

Town of Sheboygan Falls

AGENDA

TOWN BOARD MEETING **March 2, 2026 - 7:00 PM** **TOWN HALL, W3860 COUNTY ROAD O, Sheboygan Falls**

1. PUBLIC HEARING
 - a. Rezone Request – Jonathan & Vanessa Richter (59026384382)
 - b. Rezone Request – Vu Vang (59026387031)
 - c. Conditional Use Permit Request – Plymouth Landscaping Co (59026385983)
 - d. Conditional Use Permit Request – Tower North Development LLC / Carl & Don Laack (59026382300)
2. CALL TO ORDER
3. COMPLIANCE WITH THE OPEN MEETING LAW
4. APPROVAL OF MEETING MINUTES FROM February 2, 2026 Town Board Meeting
5. APPROVAL OF TREASURER'S REPORTS
6. JOHNSONVILLE FIRE DEPARTMENT REPORT
7. DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:
 - a. Consideration of Rezone Request from Jonathan & Vanessa Richter (59026384382)
 - b. Consideration of Rezone Request – Vu Vang (59026387031)
 - c. Consideration of Conditional Use Permit Request – Plymouth Landscape Co (59026382983)
 - d. Consideration of Conditional Use Permit Request – Tower North (59026382300)
 - e. Move April Town Board Meeting due to April election
 - f. Approval of 2-year Lawn Care Proposal
 - g. Approval of Inspector Agreements: Building/HVAC, Plumbing & Electrical
 - h. Additional Loan Payments or Possible Accelerated Loan Payments
 - i. Changes to WTA Dues
 - j. Approval of Road School Attendance
 - k. Road Maintenance
 1. Local Small Structure Program (LSSIP)
 2. Sunset Rd (Hillside Rd – HWY 23)
8. CONSTABLES REPORT
9. TOWN OF SHEB FALLS FIRE DEPARTMENT REPORT
10. CHAIRMAN / ADMINSTRATOR REPORT
11. SUPERVISORS REPORT
12. DISCUSSION AND APPROVAL OF THIS MONTHS BILLS
13. UPCOMING MEETINGS –Plan Commission Meeting – March 5th-5:30PM, Town Board Meeting – April ?? -7pm
14. ADJORNMENT

The Town Board welcomes all visitors to listen & observe, but only Town Board 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 Plan Commission is likely to be present at this meeting to listen, observe and participate. If a majority 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 Plan Commission will take no action at this meeting.

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AGENDA

PUBLIC HEARING NOTICE

TOWN OF SHEBOYGAN FALLS

NOTICE IS HEREBY GIVEN that a public hearing will be conducted by the Town of Sheboygan Falls Town Board on **Monday, March 2, 2026**, at 7:00 PM at the Town of Sheboygan Falls Town Hall located at W3860 CTH O, Sheboygan Falls. The purpose of the public hearings are to consider the following:

Rezone Request from **Jonathan & Vanessa Richter**, 171 N Hill Rd, Iron River MI, to rezone 27.55 acres currently zoned A-4 (Limited Development Agricultural District) to A-2 (Agriculture Land District) to build a single-family residence. The parcel number is 59026384382 and is located along HWY 32.

Rezone Request from **Vu Vang**, N3465 Tipperary Rd, Cascade, to rezone 10.5 acres currently zoned A-1 (Exclusive Agricultural Land District) to A-T (Agri-tourism District) to build a single-family residence and a flower farm including on site sales and events. The parcel number is 59026387031 and is located at the end of Happy Ln.

Conditional Use Permit Request from Michael Birenbaum of **Plymouth Landscape Co**, N5718 CTH M Plymouth, to extend his current use permit for landscape supply sales (soil, stone, topsoil, compost, seed, landscape materials) to the adjacent parcel. The parcel number is 59026385983.

Conditional Use Permit request from **Tower North Development LLC**, 2400 Ansys Dr, Suite 102, Cannonsburg, PA to allow them to erect a new 94', Monopole communication tower at the corner of CTH M & CTH J, Sheboygan Falls, WI. The parcel number is 59026382300.

Dated: 02-09-26

Jeanette M Meyer, Clerk-Treasurer

All interested parties will be heard.