

# TOWN OF UNION

## MONTHLY TOWN BOARD MEETING

Minutes of May 9, 2023

The Town of Union monthly board meeting was called to order by Chairman Kendall Schneider at 6:30 p.m. on Tuesday, May 9, 2023, at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Schneider, Supervisors Mason Barber, Dave Pestor, Don Templeton and Rich Templeton. Clerk Regina Riedel, Treasurer Jessica Nellen, Road Patrolman Josh Wisner, and Plan Commission members Larry Meier, Derek Blume and Alvin Francis were also in attendance. The Pledge of Allegiance was recited.

### **Clerk's Minutes (April 18, 2023)**

Motion to approve the minutes of the April 18, 2023 Board meeting as written made by Don Templeton/Barber. Motion carried by unanimous voice vote.

### **Treasurer's Report**

Treasurer Jessica Nellen reported balances as of April 30, 2023 (attached).

### **Building Inspector's Report**

Building Inspector Bob Fahey was not in attendance (report attached).

### **Clerk Update**

No updates.

### **Recycling Center Update**

Josh Wisner noted that the Center is no longer able to accept any appliances containing freon.

### **Fire District Updates**

Mason Barber reported that Brooklyn Fire District's annual fundraising euchre card party is coming up on May 20.

Don Templeton will be the Town's representative to Brooklyn Fire District. Rich Templeton will be the alternate Town representative for Evansville Fire District.

### **Emergency Management Update**

Barber received an email from Caitlin Shanahan regarding the Hazard Mitigation Plan, which has been approved by the County. Municipalities must formally adopt the plan via resolution by April 2024 in order to be eligible for assistance.

Barber has also updated the contact list for County for emergency notifications, and will share with Board and email to County.

### **Roadwork Update**

Dave Pestor reported that potholes have been filled, brush has been cut and signage replacements are in progress. Wisner reported on road damage due to driveway installation on W. East Union Rd.; the landowners have agreed to repair the damage by October 1 and Bob Fahey has stated if the repair work is not completed an occupancy permit will not be issued.

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

Andy Phillips was in attendance regarding a variance request for extending the width of his driveway. There is an outstanding issue with the lot being listed as an unbuildable outlot, with no easement. The Board would like input from Fahey on the issue.

Pestor would like the Board to have an organizational meeting. Agreed by all. He also requested more information about the loans the Town has and future payments, including any balloon payments.

Alvin Francis reported that the Conifer Hills subdivision request was denied by the City of Evansville last week.

Derek Blume noted that the street sign for Golf Air Drive is incorrect, there shouldn't be an "E" at the end of "Air."

Rock County Sheriff Deputy Sgt. Peters was in attendance to address any resident concerns. Rich Templeton had speed concerns on Butts Corners Rd., but noted they were recently addressed.

**Public Hearing: Action on Request by Tennyson Farms, LLC (Ed Arnold), 2810 Tennyson Place, Hermosa Beach, CA for a zoning change for parcel #6-20-117.1, located in the SE ¼, NE ¼ of Section 15 at 14904 W. Bullard Rd., Evansville. The parcel is currently zoned A2, and the applicants request rezoning to CHID (Commercial Highway Interchange District) to allow for the construction of mini-storage buildings.**

Public hearing opened at 7:09 p.m.

Applicant Ed Arnold was in attendance. The Plan Commission recommended retaining zoning as A2 for larger lot (Lot 2) and only rezoning ~8 acre lot (Lot 1). Larry Meier asked for clarification regarding whether it would actually be mini-storage constructed or larger pull-through storage.

Rich Templeton noted application stated "not applicable" regarding water issues including ponds, yet there has been a pond located on the lot for a number of years which has been an issue, and overflows onto Highway 14 when it is full. There is also a wetland located on the property and could be adjacent to the Yahara River watershed, but Templeton was unsure whether any water from the pond or other runoff would actually make it to the watershed before it floods adjacent farmland. Any further buildings built on the property would add to runoff issues. He stated that he would be in favor of approving the rezone with a restriction that no further buildings be built. Arnold stated they planned to construct additional buildings but not install asphalt, only gravel.

Public hearing closed at 7:41 p.m.

Motion to approve request by Tennyson Farms, LLC (Ed Arnold), 2810 Tennyson Place, Hermosa Beach, CA for a zoning change for parcel #6-20-117.1, lot 1, located in the SE ¼, NE ¼ of Section 15 at 14904 W. Bullard Rd., Evansville to CHID (Commercial Highway Interchange District) made by Pestor/Barber.

Roll call – Don Templeton – yes; Schneider – yes; Rich Templeton – yes; Pestor – yes; Barber – yes. Motion carried 5-0.

**Public Hearing: Updates to Chapter 17 – Zoning**  
Public hearing opened at 7:45 p.m.

Derek Blume expressed concerns with parking and traffic, which appear to have been addressed in the draft. Rich Templeton noted that any Conditional Use Permits would be issued to the individual, not the property, which addressed other concerns that had been brought up previously.

Public hearing closed at 7:48 p.m.

Motion to approve amendments to Chapter 17 – Zoning made by Don Templeton/Rich Templeton. Motion carried by unanimous voice vote.

**Public Hearing: Adoption of Ordinance 2023-01, Brush Removal**

Public hearing opened at 7:49 p.m.

Motion to accept current draft of Ordinance 2023-01 – Brush Removal made by Pestor. Motion died for lack of second.

Motion to add to the draft a requirement to clear overhanging brush 16' above roadways, and adopt Ordinance 2023-01 – Brush Removal with this change made by Pestor/Don Templeton.

Motion carried by unanimous vote.

**Discussion/Board Action: Ordinance Violations**

Agreed by all to add proposed language from City of Janesville ordinances to current Town nuisance ordinance. Item will be added to the next Board meeting agenda for action.

Pestor reiterated that he felt someone on the Board should be responsible for tracking and following up on citations. Schneider will schedule a meeting with Fahey and the Board regarding citations and responsibilities.

**Pay Bills**

There being no further business to come before the Board, a motion to adjourn and pay bills was made by Rich Templeton/Don Templeton. Motion carried by unanimous voice vote. Meeting adjourned at 8:10 p.m.

## Town of Union Treasurer's Report May 2022

Prepared by: Jessica Nellen

State Bank of Cross Plains - Munciple Account			
Beginning Balance		<b>\$167,731.98</b>	
	<b>INCOME</b>		YTD
MHP - taxes	\$1,310.92		\$6,623.15
MHP License	\$200.00		\$200.00
Refuse	\$3,007.00		\$9,911.79
Tires	\$30.00		\$65.00
Dog license	\$20.00		\$235.00
Dog Late Fees	\$5.00		\$10.00
Special Assessment Letters	\$60.00		\$135.00
Building Permits	\$3,576.60		\$4,426.60
PILT	\$870.24		\$12,208.91
ACH Charter	\$751.23		\$1,515.62
ACH Personal Property Aid	\$3,382.83		\$3,382.83
ACH Fish & Wildlife	\$1,808.00		\$1,808.00
Subtotal	\$15,021.82		
Interest earned	\$46.08	<i>Interest rate 0.35%</i>	\$392.78
Checking account interest	\$5.00		\$12.77
Total Deposits		<b>\$15,072.90</b>	
Total General Business		<b>\$182,804.88</b>	
	<b>EXPENSES</b>		
Total Expenses		(40,431.62)	
ARPA Funds		112,100.02	
SBCP Available Balance 5/31/2022		<b>\$30,273.24</b>	
State Bank of Cross Plains - Checking Account			
Balance as of 5/31/2022		<b>\$16,500.00</b>	
State Bank of Cross Plains - Escrow Account			
Balance 4/29/2022	\$3,002.43		
Interest APY 0.35%	\$0.91		\$2.41
Balance as of 5/31/2022		<b>\$3,003.34</b>	
Wayne Disch Memorial Park fund			
Balance 4/29/2022	\$1,552.87		
Interest APY 0.02%	\$0.03		\$0.08
Balance as of 5/31/2022		<b>\$1,552.90</b>	
Greenwoods State Bank - Morning Ridge Rd CD			
Balance as of 12/31/2021	\$23,538.46		
Matures 12/23/2025	Int pd 6&12		
		<b>\$23,538.46</b>	
LGIP-Park & Rec Fund			
Balance 4/29/2022	\$10,097.83		
Interest-May .62%	\$5.30		\$9.01
Balance as of 5/31/2022		<b>\$10,103.13</b>	

