Town of Christiana

Town Board Meeting Minutes
October 13, 2025, 6:30 PM

The meeting was called to order at 6:30 p.m. In attendance were Chair Jim Lowrey, Supervisors Steve Kriedeman, Dawn Redford, Clerk-Treasurer Kathleen Egre, PW Director Steve Brandt and various members of the community.

PROCEDURAL

The meeting was called to order at 6:30 pm, followed by the Pledge of Allegiance then roll call was taken. It was noted the meeting was properly noticed and posted.

Steve Brandt reported cold patching was taking place as well as shouldering mostly due to solar construction. Along with that

Jim Lowery mentioned that Brandi would pass that along for payment.

Steve Kriedeman and Jim spoke to the Cambridge Community Fire and EMS Commission Meeting that was held at our town hall the previous week presented a budget that could not be sustained by our community. The commission was asked to continue to work on something sustainable.

PUBLIC COMMENT

Matt Johnson introduced the company he works for, NextEra Energy Resources. The company develops wind, solar, and battery projects across the country as well as natural gas and they own and operate the nuclear power plant in Manitowoc County, WI. They are looking at different parts of the State specifically for battery energy storage projects. The footprint of such storage facilities run 10, 20, 30, 40 acres in size. They reach out to landowners to see if there is any interest in selling their land for Battery Energy Storage System (BESS).

NEW BUSINESS

a. Discussion and possible action regarding a Rezone Request by Raymond Ripp, Agent Birrenkott Surveying regarding parcel #0612-193-9210-9, South of 1577 County Hwy B, Stoughton, WI to separate and rezone one 2.2 acre parcel creating one residential lot rezoned from FP-35 to RR-2 to sell in the future.

   Discussion was had regarding the rezone and the fact that this is the last split Mr. Ripp has and that the request was straight forward.

Dawn Redford moved to approve the rezone request by Mr. Ripp. Steve Kiredeman seconded.

***MOTION PASSED* 3-0**

b. Discussion and possible action regarding a Conditional Use Permit request by Dennis Kopf, regarding Parcel #0612-082-9430-0, 2771 Olia Road, Cambridge WI to rezone a 9.33 acre parcel from RR-8 to RR-8 CUP to operate a short-term rental by owner.

Discussion was had regarding restrictions the Plan Commission discussed at their meeting. They liked the fact that Mr. Kopf vetted the guests and limited the number of guests. Other concerns were guests' dogs running loose, and the potential desire for guests to want to do motor dirt bike riding and firearm target practice at the property and what restrictions the town wanted put in place.

Steve Kiredeman moved to approve the CUP for Dennis Kopf with all his current restrictions I.e. limiting the number of guests and vetting the guests, as well as the new restrictions, *No firearm usage of any kind by the guests; *No motor dirt bike usage allowed; * No dogs allowed outside of the fenced in backyard unless on a leash. Dawn Redford seconded.

***MOTION PASSED* 3-0**

c. Discussion and possible action regarding the appointment of Roxann Engelstad as the town's citizen member to the BOR.

Discussion was had regarding the appointment and the responsibilities of the appointment.

Steve Kiredeman moved to approve the appointment of Roxann Engelstad to the BOR from October 30th BOR up to the April 2026 annual meeting. Dawn Redford seconded.

***MOTION PASSED* 3-0**

d. Discussion and possible action regarding new disposal service agreements one from GFL and one from Pellitteri.

Discussion was had regarding GFL's service and how they will continue to provide all the services they do now including tire and waste oil pickup. The board expressed its concerns about the difficulty our residents have getting both those items picked up. GFL's representative spoke to an acquisition this year and the transitioning being the cause of some of the difficulties our residents encountered.

Pellitteri's representative took the floor and presented the background of the third-generation family-owned company he works for. The exceptional customer service the company offers as well as the high standard hands-on owners maintain to care for their customers, their employees and the environment.

Costs and services of both contracts were reviewed and questioned by the board.

Dawn Redford moved to stay with GFL. Steve Kriedeman seconded.

***MOTION PASSED* 3-0**

e. Discussion and possible action regarding revisions to the Conditional Use Permit Application.

Discussion was had regarding the need for the Town's CUP application to align better with the county's new CUP process. It was decided to table this item until some preliminary work could be made to the application for further discussion and possible action later.

No Action Taken

f. Review and possible approval of Vouchers

Steve Kiredeman moved to approve the vouchers. Dawn Redford seconded.

***MOTION PASSED* 3-0**

g. Review and possible approval of September 2025 Financial Summary

Jim Lowrey moved to approve the September 2025 Financial Summary. Dawn Redford seconded.

***MOTION PASSED* 3-0**

h. Review and possible approval of September 2025 Bank Statements and Reconciliations

Dawn Redford moved to approve the bank statements. Steve Kiredeman seconded.

***MOTION PASSED* 3-0**

i. Review and possible approval of September 8, 2025, meeting minutes.

Steve Kiredeman moved to approve September meeting minutes. Dawn Redford seconded.

***MOTION PASSED* 3-0**

CLERK COMMUNICATION

Budget season is upon us, be looking for notices inviting residents/electors to come to the budget meetings.

ADJOURNMENT

Dawn Redford moved to adjourn. Steve Kiredeman seconded.

***MOTION PASSED* 3-0**

Respectfully submitted,

Kathleen Egre, Clerk-Treasurer