

Town of LaGrange Monthly Board Meeting Minutes

12 May 2025, 7:00pm at Town Hall

Attending: Brendan Smith, Loren Schleusener, Mandy Wagner, Wendy Von Haden, Cody Schaub, Steve Jensen, EJ Powell, Kathy Von Haden, Laurie Steinhoff, Brock Bailey, Jordyn Steinhoff, Peggy Lamb

Call to Order, Pledge of Allegiance at 7:01 pm

Previous Month's Minutes – four sets of minutes (April 14, 2025; April 22, 2025; May 1, 2025; May 7, 2025) Loren motion to approve all four sets of minutes. Brock second. No further discussion. All in favor no oppose.

Treasurer's Report – see attached.

Rezoning of Martino Property – this one has passed the Planning commission; it will be presented at the county zoning meeting on May 19th. The owner wants to get his property all the same zoning and split the property into 3 parcels.

Rezoning of Jensen Property - they would like to open an automotive repair shop on his 5 acres. Steve Jensen was here to present his request. He addressed how he will remove used oil and other waste including garbage. He also said that there will only be 1-2 people working out of this repair shop. His son is looking to run this business. The tenant is allowed to stay in the house for another year and a half and his son will be living in the other half of the house. Loren asked who's business it would be. It will be the son's (Tomas) business, and they own the property together. Peggy Lamb was here with some concerns. She wondered why the town would allow a business in an agriculture area. She is concerned with garbage problems; she has been picking their garbage out of their fields already and feels it will only get worse. She would like to know what protections will be in place for the farmland if the waste is not being taken care of properly. Also, who oversees monitoring the stipulations in the Conditional Use Permit. She is afraid this would set a precedence for having businesses in a rural area. Concerned about environmental impacts and extra traffic on the road. Concerned with run off in the surrounding fields with accidental spills etc. Also, concerned with the vehicles sitting on the property. Laurie Steinhoff brought up her concerns. A lot the same as Peggy. She is not a fan of what is going on. The loud vehicles coming and going. The revving up of the engines and then burning out in the field by their property. Kathy Von Haden also brought up the concern for the revving of the engines and the noise and black smoke during her open hours of business.

Brock talked about what the planning commission came up with. He said they listened to the concerns and also the property owner's rights. The recommended conditions are

The cup will be non-transferrable if the property is sold.

The business/ property owner will be responsible for obtaining a dumpster at the property and the dumpster will be located out of sight from the home across the street.

The business / property owner will be required to set customer business hours.

The business/ property owner will be required to handle/ contain/ dispose of any used or hazardous materials in accordance with federal and state regulations.

If the business employs someone other than the owner, the business/ property owner will be required to consult with Monroe County on any sanitation zoning requirements.

If the business ceases at the property, the cup will no longer be in effect.

The business/ property owner will be required for the floor drain to comply with Wisconsin state plumbing code SPS 382.34 (4)1 and SPS 382.38 Table 1.

Some feedback on the proposed conditions are as follows:

The number of vehicles is excessive.

Also concerned about no running water in the shop, how does one run a shop without water – Steve said the apartment above the garage will be used by the business owner.

Concerned about who is going to monitor the business to make sure they are following the DNR or other disposal requirements and other stipulations.

Loren asked if the field is Atrazine free area? Brock is not aware of that.

Loren doesn't feel that the traffic is going to be an issue being as he is working as a one-man shop.

Brendan gave his opinion. Explained it is balancing the owners' rights and the neighbors. He believes that if the owners don't care about the drain, they could maybe close the drain to help with the runoff of oil etc. into the fields.

He talked about how compliance is a tough thing, if it's approved the County is responsible to monitor.

Explained that the board has only not approved one (1) CUP in the 10 years he has been on the board.

He feels this would not start a precedence. Feels the traffic would not be a concern. He mentioned that maybe they could have secondary containment. He also mentioned that 12 vehicles may be too many for that size lot. Maybe could have up to eight (8) vehicles.

Brock mentioned that maybe he would put some thought into how the vehicles are situated on the property.

The board discussed having quiet hours instead of business hours. It was decided that 8:00 pm to 8:00 am would be quiet hours.

The board went over the conditions presented by the planning commission. They made a few adjustments to the recommendations. They are as follows:

1. Non-transferable if the property is sold
2. Dumpster at the property for garbage and it will be located out of sight from the existing home across the road that has an address of 10065 Elk.
3. Quiet hours 8PM-8AM
4. Handle/contain/dispose of hazardous materials in accordance with federal and state regulations.
5. If the business employs someone other than the owners, they will be required to consult with Monroe County on any bathroom requirements.
6. If the business ceases, the CUP will no longer be in effect.
7. Plug floor drain
8. The number of vehicles for business is limited to eight (8) outside.

Brock made a motion to approve the CUP with the conditions as discussed. Loren second. No further discussion. All in favor no oppose.

Citizen's Concerns - EJ Powell was here to discuss the ARIP project. There are six houses that will be affected by the project. She feels the board should have sent out a letter to the property owners. She is concerned about the potential semi traffic that will be on Formica when this road is redone. She would like better communication. Brendan did say that communication is tough, and that it is fair that the township could have done better. He gave feedback that the road will be a better road for semi traffic with the ARIP program.

Brendan has gotten good feedback from Wanita about one of the new lawn mowers. Brendan has ordered shirts for them.

Putters Ridge Water Project – Gregar wants a sprinkler head repaired, the dirt is not graded quite right for the drainage, they do not like the domes and would like them replaced. Brendan will follow up with Badger on the grading for the drainage. The board discussed the domes and the sprinkler head repairs.

Ellsworth Road Project - Gerke's have been there the last few days finishing up a few things. This project is almost complete. There was discussion about drainage on the corner of Elgin and Ellsworth.

2025 Road Plan – this has been completed and will be forwarded to Cody.

Brendan talked about the Hwy 12 to County O project. This was posted on Facebook for feedback to the DOT.

Brendan talked about fixing Ensign Rd. Brendan made a motion to accept Fahner bid of \$4859.38 for Ensign Road Repairs. Loren second. No further discussion all in favor no oppose.

New Plow Truck will be picked up Wednesday

Cody is going to have to have someone come and look at the backhoe.

Noxious Weeds on Town Rights-of-Way - Loren talked to Tyson. They're going to try to make a video of the spraying process. He was also given the name of a professor from UW Madison to maybe come and speak about the noxious weeds and the spraying.

Board of Review: Clerk as a Member Ordinance; Written/Telephone Evidence and BoR Waiver Policy

Loren made a motion to approve the Ordinance for appointing the Clerk as a member of the BOR.

Brock second no further discussion all in favor no oppose. (see attached)

Brock made a motion to approve the Sworn Telephone or Sworn Written Testimony Requests Policy.

Loren second no further discussion all in favor no oppose (see attached)

Loren made a motion to approve the Procedure for Waiver of Board of Review Hearing Requests.

Brock second. No further discussion all in favor no oppose.

Appoint Clerk and Set Clerk's Salary – Loren made a motion to appoint Wendy Von Haden as clerk. Brock second. Brendan amended it to add that it is a three-year term. No further discussion all in favor no oppose. The board had a discussion on salary. Loren made a motion to set the clerk's salary at \$20,000 per year plus per diems. Brock second. Brendan had a comment about what constitutes a per diem. No further discussion all in favor no oppose.

Review of New Board Roles/Responsibilities - there was a discussion about the roles of the new board. A new chair for the planning commission was discussed. Brock will continue until we find a new chair. There was a discussion to see how many people should be on the planning commission. It was discussed to get around five people.

Webpage – discussed if Brendan should continue maintaining the website or the clerk. It was decided that they will work together on the website

Loren will continue the Facebook posting

Cody will continue organizing and working with the recycle center employees

Brendan will continue to supervise the patrolman

Finance – cross check and audit the checks - Loren will continue doing this.

Review of Current Meeting Times and Processes – there was discussion about meeting at the town shop once or twice a year. It was decided to meet at the town shop and have a look around when the board does the town road tour. It was decided to keep the meeting dates and times the same.

Grader Disposition – Brendan made a motion to sell/dispose the Grader. Brock second. Loren asked why the township bought new tires a few years ago if they were going to sell it. Loren doesn't believe the repair bid, he believes it way overpriced. Not sure if the town should get rid of it if it is something that could be used in the future. There was discussion that the Town of Greenfield has one that we can borrow if needed. No further discussion. 2 in favor 1 opposed.

Hiawatha Golf Course Tobacco License – Loren made a motion to accept the license and prorate the fee to \$20 for the license that will expire on June 30, 2025. Brock second. No further discussion all in favor no oppose.

There was a discussion about being able to charge someone if they do something to cause the patrolman to be called out to clean up their mess. The Towns Association said we cannot legally charge for the patrolman's services. They said we could send a letter telling them what the charges would be and if they pay it that is great, if they don't there is nothing, we can do about it.

Extension of the Ellsworth Road warranty for the two culverts. Svet agreed to extend it for two years to 2026 for those culverts only. Brendan will continue to work this with Gerke's.

Loren asked what the pile of logs on Deuce is for. They are clearing the logs for a shed and putting the logs in the right of way. Brendan will look at this. Loren asked about the dumpster that is on England Rd. Brendan will look at this also.

Brock had someone call him about selling firewood on Emerson. He advised him to call the Zoning Office.

Mandy talked about the Townhall Software problems. It was decided to figure out a timeline for making a decision. Wendy and Mandy will do some research to look at another program. Mandy also talked about the bank accounts. Mandy may ask the bank if they have deposit only accounts. Brock asked about the Positive Pay that the bank offers. Mandy will investigate this.

Wendy is going to attend a Clerk's bootcamp in Holman in June.
Wendy asked about getting the parking lot parking space lines repainted. Brendan will get a quote.

Cody brought up that maybe the town hall and shop will need to have the cracks sealed.

Pay Bills – Brock asked about taxes on the Kwik Trip account. Loren made a motion to pay bills as presented. Brock second. No further discussion, all in favor, no oppose.

Meeting adjourned at 9:47pm

Wendy Von Haden, Clerk