

**TOWN OF WELLS
FIRST MEETING OF THE BOARD OF REVIEW AND
MINUTES FOR MAY 9TH, 2024 MEETING**

The board for the Town of Wells held the First meeting of the Board of Review on Thursday, May 9th, 2024, at the town hall. The meeting was called to order by Chairman J. Wells at 6:07 p.m. The meeting was properly posted and published. The assessment roll has not been completed yet. Jeff Schmitz made a motion to reschedule the Board of Review meeting for Wednesday, June 12th, 2024, from 5-7 p.m. Greg Schmitz made a motion to adjourn the first meeting of the Board of Review. Jeff Schmitz seconded the motion. Motion carried. The meeting adjourned at 6:10 p.m.

The board for the Town of Wells held their monthly board meeting immediately after the adjournment of the first meeting of the Board of Review. The meeting was called to order by Chairman J. Wells at 6:10 p.m. at the town hall. Supervisors Greg Schmitz and Jeff Schmitz were present as well as the Treasurer Simon Wells and Clerk Diane Schwarz. The meeting was properly posted and published. There were 10 people present for the meeting. The minutes were reviewed for the meeting held on April 11th, 2024. Greg Schmitz made a motion to approve the minutes as read. Jeff Schmitz seconded the motion. Motion carried. Simon Wells reported the treasurer's report. Greg Schmitz made a motion to approve the report. Jeff Schmitz seconded the motion. Motion carried. The bills were audited next on the agenda. Jeff Schmitz made a motion to approve the expenses for April-May 2024. Greg seconded the motion. Motion carried.

Public input was next on the agenda. Steve Kaiser had addressed the board and had brought to the attention of the board that he is having difficulty resolving a fencing issue with neighboring property owners Jim Hyatt and Lisa Kowitz. The legalities were discussed on what the Town of Wells board has authority or ability to resolve this fencing issue. After some discussion, Jeff Schmitz made a motion to have the clerk send a letter to each property owner stating that a response is required to notify the board within 30-days of acknowledgement of the letter and the plan of action that will be taken within an additional 15-days to fix the problem. If the fencing issue is not resolved within the 15-day period, the board will have legal action taken on it. The board will hire someone to put it up and the cost will be put on the property owners tax bills if necessary. Greg Schmitz seconded the motion. Motion carried.

The driveway permit for resident Jayda Berckman was brought to the attention of the town board. Jeff Schmitz indicated that he will check it out. Town resident Brett Emmel contacted the board and inquired about obtaining access to the town road from his property to have logs removed from his property and load them onto the town road. The board will check it out and possibly approve the task, with the stipulation that it doesn't become an access route.

Al Thurston addressed the board with an application for a C.U.P for a small business to make and sell woodworking projects on his property at 20861 Jasper Avenue, Sparta, WI. Al Thurston has already obtained a sellers' permit. There were no objections from anyone brought to the attention of the board. After some discussion, Jeff Schmitz made a motion to approve the application for the C.U.P. enabling him to put up a storefront if needed without any stipulations. Greg Schmitz seconded the motion. Motion carried.

"Open Book Session" is scheduled for Wednesday, June 5th, 2024 from 5-7 p.m. The Board of Review is scheduled for Wednesday, June 12th, 2024 from 5-7 p.m.

Updates on roads and equipment were discussed next on the agenda. Kevin Schmitz addressed the board for an issue about the "gentleman's agreement" between the maintenance of the Town of Wells portion of Janus Road, from Highway 71 going to just before driveway #12600 and then the Town of Angelo has agreed in the past to maintain the rest of Janus Avenue from just before #12600 and continuing east. The Town of Wells decided that Janus Avenue from Highway 71 going west to driveway

#11403 needs cold mix patching and a chip seal this year. The WISLR maps show the two town lines differently. Kevin had reached out to the Town of Angelo to clarify the difference and pursue what course of action to be taken. There is a bad culvert that needs to be replaced just west of the bike trail on Janus Avenue. So, depending on what both towns agree upon, this would either be the Town of Wells responsibility right now, or the Town of Angelo's responsibility if we switch from the "gentleman's agreement". This needed to be clarified before any maintenance work is completed. Kevin will reach out to the Supervisor Norbert Brown of The Town of Angelo to get a clarification. * There is an issue with a beaver dam becoming a nuisance under the bridge on Janus Avenue that will have to be destroyed as it is becoming an issue with any rising waters. * The patrolman has indicated that he will start to patch the roads before any of the town maintenance projects. * There was an issue of who will inspect the town's bridges brought to the attention of the board from the Monroe County Highway Department. There is an option to hire out to a private bridge inspections crew or to stay with the county bridge inspectors. The board decided to stay with the county's inspectors. * The WISLR maps and information will now come to the clerk for the information requested. * A portion of Keyway Avenue will need to be rebuilt. An estimate to pulverize the road will cost \$3,000- \$3,500 by Lepke. Gravel and grading will add to the cost. The board will decide after meeting on May 16th, 2024, at 4-5 p.m. at the site. * The town is still waiting to hear about the radiator ordered for the grader. * The Ford pickup has been taken to the Sparta Diesel for repair as it would not start. * The Town of Clinton has bought a new truck and will sell the old 2006 truck. Greg Schmitz will talk with Roxie Anderson to see if she would be able to write a grant for a new truck for the Town of Wells. He reported that the Comprehensive Planning Committee will have an open house for the approval of the updated comprehensive plan for the Town of Wells soon. * Patrolman Justin has indicated that the mower tractor is ready to start mowing along the town's roads soon.

May 16th, 2024, there will be a Monroe County WTA meeting held at Cashton. There will be 4 attending the meeting.

The June board meeting is scheduled for Wednesday, June 12th, 2024, following the adjournment of the Board of Review meeting held from 5-7 p.m.

Greg Schmitz made a motion to adjourn the meeting. Jeff Schmitz seconded the motion. Motion carried. The meeting was adjourned at 7:55 p.m.

Diane E. Schwarz
Clerk-Town of Wells