

Town of Sheboygan Falls

AGENDA

TOWN BOARD MEETING **April 4, 2024 - 7:00 PM** **TOWN HALL, W3860 COUNTY ROAD O, Sheboygan Falls**

1. PUBLIC HEARINGS:
 - a. Land Division Request – Fiedler Trust (59026386470)
 - b. Rezone & Conditional Use Permit Request – Restoration Gardens (59026381781)
 - c. Conditional Use Permit Request – Craig & Susan Harms (59026382071)
 - d. Repeal & Recreate Town of Sheboygan Falls Zoning Code for Farmland Preservation Recertification
2. CALL TO ORDER
3. COMPLIANCE WITH THE OPEN MEETING LAW
4. APPROVAL OF MEETING MINUTES FROM March 4, 2024 Town Board Meeting
5. APPROVAL OF TREASURER'S REPORTS
6. JOHNSONVILLE FIRE DEPARTMENT REPORT
7. DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:
 - a. Approval of Land Division Request – Fiedler Trust (59026386470)
 - b. Approval of Rezone Request & Conditional Use Permit Request – Restorations Gardens (59026381781)
 - c. Approval of Condition Use Permit Request – Craig & Susan Harms (59026382071)
 - d. Approval of Ordinance #3 2023/2024 – Repeal & Recreate Town of Sheboygan Falls "Zoning Code"
 - e. Approval of Interim Sanitary Sewer Services Agreement
 - f. Approval of 2024 Slurry Sealing Projects – Woodland, Willow & Bridgewood Rd.
 - g. Consideration of Hiring an Engineering Consultant
 - h. Salt Bunker Roof / Shop Yard Improvements
 - i. Approval of New Operator Licenses: Pablo Lopez, Garrett TeSteele, Taylor Campbell and Joshua Fiedler
 - j. Attendance at Inaugural WTA Road School
 - k. Road Maintenance
 1. Mill & Paving Box Culverts on Bridgewood Rd
8. CONSTABLES REPORT
9. FIRE DEPARTMENT REPORT
10. CHAIRMAN / ADMINSTRATOR REPORT
11. SUPERVISORS REPORT
12. DISCUSSION AND APPROVAL OF THIS MONTHS BILLS
13. UPCOMING MEETINGS – April 16,2024 7pm - Annual Meeting, May 6, 2024 7pm - Town Board Meeting,
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.

Town of Sheboygan Falls

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 **Thursday, April 4, 2024**, at 7:00 PM at the Town of Sheboygan Falls Town Hall located at W3860 CTH O, Sheboygan Falls. The purpose of the public hearing is to consider the following:

Rezone & Conditional Use Permit Request from **Brian Grimm and Craig Harms / Restoration Gardens**, W4429 CTH JM Sheboygan Falls, to rezone 5.55 acres from A-2 (Exclusive Agricultural Use District – small scale) to B-1 (Local Business & Industrial District) to operate a landscape business and seasonal Christmas sales shop. The parcel number is 59026381781. Being described as: LOT 1 CSM V24 P102-103 #1874428 - PRT NW SW, SEC 6

Conditional Use Permit Request from **Craig & Susan Harms**, N6802 Willow Rd Sheboygan Falls, to operate an orchard, selling products grown on site and pre-packaged good from the site. The parcel number is 59026382071. Being described as: LOT 1 CSM V22 P307-308 #1818669 & AOC #1905073 - PRT SW NW, SEC 7

Land division request from the **Fiedler Trust**, 1429 N6th Street, Sheb WI, to split a 1 acre parcel from a 31.46 acre parcel in order to settle the estate. The parcel number is 59026386470 and is described as: Part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE1/4) of Section 21, Township 15 North, Range 22 East, Town of Sheboygan Falls, Sheboygan County, Wisconsin containing 1,370,287 square feet (31.46 acres) of land and being described by: Commencing at the East Quarter corner of Section 21; thence N89-04'-58"W along the North line of the SE¼ of said Section 21, 1349.90 feet to the East line of the NW¼ of the SE¼ of said Section 21; thence S00-21'-21" E along said East line 409.74 feet to the South line of STH 23 and the point of beginning; thence continuing S00-21'-21"E along said East line 912.83 feet to the South line of the NW¼ of the SE¼ of Section 21; thence N88-58'-25"W along said South line 1344.41 feet to the West line of the SE¼ of Section 21; thence N00-35'-46"W along said West line 1074.13 feet to the South line of said STH 23 thence Southeasterly 1070.79 feet along said South line and the arc of curve to the right having a radius of 5634.58 feet and a chord of which bears S83-21'-19"E 1069.18 feet; thence S77-54'-40"E along said South line 294.23 feet to the point of the beginning, including a 10 foot wide easement for the purpose of ingress and egress granted to Outlot 1 as depicted on map sheet and being subject to any and all easements and restrictions of record.

Dated: 3-12-24

Jeanette M Meyer, Clerk-Treasurer

All interested parties will be heard.

NOTICE OF PUBLIC HEARING

Town of Sheboygan Falls

AGENDA

Town of Sheboygan Falls

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Sheboygan Falls will hold a public hearing on April 4, 2024, at 7:00 p.m. at the Sheboygan Falls Town Hall, W3860 County Road O, to hear public comments on a proposed Ordinance repealing and reenacting the entire Zoning Ordinance for Town of Sheboygan Falls, Wisconsin. All interested parties are urged to attend the public hearing.

Following the public hearing, the Sheboygan Falls Town Board will hold its regular monthly meeting and consider the adoption of the proposed Ordinance as per the agenda.

A copy of the proposed Ordinance is available for public review by contacting the Town Clerk/Treasurer, Jeanette Meyer, at (920) 467-1922 during regular Town Office hours. The proposed Ordinance can also be found online at <https://www.townofsheboyganfallswi.gov>.

Dated: March 11, 2024.

Jeanette Meyer
Town Clerk/Treasurer