

TOWN BOARD MEETING MINUTES
FROM June 5, 2023, 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

PUBLIC HEARING: Land Division and Conditional Use Permit Request – Genke Real Estate LLC (59026384161) – The public hearing was opened at 7:02pm. Doug Genke explained their land division and Cup request and plan to build 8 storage condos. Each unit would have plumbing and a holding tank. No other questions or comments from the audience members. The public hearing was closed at 7:06pm.

Chairman Theobald called the Town Board meeting to order at 7:06 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 1:30 pm Thursday, June 1, 2023, at the Town of Sheboygan Falls Town Hall and on the Town’s website.

APPROVAL OF MEETING MINUTES FROM May 1, 2023, Town Board Meeting and May 25, 2023, Special Town Board Meeting - A motion to approve the minutes from the May 1, 2023 Town Board Meeting and May 25, 2023 special Town Board Meeting minutes as printed was made by Hanke, seconded by Meyer. Motion carried 4-0.

TREASURERS REPORT- The Treasurer’s Report and Deposit Report were presented. A motion to approve the Treasurer’s report as presented and the May Deposit Report was made by Leannah, seconded by Luebke. Motion carried 4-0.

DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:

- a. Consideration of Land Division and Conditional Use Permit Request – Genke Real Estate LLC (59026384161) – The Board was copied on the May 4, 2023, Plan Commission meeting minutes. The Plan Commission recommended approving the Land Division and the Conditional Use Permit to allow for the development of 8 storage condos with the following conditions: no outside storage, require outside down lighting, no additional business without their own CUP, and subject to the Town’s sign and know box ordinances. Doug has also applied for a 44’ driveway. A motion to approve the Land Division Request and the 44’ driveway with the condition that it will be the sole responsibility of the owner for maintenance and expense for any cleanout because it is over 36’ was made by Luebke, seconded by Meyer. Motion carried 4-0. After a lengthy discussion on the Conditional Use Permit for the storage condo, contradicting info was shared that didn’t match the discussion at the Plan Commission level. Doug was not at the PC meeting., Gary Gartmann was unable to attend tonight. Commissioner David Schueffner was also in attendance. A motion to table the Conditional Use Permit Request until questions could be answered was made by Meyer, seconded by Leannah. Motion carried 4-0.

- b. Approval of Salvage Yard License Renewal: Akright Auto Wrecking Yard Inc. – A motion to renew a salvage yard license for Akright Auto Wrecking Yard Inc was made by Leannah, seconded by Meyer. Motion carried 4-0.
- c. Approval of Mobile Home Park License Renewal: Bains Inc. – A motion table as no one was in attendance was made by Meyer, seconded by Hanke. Motion carried 4-0.
- d. Approval of Soda Licenses: Aviation Heritage Center, SHARKS and Johnsonville LLC – A motion to approve soda licenses for Aviation Heritage Center, SHARKS and Johnsonville LLC was made by Leannah, seconded by Hanke. Motion carried 4-0.
- e. Approval of Class B Combo Liquor License Renewals & Operators Licenses-
1. Call Party Girl LLC, dba Chris & Sue's - All paperwork was in order. A motion to approve renewing a Class B Combo liquor license for Call the Party Girl LLC, dba Chris & Sue's and approval of their submitted operators was made by Meyer, seconded by Leannah. Motion carried 4-0.
 2. The HUB Studio Café LLC, dba The Hub at Laacks' Tavern, Hall and Ballroom - All paperwork was in order. A motion to approve renewing a Class B Combo liquor license for The HUB Studio Café LLC, dba The Hub at Laacks' Tavern, Hall and Ballroom adding additional requested premise areas and approval of their submitted operators was made by Leannah, seconded by Meyer. Motion carried 4-0.
 3. Kirchenwitz Family Golf LLC, dba Sunset Hills Golf Course - All paperwork was in order. A motion to approve renewing a Class B Combo liquor license for Kirchenwitz Family Golf LLC, dba Sunset Hills Golf Course and approval of their submitted operators was made by Leannah, seconded by Meyer. Motion carried 4-0.
 4. Racer's Hall LLC - All paperwork was in order. A motion to approve renewing a Class B Combo liquor license for Racer's Hall LLC and approval of their submitted operators was made by Leannah, seconded by Hanke. Motion carried 4-0.
 5. Sheboygan County Aviation Corp. - All paperwork was in order. A motion to approve renewing a Class B Combo liquor license for Sheboygan County Aviation Corp and approval of submitted operators was made by Leannah, seconded by Meyer. Motion carried 4-0.
 6. Smerke's Sportsmen's Club – All paperwork was in order. A motion to approve renewing a Class B Combo liquor license for Smerke's Sportsman Club and approval of their submitted operators was made by Leannah, seconded by Meyer. Motion carried 4-0.
- f. Approval of Class B Beer Only License Renewals & Operator Licenses –
1. Sheb Falls Conservation Club - All paperwork was in order. A motion to approve renewing a Class B beer only license for Sheboygan Falls Conservation Club and approval of their submitted operators was made by Leannah, seconded by Hanke. Motion carried 4-0.
 2. Whitetail Bowhunters - All paperwork was in order. A motion to approve renewing a Class B beer only license for Whitetail Bowhunters and approval of their submitted operators was made by Leannah, seconded by Meyer. Motion carried 4-0.
- g. Approval of Class A Beer and Class A Liquor Renewal and Operators Licenses – Johnsonville Marketplace LLC – All paperwork was in order. A motion to approve renewing a Class A Beer and Class A Liquor License for Johnsonville Marketplace LLC and approval of their submitted operators was made by Hanke, seconded by Luebke. Motion carried 4-0.

- h. Temp Class B Beer/Wine License – Johnsonville Fire Fighters 7/9/2023 – A motion to approve a Temporary Class B Beer / Wine license for Johnsonville Fire Fighters for an event on 7/9/23 was made by Leannah, seconded by Meyer. Motion carried 4-0.
- i. Misc Operators License – All paperwork was in order. A motion to approve an Operator’s License for Jay Johnson, John Loehr, Micah Rautmann, Kevin Reyer, Lyman “Skip” Thoebald, Mary Burbach & Bruce Burton was made by Meyer, seconded by Leannah. Motion carried 4-0.
- j. Refund Request from Jet Fuel Café LLC – Jet Fuel Café submitted their Class B Beer license renewal. However, after the Clerk’s review and renewal process, Jet Fuel Café doesn’t have a valid seller’s permit as stated on her application. When contacted, she requested her application be canceled and a refund issued. A motion to deny the refund request as the Clerk had already performed her due diligence was made by Leannah, seconded Luebke. Motion carried 4-0.
- k. Change July’s meeting date (falls on July 3) – A motion to move the July meeting to July 5, 2023, was made by Luebke, seconded by Leannah. Motion carried 4-0.
- l. Landmark Landscaping Check in – The Board requested a 6 month check in after the October 3 meeting to review any further complaints about Landmark’s burning. Joe Majerus was in attendance to discuss with the Board. The trailer parked between the garage and home is removed, the secondary residence has been vacated and the house is being used as a residence again, the pallets located in the floodplain are still in the process of being moved as time allows. The Clerk reported she has not received any further complaints since the Board requested Landmark change their burning procedures. No action.
- m. Possible Awarding of Excavating for Salt Bunker – The Town received 3 proposals to excavate the site for the Salt Bunker installation: Cobblestone Landscaping LLC for \$9300.00, KSI for \$9500.00 and Kenjay Fiedler Excavating for \$7000.00. A motion to award the project to Kenjay Fiedler Excavating was made by Leannah, seconded by Hanke. Motion carried 3-0 (Luebke abstained.)
- n. Possible Awarding for Heating in Town Shop - The Town contacted 3 HVAC contractors. Two submitted proposals to install an LP heating unit in the Town Shop: Four Seasons Comfort LLC for \$2830.00 and Homestead Heating & Cooling LLC for \$5600.00. A motion to award the project to Four Seasons Comfort LLC was made by Luebke, seconded by Leannah. Motion carried 4-0.
- o. Lot 13 deviation from Master Site Grading Plan- It has come to the Town attention that the grading proposed on Lot 13 if done as drawn in the Pigeon Creek Master Site Grading Plan will lead to issues with water not running away properly. Since Lot 13 is being final graded now, a motion to have Wagner Excavating correct the issue was made by Meyer, seconded by Leannah. Motion carried 4-0.
- p. Playbird Rd Reconstruction Project Updates – The Open house was held May 15. About 20 residents did attend. The Clerk is working with Craig Rusch and Attorney Matt Parmentier to get voluntary permanent construction easements recorded for the 5 properties. Still no schedule for Alliant or AT&T.

q. Road Maintenance -

1. Meadowlark Rd – CTH to Woodland Rd - Wagner is waiting to complete Hoffmann Rd before they finalize plans for the areas on Meadowlark Rd that will be addressed. The Board was copied on Scott Construction bid for sealing afterwards. The bid had the wrong area listed. The Clerk was asked to get clarification. No action was taken.

CONSTABLES REPORT- Constable Strassburger provided pictures on N6956 Bridgewood Rd as requested. He did not go on the property. The Clerk was asked to send out a letter. Nothing to report.

FIRE DEPARTMENT REPORT – JFD: Noone was in attendance – nothing to report. TSFFD: Supervisor Luebke reported the department has gone on 120 calls so far. He also asked to have Employee Assistance Plans added to the July agenda.

CHAIRMAN / ADMINISTRATOR REPORT – The Chairman reported 3 No parking on the grass signs have been installed at Dassow Park to help people stay off the grassy areas. He also reported on a very large dead ash tree on Rangeline Rd. The property owners would clean up, if the Town gets it down.

The Clerk reported she attended the Heads of Local Government Meeting May 11. She reported on issues with EMS /Fire handheld radios. The County will be helping volunteer department when they can but the Town may want to start to plan for some extra expenses. She also reported on a burning complaint she received. Currently, the Town does not have any ordinance against burning so no action was taken.

SUPERVISORS REPORT –Nothing to report.

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

ADJORNMENT – Motion to adjourn was made by Leannah, seconded by Luebke. Meeting adjourned at 8:51 pm.

Respectfully submitted.

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