

TOWN OF UNION BOARD MEETING Minutes for September 6, 2007

The Town of Union Monthly Board Meeting was called to order at 7:02 pm on Thursday, September 6, 2007 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI by Chairman Kendall Schneider. Supervisors George Franklin and Don Krajeck were also present. The Pledge of Allegiance was recited.

The minutes of the August 2, 2007 Board meeting were reviewed. Don Krajeck moved to approve as written. Second by George Franklin. Minutes of August 2, 2007 approved.

Treasurer's Report

Sharon Franklin, Treasurer, reported balances as of August 31, 2007 as follows:

| | |
|--|--------------|
| Local Government Investment Pool General Fund | \$ 1,054.20 |
| Park and Recreation Fund | \$ 11,854.19 |
| UB&T Money Market Sweep Account | \$215,022.72 |
| Of which \$50,000 is Contingency Fund | |
| UB&T Checking Account | \$ 18,000.00 |
| Leedlemill Bridge Certificate of Deposit | \$ 16,887.20 |
| Wayne Disch Memorial Park Fund | \$ 1,500.92 |
| Morning Ridge Stub Road Certificate of Deposit | \$ 17,455.84 |
| | |
| ESCROW Accounts: | |
| Conifer Hills 3 rd Addition | \$ 4,000.00 |
| Donna Garvoille | \$ 2,000.00 |

Treasurer's report approved as read.

Kendall Schnieder noted that UB&T is running a 9 month special on CDs which would allow them to accrue 2% more in interest, suggested the Morning Ridge CD be moved to take advantage of the special, as it matures on 9/20/07.

Building Inspector's Report

Town of Union Building Inspector Bob Fahey reported issuing five (5) building permits and three (3) driveway permits last month.

| Date | Permit # | Name | Address | Description | Construction Cost | Permit Fee \$ | Inspector's Fee Due |
|---------|----------|---|---------------------|-----------------|-------------------|---------------|---------------------|
| 8.1.07 | 07-29-B | Meyer Building & Remodeling/ Denninger | 8238 Territorial Rd | Porch & Deck | | \$230.00 | \$220.00 |
| 8.1.07 | 07-30-B | Magee Const./Dave Stadt | 6718 N South 5th St | Garage addition | \$23,000.00 | \$230.00 | \$220.00 |
| 8.2.07 | 07-31-B | Bob Kessnich Remodeling/Francis Hansen | 13041 W Glacier Dr | Garage Addition | \$22,000.00 | \$230.00 | \$220.00 |
| 8.12.07 | 07-32-B | Braun Built Inc./Ken Reese | 6706 N South 5th St | Kitchen remodel | \$25,000.00 | \$230.00 | \$220.00 |

| | | | | | | | |
|---------|---------|-----------------------------|---|--|-------------|------------|----------|
| 8.13.07 | 07-33-B | Chinchilla Ranch LLC | 8129 N Hwy 14 Project started with no permits or inspections | Bathroom remodeling, new furnaces, plumbing, heating | \$13,000.00 | \$230.00 | \$220.00 |
| 8.13.07 | 07-4-D | Richard W & Ann M Eager | Bullard Rd, east of Tupper Rd | Driveway | | \$1,295.00 | \$165.00 |
| 8.23.07 | 07-5-D | Evansville Water & Light | Marsh Rd, west of Hwy M | Driveway for substation | | \$400.00 | \$110.00 |
| 8.23.07 | 07-6-D | Evansville Water & Light | Marsh Rd, west of Hwy M | Driveway for substation, installed before permit obtained | | \$400.00 | \$110.00 |
| | | Donna Garvoille | W Holt Rd | Zoning request | | | 80.00 |

Constable's Report

Constable Kim Gruebling reported one cat call. Also reported receiving call from Rich Templeton about dogs killing chickens; referred to the Rock County Sheriff's Department.

Brush Report

George Franklin reported mowing brush on North Union Road, West Union Road, East Union Road, Leedle Mill Road, and Bullard Road. Submitted bill for \$336 for mowing done. Motion to pay invoice made by Kendall Schneider, second by Don Krajeck. Motion approved by unanimous voice vote.

Franklin indicated that some brush from the mowing will still need to be chipped.

Review of Conditional Use Permit Issuance Process with Town Attorney

Attorney not present, will be discussed at a future date.

Evansville Community Partnership Update

No update.

Public Comment: 3 Minutes Max/Issue

Steve Leeder: asked if the bridge on Milbrandt Road is owned completely by Magnolia Township or if ownership is shared with Union Township? Schneider stated the bridge is shared. The condition of the bridge has improved, however only half the problem has been solved. Schneider updated the board on the situation with the bridge: Wash came out from the tiling at the ridge on the corner of Milbrandt Road. Extensive repairs were needed, and more repairs will be needed to avoid problems in the future. Steve Leeder asked if any government aid funding would be available to assist with repairs? Schnieder indicated that there may be some bridge aid funding available.

Don Bollerud: wondering why Rock County is providing quotes on repairing washout on Weary Road; he has a quote from a private contractor (R&K Construction) for \$2,500 to repair the road except for blacktop. Schnieder felt the issue should be discussed under the roadwork agenda item. Don Bollerud is concerned that eventually someone will go through the closed road signage, will get into trouble, and the township will end up responsible.

Public Hearing: To discuss local regulation of Large Wind Energy Systems, review Wind Energy Ordinance Development Process, and appoint citizens to Citizens Advisory Committee.

Chairman Schneider reviewed the recommendations from the Plan Commission.

Public hearing opened at 7:17 pm.

Doug Lee stated he would like the Board to accept the recommendations of the Plan Commission. Doug had removed his name from consideration.

Public hearing closed at 7:19 p.m.

Clarification made that there was an alternate suggested (Marion Tong) in addition to the base committee members. Schneider read off names of recommended members:

Committee Chair: Tom Alisankus

Plan Commission representative: Mike Exum

Recording Secretary: Renee Exum

Citizen Members: Jim Bembinster, Cathy Bembinster, Scott McElroy, Susan Pestor, Mike Leeder.

Alternate: Marion Tong

Motion to approve committee members recommended by the Plan Commission made by Kendall Schneider, second by George Franklin. Motion approved by unanimous voice vote.

Schneider stated the process details would be left up to the Plan Commission. Jim Bembinster stated the members would now develop an agenda and division of duties, and have meetings, possibly at the high school, twice monthly. Members of the public may attend, as well as companies such as EcoEnergy, etc. Renee Exum will do the postings for the group (newspaper and businesses) and Clerk Ylvisaker will post to the web.

Public Hearing: Donna Garvoille, 16008 W. Holt Rd., Brooklyn, WI 53521 requests a conditional use permit to separate off a 5 acre parcel including existing farm buildings and home from its existing A1, 53.7 acre parcel (#6-20-20) located in the SW ¼, NE ¼ of Section 4 for the purpose of selling the farmette. Owner also requests a land division to separate off a 7.48 acre parcel from its existing A1, 53.7 acre parcel (#6-20-20) and rezoning of the proposed lot from A1 to A3. This lot is currently used as pasture.

Schneider reviewed the Plan Commission motions related to this request. At the Plan Commission, the request was divided into two separate motions:

Motion to approve conditional use permit to separate off a 5 acre parcel including existing farm buildings and home from its existing A1, 53.7 acre parcel (#6-20-20) located in the SW ¼, NE ¼ of Section 4 for the purpose of selling the farmette;

and

Motion to approve land division to separate off a 7.48 acre parcel from its existing A1, 53.7 acre parcel (#6-20-20) and rezoning of the proposed lot from A-1 to A-3. Plan Commission approved both motions.

Public hearing opened at 7:26 p.m.

Jeff, neighbor down the road, approves of split.

Public hearing closed at 7:27 p.m.

Motion to approve conditional use permit to separate off a 5 acre parcel including existing farm buildings and home from its existing A1, 53.7 acre parcel (#6-20-20) located in the SW ¼, NE ¼ of Section 4 for the purpose of selling the farmette made by George Franklin. Second by Don Krajeck.

Roll call vote:

Kendall Schneider – Y; George Franklin – Y; Don Krajeck – Y. Motion passed unanimously, 3-0.

Motion to approve land division to separate off a 7.48 acre parcel from its existing A1, 53.7 acre parcel (#6-20-20) and rezoning of the proposed lot from A-1 to A-3 made by Don Krajeck. Second by Kendall Schneider.

Roll call vote:

Kendall Schneider – Y; George Franklin – Y; Don Krajeck – Y. Motion passed unanimously, 3-0.

Approval of liquor license application: Gene and Elvie Heiman, 134 N. Madison St., Evansville, WI d/b/a Gene's Red Barn, 7530 N. County Road M, Evansville, WI.

Motion to approve liquor license application for Gene and Elvie Heiman, 134 N. Madison St., Evansville, WI d/b/a Gene's Red Barn, 7530 N. County Road M, Evansville, WI made by Kendall Schneider, second by Don Krajeck. Motion approved by unanimous voice vote.

Approval of Operators Licenses: Gene's Red Barn

None to approve.

Escrow Fees Review: Shotliff

Information from town attorney was shared with Randy Shotliff for review; discussion was deferred to later in meeting.

Cavalier Village Mobile Home Park

Building Inspector Bob Fahey stated he has been to the park; Kendall Schneider has spoken with the Attorney Dregne regarding issue, and will have more to report at next month's meeting. Schneider asked if any inspections were performed in 2006, Fahey will check his files, and will forward to Schneider anything he finds.

County Highway M Connectivity Agreement with City of Evansville

Nothing received yet, carry over to next month.

**Review Project Estimates for Finn Road, Long Road, Additional Roads
2007 Roadwork Planning and Old 92**

Finn Road repair work estimate for \$26,100 was reviewed. Regarding Long Road, an estimate has not yet been received from the County. Could have a private contractor do Long Road, they may be available yet this year. Estimates for other roadwork were reviewed.

Motion to approve Rock County to perform work on Finn Road at a cost of \$26,100 made by Kendall Schneider, second by George Franklin. Motion approved by unanimous voice vote.

Motion to have Crack Filling Services fill cracks on Franklin Road, North Union Road, Holt Road, Harold Court, and within North Ridge Development and Morning Ridge Development for a total cost of \$15,895 made by Kendall Schneider, second by George Franklin. Motion approved by unanimous voice vote.

Motion to have Struck and Irwin Paving perform slurry seal work on Robert Drive, Northridge Drive, North Court, and Ridge Court made by Don Krajeck, second by Kendall Schneider. Motion approved by unanimous voice vote.

Regarding Weary Road: Don Bollerud provided estimate from R&K Construction to perform repair work at a total cost of \$2,500. Also provided a petition to close the road permanently. Road is washed out on the border of Union Township, northeast corner, first curve on Union Township side. The estimate from R&K will widen the washed out section and compact the rock laid, but will not blacktop. Schneider felt that given the emergency nature of the situation, the estimate can be moved upon and approved tonight. Motion to authorize R&K Construction to repair washed out section of Weary Road for \$2,500 made by George Franklin, second by Kendall Schneider. Motion approved by unanimous voice vote. Krajeck felt that estimates should be obtained right away to perform blacktop repair in said area, as it will help hold the rock underneath together and strengthen the repair.

North East Union Road: Schneider stated he was on the road, culverts are dipping again, felt a cautionary speed limit sign should be installed due to the dip caused. He explained that the only time the state shares the cost of culvert replacement is when the culverts are over 36" in diameter. He feels now is a good time to replace the current culverts with box culverts. Additionally, Schneider stated a culvert had fallen in on Croft Road, the estimate to repair the culvert is \$5410.16. This estimate covers replacing the old culvert with a round culvert, not box culvert. Currently a box culvert on Croft Rd. The current repair may hold. Board will hold off on making a decision until further research is done, issue will be brought up at next month's meeting.

Intergovernmental Government Cooperation Committee

Resolution has been passed, joint resolution not needed if town and city each pass their own resolutions. Keep on next month's agenda. Kim Gruebling stated he was on the committee in the past, feels there were not enough people willing to compromise at that time to make it successful. There was no commitment to cooperate, on either side, at that time. Gruebling stated that the decisions made by the township and the city affect each other, and both sides must "keep the door open".

Resolution to Insure Property Belonging to the Township in the Local Government Property Insurance Fund (LGPIF)

Motion to accept resolution #2007-02, Resolution to Insure Property Belonging to the Township in the Local Government Property Insurance Fund (LGPIF) made by Kendall Schneider, second by George Franklin. Motion approved by unanimous voice vote.

Approve 2008 Town Board and Plan Commission Meeting Schedule

Motion to approve dates as provided by Clerk, and approve Plan Commission dates contingent upon their review and approval at the September 27, 2007 meeting, made by Kendall Schneider, second by Don Krajeck. Motion approved by unanimous voice vote.

Schedule September Parks & Trails Committee Meeting

Schneider stated there will be a special fire district meeting the end of September to discuss finances for the new fire station, date yet to be determined, therefore he has not had a chance to talk to the librarian yet to schedule a date for the Parks & Trails Committee meeting. Krajeck stated that the committee could meet at the high school if needed, if library was not available. Schneider will check on availability of library for September 18; if library is not available the high school will work.

Escrow Fees Review: Shotliff

Randy Shotliff had an opportunity to review documents, feels the information provided by Attorney Dregne shows he is owed money by the Town. Believes Attorney Dregne needs to speak to Attorney Forbeck again to close loop left open on his (Forbeck) end. Board agrees that Forbeck should be consulted prior to a decision being made. Krajeck stated Forbeck is back at work, and can be contacted regarding issues. Shotliff feels there should be \$1,100-\$1,200 credit in his escrow account. Schneider stated the board will talk to Forbeck and the issue will be put on next month's agenda.

Recycling Center

Jerry Krueger had to leave the meeting early; will defer issues to next month's meeting. Schneider stated there was \$2,500 set aside to collect items for recycling (like Goodwill), and this issue should be discussed further. Believes it may require a 12x20 building. Franklin suggested 2 buildings.

Other Business

Kendall Schneider announced that the Oregon Area Historical Society will be celebrating its 20th anniversary and would like a representative from the Town of Union to attend the celebration on September 13. Sharon Franklin will look into it, and possibly attend. Shotliff suggested a Plan Commission member would be a good choice to represent the town.

Kendall Schneider shared with the Board a thank you letter sent to the Board from prior Clerk Linda O'Leary for the parting gifts and recognition.

Pay Bills

There being no further business to come before the Board, a motion was made by Chairman Schneider, second by Supervisor Franklin, to adjourn the meeting. Bills were approved for payment and the meeting was adjourned.

Respectfully submitted by:
Clerk Regina Ylvisaker

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