

TOWN BOARD MEETING MINUTES
FROM May 4, 2026, 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

PUBLIC HEARINGS:

- a. Rezone Request – Lucas Altman & Katie Thompson (59026383440 & 383450). Public hearing was opened at 7pm. Lucas explained his desire to purchase the parcels to build a family home. Randy Peichl asked how many homes would be built on the parcel. The current ordinance allows one home per parcel, and it is the current Board's position not to allow shared driveways. Randy Peichl asked what he planned to do with the rest of the land. Lucas replied, "build a barn with the animals and plant a prairie area." Randy stated he didn't have an issue with one home but was not in favor of 4 homes. Hearing was closed at 7:04pm.
- b. Conditional Use Permit Addition – Plymouth Landscape Co (59026385983) Public hearing was opened at 7:04pm. Michael explained he'd like to recycle asphalt and / or crush concrete and screen topsoil on occasion on the new parcel he purchased adjacent to his landscape supply business along CTH M. Kathy Plahmer expressed her concerns regarding tiling damage and questioned if hours would be restricted. Chair Theobald responded that any tiling issues are the property owner's responsibility to repair. Mr. Birembaum has already agreed to that on his current Condition Use Permit. The Plan Commission recommended allowing concrete crusher operations twice a year and the topsoil screener can operate up to 5 x a year, hours are 6am-6pm M-F. Kathy Plahmer stated more information in the notice she received would have been helpful and would have saved her a trip. Hearing was closed at 7:13pm.

Chairman Lyman 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 – Meeting agenda was posted Thursday, April 30, 2026, at 11:30am on the Town of Sheboygan Falls Town Hall and on the Town's website.

APPROVAL OF MEETING MINUTES FROM April 8, 2026, Town Board Meeting- A motion to approve the minutes from the April 8, 2026 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 and approval of the April 2026 Deposit Report was made by Luebke, seconded by Leannah. Motion carried 4-0.

Johnsonville Fire Department Report – Members of the Johnsonville Fire Department were in attendance. Nothing to report.

DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:

- a. Consideration of Rezone Request – Lucas Altman 59026383440 & 383450 – The Board was copied on the April 9 Plan Commission meeting minutes. Their recommendation was to "rezone the parcels to A-2 as well as require Chapter 3 Driveways over 300 feet guidelines to be followed". A motion to approve the rezoning request to rezone 33.83 acres from A-1 to A-2 to allow for a single-

family home; effective at the time of the sale, and following the Chapter 3 guidelines for driveways over 300 ft was made by Luebke, seconded by Leannah. Motion carried 4-0.

- b. Consideration of Conditional Use Permit Addition – Plymouth Landscape CO 59026385983 – The Board was copied on the April 9 Plan Commission meeting minutes. Their recommendation was as follows: “ recommend to the Town Board Plymouth Landscape’s request to add concrete crushing / asphalt recycling operations and topsoil processing to their CUP with the following conditions: limit crushing / recycling operations to twice per year and topsoil processing to 5 times a year, limiting hours for such operation, including all dumping, to Monday thru Friday from 6 am- 6pm and recommending they notify neighbors prior to operation” A motion to approve the addition to Plymouth Landscape Co’s current CUP as follows: Allow concrete / asphalt recycling 2x per year. Allow topsoil recycling up to 5x a year. Hours of operations for crushing / soil processing and dumping (anytime of year) M-F 6am - 6 pm was made by Luebke, seconded by Hanke. Motion carried 4-0.
- c. Building Permit Release – Highland Hills Lot 52 - In September 2022, the Town Board voted to withhold issuing any building permits for Lot 49-53 until the 2nd amendment to the Master Site Plan regrading had been completed. While the Town is still working with the developer on other lots, Consulting Engineer, Craig Rusch, verified work to Lot 52 is satisfactory. A motion to release the new home building permit for Highland Hills Lot 52 was made by Leannah, seconded by Meyer. Motion carried 4-0.
- d. Opening & Awarding Bids - Chairman Theobald opened all bids that were received by 5pm on May 4th. Copies were distributed to the Board.
 - 1. Sunset Rd (Hillside Rd – HWY 23) – 2 bids were received. Northeast Asphalt - \$168511.00, Scott Construction - \$173599.55. A motion to accept Scott Construction’s bid at \$173599.55 was made by Luebke, seconded by Hanke. Motion carried 4-0.
 - 2. Rio Rd (Sheboygan River Bridge – CTH O) – 1 bid was received. Northeast Asphalt - \$97535.00. A motion to accept Northeast Asphalt’s bid of \$97,535.00 for Rio Rd was made by Luebke, seconded by Leannah. Motion carried 4-0.
- e. Request for culvert over 40’ on Bridgewood Rd – Delbert Voelker W3706 CTH PP – Noone was in attendance to discuss with the Town Board. A motion to table for more information was made by Leannah, seconded by Luebke. Motion carried 4-0.
- f. Town of Sheboygan Falls Fire Department – New Fire Truck Request – Tyler Hass reported he did get an estimate of \$1.2 million from both Pierce and E1. Price is subject to change based on exact configuration of vehicle. The fire department would like to sign a contract by the end of the year; they are replacing their 2009 apparatus. Supervisor Leannah asked how the age of the truck affects ISO rating. She also inquired if there was any other ways to save costs / repairs vs replacement. No action was taken by the Board tonight.
- g. Johnsonville Fire Department – New Fire Truck Request – Chief Jackson Wimmmler shared they are looking at a \$960,000 purchase price for a new truck from Custom Fire. It would be a 3-year period. Supervisor Leannah asked them to find out more information regarding how ISO ratings are affected by age of trucks and having only one truck. A motion to table until next month was made by Luebke, seconded by Leannah. Motion carried 4-0.

- h. Gordy Hemb – Sunrise Lane (CTH O to CTH O) concerns - Noone in attendance. No action taken.
- i. Approval of New Operator License – Lance Arens – All paperwork is in order. A motion to approve a new Operator License for Lance Arens was made by Leannah, seconded by Meyer. Motion carried 4-0.
- j. Road Maintenance – Nothing to discuss

CONSTABLES REPORT- Neither Constable were in attendance. Nothing to report.

TOWN OF SHEBOYGAN FALLS FIRE DEPARTMENT REPORT – Nothing to report.

CHAIRMAN REPORT– Chairman Theobald reported road flooding as a result of the record rainfall in April south of N5147 Willow Rd. A culvert will need to be installed to allow water to flow from the east side of the road to the west side. In addition, there was a washout along the shoulder to the pavement edge near N5039 Willow Rd, Theobald sent out Frontier Electric to shore it back up to prevent it from any further erosion.

ADMINISTRATOR REPORT – Messer have signed the Pigeon Lane Easement paperwork. Wagner did resolve the mailbox issue with the resident. The 2026 Maintenance of Effort Report has also been filed.

SUPERVISORS REPORT –Supervisor Leannah copied the Board on a snowplowing complaint she received.

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

ADJORNMENT – Motion to adjourn was made by Meyer, seconded by Leannah. Meeting adjourned at 9:15 pm.

Respectfully submitted,

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