

Town of Sheboygan Falls Plan Commission AGENDA
February 9, 2023 – 5:30 P.M.
TOWN HALL, W3860 COUNTY ROAD O, Sheboygan Falls

1. Call to Order & Certification of Compliance with Open Meeting Law
2. Approval of Minutes from the January 5, 2023 Plan Commission Meeting.
3. Review / Recommendation – Land Division request from Ken Jay & Cindy Fiedler to split 1 acre, currently zoned B-1 (Local Business and Industrial District) from a 30.17 acres parcel.

Petitioner: Ken Jay & Cindy Fiedler
Property Owner: Merlin L & Elaine J Fiedler Trust Property Address: vacant land along HWY 23
Parcel Size: 30.17 Acres Parcel Number: 59026386470
Current Property Zoning: A-1 (Exclusive Agricultural Use District) & B-1 (Local Business and Industrial District)
Purpose of Petition: Split B-1 off parcel.

4. Review / Recommendation – Rezone Request from G&T Leasing LLC to rezone 3.14 from A-1 (Exclusive Agricultural Use District) to B-1 (Local Business & Industrial District) to match existing zoning at W4438 Hoffmann Rd.

Petitioner: G&T Leasing LLC
Property Owner: G&T Leasing LLC Property Address: vacant land along CTH C, Plymouth
Parcel Size: 3.14 Acres Parcel Number: 59026386228
Current Property Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Rezone to match existing commercial land adjacent.

5. Review / Recommendation – Land Division and rezone Request from Majestic Crossing Dairy to split 2 acres from a 20 acre parcel currently zoned A-1(Exclusive Agricultural Use District) and rezone to A-2 (Agricultural Use District) to sell home & building and retain the farmland.

Petitioner: Majestic Crossing Dairy
Property Owner: Majestic Crossing Dairy Property Address: N6035 CTH M, Plymouth
Parcel Size: 20 Acres Parcel Number: 59026386140
Current Property Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Sell home & Buildings and retain the farmland.

6. Review / Recommendation – Rezone & Conditional Use Permit Request from Tanner Gumm / Cobblestone Landscaping LLC to rezone approximately 1.26 acres from a A-2 (Agricultural Use District) to B-1(Local Business & Industrial District) to operate a garden center and landscape supply store.

Petitioner: Tanner Gumm
Property Owner: Tanner Gumm Property Address: N5635 Willow Rd, Plymouth
Parcel Size: 1.26 Acres Parcel Number: 59026389773
Current Property Zoning: A-2 (Exclusive Agricultural District)
Purpose of Petition: Operate a garden center & landscape supply store.

7. Correspondence / Communication

8. Adjournment

The Plan Commission welcomes all visitors to listen & observe, but only Plan Commission members & those invited to speak will be permitted to do so. Person with disabilities needing assistance to attend or participate should contact the Clerk at 920 467-1922 prior to the meeting so that accommodations may be arranged. A majority of the members of the own Board may be present at this meeting to listen, observe and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board*, Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting."