

**COMMISSION ON PUBLIC WORKS/UTILITIES
COUNCIL ROOM, CITY HALL
SEPTEMBER 9, 2025
6:45 P.M.**

The Commission on Public Works/Utilities met in regular session, Chair Clough presiding.
On roll call: all members present.

The minutes of the previous meeting were declared approved.

Director of Public Works Friemoth reported on two burials at the Cemetery, poured concrete for the Listeman Park toys and finishing up installation, mowing, weed trimming, planted 27 trees between Tock Field and Listeman Park, finishing up dirt work and seeding at Tock Field, street sweeping, installing a catch basin and storm sewer pipe at the end of E. Ninth Street to help prevent road washouts, equipment maintenance, hauling brush, ditching along Forest Street and W. Seventh Street to prevent road washouts, mowing old landfill, ditches and along the highway, Water Department-daily testing and well rounds, utility locates, meter change outs, replaced belts on the filter press pump, repaired and lowered road boxes through town and general facilities maintenance, Sewer Department-daily testing and lift station rounds, lift station maintenance and inspections, troubleshooting Raw pump (been having issues with the variable frequency drive – we will likely need a new drive), working on the 2026 budget and five year plan, WI DOT is working on securing funding to mill and pave the Hewett Street and Division Street intersection.

Director of Public Works Friemoth presented a comparison between Utility Service Group (USG) and Maguire Water for a High Zone Water Tower (in the Industrial Park) Maintenance Agreement. Once the City is on an agreement they take over all scheduled inspections and maintenance, as well as warranty the paint.

USG – puts on two coats (a primer and paint), this is a fresh start and the paint has a 15-year warranty, there would be a 30-to-40-year period before blasting is needed. The cost over 10 years would be \$322,048.00, assuming a 3% over increase for the next 10 years (\$221,856.67). Total cost – \$543,904.67.

Maguire – proposed a spot painting with a one over coat, with a 10-year warranty. The cost over 10 years would be \$305,455.75, assuming a 3% increase for the next 10 years (\$256,231.76). Total cost – \$561,687.51.

Friemoth stated that USG is more prevalent in our area and he would recommend going with USG.

Council Member Petkovsek clarified that this is paid for through the Water Utility rates and not on the City's levy.

Motion Petkovsek, second Rochester, to accept the High Zone Water Tower Service Agreement for water tower maintenance with Utility Service Group. All Aye.

Director of Public Works Friemoth presented the High Zone Water Tower Mixer prices from:

Utility Service Group – Only offers a mixer with installation, with a control panel – Cost \$27,900.00 (The control panel works with our SCADA system, so you don't have to enter the tower to know if it's working.)

Maguire – offers a mixer and installation – cost \$20,650.00 (You have to enter the tower to see if it's working.)

Friemoth recommended the USG mixer with installation, with a control panel.

Motion Neville, second Gelhaus, to go with the Utility Service Group High Zone Water Tower Mixer, installation and control panel for a cost of \$27,900.00. All Aye.

Motion Poeschel, second Rochester, to adjourn. All Aye.

Daniel M. Clough, Chair

Rex R. Roehl, Clerk

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**COMMON COUNCIL
COUNCIL ROOM
SEPTEMBER 9, 2025
7:00 P.M.**

The Common Council met in regular session, Mayor Poeschel presiding. On roll call: all members present. The Pledge of Allegiance was recited.

The minutes of the previous meeting were declared approved.

Council Member Petkovsek presented the August 26, 2025 meeting of the Grants Committee regarding reviewing and updating the list of grants in progress.

Council Member Petkovsek reported on the August 28, 2025 meeting of the Beautification Committee regarding: 1) discussion on the 2025 flowers, 2) discussion on the donations for flowers, 3) work on and referral of the 2026 Beautification budget to the Finance Committee, 4) discussion on the Fall decorations, 5) discussion on Winter decorations, 6) discussion on Military banners and brackets, 7) discussion on Xcel Energy painting their poles and requesting that the poles be painted antique bronze and 8) an update on the Murals project.

Mayor Poeschel reported on the September 4, 2025 meeting of the Planning Commission regarding: 1) discussion and recommendation to grant a Conditional Use Permit to sell metal art at 19 Clay Street, Stephen Stewart, owner and applicant, 2) discussion on and recommendation to accept the Neillsville Improvement Corporation (NIC) donation of the Fountain Park bathroom building valued at \$76,913.29, 3) discussion on and recommendation to adopt the Twin Housing Ordinance updating definitions of a “Dwelling” and “Two Family Residential” and 4) discussion on and recommendation to decline the request to install a Cell Tower in the Industrial Park.

Council Member Rochester reported on the September 4, 2025 meeting of the Neillsville Community Fire Hall Board regarding: 1) payment of bills, 2) current activities, 3) discussion on and approval of the Firemen’s Club request to use the Fire Hall for their annual Steak Feed fundraiser and 4) work on and approval of the 2026 operating and capital budgets.

