

Plan Commission / Farmland Preservation Committee Meeting Minutes
FROM June 21, 2018 at 5:30 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

Chairman Steven Bauer called the Plan Commission meeting to order at 5:30 PM. Notices were posted on June 19, 2018 at 12:30pm at the Town of Sheboygan Falls Town Hall, W3860 CTH O, Town of Sheboygan Falls Fire Department, N5480 CTH TT, Johnsonville Fire Department, W4284 CTH JM.

Board members present were: Chairman Steve Bauer, Vice Chair Carol Leannah Secretary Jeanette Meyer, Plan Commissioners Lyman Theobald and David Schueffner. Town Board Supervisors Barb Poch, Jim Hanke and Gerald Meyer and UWEX agent Kevin Struck and citizen member Dean Strauss.

Review on Possible Action on Existing Farmland Preservation Section of Town of Sheboygan Falls Zoning – Kevin submitted our Chapter 7 zoning ordinance with recommended changes to DATCP and reported their suggested changes:

- Our ordinance currently only allows for farm residences in A-1. We can allow through a CUP if desired.
- If moving land out of A-1, 4 criteria must be met which was added to Chapter 7.
- We can also as an additional zoning class of A-1s for small parcels under 35 acres to allow them to stay in farmland preservation. The group discussed minimum acreage, liked 3.0.
- Incidental was defined by state statute as “accompany but not necessarily a major part or as a consequence of.” For example, a roadside stand needs to meet SS 91.01 (b) or (d) in a certified farmland preservation zoning district depending on whether it is selling products principally produced on or off the farm. In the case where a roadside stand is selling produce grown on the farm, it might be considered incidental to vegetable raising. No decision was made to change ‘incidental’
- From current ch 7 p.9 2(E) “except for commercial production” needs to be defined, add to definition section- 7.25.
- From current ch 7 p.9 3 “Note such accessory farm dwelling...” Changed to non farm residence need to be rezoned unless they existed before January 1, 2014.
- From current ch 7 setion 7.21.1 (F) “Note: Farm residences...” remove 5 acre cap as it does exist any longer.
- The group discussed decreasing the setbacks in A-2 – no decision was made.

Correspondence / Communication – Secretary Meyer reported an a few examples of what other municipalities use for Conditional Use Permits to work on a new one for the Sunset Hills expansion. Item will be added to the next PC meeting agenda.

Selection of date and time for next meeting – The next Farmland Preservation re-certification meeting will be held July 12 @ 5:30PM.

Adjournment - A motion to adjourn was made by C Leannah, seconded by D Schueffner. Meeting adjourned at 7:08pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls

APPROVED