

Minutes

Plan Commission

1-25-2016

Roll Call: PC Members: Ken Sonntag, Jen Buelow, Jackie Veldman, Jesse Dippel, Lou Jaeger, and Andy Seil (Alternate)

Clerk: Linnae Wierus

Also present: Bob Rementer, Pat Docter, Glen Tackes, Lynn Tackes, Maralyn Fowler, Jay Keuper, David Maglio, TJ Sommer, Peter Mersberger, Jim Gilmour, Betsy Schober, and Dave Schober

Public Hearing

1. **Call to order:** Ken calls the public hearing to order at 7:01 p.m..
2. **NOTICE IS HEREBY GIVEN** that the Plan Commission will have a Public Hearing on January 25th, 2016 at 7:00 p.m., located at the Town Hall, W8095 Parnell Road, Cascade, WI 53011, to consider the request for Edward Keuper and Mary Keuper Irrevocable Trust/Edward Keuper & Elizabeth Schober. Edward Keuper & Elizabeth Schober are the owners of the Tax Parcel #59012161060 (Lot: 40.00 acres) Property is located at W8349 County Rd V, WI 53011. Legal Description: Part of the NE SW, SEC 21, T14 R20. Town of Mitchell, Sheboygan County, Wisconsin. Reasons & justifications for the public hearing: Edward and Elizabeth would like to split 5 acres off from the current parcel #59012161060 and for the new parcel to be rezoned from Ag1 to R2.
3. **Public Comment:** None
4. **Adjournment:** Jackie makes the motion to close the public hearing. Lou seconds the motion. No nays, motion carried.

Plan Commission Meeting

1. **Call to Order:** Ken calls the meeting to order at 7:03 p.m..
2. **Approval of Minutes from November meeting:** Jackie makes the motion to approve the minutes from November's meeting. Lou seconds the motion. No nays, motion carried.
3. **Public Comment:** None
4. **New Business (All Items below will be Discussion & Action)**
 - a. **Peter Mersberger/Highland Hills LLC** – Peter may be interested in selling the front 36 acres with a possible driveway coming off of Hwy F and keeping the back 40 acres. He currently leases the property. The current zoning is AG1 for lots 59012165660 and 59012165680 and R1 for lot 59012166060. The Plan Commission informs Peter that each parcel needs to have road access and its own driveway. If Peter is interested in splitting the lots, the minimum is 5 acres and would need to be rezoned if the lot size is smaller than AG1 requirement of 35 acres.
 - b. **Jay Keuper** – Jackie makes the motion to recommend the approval of the lot split of 5 acres which includes one of the houses and leaves one house on the remaining 34.7 acres and rezoning the 5 acres to R2. Jen seconds the motion. No nays, motion carried

c. Gretchen Gibb- moved to February's agenda

d. TJ Sommer – TJ is questioning whether a conditional use permit is required for his shooting range since it has been in operation since he purchased the property in 2000 and there hasn't been a new shooting range installed. He has made enhancements to the existing range in the recent years to continue to meet or exceed NRA requirements. TJ provides the Plan Commission with State Statutes related to this issue. The Plan Commission would like the Town Board to review the information provided and make the decision on this topic.

e. Glen & Lynn Tackers- Glen and Lynn would like to build a pole shed for personal use on their property located at W7184 Co Rd F. The building would be 17 ft high and setbacks are sufficient according to the drawings provided. Jen makes the motion to approve. Jesse seconds the motion. No nays, motion carried.

5. Appointing members to report to the Town Board: Jackie volunteers to report to the Town Board. No objections.

6. Adjournment: Lou makes the motion to adjourn. Jackie seconds the motion. No nays, motion carried. Meeting adjourned at 7:37 p.m..

Respectfully submitted,

Linnae Wierus
Town Clerk