

**Plan Commission Meeting Minutes
FROM October 22, 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 Wednesday, September 26, 2018 at 12:30pm.

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 and Tanya Powers, Jacob Snyder & Greg Wagner were also in attendance.

Approval of September 13, 2018 Plan Commission meeting minutes – A motion to approve the September 13, 2018 minutes as printed was made by Schueffner, seconded by Leannah. Motion carried 4-0.

Review / Recommendation – Conditional se Permit Request from Johnsonville Sausage LLC to operate a small outlet store that will be 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.

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. They only own the 5 acres, so they could not expand other buildings across CTH J. reg Wagner explained that he met with the County highway Department about an entrance / exit off CTH J. The county would require deceleration lanes if that would happen. County would prefer entrance/ exit be off Rio Rd. Entrance would be approx. Proposed entrance would be 287" from right of way of CTH J, on Rio Rd. The parking lot is currently planned for 22-24 stalls with room for expansion, if needed. The light would be motion sensing lights that will only come on if there is activity. The building is approx. 3500 sq. ft. Hours would be Monday – Sat 11-6, with one day opening at 5:30 to accommodate 3rd shift members. After some discussion about the entrance /exit being only off Rio Rd, Greg suggested a right only turn island to encourage those exiting to go to CTH J, instead of south down Rio Rd. Tanya Powers also stated Johnsonville would be willing to improve Rio Rd to the entrance of the site. A motion to recommend a conditional use permit to allow Johnsonville to build and operate a small retail outlet store with the following conditions: a left-hand exit island is added to the plan including signage to that affect and something in writing from Johnsonville for road improvements it would be willing to make at their expense to Rio Rd. was made by Theobald, seconded by Schueffner. Motion carried 4-0. A revised

plan including left turn island and letter from Johnsonville stating they will improve Rio rd. from their entrance to CTH J at their expense will need to be submitted by 11/7. Once received, a public hearing will be scheduled for 12/3.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by Schueffner, seconded by Leannah. Meeting adjourned at 6:25 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls

APPROVED