

TOWN OF FARMINGTON TOWN BOARD MEETING MINUTES

Date and Time: Tuesday, February 10, 2026, 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 Mike Rodenkirch, Supervisor Bill Kohlwey, Treasurer Alison Ruback and Clerk Patty Hoerig.

MINUTES: Moved by Kohlwey seconded by Neumann to approve the minutes of January 13, 2026, Town Board meeting. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

PUBLIC HEARING: To consider issuing Conditional Use Permit to a business to operate a Mineral Extraction Operation HH&J Aggregate and Landscape Supply Inc. Trading Post Trail location Tax Key T4-081300Z and T4-081400Z. The Chairman stated the Town Board is here to listen to comments of the attendees regarding the proposed conditional Use Permit. Interested parties will be given 3 minutes to speak and once everyone has had a chance. Before the Public Hearing was opened Harrison Batzler from HH&J Landscape Aggregate W4623 Hwy 67 Campbellsport gave a Power Point Presentation explaining the mineral extraction operation. Presentation showed location of equipment, where and why they place berms on the site.

At 7:32 p.m., the Chairman opened the Public Hearing

Cynthia Boettcher 1260 Lakeview Rd – Not clear how HH&J measured ground water and well depth. Could they explain. Average ground water depth is 849 elevation and average well drinking water is 824 elevations.

Randy Boness 1169 Lakeview Rd – Lake level is 868 elevations, and wetland is 870 maybe 875 elevations. The mine is 849 which is 20 below.

John Weiss 974 Fairfield Ln – Asked to review the Boltonville mining site with HH&J. Questioned the contents of the berms and the adjacent piles.

Charlene Larson Breenaburgh Farm Alpaca LLC 1022 County Hwy A– Located across from the proposed mining site. There are no trees, no fences, and no building, nothing to buffer sound or sand, just a direct shot to her barn. Alpacas are easily stressed, and she is concerned with the traffic noise and wind. Alpacas have a delicate respiratory system; they can develop eye infections and when stressed can suffer miscarriages. Main concern with the dust from the sand.

Dave Heather 1165 Lakeview Rd – Played recording of trucks working at another site. He had a decimal meter, and it showed more than 100. The ordinance states anything over 70 is considered a nuisance. He showed pictures of a working mine. He had two letters, one from Bill Cox, a Washington County Certified Appraiser and one from Kelly Ann Leitner Broker and Relator and it states that the market value and marketability of our properties will be negatively impacted.

Mark Foyse 1877 Cty Rd A – He stated he will be affected by the truck traffic. The site currently cannot be farmed it is a steep hill with raw sand and when the wind blows it blows the sand off and there is currently water runoff. It is only a 4-6 yr operation. This property was purchased by a local farmer; it was originally marked for a subdivision before the purchase. This is a perfect example of preserving farmland currently, it is a steep hill and when complete it will be farmed and it should be beneficial to Green Lake.

Gretchen Bohnhoff 1237 Lakeview Rd – Board member of Green Lake Property Owner Association. She holds a PhD in Civil Engineering with a specialty in Geological Engineering. There are major gaps and inconsistency in documentation. Use of water and water runoff control. Major concern air quality, dust control, health concerns to the community, surface water risk. Also concerned with duration of the project. Environmental impact concern with water flow, impact to private wells and no documentation.

Jodie Makowski, Jerome Fuhrman (father) 1206 Lakeview Rd – She continued the conversation from Charlene Martin: People come and use the Alpaca manure in their garden, the poison in the manure from the Alpacas could cause toxins in the vegetables that are grown in these gardens. She also has free range chickens, particles on the ground consumed by the chickens could affect the eggs. Need to consider how it affects private wells, home values, and damage to County Hwy A from travel with heavy trucks multiple times.

Sandy Kosek 1195 Lakeview Rd – It was her impression that the CUP was already approved and asked if that was true. Chairman stated No, that is what this Public Hearing is for, permits from the DNR and the State have been approved. She wanted to show the board how many are against the CUP, so she asked those present to raise their hands who are against this proposal. She stated that the majority are against the proposal. Her statement was “How can the Town be against the majority who are against the project.”

Katie Wilson Washington County – She administers the Non-Metallic Ordinance NR165 Chapter 265 with Washington County. Application was submitted and reviewed. The applicant reviewed the comments from the review and adhered to all rules and regulations with the reclamation plan, so the application was approved.

Chad Gillain 8079 Orchard Valley Rd – Lives near the current Boltonville Rd site and we don’t hear the noise. A lot of what is being said is untrue. Let them farm the land.

Sarah Ruedebusch 1146 Lakehaven Ct – You can hear the trucks all day and, in the summer. I believe we will hear it. Good points and concerns have been brought up. We still need answers for the concerns. Not hearing the response.

Harrison Batzler from HH&J Landscape – Harrison spoke to address some concerns. He stated that permits, environmental concerns and assessments were applied for and approved ahead of time and the thresholds were met so work could begin if the Conditional Use Permit was approved by the Town Board tonight.

John Falk 1747 Terry Dale Dr – There is no concern of what it can do to the animals or people and the dairy farm that uses it. None of my cows have gotten sick. None of the people working in the mine have health issues. They are not in the business of intentionally making people sick. The poison issue is what you read on the internet and the internet is not always true. I am testimony that is not true, I use the sand and I have no health issues.

Brede Petersen 1231 Lakeview Rd – Vice President of Green Lake Property Owners Association, the big concern is ground water flow stated in your reclamation plan. The major concern for the property owners is how it will affect the lake quality with the ground water. Inconsistency is a big concern.

David Lach 7329 Harbor Ct – The farmers said they have no issue with the sand they used. The dangerous sand is not loaded on the trucks, not sure what happens with this sand. It is the small sand that is dangerous.

Michael White 1170 Greenway Ln – He wants to address the Board, you have seen tonight how many are against this proposal, 90% I have no worries about the sand I am concerned with the noise of industrial operation. Listen to the people that live here.

Tim Hahn 1565 lakeview Ln – His question was “For the people that live really close to the project do they get compensation for anything, like the noise?”

Chris Elbe 8262 Orchard Valley Rd – He wants to point out that what he is asking for is allowed under Conditional Use Permit guidelines and as far as property values, the house north of the current sand mine on Boltonville Road in 2022 it sold for \$266,000 and in 2025 the same house sold for \$340,000. I purchased this land at a public auction, and I want to use the resources there for farming for my dairy industry.

Donna Hesprich 1135 Greenway Ln – She took a survey of the subdivision, and not all were against it. They were wondering if the hours of operation could be changed to 8:00 a.m. to 4:00 p.m. Not everyone gets up at 5:00 a.m. The area has elderly and they are concerned with the noise.

John Guttmann 7955 Trading Post Trl – Mr. Elbe will do a good job reclaiming this property. If there are health issues with the sand, then I am a bad father and grandpa because I let my children and grandchildren play in a sandbox. I have no issue with the proposed project.

Keith Fechter 2115 Sandy Knoll Ct – Not sure if anyone is aware of this but there is a sand mine adjacent that has been operating for 20 yrs unregulated making this a bigger deal than what is proposed tonight. HH&J are doing things the right way by getting all permits and regulations approved by the proper authorities.

Ron Stadler, Lawyer 303 N Main St West Bend – He presented a document to be part of the records. There are legal points that the board needs to deal with and they need to follow the ordinance. They need facts and evidence that there will be no harm to public health and safety and that burden falls with the applicant. The applicant needs to provide evidence of surface water runoff and its effect on the Lake. I think there was a disservice here for the people of the community to give them only 3 minutes to speak. This is not the last stop before the decision; we are building documents to be challenged in court.

Andy Bohnoff 1237 Lakeview Rd – He feels that there is a lot of inconsistency in the application. He feels the Board should do a proper assessment of ground water situation.

