grading plans
 - Final park plans (if applicable)
 - Drainage flows
 - Groundwater presence
 - Public land dedications
 - All easements
 - Stormwater Management Report
 - Soil testing, if required by Director of Public Works
 - Any changes from the conceptual plat

- Final Plat (Ordinance 14-1-33, 14-1-41)
 - 15 copies of the Preliminary Plat
 - Surveyor preparing plat must certify the plat
 - Plan Commission Approval
 - Common Council Approval



Plymouth Fire and Rescue

Serving Plymouth since 1868

*Ryan Pafford
Fire Chief*

920-893-3744

rpafford@plymouthfd.com

MEMORANDUM

To: City Administrator Blakeslee, Assistant City Administrator Jack Johnston, Members of the Plan Commission

From: Fire Chief Ryan Pafford

Date: 1/16/2025

Re: Nass Condominium Proposal

After review and consideration of the proposed site plan for the Nass condominium on North Pleasant View Road, an agreement of fire department access should be included to have an area for a fire department vehicle to safely maneuver. This could be accomplished with a graded area that is either gravel or paved at the end of the private road. Code reference is the following from *NFPA 1, Chapter 18, Fire Department Access and Water Supply*;

18.2.3.2.2

Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.5.1.1

Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

18.2.3.5.4 Dead Ends.

Dead-end fire apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

If you have any other questions, please reach out.

920-893-3744

rpafford@plymouthfd.com

Sincerely,

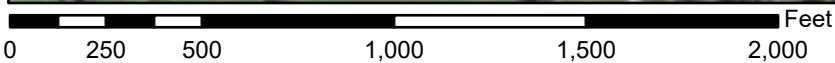
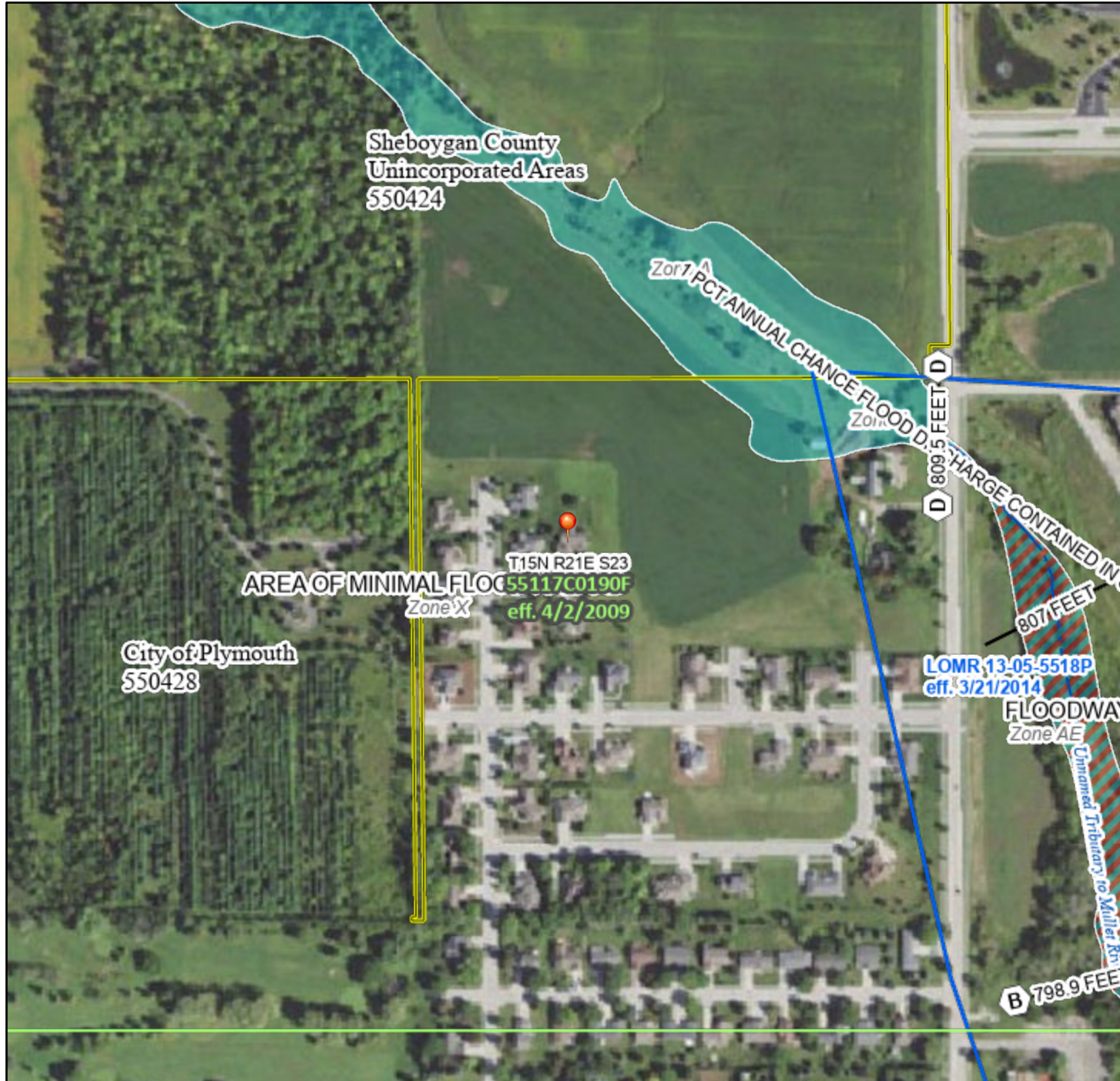
Ryan Pafford
Chief

Plymouth Fire and Rescue

National Flood Hazard Layer FIRMMette



87°57'37"W 43°45'25"N



1:6,000

87°56'59"W 43°44'59"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

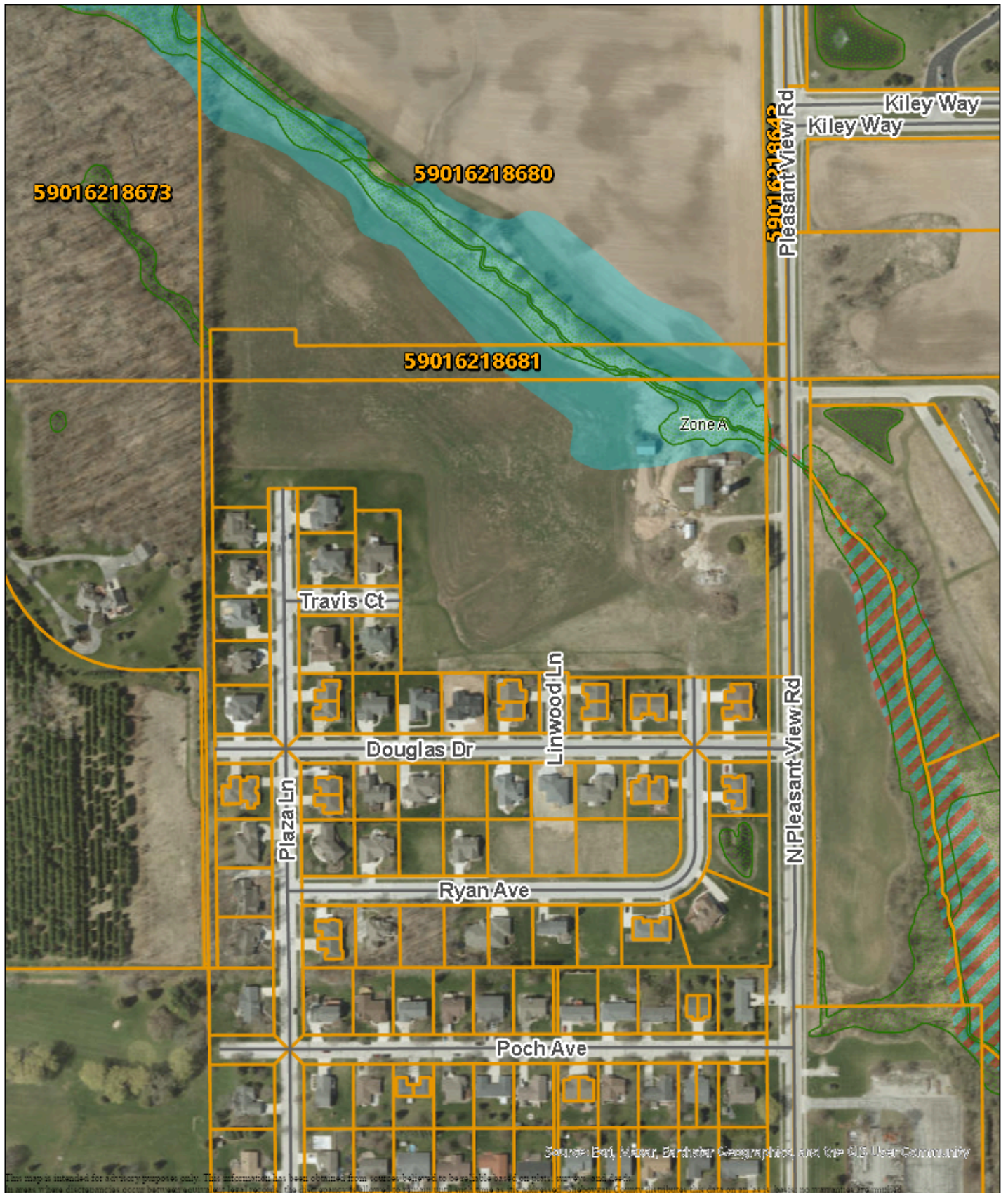


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/27/2025 at 3:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

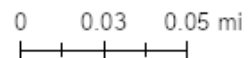


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Source: Esri, DeLorme, Garmin, Geographic, and the GIS User Community



GIS Web Map



Date Printed: 1/27/2025