

TOWN BOARD MEETING MINUTES

SPECIAL TOWN BOARD & PLAN COMMISSION MEETING

2404 Park Road

July 13, 2026 – 5:00 PM

DRAFT

Call to Order

The meeting was called to order by Town Chairman David Eliot at 5:00 PM.

In Attendance to Establish Quorum

Town Board members in attendance were Town Chairman David Eliot, Sue Tishler, Paul Kordon, Roberta Thelen, and Peter Jacobs.

Plan Commission members in attendance were Chairman Tim Tishler, Paul Salm, Jane Pluff, Bruce Smith, and Nate Smith.

Also in attendance were Town Clerk Haley Adams, Deputy Clerk Katie Virlee, and 17 visitors.

Pledge of Allegiance

Verify Posting/Accept Agenda

Town Clerk Haley Adams verified that the agenda was properly posted.

Motion made by Tim Tishler to accept the agenda as presented. Second by Peter Jacobs. Motion carried.

PCJ Capital Management LLC – Petition for Proposed Map Amendment

PCJ Capital Management LLC submitted a petition for a proposed map amendment to rezone 12.62 acres from Countryside to Mixed Commercial, including the easterly 80 feet of Parcel ID 002-01-26302722A1 (7886 CTH A), Parcel ID 002-01-26302722C (7880 CTH A), and Parcel ID 002-01-26302723C.

Stantec Project Managers Skyler Witalison and Pete Hurth, on behalf of PCJ Capital Management LLC, presented the proposed map amendment.

Terry Hanusa, a member of PCJ Capital Management LLC, stated that while there are no immediate plans for the property, the owners are open to ideas and hope to offer something that people would enjoy and that would benefit the community.

Drew Richmond expressed concern that Parcel ID 002-01-26302723C falls outside the criteria established in the future land use plan and stated that the proposed plan would be an outlier for Baileys Harbor.

Kelly Fagundas inquired about the amount of control the Town would have over the property if it were zoned Mixed Commercial.

Scott Henry stated that the proposal presents an opportunity for the Plan Commission and Town Board to maintain Baileys Harbor as a rural gateway to Northern Door County.

Motion made by Bruce Smith to recommend approval of the rezoning of Parcel ID 002-01-26302722A1 and Parcel ID 002-01-26302722C from Countryside to Mixed Commercial.

Roll Call:

Roberta Thelen – Aye

Peter Jacobs – Aye

Paul Kordon – Aye

Dave Eliot – Aye

Sue Tishler – Aye

Bernie Fridenfelds – Aye

Jim Anschutz – Aye

Gary Nelson – Aye

Motion carried.

Energenecs, Inc. Contract – Lift Station Alarm Service

Motion made by Dave Eliot to accept the Energenecs proposal in the amount of \$70,535.00. Second by Sue Tishler. Motion carried.

Sabel Mechanical LLC Quote – RAS Pump #3

Motion made by Paul Kordon to accept the Sabel Mechanical LLC quote in the amount of \$11,649.41 to replace RAS Pump #3. Second by Peter Jacobs. Motion carried.

Adjourn

Motion made by Paul Kordon to adjourn. Second by Roberta Thelen. Motion carried. The meeting was adjourned at 5:52 PM.

These minutes are subject to change at the next regular meeting of the Town Board.

Submitted by,

Katie Virlee, Deputy Clerk