MEETING MINUTES **TOWN OF LAFAYETTE** **OCTOBER 19, 2026**
5765 197TH ST.
CHIPPEWA FALLS WI 54726

Call To Order / Roll Call: Chairman Staber called the regular meeting to order at 7:00 pm and conducted roll call. Present were Chairman Staber, Supervisor Brennan, and Supervisor Larson. Absent: Supervisor Mathwig and Supervisor McIlquham.

Approval Of Town Board Minutes: The board reviewed the town board minutes October 5, 2026, Regular Board Meeting & Current Agenda. Larson moved to approve the minutes and the regular board meeting agenda and Brennan seconded.

Financial Report: Chair Staber reported that the financial report distributed earlier in the day contained one error. Bobcat Plus and LF George have both been listed for payment, but they are the same company. The LF George check was therefore reduced to $8,000 from approximately $37,000. Total checks to be issued this month were about $250,000, and the checking account balance was about $388,000. A revenue payment was expected on November 17th, and no other large bills were due. Motion to approve the financial statement and pay the bills, with the correction noted, was made by Supervisor Larson and seconded by Supervisor Brennan.

Public Comment: NONE

Old Business: NONE

New Business:
Preliminary Budget Discussion- Chair Staber reviewed Rough Draft No. 1 of the budget. Kathie had found a few errors and would complete her review on Wednesday, after which the Chair would circulate a revised draft. The Chair noted that the Town did not borrow for road work in 2026, so about $400,000 in debt repayment will not be due. The Town also paid off $179,000 on the 50th Avenue project. As a result, the tax levy was expected to decrease by about $400,000. The Chair estimated this would be a savings of roughly $50 to $75 per tax bill across the Town's approximately 4,200 residences. He cautioned that the levy would rise again if borrowing were needed for road work next year. The Chair reviewed the budget calendar. The budget must be presented to the county by December 7th and requires 15 days' notice of the budget meeting. To allow posting, the budget must be finalized by November 19th at the latest. The November 2nd meeting will address wages and other items requiring a Board vote, including the clerk's and treasurer's salaries that will begin in April 2027. The November 16th meeting is expected to be the final wrap-up. The Chair and Supervisor Larson agreed to meet with the town road crew to review the crew's requests and consider 2027 raises. On the recreation budget, the Chair asked PRTLU Scott Faris whether additional funds were needed beyond approximately $60,000 in the account. Scott replied that the Parks and Recreation group had a prioritized project list under review, to be discussed at its November meeting, but that additional funding would be welcome. The Chair identified the need to replace the dock at Ray's Beach, which has been struck repeatedly, at an estimated cost of around $6,000. Discussion followed on whether a floating dock would suit the site. The Chair and others raised concerns about wave action on the large lake and heavy use by swimmers. Others noted that floating docks are used successfully on the smaller, more protected lake. Members also discussed a longer fixed dock with added bumpers to accommodate fluctuating water levels. Scott estimated a floating dock would cost closer to $10,000. The group suggested splitting the cost evenly between the Town and the parks and recreation commission. The Chair agreed to add the dock to the budget and to request a price for a floating dock. The Chair also reported that a new truck costing approximately $138,000 is expected next year, with funds placed in the equipment line and borrowing required. Road work in 2027 is anticipated to include one subdivision and at least three or four others, which typically cost more than straight road sections. No chip sealing was planned for 2027. Road Supervisor Mark noted that earlier chip sealing had performed well and suggested a rural road south of County Hwy J toward 30th Avenue, roughly 20 years old, as a possible candidate. The Chair stated that these items would be discussed further as the budget progresses.

CSM – Michaud 30th ave & Hwy K: Two certified survey maps (CSMs) were submitted, one on 30th Avenue and one on County Hwy K, had been approved by the PRTLU committee already. It was explained that they were estate-planning divisions that carved lots around existing residences out of farm fields, with the land eventually going to family members. Chair Staber confirmed that both CSMs met the requirements. Motion to approve the Michaud CSMs on 30th Avenue and County Hwy K was made by Supervisor Larson and seconded by Supervisor Brennan.

CSM Bowe – 10th Ave: Chair Staber clarified that the Bowe property, near the apple orchards, is located at County Hwy OO and 20th Avenue rather than on 10th Avenue. It was reported that a lot was being taken from a corner of the parcel, that the lot meets the 1.5-acre requirement of the agricultural district, and that PRTLU had approved it. The lot is intended for the owner's sister for future planning. Supervisor Larson observed that the Town was seeing a high volume of land divisions at each meeting, which suggests that local surveyors are busy. Motion to approve Bowe CSM on 20th Avenue at County Hwy OO was made by Supervisor Brennan and seconded by Supervisor Larson

CSM Machler – County Hwy K: Machler CSM was carried over from 2019, when two lots were originally proposed and the Town approved only the east lot. The current request is for the remaining lot, which meets the 1.5-acre requirement in the agricultural district and was approved by PRTLU. Following discussions, it was determined that the two lots would be served by two driveways accessed from the existing stub on 220th Avenue, and that no additional access would be allowed without dedicating further roads. The land will remain in agricultural use. Motion to approve the Machler CSM as presented was made by Supervisor Larson and seconded by Supervisor Brennan.

CSM Erickson – 20th Ave: Chair Staber reported that the Erickson CSM creates Lot 1 of 3.27 acres and Lot 2 of 1.5 acres. The shed, house, and septic system remain on the larger lot. The CSM meets the requirements for approval in the agricultural district. Motion to approve the Erickson CSM on 20th Avenue was made by Supervisor Brennan and seconded by Larson.

CSM Johnson – Twin Home: Chair Staber reported that the Johnson CSM is for a twin home on 163rd. He noted that the project had somehow passed through county zoning and Town review without being presented to the Board, and that the basement had been installed and construction begun. The Chair stated that the proposal meets the requirements for a twin home. Motion to approve the Johnson CSM as presented was made by Supervisor Larson and seconded by Supervisor Brennan.

CSM Rykal – 55th Ave: The Board reviewed the maps at the meeting and determined that the CSM is located at the end of 55th Avenue. It divides a lot and adds portions to two adjoining lots, making both lots larger. Members raised no objections. Motion to approve Rykal CSM on 55th Avenue was made by Supervisor Brennan and seconded by Supervisor Larson.

Bond Schedule – Sheriff Hakes: Chair Staber stated that the combined bond schedule of charges for the various violations had been sent to Sheriff Hakes about seven to eight months earlier, and that receipt had been acknowledged. The clerk noted that the Sheriff's email only indicated the matter should be discussed and placed on the agenda. The Chair said he would contact the Sheriff to determine whether anything further was needed and, if the Town's schedule needed to be matched with the Sheriff's, the Sheriff could be invited to a future meeting. No action was taken.

Bloomer Telephone bid for services to Town Hall and Station 3: Chair Staber reported that he had met with Travis of Bloomer Telephone the previous Thursday to review telephone and Internet service at the Town Hall and Station 3. Bloomer Telephone can match the Town's current prices and offer a faster Internet tier than the current 500-level service at the Town Hall. Bloomer Telephone has fiber across from the Town Hall and would add a new drop between the fire station and the Town Hall. The fire station would be served through the southwest corner of the building. Chair Staber explained that the Town is under a roughly five-year contract with Spectrum for its phones, about two year into the term, and that it is unclear whether an early exit is available. He stated that the Town could keep the Spectrum phones while using Bloomer Telephone for Internet. Because Bloomer Telephone's written report had not been received, the Chair recommended tabling the item. The Chair will contact Charter Spectrum regarding the contract.
Motion to table the Bloomer Telephone bid to the November 2nd meeting was made by Supervisor Brennan and seconded by Supervisor Larson

Town Communications From Board & Road Supervisors, Town Clerk & Town Chair:
Supervisor Brennan stated that he would likely be absent from the November 2nd meeting because of a family obligation.

Supervisor Larson commended the Town Road crew and Bruce Kyes for the youth soccer season, noting the program's popularity, the quality of the fields, and favorable weather. Chair Staber noted that participation exceeded 1,000 with many participants coming from outside of Lafayette.

Road Supervisor Mark reported that roadside boom mowing was about 75 percent complete across the Town's approximately 30 miles of road, and that chipping of brush along roads was more than 50 percent complete. He visited the Town-owned island parcel on the south side that day. Mark found it accessible and in good condition but believed a neighbor may be encroaching, citing a pile of stumps and other debris, since the Town's property line runs alongside the neighboring house. The Board agreed to explore the parcel further. Board members also discussed pine needles being dumped in the dirt pile at the brush site, which spoils the soil, and suggested posting a "no pine needles" sign directly at the dirt pile.

Scott Faris PRTLU stated that he would be absent from the November 2nd meeting and asked if any materials needing his attention be emailed to him, with Chair Staber copied.

Motion To Adjourn was made at 7:30 PM
Respectfully submitted by: Jami Carter / Clerk
These minutes are intended to reflect the discussed topics and propositions during the Lafayette Town Board Meeting, ensuring transparency and providing a clear understanding of the deliberations and decisions made.