



**MINUTES OF THE JOINT MEETING OF THE JACKSON TOWN BOARD AND PARK AND PLANNING COMMISSION
NOVEMBER 9, 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. For the Park & Planning Commission, Chair Dave Klug, Vice-Chair Arlyn Johnson, Commissioners John Bales, Chad Johnson, Bob Traska, and Dennis Bell were present. Commissioner Andy Jones was excused. Also present was Attorney Tim Andringa, Zoning Administrator Jim Micech, Treasurer Monica Diaz, and Clerk Bob Eichner.
- 3. Approval of the agenda.** Motion by Kufahl, seconded by Fischer, to approve the meeting agenda. Motion carried 5-0.
- 4. Approval of the minutes:** Motion by Kufahl, seconded by Behringer to approve the October 12, 2023 Regular Town Board meeting and the July 24, October 9, and November 1, 2023 Special Town Board meeting minutes. Motion carried 5-0.
- 5. Resident comment on any agenda item.** No public comment.
- 6. Washington County Sheriff's Department report** – Deputy Wright was not present and there was no report.
- 7. Town Board Motion to Open Public Hearing for comment on a 2050 Comprehensive Land Use Plan Amendment Petition of the Property Owner for Tax Parcel T7-0073-00B, consisting of 8.93 acres, from Manufacturing (northern portion) and Agricultural and Rural Single Family Residential District (southern portion) to Business for a portion of the northeastern and all southern portions in the Town of Jackson. B & L Properties d.b.a, Bob's Main Street Auto & Towing, petitioner.** Motion by Bishop, second by Behringer, to open the Public Hearing. Motion carried 5-0.

-Kevin Parrish, engineer for the petitioners, explained what was proposed for the property and why they are seeking the land use change.

-Ken Weichsel, 2353 CTH NN, asked what the business was prior to this. Answer a trucking company. Also commented why rezone this area when WB across CTH NN already may have zoning the allows for the use.

-Susan Jens 4823 Maple Rd, no to Business land use change, presented a letter stating desire to keep this area as rural as possible. She is also concerned with the runoff and flooding of evergreen creek flowing through the property.

-James Jens, 4823 Maple Rd, no to Business land use change, concerned with more traffic on Maple Rd, 55mph speed limit and sight issues with the hill on Maple Rd.

-David Witte, 2313 CTH NN no to Business land use change, has a driveway across from access to the field which would probably become the access for whatever business is placed there. Concerned about vehicle and lot lighting. He also questioned why the owners didn't ask about this before purchasing the property.

-Jeremy Deck, 4851 Maple Road, no to Business land use change, would prefer the farm field to a car dealership or whatever would be placed on the site. He is ok with the current Manufacturing use but please don't change the rest.

-Theresa Miller 4826 Maple Road, no to Business land use change, concerned with site lighting coming into her bedroom windows, should stay field.

-Joanna Miller, 2035 CTH NN, no to Business land use change, not a good fit for this area of Jackson.

-Ron Eickstedt 3689 Johnson Ln asked several questions related to the current zoning of the property and how can a property have more than one zoning designation.

-Rachael D'Angelo-Keller, 4851 Maple Road, no to Business land use change, likes the rural feel of area.

-Bill Rate, Petitioner spoke. He is not going to destroy anything, will work to protect the creek. It might be possible to move the access to the field from Maple to CTH NN. He purchase the existing site as a central location for his tow trucks. He won't have cars there. He thought that having the business use on the remainder of the property would allow for more options for him than leaving it farm field.

-Paula Luba, 4781 Maple Road, spoke against this item. her feeling is that this is not an urban location as most of the other B&L properties are in and that she feels that the rural character of the Town should remain.

8. Close Public Hearing for comment on a 2050 Comprehensive Land Use Plan Amendment Petition of the Property Owner for Tax Parcel T7-0073-00B, consisting of 8.93 acres, from Manufacturing (northern portion) and Agricultural and Rural Single Family Residential District (southern portion) to Business for a portion of the northeastern and all southern portions in the Town of Jackson. B & L Properties d.b.a, Bob's Main Street Auto & Towing, petitioner. Motion by Behringer, second by Bishop, to close the public hearing. Motion carried 5-0.

9. Town Board Motion to Open Public Hearing for comment on a Town of Jackson Zoning Map Amendment Petition of the Property Owner for Tax Parcel T7-0073-00B, consisting of 8.93 acres, from M-1, Manufacturing (northern portion) and A-1, Agricultural and Rural Single Family Residential District (southern portion) to M-2 Manufacturing for a portion of the northwestern and B-2 Business for a portion of the northeastern and all southern portions in the Town of Jackson. B & L Properties d.b.a, Bob's Main Street Auto & Towing, petitioner. Motion by Kufahl, second by Fischer, to open the public hearing. Motion carried 5-0.

-Susan Jens and Jim Jens stated that their comments are the same for this hearing.

-Ken Weichsel asked why two hearings? Answer: both change requires a separate public hearing.

-Theresa Miller also stated that her comments from the previous hearing.

-Ron Eickstedt inquired how the site could be accessed across the creek. Answer: anything dealing with the waterway would be between the owner and the DNR and possibly the Army Corp of Engineers.

Attorney Andringa asked all in attendance for this item if they concurred that they were ok with the Manufacturing use and zone change and only opposed to the Business use and zone change. The majority did agree with this statement.

10. Motion to Close Public Hearing for comment on a Town of Jackson Zoning Map Amendment Petition of the Property Owner for Tax Parcel T7-0073-00B, consisting of 8.93 acres, from M-1, Manufacturing (northern portion) and A-1, Agricultural and Rural Single Family Residential District (southern portion) to M-2 Manufacturing for a portion of the northwestern and B-2, Business for a portion of the northeastern and all southern portions in the Town of Jackson. B & L Properties d.b.a, Bob's Main Street Auto & Towing, petitioner. Motion by Fischer, seconded by Behringer, to close the Public Hearing. Motion carried 5-0.

11. Town board motion to recess for discussion and possible action of the Town of Jackson Park and Planning Commission on Resolution J-23-007. Motion by Bishop, seconded by Kufahl, to recess the Town Board meeting. Motion carried 5-0.

Gavel was passed to Park & Planning Chair Klug.

12. Town Park & Planning Commission discussion and possible action to sign Resolution J-2023-007, to recommend that the Town Board amend the 2050 Comprehensive Land Use Plan, adopted at the Park & Planning Commission Meeting on September 27, 2023. The resolution was reviewed, discussed, and signed by the Commissioners. No further action was taken.

13. Town Park & Planning Commission discussion and possible action – Consideration of a written recommendation to the Town Board for the Zoning Map Amendment Petition of the Property Owner for Tax Parcel T7-0073-00B, consisting of 8.93 acres, from M-1, Manufacturing (northern portion) and A-1, Agricultural and Rural Single Family Residential District (southern portion) to M-2 Manufacturing for a portion of the northwestern and B-2, Business for a portion of the northeastern and all southern portions in the Town of Jackson. B & L Properties d.b.a, Bob's Main Street Auto & Towing, petitioner. After discussion, motion by A. Johnson, seconded by Bales, to recommend to the Town Board that the zoning for that portion of the lot bounded by Maple Road, CTH NN, and Evergreen Creek be changed from M-1 to M-2, and the remainder of the subject be changed from M-1 and A-1 to A-1. Motion carried 6-2, C. Johnson and Bishop, Nay.

14. Motion to adjourn the Town of Jackson Park and Planning Commission. Motion by Bales, second by Traska to adjourn the Park and Planning Commission meeting. Motion carried 8-0

Gavel returned to Board Chair Hartwig.

15. Motion to Reconvene the Town of Jackson Board Meeting. Motion by Fischer, second by Bishop, to reconvene the Town Board Meeting. Motion Carried 5-0.

- 16. Discussion and possible action – Consideration of Ordinance TOJ23-004 amending the 2050 Comprehensive Land Use Plan Amendment for Tax Parcel T7-0073-00B, consisting of 8.93 acres, from Manufacturing (northern portion) and Agricultural and Rural Single Family Residential District (southern portion) to Business for a portion of the northeastern and all southern portions in the Town of Jackson. B & L Properties d.b.a, Bob’s Main Street Auto & Towing, petitioner.** Motion by Bishop, seconded by Fischer, to deny Ordinance TOJ-04 and to make no change to the Comprehensive Plan. Motion carried 3-2, Behringer, Kufahl, Nay.
- 17. Discussion and possible action – Consideration of a rezone petition for Tax Parcel T7-0073-00B, consisting of 8.93 acres, from M-1, Manufacturing (northern portion) and Agricultural and Rural Single Family Residential District (southern portion) to Business for a portion of the northeastern and all southern portions in the Town of Jackson. B & L Properties d.b.a, Bob’s Main Street Auto & Towing, petitioner.** Motion by Bishop, second by Hartwig, to change the existing M-1 zoning to M-2 and keep the current a-1 zoning as is. Motion failed 2-3, Fischer, Kufahl, and Behringer Nay.

Motion by Fischer, second by Behringer, to reconsider Item 16 to deny change to the Comprehensive Plan and to adopt Ordinance TOJ-004, amending the manufacturing portion to the area bounded by Maple Road, CTH NN, and Evergreen Creek, and to amend the remainder of the property to Agriculture/Rural Residential. Motion carried 4-1, Bishop Nay.

Reconsideration of Item 16, Amendment to the Comprehensive Land Use Plan. Motion by Behringer, second by Fischer to follow the recommendation of the Park & Planning Commission Resolution J-2023-007. Motion carried 3-2, Hartwig and Bishop, Nay

Reconsideration of Item 17, Amendment to the Town of Jackson Zoning Map. Motion by Behringer, second by Fischer to rezone the subject parcel as stated in the Park & Planning Written Recommendation. Motion carried 3-2, Hartwig and Bishop Nay.
- 18. Discussion and possible action – Consideration of the 2023 Tax Levy for the Town of Jackson.** Motion by Bishop, second by Fischer to set the 2023 Tax Levy (collectable in 2024) at \$782,527.00. Motion carried 5-0.
- 19. Discussion and possible action – Consideration of the 2024 Annual Budget.** Motion by Bishop, second by Behringer, to consider adoption of the 2024 Budget after the Public Hearing and Special Electors Meeting on November 27, 2023 at 7:00pm. Motion carried 5-0.
- 20. Discussion and possible action – Consideration of using Direct Deposit for employee payroll.** Motion by Bishop, second by Behringer, to authorize the use of Direct Deposit for payroll. Motion carried 5-0
- 21. Discussion and possible action – Consideration of new accessible parking at the new Town Hall entrance.** Micech stated we should count the number of parking stalls in the lot as well as the number of existing accessible stalls. For every 8 accessible stalls, 1 must be van accessible. Motion by Kufahl, second by Marcy to order 5 additional accessible signs. Motion carried 5-0.
- 22. Update, discussion, and possible action – Town Hall Barroom remodeling** Chairman Hartwig reported that Giltzer Electric will start the electrical work and remove the air curtain next week or the week after. The HVAC improvements should be about \$800 plus labor.
- 23. Washington County Board report.** The Board recognized the 3 Washington County 4-H Key Award winners. The Board approved the 2024/2025 Budget, a grant application for dealing with invasive species, a resolution supporting operation green light for veteran’s day, a tax sale for Habitat for Humanity, and a Tax Deed sale of a property. Railroad consortium a large grain elevator is being constructed on property on HWY 151 in Beaver Dam to encourage more grain shipments by rail rather than truck. December 5, there is a railroad tour @1:00pm. Supervisor Symicek resigned from the Board. We will be receiving \$17,143, for construction in 2023. We still have outstanding TRIP funds for 2021.
- 24. Treasurer’s report.** Treasurer’s reports for September, October, and November were presented along with the updated facility rental report. We received JAYBA’s payment. Tax files and inserts have been sent to ABT Mailcom for mailing with the tax bills. We have a new Hours Sign on the front entrance door. And the tinting was placed on the east doors and windows.
- 25. Grounds report** This month we blew leaves along fences, took garbage to transfer station multiple times, changed all the batteries in the smoke detectors, winterized the pavilion, still mowed grass as needed, blew leaves off the roof and out of the gutters, picked up and installed new Board room tv, winterized the lawnmower, put another clock in the board room, reset light timers. Future needs are new targets for the archery range, replacing the posts on the upper patio, and installing some type of pavilion for that patio as well, installing an overhang over the east doors, and leaf guards for gutters.
- 26. Weed Commissioner’s Report** No report.

- 27. Buildings report** The glass is in finally at the transfer station doors.
- 28. Transfer Station report** Kufahl proposed getting t-shirts, hooded sweatshirts, and winter caps for the public works employees, and make it available to every Town employee.
- 29. Equipment Manager's Report** The Tiger mower had rear seals needs replacing, the spray patcher's seals and generator need replacing, Truck 14 is going to need to be replaced soon. We need to prepare a 5-year plan for equipment.
- 30. Highway/Chairman's report –** Hauled 7 loads of recyclables, burned brush, loaded and hauled composted leaves, finished with spray-patching for the year using 2330 gallons of oil, roadside mowing on backs of ditches, removed high shoulders on Pioneer Rd and Spring Valley Rd, removed downed trees, blew off loose stone at intersections and driveways, went out salting one time, County will be repairing a railing on a bridge over Cedar Creek at Pleasant Valley Rd, resorted ground shoulders & ditches on the road projects, filled the cattle pass at the JD Rogge Farm on Jackson Dr, had seals replaced on the shop overhead doors.
- 31. Zoning Administrators report –** A lot of work without permits. First shipping container permit coming. The landlocked parcel on CTH NN has come back.
- 32. Clerk's report** Letter from County to subscribe to download register of deeds documents free for an annual fee. We won't be subscribing as we very seldom need copies. A message from WEC that letters containing fentanyl being sent to election officials in other states. Chief inspectors, Deputy Clerk, and Clerk attended Badger Books training.
- 33. Communications and announcements.**
- 34. Review of bills and authorization of payment.** Motion by Fischer, seconded by Behringer to approve the bills and payments. Motion carried 5-0
- 35. Adjournment.** Motion by Bishop, seconded by Kufahl to adjourn at 10:48pm.

Respectfully Submitted,

Robert M Eichner
Robert M. Eichner, Clerk
Approved: 12-14-2023

Robert H Hartwig
Robert Hartwig, Chairman