

**TOWN OF UNION
ANNUAL TOWN MEETING
Minutes of Tuesday, April 13, 2010**

The Town of Union Annual Town meeting was called to order on Tuesday, April 13, 2010 at 6:34 p.m. at the Eager Free Public Library (lower level) 39 W. Main Street, Evansville, WI by Kendall Schneider. The Pledge of Allegiance was recited.

Clerk's minutes from 2009 annual meeting

Clerk Regina Ylvisaker read the minutes from the 2009 meeting into the record. Motion to approve minutes as written made by Kim Gruebling. Second by Cathy Bembinster. Motion carried by unanimous voice vote.

Set date for 2011 annual meeting (April 12, 2011)

Motion to set date for 2011 Annual Town meeting to April 12, 2011 made by Kim Gruebling. Second by Jim Bembinster. Motion carried by unanimous voice vote.

2009 financial report

The 2009 financial report was presented by Clerk Ylvisaker. The Town's total 2009 expenditures were \$2,622,523.25, total 2009 revenues \$2,839,500.40, for a year end budget surplus of \$216,977.15. Motion to accept the financial report as presented made by Dave Pestor. Second by Cathy Bembinster. Motion carried by unanimous voice vote.

Citizen comment: 5 minutes max/issue

Leedle Mill Road Bridge update: Kendall Schneider explained that the Town was in line for stimulus funding for the bridge, but were bumped out of the number two spot on the list and only the top two project proposals were considered for funding. The City of Evansville and Town of Turtle got the first two slots. Schneider stated that Ben Coopman has sent a letter to DOT regarding the situation. Schneider was out at the bridge tonight and noted that there is a lot of brush to clear, and the signage that was down has been repaired. The bridge is still standing but not drivable; both approaches are in very poor condition and would be part of the overall repair project.

It was noted that since the last Annual Town meeting, Highway 59 has been repaired; however Tolles Road has not.

Motion to close the Annual Town meeting made by Sharon Franklin. Second by Kim Gruebling. Motion carried by unanimous voice vote. Meeting closed at 6:48 p.m.

**TOWN OF UNION
MONTHLY BOARD MEETING
Minutes of Tuesday, April 13, 2010**

The Town of Union Monthly Board meeting was called to order on Tuesday, April 13, 2010 at 6:49 p.m. at the Eager Free Public Library (lower level) 39 W. Main Street, Evansville, WI by Kendall Schneider. Chairman Schneider, Supervisors George Franklin and Don Krajeck, Treasurer Sharon Franklin, Clerk Regina Ylvisaker, and Constable Kim Gruebling were in attendance. Plan Commission Chairman Alvin Francis and Plan Commission member Dave Pestor were also in attendance. Building Inspector Bob Fahey was absent.

Clerk's Minutes (March 4, 2010)

Motion to approve the minutes of the March 4, 2010 monthly Board meeting as written made by Don Krajeck. Second by George Franklin. Motion carried by unanimous voice vote.

Treasurer's Report

Treasurer Sharon Franklin reported balances as of March 31, 2010:

Local Gov't Investment Pool General Fund	\$	0.00
Park and Recreation Fund	\$	12,404.13
UB&T Money Market Sweep Account	\$	107,377.79
Of Which \$0 is Contingency Fund, And \$5,000 is Re-Valuation Fund		
UB&T Checking Account	\$	10,000.00
Leedlemill Bridge CD	\$	18,322.04
Wayne Disch Memorial Park Fund	\$	1,839.22
Morning Ridge Stub Road CD	\$	19,739.88
Escrow Accounts:		
Robert Janes/Bakers Crossing	\$	813.77

Upon request of the Board, Clerk Ylvisaker will have a list of checks and bills prepared approximately one week prior to Board meetings so they may be reviewed prior to the meeting and any questions or issues resolved.

Building Inspector's Report

Building Inspector Bob Fahey was not in attendance; Kendall Schneider reported permits issued as follows:

Date	Permit #	Parcel #	Name	Address	Description	Construction Cost	Permit Fee \$
3.4.10	10-4-B	6-20-232.1	Edward Hall	15837 W Cty Hwy C	Remodeling home	\$50,000.00	\$230.00
3.22.10	10-5-B	6-20-370.69	Todd Roethel	7313 N Morning Meadow Ln	PV System	\$40,000.00	\$120.00
3.28.10	10-6-B	6-20-381.F	Joe & Ida Dempich	17608 W Dreamview Ct	Basement Remodel	\$20,000.00	240.00 (Double)

Constable's Report/Humane Society Contract Update

Constable Kim Gruebling reported one cat call: lost cat, white. The location of the lost cat was near Forest Hollow, however Gruebling has not seen it in the neighborhood. Schneider reported receiving one dog call, the night before Easter. The dog was lost from a home on Travis Trace.

The Humane Society contract should be in place now.

Brush Report

George Franklin reported that he drove about half the Town last Friday, and will send out 12 letters to landowners as a result. Lots of people have trimmed brush but much of it has been left in the ditch. There are a good deal of limbs quite high that need to come down; Franklin would like to get forks for his loader so he can load the limbs right onto a truck instead of cutting it up in the road. He will be checking the rest of the Town soon. There was a decent response to the letters sent out to landowners last year, but there are still places where it is bad. Franklin would like to have a pair of "men working" signs to place in the road when trimming; Clerk Ylvisaker will order them. Additionally, Franklin would also like to lease an arm mower this year for cutting brush in certain areas. The railroad tracks along Holt Road, Crocker Road need trimming that the railroad won't do. Schneider believes that the Village of Oregon and City of Fitchburg own the railroad property down into the Town of Union, and the Town could try contacting them to clear the brush. Franklin would like to note his appreciation for those citizens who have worked with him on clearing brush.

Snowplowing Update

A Board meeting to address the purchase of equipment, contracting, and roadwork to be done needs to be scheduled, prior to the May Board meeting. It was agreed that a Special Board meeting will be held Tuesday, April 20, 2010 at 6:00 p.m. at the Franklin's home.

Public Comment (5 minutes max per issue; no action will be taken on any issues)

No comments.

Review and action on Revaluation Options as Presented by Accurate Appraisal

Lee DeGroot of Accurate Appraisal presented the options available to the Town for performing a revaluation. The Town is in year 6 of a 7 year cycle as regulated by the WI DOR. Residential class valuations are currently at 80%, Undeveloped/ag forest/farms classes (5, 5m, 6 & 7) are at 68%. The Town's overall equalized value is so low due in large part to low land values. DeGroot explained that the DOR sampling looks at arm's-length sales, and there are not many sales to look at on farms and vacant land so the DOR blends sales data with three other townships.

Options and prices are as follows:

Option A: Full Revaluation	\$39,500
Option B: Market Revaluation Without Physical Inspections	\$22,500
Option C: Exterior Only Physical Inspections w/ Revaluation	\$33,500
Option D: 1. Year 1 Market Revaluation with 25% Full Physical Inspections 2. Years 2-4 Regular Maintenance with 25% Full Physical Inspections	\$19,000 per year-4 Year Contract
Option E: 1. Year 1 Market Revaluation without Full Physical Inspections 2. Years 2-4 Regular Maintenance without Full Physical Inspections	\$12,800 per year-4 Year Contract
Option F: 1. Year 1 Market Revaluation without Full Physical Inspections 2. Years 2-3 Regular Maintenance without Full Physical Inspections	\$14,000 per year-3 Year Contract

The 2010 Board of Review could be moved up, and revaluation fieldwork could begin in the fall of 2010.

Motion to contract with Accurate Appraisal for a full revaluation, to begin in the fall of 2010, made by Don Krajeck. Second by Kendall Schneider. Motion carried by unanimous voice vote.

DeGroot will schedule a new Board of Review date and send a contract to Clerk Ylvisaker.

Public Hearing: Review and action on request made by Dustin Hawkins, 13775 Chestnut Drive, Eden Prairie, MN for a land division and zoning change to separate off home and 3 acres from the existing 46 acre parcel located in the SW ¼, SW ¼ of Section 18, parcel #6-20-147. The current parcel is zoned A-1; the resulting 3 acre parcel would be rezoned A-3, and the parent parcel would retain A-1 zoning.

Public hearing opened 7:30 p.m.

No comments.

Public hearing closed at 7:31 p.m.

Hawkins stated he received a notice from Rock County that they were recommending approval, and their meeting is later this month. Rock County's conditions of approval include noting that the request does not meet the County Smart Growth plan but a deed restriction would bring the request in line with the Plan. The parent parcel will end up being 42.7 acres as a result of the roadway easement, and 3.3 acres will be divided off. The new owners plan on letting the farmer currently renting the surrounding land and a portion of the 3 acres continue to farm how he is farming now, with no changes to property.

Motion made by George Franklin to accept the Plan Commission's recommendation to grant the request made by Dustin Hawkins, 13775 Chestnut Drive, Eden Prairie, MN for a land division and zoning change to separate off home and 3 acres from the existing 46 acre parcel located in the SW ¼, SW ¼ of Section 18, parcel #6-20-147. The current parcel is zoned A-1; the resulting 3 acre parcel would be rezoned A-3, and the parent parcel would retain A-1 zoning. The approval is contingent upon Town Board approval of a certified survey map, receipt of a deed restriction drafted by the Town's attorney and signed by the applicant restricting any further development on the 46 acre parent parcel, and receipt of the appropriate ag use conversion fee (invoice for which will be issued by the Town). Second by Kendall Schneider.

Roll call: Kendall Schneider – Yes; George Franklin – Yes; Don Krajeck – Yes. Motion carried 3-0.

Public Hearing: Review and action on Plan Commission Recommendation to Town Board repeal of Chapter 19-Town of Union Adoption of Rock County Stormwater Management Ordinance (Chapter 28)

Motion to approve the Plan Commission's recommendation to repeal Chapter 19-Town of Union Adoption of Rock County Stormwater Management Ordinance (Chapter 28) made by Don Krajeck. Second by Kendall Schneider.

Roll call: Kendall Schneider – Yes; George Franklin – Yes; Don Krajeck – Yes. Motion carried 3-0.

Public Hearing: Adoption of Resolution 2010-01, Town of Union Adoption of Rock County Natural Hazard Mitigation Plan

Motion to table until the Rock County Natural Hazard Mitigation Plan is received made by Don Krajeck. Second by George Franklin. Motion carried by unanimous voice vote.

Board Action: Review and action on Plan Commission Recommendation to Town Board that Rock County Perform Home Farm Mapping for Town

Wade Thompson has informed Clerk Ylvisaker that there is no cost involved to the Town for the mapping; the County will be doing the mapping for the whole county and all municipalities.

Motion to have Rock County perform the Town of Union base farm tract mapping made by Don Krajeck. Second by Kendall Schneider. Motion carried by unanimous voice vote.

Board Action: Review and action on request made by Dan and Kelly Gildner, 8409 N. Hwy. 14, for extension of demolition date for second residence on parcel

Kelly Gildner was in attendance, and reviewed the project. She reported that they have not had an opportunity to do much moving into the new house, but have moved in. Additionally, they do not yet know the costs and processes involved in tearing down or burning the old house. Currently they are able to insure both homes and adjust values as items are moved from one house to the other. Gildner unsure of their official occupancy date, and does not think they have had a final inspection yet. Their original request was to have 90 days after occupancy of the new house to remove the old house. Franklin believes July 1, 2010 would be a reasonable extension; Gildner does not believe the move will be complete by then, and would suggest July 15.

Motion to extend the demolition date for second residence on parcel at 8409 N. Hwy. 14 to July 15, 2010 made by Kendall Schneider. Second by Don Krajeck.

Franklin questioned if fines will be imposed after that date if the house is not removed; the Building Inspector will need to determine if fines are allowable.

Motion carried by unanimous voice vote.

Appointment of Plan Commission, Board of Adjustment and Parks & Trail Committee Members

Schneider stated that the Plan Commission members whose appointments have expired are interested in serving another term, as is Steve Lentz on Board of Adjustment. Brad Fahlgren is willing to serve another term on the Parks and Trails Committee, but Scott Katzenmeyer declined to serve another term. Schneider has talked to Karl Korfmacher, who will take Katzenmeyer's position.

Motion to reappoint Eric Larsen, Alvin Francis and Dave Pestor to terms on the Plan Commission; to reappoint Steve Lentz to the Board of Adjustment; to reappoint Brad Fahlgren to the Parks and Trails Committee; and to appoint Karl Korfmacher to a term on the Parks and Trails Committee made by Kendall Schneider. Second by George Franklin. Motion carried by unanimous voice vote.

Cavalier Village Status Update

No update.

Recycling Center Update/Electronics Recycling Discussion

Krajeck reported that the office shed wall is falling apart; part of the back wall is missing. Krajeck will check on the possibility of having the building trades class at the High School build a new shed for the Center.

Clerk Ylvisaker will check with Badger State Industries on scheduling an electronics clean sweep date.

Scheduling of Parks & Trails Committee Meeting

A Parks and Trails meeting will need to be held in May; Schneider will have a date scheduled by the May Board meeting.

Evansville-Union Implementation Committee Update

Krajeck reported that the committee is currently not active and there is nothing to report.

Roadside Mowing Bids

Clerk Ylvisaker will advertise for cemetery and Francis Park mowing.

The Town has received an offer for a 3 year contract with Footville Trucking for roadside mowing. The cost will remain the same for each year of the contract (\$6,360) with a fuel surcharge if diesel is over \$3 per gallon. Footville Trucking has done the Town's roadside mowing the past several years with no complaints or issues. Per Schneider, the Town is not required to advertise for mowing bids.

Motion to accept the bid presented by Footville Trucking for roadside mowing at a cost of \$6,360/year for three years, with a fuel surcharge if diesel is over \$3 gallon made by George Franklin. Second by Kendall Schneider. Motion carried by unanimous voice vote.

Pay Bills

There being no further business to come before the Board, a motion to adjourn was made by Don Krajeck. Second by George Franklin. Motion carried by unanimous voice vote. Meeting adjourned at 8:24 pm

Respectfully submitted by Clerk Regina Ylvisaker

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

5.3.10