



PUBLIC HEARING & REGULAR BOARD MEETING MINUTES
Tuesday, May 20, 2025 @ 6 p.m.

- 1) Call to order: **Chairperson Friday** called the public hearing to order at 6pm.
- 2) Pledge of allegiance

PUBLIC HEARING: 29 residents present.

3) Nephthar Watchtower, LLC (Jared Cox) is requesting a zoning change of approximately 14.3 acres located along the west side of Coble Road from A-1 to A-2 with a Residential Planned Development Overlay (PDO) to enable a subdivision creating six residential lots, on a new private road. Description: NE NW S7 T29N R23E SUBJ TO PLE IN 706239 EX COBLE RD HALE SCHOOL RD Parcel: 024-00170.000:

- a. **Residents spoke on concerns of the development creating a loss of the area's "A-1 feel" and on the plans for future sale of homes/property.**
 - b. **Chief Mike Folgert reminded of fire protection access on private roads.**
- 4) Recommendation from Plan Commission to amend Ordinance Article IV: Chapter 60- Zoning.
- a. PC recommending an amendment for square footage of accessory buildings.
 - i. **No comments heard.**
 - b. PC recommending adding shooting ranges as a conditional use in A-1 zoning.
 - i. **Many resident concerns consisted of safety and security with multiple neighbors and small children nearby. More residents were concerned about property values dropping, noise pollution, and other health concerns. Videos of noise coming from that property were also presented.**

REGULAR BOARD MEETING

- 5) Roll call: **4 present- Supervisor Coble absent.**
- Present: Chairperson Friday, Supervisor Wortner, Supervisor Bergeson, Supervisor Joy**
- 6) Verification of proper notice: **Chairperson Friday verified.**
- 7) Approve agenda: **Joy motion to approve/Second by Bergeson. Motion carried with 4 yes.**
- 8) Action on Public Hearing items
- a. Nephthar Watchtower, LLC (Jared Cox) proposal (Planned Development Overlay District): **Wortner motion to approve/Second by Joy. Motion carried with 4 yes.**
 - b. Accessory building amendment: **Town board sent back to the Plan Commission.**
 - c. Shooting range conditional use in A-1 zoning: **Joy motion to deny the addition of shooting ranges into A-1 conditional use/Second by Wortner. Motion carried with 4 yes votes.**
- 9) Public comment (*limited to 3 minutes per person with no time donations from others, **agenda items only***), start by stating name/address & agenda item(s) to be addressed: **None heard.**
- 10) Announcements
- a. **Zoom unavailable for this meeting, as remodel/reconfiguration is still in progress.**
 - b. **Both Chairperson Friday and Clerk Okins attended WTA Town Officials Workshop last week. Chairperson Friday has also registered for the WTA Conference in October.**
 - c. **City of Peshtigo Fire & EMS Open house & ceremony- Wednesday, May 21st from 5-7pm. Public welcome!**
- 11) Minute approval – 4/15/2025 Regular Board Meeting: **Approved via unanimous consent.**
- 12) Reports
- a. Fire Department: **Chief Folgert gave report.**
 - i. **New Fire Truck package approval update: As previously approved, Chairperson Friday signed the updated fire truck package. \$400k has been paid, with remaining balance due 10 days prior to**

completion- \$337,584 Town responsibility and \$2,436 from Fire Department. Balance likely to change until completion, due to edits, additions, and removals.

b. Constable: **Chairperson Friday gave report.**

c. Building Inspector: **Chairperson Friday gave report. 20 permits YTD.**

13) Treasurer Report/Investment Report/Budget YTD vs Actual/Budget Amendments: **Approved via unanimous consent.**

a. Approve vouchers & payment of bills: **Wortner motion to approve/Second by Joy. Motion carried with 4 yes.**

14) Insurance renewal update: **Chairperson Friday gave updated quote/payment of Town Insurance, totaling \$29,084.47.**

15) Authorize disposal of surplus items: **Joy motion to approve the sale of excess items coming from the HVAC and Town Hall remodel. Buildings & Grounds to create pricing, post items on website and at Town Hall/Second by Wortner. Motion carried with 4 yes.**

16) Plan Commission

a. Private road ordinance amendment proposal: **Joy motion to approve as presented in packet/Second by Bergeson. Motion carried with 4 yes.**

17) Capital Improvement Plan update: **Chairperson Friday updated CIP is still in motion and actively being worked on.**

18) Ad hoc committee updates:

a. CDBG-CV – Chairperson Friday, Treasurer Maney

i. HVAC update – Supervisors Coble & Joy: **Joy updated that construction is complete. Treasurer Maney will be completing all payments and finalizing paperwork.**

ii. Discuss current & future state of committee with anticipated action: **Friday motion to dissolve committee, as project is complete/Second by Wortner. Motion carried with 4 yes votes.**

b. Ordinance/Policy Review – Chairperson Friday

i. Discuss current & future state of committee with anticipated action: **Friday thanked Ordinance Review Committee for their time and dedication. Friday motion to dissolve committee, as project is nearing completion/Second by Wortner. Motion carried with 4 yes votes.**

19) Standing Committee Updates:

a. Buildings & Grounds – Chairperson Coble, Vice Chairperson Bergeson: **Bergeson stated that fencing has been installed to protect new HVAC equipment.**

i. Roof update: **Bergeson updated that roof and final inspection are complete.**

b. Recycling Center – Chairperson Bergeson, Vice Chairperson Coble: **Clerk Okins announced the Recycling Center RU Grant award, totaling \$8377.08 to be received by June 1, 2025. Bergeson will be exploring options for cardboard dumpsters.**

c. Roads & Ditches – Chairperson Wortner

i. Award bid for proposed road projects: **Wortner motion to award Peshtigo Asphalt's previously approved bid on Projects #1, #2, and #3, totaling \$67,250 plus culverts and limestone. Project #4 tabled/Second by Joy. Motion carried with 4 yes votes. Wortner also updated that Marinette County will be completing Old Peshtigo Rd from Flame Rd to Rader Rd, as well as Rader Rd from curve to Old Peshtigo Rd. Rough estimate of around \$200k, with \$28k to be paid with LRIP last year.**

ii. Lease/purchase of Town tractor: **Joy presented 2 quotes. Wortner motion to table, as he would like to obtain additional quotes and review further options.**

20) PFAS contamination updates

a. DNR: **No update.**

b. Tyco/JCI: **Update on website, located under the water tab.**

c. EPA Superfund designation: **No update.**

d. Tyco Litigation: **No update. Town is still in litigation with Tyco.**

e. Resident proposed municipal-owned POET systems: **EPA's response to Chairperson Friday's question: "That proposed project is still using point of entry (POE) treatment systems for private wells which is not allowed. POE devices are ineligible for this project under the DWSRF eligibilities." Full resolution and response posted on website, located under the water tab.**

21) Upcoming Meetings – Regular Board Meeting Tuesday, June 17, 2025 at 6 p.m.

22) Adjourn: **Joy motion to adjourn at 7:24pm/Second by Bergeson. Motion carried with 4 yes.**



Public Hearing
Tuesday, May 20, 2025 6:00pm

PRINTED NAME	ADDRESS	SIGNATURE
CANDI BUCHENAUER	N1052 CTY. B3 MARINETTE WI 54143	Candi Buchenauer
Aaron & Amanda Valitchev	W2502 Hale School Rd Peshtigo WI 54157	A Valitchev
Cole & Lexi Peters	W2547 Hale School Rd Peshtigo WI 54157	Lexi Peters
Mary Peters	N3606 CTY Rd. R.W. Peshtigo	Mary Peters
John & Karen	W2547 Hale School Rd	John & Karen
MARK OMDAHL	W2544 HALE SCHOOL RD	Mark Omdahl
Tyler & Chelsey Margvardt	W3178 Hale School Rd; Peshtigo WI 54157	Tyler & Chelsey Margvardt
Mark & Jim Jim Wooten	N3004 CTY D Peshtigo WI	Jim Wooten
James & Mary John & Mary	W1691 CANAL Ln Peshtigo 54157	John & Mary
Wendy Johnson	N2142 Shore Dr.	Wendy Johnson
Terry Gordon	W2086 Co. Road B	Terry Gordon
Beth Pearson	N2807 E. Steven Ln	Beth Pearson
Oliver Pearson	N2807 E. Steven Ln.	Oliver Pearson
Zach Demler	W2842 CTY RD B	Zach Demler
Daryl Joy	W3069 Ky 64 Marinette	Daryl Joy
Joel Ortman	W2195 Runge Rd	Joel Ortman
Janice Wooten	N3004 CTY D Peshtigo WI	Janice Wooten
Jennifer Friday	N3056 Shore Drive	Jennifer Friday

18 Signature Lines



Public Hearing
Tuesday, May 20, 2025 6:00pm

PRINTED NAME	ADDRESS	SIGNATURE
Cindy Topel	N 2109 Shore Dr. Marinette	Cindy Topel
Rick Dittrich	W 1369 Rader Rd. Marinette	Rick Dittrich
Amber Lynwood	N 2529 McFarland Rd - Marinette	Amber Lynwood
Casi Lark	W 3070 Hale School Rd Peshtigo	Casi Lark
Michael Folger	W 1657 Staver Ln Marinette	Michael Folger
GARY LYNWOOD	N 2529 McFarland Rd Marinette	GARY LYNWOOD
Dan R Buehler	W 1178 Countryside Ln Marinette	Dan R Buehler
Chera Buehler	W 1178 Countryside Ln Marinette	Chera Buehler
Tim Bergeson	N 2798 Poplar Ridge Ln Peshtigo	Tim Bergeson
Marsha Rettke	W 428 Oakwood Beach Rd Marinette	Marsha Rettke
Steve Wolf	N 845 Port Rd, Marinette, WI	Steve Wolf

18 Signature Lines