



## MINUTES OF THE TOWN BOARD MEETING October 12, 2023

1. **Call meeting to order, Pledge of Allegiance and announcement of meeting notice.** The meeting was called to order at 7:00 p.m. by Chairman Hartwig. The Pledge of Allegiance was recited. Clerk Eichner confirmed the meeting notifications.
2. **Roll call.** Town Chairman Robert Hartwig, Supervisors Dave Behringer, Steve Fischer, Marcy Bishop, and Joe Kufahl were present. Also present was Attorney Tim Andringa, Zoning Administrator Jim Micech, Treasurer Monica Diaz, and Clerk Bob Eichner.
3. **Approval of the agenda.** Motion by Bishop, seconded by Fischer, to approve the meeting agenda, amended to include discussion and possible action for item 15. Motion carried 5-0.
4. **Approval of the minutes:** Motion by Fischer, seconded by Bishop to approve the September 14, 2023 Town Board meeting minutes. Motion carried 5-0.
5. **Resident comment on any agenda item.** Susan Jens, 4280 Maple Road, and Paula Luba 4781 Maple Road are both opposed to a partial business land use change and rezoning identified in Item 15. It should remain agriculture/rural residential.
6. **Washington County Sheriff's Department report** – Deputy Wright was not present and there was no report.
7. **Discussion and possible action – Approval of New Class B Combination Liquor License application for Cedar Jacks, 3280 County Highway P, Jackson, WI 53037; Craig E Lowdermilk, agent.** Motion by Bishop, seconded by Behringer to approve the Class B combination liquor license for Cedar Jacks. Motion Carried 5-0.
8. **Open Public Hearing for comment on a rezone Petition of Property Owner for Tax Parcels T7-0669-00C, T7-0669-00D, T7-0669-00B, T7-0669, T7-0667-00A, T7-0667-00B and T7-0667-00C from A-1 to R-1. Charlotte Gruszynski, petitioner.** Motion by Bishop, second by Behringer, to open the Public Hearing. Motion carried 5-0.
  - Don Georgenson, 985 Sherman Road, one of the property owners, requested to be exempt from the re-zone. He has plans for properties that would require the current A-1 zoning district.
  - Ron Eickstedt, 3689 Johnson Lane, was opposed to all the lots being rezoned when only one owner requested it.
  - Nate Hill, 977 Sherman Road, another of the property owners does not want to rezone his property.
  - Gene Kannenberg, 3571 Church Road asked why all the lots were being considered when on one owner requested it. Answer: It would have brought the lots up to conformity with the 2050 Comprehensive Land Use Plan.
  - Joe Kufahl, 969 Sherman Road, another of the property owners, was in favor of finding a way to exempt the Georgenson's from the re-zone.
  - Korri Georgenson stated she planned to raise bees and chickens, both of which are only allowed in agricultural zoning.
  - Sue Jens, 4280 Maple Road stated she didn't think it was right for 1 person to determine something for other property owners.
  - Charlotte Gruszynski stated that she only needed hers and Andy Jones' property to be rezoned to complete their land sale. She encouraged the Board to exempt the others.
- Spvr. Kufahl recused himself.
9. **Close Public Hearing for comment on a rezone Petition of Property Owner for Tax Parcels T7-0669-00C, T7-0669-00D, T7-0669-00B, T7-0669, T7-0667-00A, T7-0667-00B and T7-0667-00C from A-1 to R-1. Charlotte Gruszynski, petitioner.** Motion by Behringer, second by Fischer, to close the public hearing. Motion carried 4-0.

**10. Discussion and possible action – Consideration of a rezone Petition of Property Owner for Tax Parcels T7-0669-00C, T7-0669-00D, T7-0669-00B, T7-0669, T7-0667-00A, T7-0667-00B and T7-0667-00C from A-1 to R-1. Charlotte Gruszynski, petitioner.** Motion by Bishop, second by Fischer, to rezone parcels T7-0669-00C and 0669-00D from A-1 to R-1. Motion carried 4-0.

Spvr. Kufahl returned to the Board.

**11. Open Public Hearing for comment on Ordinance TOJ23-003, an ordinance amending Articles 3, 4, and 15 of the Town of Jackson Zoning Code for the permitting and regulating of containers as accessory structures.** Motion by Bishop, seconded by Behringer, to open the Public Hearing. Motion carried 5-0.

-Charlotte Gruszynski, supports the ordinance change.

-Ron Eickstedt asked for clarification on existing containers; why are not these grandfathered in. Answer: the existing containers cannot be grandfathered because the containers are currently illegal, non-conforming. If ordinance passes the owners will have to apply for a permit to make the containers legal or remove them.

-Nate Hill asked why the containers cannot be considered under accessory structures. Answer: Because some zoning districts have limits on the size and number of structures. This ordinance allows for more square footage than the accessory structure ordinances.

**12. Close Public Hearing for comment on Ordinance TOJ23-003, an ordinance amending Articles 3, 4, and 15 of the Town of Jackson Zoning Code for the permitting and regulating of containers as accessory structures.** Motion by Fischer, seconded by Behringer, to close the Public Hearing. Motion carried 5-0.

**13. Discussion and possible action – Consideration of Ordinance TOJ23-003, an ordinance amending Articles 3, 4, and 15 of the Town of Jackson Zoning Code for the permitting and regulating of containers as accessory structures.** Motion by Kufahl, seconded by Behringer. To adopt Ordinance TOJ23-003. Motion carried 5-0.

**14. Discussion and possible action – Consideration of a Certified Survey Map for a land division of T7-0435 and combining parcels T7-0434, -0432, -0431, -0430-00A, -0428 and remaining portion of -0435 into one parcel, 2028 State Road 60; John Goll, owner.** Motion by Bishop, seconded by Behringer, to approve the Certified Survey Map on the condition that the map is approved in extra-territorial Review by the Village of Jackson. Motion carried 5-0.

**15. Discussion and possible action – Review the Draft Resolution and Draft Ordinance for Petition request to Amend the 2050 Town of Jackson Comprehensive Plan Map for Tax Parcel T7-0073-00B from M-1 (northern portion) and A-1 (southern portion) to M-2 (northern portion) and B-2 (southern portion), 2085 CTH NN; B & L Properties d.b.a. Bob's Main Street Auto & Towing, owner.** Motion by Fischer, seconded by Bishop, to approve the Draft Ordinance, TOJ23-004, amending the Comprehensive Land Use Plan. Motion carried 5-0.

**16. Update and discussion only – Memorandum of Understanding RE: Lannon Stone Products, Town of Cedarburg Clean Fill Site.** Attorney Andringa reported that the MOU was drafted by Attorney Levy and will be finalized at a meeting on October 23, 2023. No action taken.

**17. Update, discussion, and possible action – Reconsideration of Town Audit –** Clerk Eichner and Treasurer Diaz. The board was asked to reconsider additional financial services from the auditor to assure that all accounts and financial statements are accurate at the beginning of 2024. No action was taken on this item. Clerk Eichner was directed to speak to the auditor to assure that all services paid for in the 2021 Audit were completed.

**18. Update, discussion, and possible action – Consideration of an amendment to the Request for Proposal for a Service Contract for hauling, disposal, and processing of solid waste and recyclables.** Clerk Eichner provided an update of the request for proposal for solid waste and recycling processing, notably that the weekly charge for solid waste services will include separate unit costs for hauling and disposal. No action taken.

**19. Update, discussion, and possible action – Town Hall Barroom remodeling** Chairman Hartwig reported that Giltzer Electric will start the electrical work next week, and Hartwig will be meeting with the HVAC contractor soon.

**20. Washington County Board report.** Grants were approved for the Sheriff's Department. The Board passed an Ordinance that County Highways, in municipalities with existing ATV/UTV ordinances, shall allow full access to ATVs and UTVs with no speed limit restrictions.

- 21. Treasurer's report.** All information for 2023 is entered into Workhorse software. We are now working on monthly reconciliations and treasurer's reports. Facility rentals are still going strong. Deputy Clerk Diaz is now in charge of Facility Rentals. 4-H and Moonlighters have been notified that all non-profits will have a minimum meeting charge. Clerk and Treasurer will be attending the Workhorse conference in Wausau on October 20<sup>th</sup>.
- 22. Grounds report** No report.
- 23. Weed Commissioner's Report** No report.
- 24. Buildings report** The stops for the Transfer Station windows will be here on Monday.
- 25. Transfer Station report** Clerk Eichner is working with the camera contractor to get a hotspot at the garage.
- 26. Equipment Manager's Report** No report.
- 27. Highway/Chairman's report** – Hauled 4 loads of recyclables, burned brush 3 times, paved the culvert replacements on Sherman Road, continued with spray-patching, roadside mowing on backs of ditches, finished restoration at the Sherman Road culvert crossing at Hidden Glen Golf Course, loaded and hauled compost, the septic tank was inspected, ditch work at Elm Road & CTH T, The Village striped several shared roads, installed Dead End sign on Cedar Creek Road. Our new truck will be built on December 8, 2023.
- 28. Zoning Administrators report** – KCI Environmental is working on Phase 2 of the wetland restoration north of STH 60 and west of Boehlke Bottled Gas.
- 29. Clerk's report** Eichner will be attending the Tuesday Election session at WTA on October 24<sup>th</sup>.
- 30. Communications and announcements.**
- 31. Review of bills and authorization of payment.** Motion by Bishop, seconded by Behringer to approve the bills and payments. Motion carried 5-0
- 32. Discussion and possible action – Budget Workshop.** The 2024 budget was reviewed for the second time. Final review is scheduled for October 24, 2023 at 6:30 pm.
- 33. Adjournment.** Motion by Kufahl, seconded by Behringer to adjourn at 9:40pm.

Respectfully Submitted,

*Robert M Eichner*  
Robert M. Eichner, Clerk  
Approved: 11-9-2023

*Robert H Hartwig*  
Robert Hartwig, Chairman