

**TOWN OF UNION  
MONTHLY BOARD MEETING  
Thursday, June 2, 2016**

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. Constable Eric Larsen and Building Inspector Bob Fahey were absent. Plan Commission Chair Alvin Francis was present. The meeting was called to order at 6:31 PM by Schneider/Gruebling.

**Clerk's Minutes (May 5, 2016)**

Gruebling recommended the edit that he stated to "replace" the slide, not *remove* the slide. Gruebling made a motion to approve the minutes. Franklin second. All in favor. Motion carried.

**Treasurer's report**

Treasurer Sharon Franklin reported balances as of June 30, 2015:

Park and Recreation Fund	\$ 12,517.01
UB&T Money Market Sweep Account	\$ 265,086.94
UB&T Checking Account	\$ 16,500.00
Wayne Disch Memorial Park Fund	\$ 3,644.46
Morning Ridge Stub Road CD	\$ 21,377.70
Escrow Accounts:	
Mastec, LLC	\$ 207.04

**Constable's Report**

Dogs running lose on Antler Court, call came to George Franklin. George turned call over to Eric Larsen.

**Building Inspector's Report**

Big Barn Storage requested an early start.

May 2016 Building Inspector Report										
Town of Union, Rock County Wisconsin										
Inspector: Bob Fahey 15535 Francis Rd, Evansville, WI 53536										
Date	Permit #	Parcel #	Name	Address	Description	New Home? to Y	Construction Cost	Permit Fee \$	Inspector's Fee Due	Occupancy Permit Issue
2-May-2016	16-13-B		Lloyds Plbg & Htg/ Barbara Drewel	10308 N Hwy 14	Furnace replacement		\$ 1,600.00	\$ 60.00	\$ 55.00	
3-May-2016	16-14-B		Big Barn Storage/Ed Arnold	10618 N Hwy 59	30 x 45 Office Building		\$ 135,000.00	\$ 675.00	\$ 540.00	
7-May-2016	16-15-B		Andrew & Nicole Holtzen	17625 W Teresa Ln	New Home (1)	1	\$ 500,000.00	\$ 1,455.30	\$ 1,058.40	
15-May-2016	16-16-B		Mike Halvensleben	15804 W Croft Rd	30x40 shed		\$ 20,000.00	\$ 180.00	\$ 165.00	
19-May-2016	16-17-B		Scott & Theresa Gassman	6716 N Old Hwy 92	12 x 20 shed		\$ 4,100.00	\$ 60.00	\$ 55.00	
19-May-2016	16-18-B		Searl Electric/Matt & Jennifer Kraus	7923 N Bridle Sweet LN	Pool wiring			\$ 60.00	\$ 55.00	
24-May-2016	16-19-B		Better Living Sun Rooms/Mike & Jan Trumpy	W Hwy 59	Sun Room		\$ 21,700.00	\$ 230.00	\$ 220.00	
14-May-2016			Annual Alcohol license Inspections						\$ 55.00	
14-May-2016			Annual Mobile Home license inspections						\$ 55.00	
						<b>Totals</b>	<b>\$ 682,400.00</b>	<b>\$ 2,720.30</b>	<b>\$ 2,258.40</b>	
<b>YEAR-TO-DATE TOTALS</b>				<b>Total Driveway &amp; Building Permits Issued</b>		<b>20</b>	<b>\$ 739,000.00</b>	<b>\$ 4,490.30</b>	<b>\$ 3,708.40</b>	
<b>MAY 2016 TOTALS</b>				<b>Total Driveway &amp; Building Permits Issued</b>		<b>7</b>	<b>\$ 682,400.00</b>	<b>\$ 2,720.30</b>	<b>\$ 2,258.40</b>	
Number of New Home Permits Issued this Period						<b>1</b>	<b>Building Inspector:</b>			
Number of Driveway Permits Issued this Period						<b>0</b>	Total Reimbursement Requested this Period			<b>\$ 2,258.40</b>
Number of Other Permits Issued this Period						<b>6</b>				
<b>Total Driveway &amp; Building Permits Issued this Period</b>						<b>7</b>	<b>Building Inspector Signature</b>			<b>Date</b>
<b>Other Notes:</b>										

**Public Comment (Comments are limited to 5 minutes)**

N/A

**Action Item:** Municipal building construction plan

Schneider asked Greg Hofmeister of Hofmeister Engineering to attend the meeting and lend engineering expertise to the planning of a municipal building.

Gruebling stated that decisions under consideration are whether to build a sloped roof, how many bays, and how deep the bays need to be. Also, site selection for the building needs to be selected.

Gruebling wants to know costs for digging a well, septic and electrical. He also wants to know a total cost for building the building with these elements included. He also said the Town will need an area for salt storage.

Hofmeister delivered a sample of a building he designed for a township he designed that was 96-feet deep and included 5-bays. He pointed out that staying under disturbing an acre works to the Townships advantage with relation to permitting.

Schneider mentioned there are five acres to consider for the site as well as the back hillside. DNR had 5 sampling wells located.

Hofmeister suggested to proceed with a building planning process for a 50 x 92' is what is under consideration with 4-bays. Hofmeister can use the County information for a base map and select a site.

Schneider mentioned that Wisner said the former Mastertec building in Evansville is up for lease and this will be considered to get the Town through this 2016-17 winter and not rush the design process of the new building.

Hofmeister offered that contractors can go buy material direct with your tax information and save the Town the 5.5-percent.

Building Inspector Fahey highly recommended a heated floor in the new building. It will work in the Town's favor immensely by drying the floor and the underside of the equipment.

Hofmeister asked who he should deal with when he is looking for information. Have you thought of an Ad Hoc building committee. Schneider made a motion to make George Franklin the point of contact for Hofmeister to work with.

Hofmeister will meet with Franklin at the Recycling Center at 9:00 am on Friday, June 3, 2016.

Discussion Item for the next Board meeting will be a Building Update. Franklin and Wisner will review the Mastertec Building.

**Action Item:** Marshall Property Land Division

Schneider recapped that the division is a split between brothers and each parcel is 45-acres.

Alvin Francis noted that there were no objections to the division according to the January minutes.

Franklin made a motion that the separation of two parcels equaling 46.19 be granted.

Schneider stated that this is an extraterritorial area so anything can happen in the future.

Marshall stated he did not want to be difficult, he simply wants the Board to appreciate his point of view and he asked if he indeed divides the property in half is there one only one split allowed after that on only one of the two parcels?

Gruebling stated, yes, there is only one split allowed.

Marshall wants a statement from the Board – a decision. Schneider will not state that there is indeed a fourth split allowed.

Can we go one step further divide the farm in half and ask for a third split asked Marshall.

Fahey's suggestion would be to have an attorney look at the property and ordinance and that way Jason Marshall and the Board will know where to go. We need an attorney's interpretation. Marshall is willing to pay the attorney fees to get a decision.

Marshall would like a rough estimate of how long it would take the attorney. Schneider suggested putting \$1200 in escrow fund and calling the attorney.

Marshall wants to make it clear he is not refuting the ordinance. He just wants direction for the future of the property.

Franklin made a motion to grant the split to Marshall Property. No second.

Motion by Schnedier to accept check for \$1200 to look at land split possibilities. Gruebling added that Marshall write his request in writing to Second the motion. All in favor. Motion carried.

George wants it in the record that it is not Jason's fault that we can't explain the ordinance to him.

**Action Item:** Approval of 2016-2017 Liquor Licenses

Larsen reported receiving applications for:

Retail Class "A" Beer and Retail "Class A" Liquor license for

Larry & Dawn Iverson, d/b/a E'ville Spirits

Class "B" Beer and "Class B" Liquor license for:

- Rod Willing, d/b/a The Red Barn;
- Dan Milz, d/b/a Union Tavern;
- Evansville Golf Association

Motion by Schneider to approve Union Tavern Tavern, E'Ville Spirits, Evansville Golf Association and Red Barn licenses. Franklin Second. Unanimous voice vote. Motion approved.

**Action Item:** Approval of 2016-2017 Park Mowing contract

Larry Meier submitted a mowing contract for \$750 for each park for the remainder of the summer season. John

Morning submitted a contract for both parks at \$585 each park for the entire season.

Gruebling moved to accept the mowing bids from John Morning for both parks. Second by Franklin. All in favor.

Motion carries.

**Roadwork Update**

Schneider made a motion to approve both the Scott seal coat and the Bartelt wedging. Franklin second. All in favor. Motion carried.

**Recycling Center Update**

No report at this time.

**Pay Bills**

There being no further business to come before the Board, a motion to adjourn and pay bills was made by Gruebling/Franklin. Motion carried by unanimous voice vote. Meeting adjourned at 8:35 p.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.*