

Town Board Meeting Minutes
Monday, January 12, 2026

Meeting was called to order at 7:00pm by Chairman O'Connell and began with the Pledge of Allegiance. Present were Supervisor Devens, C/T Brazee, Deputy C/T Starr, and 6 others.

Fire Dept min of 1/6/26: No comments or questions. Accepted as submitted.

Approval of Town Board Minutes of 12/15/25: No questions or comments. **Minutes approved by Devens/seconded by O'Connell.**

County Supervisor's Report: Cty Supervisor Farrey explained the cty is asking for permission to join a PFAS lawsuit.

Regarding property taxes, he commented that while he initially thought the cty tax would remain about the same, the cty appropriation went up \$60-50k. It is assumed that is why the cty tax went up. The real sticker shock came with the Winneconne School District tax up 24.9%. NJSD and OASD went up 10% respectively. O'Connell said he thinks that most muni's saw a significant increase in school taxes.

The Legislative Committee has a resolution from Forest Cty who is having money troubles and they want to urge the legislature to rescind levy limits. That is the big topic for the 1/26/26 mtg.

Farrey is retiring from his role as a cty supervisor and Matt Woods is running as his replacement.

J. KuehnI noted that they have property in 3 different townships and the Town of Clayton taxes all went down, including the school district. He questions how that is possible. No one can answer that question but all agreed that it is odd.

Fire Chief Anderson was in attendance and asked for Farrey to elaborate on the PFAS lawsuit. Farrey explained that the lawsuit is being brought on by a firm from FL. They are sending notices to counties, esp ones with airports. The issue is that airports could be contaminated because they used PFAS foam. Anderson noted that our dept. has not used PFAS in at least 15 yrs. He said it worked great at the time. They now use a product called FireAde which doesn't work as well but doesn't have contaminants. Farrey asked if the dept is using the same truck and just cleaned it out. Anderson explained the dept no longer uses any trucks that used PFAS in the past.

Farrey added elections are coming up. There are 8 cty supervisors not running for reelection. Farrey is hoping for some conservative voices on the board with a good point of view and common sense.

O'Connell asked for an update on shoreland zoning. Farrey said rumor has it that the city is making the requirements a bit difficult for the towns to meet; but that is only a rumor. There is speculation that they will wait until 4/1/26 and bring on a new city board and see if they rescind it. He doesn't feel that is logically possible. He highly suggested contacting our town attorney as well as contacting Cary Rowe to confirm exactly what the city is asking the towns to do. O'Connell said he thought the requirements were already established and he hopes if things changed that the city would let the towns know. Our town is moving forward on the basis of our understanding of what is required and this is through our town attorney Chuck Koehler. Farrey said to send Rowe and email to have a response in writing.

Devens asked when Farrey is throwing a retirement party. Farrey is planning on phasing out quietly.

Public Input:

Farrey is requesting the board take a close look at agenda item #4-adoption of residential and commercial building codes in particular 1 (d) in regards to replacement of major bldg equip such as furnaces, AC units, and water heaters. In his opinion, this is equipment maintenance in a home and shouldn't require a permit especially with the town's mechanical permit fee of \$250. He did note an exemption in the ordinance. Brazee explained that this ordinance is the State DSPS uniform dwelling ordinance that we would be adopting. This is a uniform ordinance which is why there is an exemption in the code. There is an exemption for normal repairs if the town doesn't want to charge a mechanical fee. The town normally doesn't have a permit for these types of repairs/replacements. Farrey encouraged the board to take a closer look at the ordinance. O'Connell asked Brazee to reach out to see what kind of exemptions the town can do. He added it is not the town's intent to make more requirements but need to be compliant with State Code. The board will table the discussion when they get to it on the agenda.

M. Anderson said there is a very large pothole on Woodenshoe Rd just north of 6190 Woodenshoe. Devens said he would contact Ross with Winn City Hwy Dept.

December Building and Zoning permits: No board comment.

Financial Report of December: **A motion to approve the financial report was made by Devens/seconded by O'Connell. Motion carried.**

Discussion/Take Action:

1. Invoices: **A motion to approve was made by Devens/seconded by O'Connell. Motion carried.**
2. 2025 Budget Resolution 012-2025; Budget surplus and Cemetery Reserve reimbursement: At the end of 2025 there was \$26k surplus of what was budgeted. Years ago the board transferred \$15k from the cemetery reserves to the road budget. This resolution is to replace that money. The remaining surplus from 2025 will go into reserves. **Motion to approve resolution 012-2025 made by Devens/seconded by O'Connell. Motion carried.**

3. Resolution 001-2026; Building permit fees: The board is looking to update our building fee schedule. We switched BI services to MSA in part due to the fees and availability. MSA has an inspector serving our area that lives on the south side of Neenah and multiple inspectors if our rep is out of the office. O'Connell would like to keep the fee schedule as is until we receive our first invoice from MSA and then adjust accordingly. The town is looking for as close of a pass through as possible. It is not the town's intention to overcharge or undercharge residents. Motion to table until the special board meeting on 1/19/26 made by Devens/seconded by O'Connell. Motion carried.
4. Ordinance 2026-001; Adoption of Residential and Commercial Building Codes: **Motion to table until the special board meeting on 1/19/26 made by Devens/seconded by O'Connell. Motion carried.**
5. Town of Vinland Future Land Use map: The town is nearing completion of the comp plan that the Plan Commission has been working on since mid-2025. All town residents are invited and encouraged to stop in the town hall to take a look at the Future Land Use Map. On the table is the current map along with the proposed maps. There are post-its available for comments. Due to the city's change in their shoreland zoning authority and moving some authority to the towns, the town will need a new zoning map that shows town zoning in shoreland areas which Wally Sedlar is working on. The new zoning map will also reflect changes made when A1 properties were rezoned to A2 when farmland preservation program disbanded. There will need to be a shoreland overlay. We still need to know where the shoreland areas are and where the city will be enforcing the DNR requirements. There could be a dual zoning process and fees from the city and town in the foreseeable future. Farrey spoke up and said that some towns will have a minimal permit fee for shoreland zoning.

Correspondence:

Devens made mention that the town is hosting the unit meeting in April. A discussion item will be added to the Special Board Meeting 1/19/26 to discuss food options.

O'Connell spoke of an email received from WI Towns asking towns to support legislation to clarify how cities and villages can exercise their authority in extraterritorial areas. This bill will help rein in authority that the cities and villages may have beyond their limits/boundaries. Farrey asked for the contact info. Starr will forward the email to him. The importance of minimizing the authority of cities/villages in areas beyond their boundaries will benefit the towns. Farrey said the city has to adopt the city plans without change and enforce it. The city has to deny it. He asked if the board has looked at the City of Neenah's development plans. O'Connell confirmed that he has and that it follows Hwy 76 and a half mile west. O'Connell said the other thing to be concerned about are data centers. Devens asked Farrey about the hunt for land for a landfill in Winnebago County. He said this topic is on the table. The city has appropriated roughly \$250K to hire a company to do soil testing, finding enough acreage, location, etc. for a landfill. They are looking for a section of land (640 acres).

O'Connell said that initially the special board mtg on Monday, Jan 19, is to introduce supervisors and staff to the WISLER. Other items from tonight's meeting will be added to that agenda. The meeting begins at 4:00PM and the public is always welcome to attend.

Motion to adjourn made by Devens/seconded by O'Connell. Motion carried.

Meeting adjourned at 7:46pm.

Respectfully submitted by

Maggie Starr
Deputy Clerk/Treasurer

A handwritten signature in black ink, appearing to read "Don O'Connell", is written over a horizontal line.

Don O'Connell, Chairman