

Plan Commission Meeting Minutes
FROM August 29, 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 Tuesday, August 28, 2018 at 1:00pm.

Board members present were: Chairman Steve Bauer, Secretary Jeanette Meyer, Plan Commissioners Lyman Theobald and David Schueffner, Town Board Supervisor Barb Poch and Tanya Powers were also in attendance. Vice Chair Carol Leannah was absent.

Approval of June 11, 2018 Plan Commission meeting minutes – A motion to approve the June 11, 2018 minutes as printed was made by Schueffner, seconded by Theobald. Motion carried 3-0.

Review / Recommendation – Rezone Request from Johnsonville Sausage LLC to rezone approximately 5 acres from A-2 (Agricultural Use District) to B-1 (Local Business & Industrial District) to build a small outlet store that is open to the public.

Rezone Petitioner: Johnsonville Sausage LLC, N6928 Johnsonville Way, Sheboygan Falls, WI
Property Owner: Same as above Property Address: W4261 CTH J
Parcel Size: 5 acres Parcel Number: 59026382011
Present Zoning: A-2 (Agricultural Use District)
Purpose of Petition: Build a small outlet store that would be open to the public.

Tanya Powers explained Johnsonville Sausage LLC currently has a trailer on site for its members to purchase their products at a discount. They would like to build a permanent structure that would be open to its members, open to the public, provide a place for brat fry order pick up and fulfill e-commerce orders. It could be opened 6 days a week, including one morning to allow 3rd shift members to use. They have limited space on their current properties. They recently purchased 5 acres located at W4261 CTH J. Johnsonville would like to move the outlet off campus so that the members have a better location and for food safety concerns. They only own the 5 acres so they could not expand other buildings across the street. They do not have finalized building plans to date but are getting close. The store would feature mostly J-ville products. The floor plan is 3000 sq ft including one dock for deliveries. The Plan Commission asked for the Rio Rd to be entrance only to try to limit traffic on that road. Tanya stated Johnsonville would fund upgrading Rio Rd from CTH J to their west entrance if approved. The Plan Commission asked for that in writing. A motion to recommend rezoning the 5 acres to B-1 was made by Schueffner, seconded by Theobald. Motion carried 3-0. A plat of survey will need to be submitted. Once received, a public hearing will be scheduled. There was also discussion on the lighted, on premise “B>R>A>T” sign / art. A motion to recommend approval of the sign was made by Bauer, seconded by Schueffner. Motion carried 3-0.

Review / Recommendation – Conditional Use Permit Request from Johnsonville Sausage LLC to operate a small outlet store that is open to the public.

Rezone Petitioner: Johnsonville Sausage LLC, N6928 Johnsonville Way, Sheboygan Falls, WI
Property Owner: Same as above Property Address: W4261 CTH J
Parcel Size: 5 acres Parcel Number: 59026382011
Present Zoning: A-2 (Agricultural Use District)
Purpose of Petition: Build a small outlet store that would be open to the public.

After the discussion on the rezone of the property, the Plan Commission felt the decision should be put off until Johnsonville Sausage had final building and business plans. Tanya was asked to contact Clerk / PC Secretary Meyer to schedule a meeting once they had more final details.

Review / Recommendation – Conditional use Permit amendment for Sunset Hills Golf Course & Driving Range LLC to expand business for a new restaurant/ bar and banquet facility.

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: 29.75 acres Parcel Number: 590263390280
Purpose of Petition: Update on Construction TimeLine and Conditional use Permit Amendments for restaurant expansion.

It had been suggested at a previous Plan Commission meeting that a new Conditional Use Permit would need to be created for Sunset Hills. After some discussion, it was now felt that the existing CUP could be amended to add the expanded business plans. Mike was not in attendance but did stop during Clerk’ Hours and gave a brief update: he has hired a new contractor who is moving the project forward again. He wanted to know what he had to do. The Clerk / PC Secretary was instructed to notify Sunset Hills Golf Course & Driving Range LLC that once they have a finalized set of blue prints they should petition the Plan Commission for the Amended CUP. Once he got CUP amendment approval, he could obtain a building permit.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by Theobald, seconded by Schueffner. Meeting adjourned at 6:50 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls