

TOWN OF FARMINGTON

MEETING MINUTES

REGULAR MEETING
Tuesday, September 2, 2025
7:00 pm
FARMINGTON TOWN HALL
N8309 County Road C, Mindoro, WI 54644

Attendees: Mike Hesse, Paul Lash, Jodi Anderson
SD: Cindy Storandt
Minutes Prepared By: Crystal Sbraggia
Absent: Greg Kastenschmidt, Mitch Fenske

Other Attendees: Wilfred Berg, Gayle Monicken, Mark and Michelle Neader, Dan Heidel, Bob Mattson

CALL TO ORDER:

- Chairman, Mike Hesse, called the regular meeting to order at 7:00 pm.

Mmsp: Lash / Hesse: Motion to approve the minutes from August 6, 2025, Regular Meeting.
2/0/0 PASSED

PUBLIC CONCERNS:

Bob Mattson, Farmington resident, requested the board inspect and repair a culvert near is property on Jostad Road, directly off of County Highway C. Hesse agreed to have the public works crew staff inspect the culvert and make necessary repairs.

Dan Heidel referencing the Neader request requested that the board work with the plan commission to discuss and potentially update the 1999 ordinance pertaining to multiple housing road specs. Hesse agreed that a joint meeting of the PC and Town Board could be scheduled.

Gayle Monicken requested follow up information from Mike per his request for documents pertaining to his open records request. Mike provided him with a thumb drive of the information in which he requested. Hesse shared legislative updates regarding \$30 million worth of funding that was potentially going to be distributed to for Ag roads. He noted that the monies once expected to focus on rural ag structures will now likely be distributed based on average daily traffic counts.

Michelle Neader | 5-656-1 | County Road C

Michelle and Mark Neader were in attendance to request a variance to build a smaller shared driveway than stipulated by the TOF 1999 Multiple Housing Road Specification Ordinance. The Neaders recently purchased an approximate 24-acre parcel that they wish to develop into 4 separate lots (3 – 2-acre lots and a larger 4th lot made up of the remaining 18 acres).

They plan to build one house on the larger lot soon, and keep the other 3 as potential building sites for their children.

According to the ordinance, a shared driveway must allow for a 66-foot town ROW. Their layout will only allow a 33-foot ROW (right next to property line). The proposed placement of the driveway will be next to the southern property line, extending north 33 feet. The driveway itself will be approximately 27 feet wide, allowing a 3-foot ROW on each side. The couple plans to pave the driveway with a hard surface up to the first split before the 2nd structure is built.

It was explained that the topography of the northern portion of the parcel is very steep, making the area less desirable for housing placement, as construction in that area would likely cause considerable erosion and result in a loss of valuable woodland. As compensation for this variance, the couple has suggested a willingness to deed restrict the larger parcel so that no further housing units could be constructed in the future. The couple also noted that their plan for the driveway would meet all other specs as listed in the 1999 ordinance.

Dan Heidel, PC Chairman shared a bit about the lengthy discussion that took place at the most recent PC meeting regarding this request and the reasons for the PC recommendation to approve. It was noted that the PC recommended approval, however, this approval was contingent on the filing of the deed restriction and creation of a maintenance agreement prior to the selling or building on the next parcel.

Mmsp: Lash / Hesse: Motion to approve the variance and allow a shared driveway with a 33-foot ROW to be utilized by a total of four lots created from parcel 5-656-1. This decision is contingent on the recording of a deed restriction that denies any further development of the lot. Additionally, this smaller driveway will at no time be considered for town road adoption unless the structure is rebuilt and in full compliance with town road specifications. Approval is also contingent on a maintenance agreement being created before the 2nd parcel is sold or built upon. **2/0/0 PASSED**

- **Temporary Alcohol Retail License:** The board reviewed the application submitted by the Mindoro Lions Club for a temporary liquor for their 2025 Spanferkel event.

Mmsp: Lash / Hesse: Motion to Approve the temporary liquor license for the Mindoro Lion's Club Spanferkel. **2/0/0 PASSED**

- **Hold Harmless Rental Clause –**
Per a new requirement of Rural Mutual Insurance, the town is working with an attorney to create a Hold Harmless Agreement. Once approved, anyone wishing to rent the town hall will first need to complete and submit the form.

Mmsp: Lash / Hesse: Motion to approve pending attorney approvals. **2/0/0 PASSED**

PARK:

- Shelter Roof – No updates.
- Trails –Hesse formally thanked Dennis and Larry Konze for donating their time and equipment to grade the trails with water runs and level the area in which a pavilion will be constructed.
- Pavillion Project: Hesse reported that the Melrose Mindoro Student wishing to construct a pavilion for the park continues to work with his advisor on creating a plan for the project.

SANITARY DISTRICT

- **Main Lift Station Project:** The new lift station has been online for 1 month. According to a report submitted by Mitch Fenske, a couple of set points and valves have needed adjustments. He will continue to monitor the areas. If issues continue the board may need to request replacements from Winona Mechanicals.
- Both trailers have been returned to their original placement. Some finish work remains unfinished. Fenske reminded the board, through his written report, of his suggestion to slip line the pipes in that area before next year.

Winona Mechanical has submitted the sixth invoice for the project.

MMSP: Lash / Hesse Motion to approve payment Application #6 of **\$27,283.20. 3/0/0 PAS,283.20 PASSED 2/0/0**

The board reviewed **Change Order #5 to increase cost by \$17,813.00 submitted by Winona Mechanical.** *The change order includes additional cost for more sewer replacement on Sewer Point Repair #3 (mobile home park sewer), as well as a time extension for the Substantial Completion and Final Payment dates.*

MMSP: Hesse / Lash: Motion to approve Change Order #5 for \$17,813.00
2/0/0 PASSED

Sludge Removal:

Fenske reported the application of the remaining Metafloc algae reducer chemical. According to Fenske, the first application resulted in lower discharge number especially Nitrogen, as well as overall improved treatment in the plant.

- **CEMETERY**

Hesse reported an update on the Legion's Veteran Memorial project at the Farmington Cemetery. He noted that Legion volunteers were working on removing stumps and that ACT Concrete had agreed to donate concrete and man hours for the sidewalk. Mike spoke with Andy Schlifer about the layout of the block retaining wall that will be installed by ACT as well. The town will be paying for the retaining wall material. Mike confirmed that he did obtain a permit from the county for the project.

ROADS & EQUIPMENT

- Shoulder work on Davis Creek Road being worked on now. Reports of resident concerns regarding gravel on Davis Creek and County Road A were shared. The Public Works crew will check in on this.
- The transmission project is temporarily on hold until after the mowing season comes to an end.

EQUIPMENT

- The spring on town shop garage door broke. New parts are on order.

EMERGENCY SERVICES

Farmington VFD Service Award Program

Hesse read Resolution 2-2025 aloud.

MMSP: Lash / Hesse: Motion to approve Resolution 02-2025 to Participate in the Wisconsin Service Award Program. **2/0/0 PASSED**

Annual Eligibility Requirements – The FD continues to work through the details to ensure consistent and equitable requirements are established.

RECYCLING & SOLID WASTE

No Updates.

TREASURER REPORT AND CHECKS

Mmsp: Lash / Hesse: Motion to approve the September Treasurer Report, including receipts 673227 TO 673240. **2/0/0 Passed**

Mmsp Lash / Hesse: Motion to approve August town checks 24444 – 24478 and previously approved EFT transactions. **2/0/0 Passed**

Mmsp: Hesse / Lash: Motion to approve August Fire Department checks 4841-4845. **2/0/0 Passed**

Mmsp: Lash / Hesse: Motion to approve SD August EFT transactions and checks numbered 5979-5999. **2/0/0 Passed**

Other Business: The first budget workshop meeting will be held September 23, 2025 at 6pm.

Clerk Sbraggia requested that the board consider moving to a different website provider in order to modernize the layout and functionality of the site, improve security, allow for rental agreements and reservations to be more easily tracked and submitted. This project would involve additional start up and migration costs and an increase in monthly fees over the existing site. The board agreed to move forward with JB Systems out of Eau Claire as they offered the most reasonable monthly rates out of the vendors that were contacted, are

currently being used by other local municipalities and come recommended by the Wisconsin Towns Association.

Mmsp: Lash / Hesse: Motion to begin transitioning website to JB Systems. **PASSED 2/0/0**

Mmsp: Lash / Hesse: Motion to adjourn at 8:25 pm. **2/0/0 PASSED**