

TOWN BOARD MEETING MINUTES
FROM April 11, 2022, 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

PUBLIC HEARINGS:

Conditional Use Permit – Alpine Recycling LLC / Dan & Stacy Nack (59026384940) – The public hearing was opened at 7:00PM. The public hearing was taped. Dan Nack explained that they are selling Hyink Well Drilling business and he would like to start an aluminum chip recycling business. Chips will be sold to Nemark for use in the automotive industry. He would also be moving the B-1 boundaries on the property to meet the setbacks of the required building expansion. If the business grows to more than 2.5 trucks a day, he will move to an industrial park. Ken Stout (N6163 Alpine Rd) asked how much truck traffic there would be and if they would be coming south on Alpine from HWY 23. Dan stated 2.5 trucks a day, similar to the current well drilling truck traffic. He stated the trucks would be coming on County O, not Alpine Rd. Ken Stout also asked if there would any smell or increase in noise. Dan stated there is no smell. They receive chips from machining or tool & die companies. They ‘wash’ the chips to remove the oils and then dry them in a centrifugal dryer. All of the operation is inside to eliminate moisture and there should be no noise. The oil washed from the chips is recaptured and resold as lubricants. The public hearing was closed at 7:13 PM. The tape was stopped.

Conditional Use Permit – Frontier Unknown LLC / Samuel & Natalie Kohlhagen (59026389051) - The public hearing was opened at 7:13PM. The public hearing was taped. Samuel Kohlhagen explained they currently operate their cabinetry & wood products shop, showroom & offices, Frontier Craftsmen, in downtown Sheboygan Falls. They would like to move the business to W3374 CTH C. Glen Fredricks (W3392 CTH C) expressed his concern about the increased traffic / shared driveway and possible increase in crime. Samuel pointed out the driveway to the east of Glen’s property is not a shared driveway, it is located wholly on Samuel’s property. Glen also asked if they would be burning the scrap wood in big bonfires. Samuel replied no, they dispose of the waste wood in their garbage. Julie Frier (vacant land on corner of CTH C & Sunset Rd) asked about dust control, chemicals and outside storage. Samuel replied they use a 220- amp dust collection system that is not very loud. They use a spray booth to apply chemicals which is ventilated so they should not have additional smells. The left over chemicals are recycled; 50-75 gallons a year. They are stored in a fireproof cabinet until they are picked up. He also stated that they do not process raw wood, they purchase their unfinished wood and it would be stored inside to avoid contact with excess moisture. Nicole Barlass (W3366 CTH C) stated she did not have concerns about the business but had concerns about the shared driveway with Samuel’s property. Samuel explained the Plan Commission asked him to contact the County Highway Department, they will be redoing CTH C in a couple of years and are currently engineering the culverts / driveway accesses. They will be addressing the multiple driveways in that stretch. The public hearing was closed at 7:26 PM. The tape was stopped.

Land Division and Rezone Request – Majestic Crossing Dairy (59026386892) – The public hearing was opened at 7:26PM. The public hearing was taped. Tom Blakenheim, REINS Inc, explained they would like to purchase the buildings and 15.45 acres from Majestic Crossing Dairy to expand the equine Therapy Program currently running out of the property. They currently run a 10-week program May-August but would like to expand to March–November. The public hearing was closed at 7:30 PM. The tape was stopped.

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

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

COMPLIANCE WITH THE OPEN MEETINGS LAW – Notices were posted 3:15 pm Thursday, April 7, 2022, 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 March 7, 2022, Town Board Meeting & March 11, 2022 Special Town Board Meeting minutes - A motion to approve the minutes from the March 7, 2022 Town Board meeting and March 11 Special Town Board Meeting as printed was made by Luebke, seconded by Meyer. Motion carried 3-0.

TREASURERS REPORT- The Treasurer's Report and Deposit Report was presented. A motion to approve the Treasurer's report and the March Deposit Report was made by Meyer, seconded by Luebke. Motion carried 3-0.

DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:

