

**TOWN OF FARMINGTON TOWN
BOARD MEETING MINUTES**

Date and Time: Tuesday, December 10, 2024, 7:00 pm

Place: Town of Farmington Town Hall, 9422 STH 144, Kewaskum WI 53040

Chairman Neumann called the meeting of the Town of Farmington Town Board to order at 7:00 p.m. The Pledge of Allegiance was recited. The Clerk confirmed the Affidavit of Posting.

Present: Chairman Doug Neumann, Supervisor Bill Kohlwey, Supervisor Mike Rodenkirch, Treasurer Alison Ruback and Clerk Patty Hoerig.

MINUTES: Moved by Kohlwey, seconded by Rodenkirch to approve the minutes of the November 12, 2024, Budget Hearing Meeting and the November 12, 2024, Town Board Meeting. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

PUBLIC INPUT: R.J. Kahn, HOA Board President/member, 7855 Indian Lore Rd West Bend. Request the Condition Use Application be denied because they were not given the proper 7-day notice of the Public Hearing.

BUILDING INSPECTOR REPORT: John Derler stated going back 5 years for the month of November new home starts and total completed in 2020 0/5, 2021 2/8, 2022 1/6, 2023 0/7, 2024 0/4 YTD.

ZONING ADMINISTRATOR REPORT: Wally Rassel reported 33 zoning permits year-to-date and shared the corresponding year-to-date numbers: 2023-37, 2022-28, 2021-38, 2020-35, 2019-32 With a 5-year average of 34. No further action.

SECOND DRIVEWAY – ALEX BOYUNG: Moved by Neumann, seconded by Rodenkirch to approve the second driveway for 8972 Fillmore Rd Fredonia WI 53021. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

PRESENTATION – Town of Farmington 2060 Transportation Sustainability Plan- item was removed from the agenda-no action taken due to family emergency

7:00 P.M. PUBLIC HEARING REGARDING CONDITIONAL USE PERMIT SHALOM ZOO/WILDLIFE SANCTUARY: The clerk read the notice of public hearing and Neumann opened the public hearing for comment at 7:20 p.m., individuals were given 3 minutes to speak and could speak a second time once those who wanted to comment had done so. Shalom Zoo/Wildlife Sanctuary is adding new property, and the Conditional Use is for the purpose of the usage of the additional property. David Fechter and Buckley Fechter stated their intentions for the property.

Public Comments:

- *Amy Elsbernd*, Preston Jackson's daughter, 1865 Shalom Dr, stated there were no details, no plans. The board doesn't have the proper information to make a decision tonight. Concerning additional traffic, hours of operation, lighting/parking, how would refuge be handled. They would like to see drawings of the structures.
- *David Cook*, 7855 Indian Lore Rd Unit 14, Asking that the Board table decision to obtain more information. He has a concern about the bridge on the grounds of the Zoo, he contacted WC and there were no permits. Information is very vague. I moved here from the city and want to keep the tranquility of the area.
- *Erin Wright*, 1915 Covey Pl, has no objections to the Conditional Use Permit, but has concerns with the fence on the property line.
- *Leann Beehler*, 8075 Indian Lore Rd, also feels there is lack of information for the permit. Asked for it to be postponed. She looked at all the Ordinances and missing is the reference to the Zoo, ensuring safety at the Zoo to Town Residents.
- *Jim Elliot*, Preston Jackson's son-in-law, 1865 Shalom Dr, Music and lights do affect tranquility.
- *Andrew Willetts*, 1797 Shalom Dr, new to the town, just moved in. Don't want the peacefulness of the area to be disrupted. Doesn't know what the impact is going to be.
- *Barry Bian*, 7855 Indian Lore Rd Unit 9, Due to lack of proper disclosure, incomplete forms, lack of diligence from the Fechter's, he would like this to be tabled. Wants more information.
- *Scott Hunsberger*, 7855 Indian Lore Rd Unit 25, He questioned the 7-day notification and Dr Buckley Fechter's name was not on the permit request, wants more information. It is clear they intend to move forward as they have started working on the property already without having the town's permission. We were told not to talk about the bridge and water way, but it is a concern.
- *Jack Grochowski*, 1805 Shalom Dr, lives directly across from Buckley Fechter's property and his property is vacant. They started cutting down trees already and that is typical of them, they bully their way through things so they can go beyond.
- *Jeneva Nerge*, 1797 Shalom Dr, just moved to the area 18 days ago from Chicago and wants to keep the peace and tranquility, she is an author and that is why she moved here. She is wondering what the impact is going to be on the zoo and wildlife with weddings and corporate events, and what the value of her property will be for resale.
- *Cheryl Nenn*, Milwaukee River Keeper 600 E Greenfield Ave Milwaukee, she contacted the DNR about the bridge and there is no permit. She is concerned about the fish passage barriers and water level, water usage impact. Town should consider the

impact to wells in the area and condition of the water. How will waste be handled.

- *David and Buckley Fechter* stated the hours of operation would be 9:00 a.m. to 5:30 p.m. Open 7 days a week April 15 to Jan 1st and close from Jan 1st to April 15th. Weddings no later than 9:30 p.m. and music not over 75 decibels. Added property would be just for special events venues which is minimal, maybe one or two a month during the summer months. Traffic flow on the property has no change for the zoo. The exception would be for the additional 20 acres and venues entering the 1809 Shalom Dr location. The bridge by the Pavilion was constructed 25 years ago for the gated community. It was repaired by the Fechter's for safety after they spoke with the Boltonville Fire Chief. A second entrance would be beneficial for emergency vehicles for entrance into the gated community. Permits are always obtained as needed by the Zoo to avoid any problems. The reason for the Public Hearing is to add the additional property tax key to the Zoo in the event something was to happen the Zoo could continue to operate. No construction has been done, the only work going on is the repairs to existing buildings that have deteriorated over the years. Plans are to bring current building back to the way they were in Arthur Ehne days. Fechter has extended an invitation to tour the area.

Second round of comments:

- *David Cook*, 7855 Indian Lore Rd Unit 14, Today I spoke with WC Land Use Brett Scherer and Kitty Wilson from Land Conservation, and they could not find any record of permits from DNR. There has been no inspection, no erosion control. There is still trash and wood in the water. According to the DNR this is a Class 2 trout stream, and the land is a historical property. Permits or changes to the property need to be approved by WC Historical Society.
- *Ann Allen*, 7855 Indian Lore Rd Unit 25, Public outreach is very important. People don't like to be blindsided. Need to be transparent with the community everyday especially when you own a lot of land and run a business on this land.
- *Amy Elsbernd*, Preston Jackson's daughter, 1865 Shalom Dr, Community has no clue about the plans. She quoted Ordinance 13-1-66. In short there are no detailed plans, vague application. This should have been brought to Plan Commission for discussion and investigation prior to the Public Hearing.
- *Leann Beehler*, 8075 Indian Lore Rd, her husband was Deputy Director of the Milwaukee County Zoo, he has inspected many zoos throughout the world, and he has advised the Fechter's on their exhibits. His main concern is the security of the Zoo. Also, complaining of dust from the road in the zoo. She is against venues because noise travels over the water. Concerned with lack of information and chance to obtain legal counsel.
- *RJ Kahn*, 7855 Indian Lore Rd Unit 11, Comment, if you built that bridge for the gated community "It is padlocked". Also, there is no way an emergency vehicle can use the bridge, only ATV's.

After no further attendees wanted to provide additional public comments, Neumann closed the Public Hearing at 8:22 p.m.

CONSIDER CONDITIONAL USE PERMIT AMENDMENT –Zoning Administrator addressed the notification concerns mentioned in the public hearing, all properties were notified by the town, with some being hand delivered by the zoning administrator. After an attempt to discuss as a board was unsuccessful due to an unruly crowd of attendees it was moved by Kohlwey, seconded by Neumann to table the Conditional Use Permit until the January 2025 meeting. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

WASHINGTON COUNTY BOARD UPDATE:

- 2024 Resolution 34: Commendation of the Office of the County Attorney
- 2024 Resolution 35: Resolution Authorizing the Washington County Geographic Information Systems (GIS) Department to Provide GIS Services to the City of West Bend as Part of the Washington County Shared Revenue Grant Program
- 2024 Resolution 36: 2025 Budget Adjustment
- 2024 Resolution 37: Resolution Authorizing the Deposit and Transfer of Agricultural Conversion Fees from the General Fund to Natural Resources Department for Land Preservation Efforts
- 2024 Resolution 38: Conveyance of Highway Lands to the State of Wisconsin – Town of Polk – Village of Germantown
- 2024 Resolution 39: County Aided Bridge and Culvert Replacement – Town of Barton
- 2024 Resolution 42: Resolution Adopting the Heritage Trails Mountain Bike Plan

PUBLIC SAFETY COMMITTEE:

- District Attorney Quarterly Report
- Update for PSAP Grant Program Fiscal Year 2025
- Radio Maintenance Amendment Update
- Radio Tower Lease Update

PUBLIC WORKS REPORT:

- Two plowing events
- Maintenance on truck
- Work on culvert on Meadow Road

LICENSE - CONSIDER APPLICATION FOR:

TEMPORARY CLASS "B" RETAILER'S LICENSE: Kewaskum Sno-Chiefs Snowmobile Club Event on February 8, 2025. Moved by Rodenkirch, seconded by Kohlwey to approve a Temporary Class "B" Retailer's License for 2025 Sno-Chiefs Event being held on 02-8-2025. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

TEMPORARY OPERATOR'S LICENSE: Craig Sanborn for the 2025 Sno-Chiefs Snowmobile Club Event on Feb 8, 2025. Moved by Rodenkirch, seconded by Kohlwey to approve a Temporary Operator's License. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

FIRE SERVICE CONTRACT - FIRE DEPARTMENTS: Board reviewed draft contract for 2025 services with Boltonville Fire Department and Fillmore Fire Department. Payment to each fire department would be \$85,000 annually and half of the total 2% Fire Dues payment from the State of Wisconsin. Moved by Neumann, seconded by Rodenkirch to approve the contracts with the Boltonville and Fillmore Fire Departments for 2025. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

TOWN ADVOCACY COUNCIL: Moved by Neumann, seconded by Rodenkirch to continue the Towns membership with the Town Advocacy Council for 2025. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

AUDIT DATE: The Board agreed to set the date and time for the Town Board of Audit meeting to be March 11, 2025, at 6:30 p.m. before the Town Board Meeting.

ROAD TOUR DATE: The Board agreed to set the date and time for the road tour to Sunday January 5, 2025, at 10:00 a.m.

CORRESPONDENCE: None

UPCOMING MEETINGS/EVENTS:

December 24, 2024, Plan Commission CANCELED DUE TO HOLIDAY

January 5, 2025, Road Tour at 10:00 a.m.

January 14, 2025, Town Board at 7:00 p.m.

APPROVAL OF BILLS FOR PAYMENT: Moved by Rodenkirch, seconded by Kohlwey to approve bills for payment. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

CITIZEN COMMENTS: *Mark Foyse* stated the Board did an awesome job tonight. As a previous board member, he can say they don't do this for fame and fortune, they do this for the love of the Town and what is right for the Town. There are people here tonight that come to every meeting, they care about the town. And tonight, when it comes to one thing that concerns one person individually, they filled the room. Don't they pay attention to everything, they just come and voice concerns and go away. *Leann Beeler* said she does care what happens in the Town, she reads the agendas and minutes, she does pay attention, and she appreciates the work the board does. It is not an easy job, and it will be hard to find someone to fill your shoes once you decide to leave. She asked when you table something do you need a specific date or time frame. *Neumann* said it was tabled for next month's meeting Jan 14, 2025. *Neumann* stated he struggled with the opportunity to speak. He was disappointed in himself that he let this mob mentality get to him tonight. As Foyse stated we are not here because we have nothing better to do, we are here for the betterment of the community. It takes funds to run the town and when our levy can't support the town, we rely on the funding. The amount of funding that we have gotten for the town is in the millions of dollars. It takes care and a lot of work to do this. We as a board have worked hard to obtain these funds.

ADJOURNMENT: Moved by Neumann, seconded by Rodenkirch to adjourn the meeting at 9:04 p.m. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

Respectfully submitted,

Patty Hoerig, Town Clerk

Minutes Approved: _____

CERTIFICATE OF CLERK
STATE OF WISCONSIN
COUNTY OF WASHINGTON
TOWN OF FARMINGTON

Affidavit of Posting: These Minutes were posted on the Town of Farmington Town Hall Bulletin Board at 9422 State Road 144, Kewaskum, WI on December 10, 2024. Patty Hoerig, Town Clerk.

Subject to Approval: These Minutes will be considered for approval at the January 14, 2025, Town Board Meeting.