Council Member Rochester reported on the September 8, 2025 meeting of the Airport Commission regarding discussion on and referral of the 2026 Airport budgets to the Finance Committee.

City Clerk Roehl presented the September 9, 2025 meeting of the Economic Development Commission regarding work on and referral of the 2026 Economic Development budget to the Finance Committee.

Council Member Clough reported on the September 9, 2025 meeting of the Commission on Public Works/Utilities regarding: 1) current activities, 2) discussion on and acceptance of a High Zone Water Tower Service Agreement for water tower maintenance with Utility Service Group at a cost of \$322,048.00 over 10 years and 3) discussion on and approval to purchase a High Zone Water Tower mixer with installation and control panel from Water Service Group at a cost of \$27,900.00.

Mayor Poeschel declared all reports filed as presented with the City Clerk.

Chief of Police Mankowski recognized Police Officer Halle Fecker for two years of dedicated and honorable service.

7:15 P.M. – Mayor Poeschel declared the Public Hearing on the Conditional Use Permit to sell metal art at 19 Clay Street, Parcel No. 261.1257.000, Stephen Stewart, owner and applicant, now open.

Director of Public Works Friemoth stated that the public notice of this hearing was in the Clark County Press on August 20, 2025; the Planning Commission has recommended granting the Conditional Use Permit and one person contacted the City in opposition.

Council Member Rochester asked if the metal art was far enough from the street.

Director of Public Works Friemoth replied it was.

Mayor Poeschel called three times for appearances – there being none.

7:18 P.M. – Mayor Poeschel declared the public hearing closed.

Mayor Poeschel asked if the Council had any questions.

Motion Rochester, second Clough, to accept the recommendation to approve a Conditional Use Permit to sell metal art at 19 Clay Street, Stephen Stewart, owner. Council Member Petkovsek – Nay. All other members – Aye. 4 – Aye, 1 – Nay. Motion carried.

Mayor Poeschel asked if there were any questions on the Planning Commission items (2, 3 and 4).

Council Member Gelhaus asked if the bathroom was handicapped accessible and up to code.

Director of Public Works Friemoth replied yes.

Motion Neville, second Rochester, to accept the recommendation to accept the Neillsville Improvement Corporation (NIC) donation of the Fountain Park bathroom building valued at \$76,913.29. All Aye.

Council Member Clough stated that the bathroom was a joint project between NIC and the City, built on City land with donations and a WEDC grant.

Mayor Poeschel read the following ordinance.

ORDINANCE NO. 1082

AN ORDINANCE AMENDING SECTION § 450-3 DEFINITIONS, SUBPART (B) DWELLING, TWO FAMILY; SECTION § 450-22 R1 DISTRICT – ONE FAMILY RESIDENTIAL DISTRICT, SUBPART (B) PERMITTED USES; AND SECTION § 450-23 R2 DISTRICT – TWO FAMILY RESIDENTIAL DISTRICT, SUBPART (B) PERMITTED USES.

The Common Council of the City of Neillsville does hereby ordain as follows:

Section 1. Section 450-3 Definitions (B) Dwelling, Two Family is hereby amended to read as follows.

SEC. 450-3 DEFINITIONS

(B) Terms. As used in this chapter, the following terms shall have the meanings indicated in this subsection:

Two Family Residential. A building designed for two separate dwelling units in which one dwelling unit may have a roof, wall, or floor in common with another dwelling unit. For the purposes of this section, duplex, twin house, and two flat dwellings are considered to be two family residential. A single-family dwelling with

an attached accessory dwelling unit is not a two-family dwelling. A two-family Residential shall meet the following requirements:

1. Has a zero (0) foot setback along the common wall and lot line
2. Has a minimum of 4,000 square feet of land for each unit
3. Has a minimum of 40' of lot frontage on the right-of-way for each unit
4. Has a minimum nine hundred (900) square feet of first floor living space for each unit, excluding attached garage(s) and basement floor spaces
5. May have a shared driveway
6. Is created by a Certified Survey Map
7. Has individual sanitary sewer, public water laterals, and utility meters for each unit
8. Has a minimum of (2) parking spaces per dwelling unit
9. A maintenance agreement shall be entered into by the owners of both zero-lot line parcels to ensure equal and reasonable maintenance and repair schedules are conducted for both single-family attached residential units.
10. In the case where any dwelling unit is under separate ownership, evidence that covenants specifying respective obligations with regard to any common structures, such as the shared wall, roof, and other inseparable improvements, is required.
11. An eight-foot maintenance easement, four-feet on each side of the zero-lot line side property line, to allow for normal maintenance of each single-family attached residential unit shall be recorded with the register of deeds office and a recorded copy provided to the zoning administrator.
12. The common wall between the two units of each zero-lot line dwelling/twin home shall be constructed as a fire wall to the specifications of the state building code in effect at the time of commencement of construction of the structure
13. A twin home may not be split or divided into additional residential units

Section 2. Section 450-22 R1 District – One Family Residential District is hereby amended to read as follows:

SEC. 450-22 R1 DISTRICT – ONE FAMILY RESIDENTIAL DISTRICT

(B) Permitted Uses

(10) Two Family Residential

Section 3. Section 450-23 R2 District – Two-Family Residential District is hereby amended to read as follows:

SEC. 450-23 R2 DISTRICT – TWO-FAMILY RESIDENTIAL DISTRICT

(B) Permitted Uses

(2) Two Family Residential

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Should any portion of this ordinance be declared invalid, or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining portions of said ordinance which can be given effect without the invalid or unconstitutional provisions.

