TOWN OF HERMAN, DODGE COUNTY, WISCONSIN

NOTICE IS HEREBY given that the Town of Herman Plan Commission will meet on **Thursday, December 3, 2026, at 6:00pm** at Herman Town Hall at W1892 Rock Road.

Agenda

1. Call to Order.
2. Roll Call.
3. Approval of Agenda
4. Minutes from May 28, 2026

PUBLIC HEARINGS

5. State of Public Notice.

   For each Public Hearing:

   i. Ordinance amendment presentation
   ii. Floor is open for public comment
   iii. Close public portion of hearing.
   iv. Commission deliberates.
   v. Commission makes advisory recommendation and votes.

a. Public Hearing for a Conditional Use Permit application by Yoeckel Farms, for Small residential land division in A-1 under Chapter 384-55, in the NE ¼ of the NE ¼ of Section 35. Parcel # 020-1117-3511-00.

6. Minor Land Division Application – Jay Schnorenberg
   Review and possible action on a Minor Land Division application to create two lots (5.4 acres and 5.6 acres) from an existing 11.0-acre parcel located in the A-2 General Agricultural Zoning District, pursuant to Chapter 251-18, Section 34. Parcel No. 020-1117-3442-001.
7. Communications and petitions by Plan Commission Secretary
8. Future agenda items and business
9. Adjourn

Alison Pecha, Plan Commission Secretary

Posted: November 13, 2026

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Town Clerk, Alison Pecha at 920-387-9322, 24 hours before the day of the meeting so that arrangements may be made to accommodate your request.

Town of Herman
Minutes of the Plan Commission
May 28, 2026 6:00pm Herman Town Hall

The meeting was called to order by Plan Commission David Stein at 6:00pm.

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

Approval of Agenda: Stein motion to approve the agenda. Moldenhauer seconded and the motion carried.

Minutes March 23, 2026- Stein motion to approve the March 23, 2026 minutes as presented. Baier seconded and the motion carried.

Public Hearings:

a. Ordinance amendments of Town of Herman Code of Ordinance Chapter 251 Land Division

Secretary Pecha stated that the amend ordinance was drafted by Cedar Corp, emphasizing that the revisions were largely procedural, involving plat review and statutory wording.

No one spoke on the ordinance amendment.

Christ motion to recommend approval for the town board of the ordinance changes to chapter 251. Stein seconded and the motion carried.

b. Ordinance amendments of Town of Herman Code of Ordinance Chapter 384 Zoning

The proposal would move all but AG uses from permitted to conditional uses so the town could review proposals, impose reasonable conditions, and better manage site plans and property organization.

Public comment raised concern that additional requirements might discourage new businesses, while supporters argued the process would not be unusually burdensome and would improve oversight.

Stein motion to recommend approval for the town board of the ordinance changes to chapter 384. Baier seconded and the motion carried.

c. Conditional Use Permit application by Mighty Rock Homes LLC, for Any similar use subject to the approval of the Town Board under Chapter 384-33(10), in the SW ¼ of the SW ¼ of Section 31. Parcel # 020-1117-3133-021

The property owner Clayton Klink explained that he would like to have gym space in the lower part of the building and rent the upper part of the building for apartments.

Baier motion to approve the CUP for a non-owner-occupied apartment rental, providing that proper permits of occupation shall be complete for the property. Stein seconded and the motion carried.

Minor Land Division Application - Marcy Meyer property owner to create a 31.73 acres lot from a 40-acre parcel in the A-1 Farmland Preservation zoning district under Chapter 251-18 in Section 16. Parcel # 020-1117-1614-000

Matt Feucht spoke for Mrs. Meyer stating that she would like to divide off 32 acres from an 40 acres parcel. Leaving 8 acres for home and windmill.

No/for against.

Zoning Administrator recommended approval.

Moldenhauer motion to approve the MLD. Stein seconded and the motion carried.

Micheal Peters property owner to add .96 acres from parent parcel lot to create a 1.5 -acre child parcel in the A-1 Farmland Preservation zoning district under Chapter 251-18 in Section 01. Parcel # 020-1117-0134-00
Mike Peters would like to add to a non-conforming lot to make it conform and more sal able.

No/for against.

Zoning Administrator recommended approval.

Baier motion to approve the MLD. Christ seconded and the motion carried.

Adjourn- Motion by Stein to adjourn at 6:34 pm. Baier seconded the motion, and the motion carried.

Alison Pecha, Plan Commission Secretary

Town of Herman, Dodge County, Wisconsin

LETTER OF INTENT
AND
LAND USE & DEVELOPMENT PERMIT APPLICATION

1 APPLICANT: Last Name: Yoeckel Farms LLC | First Name | Telephone #

Street Address: W510 County Road S | City/P.O.: Hartford | State: WI | Zip: 53027

2 PROPERTY OWNER(S): Last Name | First Name | Telephone #

☑ CHECK✓HERE IF SAME AS APPLICANT | Street Address | City/P.O. | State | Zip

3 AGENT: Last Name | First Name | Telephone #

☑ CHECK✓HERE IF SAME AS APPLICANT | Street Address | City/P.O. | State | Zip

4 PROPERTY DESCRIPTION

Parcel ID Number: 020-1117-351-1-000 | Street Address - if any

☐ CHECK✓HERE IF SEPARATE LEGAL DESCRIPTION IS ATTACHED

NE 1/4 of the NE 1/4 of Section 35

5 INTENDED USE OR DEVELOPMENT OF PROPERTY:
(Check ✓ all that apply)

- ☐ Farm Dwelling/Agricultural Building
- ☒ Non-Farm Dwelling or Accessory Building
- ☐ Lot/Parcel Split by Certified Survey Map (CSM)
- ☐ Commercial/Industrial Use & Building
- ☐ Install New/Replacement Sign
- ☐ Lot/Parcel Split by Subdivision Plat

PLEASE DESCRIBE INTENDED USE OF PROPERTY IN DETAIL:

384-55 SRLD of approx. 7.0 ac from Parent Parcel of 234 ac
C.U.P.

*** PLEASE ATTACH SITE OR SKETCH PLAN ***
(SEE INSTRUCTIONS ON BACK)

6 AFFIDAVIT:

I (we) attest that I am (we are) the Owner(s) of the property which is the subject of this Application in the Town of Herman, Dodge County, Wisconsin, and, that all the information attached to or provided in support of this Application are honest and true to the best of my (our) knowledge and belief;

Further, I (we), as Owner(s) of the subject property, understand that this Application and all supporting information required pursuant to the Town's Zoning and Land Division Ordinances much be complete and accurate, as determined by the Town Clerk, Plan Commission, or other applicable official for the Town, before this Application can be processed and reviewed by the Town;

Further, I (we), as Owner(s) of the subject property, acknowledge and accept responsibility for the payment of any fees charged and for costs incurred by the Town to process and review this Application, and, regardless of whether or not this Application is approved, the Town has the right to retain that portion of said fees and costs for processing and reviewing this Application.

Further, I (we), as Owner(s) of the subject property, authorize the Agent(s) identified above to act as my (our) representative(s) in any matter regarding this Application unless otherwise stated; and

Further, I (we), as Owner(s) of the subject property, understand that I am (we are) responsible for applying for and securing all other permits and/or approvals required from any and all other State, Federal, and County agencies concurrent with or prior to the submission of this Application.

Property Owner(s) Signature: Daniel Yoeckel

TOWN USE ONLY

CHECK ✓ HERE FOR ALL PERMITS and APPROVALS REQUIRED/REQUESTED
(check all that apply)

☐	Minor Land Division	$ _____
☐	Land Use Permit	$ _____
☐	Rezoning Petition	$ _____
☒	Conditional Use Permit	$ 1,500
☐	Zoning Variance	$ _____
☐	Sign Permit	$ _____
☐	Certified Survey Map (CSM)	$ _____
☐	Driveway	$ _____
☐	Other	$ _____

TOTAL FEE(S) DUE: $ 1500

☐ **Fee(s) Paid by:**
- ○ CASH
- ○ CHECK # 2040

☐ **Fee(s) to be Billed to:**
- ○ APPLICANT
- ○ PROPERTY OWNER
- ○ AGENT

DATE SUBMITTED: Nov 7 - 2026

RECEIVED BY: David M Groth

WHITE COPY - Town Clerk | YELLOW COPY - File / Dodge County | PINK COPY - Applicant / Property Owner

~SEE FILING INSTRUCTIONS ON BACK~


75
42
56
40
69
Harvest Road


County Road S
County Road S
County Road S
County Road S
EVANGELICAL LUTH CHURCH & CEMETERY
North Goodland Road
Harvest Road
ROLAND G KOLWITZ
7.0 Ac
LARRY NEU
DYLAN CALLIES

Town of Herman, Dodge County, Wisconsin

LETTER OF INTENT
AND
LAND USE & DEVELOPMENT PERMIT APPLICATION

1 APPLICANT: Last Name Schnorrenberg | First Name Jay | Telephone # 414.881.2112
Street Address 126 E Prospect St | City/P.O. Hartford | State WI | Zip 53027

2 PROPERTY OWNER(S): Last Name | First Name | Telephone #
☑ CHECK✓HERE IF SAME AS APPLICANT | Street Address N5022 Buchanan Rd | City/P.O. Hartford | State WI | Zip 53027

3 AGENT: Last Name | First Name | Telephone #
☐ CHECK✓HERE IF SAME AS APPLICANT | Street Address | City/P.O. | State | Zip

4 PROPERTY DESCRIPTION Parcel ID Number 020-1117-3442-001 | Street Address - if any
☐ CHECK✓HERE IF SEPARATE LEGAL DESCRIPTION IS ATTACHED
NW 1/4 of the SE 1/4 of Section 34

5 INTENDED USE OR DEVELOPMENT OF PROPERTY:
(Check ✓ all that apply)

- ☐ Farm Dwelling/Agricultural Building
- ☐ Non-Farm Dwelling or Accessory Building
- ☒ Lot/Parcel Split by Certified Survey Map (CSM)
- ☐ Commercial/Industrial Use & Building
- ☐ Install New/Replacement Sign
- ☐ Lot/Parcel Split by Subdivision Plat

PLEASE DESCRIBE INTENDED USE OF PROPERTY IN DETAIL:
MLD 25|-18 11.05 parent Parcel creating 5.410 ac Lot 2
5.649 ac Lot 1
Parcel is in A2

*** PLEASE ATTACH SITE OR SKETCH PLAN ***
(SEE INSTRUCTIONS ON BACK)

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Property Owner(s) Signature: Jay Schnorrenberg

TOWN USE ONLY

CHECK ✓ HERE FOR ALL PERMITS and APPROVALS REQUIRED/REQUESTED
(check all that apply)

☑	Minor Land Division	$ 500
☐	Land Use Permit	$
☐	Rezoning Petition	$
☐	Conditional Use Permit	$
☐	Zoning Variance	$
☐	Sign Permit	$
☐	Certified Survey Map (CSM)	$
☐	Driveway	$
☐	Other	$

TOTAL FEE(S) DUE: $ 500 00

☐ **Fee(s) Paid by:**
- ◉ CASH
- ○ CHECK # _____

☐ **Fee(s) to be Billed to:**
- ○ APPLICANT
- ○ PROPERTY OWNER
- ○ AGENT

DATE SUBMITTED: 10-19-2026

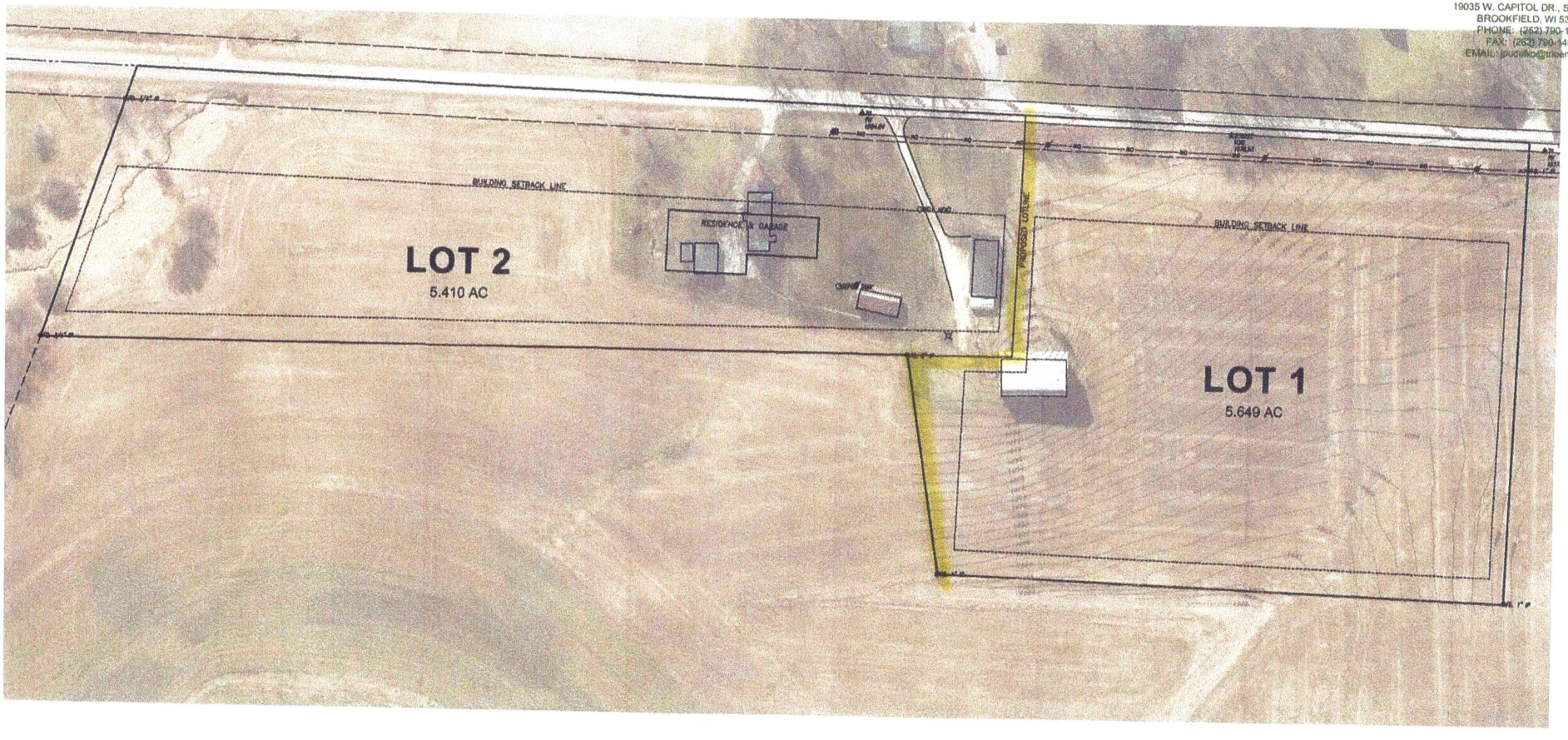
RECEIVED BY: David M Gratt

WHITE COPY - Town Clerk | YELLOW COPY - File / Dodge County | PINK COPY - Applicant / Property Owner

~SEE FILING INSTRUCTIONS ON BACK~

ZONING: A-2
FRONT SETBACK: 100 FT
SIDE SETBACK: 15 FT
REAR SETBACK: 25 FT

TRIO
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudlik@trioeng.com



:ONCEPT PLAN 4
UCHANAN RD
WN OF HERMAN, WI

0 25 50 100
SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

DATE: 10/16/2026