

Plan Commission Meeting Minutes
FROM September 15, 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 Wednesday, September 10, 2025, at 9:15am.

Board members present: Chairman Lyman, Vice Chairman Kevin Meyer, Secretary Jeanette Meyer, and Plan Commissioners Tim Austreng and David Schueffner. Diane Goedeke was also in attendance.

Approval of Minutes from the February 6, 2025, Plan Commission meeting minutes – A motion to approve the minutes from the February 6, 2025, Plan Commission meeting as printed was made by D Schueffner seconded by T Austreng. Motion carried 3-0.

Review / Recommendation – Rezone Request from Steve and Joanne Harrison to rezone 17.19 acres from A-4 (Limited Development Agricultural District) to A-2 (Agricultural Land District) allow for the construction of a barn dominium.

Petitioner: Steve and Joanne Harrison

Property Owner: same as above

Parcel Size: 17.19 Acres

Currently Property Zoning: A-4 (Limited Development Agricultural District)

Purpose of Petition: Construct a barn dominium.

Property Address: N6708 State Highway 32

Parcel Number: 59026383252

Steve & Joanne ended up getting stuck in the road construction along County Road O and did not make the meeting before it was adjourned. Clerk / Treasurer Meyer explained the Harrisons are looking to construct a structure that has a bathroom with a shower and a kitchen to can products grown on property and process honey. (They would have been allowed a bathroom 'of convenience' (toilet & sink) in the A-4.) The Clerk read an email from WI DOT allowing the northern driveway on the property to be used as residential. A motion to recommend to the Town Board rezoning 17.19 acres from A-4 (Limited Development Agricultural District) to A-2 (Agricultural Land District) with the condition the current camper use be discontinued when the structure is built was made by D Schueffner, seconded by K Meyer. Motion carried 4-0. The public hearing will be scheduled for October 6, 2025.

Review / Recommendation – Conditional Use Permit from Diane Goedeke to change the property use from a residence and welding business to allow for the operation of an auto repair and sales business (no more than 3/month) / car detailing business, occasional sawmilling and future storage building rental located at W3274 CTH C, Sheboygan Falls. The parcel is 3.22 acres and is currently zoned B-1 (Local Business and Industrial District).

Petitioner: Diane Goedeke

Property Owner: Same as above

Parcel Size: 3.22 Acres

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

Purpose of Petition: Change property use to an auto repair and sales business (no more than 3 cars per month) / car detailing business, occasional sawmilling and future storage building rental.

Property Address: W3274 CTH C

Parcel Number: 59026388480

The Town received a complaint about the number of vehicles on the property. Diane reported all but two of the cars are now licensed. Her son would like to 'flip cars' – buy them cheap, fix them and sell them. The Clerk provided DOT retail dealer license and salvage license information. According to the information from the DOT website: "Individuals may sell up to five of their own vehicles each year without a dealer license. These vehicles must be titled and registered to the individual and have been operated for personal use." "If you acquire just one vehicle with the intention of selling it, you must have a Motor Vehicle Dealer License." Diane was provided copies of the information. A motion to table the request until Diane has a chance to look in to and get back to the Clerk to be added to a future meeting was made by D Schueffner, seconded by T Austreng. Motion carried 4-0.

Review & Recommendation – None.

Adjournment - A motion to adjourn was made by K Meyer, seconded by D Schueffner. Meeting adjourned at 6:02 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls