MINUTES of the JOINT MEETING

of the PLAN COMMISSION and TOWN BOARD

Wednesday, October 7, 2026 St. Joseph Town Hall / Online

Call to Order by Chair Anton Rang at 6:30 pm

Statement of Public Notice read by Chair Rang

Roll Call & Quorum: Chair Anton Rang, Joanne Kocik, Erik Lorenz, Chris Matter, Craig Sykora, Dave Lallier, Theresa Johnson. Online: Engineer TJ Hofer.

Pledge of Allegiance recited

Adoption of Agenda: **MOTION** to adopt the agenda (Lorenz/Sykora). **Motion carried.**

Approval of Prior Meeting Minutes: **MOTION** to approve the prior meeting minutes for September (Rang/Lorenz). **Motion carried.**

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION and/or ACTIONS BY COMMISSION

1. CSM — Robert Peterson, 1200 McKinley Drive, 030-1091-90-000
2. Conditional Use Permit — Dairyland Power, substation, 1200 McKinley Drive, 030-1091-90-000.

   MOTION to table the first two items on our October agenda to our November meeting (Matter/Rang). **Motion carried.**
3. Final plat — St. Croix Crossing, first addition — 030-2064-50-011. Kip Johnson was present to discuss the status of the project. Engineer TJ Hofer discussed his review of the final plat. They are recommending approval of this final plat. Discussion followed. **MOTION** to recommend to the Board to approve the Final Plat for St. Croix Crossing, First Addition 030-2064-50-011 with the conditions 1-6 under the recommendation from the Town's Engineer (Sykora/Lorenz). The Board will approve tomorrow based on the Developer's Agreement. **Motion carried.**

   Conditions:
   1. The applicant is permitted to create 23 lots, as shown on the plans submitted to the town and reviewed with this request.
   2. The approval is subject to all conditions in the preliminary approvals, unless amended by this approval.
   3. A development agreement shall be executed between the town and the applicant for the final plat before any building permit is issued for the plat.
      a. The development agreement shall be reviewed by the Town Attorney, Town Engineer, and Town Planner.
      b. The development agreement shall be reviewed and acted on by the Town Board.
   4. The applicant shall obtain a construction stormwater permit prior to commencing any grading activities.
   5. The applicant shall obtain any required federal, state, county, and local permits and comply with all applicable requirements.
   6. The applicant shall pay all fees and escrows associated with this application.
4. St. Croix County Riverway District CUP-Existing Building Removal and New Home Construction– Kristen L Rieser Revocable Trust, 1436 Triangle Dr., Houlton: See comments below.

5. St. Croix County Riverway District CUP-Installation of Incline Elevator for Pedestrian Access to the St. Croix River Waterfront – Kristen L Rieser Revocable Trust, 1436 Triangle Dr., Houlton: Discussion regarding the two Conditional Use Permits submitted to the Town by St. Croix County. Discussed proposed conditions to suggest to St. Croix County. **MOTION** to recommend to the Board the St. Croix County conditional use request applications have been reviewed and we are in agreement. We would like to ask the County to look at a couple issues:
    1. The new trail will be placed in the existing place as the current one;
    2. The shoreland will remain in the same natural state that it is currently in without development; and
    3. Would like a question asked of the owners if the existing shed, close to Triangle Drive, is a building or dwelling or is it just a garage with an upper level and not inhabitable with water, sewer, etc. This will apply to both Conditional Use Permits-one for the house and one for the incline elevator at 1436 Triangle Drive (Matter/Kruse). **Motion carried.**
6. Comprehensive plan update: Engineer TJ Hofer discussed the status of the plan. Discussion followed on setting a public hearing for this comprehensive plan. TJ will prepare a final draft for the November Plan Commission meeting. Plan Commission will receive the complete plan to review. Plan Commission will hold a special meeting on October 28th to review the plan. The Plan Commission will set a public hearing date at the November 4th meeting.
7. Discussion of proposed CAFO operations ordinance: Theresa Johnson discussed the changes made to the recent draft. Notifications will be sent to the residents of the Town of St. Joseph and to the clerks of the municipalities which fall into the 10-mile radius. Discussed that our Town would place any notice received on our website. Chris Matter and Anton Rang will submit any changes to Theresa Johnson.
8. Discussion of zoning for electric generating facilities: Craig Sykora will be receiving further information and will present it at the next meeting.
9. Discussion of zoning for data centers: Theresa Johnson discussed the current moratorium ordinance. Discussed forming a subcommittee or keeping this at the Plan Commission as a whole. St. Croix County has a moratorium on data centers right now. It was determined to keep this at the Plan Commission level and not form a subcommittee.
10. Standing items: Review of budget; updates from county; update on complaints: Reviewed the proposed 2027 budget spreadsheet; no updates from the county; no complaints at this time.

RECOMMENDATIONS TO TOWN BOARD: Final Plat-St. Croix Crossing, First Addition; Recommend to County to approve CUP-Kristen L. Rieser Revocable Trust, both CUPs.

ITEMS FOR NEXT AGENDA: CSM-Peterson, CUP-Dairyland, Comprehensive Plan, CAFO Operations Ordinance, Electric Generating Facilities, and Data Centers

ITEMS FOR TOWN BOARD AGENDA: Final Plat-St. Croix Crossing, First Addition; CUP-Kristen L. Rieser Revocable Trust, both CUPs.

ADJOURNMENT: **MOTION** to adjourn at 8:06pm (Lorenz/Sykora). **Motion carried.**

Minutes submitted by Teri Kelly