TOWN BOARD MEETING MINUTES
FROM March 2, 2026, 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

PUBLIC HEARING: Rezone Request – Jonathan and Vanessa Richter 59026384382 – Public hearing opened at 7:00pm. Jon attended via Zoom. He explained he is requesting to rezone the parcel from A-4 (Limited Development Agricultural Use) to A-2 (Agricultural Land District) to have the option to build a house either for their family or to sell in the future. He already has an email from the DOT stating the driveway can be used for residential purposes. Supervisor Meyer questioned if property was in a conservatory. That would be recorded on the deed. No one in the audience stated any issues with request. Hearing was closed at 7:15pm.

PUBLIC HEARING: Rezone Request – Vu Vang 59026387031 – Public hearing opened at 7:15pm. Vu explained he is interested in using the parcel as a flower farm and would like to expand to host educational events, workshops and wedding events in the future, as well as possibly building a home at some point and would like to switch from A-1 (Exclusive Agricultural Use District) to A-T zoning to fit his request. Mike Butler inquired how he plans to access the parcel. Access is off Happy Ln – Mr. Vang stated he has a meeting with the City of Falls later this week to discuss. Neighbors Mary Kroeplien and David and Nancy Schuefner spoke in favor of the request. Hearing was closed at 7:23pm.

PUBLIC HEARING: Conditional Use Permit Request – Plymouth Landscaping Co 59026385983– Public hearing opened at 7:23pm. Michael explained he recently purchases the adjacent 3 acres north of his existing landscape supply business and would like to extend the use. Glen Ubbelohde expressed his concerns regarding tile issues if Birenbaum excavated the lot. Michael Koepke agreed that the old clay tiles do not have give and will break under heavy stress. No one else in attendance stated any issues with the request. Hearing was closed at 7:28pm.

PUBLIC HEARING: Conditional Use Permit Request – TowerNorth Development 59026382300– Public hearing opened at 7:28pm. Karl Gerber, representative for Tower North Development, explain their request to construct a new monopole cell tower on the corner of CTH M & CTH J. They already revised the height due to FAA regulations. No one else in attendance stated any issues with the request. Hearing was closed at 7:31pm.

Chairman Lyman Theobald called the Town Board meeting to order at 7:31 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.

<u>COMPLIANCE WITH THE OPEN MEETINGS LAW</u> – Meeting agenda was posted Thursday, February 26, 2026, at 9:30am on the Town of Sheboygan Falls Town Hall and on the Town's website.

<u>APPROVAL OF MEETING MINUTES FROM February 2, 2026, Town Board Meeting</u>- A motion to approve the minutes from the February 2,2026 Town Board Meeting as printed was made by Leannah, seconded by Hanke. Motion carried 4-0.

<u>TREASURERS REPORT</u>- The Treasurer's Report and Deposit Report were presented. A motion to approve the Treasurer's report and approval of the February 2026 Deposit Report was made by Leannah, seconded by Hanke. Motion carried 4-0.

APPROVED

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

DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:

a. Consideration of Rezone Request from Jonathan & Vanessa Richter (59026384382) – A motion to approve the request from Jonathan & Vanessa Richter to rezone 27.55 acres from A-4 (Limited Development Agricultural Use) to A-2 (Agricultural Land District) was made by Luebke, seconded by Hanke. Motion carried 4-0.

b. Consideration of Rezone Request – Vu Vang (59026387031) – A motion to approve the request from Vu Vang to rezone 10.5 acres from A-1 (Exclusive Agricultural Use District) to A-T (Agri-Tourism District), limiting burning to once a year following the fire department burn guidelines prior to burning was made by Luebke, seconded by Meyer. Motion carried 4-0.

c. Consideration of Conditional Use Permit Request -Plymouth Landscaping Co – (59026385983) - It was brought to the Town's attention that this request also included the addition of a concrete crusher and/or topsoil processor. Those items were not discussed at the Plan Commission meeting. The Board directed that portion of the CUP back to the Plan Commission for review. A motion to approve a Conditional Use Permit for parcel 59026385983 to operate a landscape supply yard with the following conditions: Hours of operation are Monday – Saturday 7am-5pm, No open or brush burning, Storage and Wholesale Sales of landscape supplies (bulk mulch, soil, stone, erosion mats, landscape fabric, etc.) and future retail sales including trees and any future drainage issues that may arise from change to non-permeable surfaces are the sole responsibility of the above permittee to remedy at their cost was made by Hanke, seconded by Leannah. Motion carried 4-0.

d. Consideration of Conditional Use Permit Request from TowerNorth (59026382300) – A motion to approve a Conditional Use Permit Request from TowerNorth to construct a new monopole cell tower with the following conditions: Knox box installed in accordance with Chapter 10 of the Town's code and Driveway built per section 3.06 of the Town code also requiring year round maintenance for emergency vehicle ingress/egress was made by Leannah, seconded by Luebke. Motion carried 4-0.

e. Move April Town Board Meeting due to April Election – A motion to reschedule the April Town Board Meeting due to the Spring Election to April 8th at 7:00pm was made by Luebke, seconded by Leannah. Motion carried 4-0.

f. Approval of 2-year Lawn Care Proposal – 4 proposals were received for the Town's Lawn Care needs of the 6 properties serviced per week: Cobblestone Landscaping $474.00, JAWS Lawn & Landscaping $380.00, Crestview Lawncare LLC $360.00, and Frontier Electric LLC $290.00. A motion to accept the 2 year Lawn Care Service proposal from Frontier Electric LLC at $290.00 was made by Hanke, seconded by Leannah. Motion carried 2-0. Meyer and Luebke abstained from voting.

g. Approval of Inspector Agreements: Building / HVAC, Plumbing & Electrical - A motion to approve the 2026 Inspector Agreements for Building / HVAC (Dan Goodine), Plumbing (Scott Winter) & Electrical (Dave Dulmes) was made by Meyer, seconded by Leannah. Motion carried 4-0.

APPROVED

h. Additional Loan Payments or Possible Accelerated Loan Payments – A motion to make an additional $20,000.00 principal payment in March towards Loan 709 (Playbird Rd Refinance) was made by Leannah seconded by Hanke. Motion carried 4-0.

i. Changes to WTA Dues – The Clerk reported the clarification on the WTA dues changes. In 2026, all municipalities will be asked to contribute to Town Advocacy Council (TAC) in addition to the regular annual dues. We are given the option to pay the required portion of $250.00 or voluntarily pay the full amount of $460.50 , $.25 per capita. A motion to pay only the WTA regular dues plus the minimum TAC dues ($250.00) as they were not budgeted and discuss the full amount when creating the 2027 budget was made by Leannah, seconded by Luebke. Motion carried 4-0.

j. Approval of Road School Attendance – A motion to approve reimbursement for attendance to the 2026 WTA Road School for the Administrator and Road Contractor including mileage, 2 nights lodging and 2 meals was made by Luebke, seconded by Leannah. Motion carried 4-0.

k. Road Maintenance –
   1. Local Small Structure Program (LSIP) The Clerk reported on the inspection reports received from Robert E Lee. We have 17 structures, two are rated at a '5'. One is located on Bridgewood Rd, south of Playbird Rd the other is on Sumac Rd, east of CTH M. The new LSIP grant program is only for structures rated 0-2.
   2. Sunset Rd (Hillside Rd – HWY 23) - Road work for this section is part of this year's budget. Chairman Theobald will start working on moving this forward.

   - Rio Rd (CTH O to Bridge) Chairman Theobald will be a estimate for repaving Rio Rd from CTH O to the bridge.

CONSTABLES REPORT- Both Constables was in attendance. Constable Strassburger reported he clean up a toilet that was dumped at Dassow Park. Nothing else to report.

TOWN OF SHEBOYGAN FALLS FIRE DEPARTMENT REPORT – Supervisor Luebke had nothing to report.

CHAIRMAN REPORT– Chairman Theobald reported the car parked in the ROW on Kapur Dr has been removed. He reported on the recent icing of the cross culvert under Clover Ln & Playbird Rd. Luckily the weather cooperated and it cleared on its own. It will need to be looked into further. We have not received our bunker inspection report yet. We will be ordering the remaining 4 loads of salt to fulfill our 25/26 salt contract. Luke Worth of N5421 Meadowlark Rd would like to use his property for a nature trail. Chairman Theobald informed him cars cannot parked along Meadowlark Rd, otherwise he did not see any issues with his proposal. Mr. Worth may need to replace the driveway culvert at his sole expense in the future depending on volume.

ADMINSTRATOR REPORT – Meyer reported there is a WTA unit meeting March 5 at the Town of Rhine. She reported the Town Audit was completed February 17. The WTA is suggesting support of a Transportation resolution, the request was received after this agenda was finalized. It will be on the April agenda.

SUPERVISORS REPORT –Nothing to report.

APPROVED

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

ADJORNMENT – Motion to adjourn was made by Meyer, seconded by Leannah. Meeting adjourned at 9:05 pm.

Respectfully submitted,

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

APPROVED