Section 6. This ordinance shall take effect upon the date of publication as provided in Section 62.11(4)(a), Wis. Stats.

Duane G. Poeschel, Mayor

Rex R. Roehl, Clerk

Council Member Gelhaus questioned why the proposal does not include 3 and 4-plexes.

Director of Public Works Friemoth stated they are considered multi-family in the ordinance and in order for people to get WHEDA funding this ordinance meets their affordability requirements.

Motion Neville, second Rochester, that Ordinance No. 1082 be adopted. Council Member Gelhaus – Nay. All other members – Aye. 4 – Aye, 1 – Nay. Motion carried.

Mayor Poeschel stated that since the Planning Commission declined the request to install a Cell Tower in the Industrial Park, no action is needed by the Council.

City Clerk Roehl presented the Wisconsin Bureau of Aeronautics – CARES funding for Wisconsin Airports in the amount of \$13,000.00.

Motion Neville, second Rochester, to accept and appropriate the \$13,000.00 to Account No. 57350 Airport Outlay. Council Member Gelhaus – Nay. All other members – Aye. 4 – Aye, 1 – Nay. Motion carried.

City Clerk Roehl reported on receiving a \$5,000.00 donation from Unity Bank for the Listeman Park expansion project.

Motion Clough, second Rochester, to accept and appropriate \$5,000.00 to Account No. 57620 Parks Outlay and to thank Unity Bank for its donation. All Aye.

City Clerk Roehl reported on receiving a \$2,500.00 anonymous donation in memory of Martin and Susannah Feuerstein for the 1919 Case Steam Engine repair and maintenance and the fencing around it.

Motion Rochester, second Petkovsek, to accept and appropriate \$2,500.00 to Account No. 57620 Parks Outlay and to thank them for their donation. All Aye.

Mayor Poeschel presented a request from Chelsea Tyznik to keep eight (8) hen chickens at 210 E. Division Street, Lot 6. This lot is .15 acres in the Trailer Park.

Director of Public Works Friemoth stated the Trailer Park owner is okay with her having chickens.

Discussion followed on lot size, proximity to businesses and neighbors, the landlord not living in the area.

Motion Neville, second Clough, to deny Chelsea Tyznik request to keep chickens at 210 E. Division Street, Lot 6. All Aye.

Director of Public Works Friemoth presented Terry Stetzer, Public Works Operator, Retirement Resignation.

Motion Petkovsek, second Clough, to accept Terry Stetzer's Retirement Resignation effective September 30, 2025 and to thank him for his 28 years of service (1997-2025) to the City of Neillsville. All Aye.

City Clerk-Treasurer Rex R. Roehl presented his Retirement Resignation notice effective April 30, 2026.

Motion Rochester, second Clough, to regretfully accept Rex R. Roehl's Retirement Resignation notice effective April 30, 2026 and to thank him for 42 years of service

(1984-2026 at that time) as City Clerk-Treasurer. All Aye.

Chief of Police Mankowski introduced Aiden Smrcka as the Police Department’s new intern.

Chief of Police Mankowski reported on training, equipment purchases, the need to replace two squad cars, August parking enforcements, citations, warnings, office activities, officer activities, business patrols and contract policing.

City Clerk Roehl presented a thank you from School District Superintendent Corey Peterson for the donation of school supplies collected by the Neillsville EMS, Fire and Police Departments at their Public Safety Day.

Temporary Class “B” Retailers License (Beer Only) Application:
Neillsville Area Chamber of Commerce, Jose L. Neville, Agent for the parking lot on West Street, for Saturday, October 11, 2025 – Autumn Harvest.

Motion Clough, second Gelhaus, to grant. All Aye.

Soda Water License Application:
Neillsville Area Chamber of Commerce, Jose L. Neville, Agent for the parking lot on West Street, for Saturday, October 11, 2025 – Autumn Harvest.

Motion Clough, second Gelhaus, to grant. All Aye.

Motion Neville, second Poeschel, that City Bills Nos. 786 to 828 in the amount of \$140,846.73 be paid. All Aye.

Motion Rochester, second Neville, to adjourn. All Aye.

Duane G. Poeschel, Mayor

Rex R. Roehl, Clerk

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