

**Plan Commission Meeting Minutes**  
**FROM July 6, 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 Friday, June 30, 2023, at 11:00am.

Board members present: Chairman Lyman Theobald, Secretary Jeanette Meyer, and Plan Commissioners, Kevin Meyer, David Schueffner and Tim Austreng. Mark Schmidt, Cindy Kwekkeboom, Steve & Mrs Harrison and Kevin Struck were also in attendance.

Approval of Minutes from June 1, 2023 Plan Commission meeting minutes – A motion to approve the minutes from the June 1, 2023, Plan Commission meeting as printed was made by D Schueffner, seconded by K Meyer. Motion carried 4-0.

Review / Recommendation – Rezone Request from Steven & Joann Harrison to rezone 14.3 acres currently zoned A-2 (Agriculture Land District) to A-4 (Limited Development Agricultural District) to build a storage shed on parcel.

Petitioner: Steve & Joann Harrison	Property Address: N6708 State HWY 32
Property Owner: same	Parcel Number: 59026383250
Parcel Size: 14.3 Acres	
Current Property Zoning: A-2 (Agricultural Use District)	
Purpose of Petition: Rezone to build a storage shed on parcel.	

Steve and Joann Harrison explained their plans to build a storage shed on property they own along HWY 32. A large portion of the property is in a wetland. He has contacted the DNR about extending his current driveway to the proposed building site. When he purchased the property from Sheboygan County, they had it perked for a 3 bedroom home near the proposed building site. A-2 zoning requires a home to be built before a shed can be built. They do not want to build a home on this property. A motion to recommend approval of the rezone request from A-2 to A-4 requiring the camper to be moved once the shed is complete was made by D. Schueffner, seconded by T. Austreng. Motion carried 4-0. Public hearing will be held August 7,2023.

Review / Recommendation – Land Division and Rezone Request from Cindy & Kurt Kwekkeboom to split approximately 1 acre with existing home. Parcel is currently A-2 (Agricultural Use District) and rezone to R-1 ( Single Family Residence District) with the remaining acreage to be rezoned to A-1 (Exclusive Agricultural Use District). The purpose of the request is for estate planning to retain existing field entrance on Hillside Rd.

Petitioner: Cindy & Kurt Kwekkeboom	Property Address: N6329 Hillside Rd
Property Owner: Same	Parcel Number: 59026385123
Parcel Size: 5.88 Acres	
Current Property Zoning: A-2 (Agricultural Use District)	
Purpose of Petition: Estate Planning.	

Mark Schmidt, Cindy's brother, explained that he would like to retain his existing field entrance off Hillside Rd, he thought was part of his adjacent property. He would have to drive

around to Bridgewood Rd to access this field. Cindy purchased the property but their father, Merlin, still lives there. She doesn't want all the land. After some discussion, the Plan Commission suggested expanding the new parcel to approximately 2 acres to accommodate a future mound. A motion to recommend the land division and rezone request, acreage to be determined once a survey is completed, and rezone the remaining land in the parcel to A-1 was made by T. Austreng, seconded by D Schueffner. Motion carried 4-0.

Farmland Preservation Zoning Ordinance Update w/ Kevin Struck – Kevin gave a short presentation on the Farmland Preservation Program to familiarize the newer members. The County is updated their FPZ so DATCP says we have to as well by December 31, 2024. Kevin explained the as we did a very extensive revision in 2019, this time should be much shorter. We need to revise our FPZ map and make any desired changes to A-1 & A-1-S. DATCP hasn't required any other changes but they do have a FP forum next week. Kevin will let us know if they make any requirement changes.

Correspondence / Communication – The Clerk had nothing to report.

Adjournment - A motion to adjourn was made by D Schueffner, seconded by K Meyer. Meeting adjourned at 6:56 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls