

**Plan Commission Meeting Minutes**  
**FROM October 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 Tuesday, October 3, 2023, at 10:00am.

Board members present: Chairman Lyman Theobald, Secretary Jeanette Meyer, and Plan Commissioners, Kevin Meyer, David Schueffner and Tim Austreng. Scott Beaumont was also in attendance.

Appointment of Plan Commission Vice Chairperson – A motion to appoint Kevin Meyer as the Plan Commission’s Vice-Chair was made by T Austreng, seconded by D Schueffner. Motion carried 3-0, Secretary Meyer abstained.

Approval of Minutes from August 3, 2023, Plan Commission meeting minutes – A motion to approve the minutes from the August 3, 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 Scott Beaumont to split 1 acre from an 8-acre parcel, currently zoned R-1 (Single Family Residence District – unsewered) to create a buildable lot for a new single family home.

Petitioner: Scott Beaumont  
Property Owner: same  
Parcel Size: 8.01 Acres  
Current Property Zoning: R-1 (Single Family Residence District - unsewered)  
Purpose of Petition: Divide 1 acre to create a buildable lot for a new home.

Property Address: W2249 Crestview Ln  
Parcel Number: 59026380275

Scott currently doesn’t use the land and would like to split off to build a new home perhaps for himself in the future. The parcel is already zoned R-1 and has homes adjacent to it. A motion to recommend the land division of 1 acre to create a buildable lot was made by D. Schueffner, seconded by T Austreng. Motion carried 4-0. A public hearing will be scheduled once a CSM is submitted to the Clerk.

Review / Recommendation – Land Division, Reconfiguration and Rezone Request from Michael & Nicole Butler to split approximately 3 acres w/existing barn & sheds and reconfigure the remaining 25 acres with existing home. The home parcel is currently 1 acre and is zoned A-1-S (Exclusive Agricultural Use District – small scale) and remaining 27 acres is currently zoned A-1 (Exclusive Agricultural Use District). Reconfiguration would require rezoning the new 3 acre parcel to A-4 (Limited Development Agricultural District) and the new 25 acre parcel with home to A-1-S (Exclusive Agricultural Use District – small scale). The purpose of the request is to donate the 3-acre farm parcel to a Non-Profit Agricultural Education Center.

Petitioner: Michael & Nicole Butler  
Property Owner: same  
Parcel Size: 28 Acres

Property Address: N5840 State HWY 32  
Parcel Number: 590263807060

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

Purpose of Petition: Split buildings to donate and retain the home and farmland.

Mike presented information on Diamond Vu Education Center & a CSM showing placement of proposed buildings and sizes to the Plan Commission. He also explained they have held 4 events in 2023 drawing between 1200-3200 people. They have worked with the Sheboygan County Sheriffs Department to make sure traffic flows and is safe. They only allow visitors to enter from the southbound lane of HWY 32. The Plan Commission discussed driveway access / sharing with their concerns. It was also noted the proposed Covered Cow Yard structure is closer to the lot line that allowed by ordinance and there was some concerns about possible DOT setback to HWY 23. Fencing along the neighbor to the north was also discussed. Mike was asked to clarify the driveway on the CSM being for each parcel or easement for one as well as get something from the DOT approving the driveway and proximity of the Covered cow shed to the HWY 23 on ramp. A motion to table until more information is submitted on those items was made by D Schueffner, seconded by K Meyer. Motion carried 4-0.

Farmland Preservation Updates – Kevin Struck is still waiting to hear from the County. The Clerk was instructed to prepare an addition for Agritourism to the Town's zoning code.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by D Schueffner, seconded by T Austreng. Meeting adjourned at 6:29 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls