

Willow Creek Condos gain nostalgic zoning

by Jeff Pederson
Sheboygan Falls News Editor

The Sheboygan Falls Plan Commission recommended approval of a zoning change request submitted by Hillcrest Builders for the Willow Creek Condominium development, during a monthly meeting Tuesday, Aug. 29, at the Sheboygan Falls Municipal Building.

Oyvind Solvang of Hillcrest Builders spoke about the rezoning request, which calls for the western portion of the property to be rezoned from C-2 Commercial District Modern Concept to the newly created R-7 Nostalgic Residential zoning.

The zoning change covers the western side of Willow Drive, including nine single-family building lots on an island area and 17 single-family building lots on the western ridge of the property, located off of State 32 on the northwest side of the city of Sheboygan Falls.

Solvang explained that Hillcrest Builders has reworked the floor plans and layouts for the nostalgic homes on the property to fit the allotted space.

"The space on the island portion of the property has been a challenge as far as the rows of homes and curb line goes," Solvang said. "The layout will be similar to downtown Sheboygan with a back alley approach.

"We've also tweaked the backyards of the homes on the outer rim of the property," he

said. "This shifts the number of duplexes to single-family homes."

The R-7 nostalgic zoning code covers single-family and two-family dwellings with a nostalgic appearance, as well as passive, outdoor recreational land uses, such as arboretums, natural areas, wildlife areas, bicycle trails, cross country ski trails, horse trails, picnic areas, gardens and fishing areas.

Lot requirements were agreed upon to be set at a maximum building height of 35 feet for the principal building with a minimum lot size of 6,000 square feet and minimum lot width of 60 feet.

The front-yard setback was established at 20 feet and the rear-yard setback was set at a minimum of 20 feet, unless a lot is stationed next to a lot that requires a 30-foot minimum rear setback. In that case a 30-foot minimum rear setback would be required.

Building Inspector-Assessor Ken Sonntag said the current request covers zoning only and the layout of each home will be considered when submitted for approval at a later date.

"Tonight we are only considering the rezoning request and nothing in regard to lot layout or design of each home or the lots," Sonntag said. "The R-7 zoning covers everything to the west and the north. Roads will be put in to proper width and city specifications.

"Each lot will be reviewed

individually for conformity to the zoning code and city specifications," he said.

Solvang said each home on the property will be attractive to the eye.

"These will be well-kept smaller homes on a smaller lot in a garden-set urban setting," Solvang said. "This fits well with the current movement toward single-family homes."

Solvang also noted that the neighboring development headed by Bob Werner and the other neighbors in the area have voiced their approval of the change to nostalgic zoning.

Mayor Randy Meyer spoke favorably of the zoning change.

"This is the reason we created the R-7 zoning to accommodate developments like Willow Creek," Meyer said. "I am happy to see the single-family homes, which set a nice environment for the area.

"This is the second attempt to get the nostalgic zoning passed, so I'm thrilled to see it go through this time," he said.

After the Plan Commission recommended approval of the nostalgic residential zoning request to the Sheboygan Falls Common Council, Solvang indicated that he would like to see the development get started soon.

"I plan to move along pretty quickly on the plat," Solvang said. "It would be great to have a trail connection on the northwest corner of the of the property that would link to the bike

trail.

"I realize it would go over wetland, but I'm wondering if it would be possible to seek a grant to fund it," he said. "Having that trail connection would tie everything together so well."

The commission also recommended approval of a request from Woodland Tree Farms to sell seasonal agricultural products at Odyssey Fun Center.

Sonntag said Craig Rusch of Woodland Tree Farms submitted the request to cover the sale of pumpkins, gourds, straw bales, corn stalks and corn in September and October, as well as Christmas trees, wreaths, boughs, swags and garland in November and December.

According to Sonntag, a trailer will be located onsite through the selling period.

During the discussion of Rusch's request, Sonntag noted that there are other businesses in the city that conduct similar business, but do not seek approval.

"Woodland Tree Farms is the only ones that ask to sell their

products on private property," Sonntag said. "There is also one that sets up in the McDonald's parking lot, but they never ask the city for approval."

In response, Commissioner Al Meyer said the city should hold all seasonal businesses selling from the private property of other businesses to the same standards and conditions moving forward.

The commission approved a certified survey map submitted by the Sheboygan Falls School District for the new middle school property.

Due to a dispute with a neighboring resident, the survey map contains changes from a previous property survey map approved for the project.

The Common Council was scheduled to consider the new certified survey map at its meeting on Wednesday, Sept. 6.

The next Sheboygan Falls Plan Commission meeting will take place Tuesday, Sept. 26, at 6 p.m. in the council chambers at the Sheboygan Falls Municipal Building.



Two blue at the County Fair

Claire Bindl, 8, won two blue ribbons with her Red and White Holstein, Krimson, in the open class at the 2017 Sheboygan County Fair.

Falls News photo by Verla Peichl



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