

Plan Commission Meeting Minutes
FROM May 4, 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 Wednesday, May 3, 2023, at 12:00pm.

Board members present: Chairman Lyman Theobald, Secretary Jeanette Meyer, and Plan Commissioners, Kevin Meyer, David Schueffner and Tim Austreng. Scott Barthels, Nicole & Mike Butler, Joe Browkoski and Gary Gartman were also in attendance.

Approval of Minutes from February 9, 2023 Plan Commission meeting minutes – A motion to approve the minutes from the February 9, 2023, Plan Commission meeting as printed was made by K Meyer, 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.

No updates and no one in attendance. No discussion took place.

2. Review / Recommendation – Land Division and Rezone Request from Scott Barthels to divide and merge with adjoining parcel 383285 .46 acre (Parcel A) and rezone from A-1 to R-3, divide and merge with adjoining parcel 383286 .51 acre (Parcel B) and .39 acres (Parcel C) and rezone from A-1 to R-1. Retain 2.46 acres (Lot 1) zoning to be determined and sell the remaining 12.23 acres – zoning to be determined. Parcel 59026383290 will also be reviewed.

Petitioner: Scott Barthels

Property Owner: Same

Property Address: vacant land along Meadowlark & CTH J

Parcel Size: 15.84 & 30.98 Acres

Parcel Number: 59026382380 & 59026383290

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

Purpose of Petition: Clean up septic and boundary issues, retain 2.46 acres and sell remaining lands.

Scott would like to clean up some weird boundaries around his property and N6873 Meadowlark Rd; (parcel B & C). The septic for his daughter's house is also on this property so parcel A would clean that up. The recorded easement for N6873 Meadowlark Rd does not match where the driveway is actually located. Scott was asked to get that cleaned up. A motion to recommend to the Town Board the requested divisions and rezone the 2.46 to R-1, leave the remaining 12.23 acres A-1 and 59026383290 were contiguous so can also stay A-1 zoning was made by D Schueffner, seconded by T Austreng. Motion carried 4-0. Scott needs to provide documentation of easement change before public hearing is scheduled.

3. Review / Recommendation – Rezone Request from the Town of Sheboygan Falls to correct current zoning on parcel 59026383285 from R-2 (Single Family Residential District – sewerred) to R-3 (Multiple Family Residence District).

Petitioner: Town of Sheboygan Falls
Property Owner: Kathryn Altendahl Property Address: W2857 CTH J, Sheb Falls
Parcel Size: 1.77 Acres Parcel Number: 59026383285
Current Property Zoning: R-2 (Single Family Residence District - sewerred)
Purpose of Petition: Correct Zoning

While looking into Scott Barthels request for 59026383280, the Clerk discovered parcel 59026383285 was not zoned correctly. This is only requested to correct the zoning error. The home is not located in any sewer districts and is currently used as a 2-family dwelling. A motion to recommend approval of the zoning correction from R-2 to R-3 was made by T Austreng, seconded by K Meyer. Motion carried 4-0. Public hearing will be held when neighboring parcel hearing is held.

4. Review / Recommendation – Land Division, Reconfiguration and Rezone Request from Michael and Nicole Butler to split approx. 3 acres with existing barn and sheds and reconfigure remaining 23 acres with existing home. Home parcel is currently zoned A-1-S (Exclusive Agricultural Use District – Small Scale) and the remaining 25 acres is currently A-1 (Exclusive Agricultural Use District). Reconfiguration would require rezoning proposed 3 acre parcel to other zoning – possible A-4 (Limited Development Agricultural District) and 23 acre parcel with home to remain A-1-S (Exclusive Agricultural Use District – Small Scale). The purpose of the request is to donate the proposed 3 acre parcel to a Non-profit Agricultural Education Center.

Petitioner: Michael & Nicole Butler
Property Owner: Same Property Address: N5840 State Hwy 32, Sheb Falls
Parcel Size: 26 Acres Parcel Number: 59026386140
Current Property Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Donate proposed 3 acres to Non Profit Ag Center.

Mike explained he and Nicole would like to donate 3 acres with the barn, sheds and animals to a Non profit Agricultural Education Center they are creating. The Plan Commission was presented a rough handdrawn sketch of existing buildings with an approximate new boundary line. The discussion centered around easement for the driveway as the DOT will not allow new drives along HWY 32. Although given its proximity to the on ramp of HWY 23, it probably wouldn't be a safe place to add another drive anyway. There was discussion of a shared driveway and well. Each parcel currently has its own electrical service. The Clerk had contacted the County regarding sanitary. She was told the new mound that is supposed to be installed in 2023, was hopefully sized accordingly. However, they were not presented with any numbers or plans so they really just approximated. The current septic serving the home has failed and does need to be replaced. Mike indicated they would be putting up another building – no size or location given. The number of animals would also need to be addressed if zoned out of A-1. If open to public as educational center it would likely require state approved plans. A motion to

table until a more detailed plan was presented was made by K Meyer, seconded by T Austreng. Motion carried 4-0

5. Review / Recommendation – Land Division and Conditional Use Permit Request from Genke Real Estate LLC to split 3.67 acres currently zoned B-1 (Local Business & Industrial District) to allow for the construction of 8 Independent Stand Alone Indoor Incubator / Storage Buildings.

Petitioner: Genke Real Estate LLC
Property Owner: Same Property Address: W2505 Woodland Rd, Sheb Falls
Parcel Size: 3.67 Acres Parcel Number: 59026384161
Current Property Zoning: B-1 (Local Business & Industrial District)
Purpose of Petition: Construct 8 Stand Alone Indoor Incubator / Storage Buildings.

Joe Bronoski and Gary Gartman were in attendance. They would like to split 3.67 acres and construct 8 units around the property. Each unit will have its on holding tank. Separate addresses were also discussed. The driveway will come off Woodland Rd. One well will be drilled and shared by all units. They will also need to obtain a Shoreland Permit from the County. A motion to recommend approval of the land division and Conditional Use Permit for Genke Real Estate LLC with the following conditions: no outside storage, require outside down lighting, no additional business without their own CUP, and subject to the Town's sign and know box ordinances was made by D. Schueffner, seconded by T, Austeng. Motion arried. Public hearing will be scheduled for June 5th.

6. Correspondence / Communication – The Clerk reported that we have received an email from DATCP stating we since the county's Farmland Preservation Zoning Certification expires in 2024, the Town will also need to recertify. Kevin Struck also confirmed. The Clerk was asked to contact Kevin to have him attend a upcoming meeting to get us started.

Adjournment - A motion to adjourn was made by T Austreng, seconded by D Schueffner. Meeting adjourned at 6:46 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls