

**TOWN BOARD MEETING MINUTES**  
**FROM September 12, 2022, 7:00 PM**  
**HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL**

**PUBLIC HEARING:**

Lot Reconfiguration, Rezone and Conditional Use Permit Request – Dutch Matyjasik / Breckenridge Outdoor Services (59026387160 & 387161) – The public hearing was opened at 7:00PM. The public hearing was taped. Dutch explained his plans to move his tree cutting & lawn service business to land he owns along CTH O. He would store wood chips and wood outside. Chips was be left to decompose. He would eventually like to build a home one of the parcels. The Clerk read the Plan Commission's recommended conditions. Neighboring owner, Eric Eickhoff (N6039 S Kapur Dr) expressed his concerns about adding a business to a residential area. Neighboring owner Scott Jaeger (N6045 S Kapur Dr) also expressed his concerns about allowing a business in a residential area. The public hearing was closed at 7:09 PM. The tape was stopped.

Chairman Theobald called the Town Board meeting to order at 7:09 PM.

Board members present were Chairman Lyman Theobald, Supervisors: Gerald Meyer, Carol Leannah, Jim Hanke and Adam Luebke. Also, in attendance were Clerk / Treasurer Jeanette Meyer and audience members.

COMPLIANCE WITH THE OPEN MEETINGS LAW – Notices were posted 1:00 pm Thursday, September 8 2022, at the Town of Sheboygan Falls Town Hall and on the Town's website.

APPROVAL OF MEETING MINUTES FROM August 1 2022, Town Board Meeting minutes - A motion to approve the minutes from the August 1,2022 Town Board Meeting as printed was made by Leannah, seconded by Meyer. Motion carried 4-0.

TREASURERS REPORT- The Treasurer's Report and Deposit Report was presented. A motion to approve the Treasurer's report and the August Deposit Report was made by Hanke, seconded by Luebke. Motion carried 4-0.

**DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:**

- a. Approval of Lot Reconfiguration, Rezone and Conditional Use Permit Request from Dutch Matyjasik / Breckenridge Outdoor Services (59026387160 & 387161)- The Board was copied on the August 4,2022 Plan Commission meeting minutes. The Plan Commission recommended the request. A motion to approve the lot reconfiguration - rezoning 6.32 acres to R-2 (Parcel 2) and 3.78 acres to R-2 and 9.7 acres to B-1 (Parcel 1) and approve the conditional use permit request to operate his lawn care / tree trimming business with the following conditions: hours to be 7am-7pm 6 days a week, no burning, no long term outdoor storage of equipment, down lighting as opposed to area lighting, planting an evergreen permanent buffer on B-1 west boundary and following the Town's sign and driveway regulation was made by Meyer, seconded by Luebke. Roll call vote: Meyer: aye, Leannah no, Luebke aye, Hanke no, Theobald aye. Motion carried 3-2.
- b. 2nd Amendment to the Highland Hills Master Site Grading Plan. – Craig Rusch, Wagner Excavating, explained to the Board the issues that have risen on Lot 49-57 in Highland Hills Estates. The Master site grading plan was accepted in 2006 but that plan does not show the berm that was created along lots 49-57. Kapur's contractor has corrected Lot 54-57 however, Lot 49-53 have not been resolved. A motion to withhold permits for Lot 49-53 until the revisions have been completed and are acceptable was made by Meyer, seconded by Luebke. Motion carried 4-0.

- c. Candidate Introduction – Chet Gerlach- Chet Gerlach who is running for the 27<sup>th</sup> Assembly District seat introduced himself to the board and those in attendance.
- d. Introduce Ordinance #2 2022/2023 “Road Restoration” – Chairman Theobald asked the Board to review the draft version of Ordinance #2 2022/2023 “Road Restoration”, it would require any applicant for a new home or larger building to agree to repair any road damage caused by their activity. Any suggested changes should be given to the Clerk.
- e. 2022 /2023 Propane Prebuy Agreement – The price for the 2022/2023 Propane prebuy through Performance Propane will be \$2.09. A motion to prebuy 800 gallons was made by Meyer, seconded by Leannah. Motion carried 4-0.
- f. Operator License – Randall Dolgner – Paperwork was in order. A motion to approve a new Operator’s License for Randall Dolgner was made by Meyer, seconded by Hanke. Motion carried 4-0.
- g. 2023 Budget Preparations - A motion to schedule a special meeting for October 11 at 5:30pm and October 17 at 5:30, if needed to prepare the 2023 Budget was made by Meyer, seconded by Leannah. Motion carried 4-0.
- h. WTA Convention Attendance – October 10-12,2022 - Noone was available to attend this years convention. No action taken.
- i. Road Maintenance –
1. Hoffmann Rd – Clerk Meyer reported that she just received an update from Wagner on Friday that he project has been delayed and might start this coming week. Scott Construction was planning to complete the chip sealing Sept 22 or 23 She will find out when Scott’s last date is and proceed from there; the project may have to be held off until 2023.
- Willow Rd – Chairman Theobald reported that the culvert on Willow Rd, south of HWY 23, will need to be cleaned out to get the water moving again. The plan is to wait until the crop is off to make it easier to access.
- The fall ditch cutting back to the fenceline should starting this weekend.
- Craig Rusch gave an update on Woodland Rd bridge Replacement – We are waiting for the DNR to approve the permit needed. Wagner should be getting us a number to use in our budget soon. And the Playbird Rd project - topo survey is completed, they are finishing the design. If we get the utility contacts to Craig, he will work with them to get the any utilities moved.

CONSTABLES REPORT- Constable Strassburger has nothing to report.

FIRE DEPARTMENT REPORT – JFD: Noone in attendance – no report. TSFFD: Supervisor Luebke reported the lean-to project has passed the electrical inspection, the HVAC should be completed soon.

CHAIRMAN / ADMINISTRATOR REPORT – Chairman Theobald reported the county removed the large stump in Dassow park by the bridge. He also noted there is info about Budgeting and levies in this month’s WTA magazine that are worth reading.

SUPERVISORS REPORT –Supervisor Hanke reported someone is spraying weeds in the ditch along Highland Rd.

Discussion and Approval of this month bills – A motion to approve the bills to be paid in September was made by Luebke, seconded by Leannah. Motion carried 4-0.

ADJORNMENT – Motion to adjourn was made by Meyer, seconded by Leannah. Meeting adjourned at 8:53 pm.

Respectfully submitted,

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Jeanette M. Meyer, Clerk/Treasurer  
Town of Sheboygan Falls

APPROVED