Town of Sheboygan Falls Plan Commission AGENDA
February 5, 2026 – 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 December 3, 2025 Plan Commission Meeting.

3. Review / Recommendation – Rezone request from Jonathan & Vanessa Richter to rezone 27.55 acres from A-4(Limited Development Agricultural District) to A-2 (Agricultural Land District) to allow for a single-family residence.

   Petitioner: Jonathan & Vanessa Richter
   Property Owner: same as above — Property Address: vacant lot
   Parcel Size: 27.55 Acres — Parcel Number: 59026384382
   Currently Property Zoning: A-4 (Limited Development Agricultural District)
   Purpose of Petition: Allow for construction of single-family residence.

4. Review / Recommendation – Rezone request from Vu Vang to rezone 10.5 acres from A-1(Exclusive Agriculture Land District) to A-T (Agri-tourism District) to allow for a single-family home and a flower farm including on site sales.

   Petitioner: Vu Vang
   Property Owner: A & D Storage LLC — Property Address: vacant lot
   Parcel Size: 10.5 Acres — Parcel Number: 59026387031
   Currently Property Zoning: A-1 (Exclusive Agricultural Land District)
   Purpose of Petition: Allow for construction of single-family residence and flower farm.

5. Review / Recommendation – Conditional Use Permit Request from Plymouth Landscaping Co / Michael Birenbaum to allow for the expansion of his landscape supply yard to the adjacent parcel, currently zoned B-1.

   Petitioner: Plymouth Landscape Co / Michael Birenbaum
   Property Owner: same as above — Property Address: vacant lot north of N5718 CTH M
   Parcel Size: 3 Acres — Parcel Number: 59026385983
   Currently Property Zoning: B-1 (Local Business & Industrial District)
   Purpose of Petition: Allow Landscape Supply Co to expand.

6. Review / Recommendation – Conditional Use Permit Request (required under section 7.21.1 D(6)) from Tower North Development LLC to allow for the construction of a new cell tower on the corner of CTH M & CTH J, currently zoned A-1 (Exclusive Agricultural Land District).

   Petitioner: Buell Consulting Inc / Tower North Development LLC
   Property Owner: Carl & Don Laack — Property Address: vacant lot
   Parcel Size: 17.83 Acres — Parcel Number: 59026382300
   Currently Property Zoning: A-1 (Exclusive Agricultural Land District)
   Purpose of Petition: Construction of New Cell Tower

7. Correspondence / Communications -

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."