

**Plan Commission Meeting Minutes**  
**FROM August 4, 2022, at 5:30 PM**  
**HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL**

Chairman Lyman Theobald called the Plan Commission meeting to order at 5:30 PM. Notices were posted Tuesday, August 2, 2022, at 2:15pm.

Board members present: Chairman Lyman Theobald, Secretary Jeanette Meyer, and Plan Commissioners David Schueffner, Kevin Meyer & Tim Austreng. Dutch Matyjasik, Donna & Randy Rautmann were also in attendance.

Approval of Minutes from July 14, 2022 Plan Commission meeting minutes – A motion to approve the minutes from the July 14, 2022, Plan Commission meeting as printed was made by K Meyer, seconded by Austreng. Motion carried 4-0.

1. Review / Recommendation – Rezone & Conditional Use Permit Request from Dutch Matyjasik to rezone a portion of the land to R-2 to build a future home & B-1 to operate a lawn care and tree trimming business.

Property Owner: Same  
Parcel Size: 19.43 Acres  
Current Property Zoning: A-1 (Exclusive Agricultural District), A-3 (Agricultural Land Holding District), & R-2 ( Single Family Residence District – sewerred)  
Property Address: vacant land along CTH O, Sheb Falls  
Parcel Number: 59026387160 & 59026387161  
Purpose of Petition: Build a future home & obtain a Conditional Use Permit to operate his Lawn / Tree Business from parcels.

Dutch presented a Plat of Survey showing the new lot formation suggested from the July 14 meeting. He has no plans for future ag use on his land after this year. He would build his future home on the west parcel (R-2 zoning) and build his business on the east parcel (B-1 zoning). The Plan Commission was comfortable with the west side parcel & the R-2 zoning but were unsure of changing to B-1 zoning in this area; which would be surrounded by residences and is shown as our future residential growth area on the Town's smart growth maps and the A-3 zoning suggests the same. They also discussed separate driveways and setbacks. The Commission asked to change a portion of the east parcel to residential zoning, 100 feet west of the east lot line down to the drainage area about 500 feet from CTH O. It was not requested to be divided yet (CSM would be required). Mr. Matyjasik was in favor. He also stated he will not be burning any wood, one of the Commission's concerns, all of his wood is chipped at the job site and would be hauled back to decompose. A motion to recommend approval of the lot reconfiguration and rezone request (parcel 2 6.396 acres to R-2 and parcel 1 9.37 acres to B-1 and 3.78 acres to R-2) and approve the conditional use permit to operate his lawn care / tree trimming business with the following conditions: hours to be 7am-7pm 6 days a week, no burning, no long term outdoor storage of equipment, down lighting as opposed to area lighting, planting an evergreen permanent buffer on B-1 west boundary as well as following the Town's sign and driveway regulations was made by Schueffner, seconded by Austreng. Motion carried 4-0. A public hearing will be scheduled for September 12.

2. Rezone approximately 6 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Use District) or R-1 ( Single Family Residence District – unsewered) to create a buildable lot for a new home.

Petitioner: Randall & Donna Rautmann

Property Owner: same as above

Property Address: vacant land along Playbird Rd

Parcel Size: 36.5 Acres

Parcel Number: 59026381310

Current Property Zoning: A-1 (Exclusive Agricultural Use District)

Purpose of Petition: Rezone to create a buildable lot for a single-family residence.

A motion to take the item off the table was made by K Meyer, seconded by Austreng. Motion carried 4-0.0 Kevin Struck was contacted. The Plan Commission was copied on the correspondence with him. Per the discussion with Mr. Struck, a home could be granted in A-1-S as it would be for a child but the Board does have discretion on placement. Randy and Donna Rautmann discussed their daughters desire to build a home on parcel 59026XXX, with a long driveway. (Their daughter was not able to attend the meeting.) Chairman Theobald stated he was not in favor of putting a new home so far off the road in the middle of the section but would be ok, if they moved along Playbird Rd. Donna wasn't very sure that would be acceptable. The Commission then reviewed other parcels owned by the Rautmanns again. The also own a parcel north of CTH J that was suggested as a possible site for longer driveway and home site away from the road that would not disrupt as many areas of productive farmland. A motion to table until Rautmanns come back with a proposed plan was made by Schueffner, seconded by Austreng. Motion carried 4-0.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by K Meyer, seconded by Schueffner. Meeting adjourned at 6:22 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls