

Plan Commission Meeting Minutes
FROM July 11, 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 Monday, July 8, 2024, at 4:30pm.

Board members present: Chairman Lyman Theobald, Vice Chairman Kevin Meyer, Secretary Jeanette Meyer, and Plan Commissioners David Schueffner and Tim Austreng. Dan & Stacy Nack, Bob & Mary Kroeplien, Nancy Schueffner, and Dan Evans & Eric Wischski were also in attendance.

Approval of Minutes from the June 6, 2024, Plan Commission meeting minutes – A motion to approve the minutes from the June 6, 2024, Plan Commission meeting as printed was made by D Schuffener 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 and Industrial District) to allow for the construction of storage units.

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

Dan and his business partner, Eric Wischki present a conceptual plan to the Plan Commission. They are planning to build in phases. Phase 1 will be 10 storage condo shell units. It was unclear if building would start on the east or west side of property. The plan presented showed buildings on the east side but there was talk it could change.) The conceptual plan currently shows a retention pond in the northeast corner of the property. Additional condo, storage units and 3 business units would be built along HWY 23. There was then discussion on fencing, security, light, aesthetics of buildings, accessing property thru the easement and restrictions on other similar businesses in the Town.

A motion to table until final plans were submitted; including grading plans, unit placement, fencing, a rendering of the outside of the units and how they plan to address access from the easement off Happy Ln was made by D Schueffner, seconded by T Austreng. Motion carried 4-0.

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

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

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

Dan and Stacy Nack would like to purchase 7.6 acres from Roy Herzog, north of property they currently own on the east side of Alpine Rd 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 which will be a total of 5.0 acres after merging with small parcel they currently own, currently zoned B-1.

After referencing the County's Plan and the Town's legal counsel, the Chairman reported the Plan Commission has some options. They can recommend denial of the request since it doesn't match what the comp plan shows in that area or they can recommend the request with conditions, if any, to the Town Board and amend the Comp Plan, and also make its justification to meet the 4 criteria for taking the land out of the Farmland Preservation Zone. After much discussion regarding safety concerns with adding a driveway to a hill which has blindspots, if allowing a 2 family home where there are currently no other 2 family homes, and if this is a better use for the land than the current use; a motion to recommend to the Town Board the land division and rezone request to divide 7.6 acres moving 3.6 acres out of A-1 (Exclusive Agricultural Use District) to be rezoned to R-3 (Multi- Family Residence) to create one lot and 4 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Land District) to be merged with an existing 1 acre (currently owned by Nacks and currently zoned B-1) to create the 2nd lot with the following conditions was made by D Schueffner, seconded by T Austreng. Motion carried 4-0.

Recommended Conditions:

- add a note to the CSM and a recorded deed restrictions only allowing immediate family to build on the lot
- requiring each lot to have its own driveway - using the northern most driveway from Nack's 1 acre parcel and using the second driveway for the newly created southern lot to address traffic safety concerns
- require Town Board approval of the conceptual plan for the 2 family home to be built on the northern lot
- require legal review of restrictions and comp plan amendment and require reimbursement for legal fees incurred

Once a CSM is submitted a public hearing for the rezone and land division and the Comp Plan amendment can be scheduled.

Review & Recommendation – First Draft of the Town of Sheboygan Falls Emergency Operation Plan. The Clerk is still working on updating the 1st Draft. No updates / discussion tonight.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by D Schueffner, seconded by T Austreng. Meeting adjourned at 7:00 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls