Town of St. Joseph - St. Croix County, WI
Minutes of the Town Board Meeting and Public Hearing
St. Joseph Town Hall
July 9, 2026

Call to Order by Chair Theresa Johnson

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 July 9, 2026 (Marshall/Hailey). **Motion carried.**

Pledge of Allegiance recited

Public Comment: None

Business discussion and possible action on:

1. Bike rally-Bridge over the Valley – August 9, 2026: **MOTION** that the Bridge the Valley Bike Rally on August 9th will not run on Trout Brook Road (Hailey/Johnson). Discussion followed regarding the use of Trout Brook Road. **Motion failed 4-1. MOTION** to approve the use of the Town of St. Joseph roads for the Bridge the Valley Bike Rally on August 9, 2026. Also noted as part of the motion is that for any following years the Bridge the Valley Bike Rally coordinators must work with the Town to provide better control of intersections and routes throughout the Town of St. Joseph (Gavin/Marshall). **AMEND MOTION** that they include personnel to manage traffic control on either end of Trout Brook Road (Gavin/Marshall). **Motion carried 4-1**.
2. Lot line adjustment: Mark Nordeen/Debra Vandellen – 1261 48th St: **MOTION** to approve the lot line adjustment for Mark Nordeen and Debra Vandellen noticing that the lot line adjustment improves the clearance for the lot line setback for the garage and both lots remain significantly over the three-acre minimum required by the Town (Gavin/Marshall). **Motion carried.**
3. Lot line adjustment: Joel & Katherine Schultheiss – 597 125th Ave: Michael Erickson appeared to discuss the lot line adjustment. **MOTION** to approve the lot line adjustment for Joel and Katherine Schultheiss 597 125th Avenue (Marshall/Gavin). **Motion carried.**
4. Special Event - Game Unlimited-US Open Sporting Clays, August 11th – August 16th: Discussed the event. Parking is on the property and deputies and EMS are on premises. **MOTION** to approve the special event for Game Unlimited US Open Sporting Clays on August 11th through August 16th (Marshall/Hailey). **Motion carried.**
5. Update on solar farm in St Croix County/power lines through the Town and request for action: Dan Gavin attended a subcommittee meeting in Erin Prairie and provided an update on the solar farm issue. Because Xcel stated they would stop all negotiations with the County and any other entity until they file their paperwork with the PSC in approximately November of this year. Erin Prairie is disappointed in the County and the position they are taking in not being more proactive.
6. Request for changes in Church Street drainage from residents on State Street: Jenni Martin discussed the issues she is having at her home on 1352 State Street. Andrew Olson discussed his review of the property. The major concern he has is the driveway was replaced just prior to the project. It was originally an asphalt driveway and it was flat with grass on both sides of it and there was an asphalt swale that protected the house. He states that the driveway and foundation issues, it appears a lot is caused by the new concrete driveway as it is sloping towards the house and the water is getting trapped on the dirt below the driveway. The max joint

spacing for a 4-inch concrete slab is recommended to be 7 to 8 feet. The current driveway joint spacing is anywhere from 15 to 20 feet. There should be additional joints. Andrew and the excavator examined the drainage in the yard, and they did not see how the Town project impacted or added additional water. It does appear that landscaping that was added in the last year has blocked the drainage as well. The design for the Church Street project was prepared in 2022, before the concrete driveway was installed in 2023, just before the construction started. Andrew Olson states that he does not believe the initial design plans had any issues. **MOTION** that the Town take no further action on the resolution for the water drain problem located at 1352 State Street (Gavin/Johnson). **Motion carried.**

7. Request from All Croix to have ponds inspected and repaired in Chapman Hills development along 54th. Andrew Olson discussed his inspection of the ponds in the Chapman Hills development. AllCroix believes this issue is due to the house built on this lot. Nick Vivian states that he believes it is the responsibility of the Homeowner's Association to pay for the repair of this pond. It is difficult to state it is one single parcel's responsibility for this issue. It is the responsibility of the HOA. Nick Vivian states that the Developer's Agreement is very clear that it is the Homeowner's Association who is responsible for the issue. Bill Dunn, resident, stated that this pond has been standing water for years. He states it never functioned correctly. He believes the current construction site exacerbated the issue. Nick Vivian discussed future resolutions of potential issues. Chris Marshall stated we need to support AllCroix Inspections in their inspection results and enforce as needed. Nick stated we should have AllCroix Inspections to be as strict as we need to be to enforce these erosion control issues. **MOTION** that we send a letter to the Homeowner's Association in Chapman Hills regarding the problems with that stormwater pond and the approximate cost it is going to take for us to fix it and assess it to all the homeowners (Johnson/Gavin). Discussion followed. **Motion carried.** Discussion on enforcement to all developers. **MOTION** that the Board instruct AllCroix Inspections to red tag any construction project where erosion control is identified and not completed by the end of the same day it is notified (Gavin/Marshall). **Motion carried.**

Public hearing on Ordinance 2026-04 Chapter 168 Subdivision of Land: Chair Johnson opened the public hearing at 7:25 pm. Chair Johnson asked three times if anyone had any comments on the changes on Chapter 168. **MOTION** to close the public hearing on Ordinance 2026-04 Chapter 168 (Marshall/Hailey). **Motion carried.** Discussion followed regarding the additional sentence added to the minimum lot standards. **MOTION** to approve Ordinance 2026-04 Chapter 168 Subdivision of Land (Johnson/Marshall). Roll Call: Justin Kruse-Aye, Richard Hailey-Aye, Theresa Johnson-Aye, Dan Gavin-Aye, Chris Marshall-Aye. **Motion carried.**

8. Town Hall and Fire Hall
    a. St Croix Electric rebates: Dan Gavin stated that he and the Clerk have had a meeting with St. Croix Electric and Dairyland Power regarding the rebates. The Clerk has sent additional documents to both and we are now waiting to hear back from them.
    b. Damages to windows: Chair Johnson discussed the damage to the windows. The current quote is for $1,890 for the windows on the office side, and $3,060 for the windows on the Town Hall side. **MOTION** to furnish and install three 48 x 48 windows on the west side of the building for a total cost of $1,890 based on the quote from Indianhead glass (Hailey/Kruse). **Motion carried 3-2.**
    c. Cost estimate to replace roof on pavilion: Chris Marshall stated that that updated quote from the contractor is: Bell Tower roofing work, and having it painted on the inside of the roof plywood, only is $1,780.19; Shingles for the Pavilion, Bathroom House, and Playground Sign is $10,261.60; for a total of $12,041.79. Significantly less than standing

seam on everything. We need to decide on the colors for the shingles and the steel. They will match the Town Hall. **MOTION** to approve shingles for the Pavilion, Bathroom House, and Playground Sign for $10,261.60 to J-Mar Construction (Marshall/Hailey). **Motion carried.** The contractor will bring samples for colors.

  i. Estimate for staining pavilion: Zac Spates stated that Matthew Jacobs will be sending an updated quote for staining the pavilion, the sign kiosk, and the bathroom facilities. **MOTION** that we approve Matt Jacobs to stain our Pavilion, the Bathroom House and the Signpost in the park for a cost of less than $7,500 and that he will submit a new quote. This will take place after the pavilion is shingled (Johnson/Hailey). **Motion carried.**
  ii. Estimate for replacement and finishing of Town of St Joseph sign: This will carry over to the next meeting.

d. Projected expenditures and available funds and timeline for construction: The only update to the spreadsheet was for interest on one of the bank accounts.
e. Update on trash enclosure: Chris Marshall discussed the status of the work being done on the trash enclosure. Expect it to be complete by September 12th.
f. Update on TV's and connections in Fire Hall: Zac Spates stated everything is working in the Fire Hall. The extra tv will be moved to the work out area.
  i. Cost estimate for in-floor outlets: Discussed the cost and the need. This will be put on hold at this time.
g. Approval of estimate for replacement of six lights on Fire Hall: The quote is for four replacement lights and two new lights. **MOTION** to approve the estimate from Mondor Construction for the six lights on the Fire Hall for the total of $2,875.00 (Kruse/Marshall). **Motion carried.**
h. Approval of extra materials used on pergola: The extra materials used on the pergola were discussed and approved.

MOTION to move No. 15 up to this point on the agenda (Johnson/Kruse). **Motion carried.**

9. Update on progress for moving bell to the Town and approval of design for tower and signage: Justin Kruse handed out material on the Houlton School Bell Relocation and Preservation Project. He stated that Minutes have been completed, he has been unable to send. Jan Gavin was present to discuss the plaque and the different sizes. **MOTION** that we go with the medium size plaque 14.00" x 16.00" for $915.00 (Gavin/Hailey). **Motion carried. MOTION** to approve the cost of $1,780 for the Bell Tower Roof (Marshall/Hailey). **Motion carried.** Jan Gavin acknowledged ASM and Norling for their contributions to this project. **MOTION** that if this exceeds what they want to give as a donation than we will pick up the cost of that circle of concrete (Johnson/Marshall). **Motion carried.**
   a. Approval of Minutes: This will be carried over to the next meeting.
10. Public Works
   a. Update on progress with mowing, weed control: Chris Marshall stated that the mowing crew is doing a great job.
   b. Detail Plate RD-24, 25, 27 revisions: Andrew Olson discussed the updates to the detail plates. **MOTION** to approve detail plates RD-24, RD-25, and RD-27 (Johnson/Marshall). **Motion carried.**
   c. Update on return of asset tags: We are trying to return the product and are awaiting a refund.
   d. Update on maintenance: Andrew Olson stated they are on track to finish the road maintenance for the end of July.

11. Plan Commission
    a. Moratorium against Data Centers and next steps: Nick Vivian discussed the status of moratoriums in towns all over the county. Disussion following on a moratorium for the town, the size of data centers, what qualifies as a data c1enter. John Ringhofer, Chair of the Technology Committee stated that it is important to be thoughtful about the wording of any moratorium, and we will need to put a lot of thought into this subject. We will need to decide if the Board wants to move forward with a moratorium ordinance or have the Plan Commission work on an underlying substantive ordinance or is the Board okay without having any ordinance. **MOTION** to ask our attorney to develop an ordinance to institute a moratorium for a period of 18 months, to bring us back the language next month and I will schedule a public hearing for our September board meeting. Also to find a way to exclude from that moratorium small-sized data centers that are within the building similar to what they stated under the data center small scale and to make sure we say it does not apply to wireless communication towers (Johnson/Marshall). Discussion followed. **Motion carried.** Justin Kruse abstained.
    b. Junkyards and other chronic nuisances and enforcement issues: nothing new to discuss at this time.
12. Parks, Trails and Recreation-
    a. Approve expenditure for laminated maps for Town Hall park and Nature Preserve: **MOTION** to approve the expenditures for the laminated maps for the Town Hall Park and the Nature Preserve for $347.00 (Marshall/Gavin). **Motion carried.**
    b. Placement of "no Parking" signs at the top of the stairs in the Perch Lake parking lot: The current signs are hard to see and this is a very busy area. **MOTION** to get two six-foot jersey barriers from Wieser Concrete for Perch Lake parking lot (Marshall/Kruse). **Motion carried.**
    c. Reassignment of $1300 cost of materials to build wooden bridge and fencing to the building project: Dan Gavin stated that this money would not have been spent if the building was not built. **MOTION** to change the $1,300 cost of materials to build the wooden bridge and fencing to the building project (Marshall/Gavin). **Motion carried.**
13. Update to Town Rules – Rule 37 Work Done by Board Member: Discussed the update to the Town Rules. **MOTION** to approve rule 37 Work Done by Board Member with the deletion of the last sentence of paragraph 3 (Gavin/Marshall). **Motion carried.**
14. League of Wisconsin Municipalities invitation to Local Government Storm Water Group membership for MS4 communities - $250: Andrew Olson discussed that the MS4 is a small part of the town and we may not gain much from being a part of this group.
15. Public Records Requests – progress and costs: Clerk discussed the recent record requests received.
16. Approval of Town Board minutes – June 11: **MOTION** to approve the Town Board Minutes for June 11th (Marshall/Hailey). **Motion carried.**
17. Budget, Invoices, checks and bank balances: **MOTION** to approve all checks and payments online from Check Nos. 26967 to 27064 for the month (Johnson/Marshall). **Motion carried.**
18. **MOTION** to go into Closed Session pursuant to Wis.Stat. §19.85(1)(g) (Kruse/Marshall) Roll call: Chris Marshall-Aye, Dan Gavin-Aye, Richard Hailey-Aye, Justin Kruse-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

19. **MOTION** to go into Open Session (Marshall/Kruse). **Motion carried.** Move into Open Session and motions regarding any decision from closed session: **MOTION** to proceed with the enforcement actions as discussed (Kruse/Gavin). **Motion carried.**
20. Items for the next Town Board Agenda or committee agendas: Driveways that are inaccessible for fire vehicles. August 18th as a potential date for a work session with Zac Spates.
21. Adjournment: **MOTION** to adjourn at 9:26 pm (Marshall/Kruse). **Motion carried.**

Minutes submitted by Teri Kelly