

TOWN OF STUBBS • SPECIAL BOARD MEETING

November 24, 2025 • N3305 S. Hutchinson Road, Bruce, WI 54819

Attendance: Dave Kochendorfer, Chairman; Annie Huiras, Supervisor 1; Pam Bonczyk, Supervisor 2; Lynn DeWall, Clerk

Others in attendance: John Bonczyk, Andy Bonczyk, John Richter, Valerie Richter, Ken Suzan, Pam Lamm, Bob Johnson, Jackie Johnson, Patricia Burak, Shirley Rouleau, Carol Zak, Jim Zak, Karen Olivo, Dean Taylor, Tom Cudo, Bob Lorkowski, Greg Czynscon, David Wierzba, Lynne Wierzba, Ken Retzlaff

1. Meeting called to Order at 6:01 p.m.

2. Pledge of Allegiance

3. Approve minutes from November 17 Special Board Meeting

Motion by Pam Bonczyk / Annie Huiras 2nd to approve the November 17 Special Board Meeting minutes as written. **Motion carried unanimously.**

4. Bond for treasurer to collect property taxes

Motion by Annie Huiras / Pam Bonczyk 2nd to approve the bond for treasurer to collect the property taxes. **Motion carried unanimously.**

5. Town Hall property and agreement with land usage

- a. Follow up discussion from November 17 Special Board Meeting – Annie Huiras suggested to send a cease and desist letter to Bonczyk Soft Maple Valley Dairy Farm, Inc. to stop farming town owned land immediately and pay back rent.
- b. John Bonczyk stated what he recalls: Town of Stubbs approached the Bonczyk Farm about 20 years ago, it was around the time of the expansion of the new town hall. Art Dixon was the chairman at that time. Dixon asked the farm to sell the Town of Stubbs one acre of land. Bonczyk agreed to sell one acre. A few days later, Dixon asked Bonczyk to sell an additional acre, total of two acres. Bonczyk sold two acres to the Town of Stubbs. Dixon and Bonczyk agreed the farm could farm up to where the town quits mowing around the buildings. Bonczyk states that Dixon stated not to mess around with any agreements. Bonczyk Farm was to keep it clean up to the town line where they mowed lawn, and then there would be no brush, weed, and rodent problems around the town hall. They shook hands, agreed on it, and that's been it.
- c. Dean Taylor stated what he recalls from Duane Taylor: The Bonczyk Farm could farm the land until the town needed the land. The town was not ready to build anything at the time.
- d. Jim Zak stated what he recalls: Jim Zak was on the town board at the time. Says he raised the question at the time as to whether or not there should be a fee charged. He remembers asking Dixon that the town should not allow Bonczyk Farm to farm the land. If Bonczyk Farm wanted to farm the land, they would have to pay a fee. Zak believes there was a payment received. Zak had concerns about the town buying land and then the town letting people farm it. Doesn't know what kind of verbal agreement Dixon had with the individual, but it should be in the minutes from that time period.
- e. It was discussed that the town should have the land surveyed so there is an official marking.
- f. Annie Huiras will look into the outstanding proposed rent.

Motion by Dave Kochendorfer / Pam Bonczyk 2nd to get the land surveyed and the town pays for it.

Kochendorfer: Aye, Bonczyk: Aye, Huiras: Nay. Motion carried.

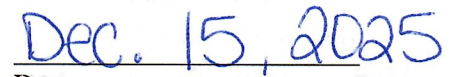
6. Decision on Martindale Road, Paul Lane, and Lorkowski Lane closures

- a. Supervisor Pam Bonczyk presented a statement regarding the proposed road closures.
- b. Supervisor Annie Huiras presented a statement regarding the proposed road closures.
- c. Chairman Dave Kochendorfer presented a statement regarding the proposed road closures.
- d. After discussion, the Board opted to table the decision on the road closures until the next meeting.

Motion by Pam Bonczyk / Dave Kochendorfer 2nd to table the decision on Martindale Road, Paul Lane, and Lorkowski Lane closures. **Motion carried.**

7. Meeting adjourned at 6:55 p.m.


Lynn DeWall, Clerk


Date