

**TOWN BOARD MEETING MINUTES
FROM October 6, 2025, 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL**

PUBLIC HEARING:

A – Rezone Request – Steve & Joanne Harrison (59026383252) - The hearing was opened at 7:00pm. Steve explained that they would like to construct a metal pole shed with a kitchen for canning and a bathroom with a shower. A-4 does not allow that. He has an email from the DOT stating the driveway can be used for residential use. Richard Boenish questioned if they were able to build on the property - he recalled a restriction when the property was sold by Sheboygan County from tax foreclosure. The Harrisons do have a sanitary permit issued by the County. The Clerk was asked to verify with the County. Hearing was closed at 7:09pm.

Chairman Lyman 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 Wednesday, October 1, 2025, at 1:30pm at the Town of Sheboygan Falls Town Hall and on the Town's website.

APPROVAL OF MEETING MINUTES FROM September 8, 2025, Town Board Meeting - A motion to approve the minutes from September 8, 2025, 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 were presented. A motion to approve the Treasurer's report as presented and approval of the September 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 from Steve & Joanne Harrison (59026383252)** – A motion to approve the request to rezone 17.19 acres from A-4 (Limited Development Agricultural Land District) to A-2 (Agricultural Land District), after verification that Sheboygan County has no building restrictions that apply, was made by Meyer, seconded by Leannah. Motion carried 4-0.
- b. **Insurance Review with Horton Group Representative, Michelle Strauss** – Michelle reviewed the Town's, Sheboygan Falls Fire Department & Johnsonville Fire Department coverages with the Town Board. No action taken.
- c. **Review & Approval of Snow and Ice Removal Agreement – 2025-2027** – A motion to approve the Snow and Ice Removal Agreement 2025-2027 with Wagner Excavating, limiting brining to Rangeline Rd with Skips authorization was made by Leannah, seconded by Luebke. Motion carried 4-0.
- d. **Review & Approval of Ordinance #4 2025/2026 Repealing Chapter 8 “Building Regulations” and Chapter 15 “Building Regulations” and reenacting a new Chapter 15 “Building Regulation” of the**

Town of Sheboygan Falls Municipal Code – While working on updating Table 1, it was discovered the Town had 2 separate building regulations chapters. The Clerk worked with the Town attorney to combine, and update were needed. A motion to adopt Ordinance #4 2025 /2026 Repealing Chapter 8 “Building Regulation” and Chapter 15 “Building Regulations” and reenacting a new Chapter 15” Building Regulations” of the Town of Sheboygan Falls Municipal Code was made by Luebke, seconded by Hanke. Motion carried 4-0.

- e. Review & Approval of Ordinance #5 2025/2026 Repealing and Recreating Section 6.02 Responsible Unit Recycling Ordinance “of the Town of Sheboygan Falls Municipal Code – Due to recent DNR recycling program updates, the Town is required to review and update their Responsible Recycling Ordinance. A motion to adopt Ordinance #5 2025/2026, Repealing and Recreating Section 6.02 “Responsible Unit Recycling Ordinance” was made by Luebke, seconded by Leannah. Motion carried 4-0.
- f. Review & Approval of Resolution #2 2025/2026 – Town of Sheboygan Falls, Town Board Resolution Proposing to Exceed the Levy Limit via Town Meeting- The Board review the proposed changes that would allow the Town to increase the levy, replacing the needs for to obtain a loan every year. A motion to adopt Resolution #2 2025/2026 – Town of Sheboygan Falls, Town Board resolution Proposing to Exceed the Levy Limit via Town Meeting was made by Hanke, seconded by Lueke. The Clerk called a roll call vote: Meyer – aye, Leannah – aye, Luebke – aye, Hanke – aye, Theobald – aye. Motion Carried 4-0.
- g. LRIP – Entitlement Grant Application –A motion to pursue an LRIP Entitlement grant to repave Sumac Rd, from CTH m to CTH PP was made by Leannah, seconded by Luebke. Motion carried 4-0.
- h. Road Maintenance – No items discussed

CONSTABLES REPORT- Neither Constables were in attendance. No report.

TOWN OF SHEBOYGAN FALLS FIRE DEPARTMENT REPORT – Supervisor Luebke reported Chief Bob Kroeplien will be retiring November 1, 2025 after 50+years of service. The new Chief will be Matt Kroeplien. New chief assistants will be Tyler Hass & Travis Lehn.

CHAIRMAN REPORT– Chairman Theobald reported the status of Sunset Rd repairs, the Spur Rd ditching project.

ADMINISTRATOR REPORT – Meyer reported she reached out to Robert E Lee, the Engineering firm hired by the state to inspect all of the 6-20’ small structures in Sheboygan County. She was told no news was good news, hopefully a report will be out in late Winter / Spring. We continue to see issues in Highland Hills; Ramesh’s excavator has not started any work to date on the punch list.

SUPERVISORS REPORT –Supervisor Luebke reported the Willow Rd sign at the intersection of CTH C is missing.

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

ADJORNMENT – Motion to adjourn was made by Luebke, seconded by Hanke. Meeting adjourned at 9:24 pm.

Respectfully submitted,

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

APPROVED