

**Plan Commission Meeting Minutes**  
**FROM June 11, 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 Friday, June 1, 2018.

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, Susan Zolp, Brad Buechel (Meridian Surveying), and Scott and Lori McGlade were also in attendance.

Approval of April 12, 2018 Plan Commission meeting minutes – A motion to approve the April 12, 2018 minutes as printed was made by Leannah, seconded by Schueffner. Motion carried 4-0.

Review of Farmland Preservation Law Requirement – printed on the agenda in error, skipped. No discussion.

Review / Recommendation – Rezone/Land Division Request from Scott and Lori McGlade to rezone approximately 6 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Use District) and approximately 14 acres from A-1(Exclusive Agricultural Use District to A-4 (Limited Development Agricultural District) to retain the existing buildings and sell the remaining farmland.

Rezone Petitioner: Scott & Lori McGlade, 630 Detroit St, Sheboygan Falls, WI  
Property Owner: Same as above                      Property Address: W2821 Woodland Rd  
Parcel Size: 20 acres                                      Parcel Number: 59026384230  
Present Zoning: A-1 (Exclusive Agricultural Use District)  
Purpose of Petition: Retain the existing buildings, sell the remaining farmland.

Scott and Lori have purchase a 20-acre parcel. They would like to keep 6.05 acres (Lot 1) with the existing buildings, staying 100 ft from the property lines to allow for farm animals and sell the remaining 14.37 (Lot 2) acres of farmland. Th remaining farmland is under 35 acres, so it also needs to be rezoned. Field access is currently through the existing driveway that serves the existing buildings. The Plan Commission explained a separate field access will need to be installed for the farmland when separated. A motion to recommend rezoning 6.05 acres (Lot 1) from A-1 to A-2 and 14.37 acres (Lot 2) from A-1 to A-4 requiring a separate field access for Lot 2 was made by David Schueffner, seconded by Carol Leannah. Motion carried 4-0. The submitted CSM was missing page 2. Once received, a public hearing will be scheduled.

Review / Recommendation – Rezone/Land Division Request from Ralph Schlichting to rezone approximately 5 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Use District) to retain the existing buildings and sell the remaining farmland.

Rezone Petitioner: Ralph Schlichting , N6018 CTH TT, Sheboygan Falls, WI  
Property Owner: Same as above                      Property Address: N6018 CTH TT  
Parcel Size: 41.64 & 5.25 acres                      Parcel Number: 59026386640 & 386590  
Present Zoning: A-1 (Exclusive Agricultural Use District)  
Purpose of Petition: Retain the existing buildings, sell the remaining farmland.

Ralph would like to keep the existing buildings with 5.09 acres (Lot 1) staying 100 ft from the property lines to allow for farm animals and sell the remaining farmland. (Lot 1) with the existing buildings and sell the remaining 41.80 acres of farmland. The remaining farmland can stay A-1 as it is over 35 acres. The remaining farmland has an existing field entrance, so nothing would need to be added. A motion to recommend rezoning 5.09 acres (Lot 1) from A-1 to A-2 was made by Skip Theobald, seconded by David Schueffner. Motion carried 4-0. A complete CSM was submitted, public hearing is scheduled for July 2,2018.

Review / Recommendation – Rezone/Land Division Request from Susan Zolp rezone approximately 5 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Use District) to sell the existing buildings and retain the remaining farmland.

Rezone Petitioner: Susan Zolp, W4416 Sumac Rd, Plymouth, WI  
Property Owner: Same as above                      Property Address: W4194 Sumac Rd  
Parcel Size: 29.75 acres                              Parcel Number: 590263390280  
Present Zoning: A-1 (Exclusive Agricultural Use District)  
Purpose of Petition: Sell the existing buildings, retain the remaining farmland.

Susan would like to sell the existing buildings with 5.00 acres (Lot 1) to her daughter and retain the remaining farmland. The remaining farmland can stay A-1 as it is contiguous to another parcel owned by Susan. The Plan Commission explained a separate field entrance will need to be installed for the farmland when separated. A motion to recommend rezoning 5.00 acres (Lot 1) from A-1 to A-2 was made by Skip Theobald, seconded by David Schueffner. Motion carried 4-0. A complete CSM was submitted, public hearing is scheduled for July 2,2018.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by Theobald, seconded by Schueffner. Meeting adjourned at 6:14 pm.

Respectfully submitted,  

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls