



TOWN OF SEVASTOPOL PLAN COMMISSION MEETING

Date / Time: Tuesday, November 11th, 2025 – 5:30 p.m.

Location: Sevastopol Town Hall

4528 State Highway 57, Sturgeon Bay WI 54235

Telephone: (920) 746-1230 / Email: office@townofsevastopolwi.gov

Call to order. The meeting was called to order by Plan Commission Chair, Linda Wait at 5:30 p.m.

Roll call / Establish Quorum. The following Plan Commission members were present and constitute a quorum: Linda Wait, Hugh Zettel, Mike Woleben and Jay Hubner via telephone.

Excused: Trent Olsen.

Also present: Amy M. Flok and Dan Woelfel

Proper notice / adopt Agenda. Upon confirmation, the agenda was properly noticed, motion by Hugh and second by Mike to adopt the agenda. Motion carried.

Public Participation.

Hugh Zettel stated that we lost Laird Salisbury. Laird was a veteran and we salute him for his service. We also thank him for his many years of service on the Plan Commission

Approve previous minutes (May 13, 2025). Motion by Hugh and second by Mike to accept the Plan Commission minutes of May 13, 2025. Motion carried.

New Business

Gene Scheuermann and Mary Scheuermann request a Conditional Use Permit in order to rebuild and expand floor area of a single-family residence located at 5401 West Carla Court. The lot already contains two single-family residences, is considered a Multiple Occupancy Development (MOD) and is a non-conforming use in the Estate (ES) zoning district. Parcel No. 022-270100.

Linda went over the conditional use permit packet that we received from Land Use Services. The applicant is not present, so there will be discussion among the Plan Commission members. Linda had asked Michael Hinkle, Land Use Service, if they are restricted to a certain amount of square footage expansion and yes there is. What the applicant would like to do is to apply the 10% enlargement to the northern dwelling. The new structure is proposed to be 1,500 square feet which is within the allowable expansion. The town has received no comments from the neighbors that received the notice of this conditional use permit. The Plan Commission looked at the criteria for the Resource Planning Committee paperwork to help decide. Based on the lack of attendance from the owners, motion by Jay and second by Mike to not make a recommendation one way or another. Motion carried.

Door County Comprehensive Zoning Ordinance. The Land Use Services Department is seeking input from all towns and welcomes comments, concerns and recommendations on zoning districts, permitted & conditional land uses, dimensional standards and other procedures. A public hearing will be scheduled later.

Linda stated the County is in the process of updating their zoning ordinance. Linda has sent some questions to Karen Behling. We will look for a draft of the updated ordinance and go from there.

Future Agenda Items.

Schedule Next Meeting.

Adjourn. Motion by Hugh and second by Mike to adjourn. Motion carried and the meeting adjourned at 6:19 p.m.

Respectfully Submitted,

Amy M. Flok
Draft 11/14/2025