

Town of Sheboygan Falls Plan Commission AGENDA  
May 4, 2023 – 5:30 P.M.  
TOWN HALL, W3860 COUNTY ROAD O, Sheboygan Falls

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1. Call to Order & Certification of Compliance with Open Meeting Law
2. Approval of Minutes from the February 9, 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 – Land Division & Rezone Request from Scott Barthels to divide and merge with adjoining parcel 383285 .46 acre (Parcel A) and rezone from A-1 to R-3, divide and merge with adjoining parcel 383286 .51 acre (Parcel B) and .39 acre (Parcel C) and rezone from A-1 to R-1. Retain 2.46 acres (Lot I) zoning to be determined and sell the remaining 12.23 acres – zoning to be determined. Parcel 59026383290 will also be reviewed.

Petitioner: Scott Barthels

Property Owner: Scott Barthels

Property Address: vacant land along Meadowlark & CTH J

Parcel Size: 15.84 & 30.98 Acres

Parcel Number: 59026383280 & 59026383290

Current Property Zoning: A-1 (Exclusive Agricultural Use District)

Purpose of Petition: Clean up septic and boundary issues, retain 2.46 acres and sell the remaining lands.

5. Review / Recommendation – Rezone Request from Town of Sheboygan Falls to correct zoning on parcel 59026383285 from R-2 ( Single Family Residence District -sewered) to R-3 ( Multiple Family Residence District).

Petitioner: Town of Sheboygan Falls

Property Owner: Kathryn Altendahl

Property Address: W2857 CTH J

Parcel Size: 1.77 Acres

Parcel Number: 59026383285

Current Property Zoning: R-2 (Single Family Residence District – sewered)

Purpose of Petition: Correct zoning Sell home & Buildings and retain the farmland.

6. Review / Recommendation – Land Division, Reconfiguration and Rezone Request from Michael & Nicole Butler to split appx 3 acres w/existing barn & sheds and reconfigure remaining 23 acres with existing home. Home parcel is currently 1 acre and is zoned A-1-S (Exclusive Agricultural Use District – small scale) and remainder 25 acres is currently zoned A-1 (Exclusive Agricultural Use District ). Reconfiguration would require rezoning 3 acre parcel to A-4 (Limited Development Agricultural District) and 23 acre parcel with home to A-1-S (Exclusive Agricultural Use District – small scale) The purpose of this request is to donate to 3 acre farm parcel to a Non Profit Agricultural Education Center.

Petitioner: Michael & Nicole Butler

Property Owner: Same

Property Address: N5840 State Hwy 32

Parcel Size: 26 Acres

Parcel Number: 59026386140

Current Property Zoning: A-1 (Exclusive Agricultural Use District)

Purpose of Petition: Sell home & Buildings and retain the farmland.

7. Review / Recommendation – Land Division and Conditional Use Permit Request from Genke Real Estate LLC to split 3.67 acres currently zoned B-1 (Local Business & Industrial District) to allow for the construction of 8 Independent Stand Alone Indoor Incubator / Storage Buildings.

Petitioner: Genke Real Estate LLC

Property Owner: Same

Parcel Size: 5.27 Acres

Current Property Zoning: B-1 (Local Business & Industrial District)

Purpose of Petition: Construct 8 Stand Alone Indoor Incubator / Storage Buildings.

Property Address: W2505 Woodland Rd

Parcel Number: 59026384161

8. Correspondence / Communication

9. 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."