TOWN OF SHERMAN BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE PUBLIC HEARING
Silver Creek Fire Department/Town of Sherman Office
W6566 State Highway 144
Tuesday, May 6, 2025 6:30 PM

NOTICE IS HEREBY GIVEN that the Town of Sherman Board of Supervisors will hear comments on the following recommendation from the Plan Commission: Request for FPZ Conditional Use Permit as submitted by Todd and Andrea Lloyd, W5376 Abbott Drive (parcel 59028425880, 59.540 acres, zoned A-1) for conversion of an existing structure from an agricultural-use building to a single-family dwelling in the Farmland Preservation District, based on proposed upgrades to the structure.

Chair Goehring opened the public hearing at 6:30 pm.
Kevin Mcneven of W5335 County Road SS spoke in opposition of the request., mentioning specific concerns about the setback of the existing building from the northern lot line and a responding fire department's ability to access the building in the event of a fire due to the driveway's length and topography.
Kerry Christenson expressed safety concerns about the existing building's proximity to the neighboring property's wooded area north of the building, which is used for hunting.
Brenda Bahr spoke in opposition of the request and inquired about whether the owners obtained proper permits prior to constructing the building, as it was her understanding that the permit was granted for a pole shed.
Tom Bahr inquired about ordinances that regulate building construction distance from the road, whereas he remembered other property owners previously being told that they could not build a certain distance away from the road, due to maximum driveway length regulations.
Chair Goehring closed the hearing at 6:37 pm.

TOWN OF SHERMAN BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
Silver Creek Fire Department/Town of Sherman Office
W6566 State Highway 144
Tuesday, May 6, 2025 Immediately Following Public Hearing

1. **CALL TO ORDER**:
   Town Chairman William Goehring called to order the Board of Supervisors Monthly Meeting at 6:37 pm at the Silver Creek Fire Department. The meeting was held in compliance with the open meeting law having been posted on the town website and the Silver Creek Fire Department. Some items may have been taken out of agenda order as announced at the start of the meeting.

2. **PLEDGE OF ALLEGIANCE:**
   Chair Goehring led the attendees in the Pledge of Allegiance.

3. **ROLL CALL**:

Members Present: Town Chairman William Goehring; Town Supervisors Shawn Kultgen, Howard Mitchell, Pat Horne, and Kris Klein
Members Absent: None
Others Present: Clerk/Treasurer Janelle Kaiser, Building Inspector Walt Grotelueschen, Town Attorney Ed Ritger, Matthew Faust, Sheila Enzenauer, Kevin Mcneven, Kerry Christenson, Todd Lloyd, Andrea Lloyd, Gary Held, Virginia Held, Donna Borgwardt, Jan Borgwardt, Violet Pfeifer, Dan Pfeifer, Tom Bahr and Brenda Bahr.

4. **APPROVAL OF MINUTES**:
Motion by Klein, seconded by Mitchell, all voting in favor to approve the minutes from the April 2, 2025 meeting as presented, motion carries.

5. **APPROVAL OF FINANCIAL REPORT**:
Motion by Mitchell, seconded by Horne, all voting in favor to approve the financial report as presented, motion carries.

Bank Balances, as of 4/30/2025		
General Checking	$	39,950.66
Tax & Dogs	$	270,157.19
LGIP #1, Capital Improvements	$	38,942.81
LGIP #2, Borrowing Proceeds	$	268,002.56
LGIP #3, Union Cemetery	$	3,800.46
LGIP #4, Revaluation	$	36,079.81
LGIP #5, Road Construction	$	193,270.67
LGIP #6, Road Maintenance	$	181,827.84
LGIP #7, Parks & Open Spaces	$	23,912.41

6. **APPROVAL OF PAYMENT OF BILLS**:
Motion by Kultgen, seconded by Klein, all voting in favor to approve the payment of bills as presented, motion carries.

Date	Num	Name	Memo	Paid Amount
5/6/25	8298	William C Goehring	Mileage reimbursement	-61.60
5/6/25	8299	Local Gov Investment Pool	Transfer Funds to Acct #7	-1,350.00
5/6/25	8300	Silver Creek Fire Dept.	LOSA Overpayment Refund	-2,000.00
5/6/25	8301	Bitco Insurance Company	Work Comp Post-Audit Prem.	-62.00
5/6/25	8302	Marco, Inc.	Copier maintenance contract	-52.96
5/6/25	8303	Ntl. Exchange Bank	April 2025 CC statement	-23.58
5/6/25	8304	Sheboygan County Treasurer	Mar 2025 SCHD invoice	-9,365.36
5/6/25	8305	The Sounder	Publish notices	-56.40
5/6/25	8306	Howard C Mitchell	Payroll	-230.88
5/6/25	8307	Janelle J Kaiser	Payroll	-2,544.65
5/6/25	8308	Kristian Klein	Payroll	-230.88
5/6/25	8309	Patricia Horne	Payroll	-230.88
5/6/25	8310	Shawn R Kultgen	Payroll	-230.88

5/6/25	8311	William C Goehring	Payroll	-430.97
5/6/25	8312	Catalis Tax & Cama, Inc.	Q1 2025 assessor	-4,650.00
5/6/25	8313	Catalis Tax & Cama, Inc.	Q2 2025 assessor	-4,650.00

7. **PUBLIC INPUT**:
   None.

8. **BUILDING INSPECTOR REPORT**:
   a. Report of possible construction without a permit at N1306 Silver Creek Cascade Road:
   Building Inspector Walt Grotelueschen reported that he inspected the property to follow up on possible construction without a permit in response to a complaint received by the Town. He observed dumpsters outside filled with material from demolition work, but no indication of major construction. He was allowed inside the home and observed some tile and flooring replacement, and also observed siding and roofing replacement outside of the home, none of which requires a building permit.
   Jan and Donna Borgwardt of N1329 Silver Creek Cascade Road reported that the property was not habitable prior to the new owner's acquisition, and that the work being done appears to be a total gut and remodel which continued for several months prior to Walt's inspection. Donna expressed concerns of the structure's potential lack of safety if structurally remodeled without permits. They have observed electricians, plumbers, and HVAC workers on site.
   Violet Pfeifer expressed safety concerns about vehicles and a dumpster near or on Silver Creek Cascade Road, as it has recently caused issues with blocking traffic or reducing visibility for drivers. The Town Board advised that the Sheboygan County Sheriff's Department should be contacted if the road is blocked or traffic visibility and safety is impacted.
   Walt will investigate further based on the information provided and report back at a future meeting.

Motion by Klein, seconded by Mitchell, all voting in favor of approving the building permits as presented, motion carries.

3-25-06	Hanover Homes LLC	W5709 Prairie View Dr	New Home
3-25-07	Hanover Homes LLC	W5709 Prairie View Dr	Electrical
3-25-08	Hanover Homes LLC	W5709 Prairie View Dr	HVAC
4-25-01	Tyler Schmitt	N1345 Lynn Road	New Home
4-25-02	Tyler Schmitt	N1345 Lynn Road	HVAC
4-25-03	Puccetti Family Farm	W5257 County Rd SS	Electrical
4-25-04	Troy Delwiche	N455 Lois Ln	HVAC
4-25-05	Troy Delwiche	N455 Lois Ln	Electrical
4-25-06	Brad and Claire Bittner	N146 Stonefield Dr	Electrical
5-25-01	Andy and Carol Walsh	W6711 County Rd SS	Electrical
5-25-02	Dave Eggert	W6497 State Hwy 144	Electrical

9. **NEW BUSINESS:**

a. Request for FPZ Conditional Use Permit as submitted by Todd and Andrea Lloyd, W5376 Abbott Drive (parcel 59028425880, 59.540 acres, zoned A-1) for conversion of an existing structure from an agricultural-use building to a single-family dwelling in the Farmland Preservation District, based on proposed upgrades to the structure:

The Town Board discussed the existing structure with the property owner. Discussion topics included whether the structure was built as proposed in 2023 as an agricultural-use building for hunting, building setbacks, and proposed upgrades to the structure. The property owner stated that the structure was built as originally proposed, but their family decided that they would like to add a sanitary system, well, and perform additional electrical work after it was constructed.

There were some additional comments from the public regarding the length and topography of the driveway leading to the existing building and whether it was originally built to accommodate sanitary facilities.

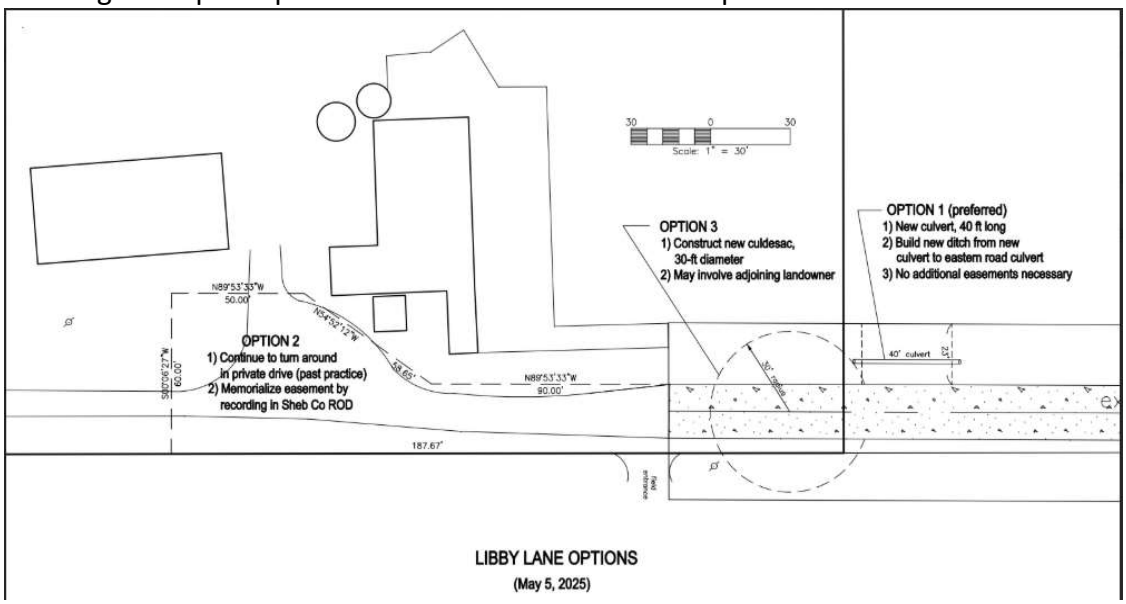
The Town Board acknowledged that while Town ordinances do not currently regulate the length of driveways or a maximum distance for building construction from the road, the existing structure at W5376 Abbott Drive must meet required setbacks. The Town Board reached consensus that the existing building's setback from the northern lot line should be verified by a surveyor.

Motion by Klein, seconded by Kultgen, all voting in favor to postpone the request by Todd and Andrea Lloyd for a FPZ conditional use permit until the June 3, 2025 Town Board meeting, whereas a written setback verification for the existing structure from a licensed surveyor is required; motion carries.

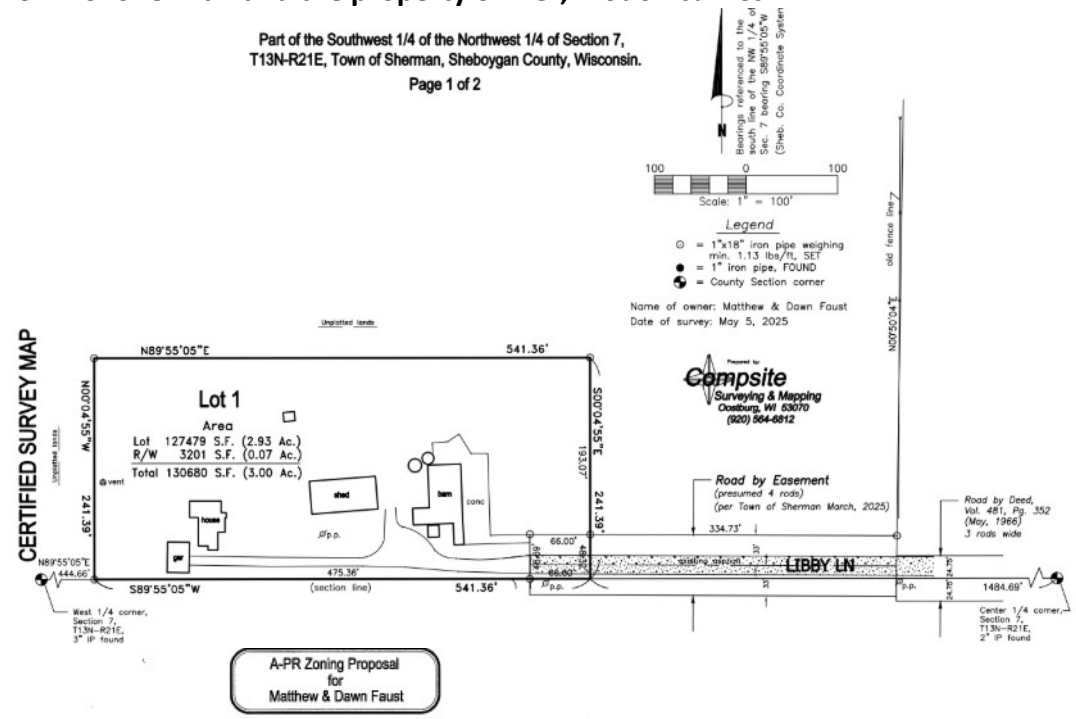
Let these minutes show that the Town Board reached consensus that a stop work order shall be in place for the subject building, whereas the proposed upgrades require approval of the FPZ conditional use permit.

b. Request for a land division and rezonings, as submitted by Matthew Faust, N2025 Libby Lane, Adell (parcel 59028421660, 40.00 acres, zoned A-1) and Parcel 59028421650 (40.00 acres, zoned A-1):

The Town Board discussed potential options for a safe turnaround to be used by snow plows when clearing snow and ice from the section of road located on 59028421660 with property owner Matthew Faust. The Town Board and Matthew Faust agreed upon Option 1 as shown below as an acceptable solution:

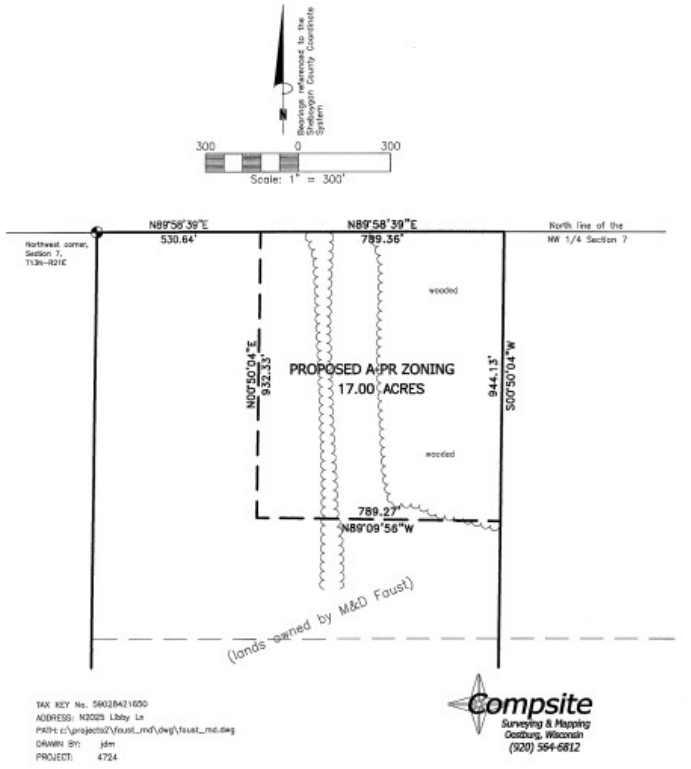


Motion by Mitchell, seconded by Horne, all voting in favor to approve the request by Matthew Faust for a land division and rezonings, contingent upon the ditching work and culvert installation as shown in Option 1 above being completed, with the culvert and culvert installation to be paid for by the property owner, and the cost of the ditching work to be shared equally between the Town of Sherman and the property owner, motion carries.



Description of Proposed A–PR lands:

Part of the North 1/2 of the Northwest 1/4 of Section 7, T13N–R21E, Town of Sherman, Sheboygan County, Wisconsin described as: Commencing at the Northwest corner of Section 7, T13N–R21E; thence along the north line of the Northwest 1/4 of said Section 7, N89°58'39"E 530.64 feet to the point of beginning; thence continuing along said north line, N89°58'39"E 789.36 feet; thence S00°50'04"W 944.13 feet; thence N89°09'56"W 789.27 feet; thence N00°50'04"E 932.33 feet to the point of beginning AND CONTAINING 17.00 ACRE OF LAND.



c. Authorization to contract with Sheboygan County Sheriff's Department or Cascade Police Department for special law enforcement services:
No action taken. The Sheboygan County Sheriff's Department and Cascade Police Department have advised on a minimum number of hours required for a contract. Attorney Ed Ritger suggested a possible alternative to contract with a Marshall, who also serves other local municipalities, for services on an as-needed basis. This topic may be discussed at a future board meeting.

d. Initial review and general consensus on simple boundary agreement allowing Village of Random Lake to purchase land currently located in the Town of Sherman for a new sewage treatment plant on Wolf Road, but allowing existing homeowner to remain in the Town of Sherman:
Motion by Mitchell, seconded by Klein, all voting in favor to pursue work on the proposed simple boundary agreement with the Village of Random Lake.
The Town Board acknowledged that while they will pursue the agreement, it needs further review and clarification and has not been approved at this time.

e. ROW occupancy and excavation permit application, as submitted by Spectrum for Klein Lane, Silver Creek Cascade Road, Torke Road, and Indian Mound Road:
Motion by Klein, seconded by Mitchell, all voting in favor of approving the ROW occupancy and excavation permit application as submitted by Spectrum, for Klein Lane, Silver Creek Cascade Road, Torke Road, and Indian Mound Road, motion carries.

f. ROW occupancy and excavation permit applications, as submitted by WE Energies for:
    i. Installing new gas and electric service at N565 Schroeter Drive:
    ii. Changing out transformer and rewiring overhead to underground service on Abbott Drive:

Motion by Mitchell, seconded by Horne, all voting in favor of approving the ROW occupancy and excavation permit applications as submitted by WE Energies, to install new gas and electric service at N565 Schroeter Drive and to change out a transformer and rewire overhead to underground service on Abbott Drive, motion carries.

10. **RECURRING ITEMS; DISCUSSION AND ACTION:**

a. Ordinance violations at N2337 Pelishek Road:
No action taken. A letter was sent in April to invite the property owner to the May 6, 2025 Town Board meeting for the purpose of discussing a plan to clean up the subject property. The property owner was unable to attend the May meeting, but confirmed their future attendance at the June 3, 2025 meeting.

b. Nuisance Ordinance Issues at N2084 County Road CC:
No action taken. The Town Board previously authorized Town Attorney Ed Ritger to commence a small claims forfeiture action to recover fines for ordinance violations at N2084 CTH CC in an amount not to exceed $10,000.00 after April 15, 2025. The Town Board reached consensus that Attorney Ritger should proceed with the action.

c. Nuisance Ordinance Issues at W6703 State Highway 144:
No action taken. The Town Board acknowledged that the property owner provided written proof of action taken to correct nuisance ordinances violations

in a timely manner, and that there have been no further complaints received regarding the property.

d. Animal-related incident at N426 CTH DE:
The Town Board acknowledged that the owner of the offending dogs has agreed to dispose of one of those offending dogs, who has been alleged as the aggressor. The owner of the dog that was attacked on two occasions has agreed that disposing of the aggressive dog would be an acceptable resolution of the matter, but has requested that they be reimbursed by the offending dog's owner for emergency veterinary service expenses incurred as a result of the incident.

e. Railroad crossing issues:
Nothing to report at this time.

f. ATV/UTV's Report:
Supervisor Mitchell acknowledged that additional ATV/UTV signs were installed along the local route.

g. Broadband Report:
Supervisor Mitchell continues to correspond with a representative of Spectrum to discuss timing of any future plans to install additional broadband service in the Town of Sherman, as well as any future costs that homeowners could incur when bringing broadband service from the road right-of-way to their residence or building.

h. License Applications:
Liquor license holders have been to submit their applications. Applications submitted on time will be on the board's June 3, 2025 meeting agenda.

i. Next regular meeting date:
Tuesday, June 3, 2025, at 6:30pm.

11. **TOWN CHAIRMAN REPORT:**
Chair Goehring is working on possible borrowing options for the reconstruction of Lynn Road, as discussed at the 2025 annual elector meeting. The Sherman Town Board Finance Committee will meet on June 3, 2025 at 6:00pm to discuss these options; all board members are welcome to attend. The regular June 3, 2025 Town Board meeting will begin at 6:30pm as usual.

12. **REPORTS OF OVERSIGHT SUPERVISORS:**

a. Transfer Station:
Supervisor Mitchell reported on plans to spray the sumac on the cap of the old landfill.

b. Roads:

i. **2025 Spring Road Tour Report:**
The Town Board and Clerk/Treasurer met for the Spring Road Tour on Saturday, April 26, 2025 at 7:00am. Supervisors Klein and Kultgen reported that a rating was assigned to each Town road, which Clerk Kaiser will report the state.

ii. **2025 WTA Road School Report:**
Supervisors Klein and Kultgen provided a brief report of what they learned. They found the material interesting and informative, and noted that the event was well attended.

iii. **Decisions on Spring/Summer 2025 Roadwork:**

iv. **Motion by Horne, seconded by Mitchell, most voting in favor of proceeding with the following road projects as estimated the by Sheboygan County Highway Department,** motion carries with Klein and Kultgen abstaining:

1. Total estimated cost of projects taking money out of existing funds is $184,501.24:
    a. Abbott Drive $66,042.37 shouldering, seal coating, crack filling.
    b. Creek Road $58,632.87 milling, blacktop, sealcoating.
    c. Stone Ridge Court $55,826.00 pulverizing, milling, sawing, blacktop.
2. Total estimated cost of projects, providing no elector approval is required for financing, is $887,004.00:
    a. Lynn Road betterment of 21,008 feet in length, 21 feet in width, 4 inches in depth.

c. Plan Commission:
The Plan Commission will meet on Tuesday, May 13, 2025 to work on an application to renew the Town's Farmland Preservation Zoning certification and a 10-year update to the Town's Comprehensive Plan.

d. Park Board:
Nothing to report at this time.

13. **CLERK'S COMMUNICATIONS:**
Clerk Kaiser reported that the 2025 Board of Review will be held at the Silver Creek Fire Department / Town of Sherman Office on May 28, 2025 from 6:00pm until 8:00pm.

14. **ADJOURN**:
Motion by Klein, seconded by Kultgen, all voting in favor to adjourn at 8:35pm. Motion carried.

Minutes Submitted by Janelle Kaiser, Clerk-Treasurer, Town of Sherman, Sheboygan County, WI