

Plan Commission Meeting Minutes
FROM February 9, 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 5:32 PM. Notices were posted Tuesday, February 7, 2023, at 10:00am.

Board members present: Chairman Lyman Theobald, Secretary Jeanette Meyer, and Plan Commissioners, Kevin Meyer, and Tim Austreng. Commissioner David Schueffner was absent. Greg Hoffmann, Darin Strauss and Tanner Gumm were also in attendance.

Approval of Minutes from January 5, 2023 Plan Commission meeting minutes – A motion to approve the minutes from the January 5, 2023, Plan Commission meeting as printed was made by T Austreng, seconded by S Theobald. Motion carried 3-0.

K Meyer joined the meeting at 5:35pm.

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 was not able to attend tonight. Chairman Theobald reported the easement as shown on the newest survey is similar to a utility easement. Our legal counsel has advised we require a detailed recordable easement. He also pointed out that by making an Outlot; it is by ordinance, creating an unbuildable lot and recommended a surveyor note stating "Outlot 1 is not deemed buildable and may not be used as a building site unless it comes into compliance with the Town of Sheboygan Falls ordinances." The current sign will be grandfathered in however the sign cannot be rebuilt. The Clerk was asked to put together a letter for Mr Fiedler. No discussion took place.

2. Review / Recommendation – Rezone Request from G&T Leasing LLC to rezone 3.14 from A-1 (Exclusive Agricultural Use District) to B-1 (Local Business & Industrial District) to match existing zoning at W4438 Hoffmann Rd.

Petitioner: G&T Leasing LLC

Property Owner: G&T Leasing LLC

Property Address: vacant land along CTH C, Plymouth

Parcel Size: 3.14 Acres

Parcel Number: 59026386228

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

Purpose of Petition: Rezone to match existing commercial land adjacent.

Greg Hoffmann explained that he purchased and merged 3.14 acres from a neighbor in August of 2022. He was told that the zoning would move to match. However, that was not accurate. He is using the land for a dewatering site for his vac trucks from his utility jobs. A motion to recommend rezoning 3.14 acres from A-1 (Exclusive Agricultural Land District) to B-1 (Local Business & Industrial District) to match the rest of the parcel was made T Austreng, seconded by K Meyer. Motion carried 3-0.

3. Review / Recommendation – Land Division and rezone Request from Majestic Crossing Dairy to split 2 acres from a 20 acre parcel currently zoned A-1(Exclusive Agricultural Use

District) and rezone to A-2 (Agricultural Use District) to sell home & building and retain the farmland.

Petitioner: Majestic Crossing Dairy
Property Owner: Majestic Crossing Dairy Property Address: N6035 CTH M, Plymouth
Parcel Size: 20 Acres Parcel Number: 59026386140
Current Property Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Sell home & Buildings and retain the farmland.

Darin Strauss explained that they would like to sell the home and buildings with 2 acres and retain the 18 acres of surrounding farmland. The parcel is small. The Clerk reported the mound was installed in 2011. A motion to recommend approval of the request to split off 2 acres and rezone to A-2 was made by K Meyer, seconded by T Austreng. Motion carried 3-0.

4. Review / Recommendation – Rezone & Conditional Use Permit Request from Tanner Gumm / Cobblestone Landscaping LLC to rezone approximately 1.26 acres from a A-2 (Agricultural Use District) to B-1 (Local Business & Industrial District) to operate a garden center and landscape supply store.

Petitioner: Tanner Gumm
Property Owner: Tanner Gumm Property Address: N5635 Willow Rd, Plymouth
Parcel Size: 1.26 Acres Parcel Number: 59026389773
Current Property Zoning: A-2 (Exclusive Agricultural District)
Purpose of Petition: Operate a garden center & landscape supply store.

Tanner Gumm explained that he would like to rezone and operate his landscaping & garden store from the property to sell mulch, dirt, landscape supplies and plants. He plans to be open M-F 8-5, Saturdays 9-4 and closed Sundays. The Plan Commission had concerns about the setback from the neighboring parcel as the setback in our ordinance states 50'. Although Tanner plans to purchase the house to the west, they are separate parcels. Tanner was asked to obtain a variance from the Board of Appeals. He was given the paperwork. A motion to recommend to the Town Board the rezone request of 1.26 acres from A-2 back to B-1 and approve the Conditional Use Permit Request to operate his landscape business and garden store Monday-Friday 8-5pm, Saturdays 9-4pm, Closed Sundays once a variance is issued by the Board of Appeals was made by T Austreng, seconded by K Meyer. Motion carried 3-0.

5. Correspondence / Communication – Stuart Blanke has contacted the Town Clerk via mail and has indicated that he will no longer have a tenant above the tackle shop and will not be pursuing a change.

Adjournment - A motion to adjourn was made by K Meyer, seconded by T Austreng. Meeting adjourned at 6:07 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls