

**TOWN OF UNION  
MONTHLY BOARD MEETING  
Thursday, August 6, 2015**

The Town of Union monthly board meeting was held at the Creekside Place, 102 Maple Street, Evansville, WI. Board members present were Chairman Schneider, Supervisor George Franklin, Supervisor Kim Gruebling, Treasurer Sharon Franklin, and Clerk Bridgit Larsen. Building Inspector Bob Fahey was present along with Plan Commission Chair, Alvin Francis. The meeting was called to order at 6:30 PM by Schneider/Gruebling. The Pledge of Allegiance was recited.

**Clerk's Minutes (July 02, 2015)**

Schneider made motion to approve the minutes. Franklin would like it stated that he said we need more information from the County on the bill we got for snow plowing. Schneider requested Franklin make a motion. Franklin made a motion that the sentence "more detail is needed," is reflected in his discussion of the snowplowing invoice from Rock County.

Franklin made motion to accept minutes as corrected, Gruebling Second. Motion carried.

**Treasurer's report**

Treasurer Sharon Franklin reported balances as of July 31, 2015:

Park and Recreation Fund	\$	12,493.22
UB&T Money Market Sweep Account	\$	66,150.71
UB&T Checking Account	\$	16,500.00
Wayne Disch Memorial Park Fund	\$	3,376.58
Morning Ridge Stub Road CD	\$	21,244.56
Escrow Accounts:		
Mastec, LLC	\$	207.04

**Constable's report**

Clerk Larsen stated for Constable E. Larsen that there were no calls in the month of July. The Humane Society invoice stated one cat was surrendered in June.

**Building Inspector's report**

Date	Permit #	Parcel #	Name	Address	Description	New Home? 1=Y	Construction Cost	Permit Fee \$	Inspector's Fee Due
2-Jul-2015	15-15-B		Roger Frautschy	18402 W Holt Rd	Demo permit for home			\$ 60.00	\$ 55.00
9-Jul-2015	15-16-B		Jason Knott	8107 N Territorial Rd	12x16 Shed		\$ 4,400.00	\$ 120.00	\$ 110.00
9-Jul-2015	15-17-B		Meyer & Sons Construction/Roger Frautschy	18402 W Holt Rd	New Home (1)		\$ 162,348.00	\$ 896.72	\$ 651.52
21-Jul-2015	15-3-D		Lee Hubanks	15000 Blk W Teresa Ln	Driveway			\$ 400.00	\$ 110.00
Totals						Totals	\$ 166,748.00	\$ 1,476.72	\$ 926.52
<b>YEAR-TO-DATE TOTALS</b>				<b>Total Driveway &amp; Building Permits Issued</b>		<b>19</b>	<b>\$ 321,568.00</b>	<b>\$ 3,676.72</b>	<b>\$ 3,296.52</b>

**Recycling Center Update**

Recycling Center Attendant Krueger reported that the week after the 4<sup>th</sup> of July business was high and the roll-off was helpful. The roll-off is needed 6-8 months out of the year.

## **Roadwork Report**

Schneider addressed the recent fatal accident at the intersection of Pleasant Prairie and Hwy C. The *Prepare to Stop* sign was clear and the County has done trimming since the accident occurred. Schneider stated that you cannot see looking east due to some brush near Exum's mailbox.

No reports from the Sherriff's department has been shared with Schneider yet, Pleasant Prairie has low visibility from the East, and the Town of Union's brush ordinance states that a letter should be sent to residents to notify them that 10 feet visibility is required from their property line to the roadside. Pleasant Prairie and Emery Road both have heavy brush, Schneider said property on the corner of Emery Road needs to be notified. Mailing address is believed to be 224 Kenwood Drive, Thiensville, WI 53092, Joel Deckert. Schneider thinks he should receive a warning letter about brush. Gruebling thinks a letter should be created by Clerk Larsen

Schneider wants a certified letter sent.

Schneider stated that the County itself is responsible for signage such as stop signs and prepare to stop signage.

Gruebling questioned costs for work performed. Schneider states that we would have to place actual cost and unit costs.

Gruebling made a motion to send the letter to the property owner. Schneider second.

West East Union to Hwy 14 near Union Tavern is also a blind area that Schneider mentioned.

Franklin thinks letters should be sent to more property owners that have overgrown brush.

Schneider stated that a certified letter be sent to Emery Road corner property. All in favor. Motion passed.

Franklin stated that July 27, 2015, they picked up trees and the City of Evansville let the Town of Union rent the claw. \$15,000 was saved not buying our own claw. The City let Union borrow it for free this time. Franklin stated there are more trees to be picked up in the township from the storm.

Schneider noticed that we do not have cautionary curb signs on Leedle Mill Bridge Rd. We should have the 18' square signs ordered for this area and the area should be posted 25 mph. East side of bridge is a rough road. Wisner replied he will do an inventory for the signage and post when ready. Croft Road, the overhang area should have a sign as well and across from McElroy's property. Stop sign is needed at Davis Road. Schneider believes we have 82 stop signs at last count.

## **Public Comment (5 min max per item, no action will be taken on any issues)**

Doug Lee, suggested Right Tree Service a business in town, be hired since they are certified and insured to remove storm trees.

Alvin Francis, attended the fourth meeting on Evansville's Smart Growth planning and he is convinced they are not going to allow growth in their extraterritorial plan.

Gruebling agrees with Alvin, that the current City administration will not allow growth in these areas. Gruebling recalled the annex meetings were overwhelmed with Union residents that did not agree with annexing.

**Board Action:** Review and approve Plan Commissions recommendation for the Tennyson Farms, LLC, of 2810 Tennyson Place, Hermosa Beach, CA, 90254 conditional use permit.

There has been a change in the application and on the P&Z map. The original request included 3 acres north of the large machine shed that would eventually be added to the current footprint and used for future storage as demand warrants.

Arnold stated they used the original footprint and since there was opposition on P&Z for the added 3 acres this was removed from the plan and Ron Combs produced a new map that reflects that change.

Public hearing opened up by Schneider at 7:05.

Renee Exum, wanted to know about the CUP on the table.

Dan Janes, 8103 Cemetery Rd. thinks allowing this kind of development is a {no brainer} since it will clean the area up and bring in revenue without losing the aesthetics of the old farm buildings. Janes stated nobody will be milking cows there again anyway.

Schneider restated they will use the existing footprint and is in favor of using the existing farm buildings.

Doug Lee, Emery Rd. is in favor of maintaining the buildings and cleaning them up for use.

Schneider closed the public hearing at 7:11 pm

Franklin was at the P&Z meeting and he knows people are against it, but Franklin thinks they are being foolish if they are against it since if you knock down all the buildings you've got nothing and at least new buildings will bring in revenue. Farming communities don't cover the road expenses. He is in favor of this CUP from Tennyson Farms. Gruebling agrees that this is a good project, has no problem with it.

Gruebling accepted the P&Z recommendation to approve the CUP from Tennyson Farms as per their application. Franklin second.

Schneider requested a roll-call vote.

Schneider - Yes

Franklin - Yes

Gruebling – Yes

Motion passed unanimously.

**Board Action:** Review and approve Plan Commissions recommendation for Pine Knoll Farms Evansville of 8106 North Cemetery Road, Evansville, WI, 53536, request for a land division and zoning change.

Public hearing opened at 7:14 pm by Schneider.

Janes gave background on the project and stated it is no longer farmable and they've decided to sell it and the interested buyer is a Union resident. 1/3 mile driveway. Schneider stated if the driveway is too narrow at 300 feet a passing lane is needed. It is something Schneider said we will need to comply.

Every 300 feet you need a pull-off area for safety and emergency equipment. Bob Fahey stated this can be gravel. Janes said this is not a problem to include if needed.

Hearing closed at 7:18 pm

Franklin stated he is in favor of the application.

Gruebling goes with P&Z recommendation and makes motion to approve it as recommended by P&Z Commission.

Schneider requested a roll-call vote.

Schneider – Yes

Franklin – Yes

Gruebling - Yes

**Board Action:** Review and Approve Outstanding Mobile Home Park Licenses

Bob stated that Val Halla and Brzenski's park are still out of compliance with the zoning. Bob stated that the owner of Val Halla is cantankerous.

Schneider asked Fahey if suspending their license is the step to take. Fahey stated he thought letter of suspension is next step.

Fahey thinks Val Halla is not interested in spending more money. Brzenski's ordinance violations are from last year.

A letter of suspension can be sent to Birchwood and Val Halla. Schneider's motion to suspend both Birchwood and Val Halla's licenses until problems corrected and give them 45 days time to rectify. Franklin second.

Gruebling stated that once it's on record it can be enforced and go to court after that.

**Board Action:** Establish an approach for reviewing and updating the Town's website.

Schneider would like to address this but does not feel we have time at a monthly board meeting and would like an inventory done first and then meet about it.

Gruebling said the wind towers need to be removed and the ordinances need to be updated. Codified was fast tracked and that is why according to Schneider not all items are on the website.

Schneider would like some input on use. Schneider suggested going through the website along with Gruebling to inventory the site.

Treasurer Franklin asked if Midway Mobile Home Park paid their licensing fee.

Schneider stated there be a motion to readdress the MHP action since the discussion was closed. Schneider made a motion to reopen and address the mobile home park licensing. Gruebling second. Motion by Schneider to add Midway as a suspension letter recipient since Midway had not paid their licensing fee for 2015-2016. Gruebling second. Motion passed.

### **Pay Bills**

There being no further business to come before the Board, a motion to adjourn and pay bills was made by Schneider/Gruebling. Motion carried by unanimous voice vote. Meeting adjourned at 7:32p.m.

Respectfully submitted by Clerk Bridgit Larsen.

*Note: minutes are considered draft until reviewed and approved by the Town Board at a properly noticed meeting.*