



**Town of Sevastopol
Plan Commission Meeting
Monday, August 3, 2026 – 5:30 p.m.
4528 State Highway 57, Sturgeon Bay, WI 54235**

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

Roll Call to Establish Quorum. The following Plan Commission members were introduced and constitute a quorum: Linda Wait, Richard Weidman, Jay Huber, Hugh Zettel, Mike Woleben, Stacie Denil and George Zachariasen.

Also present: Amy Flok, Melanie Shilbauer, Gregg Shilbauer, Grant Shilbauer, Marti Streitenberger, Tom Rolling, Kathy Rolling, Andrea Bergman, Amy Tillmann, and Dave Tillmann.

Proper Notice/Adopt Agenda. Upon proper notice, motion by Weidman and second by Woleben to adopt the agenda. Motion carried.

Public Participation. None

Review/Accept Previous Minutes (July 8, 2026). Motion by Woleben and second by Weidman to approve the previous minutes. Motion carried.

New/Pending Business:

Kregg & Melanie Shilbauer Trust request a variance to construct a 2-story, 30' x 40' garage, 23' 3" tall, with electricity on the vacant lot located east of the road right-of-way at 5049 Bay Shore Drive, Parcel No. 022-0112282511K3. The Door County Comprehensive Zoning Ordinance requires accessory structures on lots without an associated principal structure to be a maximum of 120 square feet, not greater than 13' 6" in height, and have no water, sanitary waste disposal or electricity services connected to the structure.

Melanie Shilbauer stated they are requesting a variance of Section 3.12 of the Door County Comprehensive Zoning Ordinance. The applicants are natives to Door County, purchased the subject property in 2010 and in 2021, became year-round residents. Neighbors Amy and David Tillman, Tom and Kathy Roenning, Andrea Bergman and Marty Streightenburger spoke in support of the request to construct a garage on the eastern lot located to the east of Bay Shore Drive, across from the western lot which contains the single-family residence.

It was explained that, according to Door County Land Use, the parcel contains 2 lots, being bisected by a public right-of-way, namely, Bay Shore Drive.

Woleben expressed concern about setting a precedence for stand-alone accessory structures by owners of property on both the east and west sides of Bay Shore Drive. Zettel had some questions about the impervious surface, the layout of the driveway, and the height of their home compared to the height of the proposed garage. It was clarified that the proposed accessory structure would use access from the property directly to the south (5043) also owned by the Shilbauers. Wait commented that she did not see any other free-standing accessory buildings throughout Little Harbor.

Motion by Weidman and second by Woleben to send a recommendation of support to the Town Board for the application as presented with conditions. Motion carried, unanimously.

Reasons for the Plan Commission's decision: it is one of the best uses for the property, it is the least destructive/intrusive of the property, the County considers the parcel as two lots being split by a County Road, which places an unnecessary burden on the homeowners, and there would be minimal removal of trees.

Is the proposal consistent with the Town's Comprehensive Plan. Yes, it is consistent with our Town's residential use in that neighborhood.

Concerns or objections: Since we want to treat it like a single lot, we will ask Land Use to look at building height, impervious surface, accessory structure square footage compared to principal building (Section 3.12 of the Comprehensive Zoning Ordinance).

Town of Clay Banks proposed Text Amendment on temporary uses (assembly halls, wedding venues). Wait had the Commission look over the article in the Peninsula Pulse along with the resolution that was submitted by the Town of Clay Banks to Land Use. Zettel stated the Town of Clay Banks petitioned the Resource Planning Commission (RPC) to ban all temporary uses in their Town. This stemmed from someone who remodeled a barn in the Exclusive Agriculture zoning district and turned it into a wedding venue, taking advantage of the ordinance that allows 10 "assembly" events annually, basically, that anyone can do anything on their own property for up to 10 days per year, regardless of zoning. Clays Bank's perspective was that anytime you do a temporary use, you cannot make any modifications to the principal structure. Like Liberty Grove, municipalities could potentially set a smaller limit on the number of events allowed. They are looking at how you provide the incidentals (graduations, anniversaries, birthday parties) but still provide parameters to not allow commercial activities on non-commercially zoned land.

Shipping Containers – Proposed Text Amendment to the Door County Comprehensive Zoning Ordinance. Land Use is still soliciting comments on this issue. They will then act through a Public Hearing, possibly in August.

Camping. This subject was brought up when the Town addressed Northeast Wisconsin Antique Power Association's request for a Conditional Use Permit. It might be in NEWAPA's best interests to apply to be a campground permit if they are allowing camping on a regular basis. Right now, the rule is that one person can camp on your property at a time. No action will be taken as the County will be discussing this.

Future Agenda Items/Schedule Next Meeting. To be determined at a later date.

Adjourn. Motion by Zettel and second by Denil to adjourn. Motion carried and the meeting adjourned at 7:08 p.m.

Respectfully submitted,
Amy M. Flok