

**Plan Commission / Farmland Preservation Committee Meeting Minutes**  
**FROM July 12, 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 29, 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, Plan Commissioner David Schueffner. Town Board Supervisors Barb Poch, Jim Hanke and Gerald Meyer, UWEX agent Kevin Struck and citizen members Dean Strauss and Michael Koepke. Absent were Secretary Jeanette Meyer and Plan Commissioner Lyman Theobald. Barb Poch took minutes from tonight's meeting.

Approval of meeting minutes from June 21, 2018 meeting- A motion to approve the minutes from the June 21, 2018 meeting was made by Carol Leannah, seconded by David Schueffner. Motion carried.

Review on Possible Action on Existing Farmland Preservation Section of Town of Sheboygan Falls Zoning Ordinance –

- A-1 & A1-S total farmland preservation acreage.
- Slide show/ list of acreage & names of owners with smaller acreage given in show. Committee gave their thoughts of possible new zoning numbers.
- Reviewed verbiage changes in chapter 7 from the July meeting. Why the changes were made & what more to add or take away.
- A-2 setback footage change from 100 to 50 feet for barn with animals. State & County roads setback precedence will take over.
- Kevin will add page of number of animals per acre (ei, cows 1.4 units per acre)
- Possible change of acreage from 35 acres to less.

Review and Possible Action on a Small Number of Minor Miscellaneous Items in the Town of Sheboygan Falls Zoning Ordinance -

- Churches will be R-1.
- A1-S Will allow setbacks to be different than County. Land owners must meet more restrictive code.

- A-4 Zoning Kevin will bring a list of landowners in zoning for August meeting.
- A-3 Zoning Kevin will bring a list of landowners in zoning for August meeting  
Compare A-2 definition would houses be allowed? Should they be limited to less acreage than 35 acres?
- Potential Business Growth parameters in areas noted as Commercial zone in current Smart Growth Plan. Kevin will bring example.
- New State Statue 91.46
- A-1 & A-2 total farmland preservation acreage.

Review Potential Rezoning Classification for Existing Non-conforming Parcels

Correspondence / Communication – Nothing to report.

Selection of date and time for next meeting – The next Farmland Preservation re-certification meeting will be held August 23 @ 5:30PM.

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

Respectfully submitted,

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Barbara Poch,  
Town of Sheboygan Falls