

# TOWN OF UNION

## MONTHLY BOARD MEETING

### Minutes of Thursday, May 5, 2011

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The Town of Union Board monthly board meeting was called to order at 7:00 p.m. on Thursday, May 5, 2011 by Chairman Kendall Schneider at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Schneider, Supervisors George Franklin and Kim Gruebling, Treasurer Sharon Franklin, Clerk Regina Ylvisaker, Constable Eric Larsen, and Building Inspector Bob Fahey (arriving late). Plan Commission members Dave Pestor and Renee Exum were also in attendance. The Pledge of Allegiance was recited.

#### **Clerk's Minutes (April 12, 2011)**

Motion to approve the minutes of the April 12, 2011 Board meeting as written made by George Franklin. Second by Kim Gruebling. Motion carried by unanimous voice vote.

#### **City/Town Joint Meeting Minutes (April 7, 2011)**

Kendall Schneider felt that the minutes should be approved jointly by the City and the Town at their next joint meeting; the Board agreed. Motion to table approval of the minutes until the next joint City/Town meeting made by Kendall Schneider. Second by George Franklin. Motion carried by unanimous voice vote.

#### **Treasurer's report**

Sharon Franklin reported balances as of April 30, 2011:

Local Gov't Investment Pool General Fund	\$	0.00
Park and Recreation Fund	\$	12,431.24
UB&T Money Market Sweep Account	\$	62,748.31
UB&T Checking Account	\$	15,000.00
Leedlemill Bridge CD	\$	19,158.19
Wayne Disch Memorial Park Fund	\$	2,393.75
Morning Ridge Stub Road CD	\$	20,146.62
Escrow Accounts:		
Robert Janes/Bakers Crossing	\$	813.77
Teresa Lane		
Bank of Monticello	\$	2,891.25
Michael Kipp	\$	963.75

#### **Constable's report**

Constable Eric Larsen reported no calls during the month of April. His cell phone is 608-334-9013 for contacting with any issues. He plans to visit RCHS next month to be sure all parties are clear on the contract.

#### **Building Inspector's report**

Building Inspector Bob Fahey was not in attendance; Schneider read in the permits issued in April 2011.

Date	Permit #	Name	Address	Description	Construction Cost
4/4/2011	11-2-B	Scott Gassman	6716 N Old 92	Deck	\$ 4,000.00
4/5/2011	11-3-B	Chris & Theresa Zenchenko/ Brown Htg & A/C	15401 W Elmer Rd	Geothermal system	\$ 19,900.00
4/16/2011	11-4-B	Larry Wainright	13609 W Forest Ridge Trail	New Home (1)	\$ 230,000.00
4/21/2011	11-5-B	Jim Johnson	8208 N Territorial Rd	Electric service	\$ 1,000.00
4/12/2011	11-1-D	Mel Shotliff Jr.	9100 Blk Tupper Rd	Field Drive extension	
4/12/2011	11-2-D	Mel Shotliff Jr.	Bullard Rd west of Tupper	Field Drive extension	

4/12/2011	11-3-D	Mel Shotliff Jr.	Bullard Rd 33' property access west of farm buildings	Field Drive extension	
4/1/2011		Bank of Monticello	17802 W Holt Rd	Land Division Application	

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

One resident on Hyne Rd. attended the May 2 City Plan Commission meeting, still doesn't understand the reasoning behind some of the items in the proposed amendment. George Franklin felt that there were some good statements made by Town residents at the meeting, and was surprised that the comments did not seem to be taken into consideration at all by the Plan Commission when making their decision to forward the amendment to the City Council for approval. Larsen noted that the Commission did change the land division ordinance after most people left the hearing.

**Public Hearing: Review and Action on request made by Bank of Monticello, P.O. Box 388, Monticello, WI 53570 to separate off 7 acres from the existing ~100 acre parcel located in the SE ¼, NE ¼ of Section 6, #6-20-38, 17802 W. Holt Rd. The applicants are requesting the parent parcel retain A1 zoning, and the resulting 7 acre parcel be rezoned A3.**

Public hearing opened at 7:22 p.m.

Ron Combs explained it is a 7 acre parcel, to the center of the road, and the purpose of the division is to separate off the buildings from the parcel. The parcel will ultimately be 7 acres, as that is the offer to purchase.

Sharon Franklin asked about the lot line going to the center of the road; Combs explained that the ROW normally runs to the center of the road, 35' from centerline, and is then dedicated to the Town.

Public hearing closed at 7:25 p.m.

The Board reviewed two ordinances drafted by legal counsel; one changing the zoning without requiring the removal of one dwelling to bring the newly created 7 acre lot into compliance with A3 zoning regulations, and one changing the zoning and requiring the removal of one dwelling to bring the newly created 7 acre lot into compliance with A3 zoning regulations. The Board agreed that it was imperative that the lot be brought into compliance with the A3 zoning regulations if the Town was to agree to divide the land and rezone the 7 acre parcel. Following discussion, Combs agreed that he felt 45 days would be a reasonable amount of time for the removal of the trailer. The Board and Combs agreed that the deadline for removal would be June 21, 2011.

Motion to approve Ordinance 2011-04 (A), An Ordinance Changing the Zoning Classification of and Approving the Division of Certain Lands – Subject to Conditions (Bank of Monticello Property), with a deadline date of June 21, 2011 for removal of the second dwelling, and contingent upon payment of all related legal fees before final signature of CSM by Clerk, made by Kim Gruebling. Second by George Franklin.

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

**Discussion/Update: Cooperative Agreements, Evansville Comp Plan Amendments**

Both City and Town have sent letters regarding willingness to participate in cooperative agreements/meetings. The Town's letter requested that the City refrain from further discussions and public hearings regarding their comp plan amendments while joint meetings were taking place; the City has continued holding public hearings and proceeding with the approval process.

Gruebling feels that mediation may be the next step. Thinks the City and Town should go forward with their joint May 9 meeting (location is yet to be determined as fire station is not available). Schneider expressed concerns that if there was a legal suit filed at some point, legal counsel would recommend that the two parties not talk.

Franklin thinks the Town needs to stick together, and if property owners don't let the City annex then they won't be able to.

**Farmland Preservation Update**

No updates.

## **Roadwork**

Schneider went out with Scott Construction to look at sealcoating roads. Josh Wisner has a concern about the metal culvert on Union Dane road just as you come off Franklin Rd., feels it should be replaced if work will be done on the road, as the culvert isn't very far below the road. Broke up on both sides, blacktop won't hold up to sealcoat. Will review the list with Board and go out to look at it, reevaluate the list.

A tree came down on Weary Road; resident Matt Haddinger called Kendall to thank him for a good job removing it.

Wisner reported needing at least 25-30 guard posts, Decker Supply has quoted a cost of \$16.50 each with a minimum order of 50, which includes the base & post. The posts would be diamond high intensity yellow. The Town of Center has indicated to Wisner that if Union purchased 50 they would buy 25 from the Town. The Town paid \$15.25 last year for black & whites, with no quantity discount. Motion by Kendall Schneider to approve the purchase of 50 guard posts at a cost of \$16.50 each. Second by George Franklin. Motion carried by unanimous voice vote.

A better inventory of signs is needed. Having old, faded signs sent in to Badger State Industries for hydrostripping and reuse at approximately half the cost of all new signs was discussed and it was agreed that the old signs would be handled in this manner. Wisner provided a listing of signage needed. Motion to approve ordering signage as requested by Wisner made by Kendall Schneider. Second by Kim Gruebling. Motion carried by unanimous voice vote.

Schneider would like Wisner to check Leedle Mill Bridge for any leftover guard rail and Friends of Badfish Creek signs, and remove them if they remain. Scott Ringhand contacted Clerk Ylvisaker regarding how to go about requesting the reduction of the speed limit on Butts Corners Road, from 55 to 45 mph. A petition from residents on the road would need to come to the Board for consideration.

## **Board Action: Approval of Town Engineer Review of Tower & Antenna Ordinance**

The Plan Commission would like Town Engineer Greg Hofmeister to review and assist in drafting the Tower and Antenna Ordinance.

Motion to approve Town Engineer Greg Hofmeister review and make any recommendations he feels necessary by Kim Gruebling. Second by George Franklin.

Per Dave Pestor, the intention was to start with Magnolia's existing Tower and Antenna Ordinance and change as necessary.

Amendment to state that when the Plan Commission is ready they will have the review done by the Town Engineer, made by Kim Gruebling. Second by Kendall Schneider. Amendment carried by unanimous voice vote.

Amended motion carried 2-1; Schneider – Yes; Franklin – No; Gruebling – Yes.

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

Schneider has spoken to Jan Klaehn who will take the vacant position on the Parks & Trails Committee.

Motion to reappoint Bill Thomas to Board of Adjustment, Cliff Muchow and Eric Hessler to the Parks & Trails Committee, and appoint Jan Klaehn to the remainder of the 2010-2013 term on the Parks & Trails Committee made by Kendall Schneider. Second by George Franklin. Motion carried by unanimous voice vote.

## **Scheduling of Parks & Trails Committee Meeting**

Schneider plans to schedule a meeting in the next month. He will see if one of the committee members wants to chair the meetings.

**Status Update on Legal Proceedings in the Following Matters: Gildner Property/Removal of Second Home; Cavalier Village Mobile Home Park. The Board may confer with legal counsel who will render advice (orally or in writing) about litigation strategy in these matters\*\***

Schneider recommended going into closed session following the meeting and payment of bills to discuss these issues. Would ask that Bob Fahey stay for the discussion as well. Motion to go into closed session following regular meeting made by Kendall Schneider. Second by Kim Gruebling. Motion carried by unanimous voice vote.

#### **Opening of bids: Crop Land Rental, Park Land Mowing**

Crop land rental bid openings:

One bid received from George Franklin in the amount of \$245 per year for the three year term (2011-2013).

Motion to accept made by Kendall Schneider. Second by Kim Gruebling. Roll call: Kendall Schneider – Yes; George Franklin – abstain; Kim Gruebling – Yes. Motion carried 2-0.

Park land mowing bid openings:

Franklin opened the first bid, received from Jim Reimer's Lawncare & Snowplowing, bid in the amount of \$600 for the season.

Gruebling opened the second bid, received from Cliff Muchow, bid in the amount of \$275 for the season.

Motion to accept the bid received from Cliff Muchow in the amount of \$275 for the 2011 season made by George Franklin. Second by Kim Gruebling. Motion carried by unanimous voice vote.

#### **Recycling Center Update**

Jerry Krueger stated business remains steady. Will fill potholes and low spots on the pad with the stockpile of gravel at the Center.

#### **Pay Bills**

Motion to adjourn to pay bills, move into closed session made by Kendall Schneider. Second by George Franklin. Motion carried by unanimous voice vote.

Bills were reviewed and approved for payment.

The Board moved into closed session at 8:47 p.m.

Motion to return to open session made by Kendall Schneider. Second by George Franklin. Motion carried by unanimous voice vote.

Motion to adjourn made by Kendall Schneider. Second by George Franklin. Meeting adjourned at 9:36 p.m.

Respectfully submitted by Clerk Regina Ylvisaker

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