- a. Approval of Conditional Use Permit – Alpine Recycling LLC / Daniel & Stacy Nack (59026384940) – A motion to approve a Conditional Use Permit for Alpine Recycling LLC to allow them to operate an aluminum chips recycling business at N6250 Alpine Rd with the following conditions: boundary moved to meet building setbacks with plat submitted, hours of operations M-F 7am to 5pm, if any noise issue arise owners will need to address, limit traffic using Town Roads as much as possible, and follow section 7.30 relating to signage was made by Hanke, seconded by Meyer. Motion carried 3-0.
- b. Approval of Conditional Use Permit – Frontier Unknown LLC/Samuel & Natalie Kohlhagen (5906389051)- A motion to approve a Conditional use Permit for Frontier Unknown LLC to allow them to operate Frontier Craftsman; a cabinetry and woodworking business at W3374 CTH C with the following conditions: Hours of Operation M-F 6am to 6pm with occasional weekends and evenings until 8pm, installation of a knox box and dust collections system and any outside storage be limited to business related item only: no personal storage was made by Luebke, seconded by Meyer. Motion carried 3-0.
- c. Approval of Rezone & Land Division Request – Majestic Crossing Dairy (59026386892)- A letter from Eric & Samantha Radloff has been submitted allowing REINS to share the driveway one year from date of sale. A motion to approve dividing 15.45 acres and rezoning from A-1 to A-2 with the following conditions: REINS, Inc submits a driveway agreement to install a separate driveway within 1 year of purchase or the Town will complete and charge them as a special charge to be recorded on the new deed or pay to have our legal council provide, hours of operation M-F 9am – 8pm and occasional weekends (horse care staff 24/7) and not signing the CSM until proof the sale is eminent (copy of signed offer and proof of financing) was made by Meyer, seconded by Luebke. Motion carried 3-0.
- d. Glacierland RC&S Phragmites Presentation w/ Jake Divine- Jake Divine gave a presentation to the Board about controlling invasive Phragmites on private property. None of the populations are on public land at this time. Glacierland is asking the Town to donate \$1422 in 2022 and \$1896 in 2023. No action was taken.
- e. Tree Removal & Stump Grinding at Dassow Park – The Town received 2 estimates to cut down 14 trees in Dassow Park, that have already been marked and grind the stumps. One from Shufflebotham Tree Service and Frontier Electric LLC. A motion to accept Frontier Electric LLC's estimate at \$1500.00 & \$1200.00 respectively was made by Hanke, seconded by Luebke. Motion carried 2-0. (Meyer abstained)
- f. Designate ARPA Funds Revenue Loss Exemption- The Final ruling from the US Treasury on ARPA fund uses includes a \$10M Revenue loss exemption. A motion to designate the Town of Sheboygan Falls ARPA funds as a Revenue Loss Exemption was made by Hanke, seconded by Meyer. Motion carried 3-0.

- g. Willow Rd Safety Concerns w/ Scott Ahlswede to Appoint Town Supervisor to fill Seat – Scott Ahlswede (N5489 Willow Rd) expressed his concerns about heavy truck traffic and speeding cars on the stretch of Willow Rd that he resides on (CTH C to CTH PP). Weight limit signs were recently put on wooden posts instead of temporary steel posts to improve visibility per the Sheriff Department’s request. The Town will also put up 45MPH signs in the near future as well.
- h. Posting Change from 3 locations to our website and one location - The Clerk reported that a number of years ago the law changed to allow Towns to use their websites and one location to post public notices, including meeting agendas. A motion to use the Town’s website and one posting location, the Town Hall, was made by Luebke, seconded by Hanke. Motion carried 3-0.
- i. Action to Appoint Town Supervisor to fill Seat – No action taken.
- j. Road Maintenance
1. Hoffmann Rd: A motion to pulverize, pack and double chip seal Hoffmann Rd was made Hanke, seconded by Luebke. Motion carried 3-0.
 2. Sumac Rd: The Town of Lima had contacted Chairman Theobald about chip sealing Sumac Rd, west of CTH m to Willow Rd this year. A motion to approve chip sealing our portion of Sumac Rd and having lima bill us for the work & centerlining was made by Meyer, seconded by Luebke. Motion carried 3-0.
 3. Prepwork for Hillside Rd: A motion to have the culverts on Hillside Rd inspected to make sure they do not need replacement prior to Slurry sealing this summer was made by Meyer, seconded by Hanke. Motion carried 3-0.
 4. Town Road Sign Update Project: A motion to have Sheboygan County Highway Department replace signage in the Town up to \$5000 was made by Hanke, seconded by Luebke. Motion carried 3-0.

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

FIRE DEPARTMENT REPORT – JFD: Chief Chad Curtiss was in attendance, no report. TSFFD: Supervisor Luebke reported on semi traffic pushing mud in the culvert along CTH C. He inquired about end walls. He also reported their addition is moving forward is near completion.

CHAIRMAN / ADMINISTRATOR REPORT – Chairman Theobald reported that he met with Wagner to come up a plan to fix Meadowlark Rd, CTH O to Woodland Rd as there are a number of wet areas. He also asked the Board if they would like to schedule a Road Tour to look at the Town Roads as a group. The Clerk gave a brief update on project status and meetings attended.

SUPERVISORS REPORT –Supervisor Jim Hanke reported they is a drainage issue along the south side of Woodland Rd (between Rio & Willow) where the gas line goes thru. The Clerk was asked to find out how deep the line is.

Discussion and Approval of this month bills – A motion to approve the bills to be paid in April was made by Meyer, seconded by Luebke. Motion carried 3-0.

ADJORNMENT – Motion to adjourn was made by Luebke, seconded by Hanke. Meeting adjourned at 9:35 pm. Respectfully submitted,

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