

Plan Commission Meeting Minutes
FROM July 26, 2017 at 4:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

Chairman Steven Bauer called the Plan Commission meeting to order at 4:08 PM.

Board members present were: Chairman Steve Bauer, Secretary Jeanette Meyer, Plan Commissioners Lyman Theobald and David Schueffner. Vice Chair Carol Leannah was absent. Board members Barbara Poch & James Hanke, Ronald Krueger, Mike Trowbridge and Dennis, Shirley and Dan Roehrborn were also in attendance.

Approval of March 30, 2017 Plan Commission meeting minutes – A motion to approve the March 30, 2017 minutes as printed was made by Theobald, seconded by Schueffner. Motion carried 3-0.

Review / Recommendation – Land Division and Rezone Request from Dennis, Shirley, Dan and Cindy Roehrborn to split and rezone 9 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural District) to create two 4.5 acre lots.

Rezone Petitioner: Dennis, Shirley, Dan & Cindy Roehrborn, N7443 CTH M, Plymouth, WI
Property Owner: Same as above Property Address: vacant parcel south of CTH JM
Parcel Size: 71.09 acres Parcel Number: 59026381720
Present Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Create 2 lots (appr. 4.5 acres each) to be sold as buildable lots.

Dennis explained that due to its steep terrain and low crop prices, the Roehrborns would like to sell some of the land to recoup on their investment. They found out right before this meeting that the Johnsonville Sanitary District has a 30 year 'community mound' easement on part of this parcel. The 30 years is coming up but the District could extend the easement. They will need to find out how this impacts this parcel. There are no available hookups to the Johnsonville Sanitary District so any new parcel would have to have a sanitary mound or holding tank. It was noted that none of the Plan Commissioners present has any immediate issues with the request but also noted few details were clear at this point so a motion to table the request until the Roehrborns could look into how the easement may impact this request was made by Theobald, seconded by Schueffner. Motion carried 3-0.

Review / Recommendation – Land Division and Rezone Request from Dennis, Shirley, Dan and Cindy Roehrborn to rezone 1 acre from A-1 (Exclusive Agricultural Use District) to R-1 (Single Family Residence) to create a buildable lot.

Rezone Petitioner: Dennis, Shirley, Dan & Cindy Roehrborn, N7443 CTH M, Plymouth, WI
Property Owner: Same as above Property Address: vacant parcel north of CTH JM
Parcel Size: 1.0 acre Parcel Number: 59026381501
Present Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Create a buildable lot.

Dennis explained that they have been approached to sell the land just north of CTH JM. The Roehrborns would like to see some of the land to recoup on their investment. None

of the plan commissioner had any issues. A motion to recommend rezoning the 1 acre parcel from A-1 to R-1 to create a buildable lot was made by Theobald, seconded by Schueffner. A Plat of Survey will need to be submitted by August 14, 2017 in order to be on the September agenda.

Review / Recommendation – Land Division Request from Ronald Krueger to split 2.975 acres from an existing 50 acre lot, already zoned B-1(Local Business and Industrial District) to sell the existing golf course and retain the existing storage units.

Rezone Petitioner: Ronald Kruger, W3596 Wren Ln, Plymouth, WI
Property Owner: Same as above Property Address: W3634 Sunset Rd
Parcel Size: 50 acres Parcel Number: 59026386402
Present Zoning: B-1 (Local Business and Industrial District)
Purpose of Petition: Split and Sell existing Gold Course and retain existing storage units.

Ron is selling the golf course and would like to retain the storage units. The CSM presented showed 3 lots. But Ron stated he would like to have two lots: Lot 1 with the land the golf course is on and Lot 2 would be the storage units. He was instructed to submit a revised CSM by August 14 in order to make the September meeting. A motion to recommend dividing the storage units from the remaining land was with a revised CSM was made by Theobald, seconded by Schueffner.

Correspondence / Communication - none

Adjournment - A motion to adjourn was made by Theobald, seconded by Schueffner. Meeting adjourned at 4:49 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls