TOWN BOARD MEETING MINUTES
FROM September 1, 2026, 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

PUBLIC HEARINGS:
A: Land Division and Rezone Request – Chad & Joy Kohlman 59026385660 & 59026385680. Public Hearing was opened at 7:00PM. Chad explained they are looking to build a new one family home as their son & daughter in law will be moving into the current farmhouse. The proposed new home location would be on the western side of the parcel; they already have a field entrance off CTH O. Noone in attendance spoke against their request. Closed at 7:03PM.

Chairman Lyman Theobald called the Town Board meeting to order at 7:03 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, August 27, 2026 at 1:45pm, the amended agenda were posted Monday, August 31, 2026, at 9:30am on the Town of Sheboygan Falls Town Hall and on the Town's website.

APPROVAL OF MEETING MINUTES FROM August 4, 2026, Town Board Meeting and August 10, 2026 Special Meeting - A motion to approve the minutes from August 4, 2026, Town Board Meeting and August 10, 2026 Special Meeting minutes as printed was made by Hanke, 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 and approval of the August 2026 Deposit Report was made by Leannah, seconded by Meyer. Motion carried 4-0.

Johnsonville Fire Department Report – Noone from the fire department was in attendance. No report was given.

DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:

a. Approval of Land Division and Rezone Request from Chad & Joy Kohlman (59026385660 / 385680) – The Board was copied on the August 6 Plan Commission meeting minutes. Their recommendation was to "rezone the parcels to A-1-s (Exclusive Agricultural Use District – Small Scale) as opposed to A-2 (Agricultural Land District) to keep acreage in farmland preservation". A motion to divide 10.701 acres and rezone from A-1 (Exclusive Agricultural Use District) to A-1-s (Exclusive Agricultural Use District – Small Scale) was made by Hanke, seconded by Meyer. Motion carried 4-0.

b. Rangeline Road Engineering Proposal from Wagner Excavating – Greg Wagner was in attendance to discuss their proposal to engineer the Rangeline Road improvement project. Their proposal does not include soil borings as they are not required but he did recommend them in some areas. A motion to accept the proposal and agreement from Wagner Excavating, dated August 18, 2026, for surveying & civil engineering design Rangeline Road Improvement from Hannah Lane to the City of Sheboygan Falls City limits for $40,700 was made by Leannah, seconded by Luebke. Motion carried 4-0.

APPROVED

c. Town of Sheboygan Falls Fire Department – New Fire Truck Updates – The Town of Sheboygan Falls fire department presented the final price & details for a proposed new Pierce Velocity Pumper from Reliant Fire Apparatus Inc. of $1,165,992.00 (proposal#1047). They reported the price is good until November 1,2026 when the manufacture will have a 1% price increase. The truck is proposed to have a 48-month build time. The price would be less if they are able to use equipment off current truck but had to be included in quote. A motion to table until the October 5 Town Board meeting to give the Treasurer time to review finance options was made by Luebke, seconded by Leannah. Motion carried 4-0.

d. Submitted Complaint Regarding Unlicensed Vehicles at W3274 County Road C – The owner was sent a letter drafted by our Attorney. Ms. Goedeke was in attendance and responded with copies of 13 current vehicle registrations. She reported they plan to keep an unlicensed box truck as their 1 allowed unlicensed vehicle. They will be taking the car frame to a scrap yard soon and will slowly sell off vehicles as they do not want to pursue a car dealer's license. They will also be running a weld shop as allowed by the existing conditional use permit, issued many years ago. A motion to accept Ms. Goedeke's report and consider the possible violations satisfied was made by Leannah, seconded by Luebke. Motion carried 4-0.

e. Submitted Complaint Regarding Unlicensed Vehicles at N5850 Hwy 32 – The owner was sent a letter drafted by our Attorney. Mr. Fenner was in attendance and responded that he recently took ownership of the property and will be working to clean it up. He reported he has plans to build onto the current shed to work on his cars. He currently has 5 vehicles on the property. 1 is not registered (Yukon)but he is working to get previous owners parking tickets cleared so the DMV will transfer the title. A motion to accept Mr. Fenner's report and consider the possible violations satisfied was made by Leannah, seconded by Hanke. Motion carried 4-0.

f. Request to allow ATV /UTV usage on Town roads from Josh Fiedler – Josh Fiedler, as part of a college class, has partnered with the Lakeshore ATV Club to approach the Town Board to request the town roads be opened to ATV /UTV usage. After much discussion, a motion to have an ordinance created that compliments neighboring municipalities and have it reviewed by the Town's attorney for consideration was made by Hanke, seconded by Luebke. Motion carried 4-0.

g. Road Maintenance -

Rio Rd- Chiarman Theobald reported work on Rio Rd has been completed.

Willow Rd Culvert - Chairman Theobald reported we applied for the shoreland / floodplain permit from Sheboygan County Planning, we expect it any day.

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

TOWN OF SHEBOYGAN FALLS FIRE DEPARTMENT REPORT – Supervisor Luebke reported the fire fighters have installed an ac unit for their meeting room, the funds were covered by the firefighter's find. The Clerk provided them with the form and information ATC needs to approve added parking to the north side of the building.

APPROVED

CHAIRMAN REPORT– Chairman Theobald reported his items in the Road maintenance portion above.

ADMINSTRATOR REPORT – Meyer reported she attended the DOTs recent HWY 32 & CTH J roundabout proposal meeting with other stakeholders. The public meeting was held August 18. Work is proposed for 2028.

SUPERVISORS REPORT –Nothing to report.

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

ADJORNMENT – Motion to adjourn was made by Meyer, seconded by Hanke. Meeting adjourned at 9:10 pm.

Respectfully submitted,

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

APPROVED