

Town of St. Joseph - St. Croix County, WI
Minutes for Town Board Meeting
St. Joseph Town Hall
June 11, 2026

Call to Order by Town Chair at 6:00 pm

Statement of Public Notice read by Clerk

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

Adoption of Agenda: **MOTION** to adopt the agenda for June 11, 2026 (Marshall/Hailey). **Motion carried.**

Pledge of Allegiance recited

Public Comment: None

Business discussion and possible action on:

1. Refinancing of building loan- final documents: Discussed the closing of the new loan.
2. Liquor and Tobacco Licenses for approval July 1, 2026 through June 30, 2027-see attachment:
 - a. **MOTION** to approve the Class A Beer and Class A Liquor for B&L Liquor Store Inc. 1369 Main St, Houlton; AMWEST, INC. dba Bob & Steve's BP 1103 Co. Rd. A, Hudson; Consumer Cooperative Oil Company dba Hudson Cenex 1088 County Rd. A, Hudson (Marshall/Hailey). **Motion carried.**
 - b. **MOTION** to approve the Class B Beer and Class B Liquor for Bass Lake Cheese Factory, Inc. 598 Valley View Trail, Somerset; Big Guy's BBQ Roadhouse, Inc. 1237 Hwy 35, Hudson; White Eagle GC, LLC 316 White Eagle Trail, Hudson; Willow River Saloon, Inc. 1106 County Rd A, Hudson; J4 Bar FD Stations dba The Next Stop 1369A Main Street, Houlton; and Game Unlimited, Inc. 871 County Road E, Hudson (Marshall/Hailey). **Motion carried.**
 - c. **MOTION** to approve the Cigarette, Tobacco & Electronic Vaping Device Retail Licenses for the term of one year for B&L Liquor Store Inc. 1369 Main St, Houlton; AMWEST, INC. dba Bob & Steve's BP 1103 Co. Rd. A, Hudson; Consumer Cooperative Oil Company dba Hudson Cenex 1088 County Rd. A, Hudson; Big Guy's BBQ Roadhouse, Inc. 1237 Hwy 35, Hudson; The Eagle 18, Inc dba White Eagle GC 316 White Eagle Trail, Hudson; Willow River Saloon, Inc. 1106 County Rd A, Hudson; J4 Bar FD Stations dba The Next Stop 1369A Main Street, Houlton (Marshall/Hailey). **Motion carried.**
3. Operator Licenses -see attachment: Patty Osadchuk was present to discuss her Operator License. She has completed all conditions and is in good standing. Diane Chambers was present to discuss her Operator License. She stated she has completed her conditions and is in good standing.
 - a. **MOTION** to approve Patty Osadchuk for renewal of a two-year operator license at Big Guys BBQ and a new operator license for Diane Chambers at B&L Liquor (Johnson/Hailey). **Motion carried.**
 - b. **MOTION** to approve all the new licenses for the term of one year for Mason Fairbanks, B&L Liquor; Felipe Michelli, Willow River Saloon; and Ella Rude, Big Guys BBQ and to approve new operator licenses for two years for Maxwell Lenzen and Randy Grass, Bob & Steve's BP; Mackenzie Kaasa, White Eagle GC; Renee Chapek, Lauren Walters, and Shari Walters, Bass Lake Cheese; Madison Miller, Big Guys BBQ; and Mya Johnson, Julia Fisher, Nora Nyguard, and Sophia Gutzman, White Eagle GC (Johnson/Marshall). **Motion carried.**
 - c. **MOTION** to approve Operator License renewals for one year for Lisa Segelstrom, Michelle Markuson, B&L Liquor; Jessica Quinn, Heather Radtke, Lauren Enerson, Jayme Bakkestuen, The Next Stop; Sophia Jonas and Isabelle Kehrwald, White Eagle GC; MacKenzie Castro,

Erika Wold, Andrew Coffey, Candice Barry, Kaitlyn Bohl, Big Guys BBQ; Elizabeth Hoikka, Christopher Kwitkowski, Deborah Briggs, Jaiden Tjepkes, Consumer Cooperative and renewals for two years for Scott Erickson, Melinda Wirth, Jennifer Heffron, Bass Lake Cheese; Whitney Philippi, Kayla Schoenoff, Jacob Erdman, Bob & Steve's BP; Charles Ellefson, William Hendrickson, Kaitlyn Melloy, and Micquelle Mellow, Game Unlimited; Hanna McGuire, Tannah Meyer, Anna Kruger, Paige Carter, Bradley Rebers, Darcie Kramber, Paige Hillman, Natalie Brust, White Eagle GC; Stacey Johnston, Big Guys BBQ (Johnson/Hailey). **Motion carried.**

4. Short Term Rental Licenses – see attachment: **MOTION** for short-term rental applications for July 1, 2026 through June 30, 2027 for (a) Don and Caroline Anderson, 1244 Hwy 35, Hudson; (b) Clint Balfanz, 611 Old Mill Rd, Hudson; (c) Allison Goebel/Scott Weber, 1236 Hwy 35 N, Hudson; (d) Karen Greateon/Robert Gillespie, 1428 Hidden Oak Trail, New Richmond; (e) Steve Mohn, 355 145th Ave, Houlton; (f) Jaclyn Todd, 669 Walsh Road, Hudson; (g) Andrew Walker, 1248 Hwy 35 N, Hudson; and (h) Jeff and Ali Wendt, 1416 Ridge Run, New Richmond (Marshall/Gavin). **Motion carried.**
5. Approval of Mobile Home Park License: **MOTION** to approve the Mobile Home Park License (Marshall/Hailey). **AMEND MOTION** to include 1415 Main St. (Marshall/Hailey). **Motion carried.**
6. St. Croix Crossing Half Marathon – July 25th: Stacey Einck was present to discuss the marathon details. The Town of St. Joseph Fire Department will be providing EMS services. **MOTION** to approve the application for the St. Croix Crossing Half Marathon on July 25th (Gavin/Marshall). **Motion carried.**
7. Special Event Plan and Permit for Anthony Shore- concert – 7/26/26- Willow River Saloon, 1106 County Rd A: Chris Kath was present to discuss the details of the concert to be held on July 26th from 1:00p-4:00p. He will have no more than 500 people. He has notified the Church regarding additional parking. **MOTION** to approve the Special Event Plan and Permit for Anthony Shore for July 26, 2026 (Marshall/Hailey). **Motion carried.**
8. Special Event Plan and Permit for Chicken & Corn Feed – 8/2/26 – Willow River Saloon, 1106 County Rd A: Chris Kath was present to discuss the Chicken & Corn Feed. The Church has been notified to be used for additional parking, as well as the BP across the street. **MOTION** to approve the Special Event Plan and Permit for the Chicken & Corn Feed on August 2, 2026 (Marshall/Hailey). **Motion carried.**
9. Conditional Use Permit- River Valley Fellowship of Ministries – 70 Houlton School Circle PID 030-2045-50-000: Assistant Pastor Peter Nowall was present to discuss the CUP. They are not affiliated with the River Valley Church in Apple Valley. Andrew Olson discussed the staff report provided, as well as the parking concerns. He also discussed the suggested conditions for the CUP. Brian Hinz was online to answer additional questions about the parking situation. **MOTION** to approve the Conditional Use Permit for River Valley Fellowship of Ministries, 70 Houlton School Circle, Town of St. Joseph, with the conditions associated with the memo from the Town Engineer (Gavin/Hailey) **Motion carried.** (Justin Kruse not present for the vote).
10. Request for reduction of Letter of Credit for St Croix Crossing: Andrew Olson stated the shouldering is complete for the project. The permit has not been granted as drawings have not yet been received. They will need to send the drawings to obtain final approval. The warranty period has begun for the streets and will end around July 1, 2027 and if there is no road corrections to be made, the line of credit will be released. **MOTION** for a letter of credit reduction for St. Croix Crossing to \$74,705.00 (Marshall/Gavin). **Motion carried.**
11. Request for return of Letter of Credit for Divine Custom Homes-Artisan Farms: Discussed the driveway that was at issue. **MOTION** to return the Letter of Credit to Divine Custom Homes-Artisan Farms (Marshall/Gavin). **Motion carried 4-1.**
12. Update on solar farm in St Croix County/power lines through the Town and request for action: The County received word from Xcel that they will not enter into an agreement with them. Theresa has spoken to the four Chairs and they would like to have one meeting together to decide if they want

to pursue a united front in the press about this. Nick Vivian suggested we think about what role the Towns are going to play in the process.

MOTION to move 16a up to this point in the Agenda (Johnson/Marshall). **Motion carried.**

13. Plan Commission

- a. Moratorium against Data Centers and next steps: Nick Vivian discussed the current topic of data centers and stated the needs to answer the questions such as what are the impacts to water? Impacts to power? Should they be conditional permits? Do we want to be the Town that presses pause to study the application and what an applicant is looking for? Discussion followed. Justin Kruse stated that any ordinance should be clear on size and how the size is measured. **MOTION** to put a moratorium against data centers that exceed 10-1,000 sq ft for 18 months (Marshall/Hailey). Discussion followed. We will need to draft an ordinance and need to hold a public hearing. **Rescind Motion** (Marshall/Hailey). **MOTION** that the Town Board refer to the Plan Commission with the help of the Technology Committee to draft guidelines for the Town Board to consider for a moratorium of up to 18 months on data centers within the Town. Those guidelines could be based on current data centers being implemented in communities similar to ours within the region (Gavin/Marshall). **Motion carried.** Clerk will send to Anton Rang and John Ringhofer.

14. Request for changes in Church Street drainage from resident on State Street: Andrew Olson discussed his findings regarding the resident on State Street which have issues with water coming towards the house and causing damage. The conclusion the engineer has found is that the water is trapped under the new concrete driveway and causing issues alongside the house. Andrew does not believe that the project made the conditions worse. The engineer will write a letter to the homeowner.

15. Town Hall and Fire Hall

- a. St Croix Electric rebates: Dan Gavin discussed the status of the rebates. St. Croix Electric and Dairyland Power will meet with Dan Gavin and Teri Kelly to discuss items needed.
- b. Damages to windows: Theresa Johnson discussed the scratches on the windows, three windows on the Clerk's office side and two windows on the Town Hall side. The deductible through insurance is \$1,000. We will receive an additional quote for repair.
- c. Bids to paint pergola: Discussed the two bids received on painting the pergola at the Fire Hall: **MOTION** to approve the bid from Matthew Jacobs for \$2,800.00 for preparation and staining of the pergola structure outside the Fire Hall (Johnson/Marshall). **Motion carried.**
- d. Projected expenditures and available funds and timeline for construction: Discussed the updated spreadsheet. We are still trying to sell the 100kw generator.
- e. Update on trash enclosure: We expect to have the trash enclosure started in July.
- f. Update on TV's and connections in Fire Hall: Justin stated a new cable has been ordered and will be received Friday for installation. One tv will be installed in the bay area. The splitters were mounted and the lamresponding tvs were installed. The computer will be installed in the office above the credenza. All work should be completed by Friday afternoon.
- g. Repairs to IT network and other items in Fire Hall: **MOTION** to reimburse Justin Kruse for the access points and the wiring he has purchased for the Wi-Fi for approximately \$700.00 (Johnson/Marshall). Discussion followed. **Motion carried.** **MOTION** to continue to have Sunnylink service all of our IT needs in the Town as he has done under our contract with him. If Justin or anyone identifies any problems he may see, he is to outline the details of the problem and submit it to the board, we will get Sunnylink's input and then make a decision. No further work will be done on the network or any other IT function by anyone except Sunnylink (Johnson/Gavin) Discussion followed. **AMEND MOTION** that we will put together a policy for donating time and working on infrastructure; as well as not providing access to any supervisors and bring it to the next meeting (Johnson/Gavin). **Motion carried.**

16. Public Works

- a. Update on progress with mowing, weed control: We will request Material Data Safety Sheets from 4 Control. Clerk will post on the website. The mowers are doing a good job with the mowing.
- b. Update on Summer maintenance-additional roads for the project: Andrew Olson stated that we were under budget with the road maintenance. Would like to add 150th to the seal coat project. **MOTION** to approve chip sealing 150th Avenue west of County Road V and the additional roads as the budget allows. (Marshall/Kruse). **Motion carried.**
- c. Road restrictions: Chris Marshall has done research. We will have a work session regarding this subject in September.
- d. No parking signs installed on Nelson Farm Lane and Rd: Discussed the email received from the resident who dislikes the no parking signs.

17. Plan Commission

- a. Junkyards and other chronic nuisances and enforcement issues
- b. Set public hearing for Chapter 168 – Subdivision changes: We will set the public hearing for the July Board meeting at 6:30 pm. **MOTION** to approve the changes to Chapter 168 at the Board meeting in July (Johnson/Marshall). **Motion carried.**

18. Parks, Trails and Recreation

- a. Cost estimate to replace roof on pavilion: We have received a quote for a steel roof, have asked for another quote for black shingles.

19. Technology

- a. Convert Google Drive to Share point in July. Maintain Google Drive until all documents are converted. **MOTION** that we convert our Google Drive to SharePoint in July and will maintain the Google Drive until all documents are converted. (Johnson/Marshall). **Motion carried.**

20. Public Records Requests – progress and costs: The Clerk stated she had one record request for meeting recordings.

21. Update on progress for moving bell to the Town and approval of design for tower and signage: Discussed the tower plan and the need for it to be higher. Justin will speak with the person providing the tower plan if they can raise it. **MOTION** that we approve the bell tower roof made out of standing seam steel for \$835.19. (Johnson/Hailey). Discussion followed. **Motion carried.** Justin will bring cost estimates for a metal plaque.

22. Send Susan Niedzielski to collections for unpaid debt to Town: **MOTION** to send the unpaid debt for Susan Niedzielski to collections (Gavin/Hailey). **Motion carried.**

23. Approval of Annual Audit: Reviewed the audit. **MOTION** to approve the Audit for the Town of St. Joseph for year ending December 31, 2025 (Gavin/Marshall). **Motion carried.**

24. Artificial Intelligence Use Policy as addendum to Town Rules and Employee Handbook: Nick Vivian discussed the policy which contains what it should be used for and what it should not be used for. **MOTION** to add the Artificial Intelligence Use Policy to the Town Rules and the Employee Handbook (Johnson/Marshall). **Motion carried.**

25. Approval of Town Board minutes – Special Town Board meeting May 14, Board of Review and Regular Town Board meeting May 14: **MOTION** to approve the meeting minutes for May 14th Board of Review and Regular Town Board meeting and the Special Town Board meeting (Marshall/Gavin). **Motion carried.**

26. Budget, Invoices, checks and bank balances: **MOTION** that Check Nos. 26914 through 26966 be paid. (Johnson/Marshall). **Motion carried.**

27. **MOTION** to go into Closed Session pursuant Wis. Stat. §19.85(1)(g) – Conferring with legal counsel (Marshall/Hailey). Roll Call: Richard Hailey-Aye, Justin Kruse-Aye, Chris Marshall-Aye, Dan Gavin-Aye, Theresa Johnson-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
28. **MOTION** to go into Open Session (Marshall/Hailey). **Motion carried.** Move into Open Session and motions regarding any decision from closed session.
29. Items for the next Town Board Agenda or committee agendas: Water fountain at the Fire Hall.
30. Adjournment: **MOTION** to adjourn at 9:39 pm (Marshall/Hailey). **Motion carried.**

Minutes submitted by Teri Kelly.