

Town of St. Joseph - St. Croix County, WI

Hereby provided are written notice and the agenda of the public meeting as stated below. There is an opportunity for public comment as noted on the agenda upon recognition by the presiding officer.

Board of Review and Agenda for Town Board Meeting

St. Joseph Town Hall

June 5, 2025– 6:00PM

1. Convene the Board of Review
2. Adjourn the Board of Review to June 19, 2025 at 6:00PM

(Items on the agenda which are not scheduled for a specific time may be considered at any time with a motion by the Board)

Call to Order – Statement of Public Notice – Roll Call – Adoption of Agenda – Pledge of Allegiance

Dates of Upcoming Meetings and Events:

Town Board Meeting – July 10	Office closed June 25 and June 26
Parks, Trails, & Recreation – June 18	Public Works – June 4
Technology – June 17	Plan Commission – June 5
Open Book – June 12	Board of Review – June 19

REPORTS:

- | | |
|---------------------------------|---|
| 1. Building Inspector | 8. Wisconsin Town's Association |
| 2. Zoning Administrator | 9. Bass Lake Rehab District |
| 3. Plan Commission | 10. Internet/Broadband |
| 4. Fire/EMS Chief | 11. St. Croix County District 2 & 3 Supervisors |
| 5. Public Works | |
| 6. Parks, Trails and Recreation | |

Public Comment

Business discussion and possible action on:

1. Bridge the Valley -Bike ride
2. Chicken & Corn Feed, August 3, 2025 Willow River Saloon
3. Appointment to Finance Committee – Kathy Brakke
4. Don Anderson-amended CSM from May for an outlot PID: 030-2115-30-000/030-2115-40-000
5. Divine Homes/Artisan Farms – reduction of letter of credit
6. Update on The Oaks development on 144th and cost sharing
7. St Croix Crossing
 - a. Bypass and passing lanes on Hwy 35, concerns of neighbors
 - b. Developer's Agreement
8. Town Hall Building update
 - a. Pay Request #12 for building - \$91,249.90
 - b. St Croix Electric rebates
 - c. Possible Change orders
 - d. Projected expenditures and available funds and timeline for construction
 - e. Update on well testing and fire suppression system
 - f. Using work crew from correctional facility for move on June 28
 - g. Move in dates and closing of offices.
9. Fire Department
 - a. Buildout of Fire Hall
 - b. New Firefighter – Brett Steffen
 - c. Appointment of Teri Kelly as Treasurer for the Fire Dept

- d. 501c3 status for Fire Department fundraising fund
- 10. Public Works
 - a. 2025 Road maintenance project update
 - i. Containment for rock from maintenance project
 - b. Driveway on Auwatukee
 - c. Perch Lake Rd request for lowered speed limit
 - d. WISLR update due December 2025
- 11. Addition of parking lots by the State Park on River Road and Trout Brook Rd.
- 12. Plan Commission
 - a. Junkyards and other chronic nuisances and enforcement issues
 - b. Update to ordinances
 - 1. **7:00PM** Public Hearing for Ordinance 2025 – 04 – Chapter 156 Signs
 - a. Approval of Ordinance 2025 – 04 - Chapter 156 – Signs
 - c. Update Town Comprehensive Plan
 - d. Review and recommendation for CAFOS ordinance
- 13. Public Records Requests – progress and costs
- 14. Purchase of 2 laptops for office.
- 15. Review of outstanding building permits and action
- 16. Approval of liquor licenses for July 1, 2025 – June 30, 2026 – see attached
- 17. **7:30PM** Operator Licenses: see attached
- 18. Cigarette, Tobacco, and Electronic Vaping Devices Licenses: see attached
- 19. Approval of Short-Term Rentals
 - a. Don and Caroline Anderson – 1244 Hwy 35, Hudson WI
 - b. Clint Balfanz – 611 Old Mill Rd, Hudson, WI
 - c. Robert Gillespie – 1428 Hidden Oak Trail, New Richmond, WI
 - d. Allison Goebel/Scott Weber – 1236 Hwy 35N, Hudson WI
 - e. Steve Mohn – 355 145th Ave, Houlton, WI
 - f. Jaclyn Todd – 669 Walsh Rd, Hudson WI
 - g. Jeff & Ali Wendt – 1416 Ridge Run, New Richmond, WI
- 20. Approval of Town Board minutes – May 8
- 21. Budget, Invoices, checks and bank balances
- 22. Closed Session:
 - a. Wis. Stat. §19.85(1)(g) – Conferring with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.
 - i. Cox Non Conforming structure
 - ii. Brewster claim
 - b. Wis. Stat. § 19.85(1)(e) and (1)(g) - Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session / Conferring with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved;
 - i. Stantec Resolution regarding Well and Fire Suppression System
- 23. Motions regarding any decision from closed session.
- 24. Items for the next Town Board Agenda or committee agendas
- 25. Adjournment.

Meeting notice posted as follows: Posted as required by Teri Kelly – Clerk/Treasurer, Town of St Joseph—
1337 County Rd V- Hudson, WI 54016, Office 715-549-6235, clerk@tn.stjoseph.wi.gov

Upon reasonable notice, an interpreter or other auxiliary aids will be provided at the meeting to accommodate the needs of the public. Please contact the Town Clerk/Treasurer at 715-549-6235 Town of St Joseph is inviting you to a scheduled Zoom meeting.

Town Board Meeting on June 5, 2025 at 6:00 pm

Meeting notice posted as required by Teri Kelly Clerk/Treasurer Town of St. Joseph-1337 County Road V-Hudson, WI 54016 Office 715-549-6235 clerk@tn.stjoseph.wi.gov

Liquor Establishment Renewal License Applications: July 1, 2025 through June 30, 2026

CLASS "A" (Beer) and "CLASS A" (Liquor) LICENSES:

1. **B&L Liquor Store Inc.** 1369 Main St, Houlton; Albert A. Severson-Agent. Renewal application has been made for 1369 Main Street, 10,000 sq ft building.
2. **AMWEST, INC. dba Bob & Steve's BP** 1103 Co. Rd. A, Hudson; John Jerlow-Agent. Renewal application has been made for the convenience store located at 1103 County Rd. A.
3. **Consumer Cooperative Oil Company dba Hudson Cenex** 1088 County Rd. A, Hudson; Jennifer Aylsworth-Agent. Renewal application has been made for the convenience store and gas station. Beer and alcohol sold and stored in cold vault in store and backroom.

CLASS "B" (Beer) and "CLASS B" (Liquor) LICENSES

1. **Bass Lake Cheese Factory, Inc.** 598 Valley View Trail, Somerset; Melinda Wirth-Agent. Renewal application has been made for the inside and outside retail including deck and picnic areas within the one-acre lot.
2. **Big Guy's BBQ Roadhouse, Inc.** 1237 Hwy 35, Hudson; Craig Lund-Agent. Renewal application has been made for the main floor, main bar, back bar, two patios, designated grass area, walk in cooler, and basement, fenced areas, granny cabin.
3. **White Eagle GC, LLC** 316 White Eagle Trail, Hudson; Mathew Corcoran-Agent. Renewal application has been made for the beverage carts, clubhouse and grill shack.
4. **Willow River Saloon, Inc.** 1106 County Rd A, Hudson; Christopher Kath-Agent. Renewal application has been made for the wood framed building, pavilion, and partial parking area.
5. **J4 Bar FD Stations dba The Next Stop** 1369A Main Street, Houlton; Albert Severson-Agent. Renewal application has been made for serving bar, dining area, storage room, hallway, bathroom and outside seating.
6. **Game Unlimited, Inc.** 871 County Road E, Hudson; Peter Melloy-Agent. Renewal application has been made for inside the 3,000ft clubhouse and picnic table area conjoined to clubhouse.

Operator Licenses **Renewals** for the term of one year, July 1, 2025 through June 30, 2026:

Derek	Evenson	Big Guys BBQ
Heather	Radtke	The Next Stop
Jayme	Bakkestuen	The Next Stop
Jessica	Quinn	The Next Stop
Lauren	Enerson	The Next Stop
Lisa	Segelstrom	B&L Liquor
Julie	Bergmann-Barnett	B&L Liquor
Michelle	Markuson	B&L Liquor
Jamie	Riedel	Consumer Cooperative
Shawn	Graetz	Consumer Cooperative
Crystina	Alvarez	Consumer Cooperative
Axel	Diessner	Consumer Cooperative
Timothy	Briggs	Consumer Cooperative
Deborah	Briggs	Consumer Cooperative
Christopher	Kwitkowski	Consumer Cooperative
Andrew	Coffey	Big Guys BBQ
Marissa	Horwath	White Eagle GC
Haley	Reger	White Eagle GC
Paige	Carter	White Eagle GC
Tannah	Meyer	White Eagle GC
Emily	McCarthy	White Eagle GC

Operator License **Renewals** for the term of two years, July 1, 2025 through June 30, 2027

Craig	Lund	Big Guys BBQ
Kayla	Stenerson	Big Guys BBQ
Mike	Beauvais	Willow River Saloon
Trea	Waterbury	Willow River Saloon
Samantha	Jensen	Willow River Saloon
Sherry	Rehnelt	Willow River Saloon
Erin	Cutler	Willow River Saloon
Scott	Dancer	Willow River Saloon
Crystal	Pavel	Willow River Saloon
Susan	Manning	Willow River Saloon
Samantha	Struemke	Willow River Saloon
Tyler	Haines	Willow River Saloon
Jennifer	Robinson	Willow River Saloon
Jessie	Peterson	Willow River Saloon
Michael	Deneen	Willow River Saloon
Kristy	Halvorson	Willow River Saloon
Craig	Jilek	Willow River Saloon
Tracy	Schachtner	Willow River Saloon
Bethany	Caudill	Willow River Saloon
Kari Ann	Lonergan	Willow River Saloon

Operator Licenses **New** for the term of one year, July 1, 2025 through June 30, 2026:

Jacob	Erdman	Bob and Steves BP
Travis	Bruten	Bob and Steves BP
Jermiah	Potter	Bob and Steves BP
Hanna	McGuire	White Eagle GC
Darcie	Kramber	White Eagle GC
Isabelle	Kehrwald	White Eagle GC
Ella	Topp	White Eagle GC
Addisen	McGeehan	White Eagle GC
Bohl	Kaitlyn	Big Guys BBQ

Operator Licenses **New** for the term of two years, July 1, 2025 through June 30, 2027:

Lakeisha	Martin	Bob and Steves BP
Kate	Biljan	White Eagle GC
Mathew	Cocoran	White Eagle GC
Dawn	Hartung	White Eagle GC
Timothy	Knutson	Willow River Saloon
McKensie	Goodwin	Willow River Saloon
Angela	Amundson	Willow River Saloon

Tobacco Licenses for the term of one year, July 1, 2025 through June 30, 2026:

1. **B&L Liquor Store Inc.** 1369 Main St, Houlton; Albert A. Severson-Agent. 10,000 sq ft building.
2. **AMWEST, INC. dba Bob & Steve's BP** 1103 Co. Rd. A, Hudson; John Jerlow-President and Agent. Convenience store.
3. **Consumer Cooperative Oil Company dba Hudson Cenex** 1088 County Rd. A, Hudson; Eric Cantwell-President and Jennifer Alysworth-Agent. Over the Counter Sales.
4. **Big Guy's BBQ Roadhouse, Inc.** 1237 Hwy 35, Hudson; Craig Lund-President and Agent. Behind the bar.
5. **The Eagle 18, Inc dba White Eagle GC** 316 White Eagle Trail, Hudson Scott Landin-President, Kevin Andert- Vice President, and Mathew Corcoran- Agent. Pro shop.
6. **Willow River Saloon, Inc.** 1106 County Rd A, Hudson; Christopher Kath- President and Agent. Wood framed building, pavilion, and partial parking area.
7. **J4 Bar FD Stations dba The Next Stop** 1369A Main Street, Houlton; Jaquelyn Garske-President, Albert Severson-Agent. Serving bar, dining area, storage room, hallway, bathroom, and outside seating.