

TOWN BOARD MEETING MINUTES
FROM March 3, 2025, 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

PUBLIC HEARING:

A – Rezone Request – Matt Boedecker (59026382340) - The hearing was opened at 7:00pm. Matt explained that he is considering building a new home on this parcel and would like to remove the C-1 (Natural Resource Conservation District) zoning from this vacant parcel to allow for more areas where a potential home could be built in the future. The C-1 zoning is non buildable for a home. The Board members pointed out the existing driveway for his current existing home located at N6720 Hillside Rd is on this parcel and would need to be addressed if or when they build on the vacant parcel, either by moving a boundary or less preferable: an easement. No one else in attendance voiced any questions or concerns. Hearing was closed at 7:09pm.

B – Land Division Request – Scholler Property Management (59026385978) Matt Scholler explained they would like to split their 6.2 acre parcel into 3 parcels. Lot 1 (1.435 acres) would be retained with their current business. Vacant Outlot 2 (1.853 acres) and Outlot 3 (3 acres) would be sold. Area resident Jennifer Pennell stated she had no issues with the request. No one else in attendance voiced any questions or concerns. The hearing was closed at 7: 14pm.

Chairman Theobald called the Town Board meeting to order at 7:14 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 Wednesday, February 26, 2025, at 2:00pm at the Town of Sheboygan Falls Town Hall and on the Town's website.

APPROVAL OF MEETING MINUTES FROM February 3, 2025 Town Board Meeting - A motion to approve the minutes from the February 3, 2025 Town Board Meeting as printed was made by Meyer, seconded by Leannah. Motion carried 4-0.

TREASURERS REPORT- The Treasurer's Report and Deposit Report were presented. A motion to approve the Treasurer's report as read and approval of the February 2025 Deposit Report was made by Leannah, seconded by Hanke. Motion carried 4-0.

Johnsonville Fire Department Report – No one was in attendance, no report.

DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:

- a. Approval of Rezone Request – Matt Boedecker (59026382340) – A motion to approve the rezone request to move approximately 3.88 acres from C-1 (Natural Resource Conservation District to R-1 (Single Family Residence District – Unsewered) with the condition that the current driveway for N6720 Hillside Rd be separated with a boundary change or thru an

acceptable recorded easement prior to the issuance of a building permit for a new home on this vacant parcel was made by Leannah, seconded by Meyer. Motion carried 4-0.

- b. Approval of Land Division Request – Scholler Property Management (59026387978) – A motion to approve the land division request to create Outlot 2 at 1.853 acres and Outlot 3 at 3.0 acres with the condition that any future new owner needs to obtain a new Conditional Use Permit as the property already has one for a disabled persons transportation company, was made by Leannah, seconded Hanke. Motion carried 4-0.
- c. Approval of Town of Sheboygan Falls Emergency Operating Plan – The Plan Commission recommended approval of the newly created Town of Sheboygan Falls Emergency Operating Plan. Both Fire Departments and the EMS have been given the plan for review and any input has been incorporated. The plan does need to be reviewed yearly. A motion to approve the Town of Sheboygan Falls Operating Plan, dated February 2025, was made by Leannah, seconded by Meyer. Motion carried 4-0.
- d. Correction of February 5, 2024 Meeting Minutes per Auditor’s request – During the 2024 audit, the auditor requested a correction on the February 5, 2024 meeting minutes. The typo in the minutes stated the wrong bid amount for Buteyn in the motion. A motion to correct the February 5, 2024 meeting minutes to reflect the correct bid amount of \$1,563,328.86 was made by Leannah, seconded by Meyer. Motion carried 4-0.
- e. Approval of WTA Spring Road School Attendance – A motion to approve reimbursement for registration, hotel, meal and mileage for the Administrator and DPW Contractor to attend this years WTA Road School at Chula Vista in April was made by Hanke, seconded by Leannah. Motion carried 4-0.
- f. Approval of New Operator License – Tanya Egerer - Paperwork was in order. A motion to approve a New Operator License for Tanya Egerer was made by Leannah, seconded by Meyer. Motion carried 4-0.
- g. Road Maintenance –
 - 1. Lynwood Ln (Work held over approved April 2024) - Scott Construction was asked to submit a new quote for to Paver Laid Cold Mix Scratch for Chip Sealing & a Heavy Single Chip Seal for \$52,374.00 and a separate line for suggested shouldering of \$3650.00. A motion to accept a quote from Scott Construction for \$52374.00 and an additional \$3650.00 to shoulder the road was made by Meyer, seconded by Luebke. Motion carried 4-0.
 - 2. Playbird Rd / Clover Ln & Shamrock Dr. icing issues – Ice has been building up in the ditch between Clover Ln & Shamrock Dr. on Playbird Rd. We’ve gone out a few times to cut a channel for water to flow through. The Clover Ln culvert outlet was completely iced at one point. Engineer Craig Rusch suggested Buteyn left erosion bags on outlets and that is what caused build up. They were still frozen so that cannot be confirmed. Residents Randy & Darlene Duening were in attendance and stated they removed the ones at the Clover Ln outlet and they felt the ditch does not have enough pitch to get water to flow. Clerk Meyer has taken pictures at different times and the pictures do show 3-4 residences

illegally draining their sump pumps into the ditch, which has also contributed, with the lack of snow this winter. The ditch will be reviewed this year and the Clerk was asked to send letters out educating residents about illegal discharges into the ditch.

3. Meadowlark Rd Culvert Extension Work – A motion to approve an estimate from Sheboygan County Highway to install a culvert extension north of CTH C on Meadowlark Rd for \$4295.00 was made by Meyer, seconded by Leannah. Motion carried 4-0.

- The Biannual bridge report was presented to the Board. Playbird Rd needs some work to repair its fascia. Jim Foshag was going to give the Town an estimate but it depends on if he can get the DOT's bridge crane truck. More to come.

-The Clerk reported on the recent Salt Structure inspection required by the DOT. The structure is in good shape but we need to make sure any salt is cleaned up after spillage when loading trucks or after receiving salt orders. We also will need to cover the east end as there is no door on the structure.

CONSTABLES REPORT- Both Constables were in attendance. Nothing to report.

TOWN OF SHEBOYGAN FALLS FIRE DEPARTMENT REPORT – Supervisor Luebke reported all of the new plumbing items are in, not everything is installed yet. He asked the Clerk to find out if the final Round about plans have been completed. She will contact Bryan Olsen. Aaron Strassburger presented a proposal to re-light the fire department for a total of \$1755. Item will need to be added to future agenda for action.

CHAIRMAN REPORT– Chairman Theobald reported he meet with Craig Rusch to discuss the Rangeline Rd reconstruction plans.

ADMINSTRATOR REPORT – Meyer reported the Lot 78 Consent Agreement has been signed and filed with the Register of Deeds office. Sher reported the Town audit went well, there was a FD grant that wasn't recorded but she is working with the FD treasurer to get resolved as the grant they received thru state departments show up as income for the Town and need to be accounted for.

SUPERVISORS REPORT –Supervisor Hanke felt the plow was leaving too much snow behind, he inquired if the plow could be lowered.

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

ADJORNMENT – Motion to adjourn was made by Meyer, seconded by Leannah. Meeting adjourned at 8:25 pm.

Respectfully submitted.

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