

# Town of Sheboygan Falls

## AGENDA

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### TOWN BOARD MEETING September 14, 2020 - 7:00 PM TOWN HALL, W3860 COUNTY ROAD O, Sheboygan Falls

1. PUBLIC HEARINGS
  - a. Land Division and Rezone Request – Estate of Elaine Vollbrecht (59026384411)
  - b. Rezone & Conditional Use Amendment Request – James Jensema & Karl's Garage LLC (59026383540)
  - c. Land Division & Rezone Request – Steven & Joan Rejholec (59026389410)
2. CALL TO ORDER
3. COMPLIANCE WITH THE OPEN MEETING LAW
3. APPROVAL OF MEETING MINUTES FROM August 3, 2020 Town Board Meeting
4. TREASURER'S REPORT
5. DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:
  - a. Consideration of a Land Division & Rezone Request from the Estate of Elaine Vollbrecht (59026384411)
  - b. Consideration of a Rezone & Conditional Use Permit Amendment Request from James Jensema & Karl's Garage LLC (59026383540)
  - c. Consideration of a Land Division & Rezone Request from Steven & Joan Rejholec (59026389410)
  - d. Consideration of a new Class B Beer Only License for Johnsonville LLC, dba Johnsonville Marketplace
  - e. Consideration of a new Class A Liquor license for Johnsonville LLC, dba Johnsonville Marketplace
  - f. Routes to Recovery Grant
  - g. Co Energy Alliance LLC Home Heating Contract
  - h. Road Maintenance
6. CORRESPONDENCE
7. CONSTABLES REPORT
8. SUPERVISORS REPORT
9. DISCUSSION AND APPROVAL OF THIS MONTHS BILLS
10. UPCOMING MEETINGS – Town Board Mtg October 5, 2020 7pm.
11. ADJORNMENT

The Town Board welcomes all visitors to listen & observe, but only Town Board members & those invited to speak will be permitted to do so. Person with disabilities needing assistance to attend or participate should contact the Clerk at 920 467-1922 prior to the meeting so that accommodations may be arranged. A majority of the Plan Commission is likely to be present at this meeting to listen, observe and participate. If a majority is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board*, Wis. 2d 553 (1993), even though the Plan Commission will take no action at this meeting.

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### PUBLIC HEARING NOTICE

### TOWN OF SHEBOYGAN FALLS

**NOTICE IS HEREBY GIVEN** that a public hearing will be conducted by the Town of Sheboygan Falls Town Board on **Monday, September 14, 2020** at 7:00 PM at the Town of Sheboygan Falls Town Hall located at W3860 CTH O, Sheboygan Falls to hear the following requests:

1. A Land Division & Rezone Request from **Steven & Joan Rejholec** to divide and rezone 6.46 acres currently A-1 (Exclusive Agricultural Land District) to A-1-S (Exclusive Agricultural Land District – small scale). The remaining land will stay A-1 (Exclusive Agricultural Land District). The purpose of this request is split off the existing home and outbuildings for financing. The property is located at N5665 CTH M and described as: Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 29, T15N-R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin containing 281,381 sq ft (6.46) acres of land and being described by: Commencing at the Northwest Corner of said Section 29; thence S01°06'19"W along the West line of the NW1/4 of said section 29, a distance of 327.30 feet to the point of beginning; thence N73°58'17"E 606.04 feet; thence S01°51'00"E 531.38 feet; thence S87°57'13"W 354.88 feet; thence S73°29'20"W 264.61 feet to the West line of NW1/4 of said section 29; thence N01°06'19"E along said West line 451.72 feet to the point of beginning; being subject to any and all easements and restrictions of record.

2. A Land Division & Rezone Request from **Elaine Vollbrecht Estate** to rezone, reconfigure and divide 1.6 acres currently A-1 (Exclusive Agricultural Land District) and R-1 (Single-Family Residence District unsewered) to R-1 (Single-Family Residence District unsewered), rezone, reconfigure and divide .87 acres currently R-1 (Single-Family Residence District) and B-1 (Local Business & Industrial District) to A-4 ( Limited Development Agricultural District) and rezone and reconfigure 36.98 acres from A-1 (Exclusive Agricultural Land District) and R-1 (Single-Family Residence District unsewered) to A-1 (Exclusive Agricultural Land District). The purpose of this request is to settle the estate. The property is located at W2622 CTH O and described as: Part of the East ½ of the West ¼ of the Southeast ¼ of Section 14, T15N-R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin. The parcel is described as follows:

Commencing at the South Quarter corner of Section 14, T15N-R22E; thence along the south line of the Southeast ¼ of said Section 14, N89°57'20"E 681.01 feet to the point of beginning; thence N00°10'57"W 113.00 feet; thence S89°57'20"W 18.00 feet to the west line of the East ½ of the West ½ of the said Southeast ¼ of Section 14; thence along said west line, N00°10'57"W 2554.89 feet to the north line of the said Southeast ¼ of Section 14; thence along said north line, S89°45'00"E 661.37 feet; thence along the east line of the said East ½ of the West ½ of the Southeast ¼ of Section 14, S00°13'05"E 2374.10 feet; thence S89°57'20"W 150.00 feet; thence S00°12'58"E 290.40 feet to the south line of the said Southeast ¼ of Section 14; thence along said south line, S89°57'20"W 495.00 feet to the point of beginning. SAID

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PARCEL CONTAINS 1,719,899 SQ. FT. (39.48 AC.) OF LAND AND IS SUBJECT TO UNRECORDED AND RECORDED EASEMENTS AND RESTRICTIONS.

3. A Rezone Request from **James Jensema** to rezone .39 acres currently A-1 (Exclusive Agricultural Land District) to B-1 (Local Business and Industrial District) and a Conditional Use Permit Amendment Request from Karl's Garage to operate a small firearms sales and repair business inside the existing garage; to be license by the ATF. The property is located at N6745B State HWY 32 and described as: Part of the SW ¼ of the NW¼ of Section 12, T15N-R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin described as: Commencing at the West Quarter corner of Section 12, T15N-R22E; thence along the west line of the NW ¼, N00°34'39"E 439.06 feet; thence N89°13'26"E 45.80 feet to the east right-of-way line of STH 32, said point being the point of the beginning; thence along said right-of-way line, N00°38'52"E 159.29 feet; thence N84°01'57"E 95.80 feet; thence S05°42'12"E 168.58 feet; thence S89°13'26"W 110.24 feet to the point of beginning. SAID DESCRPTION CONTAINS 16855 SQ. FT OR .39 ACRES.

All interested parties will be heard.  
Dated: 8-20-20

Jeanette M Meyer, Clerk-Treasurer