



# Town of Centerville

Manitowoc County

Web Address: [www.townofcenterville.us](http://www.townofcenterville.us) e-mail: [clerk@tn.centerville.wi.gov](mailto:clerk@tn.centerville.wi.gov)

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## Annual Town Board Meeting

Tuesday, April 21, 2026

The Town of Centerville's Annual Meeting was called to order at 6:30pm on Tuesday, April 21, 2026 at Lakeshore College, Sheboygan Training Room, Cleveland, Wisconsin. Agendas for the meeting were posted accordingly. The Pledge of Allegiance was said by all present. There were 16 people present, including board members.

Treasurer Jodi Freis was appointed to serve as clerk for the Annual Meeting.

Chairman Vogel introduced current board and announced all of the election workers. He also thanks Cleveland State Bank for providing lunch and refreshments before the meeting.

The minutes from the 2024 Town of Centerville Annual Meeting were read. Tony Meyer made a motion to approve the minutes as written, seconded by Nick Salm. Motion carried.

Chairman Vogel announced the April 7, 2026 election results.

**The next order of business was to review the 2025 Annual Report.** After a short discussion, Karen Vater made a motion to approve the 2025 Annual Report as presented with a second from Brian Kraemer. Motion Carried.

### Zoning Administrator Report for 2026 Annual Town Meeting

Construction in the Town of Centerville for 2025 was higher than usual. There were 31 Building Permits issues with an estimated improvement value of almost \$3.2 million. This compares with an average of 20 permits and values of almost \$1.8 million over the past 13 years. So far for 2026 we have issued 10 Building Permits for about \$300,000 of improvements. In 2025, there was 1 new home permit issued and 1 large home addition. There were a number of farm buildings, large sheds and garages. The remainder of the permits were for home improvements. We also issued 3 Demolition permits, 1 zoning permit, and 1 gravel pit permit. There also were 4 short-term rental licenses issued.

Town Building Permits are required for any project exceeding \$800 in value with a few exceptions including, above ground swimming pools, fences and normal home repairs. If you are unsure, please call the zoning administrator for clarification. The move to County Zoning was completed in April of 2025. Under County Zoning, all zone change requests are handled by the Manitowoc County Planning Commission, all variance requests and conditional use permit requests are handled by the Manitowoc County Board of Adjustment. In 2025 Manitowoc County held 5 hearings for residents in the Town of Centerville. Two rezone hearings, one variance hearing for a new garage, one conditional use hearing for a short-term rental and 1 conditional use permit review for a short-term rental. Under County Zoning, Setback Permits are now required by Manitowoc County for all residents in the town. Previously, they were only required for properties within 1000' from Lake Michigan and 300' from a navigable body of water under Shoreland Zoning requirements.

County Setback Permits are required for the following projects:

- New homes



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- New home additions
- Any structure being built, relocated or placed on the property.
  - Exception: Structures under 100 sq ft do not need a setback permit from the county, but must still meet yard & road setback requirements. You can check with the county or the town zoning administrator if you are unsure of the setbacks.
- A county setback permit is required for any construction on property within 300' of Lake Michigan or any navigable body of water due to DNR requirements. This includes any size building, patios, driveways and sidewalks.

Setback Permits from the county do not exempt property owner from needing a town Building Permit, they are still required.

The town board also clarified the building inspection requirements for the Town of Centerville in 2025. Building inspections are required for the following projects:

- All new buildings and structures held out for public use and all existing structures proposed to be converted to public use
- All new residential structures
- All residential additions that change the footprint of the building. This will include construction inspection, electrical and plumbing if part of the project.
- Electrical inspections required by Electric Utilities
- New deck construction.
- Any other Inspections required by any State or County Agency

When planning a project and you are unsure of what you need, please contact the zoning administrator for clarification. Please remember that Building Permits promote consistent development and fairness in property valuations. Thank you for your support and cooperation.

**The Law Enforcement Officer's report** was not given as Peter Larsen was not able to attend the meeting.

**Tony Meyer gave the Cleveland Fire Department Report.** He announced that they had 143 EMS calls in 2025, 24 of them in the Town of Centerville – 3 of the 24 were on I-43. The CFD had 53 fire calls in 2025, 20 of them were in the Town and 6 of the 20 were on I-43. The CFD current staffing sits at 24 active firefighters and 9 active first responders. They are going to refurbish engine 83, their primary pumper. It's 20 years old and the refurbish cost is approx. \$300K compared to over \$1 million for new pumper. The engine will be recertified at least 10 years after refurbish. The CFD was approve for the multi department SCBA grant. No funds have been received yet due to government shutdown but it should cover ½ of their air packs. The department has not heard anything on the gear/PPE grant. Grotegut Dairy will be providing house they own located at 7010 Point Creek Road for training and the barns will be part of controlled burn.

**Assessor's report was presented by Supervisor Freis.**



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Total Real Estate assessment for 2024 was = **\$119,477,200.**

Total Real Estate assessment for 2025 is = **\$120,398,100.**

Increase of assessed value for 2025 is + **\$920,900.**

The 2024 Assessments to Sales Ratio for the Town of Centerville was **101.2%**

The 2025 Assessment to Sales Ratio for the Town of Centerville is **93.93%** (this means that a house assessed at \$93,930 is actually worth \$100,000).

2026 assessments will be mailed the last week of April. The only people receiving new assessments are those who have made changes to their property during 2025.

The 2026 Open Book Meeting will be held May 4<sup>th</sup> 12:00-2:00. The 2026 Board of Review Meeting is scheduled for May 11<sup>th</sup> 5:00-7:00. Both meetings will be held at Lakeshore College. If you have any questions, feel free to call the Assessor, Joe Denor, at 920-468-9698

## **The County Supervisor report was given by Supervisor Schuette.**

Dear Town of Centerville residents,

First, I would like to thank you for your support for another term on the Manitowoc County Board. I am sorry I can't be here tonight, but we have a County Board meeting this evening. I currently am the Chair of the Highway committee and I also sit on the personnel committee. We continue to struggle with open positions at Highway. Our wage structure needs to compete with the private sector and that is very difficult with the demand for CDL drivers in the private sector. Just look at all the construction projects around the State and that is easy to see. We have a new County Executive and a pretty large turnover on the Board. It's exciting but yet concerning about the lack of experience that we face moving forward. I will work with the new Executive and Board and hope my many years of experience will be an asset moving forward. I also sit on the Expo board as well. We continue to work very diligently to provide a safe and enjoyable Fair for young and old. We also have a large turnover on our Expo board as well. The subcommittees and working groups are working on everything from Fair rules, Fairest of the Fair, Security at the Fair, Women's Day and many other items. We are also going to be rolling out an App this year giving you as a fair goer all the information you need right at the palm of your hand. Come join us this August 26<sup>th</sup> to August 30<sup>th</sup>. That's the big story in county government. Thanks again for all your support and feel free to call me anytime with questions and I will do my best to get back to you in a timely manner Thanks again.

Kevin Behnke, County Board Supervisor 12<sup>th</sup> District

**Chairman Vogel provide the Road Report.** The Town was able to complete quite a bit of road work in 2025 because of a LRIP Grant the Town received. We pulverized and repaved 2 miles of Westview road from County F to County X. The initial project estimate was \$625,000 and was approved at 70% (\$437,500). Actual cost came in at \$466,150 with 70% equally \$326,305 but we actually got it funded at 90% which totaled \$419,535. We also chip sealed 1 mile of Dairyland Drive from Center Road to the village and 1 mile of Union Road from Cleveland Road to Countyline Road. We also performed other normal maintenance like filling pot holes and patching, center striping, shouldering, ditch mowing, brush



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cutting and removal and signs. We completed our spring road inspection this last weekend and will be putting together our project list for getting bids – we will be focusing on wedging and chip sealing and other normal maintenance.

Funding: 2026 budget is \$312,000 for all road work including snow plowing and ice control. We normally budget \$75K for snow and ice, \$40K for all maintenance, which leaves \$197K for road work. YTD, we spent \$110K on snow plowing and ice control with November and December 2026 left open. This already has reduced our road fund to \$162K.

1 mile of road rebuilding = \$240K

1 mile of wedging and chip sealing = \$35-55K

1 mile of chip sealing = \$25-30K

County projects impacting the town residents:

- County DL from North Ave to County XX (.6 miles) mill and pave
- County XX from Union Road to Hwy 42 (2.5 miles) mill and pave
- County XX bridge replacement between Elm Street and Center Road in the Village
- County LS from Whitetail Lane to Center Road (2.2 miles) mill and pave

The next order of business was changing Town Treasurer from elected position to appointed. After a short discussion, Tony Meyer made a motion to change the Town Treasure position to an appointed position, seconded by Mary Tooley. Motion carried.

**Open Discussion:** Electronic recycling will be offered Saturday, May 9th from 9am – noon at Newton Recycling center. I question was asked about plans for Centerville Road between County X and Point Creek. This road is in poor condition. The board feels this road will have to be rebuilt and is waiting for grant money to fund it. Questions were asked about the gravel/sand pit operating off of County LS near Point Creek Road; how much can they pull out of the site, how close can they get to property line, are there restoration requirements? The Board did not have any answers but Chairman Vogel will check with the County.

The 2027 Annual Meeting will be held Tuesday, April 20, 2027 at 6:30pm

With no further business, Cindy Kraemer made a motion to adjourn with second from Mason Salm. Motion carried and the meeting adjourned at 7:26PM.

Respectfully Submitted

Jerry Vogel, Chairman