

Plan Commission Meeting Minutes
FROM February 8, 2024, 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, February 6, 2024, at 1:00pm.

Board members present: Chairman Lyman Theobald, Vice Chairman Kevin Meyer, Secretary Jeanette Meyer, and Plan Commissioners David Schueffner (via Zoom) and Tim Austreng. Bob & Mary Kroeplien, Dan Evens and Mike Butler were also in attendance.

Approval of Minutes from January 4, 2024, Plan Commission meeting minutes – A motion to approve the minutes from the January 4, 2024, Plan Commission meeting as printed was made by 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.

A motion to take the item off the table was made by D. Schueffner, seconded by K Meyer. Motion carried 4-0.

Mr. Butler was asked to provide an update since our last meeting with him on October 5, 2023. He stated he had trouble getting a hold of someone from the DOT but did speak with Daivid Nielsen today. Mr. Nielsen informed Mike that there is a deeded access restriction on his driveway for residential and agricultural use only. No business use is allowed, he can petition the state to change, if there is a 'public benefit to the highway'. Mr. Butler also reported that he was informed there would be no DOT setback he'd have to worry about for the covered cow yard. The Town would need to issue a variance. Mr. Nielsen will contact the Town Clerk as well.

A motion to deny the land division, reconfiguration and rezone request from Michael and Nicole Butler without DOT approval due to the driveway access restriction was made by T. Austreng, seconded by K Meyer. Motion carried 4-0.

Review / Recommendation – Rezone & Conditional Use Permit Request from A&D Storage to rezone 10.5 acres from A-1 (Exclusive Agricultural Use District) to B-1 (Local Business & Industrial District) to allow for the construction of storage units.

Petitioner: A&D Storage

Property Owner: A&D Storage

Parcel Size: 10.5 Acres

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

Purpose of Petition: Construct mini storage and Storage Condos

Property Address: vacant land west of Happy Ln

Parcel Number: 59026387031

Dan Evens explained his preliminary plans to develop a recently purchased 10.5 acres adjacent to the City of Sheb Falls into storage units / condos. He stated that he did have drawn plans but didn't bring them along to share. Neighboring property owners Bob & Mary Kroeplien and David and Nancy Schueffner were in attendance and were allowed to ask questions of Mr. Evens. They raised their concerns with the property access, stating what is on Imap was not what was approved by the County. The Clerk was asked to look into.

A motion to table until the July PC meeting to research the easement access clarification and presentation on a preliminary plan was made by D Schueffner, seconded by K Meyer. Motion carried 4-0.

Review & Recommendation – Final review of the revised Chapter 7, including but not limited to , the addition of the A-T"Agritourism" District to be added to the Town of Sheboygan Falls Zoning Code.

The Plan Commissioners reviewed the comments received from Town Counsel, Matt Parmentier. The Clerk was asked to clarify a few of his comments and report back at the next meeting.

Correspondence / Communication – Nothing to report.

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

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls