TOWN OF RHINE PLAN COMMISSION
MEETING MINUTES
Wednesday, November 12, 2025, at 6:00 PM
Rhine Town Hall
W5250 County Road FF, Elkhart Lake, WI 53020

Approved

1. Call to Order: Vollbrecht called meeting to order at 6:00 pm.

Present: Jean Vollbrecht, Derek Schukow, Tom Dolack, Mark Pfaller, Bill Jacob, Amy Weber (Clerk/Treasurer), Rita Lilyquist (Deputy Clerk/Treasurer)

2. Verify Compliance with Open Meetings Law: The meeting was posted and the media was notified as required by law.

3. Pledge of Allegiance

4. Approval of minutes from September 10, 2025: Motion by Pfaller to approve minutes. Second by Schukow. All in favor. Motion carried.

5. Public Comments of a General Nature: None

6. Public Hearing and Action on the following item:

A. Tracy Sabrowsky (Owner) and Nolan Vlietstra (Applicant) to obtain a Conditional Use Permit to run an auto repair shop at W6356 County Road EH, Elkhart Lake, WI 53020. Parcel #59018251193, Zoned A-2, total of 34 acres:

Vollbrecht opened the public hearing at 6:10 pm.

Vollbrecht read an email from Christa Bertram Johanson into record for this hearing in opposition to the Conditional Use Permit.

Vollbrecht closed the public hearing at 6:23 pm.

Motion by Dolack to not approved the Conditional Use Permit to Town Board for approval. Second by Pfaller.

Roll call: Jacob—Yes, Schukow--No, Dolack—Yes, Pfaller—Yes, Vollbrecht—No.
Motion was presented to deny the Conditional Use Permit and was passed 3-2.

Vollbrecht reviewed the Plan Commission Decision Form, Zoning Amendment Criteria with the members. The Planning Commission will recommend to the Town Board to deny the Conditional Use Permit.

Hearing was closed at 6:35 pm.

B. N7333 Highview Rd, LLC to rezone 5.00 acres of land at N7329 Highview Road, Elkhart Lake, WI 53020. Parcel #59018259571 from B-1 to R-2 and to rezone 3.788 acres of land on at N7333 Highview Road, Elkhart Lake, WI 53020. Parcel #59018259570 from B-1 to R-2:

Vollbrecht opened the public hearing at 6:36 pm.

Vollbrecht read an email from Christa Bertram Johanson into record for this hearing in opposition to the Rezone.

Larry Eberle spoke in favor of the rezone.

Paul Boocher spoke in opposition to the rezone with the current plan.

Bernice Justinger spoke with concerns regarding the rezone and was requesting more information before a decision was made as it may impact their property that is directly next to the proposed rezone parcels.

Vollbrecht closed the public hearing at 6:51 pm.

Motion was presented by Dolack to allow the rezone from B-1 to R-2. Second by Schukow.

Roll call: Jacob—Abstain, Schukow—Yes, Dolack—Yes, Pfaller—Yes, Vollbrecht—Yes.

Vollbrecht reviewed the Plan Commission Decision Form, Zoning Amendment Criteria with the members. The Planning Commission will recommend to the Town Board to allow the rezone from B-1 to R-2.

7. Next meeting date: Wednesday, January 14, 2026 at 6:00 pm. Last date to submit requests is Wednesday, December 3, 2025.

8. Adjourn: Motion by Schukow to adjourn at 7:20 pm. Second by Dolack. All in favor. Motion carried.

November 19, 2025
Rita Lilyquist, Deputy Clerk/Treasurer
Town of Rhine

Approved