Perry Koske 1195 Lakeview Rd – Asked to review the figure that showed the contours of the project. He doesn't want to see any damage to Green Lake because of misdirected storm water runoffs.

Dale Spaeth 7581 Trading Post Trl – There was an unregulated mining operation 8 ft from his property. The residents near this project should be happy that this project is being regulated and permits have been taken out. Let the Town give permission for this project.

Chuck Krupp 1247 Lakeview Rd – His concern is part of the CUP provide self-regulation. If one year from now they find sand or water problems, it can be stopped. Who monitors the CUP and can there be conditions in the CUP. Is there a way to revisit the CUP.

David Anderson 1383 Rawhide Dr – Can we agree on the conditions of the CUP. Many unknowns and fears. Ground water is important. HH&J has built a better relationship with the neighborhood with his presentation tonight. Board needs to do some testing and work with the neighborhood. How did the DNR approve the permits. We need to understand and have communication.

Mike Urhig 1423 Amy's Place – Harrison from HH&J gave a good presentation. Concerned with lake and the quality of life for the people for the 4 to 6 years during this time. And property values will tank.

Brad Weis 1138 Lakehaven Ct – Vice President of Lakehaven Subdivision Board. Did the Town Board get the survey that was taken of the Lakehaven Subdivision residents. Was this survey given to HH&J Landscape stating their concerns so he can review it. Few concerns, air quality, hours of operation and have you worked this closely to a lake before.

Mark Schaefer 6745 Cty Hwy M – HH&J are easy to work with and willing to work with you. A lot of what ifs have been brought up tonight and need to deal with the hard facts. If the CUP does not get approved, you will still have a hill of sand and silt.

Mark Albert 1159 Greenway Ln - He wants clean air. This is our area. This is zoned agriculture and residential not industrial. Deny the permit.

With no further comments the Chairman asked for motion to close the Public Hearing. Moved by Rodenkirch, seconded by Neumann to Close the Public Hearing at 8:44 p.m. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

CONDITIONAL USE PERMIT – Consider action – HH&J Aggregate and Landscape Supply Inc Mineral Extraction application. Concerns were addressed with responses from Chairman Neumann. A notice of Fact and Findings was read by Attorney Baur.

Draft conditions to be considered for this permit were read,

- The mining site and operations must comply with all Federal, State, County and Local regulations and standards.
- The applicant must obtain all necessary approvals from Washington County for its reclamation plan and all necessary permits from DNR to operate the proposed mine.
- The mining activities must adhere to dust control measures as required by Washington County and DNR.
- The Hours of Operation of the proposed mine will be from 7:00 am to 5:00 pm, Monday through Friday, with no

activity on nationally recognized holidays.

- Site access is limited to access from County Highway A.
- The Applicant/operator and third-party haulers shall only use county highways as truck routes to haul material, unless delivered to a property located on a town road. It is the responsibility of HH&J to ensure that the haul routes are adhered to and properly communicated to third-party haulers.
- No crushing or blasting shall be allowed on site.
- Duration of the permit shall be 3 years from Town Board approval with a right to request an extension of the permit for an additional 2 years. The Town Board must approve the extension prior to the expiration of the initial 3-year term. The initial term shall be February 10, 2026, to February 10, 2029.
- The permit is personal to project and cannot be assigned or transferred
- The permit will be reviewed on an annual basis from the date of issue

An amendment was suggested by Supervisor Kohlwey to limit the hours from 7:00am to 4:00PM, versus the 5:00pm mentioned in the draft conditions. Motion made by Neumann to approve the Findings of Fact and Conclusion of Law for the Conditional Use Permit with the amended hours of operation from 7:00 a.m. to 4:00 p.m., seconded by Rodenkirch, to approve the Findings of facts request for CUP Permit with conditions presented as amended. Voting in favor: 3. Opposed: 0, Motion carried on voice vote.

To close out the formal part of the meeting Atty Mike Bauer is looking for a motion to accept the document called The Record. The Record contains 21 items listed with the addition of the Legal Citation from Atty Stadler and the Town of Farmington Conditional Use Permit as amended. Moved by Neumann to accept the document The Record as presented, seconded by Kohlwey. Voting in favor: 3. Opposed: 0, Motion carried on voice vote.

BUILDING INSPECTOR REPORT: Jeremy Pfeiffer gave the Building Inspectors Report for January 2026. Issued 2 occupancy permits for single family homes, issued 3 permits and received 2 applications for new homes.

ZONING ADMINISTRATOR REPORT: Wally Rassel reported no permits year to date.

TOWN LIAISON DEPUTY REPORT: Deputy not present. Deputy Nickels has been assigned to the Town of Farmington area and will be stopping in when available

COUNTY BOARD UPDATE: County Board Supervisor Neuman gave an update of January 14, 2026, County Board.

- 4-H Key Awards Presentation
- Two Commendations for Retirees
- Approved Funding for Assistant District Attorney Position
- Approved Resolution for Brownfield Assessment Coalition Grant for year 2026
- Approved-Resolution Amendment to Chapter 275 – Shoreland, Wetland and Floodplain

PUBLIC SAFETY COMMITTEE January 21, 2026

- Heard Flooding after action Report (AAR) – August 9-12, 2025
- CTY Emergency manger is working 2026-2028 Washington County Integrated Preparedness Plan (IPP)
- Advisory Resolution Supporting Legislature for State Funding for Disaster - Failed
- Medical Examiner's Update – Pathology Contract

PUBLIC WORKS REPORT:

- Took delivery of New Plow truck
- Cut some trees
- Completed some snowplow/salting operations

ROAD CLOSURE REQUEST: Request by Hot Shots to close Boltonville Road and Bolton Drive for St Patrick's day Parade on March 15, 2026. Moved by Neumann, seconded by Rodenkirch, to approve the request by Hot Shots Saloon to close Boltonville Road and Bolton Drive for St Patrick's Day Parade on March 15, 2026. Voting in favor: 3. Opposed: 0, Motion carried on voice vote.

ORCHARD VALLEY ROAD: Consider award of contract for ARIP project. Bids have come in under budget. Reviewed BID tabulations and recommendation from engineer. Moved by Neumann, seconded by Rodenkirch, to award the project to Stark Pavement to resurface Orchard Valley Road in the amount of \$933,104.00. Voting in favor: 3. Opposed: 0, Motion carried on voice vote.

LICENSE – CONSIDERATION OF APPLICATION FOR: 2-YEAR OPERATORS'S LICENSE (valid through 06-30-2027) John Branscomb, Elaina Ebsen (Hot Shots): Moved by Neumann, seconded by Kohlwey to approve. Voting in favor: 3, Opposed: 0, Motion carried on voice vote.

UPCOMING MEETINGS / EVENTS:

February 24, 2026, Plan Commission at 7:00 p.m., as needed.

March 10, 2026, Audit Meeting at 6:30 p.m.

March 10, 2026, Town Board at 7:00 p.m.

March 24, 2026, Plan Commission at 7:00 p.m., as needed.

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.

CORRESPONDENTS: Neumann was appointed to the County wide EMS funding work group to represent townships, he attended the first meeting on 01/29 with County representatives regarding County funding through county tax levy options. Neumann heard that the Federal FEMA aid has denied funding for the Indian Lore Bridge. He is working on other disaster funding options.

CITIZEN COMMENTS: Fechter asked about the 1.4M Grant for Orchard Valley Road project, does the town get to keep any money left over or under bid savings. Chairman Neumann stated No. Elbe stated the Town did a good job with snow plowing this winter.

ADJOURNMENT: Moved by Neumann, seconded by Kohlwey to adjourn the meeting at 9:22 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 February 21, 2026. Patty Hoerig, Town Clerk.

Subject to Approval: These Minutes will be considered for approval at the March 10, 2026, Town Board Meeting.