

**Plan Commission Meeting Minutes**  
**FROM June 1, 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 Tuesday, May 30, 2023, at 2:00pm.

Board members present: Chairman Lyman Theobald, Secretary Jeanette Meyer, and Plan Commissioners, Kevin Meyer, David Schueffner and Tim Austreng. Mark Schnettler, Jacob Synder, Ron & Paula Kerscher and Chris Rautmann were also in attendance.

Approval of Minutes from May 4, 2023 Plan Commission meeting minutes – A motion to approve the minutes from the May 4, 2023, Plan Commission meeting as printed was made by K Meyer, seconded by D Schueffner. Motion carried 4-0.

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 left a voicemail. He doesn't have anything from his attorney yet. Since the 90 extension is upon us, a motion to recommend denying the request to divide 1 acre since the easement details have not been provided or recorded as our 90 day extension is expiring was made T Austreng, seconded by K Meyer. Motion carried 4-0.

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 did submit another sketch. However, there were no new details so no action was taken. The Clerk did reach out to offer to show Mr. Butler what other applicants have submitted.

Review / Recommendation – Conditional Use Permit Request, under Section 7.223” Earth Movements”, from Mark Schnettler for a site disturbance over 1 acre to regrade the property for a new dwelling and structures.

Petitioner: Mark Schnettler  
Property Owner: Same                      Property Address: N5433 CTH M, Plymouth  
Parcel Size: 5 Acres                      Parcel Number: 59026389451  
Current Property Zoning: A-2 (Agricultural Land District)  
Purpose of Petition: Conditional Use Permit for site disturbance over 1 acre.

Mark shared his plans for the property he purchased with the Plan Commission. The older home was donated to the Fire Department for a training burn as is gone. He plans to regrade all 5 acres of his property. The drawing shows his proposed new home and accessory structures as well as the proposed grading plan. Jacob Snyder from Wagner Excavating was also in attendance to support the grading plan details. A motion to recommend approval of the a Conditional Use Permit for section 7.23 Earth Movements to allow owner to regrade and redevelop property requiring copies of county erosion control permit and state stormwater permit was made by D. Schueffner, seconded by T, Austeng. Motion carried 4-0. Public hearing will be scheduled for July 5<sup>th</sup>.

Correspondence / Communication – The Clerk hadn’t contacted Kevin Struck yet. She will invite him to a future meeting to get us started.

Adjournment - A motion to adjourn was made by D Schueffner, seconded by K Meyer. Meeting adjourned at 6:00 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls