

Plan Commission Meeting Minutes
FROM November 6, 2024, at 5:30 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

Chairman Lyman called the Plan Commission meeting to order at 5:30 PM. Notices were posted Monday, November 4, 2024, at 2:30pm. Amended Notice were posted, Tuesday, November 5, 2024 @ 4pm.

Board members present: Chairman Lyman, Vice Chairman Kevin Meyer, Secretary Jeanette Meyer, and Plan Commissioners David Schueffner and Tim Austreng. Michael Birenbaum, Matt & Rachel Scholler were also in attendance.

Approval of Minutes from the October 9, 2024, Plan Commission meeting minutes – A motion to approve the minutes from the October 9, 2024, Plan Commission meeting as printed was made by D Schuffener seconded by K Meyer. Motion carried 4-0.

Review / Recommendation – Conditional Use Permit Request from Michael Birenbaum / Plymouth Landscaping Co to allow for a change in use to sell landscape supplies from the site – stone, topsoil, compost, seed, landscape materials, etc. Parcel is currently zoned B-1 (Local Business and Industrial District).

Petitioner: Michael Birenbaum
Property Owner: same as above
Parcel Size: 1.92 Acres

Property Address: N5718 CTH M
Parcel Number: 59026385977

Currently Property Zoning: B-1 (Local Business & Industrial District)
Purpose of Petition: Use change to a landscape supply center.

Michael recently purchased the Stipe Machine Co property. He would like to move some of his high end residential / commercial landscape supply company to the site. He would like to construct bunkers on the northeast corner, out of the right of way (75 ft), to store stone, soil, compost, etc. He sells to other landscapers and higher end residential customers. No brush burning is planned for this site. He owns a different site where they currently do that. He would also like to expand the current driveway area to a larger “L” shape around the building for delivery trucks and customer traffic flow. A motion to recommend to the Town Board approval of the request to change the use from a machine shop to a landscape supply center, with the condition that there is to be no burning of brush, plant matter, pallets or furniture from the site was made by T Austreng, seconded by K Meyer. Motion carried 4-0. The public hearing will be held November 11, 2024.

Review / Recommendation – Land Division & Conditional Use Permit Request from Michael Birenbaum / Plymouth Landscaping Co to divide 3 acres from a 6.29 acre parcel to expand the landscape business from the neighboring parcel. Parcel is currently zoned B-1 (Local Business and Industrial District).

Petitioner: Michael Birenbaum
Property Owner: Scholler Proprrty Management LLC Property Address: vacant land along CTH M
Parcel Size: 6.29 Acres Parcel Number: 59026385978
Currently Property Zoning: B-1 (Local Business & Industrial District)
Purpose of Petition: Split land to expand landscape supply center.

Michael Birenbaum is purchasing 3 acres from Matthew & Rachel Scholler's 6.29 acre parcel to expand his newly relocated landscape supply company just south of this proposed new parcel. The application for the request was for the above, however Schollers were also interested in creating a 3rd parcel, splitting the remaining 3.29 acres after the sale to Mr. Birenbaum. A CSM has not yet been completed. A motion to table the request until proper paperwork is ready and have it properly noticed was made by D Schueffner, seconded by T Austreng. Motion carried 4-0.

Review & Recommendation – Final Draft of the Town of Sheboygan Falls Emergency Operation Plan. The Clerk reported the TFFD EMS / 1st Responders want to review and revise the Responsibilities page for EMS – First Responders. Hopefully the final draft will be ready by December 4.

Adjournment - A motion to adjourn was made by D Schueffner, seconded by T Austreng. Meeting adjourned at 6:25 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls