

**Plan Commission Meeting Minutes**  
**FROM September 6, 2017 at 5:00 PM**  
**HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL**

Chairman Steven Bauer called the Plan Commission meeting to order at 5:00 PM.

Board members present were: Chairman Steve Bauer, Vice Chair Carol Leannah Secretary Jeanette Meyer, Plan Commissioners Lyman Theobald and David Schueffner. Board member Barbara Poch, Ronald Krueger and Jim Bresser were also in attendance.

Approval of July 26, 2017 Plan Commission meeting minutes – A motion to approve the July 26, 2017 minutes as printed was made by Schueffner, seconded by Theobald. Motion carried 4-0.

Review / Recommendation – Land Division Request from Ronald Krueger to split 3.91 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 Golf Course and retain existing storage units.

Ron revised his previous request from July 26, 2017 to change to the acreage with the storage units to 3.91 acres. Nothing else changed. A motion to recommend dividing the storage units with the revised acreage of 3.91 from the remaining land was with a revised CSM was made by Leannah, seconded by Schueffner. Passed 4-0. Public hearing was scheduled for October 2, 2017.

Review / Recommendation – Rezone Request from Cresta & Jim Bresser to rezone 3.5 acres from A-1 ( Exclusive Agricultural Use District) to R-1 (Single Family Residential District) to create a buildable lot.

Rezone Petitioner: Cresta Bresser, W 3741 Sumac Rd, Sheboygan Falls, WI  
Property Owner: Same as above                      Property Address: vacant parcel adjacent to W3741 Sumac  
Parcel Size: 3.5 acres                                      Parcel Number: 59026390590  
Present Zoning: A-1 (Exclusive Agricultural Use District)  
Purpose of Petition: Create a buildable lot.

Mr. Bresser explained that they would like to rezone the 3.5 acres parcel to create a buildable lot in the future. Plan Commissioner suggested A-2 as a better fit for the new zoning. Mr. Bresser felt that would make sense. They also discussed a separate driveway near the driveway for W3741 as most of the road front is on a curvy hill. A motion to recommend rezoning 3.5 acres from A-1 to A-2 with a separate driveway that conforms to Chapter 3 of the Town code was made by Schueffner, seconded by Leannah. Motion carried 4-0.

Correspondence / Communication – Plan Commissioner David Schueffner reported that during a recent conversation with the DOT, he was told the HWY 23 preservation project is now off. Expanding HWY 23 from Plymouth to Fond du Lac is their priority.

Adjournment - A motion to adjourn was made by Schueffner, seconded by Theobald. Meeting adjourned at 5:34 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls

APPROVED