

Town of Gibson Plan Commission Meeting 11-19-2025 Minutes

Meeting was called to order at 6:00 PM at the Town Hall by Chairman Argall.

Members in attendance are: Leigh Coenen, Sydney Herman, John Rabitz, and Scott Chalupny; absent David Derosier. Christa Steeber tendered her resignation. A quorum was present.

Public present: Bill Vachon and Trever Bein of Badgerland Aggregates.

A motion was made by L. Coenen and seconded by J. Rabitz to approve the meeting minutes from August 28, 2025. All members voted aye, motion passed.

A motion was made by S. Herman and seconded by S. Chalupny to approve the agenda. All members voted aye, motion passed.

Chairman D. Argall then opened the discussion for B. Vachon to provide an update on the reclamation progress of the Badgerland Aggregate mining operation. He provided colored maps of the area with approximately 34 lots/parcels with a size of a little more than an acre each. There is one outlet lot of 2 acres. In addition, the map showed the projection of what the lake would look like with the mining expansion to the West with Jambo Creek Road abandoned. The map also showed two access roads on each end of the lake (North and South) to allow access to the proposed lots. Lots would also access off of Cherney Road from the East. Mr. Vachon then informed the members that it would be better to have "mound systems" for waste disposal and individual wells. He "justified this by saying that if Mishicot provided these services, they would want to annex this area to benefit the income from the property taxes as the lots were sold. Mr. Vachon also stated that an area on the South end was available for the county to develop a boat access area and park.

The question was then raised as to whether the land would be "reverted back to the Town". Mr. Vachon advised that Badgerland Aggregate owns the land and would be the beneficiary of the dollars raised when the parcels were sold. In addition, they would be responsible for the development of the N and S access roads. The other option Badgerland Aggregate would have is to sell the property to a real estate developer who then would be responsible for developing the access roads and may even change the parcel size.

Team members then requested Mr. Vachon to have a meeting with Mishicot representatives regarding the development of a sanitation district with them providing a possible line from the site to Mishicot and also to see if they would be

willing to provide a water line. The team wanted answers to these questions before making any further decisions regarding mound systems and individual wells.

Team members were also in agreement that Jambo Creek Road would not be abandoned until Cherney Road was redone to accommodate the agriculture traffic that is currently provided by Jambo Creek Road. Mr. Vachon then discussed the possibility of extending Avery Road South to Fisherville Road. After a good discussion and review of the map, team members did not feel this was a good alternate. The 2 access roads would make up for the portion of Jambo Creek being abandoned relating to moneys provided by the state for town roads.

When asked how much more mining was yet to be done on the current site, Mr. Vachon indicated mining would be continuing for approximately another 10 to 17 years. As the discussion ended with no additional questions, Mr. Vachon reiterated that Jambo Creek Road would need to be abandoned at some point so the expansion to the West could take place.

Chairman Argall then suggested to the team members, if all were in agreement, that a motion, for the record, that Jambo Creek Road would not be abandoned until Cherney Road was reconstructed to accommodate agricultural traffic be made at this time to ensure future Plan Commission Members that no expansion of Badgerland Aggregate to the West was acceptable until Cherney Road was reconstructed. All members were in agreement and a motion was made by L. Coenen and seconded by S. Chalupny that Jambo Creek Road will not be abandoned until Cherney Road was reconstructed to accommodate agricultural traffic. All members voted aye, motion passed.

Team members thanked Mr. Vachon and Trever Bein for the presentation update and the opportunity to continue to work with Badgerland Aggregate in completing this recovery plan.

Team members then reviewed portions of the Town's 20 Year Plan and decided to review/read chapters 3 and 4 in preparation for the next meeting. A date was not set at this time and Chairman Argall will look at a team meeting in January 2026.

Motion by L. Coenen and seconded by S. Chalupny was made to adjourn, all members voted aye. Meeting adjourned.

Respectively submitted,

Chairman D. Argall

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