

Plan Commission Meeting Minutes
FROM February 6, 2025, at 5:30 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

Chairman Lyman called the Plan Commission meeting to order at 5:30 PM. Notices were posted Friday, January 31, 2024, at 1:00pm.

Board members present: Chairman Lyman, Vice Chairman Kevin Meyer, Secretary Jeanette Meyer, and Plan Commissioner Tim Austreng. Commissioner David Schueffner was absent. Michael Birenbaum, Matt & Rachel Scholler and Ashley Boedecker were also in attendance.

Approval of Minutes from the November 6, 2024, Plan Commission meeting minutes – A motion to approve the minutes from the November 6, 2024, Plan Commission meeting as printed was made by K Meyer seconded by T Austreng. Motion carried 3-0.

Review / Recommendation – Rezone Request from matt Boedecker to rezone approximately 3.88 acres from C-1 (Natural Resource Conservation District) to R-1 (Single Family Residence – unsewered) to allow for a larger building area for a future home.

Petitioner: Matthew Boedecker
Property Owner: same as above

Property Address: vacant parcel along Hillside Rd
Parcel Number: 59026382340

Parcel Size: 8.32 Acres

Currently Property Zoning: R-1 (Single Family Residence District – unsewered)
C-1 (Natural Resources Conservation District)

Purpose of Petition: Expand possible building area for a potential future home.

Ashley Boedecker explained they are contemplating building a new home on the parcel and would like to remove the C-1 zoning to increase the possible buildable area for the potential new home. The Plan Commission didn't see any other issue except that the current driveway for home on the adjacent parcel (N6720 Hillside Rd), also owned by the Boedecker's, is located on this parcel and would need to be corrected if a new home were to be built on this parcel. A motion to recommend rezoning approximately 3.88 acres of the C-1 (Natural Resource Conservation District) area to R-1 (Single Family Residence District – unsewered) with the condition that the driveway for N6720 Hillside Rd be corrected thru moving the parcel's boundary or an easement (less preferred) prior to the issuance of any new home building permit to the Town Board was made by T Austreng, seconded by K Meyer. Motion carried 3-0. The public hearing will be scheduled for March 3, 2025.

Review / Recommendation – Land Division Request from Scholler Property Management to split a 6.29 acre parcel into 3 lots. Lot 1 will be 1.435 acres, Out lot 2 will be 1.853 acres and Out lot 3 will be 3.00 acres would be sold in the future. Parcel is currently zoned B-1 (Local Business and Industrial District).

Petitioner: Scholler Property Management

Property Owner: Scholler Property Management LLC Property Address: N5806 CTH M

Parcel Size: 6.29 Acres

Parcel Number: 59026385978

Currently Property Zoning: B-1 (Local Business & Industrial District)

Purpose of Petition: Divide parcel into 3 lots- Out lot 2 & 3 to be sold in the future.

Scholler's would like to divide their current 6.29 acre parcel into 3 lots. Lot 1 would be 1.435 acres and would be retained for their Lakeshore Transportation business. Out lot 2 (1.853 acres and Out lot 3 (3.00 acres) would be sold in the future. The parcel is currently zoned B-1. The Plan Commission explained future buyers would need to request a new conditional use permit (CUP) for each parcel as its current approved use is for the Transport Business. A motion to recommend the land division of Out lot 2 (1.435 acres) & Out lot 3 (3.00 acres) requiring a new CUP for each lot when sold to the Town Board was made by K Meyer, seconded by T Austreng. Motion carried 3-0. The public hearing is scheduled for March 3, 2025.

Review & Recommendation – The TSFFD 1st Responders submitted their requested changes and have been incorporated. The Plan Commission reviewed the Final Draft of the Town of Sheboygan Falls Emergency Operation Plan. Austreng asked for the fire chiefs to be copied for review before Town Board action. A motion to recommend to the Town Board adoption of the Town of Sheboygan Falls Emergency Operations Plan incorporating any changes requested by the fire chiefs, was made by T Austreng, seconded by K Meyer. Motion carried 3-0.

Adjournment - A motion to adjourn was made by K Meyer, seconded by T Austreng. Meeting adjourned at 5:51 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls