

Plan Commission Meeting Minutes
FROM January 5, 2023, 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 Monday, January 2, 2023, at 6:15pm.

Board members present: Chairman Lyman Theobald, Secretary Jeanette Meyer, and Plan Commissioners David Schueffner, Kevin Meyer, and Tim Austreng. Ken Jay Fiedler & Stuart Blanke were also in attendance.

Approval of Minutes from November 3, 2022 Plan Commission meeting minutes – A motion to approve the minutes from the November 3, 2022, Plan Commission meeting as printed was made by D Schueffner, seconded by T Austreng. Motion carried 4-0.

1. Review / Recommendation – Land Division request from Ken Jay & Cindy Fiedler to split 1 acres, currently zoned B-1 (Local Business and Industrial District) from a 30.17 acre parcel.

Petitioner: Ken Jay & Cindy Fiedler

Property Owner: Merlin & Elaine Fiedler Trust Property Address: vacant land along HWY 23

Parcel Size: 30.17 Acres

Parcel Number: 59026386470

Current Property Zoning: A-1 (Exclusive Agricultural Use District) & B-1 (Local Business and Industrial District)

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

KenJay has already purchased 1 acre surrounding his highway sign from the Fiedler Trust but the land was never divided. The Plan Commission's only issue was access. The land is currently land locked and will need an easement on record. A motion to table until KenJay submits a CSM with a legal easement which will also need to be recorded on the property deed as well, or something in writing allowing use of the county rec trail was made by D Schueffner, seconded by K Meyer. Motion carried.

2. Review / Recommendation – Conditional Use Permit Amendment request from Stuart Blanke to allow a residential unit for the tenant of new bait shop at N5947 Willow Rd.

Petitioner: Stuart Blanke

Property Owner: same as above

Property Address: N5947 Willow Rd

Parcel Size: 4.26 Acres

Parcel Number: 59026385861

Current Property Zoning: B-1 (Local Business and Industrial District)

Purpose of Petition: Conditional Use Permit Amendment to allow residential unit for tenant of business.

Stuart's tenant is living in the area above the Bait Shop, according to Stuart it was formerly the office for the landscape business. As long as it is connected to the retail structure, it is an allowable conditional use under our current code. However, the Plan Commission has some concerns. According to the County Planning Department, the septic system was only sized for a 2 bedroom home and a small retail unit. They had some concerns with adding additional load. Stuart reported there is a bathroom, including a shower as well as a kitchenette area. Stuart was asked to contact Kevin Stange with County Planning to discuss any changes that may be needed. (The Town recently had another situation where someone converted a building into a living area without a permit and worked with County Planning to make sure all concerns were addressed.) The initial structure was built for commercial use and the residential area has not be inspected. Stuart was asked to contact a licensed building inspector to have it inspected prior to any approval. Also the Towns assessor do not have any record of using the loft area as residential so they will need to revalue the property. Stuart was reminded to obtain a building permit for any future changes. A motion to table the request until the Town was

copied on a letter from County Planning stating septic is sized appropriately or changes are completed and a copy of the building inspection report is submitted was made by T Austeng, seconded by D Schueffner. M

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by D Schueffner, seconded by T Austeng. Meeting adjourned at 6:05 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls

Approved