

**Plan Commission Meeting Minutes**  
**FROM June 6, 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 Thursday, May 30, 2024, at 2:30pm.

Board members present: Chairman Lyman Theobald, Vice Chairman Kevin Meyer, Secretary Jeanette Meyer, and Plan Commissioner David Schueffner. Tim Austreng was absent. Dan & Stacy Nack were also in attendance.

Approval of Minutes from the March 7, 2024, Plan Commission meeting minutes – A motion to approve the minutes from the March 7, 2024, Plan Commission meeting as printed was made by D Schuffener seconded by K Meyer. Motion carried 3-0.

Review / Recommendation – Land Division and Rezone Request from Dan & Stacy Nack to divide 7.6 acres off a 56.4 acre parcel currently zoned A-1 ( Exclusive Agricultural Use District); creating 2 buildable lots. One proposed lot would be 3.4 acres and rezoned to R-3 ( Multiple Family Residence District) for a 2 family home, the other proposed lot would be 5.0 acres and rezoned to A-2 ( Agricultural Land District) for a single family home.

Petitioner: Dan & Stacy Nack	Property Address: vacant land along Alpine Rd
Property Owner: Roy & Christine Herzog	Parcel Number: 59026385020
Parcel Size: 56.4 Acres	
Currently Property Zoning: A-1 (Exclusive Agricultural Use District)	
Purpose of Petition: Create 2 buildable lots	

Dan and Stacy Nack would like to purchase 7.6 acres from Roy Herzog, north of property they currently own to merge and make 2 buildable lots for family. They would like to put a 2-family home on the northern lot 3.6 acres and a single family home in the future on the southern lot will be a total of 5.0 acres. The Plan Commission discussed the newly recertified Farmland Preservation Plan and how this fits into that plan. In reviewing the 4 criteria to take lands out of the FPZ, we will need to reference the County's newly recertified plan and the Town's comp plan as well. The discussion then went to concerns about adding another driveway, especially on the hill of Alpine Rd. Dan stated he would be open to an easement from the southern lot. Then the commissioners discussed allowing a 2 family home in an area where there are no other 2 family homes. A motion to table until the County's Farmland Preservation and Town's Comp Plan could be reviewed was made by D Schueffner, seconded by K Meyer. Motion carried 3-0.

Review & Recommendation – First Draft of the Town of Sheboygan Falls Emergency Operation Plan.

The Plan Commissioners reviewed the 1<sup>st</sup> Draft of the Town of Sheboygan Falls Emergency Operation Plan. The group came up a list of companies / agencies to add for emergency contacts. Some have already been updated. The Clerk will work to update per the groups suggestions.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by K Meyer, seconded by D Schueffner. Meeting adjourned at 6:44 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls

APPROVED