

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

Minutes of the Board of Review to Later Date

Call to Order by Chair Theresa Johnson at 6:00 pm

Roll Call: Chair Theresa Johnson, Justin Kruse, Richard Hailey, Chris Marshall, Attorney Nick Vivian, Engineer Andrew Olson; Online: Dan Gavin

The Board of Review met on the **14th day of May, 2026 at 6:00 PM** at the Town of St Joseph Town Hall, 1337 County Rd V. Hudson, WI 54016 for the purpose of calling the Board of Review into session during the 45-day period beginning on the 4th Monday of April, pursuant to Wis. Stat. § 70.47(1).

Due to the fact the assessment roll is not completed at this time, the Board of Review will be adjourned until the 10th day of September 2026 at 6:00PM. **MOTION** to adjourn the Board of Review until a later date (Kruse/Marshall). Roll Call: Theresa Johnson-Aye, Chris Marshall-Aye, Dan Gavin-Aye, Richard Hailey-Aye, Justin Kruse-Aye. **Motion carried.**

Minutes for Town Board Meeting St. Joseph Town Hall May 14, 2026

Call to Order by Chair Theresa Johnson at 6:04 pm

Statement of Public Notice read by Clerk

Roll Call: Chair Theresa Johnson, Justin Kruse, Richard Hailey, Chris Marshall, Attorney Nick Vivian, Engineer Andrew Olson; Online: Dan Gavin

Adoption of Agenda: **MOTION** to adopt the agenda for May 14, 2026 (Marshall/Kruse). **Motion carried.**

Pledge of Allegiance recited

Public Comment: Richard Jacobson responding to a letter he received regarding cars in the parking lot of Cajun Club and questioning why he was only one to receive letter. Darla Meyers asked about email she had sent about requesting a moratorium on data centers.

Business discussion and possible action on:

1. Refinancing of building loan: Brian Reilly was present to discuss the refinancing of the building loan. Discussion followed.
 - a. Sale day report and decision and awarding Resolution 2026-05 Providing for the Issuance, Sale and Delivery of \$1,735,000 General Obligation Refunding Promissory Notes, Series 2026A, of the Town of St. Joseph, Wisconsin; Establishing the Terms and Conditions Therefor; Directing Their Execution and Delivery; Creating a Debt Service Account Therefor; and Awarding the Sale Thereof: **MOTION** to approve the Resolution 2026-05 Providing for the Issuance, Sale and Delivery of \$1,735,000 General Obligation Refunding Promissory Notes, Series 2026A, of the Town of St. Joseph, Wisconsin; Establishing the Terms and Conditions Therefor; Directing Their Execution and Delivery; Creating a Debt Service Account Therefor; and Awarding the Sale Thereof (Johnson/Marshall). Roll Call: Justin Kruse-Aye, Theresa Johnson-Aye, Chris Marshall-Aye, Dan Gavin-Aye, Richard Hailey-Aye. **Motion carried.**
2. MS4 annual presentation and discussion: Paul Strong, Bolton & Menk was present to discuss the MS4 annual presentation. Question and answer discussions followed. **MOTION** to accept the MS4 annual presentation (Kruse/Marshall). **Motion carried.**
3. Update on solar farm in St Croix County/power lines through the Town and request for action: The Town Chair has heard from a Vice President at Xcel Energy that they have not yet filed with

the PSC but are trying to get it done by the end of this year, and that they will file both the solar farms and the power lines through this Town at the same time. The power lines from Hudson to River Falls will be in 2027. Chris DeWuske was present to discuss the process and present a letter he sent to the Town regarding the solar farms and conducting a joint press conference and increasing public awareness. Discussion followed. Dan Weatherly was present to discuss the petition he had started and the signatures he has received. He also discussed the purpose of delaying this project by joining other towns in intervening. Also discussed the impact to the residents of the Town of St. Joseph. Dan Gavin and Richard Hailey will reach out to the Town Boards of Hammond, Richmond, Erin Prairie, etc. and potentially schedule a meeting.

4. Conditional Use Permit - Charlie Beer -1086 Scott Rd. Extension of original CUP: Charlie Beer was present to discuss his extension request. He is not changing anything, just expanding his business into the remainder of the existing building. **MOTION** to approve the Conditional Use Permit for Charlie Beer at 1086 Scott Road (Marshall/Kruse). **AMEND MOTION** to include as an extension of the CUP for the full use of his shed (Marshall/Kruse). **Motion carried.**
5. CSM – Emmeck Trust – 398 Valley View Trail – PID 030-1085-30-000: Ty Dodge was present to discuss the Emmeck Trust CSM. Engineer Andrew Olson discussed the recommendation for the ability to turn vehicles around at the driveway but otherwise recommend approval. **MOTION** to approve the CSM for the Emmeck Trust at 398 Valley View Trail, PID: 030-1085-30-000 (Marshall/Kruse). **Motion carried.**
6. Concept for St Croix Crossing – Phase II- near Hwy 35 and Hwy 64: Kip Johnson was present to discuss the Concept plan. This has been changed to a one phase project. Engineer Andrew Olson stated that the updated Concept meets the recommendations they put forth, but there may be some driveway and road changes. Stormwater issues will be addressed on the preliminary plat. Discussed no access to Hwy 64 and the residents that do not want access to 14th and 15th Streets.
7. Lot Line Adjustment -Corey Frey- 1224 Bass Lake Rd. PID 030-2011-95-000: Kip Johnson was present to discuss the Lot Line Adjustment. Discussion followed. **MOTION** for a lot line adjustment for Corey Frey at 1224 Bass Lake Road, PID 030-2011-95-000 (Marshall/Kruse). **Motion carried.**
8. Request for changes in Church Street drainage from resident on State Street: Theresa Johnson discussed the complaint received regarding this drainage issue. Theresa Johnson has requested photos and videos relating to this complaint and has not received anything to date. Chris Marshall has reviewed the site. Engineer Andrew Olson reviewed the site and stated he believes the water runoff is behaving the same as it did in the past. Discussion followed regarding removing the curb and gutter or creating a retention pond followed. Andrew Olson will review the site and create a plan.
9. Town Hall Building update
 - a. Pay Request #? for building \$: No pay request received at this time.
 - b. St Croix Electric rebates: No new update at this time.
 - c. Final paperwork for occupancy, wells, warranties and results of testing: We have received the new occupancy of 468 and this will be posted. The well tests were completed by Butterfield and Stantec. Also all warranties have been collected from Berghammer and the remaining warranties will be forthcoming. The Fire Department is pleased with the well to date. We do have the as-builts.
 - d. Projected expenditures and available funds and timeline for construction: Reviewed the updated financial spreadsheet.
 - e. Update on trash enclosure: We will be receiving an updated proposal for sign off and then we can begin the project.
 - f. Televic Microphone: **MOTION** to approve the Televic Microphone for \$1,796.45 from CTI (Johnson/Kruse). **Motion carried.**

10. Fire Department

- a. Changes in electrical outlets in Fire Hall: Justin Kruse has discussed adding two additional outlets in the Fire Hall with the electrician. **MOTION** to approve the changes in outlets and improvements for the electrical outlets in the Fire Hall (Marshall/Kruse). Discussion followed regarding adding outlets into the floor of the Fire Hall. A quote will be forthcoming. **Motion carried.**
- b. Quote for replacing lights on front of Fire Hall: We have not yet received a quote and this will carry forward to the next agenda.
- c. Power washing Fire Hall building and Town Hall building update: KW Outdoor power washed the building last week (including the towers on the sign). They will be back next week to power wash the front of the building again and wash the windows.
- d. Work Session – Fire Department with Fire Chief: Discussed a date for another work session, possibly September 3rd.

11. Public Works

- a. Update on Road School – Supervisor Marshall: Chris Marshall discussed the Road School he attended in April.
- b. Update on progress with mowing, weed control: We started spraying with 4Control. The tractor drivers have started mowing.
- c. Update on Summer maintenance: Andrew Olson discussed the status of the road maintenance and will bring a change order to the next meeting for additional work that will be done.
- d. Resolution 2026-04- State Transportation Funding Solution: Theresa Johnson discussed the need for the resolution. **MOTION** to approve Resolution 2026-04 Supporting a Comprehensive and Sustainable Transportation Funding Solution (Johnson/Kruse). Discussion followed. Roll call: Richard Hailey-Aye, Chris Marshall-Aye, Justin Kruse-Aye, Dan Gavin-Aye, Theresa Johnson-Aye. **Motion carried.**
- e. No parking signs on 60th and Valley View near Cheese Factory: There will be no parking signs on the east side of 60th down past the house; both sides of 60th, south of Valley View for a couple hundred feet, no parking from Schmitt mailbox east to the intersection on the south side of Valley View, no parking on 60th street north, on the east side. Andrew Olson will provide us with requirements for posting signs. **MOTION** to install no parking signs on 60th on the east side going north on Valley View and both sides going south on Valley View for about 150 feet. We will also install no parking signs on Valley View from the Schmitt mailbox through the intersection and 150 feet beyond it on the south side (Johnson/Kruse). **Motion carried.**
- f. Road restrictions: Richard Hailey requested a discussion on a plan for keeping heavy trucks off the roads during road restrictions. Discussion followed on creating a plan.

12. Plan Commission

- a. Junkyards and other chronic nuisances and enforcement issues: Nothing to discuss at this time in open session.
- b. Set public hearing for Chapter 168 – Subdivision changes: This will be ready for discussion at the June meeting. The public hearing will be set for July.

13. Parks, Trails and Recreation-

- a. Proposal to add vines to fencing on end of pavilion: No proposal received at this time.

14. Technology

- a. Upgrade of security software for the Town. **MOTION** to move forward with accepting the use of the Huntress Security platform for the Town of St. Joseph end points (Kruse/Marshall). **Motion carried.**
- b. Migration to Microsoft 365 for email: Discussed the migration of existing email accounts to Microsoft 365 now and then we will look at whether we will be adding new accounts in the

future. **MOTION** to migrate all of our current email accounts to Microsoft 365 (Johnson/Kruse). **Motion carried.**

15. Public Records Requests – progress and costs: None at this time.
16. Update on progress with subcommittee for moving the bell from Houlton school and next steps: Justin Kruse discussed the subcommittee progress on location for the bell (it will be placed in the center of the circle of the park which has been measured and it fits). We also have received plans for building the tower, along with plaques around the tower describing the history of the bell. The Town will provide the roof of the tower (plywood and metal) and have received a quote for the materials to match the new building. The pavilion is also needing repair of shingles which could happen at the same time. June 4th is the date the bell will be removed. An X-ray technician will also be present to try and locate the time capsules that have been placed on the grounds.
17. Letter of support for St Croix County application for Safe Streets and Roads for All: **MOTION** to approve the letter in support of St. Croix County Rural Highway Safety to be sent to Sean Duffy (Kruse/Marshall). **Motion carried.**
18. Operator Licenses: Joseph Grikis–Consumer Coop; Brian Donahue-The Next Stop; Michelle Clute-B&L Liquor: **MOTION** to approve Operator Licenses for Joseph Grikis–Consumer Coop; Brian Donahue-The Next Stop; Michelle Clute-B&L Liquor (Marshall/Kruse). **Motion carried.**
19. Liquor License-Transfer – B&L Liquor: **MOTION** for the liquor license transfer of B&L Liquor to Jason Severson (Marshall/Kruse). **Motion carried.**
20. Liquor License-Agent Successor Change:
 - a. B&L Liquor: **MOTION** to change the agent’s name of B&L Liquor to Michelle Clute (Marshall/Kruse). **Motion carried.**
21. Committee Appointments: Discussed the potential changes to the Committee Appointments. **MOTION** to approve the Committee Appointments as presented with the addition of Jan Gavin (Johnson/Kruse). **Motion carried.**
22. Approval of Town Board minutes – April 9 and April 29: **MOTION** to approve the Town Board minutes for April 9th and April 29th (Marshall/Kruse). **Motion carried.**
23. Budget, Invoices, checks and bank balances: **MOTION** to approve the bills on the check register starting with the EFTPS on April 13th and Check Nos. 26840 thru 26913 (Johnson/Marshall). **Motion carried.** Discussed the budget for the Fire Department.
24. **MOTION** to go into Closed Session pursuant to Wis. Stat. §19.85(1)(g) – Conferring with legal counsel (Kruse/Marshall). Roll call: Theresa Johnson-Aye, Richard Hailey-Aye, Justin Kruse-Aye, Dan Gavin-Aye, Chris Marshall-Aye. **Motion carried.** 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. Nik’s Joint
 - ii. Michaud-junkyard-1245 Rolling Hills Trail
 - iii. Cox-unpermitted dwelling-1228 Hwy 35
 - iv. Studtman-junkyard-1243 Hwy 35
 - v. Wallace – mailbox – 1404 Hilltop Ridge
25. **MOTION** to go into Open Session (Kruse/Marshall). **Motion carried.** Move into Open Session and motions regarding any decision from closed session **MOTION** to send our mailbox policy and a \$75 check to Mr. Wallace at 1404 Hilltop Ridge (Johnson/Kruse). **Motion carried.**
26. Items for the next Town Board Agenda or committee agendas: QuickBooks Online, Moratorium on Data Centers
27. Adjournment: **MOTION** to adjourn at 9:39 pm (Kruse/Marshall). **Motion carried.**

Minutes submitted by Teri Kelly.