

TOWN OF EASTON, MARATHON COUNTY, WI
REGULAR MEETING OF THE TOWN BOARD

Town of Easton Municipal Center
169612 County Road Z
Ringle, WI 54471

AGENDA

Monday, July 13, 2026, at 7:00 p.m.

1. Meeting called to order by Chairman Beck
2. Roll Call
3. Approval of [June 8, 2026, Regular Meeting Minutes](#) and [June 8, 2026, Bid Opening Minutes](#)
4. Public Comments
5. Old Business
 - a. Discussion and possible action on purchasing a new grader
6. New Business
 - a. July 14, 2026, to June 30, 2027, Operator/Bartender License for Darian Leah Stankowski
 - b. [Purchase of ballot drop box](#)
 - c. Discussion and possible action on Highpoint Road Asphalt LRIP Bid – Project ID 39508802701
 - d. [Proposed Schedule of Fees](#)
 - e. [Discussion and possible action on proposed Solid Waste Ordinance](#)
 - f. [Discussion and Direction Regarding a Proposed Town of Easton Land Division and Subdivision Ordinance](#)
 - g. Discussion on the possibility of any other ordinances the Board would like to see the Town have in place
 - h. Presentation of bills for approval
7. Reports
 - a. Treasurer
 - b. Fire Department
 - c. Clerk
 - d. Public Works
8. Remarks from Supervisors
9. Remarks from Chairman
 - a. Road projects update
 - b. Snowstorm disaster fund update
 - c. Wind and Solar update
10. Additional Public Comments
11. Adjourn

TOWN OF EASTON, MARATHON COUNTY, WI
REGULAR MEETING MINUTES OF THE TOWN BOARD
June 8, 2026

1. Meeting called to order by Chairman Beck

Chairman Beck called the meeting to order at 6:59 p.m.

2. Roll Call

Present: Chairman Dean Beck, Supervisors Susan Kurth and Mark Pingel.

Others Present: Clerk Sherry Weinkauff, Treasurer Melanie Neuendank, Public Works Employee Rob Weinkauff, Fire Chief Dusty Merriam, resident Mark Schlund, and four others.

3. Approval of May 11, 2026, Meeting Minutes

Motion by Kurth, second by Pingel, to approve the May 11, 2026, Meeting Minutes. Motion carried 3-0.

4. Public Comments

a. Mike Ritter, Marathon County ERC - Alternative Energy Project

Mike Ritter provided an update regarding wind energy, solar energy, battery energy storage systems, and data center proposals within Marathon County. Discussion included proposed ordinance updates, emergency response concerns, groundwater protection, road impacts, decommissioning requirements, property values, noise concerns, and a proposed moratorium on data centers while Marathon County develops regulations. Additional comments were received regarding the impacts of wind energy projects on neighboring properties.

5. New Business

a. July 1, 2026, to June 30, 2027, Class “B” Beer and Class C” Liquor (wine only) license for Tansy Hill Farm, 236851 Sunrise Rd, Wausau, WI 54403, submitted by Tansy Hill Farm LLC, Rebecca Teichroew, agent
Clerk Weinkauff reported publication requirements had been completed and background checks revealed no new issues.

Motion by Kurth, second by Pingel, to approve the license contingent upon payment of all fees and publication costs. Motion carried 3-0.

b. July 1, 2026, to June 30, 2027, Class “B” Beer and “Class B” Liquor license for:

1. The Corral on 52, 168925 State Highway 52, Aniwa, WI 54408, submitted by The Corral on 52 LLC, Sheila Schwartz, agent

Clerk Weinkauff reported background checks revealed no new issues and all fees had been paid.

Motion by Kurth, second by Pingel, to approve the license. Motion carried 3-0.

2. The Q & Z Expo Center, 234000 County Road Q, Ringle, WI 54471, submitted by The Q & Z Expo Center LLC, Nathan Schulz, agent

Clerk reported background checks revealed no new issues and all fees had been paid.

Motion by Kurth, second by Pingel, to approve the license. Motion carried 3-0.

c. July 1, 2026, to June 30, 2027 Operator/Bartender License Applications

Clerk Weinkauff reviewed the operator/bartender license applications as presented.

Motion by Kurth, second by Pingel, to approve the operator/bartender license applications as presented. Motion carried 3-0.

d. Discussion and possible action on bid for Screened Granite Supply and/or Placement

Discussion was held regarding screened granite bids and hauling services.

Motion by Pingel, second by Kurth, to approve the Ron Christiansen Trucking screened granite bid in the amount of \$41,850 delivered and \$7.45 per yard for pickup. Motion carried 3-0.

e. Discussion and possible action on purchasing a new grader

Discussion was held regarding the purchase of a new grader. Discussion included equipment specifications, available options, whether certain parts and components would be included, trade-in value of the current grader, and the final purchase price.

During discussion, Pingel made a motion regarding the grader purchase. ***Following additional discussion, Pingel withdrew the motion.***

The Board determined that additional information was needed before taking action, including a demonstration of equipment and final pricing figures. The Board agreed to schedule a special meeting to further discuss the grader purchase and take possible action after receiving a firm final cost.

f. Discussion and possible action on adopting the New Chapter 17 Zoning Code with Marathon County

Motion by Pingel, second by Kurth, to adopt the New Chapter 17 Zoning Code with Marathon County. Motion carried 3-0.

g. Presentation of bills for approval

Motion by Kurth, second by Pingel, to approve the bills as presented. Motion carried 3-0.

6. Reports

a. Treasurer

Neuendank reviewed her Treasurer's Report dated May 31, 2026.

b. Fire Department

Merriam reported that the Fire Department is applying for a DNR grant. He also provided an update on recent calls. Discussion was held regarding mutual assistance.

c. Clerk

Weinkauff reported that she is working with the Town Attorney on the Schedule of Fees and proposed ordinances and anticipates bringing the matter back to the Board in July for discussion and possible action. Weinkauff also reported that the Town Attorney is working on a solid waste ordinance.

d. Public Works

Rob Weinkauff reviewed his report, including road maintenance work.

7. Remarks from Supervisors

Pingel asked about the status of the generator project. Beck stated that he would make a call regarding the project.

8. Remarks from Chairman

a. Road projects update

Beck indicated the Highpoint Road LRIP Asphalt Project bid notice was completed and sent out. Clerk Weinkauff said the notice is scheduled to be published on June 10th and June 17th. She also provided this information to the

state as part of the grant requirement. It was also put up on the website. Beck also discussed Shared Revenue funding and the requirement that the funds be used during the year they are received.

b. Snowstorm disaster fund update

Beck reported that he submitted the Wisconsin Emergency Management (WEM) application. WEM has questions regarding the pay of call-in employees, which still need to be addressed. Beck reported that approximately \$17,000 was submitted for reimbursement and that the Town may receive approximately 70 percent reimbursement.

c. Board Meeting Etiquette

Beck requested that cell phones be silenced during Town Board meetings.

d. Continuing Education for Elected Officials and Appointed Employees

Beck encouraged Board members and appointed employees to participate in continuing education opportunities. He also suggested that the Town track continuing education completed by elected officials and appointed employees.

9. Additional Public Comments

No comments.

10. Adjourn

Motion by Pingel, second by Kurth, to adjourn the meeting at 8:59 p.m. Motion carried 3-0.

TOWN OF EASTON, MARATHON COUNTY, WI
MINUTES OF THE BID OPENING FOR SCREENED GRANITE
June 8, 2026

1. Meeting called to order by Chairman Beck

Chairman Beck called the meeting to order at 6:30 p.m.

2. Roll Call

Present: Chairman Dean Beck, Supervisors Susan Kurth and Mark Pingel.

3. Verification of Proper Posting

The Clerk verified that the meeting notice was properly posted in the Wausau Daily Herald on May 18th and 19th and on the Town website.

4. Open and read sealed bids received for the supply and/or placement of screened granite

Chairman Beck opened and read the sealed bids received as follows:

- Ron Christiansen Trucking – \$41,850 delivered; \$7.45 per yard pickup.
- Warden Enterprises – \$47,100 delivered; \$3.80 per ton pickup.
- Meverden Materials – \$41,790 delivered; \$8.00 per yard pickup.
- Pingel Brothers Trucking – Trucking services only; no material cost; \$125.00 per hour through December 31, 2026.

5. Review bid documents for completeness

The bid documents were reviewed for completeness. Beck stated that no decision regarding the bids would be made at the bid opening. He informed the bidders present that they would be contacted after the Town Board had taken action on the bids.

6. Refer bids to the Town Board for review and consideration

The bids were referred to the Town Board for review and consideration at the Regular Town Board Meeting.

7. Adjourn

Motion by Kurth, second by Pingel, to adjourn the meeting at 6:40 p.m. Motion carried 3-0.



Important Election Questions

From Kim Trueblood <Kim.Trueblood@marathoncounty.gov>

Date Tue 7/7/2026 10:39 AM

Good Morning All,

In light of the postmaster general's recent comments about potentially not delivering absentee ballots in states whose voter rolls have not been given to the feds (Wisconsin being one), and in light of the very slow mail that we have all observed in recent elections, I am going to be working on some messaging to our Marathon County residents surrounding absentee ballots. I need your help / input on a couple of things:

- I'll be putting out a press release later this week encouraging voters to get their ballots in the mail back to you no later than July 28, which is two weeks prior to the election. My intent is to issue the press release from my office, in partnership with the municipal clerks of Marathon County. If you have a strong feeling about that, please let me know. I'm guessing you'll all see that as a positive statement, but I don't want to assume and then cause a problem for anyone 😊
- During Covid era elections, we had a listing on the county website of all the municipalities that had a drop box available for residents to return absentee ballots. I know that drop boxes have become controversial in the last few years. I would encourage you to have a conversation with your governing body as to whether now may be a good time to implement a drop box given the uncertainty of the mail situation. There are several options that are available and would fit with WEC's guidance concerning drop boxes. I'll put a couple of examples at the end of this email.
- If you have a drop box, or plan to have one for the fall elections, please let me know. I'm going to publish the list again like we did during Covid.
- I am considering having an election related booth at the Wisconsin Valley Fair August 4-9. I'm thinking having sample ballots available, poll place listings, posters with reminders, etc. The booth doesn't need to be staffed all the time, but if you'd like to use that as an opportunity to interact with voters and answer questions, let me know.
- Consider how you can reach out to voters in your municipality – newsletter, email, text – whatever tools you have to remind your voters to make sure to return their ballots to the polling locations by 8 p.m. on August 11.

We'll do another information blitz before November as well.

Here are a couple options for ballot drop boxes. You would need to mark them appropriately with letters or a laminated sign stating that it is a ballot drop box.

[Budget friendly option from Amazon](#) – can be mounted to a post that is cemented in the ground or mounted to the building.

[Drop box from an election vendor](#)

Thank you for all of your work. It's hard to plan with all the uncertainty that seems to be attaching itself to this fall, but I have every confidence that we'll be prepared to handle whatever comes our way! It's better to be proactive than reactive!

Kim Trueblood

Marathon County Clerk

kim.trueblood@marathoncounty.gov

715-261-1501



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TOWN OF EASTON

FEE SCHEDULE

Updated July 2026

DOG LICENSE

Spayed/Neutered	\$12
Not Spayed/Not Neutered	\$20
Puppies – ½ of the above amounts if the dog became 5 months of age after July 1 of the license year	
Multiple dogs (Kennel)	\$80, extra tags \$12

ADMINISTRATIVE

Copies (per page)	0.15
NSF Fee	\$30
Special Assessment Letter	\$30.00
Town Hall Rental	\$30

PUBLIC WORKS

Trip permit fee for excess of the imposed weight limitations	\$50
Placement of facilities within right-of-way permit fee	\$50 (plus the actual cost of any engineering, inspection, testing, or restoration required by the Town.
New Culvert/Driveway permit	\$50 + Material and Labor
Damage to property and Labor	Replacement cost + Material
Snowplowing	\$50 for 7 minutes, \$5 each additional minute

ALCOHOL BEVERAGE LICENSE

Temporary (picnic) Class "B" or "Class B" license	\$10
Class "B" annual beer license	\$100
"Class B" annual liquor license	\$500
Class "A" annual beer license	\$100
"Class A" annual liquor license	\$500
Class "C" Wine license	\$100
Six-month license for "Class B" and "Class A" liquor license	\$250
Publication Fee	Actual cost
Cigarette/Tobacco	\$10
Operator/Bartender	\$20
Provisional Operator/Bartender	\$15
Temporary Operator/Bartender	\$10

CONSTRUCTION (Northwinds Inspection Fees)

New Construction	\$610
New Construction (over 5000 sq ft)	\$710
HUD Homes	\$410
Additions (under 500 sq ft)	\$350
Additions (over 500 sq ft)	\$450
Accessory Buildings	\$150
Electric service	\$150
Early start permit	\$50
Occupancy Certificate	\$300

ZONING

For all zoning related fees contact Marathon County Conservation, Planning, and Zoning Department – 715-261-6000

FIRE DEPARTMENT

Structure Fire	\$500
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False Alarm Fee

- | | |
|---------------------------|-------|
| • 3 rd offense | \$100 |
| • 4 th offense | \$250 |
| • 5 th offense | \$500 |

DRAFT

TOWN OF EASTON
Marathon County, Wisconsin
An Ordinance Amending the Code of Ordinances
Chapter 5: Regulations
Creating § 5-11 entitled “Solid Waste Generally” &
§ 5-12 entitled “Local Approval for Facility Siting Required”

The Town Board of the Town of Easton do ordain as follows:

Section 1: Chapter 5: Regulations, Section 5-11 entitled “Solid Waste Generally” of the Code of the Town of Easton is hereby created to provide as follows:

5-11 Solid Waste Generally.

A. Definitions.

The definitions contained within Wis. Stat. §§ 287.01 and 289.01, and as from time to time they are amended, are hereby incorporated into this Ordinance by reference as if fully set forth herein.

B. Supervision of garbage and refuse disposal.

1. This Ordinance is adopted pursuant to Wis. Stat. §§ 60.01, 60.22, 66.0405 and 287.09(3)(b). The collection and disposal of solid waste such as ashes, garbage, rubbish, refuse, and recyclable materials shall be under the supervision of the Town Board or its designee.
2. In addition to this Ordinance, the Town may set forth further rules and requirements governing this issue, including as may be set forth in a contract with a service provider and/or the enactment of special charges under Wis. Stat. § 66.0627.

C. Littering prohibited.

No person shall place, throw, permit to flow or leave any slops, dirty water, liquid of offensive smell, or otherwise nauseous or unwholesome liquid, or any dead carcass, carrion, meat, fish, entrails, manure, rubbish, ashes, garbage, junk automobiles or parts, debris, or refuse of any kind or description in or upon any public street, gutter, sidewalk, alley, park, or other public ground in the Town.

D. Containers.

1. Each and every owner, tenant or person occupying any dwelling house or other building, or portion thereof, in the Town and producing garbage and refuse shall possess sufficient containers to hold the garbage or refuse accumulating between collections. Any defective container having ragged or sharp edges or any defects to injure or hamper the person collecting waste shall be immediately replaced with a new container. Any defective container, when used, may be confiscated by the Town

or its contractor. All persons shall use containers for collection which are designated by the Town or a respective contractor for use within the Town.

2. The containers being used for collection services shall be set at the curbside no sooner than the evening prior to the regular collection day.
3. All containers will be removed from the curbside collection point within 24 hours after regular collection time.

E. Disposal of bulky materials.

Generally, bulky materials shall be broken up, cut up, or dismantled such that they may be placed fully within containers for collection. Persons shall otherwise dispose of bulky items only as directed by the Town or its contractor, by engaging a direct services provider, or by making their own arrangements for a direct dropoff at a solid waste facility.

F. Draining and wrapping garbage.

Before placing any garbage in a container for collection, each and every owner, tenant, housekeeper and other person or persons occupying any dwelling or other buildings, or portions thereof, in the Town shall first drain the garbage free of water and then wrap it in paper or a plastic bag so that the collection container shall contain relatively dry packages of garbage. It shall be the responsibility of each owner, tenant, housekeeper, or other occupant to keep the collection container dry and free from rainwater and snow.

G. Placement of containers for collection.

Collection containers shall be set out as directed by the Town or by a representative of the Town's contractor for hauling garbage and refuse. A means of travel to and from the containers shall be provided by the owner, tenant, or occupant, including during winter months. Containers shall, between collections, be kept in as inconspicuous a place as is reasonably possible.

H. Dumping and scavenging prohibited.

1. No person shall deposit, throw, place or leave any garbage or refuse or combustible rubbish or recyclable material or other waste material upon any public highway, street, court, lane, alley, business square, public enclosure, vacant lot, house yard, body of water, or any place other than in a container in a manner as herein required.
2. No person shall turn over or upset the contents of any solid waste or recyclable material container on any public highway, street, alley, court, lane, business square, public enclosure, vacant lot, house yard, or body of water.
3. Scavenging prohibited.
 - a. No person shall remove any waste from a container without the consent of the owner, tenant, or other occupant of the premises, and no person shall remove any waste from a container which has been set out for collection unless authorized to do so.

- b. All recyclable materials placed for collection by the Town or its contractors as provided in § 5-10 of this Code shall be deemed the property of the Town, and no person shall disturb or remove such material.

I. Noncollectible materials.

The following items will not be collected by the Town collection service, and it is the responsibility of the owners of such items to dispose of such waste in a sanitary manner:

1. Stone, concrete, rubble, earth, or sod.
2. Construction debris and building waste, including but not limited to all waste resulting from the remodeling or construction of a building, roadway, or sidewalk.
3. Yard waste.
4. Bulky waste such as household furniture and major appliances.
5. Garden waste.
6. Motor vehicle parts or motor vehicles.
7. Garbage or refuse containing recyclable material enumerated in § 5-10 of this Code.
8. Hazardous substances.

J. Violations and penalties.

1. Any person violating the provisions of this Ordinance shall be subject to § 1-4 of this Code, plus the cost of any resultant waste disposal performed by the Town or its contracted service provider.
2. The Town or its contracted service provider may refuse to furnish collection services to any person not complying or refusing to comply with this Ordinance or any other rules or regulations promulgated for the collection of solid waste such as ashes, garbage, rubbish, refuse, or recyclable materials pursuant to Section 5-10 of this Code.

Section 2: Chapter 5: Regulations, Section 5-12 entitled “Local Approval for Facility Siting Required” of the Code of the Town of Easton is hereby created to provide as follows:

5-12 Local Approval for Facility Siting Required.

A. Purpose.

This Ordinance section is adopted pursuant to Wis. Stat. § 289.22 and provides for the regulation by permit of the construction, maintenance, operation, closure, and long-term care of certain waste treatment, disposal, and storage facilities or sites in the Town.

B. Definitions. In this Ordinance section:

1. "Hazardous waste" means any solid waste identified by the State of Wisconsin, Department of Natural Resources as hazardous under Wis. Stat. § 291.05(1), (2), or (4).
2. "Hazardous waste facility" means a site or structure for the treatment, storage, or disposal of hazardous waste and includes all of the contiguous property under common ownership or control surrounding the site or structure.
3. "Solid waste" means any garbage, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded or salvageable materials, including solid, liquid, semisolid, or contained gaseous materials resulting from industrial, commercial, mining, and agricultural operations, and from community activities, but does not include solids or dissolved materials in domestic sewage, or solid or dissolved materials in irrigation return flows or industrial discharges that are point sources subject to permits under Wis. Stat. ch. 283, or source material as defined in Wis. Stat. § 254.31(1), special nuclear material as defined in Wis. Stat. § 254.31(11), or by-product material as defined in Wis. Stat. § 254.31(1).
4. "Solid waste disposal" means the discharge, deposit, injection, dumping, or placing of any solid waste into or on any land or water. "Solid waste disposal" does not include the transportation, storage, or treatment of solid waste.
5. "Solid waste facility" means a facility for solid waste treatment, solid waste storage, or solid waste disposal, and includes commercial, industrial, municipal, state, and federal establishments or operations such as, without limitation because of enumeration, sanitary landfills, dumps, land disposal sites, incinerators, transfer stations, storage facilities, collection and transportation services, and processing treatment and recovery facilities. "Solid waste facility" includes the land where the facility is located. "Solid waste facility" does not include any of the following:
 - a. A facility for the processing of scrap iron, steel, or nonferrous metal using large machines to produce a principal product of scrap metal for sale or use for remelting purposes.
 - b. A facility that uses large machines to sort, grade, compact, or bale clean wastepaper, fibers, or plastics, not mixed with other solid waste, for sale or use for recycling purposes.
 - c. A motor vehicle junkyard or scrap metal salvage yard.
 - d. Any facility exempt from Town regulation by state law or regulation, including certain demolition facilities.
6. "Solid waste storage" means the holding of solid waste for a temporary period, at the end of which period the solid waste is to be treated or disposed.

7. "Solid waste treatment" means any method, technique, or process that is designated to change the physical, chemical, or biological character or composition of solid waste, including incineration.

C. Coverage.

1. No person may construct, operate, maintain, close, or provide long-term care of any solid waste facility or hazardous waste facility in the Town without a permit issued by the Town under this Ordinance.
2. The permit under this Ordinance shall be considered a local approval, as defined in Wis. Stat. § 289.33(3)(d) subject to the requirements of Wis. Stat. § 289.22.
3. The permit application fees shall be established annually by resolution of the Town Board. The permit shall be issued by the Town Board or its designees prior to any person commencing any form of construction, operation, maintenance, closure, or long-term care of any facility or site in the Town that is subject to this Ordinance.
4. Application and permit. The application for the Town permit under this Ordinance shall designate the legal premises to be used by the permitted person for the proposed use, site, or facility. The permit may not be amended if the person changes premises in the Town. The permit is not transferable from one person to another. The application for the permit shall, at minimum, contain all of the following:
 - a. The name of the applicant and the name of any agent for the applicant.
 - b. The address of the applicant.
 - c. The address and legal description of the premises for the facility or site and the current owner of the premises.
 - d. The age of the applicant, if a natural person not over the age of 18 years.
 - e. The type and use of the facility or site to be constructed, operated, maintained, closed, or provided long-term care at the premises.
 - f. The length of time in years for construction of the facility, if applicable.
 - g. All local approvals, licenses, or permits necessary for the applicant to obtain for the facility prior to any construction, maintenance, operation, closure, or long-term care.
 - h. All federal or state approvals, licenses, or permits necessary for the applicant to obtain for the facility prior to construction, maintenance, operation, closure, or long-term care.
 - i. The proposed length in years of operational time for actual disposal, treatment, or storage operations at the facility.

- j. The current and proposed zoning and land use plan for the facility premises, if any.
- k. The projected amount, type, and source of solid waste or recyclable material to be disposed, stored, or treated at the facility on an annual basis.
- l. The projected type, source, and amount of hazardous or toxic waste to be stored, treated, or disposed at the facility on an annual basis.
- m. Copies of all feasibility reports and plan of operations submitted or to be submitted to the Wisconsin Department of Natural Resources.
- n. The financial security projected to be provided by the applicant to ensure compliance with the permits as issued and with any other approvals.
- o. Any public nuisance or threats to the public health or safety known by the applicant that are located at or near the proposed or current waste location.
- p. Any other information regarding the construction, operation, closure, or long-term care of the facility requested by the Town in the application form.

D. Exemptions. All of the following facilities, sites, or uses in the Town are exempt from this Ordinance:

- 1. A facility or site under Wis. Stat. § 289.43(5) used for the collection of recyclable material or for the dumping for disposal of waste, including garbage or refuse, on the property where it is generated from a single family or household in the Town, a member of which is the owner, occupant, or lessee of the property; provided that any such waste, garbage, refuse, or recyclable material to be disposed or collected in the Town is placed in a suitable dumpster or container, or is stored in another way so as not to cause a public or private nuisance.
- 2. The use of sanitary privies and what are commonly known as seepage beds, holding tanks, or septic tanks that conform to applicable ordinances in the Town.
- 3. The discharge of human waste products into any public sewerage system located within the Town, or of the landspreading of human waste products on lands in the Town.
- 4. A farm facility on which only animal waste, resulting from the operation of that farm, is disposed at the facility.
- 5. Any dumping or disposal operation, any storage, treatment, dump, or disposal site, or any recyclable material facility directly under the direction and control of the Town.

6. Any existing waste facility or site operating upon the effective date of this Ordinance with the current waste uses or activities at the facility or site that may or may not be subject to any preexisting Town ordinance. Any new waste, storage, disposal, or treatment uses or activities after the effective date of this Ordinance, or any expansion of the capacity of the facility or site after the effective date of this Ordinance, shall be subject to this Ordinance.
7. Any demolition or other waste facility, including any landspreading of wood, ash, or sludge site exempt under Wis. Stat. § 289.43.
8. Any alcohol fuel production system exempt under Wis. Stat. § 289.44.
9. Any fruit and vegetable waste facility exempt under Wis. Stat. § 289.445.
10. Any recyclable material collection facility approved for collection or processing operations by Marathon County, the Town, or any responsible unit under Wis. Stat. § 287.09.
11. Any solid waste facility or hazardous waste facility or site that was permanently closed prior to the effective date of this Ordinance.
12. Any solid waste or recyclable material collection container or dumpster for solid waste and recyclable material disposal and collection used by the public that is provided by any federal, state, county, or Town agency; provided however that any waste, garbage, refuse, or recyclable material to be disposed or collected in the Town is placed in a suitable dumpster or container, or is stored in another way so as not to cause a public or private nuisance.
13. Any solid waste collection container or dumpster for solid waste and recyclable material, disposed and collected by the public provided by any person in the Town; provided however that any waste, garbage, refuse, or recyclable material to be disposed or collected in the Town is placed in a suitable dumpster or container, or is stored in another way as not to cause public or private nuisance.
14. Any open container or other system used to burn nontoxic or nonhazardous material in a lawful manner and so as not to cause a public nuisance in the Town.

E. Specific permit provisions.

1. No person may be issued or reissued a permit in the Town under this Ordinance until the appropriate application fee has been paid by the applicant to the Town Clerk.
2. No person may be issued or reissued a permit under this Ordinance who has failed to properly and fully complete and submit to the Town Clerk complete and truthful responses on the application form developed and provided by the Town.

3. No person may be issued or reissued a permit in the Town under this Ordinance, and any permit may be revoked or suspended after a public hearing by the Town Board, if the facility applicant or the permittee fails to do any of the following:
 - a. Obtain and maintain for a proposed or existing facility or site all necessary approvals, licenses, or permits from the appropriate Town, county, state, and federal agencies.
 - b. Comply with all conditions and restrictions attached by the Town to the permit issued under this Ordinance by the Town.
 - c. Timely prevent or timely limit specific public nuisances or potential threats to the public health and safety at or adjacent to the facility caused by the applicant or permittee at or near the existing site or facility upon notice of such public nuisance or threats by the Town.
4. The Town may, in order to prevent public nuisances, protect the public health, and protect the environment in the Town, require specific conditions or restrictions to be attached to any permit issued by the Town under this Ordinance. These conditions or restrictions, if applicable, shall be complied with during the construction, operation, maintenance, closure, and long-term care operations of the facility or site by the permittee or applicant.

F. Penalty provisions.

Any person, partnership, corporation, or other legal entity that fails to comply with the provisions of this Ordinance shall be subject to § 1-4 of this Code.

Section 3: If any provision of this Ordinance(s) is invalid or unconstitutional or if the application of this Ordinance(s) to any person or circumstance is found invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provision(s) or application(s) of this Ordinance(s) that can be given effect without the invalid or unconstitutional provision(s) or application(s).

Section 4: All ordinances and/or parts of ordinances in conflict herewith are hereby repealed.

Section 5: This Ordinance(s) shall be in full force and effect from and after its date of adoption and notice to the public as required by law.

Section 6: Town personnel are hereby authorized and directed to take all actions necessary to effectuate this ordinance enactment and amend the Town Code accordingly.

Adopted this ____ day of _____, 2026.

TOWN OF EASTON

By: _____
Dean Beck, Chairperson

ATTEST:

By: _____
Sherry Weinkauf, Clerk

Noticed to the public on: _____.

Town of Easton

Land Division & Subdivision Ordinance

Board Policy Discussion Questionnaire

Purpose: This questionnaire is intended to assist the Town Board in providing policy direction for the development of a Town of Easton Land Division and Subdivision Ordinance. No formal action to adopt an ordinance is being requested at this meeting. The Board's discussion will be used to prepare a draft ordinance for future review.

Topic	Recommendation	Board Direction / Comments
1. Purpose of the Ordinance	Protect the Town by establishing minimum standards for future land divisions and subdivisions while allowing reasonable development.	
2. Ordinance Length	Develop a straightforward ordinance focused on essential protections rather than a highly detailed code.	
3. Minimum Lot Size	Follow Marathon County Zoning requirements unless the Board wishes to establish more restrictive standards where authorized.	
4. Road Construction Standards	Require all public roads to be designed and constructed to Town specifications before acceptance.	
5. Road Inspection	Require engineering inspection during construction, with costs paid by the developer.	
6. Financial Security	Require a performance bond, letter of credit, or other financial guarantee to ensure completion of required improvements.	
7. Development Agreement	Require a Development Agreement between the Town and developer for all major subdivisions.	
8. Engineering & Legal Costs	Require developers to reimburse the Town for	

	engineering, legal, and other professional review costs related to the development.	
9. Utilities	Require utilities, where applicable, to comply with all State, County, and utility provider standards.	
10. Stormwater & Drainage	Require adequate drainage, stormwater management, and culvert design to prevent adverse impacts on neighboring properties and Town roads.	
11. Easements	Require utility and drainage easements where necessary.	
12. Sidewalks	Do not require sidewalks in residential subdivisions unless specifically approved by the Town Board.	
13. Street Lighting	Do not require street lights unless specifically approved by the Town Board.	
14. Private Roads	Permit private roads only if they meet Town standards and are subject to a recorded maintenance agreement.	
15. Road Acceptance	Do not accept ownership of roads until all improvements are completed, inspected, and formally accepted by the Town Board.	
16. Road Warranty	Require a warranty period after construction before final acceptance of public improvements.	
17. Street Names & Signs	Require Town approval of street names and installation of required signs by the developer.	
18. Park Dedication	Do not require park dedication or park fees at this time.	
19. Phased Developments	Allow phased development of larger subdivisions subject to Town approval.	

20. Other Considerations	Identify any additional standards or requirements the Board would like considered in the draft ordinance.	
21. Acceptance of Public Improvements	The Town should not accept ownership of roads or other public improvements until they have been completed to Town standards, inspected, and formally accepted by the Town Board.	
22. Future Growth	Should the ordinance be written to address only the Town's current development needs, or should it also anticipate larger subdivisions and future growth?	
23. Road Maintenance Responsibility	Prior to Town acceptance, all maintenance and repair of roads and improvements shall remain the responsibility of the developer.	
24. Existing Rural Character	Should the ordinance include standards intended to preserve the rural character of the Town where appropriate?	
25. Other Policy Considerations	Are there any additional requirements, concerns, or objectives the Board would like incorporated into a draft Land Division and Subdivision Ordinance?	

Next Steps

Following Board discussion, staff will prepare a draft Land Division & Subdivision Ordinance reflecting the Board's direction, review the draft with the Town Attorney, present it to the Town Board for review, and, if appropriate, schedule a public hearing and consider ordinance adoption.