

TOWN BOARD MEETING MINUTES
FROM May 3, 2021 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

PUBLIC HEARING:

- a. Land Division & Rezone Request – Nancy Haas, personal Rep Jean Kroeplien Estate (59026387030)
The public hearing was opened at 7:00pm. The public hearing was taped. Clerk /Treasurer Meyer read the hearing notice. Nancy Haas explained they are requesting to divide the parcel into two. One parcel will remain agricultural, the other will be sold to their brother Bob, he will maintain it for forestry. The easement section has been split between the lots per the County requirement and the City requires road reservation to be shown on the CSM. Skip Theobald clarified the easement is now part of each lot, instead of one lot having it all on one. No other comments or questions. The public hearing was closed at 7:03pm. The tape was stopped.
- b. Land Division & Rezone Request – Doris Tayse & Jim & Chris Kroeplien (59026384910) – The public hearing was opened at 7:03pm. The public hearing was taped. Clerk /Treasurer Meyer read the hearing notice. Jim Kroeplien explained that they are requesting to have an oddball corner of the field of the parcel split to create a buildable lot. The Plan Commission gave him the thumbs up. They originally had their farm sold but they backed out. They had planned to build right away but will hold off now. Neighbor, Tony Miller, asked where on the lot the house would be placed – closer to the road or back towards the creek? Jim replied he would like to stay out of the floodplain so it would be closer to the road. No other comments or questions. The public hearing was closed at 7:06pm. The tape was stopped.
- c. Land Division & Rezone Request – Wallace & Kathleen Gierach (59026380487) - The public hearing was opened at 7:06pm. The public hearing was taped. Clerk /Treasurer Meyer read the hearing notice. This is a separate hearing because the zoning recommendation was changed by the Plan Commission at their April 15 meeting. Wally explained the zoning request changed from A-1-S to A-2 to match everyone else on the road. “Everything else is the same. A one resident house, perkable site, soybean planted on remainder right now. They still have to close on the property and see when he gets a mound for the house. Randy Piechl “If it is zoned A-2 would they have to come back to the board to split the lot again to build another house?” Clerk Meyer confirmed he was correct. Randy also suggested “when parcels are re zoned, the Board should look at the stormwater runoff. The people can build a house and have water runoff issues. Something to give the neighboring owner’s rights to something. If you get a big Spring thaw, other basements could fill up if a driveway isn’t placed right.” No other questions or comments. The public hearing was closed at 7:09pm. The tape was stopped.

Clerk / Treasurer Meyer called the Town Board meeting to order at 7:09 PM.

Board members present were: Supervisors: Gerald Meyer, Barbara Poch, Lyman Theobald and Jim Hanke. Also, in attendance were Clerk / Treasurer Jeanette Meyer and audience members.

COMPLIANCE WITH THE OPEN MEETINGS LAW – Notices were posted 3:30 pm Thursday, April 29, 2021 at the Johnsonville Fire Station, the Town of Sheboygan Falls Fire Station, and at the Town of Sheboygan Falls Town Hall.

APPROVAL OF MEETING MINUTES FROM April 12, 2021 Town Board Meeting and April 28, 2021 Special Town Board Meeting- A motion to approve the minutes from the April 12, 2021 Town Board Meeting & the April 28 Special Town Board meeting minutes was made by Meyer, seconded by Poch. Motion carried 4-0.

TREASURERS REPORT- The Treasurer's Report was read. A motion to approve the Treasurer's report as read was made by Hanke, seconded by Poch. Motion carried 4-0.

DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:

- a. Appointment of Acting Chairperson for the May 3rd meeting – A motion to appoint Lyman Theobald as acting Chairperson for the May 3rd meeting was made by Hanke, seconded by Meyer. Motion carried 4-0.
- b. Consideration of a Land Division and Rezone Request from Nancy Haas, personal Rep Jean Kroeplien Estate (59026387030) - The Plan Commission met December 10, 2020 and made a recommendation to split and rezone 7.30 acres from A-1 to C-1. The Board was copied on the PC minutes. A motion to approve dividing and rezoning 7.30 acres from A-1 (Exclusive Agricultural Use District to C-1 (Natural Resources Conservation district) was made by Meyer, seconded by Hanke. Motion carried 4-0.
- c. Consideration of a Land Division and Rezone Request from Doris Tayse & Jim & Chris Kroeplien (59026384910) - The Plan Commission met April 15, 2021 and recommended splitting and rezoning 5 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Land District) to create a buildable lot. The Board was copied on the Plan Commission minutes. A motion to approve splitting and rezoning 5 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Use District) was made by Meyer, seconded by Poch. Motion carried 4-0.
- d. Consideration of a Land Division and Rezone Request from Wallace & Kathleen Gierach (59026380487)– The Plan Commission met again on April 15, 2021 to review the questions directed by the Board and made a recommendation to split and rezone 9.95 acres for A-1 to A-2 (changed from its original recommendation). The Board was copied on the PC minutes. A motion to take off the table was by made by Hanke, seconded by Poch. Motion carried 4-0. A motion to approve splitting and rezoning 9.95 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Land District) with the condition that house placement cannot block water flowage or direct water onto any neighboring residential property and the Town will not be responsible for additional tiling costs required to move any water to do so was made by Hanke, seconded by Meyer. Motion carried 4-0.
- e. Consideration of moving June Town Board meeting to June 1st - A motion to move the June Town Board meeting to June 1st was made by Poch, seconded by Meyer. Motion carried 4-0.
- f. Consideration of JAWS Lawn proposal – Supervisor Meyer presented a proposal from JAWS Lawn Service to cut the lawn at the Town Fire Department. A motion to accept JAWS proposal was made by Hanke, seconded by Poch. Motion carried 4-0. Clerk will contact High Ridge to notify them of the change.
- g. Action to Appoint Town Chairperson – Lyman Theobald indicated he would take the Chair position until April 2022. A motion to appoint Lyman Theobald Chairperson until April 2022 was made by Poch, seconded by Meyer. Motion carried 5-0. (Clerk Meyer was able to vote or this motion.)
- h. Action to Establish and Fill Town Administrator Position – The Clerk explained what the Town Administrator position could do. This would allow the Chairperson to delegate tasks, not required to perform by state statue, to the Administrator. A motion to move forward to creating a Town Administrator Position Ordinance was made by Meyer, seconded by Hanke. Motion carried 4-0.

- i. Town of Sheboygan Falls Firehouse Parking Lot Repairs / Paving - The Board was presented with a proposal from Northeast Asphalt to re pave the Town Fire Department Parking lot. Skip noted there was a change to the scope to regrade the repaired area close to CTH TT. He agreed to meet with Northeast Asphalt on site to discuss changes. The item will be added to the June 1st agenda.

j. Road Maintenance

1. Chip Sealing – Rangeline Rd (CTH O to Hannah Ln)- A motion to accept the proposal from Scott Construction to paver lay cold mix asphalt & a single chip seal w/ pea stone cover on Rangeline Rd from CTH O to Hannah Ln for \$50483.00 was made by Poch. Seconded by Meyer. Motion carried 4-0.
2. Meadowlark Rd (Sheb River Bridge to STH 23) – No action taken.
3. Slurry sealing – Alpine Rd & Woodland Rd - A motion to approve the proposal from Stuck & Irwin Paving to spray patch & slurry seal Alpine Rd (CTH J to CTH O) for \$71308.80 was made by Meyer, seconded by Poch. Motion carried 4-0. No action was taken on Woodland Rd.
4. Crack Filling - The Clerk hadn't heard back from Crack Filling Service by meeting time. The item will be added to the June agenda.
5. Ditch Work / Culvert Replacement on Shamrock Dr & Playbird Rd – The Board was copied on a proposal from Wagner Excavating for ditch cleaning and culvert replacement on Playbird Rd. A motion to accept Wagner's proposal for \$26236.50 was made by Meyer, seconded by Poch. Motion carried 4-0.
6. Hoffman Rd - No action taken.
7. Rio Rd- Scott Construction presented a proposal to wedge & Patch with paver laid Cold Mix Asphalt the stretch of Rio broken up in March. A motion to accept Scott Construction's proposal for \$10238.00 was made by Poch, seconded by Hanke. Motion carried 4-0.

CORRESPONDENCE – The Clerk reported this years Board of Review is scheduled for June 22 5-7pm.

CONSTABLES REPORT- Constable Strassburger was in attendance. He had nothing to report.

SUPERVISORS REPORT –Nothing to report

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

ADJORNMENT – Motion to adjourn was made by Meyer, seconded by Hanke. Meeting adjourned at 8:41pm.

Respectfully submitted,

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