

Plan Commission Meeting Minutes
FROM November 4, 2021, at 5:30 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

Vice - Chairperson Carol Leannah called the Plan Commission meeting to order at 5:30 PM. Notices were posted Wednesday, November 3, 2021, at 8:30am.

Board members present: Vice Chair Carol Leannah, Secretary Jeanette Meyer, and Plan Commissioners David Schueffner & Kevin Meyer. Roger & Betty Neeb were in attendance. Chairman Lyman Theobald was absent.

Approval of Minutes from October 7, 2021, Plan Commission meeting minutes – A motion to approve the minutes from the October 7, 2021, Plan Commission meeting as printed was made by Schueffner, seconded by K Meyer. Motion carried 4-0.

Review / Recommendation - Rezone request and boundary change from Roger & Betty Neeb and James & Chris Kroeplien to move the northern parcel line of 59026386531 (Neeb's) 1.17 acres north to the creek; land taken from 386510 (Kroeplien's), currently zoned A-1 (Exclusive Agricultural District) to be rezoned to A-2 (Agricultural Land District), to match parcel merging to. And then taking .09 acres from 386531 (Neeb's) current south lot line and merging with 386510 (Kroeplien's), currently zoned A-2 (Agricultural Land District) to be rezoned to A-1 (Exclusive Agricultural District), to match parcel merging to.

Roger & Betty Neeb explained that they would like to purchase some land from James & Chris Kroeplien north of their existing home in the event they need to update their septic. James & Chris would like to widen their current field access to allow for their bigger equipment, they would like to purchase a small slice from Roger & Betty's south property line.

The Plan Commission then discussed the request. Lands would need to be rezoned to match the parcels they would be moving to. North land is currently A-1, would need to be changed to A-2. South slice is currently A-2 and would need to be changed to A-1. Since the request is changing the parcel, the culvert will need to be increased to the Town's current standards. On the survey, there is a culvert that appears to straddle James's land and the next neighbor to the south, Ed & Sandra Strauss. The Plan Commission will recommend to the Town Board to get a written agreement from both owners. Commissioner Schueffner contacted James via phone to discuss the concerns with him. While on speaker phone during the meeting, James agreed and had no objections to increasing the length of the culvert and getting something in writing from Ed & Sandra Strauss. Public hearing will be scheduled for December 6, unless the Clerk hears otherwise by November 17.

A motion to recommend to the Town Board moving the boundary lines as submitted on the survey and rezoning where needed contingent a written agreement between the current owners of the culvert and agreement of increasing the culvert length to accommodate farm equipment was made by Schueffner, seconded by K Meyer. Motion carried 4-0.

Review / Recommendation – Review and amend section 7.31 Solar Regulations for the Town of Sheboygan Falls Municipal Code.

The Plan Commission discussed permitting ground mount systems .01-4.99MW and permit fee schedule was discussed:

0-1 MW - require a general building permit at the current fee schedule as well as following setbacks

1MW -4.99 MW – require a solar system permit require a \$5000 deposit, remaining balance to be refunded – similar to the 5MW and over schedule but at a smaller deposit rate.

The Clerk was asked to: look into how solar systems affect value (didn't have answer for this meeting)

- Contact the Village of Boaz in Richland County
- Contact the Town of Franklin in Vernon County

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by Meyer, seconded by Schueffner. Meeting adjourned at 6:39 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls

APPROVED