Town of Lyndon Board of Supervisors Monthly Meeting Minutes

Kris Hughes Memorial Town Hall, W6081 CTH N, Plymouth
Wednesday, May 13, 2026 7:00 PM

1. Call to Order, Verification of compliance of Open Meeting Law: Chair Friedman called the meeting to order at 7:45 pm; Clerk/Treasurer Klatt confirmed the agenda was posted on the website and at the town hall on 5/11/26 at 1:45 pm.

2. Pledge of Allegiance: Chair Friedman led the attendees in the Pledge of Allegiance.

3. Roll Call:
   Members Present: Chair Friedman, Supervisors Jenny Wiskirchen, David Eisentraut, Dan Mayer, Chris Kestell
   Members Absent: none
   Others Present: DPW Steve Stuebs, Permit Agent Al Steiner, Clerk/Treasurer Rhonda Klatt, (see attached list of attendees in official minutes)

4. Discussion, Corrections if necessary, and Approval of the minutes from the meeting(s) of April 8, 2026: **Motion by Kestell, seconded by Wiskirchen, all voting in favor of approving the minutes from April 8, 2026,** motion carries.

5. Discussion, Corrections if necessary, and Approval of the Financial Report: **Motion by Eisentraut, seconded by Mayer, all voting in favor of approving the financial report as presented,** motion carries.

Account Description	Balance as of: 4/30
Tax – Checking	$ 2829.00
General Checking	$ 202669.07
Tax – Collections	$ 92,316.63
Money Market	$ 792,590.87

6. Discussion, Corrections if necessary, and Approval of the Payment of Bills: **Motion by Eisentraut, seconded by Kestell, all voting in favor of approving the payment of bills,** motion carries.

Date	Num	Name	Memo	Paid Amount
04/14/2026	Debit	ETF	Fed PR WH	-1,833.54
05/01/2026	Debit	Bertram Internet, formerly Mercury	Town Hall internet	-59.99
05/13/2026	Debit	Quill Office Supplies	DPW Shed - lightbulbs	-45.58
05/13/2026	Debit	Quill Office Supplies	Coffee for Town Hall	-80.99
04/21/2026	Debit	Chula Vista	Steve's reservation for 2026 Road School	-101.00
04/29/2026	Debit	Festival Foods	Food for BOR meeting	-71.88
05/13/2026	18607	Eisentraut, David M	Payroll	-269.36
05/13/2026	18608	Friedman, JoAnne L.	Payroll	-384.80
05/13/2026	18609	Henkel, Christine R	Payroll	-251.20
05/13/2026	18610	Kestell, Chris W.	Payroll	-269.36

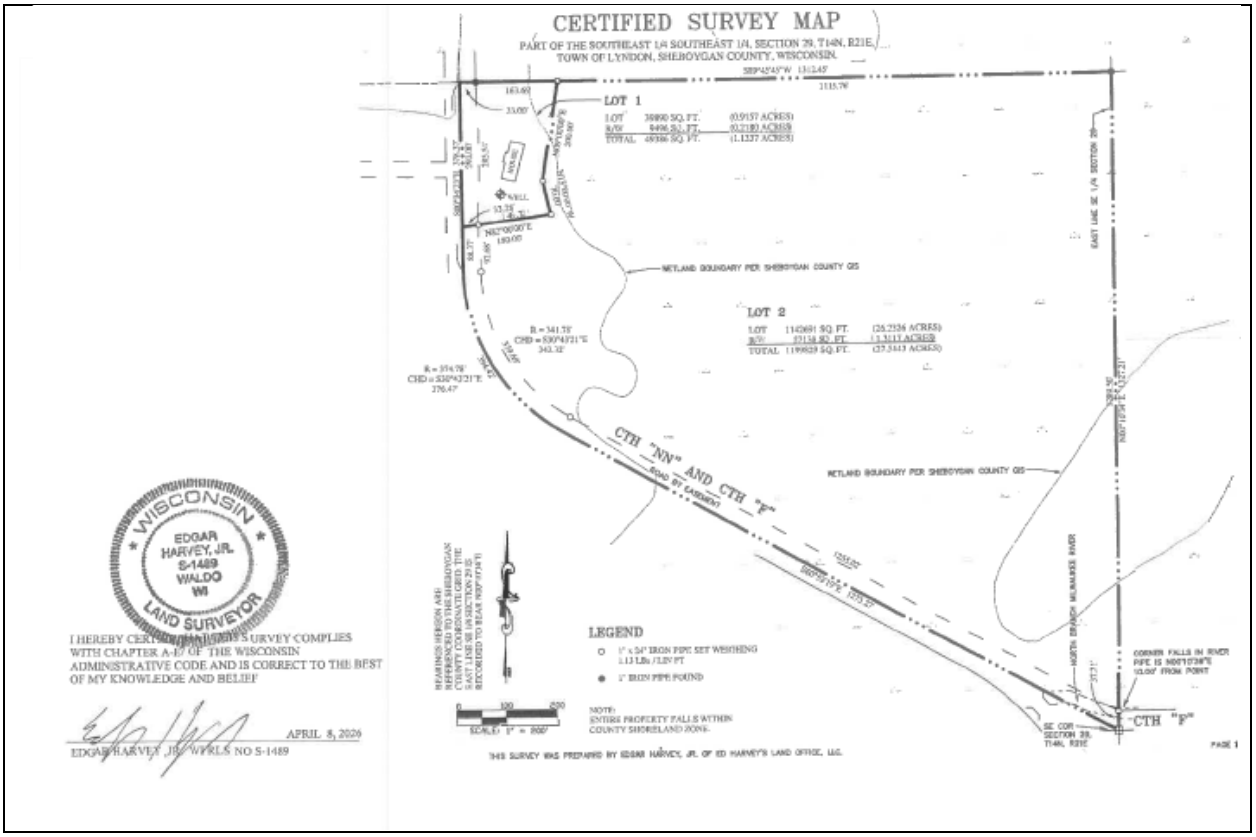
05/13/2026	18611	Klatt, Rhonda J	Payroll	-3,822.23
05/13/2026	18612	Mayer, Daniel J	Payroll	-269.36
05/13/2026	18613	Redlich, Adam J	Payroll	-46.17
05/13/2026	18614	Roll, David M	Payroll	-46.17
05/13/2026	18615	Schiel, James	Payroll	-1,336.40
05/13/2026	18616	Steiner, Alan	Payroll	-295.52
05/13/2026	18617	Stuebs, Steven L.	Payroll	-5,474.41
05/13/2026	18618	Weigel, Beverly	Payroll	-46.17
05/13/2026	18619	Wiskirchen, Jennifer	Payroll	-269.36
04/13/2026	18620	Christa Gollnick - EI	Training, Ballot Test, Spring Election	-138.00
04/13/2026	18621	Mary Fieber - EI	Training, Ballot Test, Spring Election	-228.00
04/13/2026	18622	Christine Henkel - EI	Training, Spring Election	-210.00
04/13/2026	18623	Diane Pietsch - EI	Training, Ballot Test, Spring Election	-126.50
04/13/2026	18624	Beverly Weigel - PC, EI	Training, Ballot Test, Spring Election	-209.00
04/13/2026	18625	Jennifer Abraham- EI	Training, Ballot Test, Spring Election	-132.00
04/13/2026	18626	Tamie Andrews - EI	Training, Ballot Test, Spring Election	-118.25
04/13/2026	18627	Teresa Rodencal - EI	Training, Ballot Test, Spring Election	-126.50
04/13/2026	18628	Susie Fonder - EI	Training, Ballot Test, Spring Election	-203.50
04/13/2026	18629	Anita Williams - EI	Training, Ballot Test, Spring Election	-126.50
05/04/2026	18630	Steve Stuebs	Mileage Reimb, 210 miles	-152.25
05/05/2026	18631	Lake Ellen Association	2026 Annual Donation	-250.00
05/11/2026	18632	Al Steiner - PC, Misc	April 2026 PA Mileage	-20.30
05/11/2026	18633	Schiel, Jim	April 2026 Sanitary Mileage	-72.50
05/13/2026	18634	Alberts Hydrovac, LLC	Jet/Hydro pit to find broken Y	-850.00
05/13/2026	18635	Bitco Insurance Companies	WC3769661, T-Lyndon, Acct 617273	-1,553.00
05/13/2026	18636	Competitive Plumbing Service, LLC	Sewer line repairs at Town Hall	-443.66
05/13/2026	18637	Frontier	Town Hall telephone	-97.62
05/13/2026	18638	Gibbsville Implement, Inc.	Shop supplies	-59.90
05/13/2026	18639	Hopp Nuemann Humke LLP	Legal fees	-608.00
05/13/2026	18640	Horton Group	Town, Cyber, Auto Insurance	-21,039.94
05/13/2026	18641	Hydroclean Equipment, Inc.	Preventative Maintenance on equipment	-105.00
05/13/2026	18642	Marco Inc	Copier Maintenance Contract	-97.21
05/13/2026	18643	Napa Auto Parts of Plymouth	Oil for patrol truck	-20.76
05/13/2026	18644	Serwe Implement	New ditch mower parts	-287.62
05/13/2026	18645	U.S. Cellular	929649727	-146.07
05/13/2026	18646	Up North Assessments, LLC	2026 Assessment Fees - BOR	-70.62
05/13/2026	18647	Village of Cascade	March 2025 Police Patrol Hours	-675.00
05/13/2026	18648	Waldo Oil Company	Truck Fuels	-372.37
05/13/2026	18649	WE Energies	Town Hall & DPW Electric	-183.88
05/13/2026	18650	Legemaat Services, LLC	Topsoil for Evergreen Cemetery	-455.76
			Total Checking General ***-204	-44,153.20

7. Reports of Town Committees:
    a. Permit Agent: Permit Agent Al Steiner reported on permits issued to date.

b. Plan Commission: PC Chair Roll gave a recap on the previous meeting in regards to a land division, rezone and merge application, current work on updates to the Subdivision Ordinance due to Act 68, and FPZ renewal.
c. Dept. of Public Works: Board members are invited to tour the reconstruction project on Circle Drive on Tuesday, May 19th at noon. Spring clean-up is taking place on all town properties, ditches and getting equipment switched over for the summer season. Ditch mowing will start end of May, early June, as well as brush cutting. Top dressing and seeding have been completed at Evergreen Cemetery.
d. Finance: 2025 surplus will be designated later in this meeting.
e. Cemetery: Sexton Wiskirchen reported on the recent burial, and the upcoming headstone cleaning session at Evergreen Cemetery on June 13th at 9 am.

8. Public Comment *(Three (3) minute time limit per person):* Comments were heard from Jerry Friedman in regards to concerns of solar projects and future decommissioning details, Kate Pearce about issues with Spectrum, Carol Horne about procedure for cleaning culverts, and Katie Redlich wanting the town to vacate the easement on Kettleview next month.

9. New Business:
   a. Conditional Use Permit for a 5 MW solar facility, Parcel #59010123820 (Located on STH 28, west of the Village of Waldo) as submitted by SunVest Solar, LLC: Chair Friedman spoke of her concerns of the town attorney working for a utility company and he should recuse himself from working with the Town with this application, and his failure to help the Town Board write this CUP. After much discussion in regards to soil testing and dirty electricity from solar, Chair Friedman would like additional conditions added to the draft, to which she will have for presentation at the next meeting. No action taken on this item at this time.
   b. CSM Application, as submitted by Ed Harvey (on behalf of Gudex Family Trust), for Parcel #59010128250, a 28.67-acre parcel zoned R-2, to be divided into two lots: Lot 1 to consist of 1.1337 acres with house and remain zoned R-2, and Lot 2 to consist of 27.5443 vacant acres and remain zoned R-2: **Motion by Eisentraut, seconded by Kestell, all voting in favor of approving the CSM Application, as submitted by Ed Harvey (on behalf of Gudex Family Trust), for Parcel #59010128250,** motion carries.



c. Summer 2026 Roadwork Estimates: **Motion by Eisentraut, seconded by Mayer, all voting in favor of approving the estimates submitted by Sheboygan County Highway Department for Silver Sands Rd (Lake Ellen Dr to Termini), seal coating, $3,679.65, Bates Rd, seal coating (CTH W to CTH F), $26,008.05, Glacier Rd, seal coating (CTH U to gravel), $2,894.92, Winooski Rd, Pulverize/Pave (CTH E to bridge), $84,666, and Blueberry Ln, Pulverize/Pave (CTH F to Pheasant Valley Rd), $138,656**, motion carries.

d. Nicolas Borchardt, Request for second driveway at W5240 Clearview Rd, if available: **Motion by Kestell, seconded by Eisentraut, all voting in favor of approving a second driveway at W5240 Clearview Road,** motion carries.

e. Update on moratorium for data centers: Supervisor Kestell spoke of his visits to the Towns of Lima and Plymouth, and their thoughts on a possible letter of support. He will draft such a letter for the Town of Lyndon Board to consider next month. No action taken on this item at this time.

f. Estimate from Blue Fox Contracting, Paul McMullen, for town hall exterior trim replacement, $4,840: **Motion by Eisentraut, seconded by Wiskirchen, all voting in favor to approve the estimate from Blue Fox Contracting for town hall exterior trim replacement in the amount of $4,840,** motion carries.

g. Paul McMullen, Cascade Fire Department, Fire inspections: McMullen reported to the Town Board that he and Clerk/Treasurer Klatt are currently working on a draft ordinance for the board's consideration next month. No action taken on this item at this time.

h. Carol Marshall-Horne, Request for vacating a portion of Lake Ellen Court: Based on research by Clerk/Treasurer Klatt regarding past vacations of Lake Ellen Court, it was discovered that in 2014, the Town Board voted to deem Lake Ellen Court a private road, however the process in doing so was not finished. Following advice from the Town Attorney, an initial resolution was presented to complete the task. **Motion by Kestell, seconded by Wiskirchen, all voting in favor of approving Resolution No. 2026-07, Initial Resolution to Discontinue Lake Ellen Court,** motion carries. *The Plan Commission will discuss the discontinuance at it's next meeting to determine if it is in the public's interest to do so, and the Town Board will consider the final resolution at a public hearing in July.*

RESOLUTION NO. 2026-07 2026/2027

Town of Lyndon, Sheboygan County, Wisconsin

INITIAL RESOLUTION TO DISCONTINUE LAKE ELLEN COURT

WHEREAS, a town road known as Lake Ellen Court (PIN: 59010-128231; shown on the map attached hereto as Exhibit A) exists in the Lake Ellen Heights subdivision in the Town of Lyndon, Sheboygan County, Wisconsin (the Town); and

WHEREAS, only a portion of Lake Ellen Court was improved and it is now likely that such road will never be fully improved due to its short distance, narrow width and lack of an adequate turnaround for now plowing purposes; and

WHEREAS, the Town Board of the Town of Lyndon may determine that it is in the public interest to discontinue Lake Ellen Court;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Lyndon shall conduct a public hearing and meet on July 8, 2026, at 7:00p.m., at the Lyndon Town Hall, to consider whether it is in the public interest to discontinue the above-described Town road.

BE IT FURTHER RESOLVED, that the Town Clerk/Treasurer is hereby authorized and directed to provide notice of said public hearing as required by law.

BE IT FURTHER RESOLVED, that the Town Chair is hereby authorized and directed to sign and have recorded notice of said pending action pursuant to s. 840.11, Wis. Stats.

Adopted: **May 13, 2026**

TOWN OF LYNDON

By: JoAnne L Friedman
JoAnne Friedman, Town Chair

CERTIFICATE OF ADOPTION

This is to certify that the above Resolution was duly adopted by the Town Board of the Town of Lyndon on the date indicated above.

Dated: May 13, 2026
Rhonda J. Klatt, Town Clerk/Treasurer



i. Designation of $9,676 surplus from 2025: No action taken on this item at this time; postponed to next meeting.
j. Schedule Campground Tour: Consensus of the Board is to set the date for the 2026 Campground Tour for Wednesday, May 27 at 2:00 pm.
k. ATC update: With the Plymouth Reliability project coming to an end, Chair Friedman spoke on the data center (Ozaukee) project. Supervisor Wiskirchen mentioned that she has heard from constituents that they feel the town is spending a lot of time on the ATC topic, and more town issues need to be addressed. Chair Friedman replied that the entire town is affected by this, and those that think it doesn't affect them, are wrong, and that the Board has taken care of all of the required "projects" they have, and the Town must stay on top of it. Consensus of the Board was to allow Supervisor Kestell participate in the public comment period of the Town's support on a route not through the Town of Lyndon.
l. License Applications: Nothing at this time.
m. Next regular meeting date: Wednesday, June 10, 2026
n. Items for next meeting: Consider vacation of easement on Kettleview, letter of support to the county for moratorium on data centers, fire inspection ordinance, surplus designation, CUP

10. Town Chair Report: Chair Friedman said she has received no feedback from the Board regarding the noise violations at Harbor Lights, and she feels that (an incident from early April) is in violation of the state's liquor license laws.

11. Clerk's Report: Board of Appeals meeting scheduled for June 3rd, the next WTA county unit meeting is June 4th, and a possible community needs forum at our town hall on June 18th.

12. Adjourn: **Motion by Mayer, seconded by Kestell, all voting in favor to adjourn,** motion carries. Time: 9:30 pm

Submitted by Karie Redlich

Hello Town of Lyndon Board and supervisors, my name is Karie Redlich. My husband Adam and I reside at parcel number 59010121671 (N4317 Kettleview Road, Plymouth WI). We have resided here since 2018 at which time a certified survey map was conducted of the property, showing an "unimproved road by easement" on the southern border of the length of the property (Page 1 in your packets.) After further research, we request the town to officially vacate your unimproved road easement which will clear up any confusion on a future sale of this property. The further we get from 1849 the more information is lost in translation leading to confusions. The town has vacated other easements in the past, therefore, we feel this outdated easement should be vacated as well. We would like the board and supervisors to do some homework between now and the June 9th 2026 board meeting so that a timely and succinct decision can be made to official vacate this town easement. We have provided many details in your packet to assist with your homework, as many of you may not have known this easement exists. We are also happy to answer any questions that arise between now and June 9th.

For a detailed reference you can see the map (page 2) that is currently on file with the County Highway Department office, with the weblink provided by Mr. Hildebrand. You can see that the original easement dated 1849 took a diagonal line from our property west corner down thru Nicoles Creek (page 2). You can further observe on page 3 of your packet, a copy of the physical description and order for this easement (again on file at the County Highway Department). From this description you can determine this easement developed at the town level from the previous 1849 Town of Lyndon supervisors. Furthermore, on page 4 you can see an update from Mr. Richardson/Bixley/Preston/Higgins, et all and the 1852 supervisors of the Town of Lyndon that altered the diagonal line to the current due east/west alignment in section 7 (which is our property.) After some discussion with the immediate predecessors on this property, there was talk of easement abandonment, but in January 2013 Mr. Ed Harvey at the County level updated the langue of this 1852 document to "modern day language" of feet and width rather than chains, and rods and quarters language (page 5). Mr. Harvey's 2013 update which does not officially have a vacated stamp indication in conjunction with our 2018 certified survey map of this parcel, verified that indeed this Town of Lyndon easement is still active and in place. We request you our elected board to official vacate of this Lyndon easement. We visited several placed to find the above information which you can also find and verify (County Highway Department, County register of deeds level of records, tax, and planning departments.)

Furthermore, as you can view in the pictures in your packet (page 6), this road easement does not currently serve a public need (there are other paved roads within the town that access the same areas). You and our public works department can also verify that no vehicular travel has occurred on this "road" for at least 5+ years (it has been entirely vehicular unused by the public for 5+ years, as no modern-day road travel could be accompanied on this land in its current condition).

You can also determine from our public works department records that no monetary funds or physical maintenance of any sort from the town, has occurred on this easement for at least the last 5 years. You can also determine that there are physical barriers (fell tree since the storms of 2018) that clearly prohibit vehicular access to the west entrance, and the east entrance.

Therefore, we cordially request this easement vacancy to be an agenda item for discussion and determination at the June 9th 2026 town meeting to move forward swiftly and succinctly.

Thank you, Karie and Adam Redlich