

TOWN OF KOSHKONONG
MEETING MINUTES
July 15, 2026

Present:

Chairperson Kim Cheney

Supervisors: George Jaeckel, Jim Brandenburg, Erik Hoffman, Matt Hill

Clerk Caitlin Kincannon

Treasurer Alicia Grulke

The public meeting was broadcast and recorded by Zoom.

1. Call to order and verification of public meeting

The Chairperson called the meeting of the Town Board of Koshkonong to order at 7:01 PM, and the Clerk verified the proper postings had been made.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Whitewater Fire Department Assistant Chief Ryan Dion activity report

Assistant Chief Ryan Dion discussed recent activities and fire safety.

4. Chief Reports

- None

5. Public comment - agenda items only

- Chris Johnson, N653 Old 26 Rd, inquired about items 15 & 16 and what the requests entailed. Would like to request a roll call of votes. Asks Board votes no on 15 & 16.
- Dave Ramen inquired if 'multifamily' meant duplexes, Chair answered yes.
- Scott Trogner, W7348 Koshkonong Lake Rd, concerned about late notice of request, feels Old 26 Road is in poor condition and would be effected by development.
- Walt Christensen, W7057 Pond Rd, regarding item 23, requests support of county's move on moratorium.
- Anastasia Vega, N653 Old 26 Rd, regarding items 15 & 16, as well as agreed with Walt Christensen on item 23. Requests roll call on votes on items 15 & 16. Read letter on behalf of Judy & Dennis Scheehle. Asks board to table items 15 & 16. Submitted written public comments for the record.
- Matt Zangl, W5833 Hedrick Dr, regarding item 14. Stated TDS has caused damage to his driveway.
- Duane Miller, W6234 Apple Ln, regarding item 14. Feels TDS has caused extensive damage by doing work during heavy rainfall.
- Angela Starr, N901 Old 26 Rd, regarding items 15 & 16. Agreed with Chris and Ana's comments. Feels traffic has gotten worse on Old 26 Road and we're losing farmland.
- Chad Hilstad, N915 Vinnie Ha Ha Rd, regarding items 15 & 16. Agrees with others on topic, feels there was short notice and Town could look at other properties that are ready for development. Asks board to table for more discussion.

6. Approve June 2026 meeting minutes

Supervisor Hoffman motioned to put the June 2026 meeting minutes on file.

Seconded by Supervisor Jaeckel.

No further discussion, all in favor. Motion carried.

7. June 2026 Treasurer's Report delayed to August

The June 2026 Treasurer's Report will be delayed to August.

8. Discuss/Motion Westphal Lane

Requester April Fry of Westphal Lane present. It was discovered last month that the Town road ended further away than realized where plowing and garbage trucks have been using. April Fry is requesting help in restoring the portion the Town does not own but utilized unknowingly. Chair suggested reaching some kind of compromise; suggested installing a turnaround area. Supervisor Brandenburg suggests a T-turnaround and patching it. Estimate received from the County for an overlay for \$59,000. April stated that patching would be an acceptable compromise. Board considered vacating a portion of the end of Westphal Lane.

Supervisor Hoffman motioned to patch part of private driveway past the end of Westphal Lane that Town had partial responsibility for damaging.

Supervisor Hoffman withdrew his motion.

Supervisor Hoffman motioned to table the discussion until more information is gathered on where work should be done and review with Public Works.

Seconded by Supervisor Jaeckel.

No further discussion, all in favor. Motion carried.

9. Discuss/Motion waste disposal contract proposal from John's Disposal

Nate Auston with John's Disposal present, discussed contract proposal.

10. Discuss/Motion application from River North Boatyard for a "Class B" Intoxicating Liquor & Class "B" Beer Combination License

River North Boatyard has applied for the newly available Class B Liquor license. Business would like to be able to offer to sell drinks to customers. They would relinquish their Class A liquor & beer licenses if awarded the Class B liquor & beer license.

Supervisor Jaeckel motioned to approve the application for a "Class B" & Class "B" combination license.

Seconded by Supervisor Hoffman.

No further discussion, all in favor. Motion carried.

11. Discuss/Motion variance request for an extended driveway on Kunz Road by Matt Armstrong

Matt Armstrong present, would like to have a driveway on the parcel for his shop at 36 feet.

Supervisor Jaeckel motioned to approve the variance for the extended driveway.

Seconded by Supervisor Hoffman.

No further discussion, all in favor. Motion carried.

12. Discuss/Motion variance request for a second driveway at N2676 Curtis Mill Rd by James McHale

James McHale present, would like to have a second driveway to be north of the storage shed. It will be a regular sized driveway, McHale advised 18 feet at the road.

Supervisor Hoffman motioned to approve the variance for a second driveway.

Seconded by Supervisor Jaeckel.

No further discussion, all in favor. Motion carried.

13. Discuss/Motion request by Robert Zarnowski for variance to allow for a reduced setback in existing R-2 zone from 25' to 10' to allow for a new residence to be built out of the floodplain at N601 Cowpath Lane

Robert Zarnowski present, advised structure would be moved out of floodplain.

Supervisor Hoffman motioned to recommend approval for the variance request.

Seconded by Supervisor Jaeckel.

No further discussion, all in favor. Motion carried.

14. Discuss/Motion TDS utility permit review – added 7/13/2026

Duane Miller, resident, presented photos to Board showing damage caused by TDS during fiber installation work. Matt Zangl, resident, spoke about damage TDS caused to his driveway. Matthew Kinders present on behalf of TDS. Board reviewed 3 permits TDS has been granted for work this summer. All 3 permits are still within the time to complete restoration.

Board will give TDS chance to make things right, Clerk will send complainant info to Matthew for them to address.

15. Discuss/Motion request for preliminary survey review and to rezone from A1 to R2 at parcel 016-0513-2514-000 for future development – added 7/13/2026

It was acknowledged that the property is currently zoned as A-T. Chair explained this is only a preliminary rezone, and all other parts of the subdivision development process follows a standard.

Questions raised of current 2010-2035 comprehensive plan and if it is outdated.

Supervisor Jaeckel motioned to recommend approval of the rezone request from A-T to R-2.

Seconded by Supervisor Brandenburg.

Roll call votes:

- Supervisor 1 George Jaeckel: aye
- Supervisor 2 Jim Brandenburg: aye
- Supervisor 3 Erik Hoffman: aye
- Supervisor 4 Matt Hill: nay
- Chairperson Kim Cheney: aye

Motion carried 4-1.

16. Discuss/Motion request for conditional use permit to allow multi-family housing at parcel 016-0513-2514-000 for future development – added 7/13/2026

Chairperson Cheney only in favor of approving conditional use if it's limited to the specified area of multifamily housing.

Supervisor Jaeckel motioned to approve the conditional use request to allow for multi-family housing for the future development in the specified preliminary plan that we received in that area.

Further discussion had on the term multi-family.

Supervisor Jaeckel amended his initial motion to include 8 duplex lots in the specified area designated in the developers sketch.

Seconded by Supervisor Brandenburg.

Roll call votes:

- Supervisor 1 George Jaeckel: aye
- Supervisor 2 Jim Brandenburg: aye
- Supervisor 3 Erik Hoffman: aye
- Supervisor 4 Matt Hill: nay
- Chairperson Kim Cheney: aye

Motion carried 4-1

17. Discuss/Motion appoint Koshkonong Town Board member as plan commission liaison

Supervisor Matt Hill volunteered.

Supervisor Hoffman motioned to appoint Supervisor Matt Hill to the plan commission.

Seconded by Supervisor Brandenburg.

No further discussion, all in favor. Motion carried.

18. Discuss/Motion appoint Koshkonong plan commission members

Supervisor Hoffman motioned to appoint Duane Miller, Tony Brus, Chad Hilstad, Chris Johnson, Bill Stade, and Walt Christensen to the plan commission, along with Matt Hill.

Seconded by Supervisor Brandenburg.

No further discussion, all in favor. Motion carried.

19. Discuss only engineer appointment for plan commission

Town & Country Engineering suggested. Chairperson Cheney will reach out and we'll appoint next month.

20. Discuss/Motion Intergovernmental Agreement for Will Road

Koshkonong owns small portion of Will Road that work is slated for along with Towns of Jefferson & Hebron.

Supervisor Jaeckel motioned to approve the intergovernmental agreement for Will Road.

Seconded by Supervisor Brandenburg.

No further discussion, all in favor. Motion carried.

21. Discuss/Motion approve survey quote by Combs & Associates for N521 Blackhawk Bluff Drive

Quote received for \$1050.

Supervisor Hoffman motioned to approve the quote from Combs.

Seconded by Supervisor Hill.

No further discussion, all in favor. Motion carried.

22. Discuss/Motion bids for tree work on Grogan Road

Four quotes received.

Supervisor Brandenburg motioned to approve the quote from Kriszan for \$1500 to remove tree and stump.

Seconded by Supervisor Jaeckel.

No further discussion, all in favor. Motion carried.

23. Discuss/Motion Jefferson County request for opinion on data center moratorium

Supervisor Jaeckel explained that a lot of public input was provided at the County, prompting County to implement an 18 month moratorium on data centers.

Supervisor Hill motioned support the Jefferson County request for the 18 month moratorium.

Seconded by Supervisor Brandenburg.

No further discussion, all in favor. Motion carried.

24. Discuss/Motion employee handbook addendum

Clerk presented draft of Public Works department addendum to supplement the employee handbook.

Social media policy discussed to be drafted separately.

Supervisor Hill motioned to adopt the addendum to the employee handbook.

Seconded by Supervisor Hoffman.

No further discussion, all in favor. Motion carried.

25. Public Works Report & Projects

Public Works Supervisor Lucas Buckingham present, discussed department report. Supervisor Jaeckel advised of short signage on Jaeckel Road. Supervisor Hill mentioned potential unpermitted driveway started on Vinnie Ha Ha, Clerk and Chair are addressing.

26. Approve Bills

Supervisor Brandenburg asked about Mid-State bill for John Deere. We will withhold check for now.

Supervisor Hill motioned approve the bills as presented, with exception of the Mid-State payment removed.

Seconded by Supervisor Jaeckel.

Discussed code enforcement payments.

No further discussion, all in favor. Motion carried.

27. Clerk's Report

- Upcoming Partisan Primary Election on 8/11/2026 at the Town Hall; polls open 7AM-8PM; photo ID required to vote; absentee ballots can be requested on the MyVote website; in-person absentee voting hours offered during 2 weeks prior to election, dates & hours posted at Town Hall, on our website, and on Facebook; voters can register at the polls
- 3 letters sent to properties with overgrown lawns
- Complaint sent to code enforcement for weeds and an unmaintained pool causing public nuisance
- Licenses issued in July 2026: 5x campground licenses, 3x tobacco licenses, 13 alcohol licenses including 5 "Class B" liquor licenses, 40+x operator licenses. Almost \$6,000 licensing fees collected.
- Event held by motorcycle club on Vickerman Road happening again this year, as held in previous years with Board's okay to close a portion of the road and allow parking. Event will be weekend of July 25. Public Works will handle signage and Clerk will notify Sheriff's Department.
- Salt price has come in at \$100.27 – up 2.5%. Reminder of what we ordered for this season: 400 tons total: 200 early, 150 seasonal, 50 reserve.
- Walking event called Trek For Troops taking place July 18; annual event where group walks from VFW to end of Blackhawk Island Road.

28. Future Agenda Items

- Lucas Buckingham annual employee review – Board will meet 8/5 at 6:30PM for closed session
- Regular monthly Board meeting will be August 5th at 7PM
- Social media policy
- Possible public hearing on land division ordinance amendment
- Appoint engineer
- White Crow Pass
- Future roadwork
- Montclair trees
- Award garbage contract
- Review Combs survey
- Westphal lane restoration/vacation
- Comprehensive plan

29. Public comment

- Chris Johnson, says Old 26 condition needs to be addressed. Seeing more traffic of golf carts from the campground onto Old 26 Rd. Board considered sign at end of Koshkonong Lake Rd advising no golf carts beyond that point. Spoke on data centers.
- Walt Christensen, spoke about data center and water concerns, said we should consider updating comprehensive plan. Park has upcoming fundraiser.
- Shelly Cloute, asked if a stop sign would go in at Eagle Ridge; Chairperson said it's a private road but she'd talk to Vince Kent.

30. Board Member announcements

- Supervisor Brandenburg spoke on concerns about solar farms.
- Supervisor Hill previously volunteered to attend the Lake District audit, but will not be able to go. Chairperson Cheney will try to attend.

31. Adjournment

Supervisor Jaeckel motioned to adjourn at 10:14PM.

Seconded by Supervisor Hoffman.

No further discussion, all in favor. Motion carried.

Respectfully submitted

Caitlin Kincannon

Clerk

7/23/2026