

**TOWN OF CARY  
WOOD COUNTY, WISCONSIN  
ANNUAL MEETING  
JULY 14, 2020**

Due to the Coronavirus Pandemic, the Annual Meeting was postponed until July 14, 2020, after the Safer at Home Restrictions were lifted.

The Town of Cary 2020 Annual Meeting was called to order by Chairman James Patrick at 7:00 PM at the Cary Town Hall. It opened with recitation of Pledge of Allegiance by the 21 residents in attendance, including the Chairman. Also attending was Assessor Jerry Wegner.

Minutes of the 2019 annual meeting were read and approved. Motion to approve was made by Dale Zawislan and seconded by Dennis Brunner. Motion carried.

Copies of the 2019 financial statement were handed out. Chairman reviewed. Questions were asked about sections of highway expenses. Motion to approve the financial report was made by Dale Zawislan and seconded by James Patrick. Motion carried.

Purchase of used Case 580 Extendahoe was reviewed. It was purchased to replace Cruizeaire. Upon purchase, several repairs were found necessary. The seller stood behind machine and did all necessary repairs, ending with us having a well-functioning piece of equipment which has made Tim's job much more efficient.

Surveillance cameras have been installed which cover the shop, parking lot and hall. This was deemed necessary after some incidents resulting in damage to property and danger to employees.

Chairman reviewed road work completed in 2019 and commented about on-going ditch clean-out. There was discussion about road expenditures versus transportation aid and three-year average as well as 50/50 road aid.

Assessor Jerry Wegner spoke about his work, the need for reassessment and various classes of assessment. Our last reevaluation was in 2006 with a follow-up in 2007 to meet compliance on wooded/wild land. The rate of change has been slow: 1.6% growth rate in valuation over 14 years. The last three years have resulted in a 3% growth rate. Using all sales in State, the State determines value for township. The assessor uses sales in area to determine value. State law requires that assessment level be at 90-100% of State's equalized value, allowing for 10% margin of error. Town of Cary was sent notice that we are out of compliance. Two warnings are allowed. There were three land sales in township last year. Assessor only uses "arm's length" sales to determine value. That means, not foreclosures, sheriff's sale nor neighbors or family. Classes include:  
1) Residential, with subsections for residences, sheds, garage into cabin, mobile home and small "shacks", with a slight allowance for type of road on which residence is situated. 2) Commercial, including sand/gravel pits and housing for construction equipment. 3) Farm Land. The value is set by the State at \$171-\$209 per acre. It must be growing, producing and harvesting an agriculture commodity recognized by the State. It also includes grazing land, minus any road right-of-way. 4) Forest Land, assessed at market value. Only 3 sales last year ranging from \$1625 – \$3,000 per acres. 4 sales this year, at \$1750 – \$2,000 per acre, average of \$2,500 per acre. Subsections: A) Very little marketable timber, cut over.

B) Combination of trees ready to harvest and small trees. C) Mostly mature trees, higher value oaks.  
5) Undeveloped - all other land, assessed at 50% of market value. Includes swamp land with no trees, abandoned gravel pits, ponds, farmland not actively producing crops, and road right-of-way. Any changes in valuation will result in letter of change sent to landowner, including reason for reassessment.

Salaries for board members were discussed. Chairman stated he will not run again in 2021. Suggested raising salary for chairman. Also suggested splitting off Road Boss position @ \$100 per month so that position part could be filled by another board member or someone else if candidate did not want do that part of Chair's position. After much discussion, the motion was made by John Schulz to increase the chairman's salary to \$5,000 per year and keep the road responsibilities with Chairman. Seconded by Tim Ecker. Result of secret ballot: Yes = 20, No = 0. Motion carried. (One person had left the meeting at that point.)

Also discussed was the clerk's position. Clerk stated that she will be leaving after the completion of the November election. If the Township is unable to find a resident to take the position until April and then run for election, we may have to advertise to hire someone from outside the township. In that case, the Board needs to pass an ordinance in August to that effect and put a referendum question on the November ballot to be able to do that. Jan Patrick spoke about the various duties of the Clerk and time required to fulfill same and suggested an increase in salary. After much discussion, Janet Patrick made a motion to increase the Clerk's salary to \$6,000 and \$125 per election. John Schulz seconded that motion. Result of secret ballot: Yes = 15, No = 4. Motion carried. A motion was also made by James Patrick to hold a referendum to move to an appointed clerk if we are unable to find a willing resident, following an ordinance in August. Seconded by Jean Strack. Motion carried unanimously by a show of hands.

Treasurer's and Supervisors' salaries were briefly discussed and left as they currently are.

A resident brought up the problem with ATV drivers still speeding down our roads. There is little the township can do. Residents are encouraged to call the sheriff's department and report.

A motion was made to donate \$200 to Pittsville Area Historical Society, Inc. by Jean Strack and seconded by Janet Patrick. Motion carried by a show of hands.

Clark County HSUS will take care of stray animals in our township as needed. All they ask in return is that we donate \$50 towards their expenses per year. Motion was made by Jean Strack to donate \$50 to Clark County HSUS, seconded by Darlene Pierre. Motion carried by show of hands.

Clerk reported on election board and stated that we are always looking for more people to serve. One resident responded.

Motion to adjourn was made at 9:50 P. M. to by Janet Patrick, seconded by Dennis Brunner. Motion carried.