

**Plan Commission Meeting Minutes**  
**FROM April 12, 2018 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. Town Board Supervisor Barb Poch, Scott Barthels, Mike Trowbridge, Chuck Raml and Scott Schmitt were also in attendance.

Approval of February 22, 2018 Plan Commission meeting minutes – A motion to approve the February 22, 2018 minutes as printed was made by Leannah, seconded by Theobald. Motion carried 4-0.

Review / Recommendation – Rezone Request from Scott Barthels to rezone approximately 3.19 acres from A-4 (Limited Development Agricultural District) to R-1 (Single Family Residence District) to create a buildable lot for a new home.

Rezone Petitioner: Scott Barthels, W3234 CTH J, Sheboygan Falls, WI  
Property Owner: Same as above                      Property Address: vacant lot  
Parcel Size: 3.19 acres                                      Parcel Number: 59026380893  
Present Zoning: A-4 (Limited Development Agricultural District)  
Purpose of Petition: Create buildable lot for a new home.

Scott would like to build a house next to his existing excavating business. He has already submitted soil samples to get a sanitary permit. He has also talked to Ed Harvey about installing an additional driveway off of CTH J. Scott did not have a length on his driveway yet so he was given Chapter 3 of the Town's Code relating to Driveways & Right-of-Ways in the event it would be over 300 ft. The land was rezoned from A-1 to A-4 in 2000. It was felt it was A-4 to conform to the zoning code (as it was under 35 acres.) A motion to recommend rezoning the 3.19 acres from A-4 to A-2 requiring its own driveway, following Section 3.05 of the Town's code if the drive is over 300 ft. was made by David Schueffner, seconded by Carol Leannah. Motion carried 4-0. A plat was provided - the public hearing is scheduled for May 7, 2018.

Review / Recommendation – Conditional use Permit amendment from Sunset Hills Golf Course & Driving Range to expand the current golf course and driving range adding a pro-shop, golf simulators, sports bar and banquet hall.

Rezone Petitioner: Sunset Hills Golf Course & Driving Range LLC, W3634 Sunset Rd, Sheb Falls WI  
Property Owner: Same as above                      Property Address: W3634 Sunset Rd  
Parcel Size: 46.10 acres                                      Parcel Number: 59026386404  
Present Zoning: B-1 (Local Business & Industrial District)  
Purpose of Petition: Expand Business.

Mike Trowbridge and Scott Schmidt showed the plan commission their latest plan revisions for a new building to be built at W3664 Sunset Rd. It will replace the existing club house once complete. It will add a pro-shop, golf simulators, a sports bar and a banquet hall for meetings, weddings and parties. Mike would also like to obtain a full liquor license to go along with the business expansion. ( The Town Board denied the application at their April 2 meeting, asking Mike to reapply once the business expands.) Mike also asked if the calendar restriction and hour restrictions could be removed for the current building. The plan commission decided it would be best to develop a new conditional use permit for the new building / business model. A motion to recommend replacing #2 on page 1 of the current Conditional Use Permit to read "Golf course hours of operation shall be from dawn to 2am", instead of 12am and remove the 2<sup>nd</sup> restriction #3 on page 2 relating to the March 1 start & November 10 end dates was made by David Schueffner, seconded by Carol Leannah. Motion carried 4-0.

Correspondence / Communication – Secretary Meyer asked for an initial feeling on a potential rezone for W2824 CTH C. The Plan Commission didn't see any real issues but will not give anyone an answer without reviewing the request. Farmland Preservation recertification will be starting soon. The Town Board confirm the committee that will complete the process with Kevin Struck.

David Schueffner left the meeting at 6:12pm.

Adjournment - A motion to adjourn was made by Theobald, seconded by Leannah. Meeting adjourned at 6:15 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls