**Town of Herman**
**Minutes of the Plan Commission**
**January 27, 2025**

The meeting was called to order by Plan Commission Chairman Dave Stein at 7:00pm.

**Roll Call**: Members present: David Stein, Joel Christ, Ben Schellinger, Larry Moldenhauer and Tim Baier. Zoning Administrator David Groth, and Secretary Alison Pecha.

**Approval of Agenda**: Motion by Stein to approve the agenda. Seconded by Moldenhauer. Motion carried.

**Minutes:** Stein motion to approve minutes from December 2, 2024. Seconded by Baier. Motion carried.

**Public Hearings:**

a. A minor land division application by Karen & Robert Claas, property owners J.M. Schmidt & Sons create 2-acre lot in the A-1 Farmland Preservation District under the Zoning Ordinance, Chapter 251-18 Code of Ordinances, Town of Herman, Dodge County, Wisconsin in the NW¼ and NE¼ of Section 10. Parcel #020-1117-1012-000. County Road DW

Mrs. Claas would like to divide off 2-ac to build a home.

No person spoke for or against the minor land division.

Zoning Administrator Groth – the minor land division meets requirements and recommends approval. Mrs. Claas is part owner of JM Schmidt & Sons Farm making it a permit use to build a farm residence under 384-28 A (2).

Baier motion to recommend approval for the town board of the minor land division. Moldenhauer seconded and the motion carried.

b. A minor land division application by the Sterr Family Properties LLC to create a 6 acres lot in the A-1 Farmland Preservation District under the Zoning Ordinance, Chapter 251-18 Code of Ordinances, Town of Herman Wisconsin in the SE¼ and SW¼ of Section 17. Parcel #020-1117-1731-000. Site address Iowa Rd.

Mr. Kevin Sterr managing member of Sterr Family Properties with other members of the LLC would like to divide off 6-ac to sell to one of the family members, who plans to build a home on the property. Mr. Sterr also want to extend apologies to the board for attorney letters from one family member.

No one spoke for the MLD.

Against- Chrissy Sterr a 1/5 owner is opposing the MLD and rezone.

Zoning Administrator Groth- recommending a that the board table this item and the rezone till the next meeting for the board to get more documentation.

Baier motion the table this item and the next item till the next meeting. Schellinger seconded and the motion carried.

c. A rezone application by the Sterr Family Properties LLC to rezone 6 acres from A-1 Farmland Preservation to A-2 General Ag District under the Zoning Ordinance, Chapter 384, Code of Ordinances, Town of Herman, Dodge County, Wisconsin in the SE¼ and SW¼ of Section 17. Parcel #020-1117-1731-000. Site address Iowa Rd.

TABLED

COMPREHENSIVE PLAN 2050- The draft version of the plan was not available. This item was not discussed.

**Future agenda items & business**- Due to a few commission member unable to attend the regular meeting date in February the next meeting will be March 3, 2025 at 6 pm.

**Adjourn-** Motion by Stein to adjourn. Schellinger seconded the motion. Motion carried to adjourn at 6:30.

Alison Pecha, Plan Commission Secretary