

TOWN OF UNION

MONTHLY TOWN BOARD MEETING Minutes of August 8, 2023

The Town of Union Board monthly board meeting was called to order by Chairman Kendall Schneider at 6:30 p.m. on Tuesday, August 8, 2023, at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Schneider, Supervisors Dave Pestor, Don Templeton, Mason Barber and Rich Templeton. Treasurer Jessica Nellen, Building Inspector Bob Fahey, and Plan Commission members Larry Meier and Derek Blume were also in attendance. Clerk Regina Riedel and Roadpatrolman Josh Wiser were absent. The Pledge of Allegiance was recited.

Clerk's Minutes (July 11, 2023)

Motion to accept the minutes of July 11, 2023 as written made by Pestor/Barber. Motion carried by unanimous voice vote.

Treasurer's Report

Balances as of July 31, 2023 were reported by Treasurer Jessica Nellen. The Board agreed to reinvest the CD at Greenwoods Bank for a 9 month term at 4.45%.

Building Inspector's Report

Building Inspector Bob Fahey reported issuing 10 permits during the month of July.

Clerk Update

No update.

Recycling Center Update

No update.

Fire District Updates

No update from Evansville Fire District. Barber reported National Night Out was hosted in Brooklyn last week and it went well. Overdose and Narcan training will be held at the Brooklyn Fire Department on two upcoming dates; flyer posted at the Town Hall.

Emergency Management Update

Barber reported that Sergeant Koehler (Rock County Emergency Management Coordinator) would like to remind Towns and residents to report any large gatherings planned, to help plan in the case of severe weather. Additionally, Towns are encouraged to share their events on the WJVL community calendar.

Roadwork Update

Pestor thanked the Templetons for moving downed trees and brush recently. Potholes continue to be filled, and some additional problematic trees have been removed. The culvert on Weary Rd. which failed recently has been replaced. Don Templeton would like the Town to send letters to landowners regarding maintaining trees, as was done in the past. Bullard Rd. will be closed from Highway 14 to Territorial Rd. beginning August 14 through September; Riedel shared the closure on the Evansville Community Facebook page to reach as many commuters as possible.

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

Randi Soldner, City of Evansville resident on Joshua Drive, expressed concerns about a property on N. South 5th Street within the Town of Union and the condition of the house and surrounding area. Fahey stated he has spoken with law enforcement, who were not willing to provide a current mailing address for the property owner for contact purposes – there is currently no one living at the home. Soldner stated she had contacted Rock County Public

Health Department, who will be sending an inspector. Rich Templeton has also contacted RCPH about the property.

Larry Meier attended the recent City of Evansville Plan Commission meeting regarding the annexation of Town property and the proposed soybean crushing facility. He reported the request passed the Plan Commission and will be heard next by the City Council.

Tina McGaw, Town resident on N. South 5th Street between Vision St. and Croft Rd., expressed concerns about safety on the road especially before and after school. The bus company is refusing to pick up her child since the location is less than the required distance from the school to provide transportation, and the School Board has not done anything either.

Motion to declare the portion of N. South 5th Street from the Town boundary to Old 92 a hazardous roadway made by Pestor/Schnieder. Motion carried by unanimous voice vote.

Board Action: Request by Jim Baldauf, Forest Ridge Trail, For Temporary Placement of Trailer on Lot While Building Home

Fahey explained that the request is not allowed under the Town's Zoning Ordinance. It could possibly be brought before the Board of Adjustment for a variance, but it doesn't really fit with those requirements either. Requestor Jim Baldauf was in attendance, and explained that they expect their new home to be completed in December of this year, and the sale of their current home will occur prior to that. They would like to place an RV trailer on a gravel pad next to the planned shop/garage and stay in it until their home is complete.

Motion by Don Templeton/Rich Templeton to deny request.

Roll call vote: Don Templeton – yes; Schneider – no; Rich Templeton – yes; Barber – no; Pestor – no. Motion failed 2-3.

Barber suggested requiring a bond similar to what the Town requires for driveways. Sharon Franklin asked if it would be possible to assign a fee to the landowners if the trailer is not removed within the agreed upon timeframe.

Motion made by Barber/Pestor to approve request made by Jim Baldauf for the temporary placement of an RV trailer on their parcel on Forest Ridge Trail to be used as living quarters while their home is being constructed, with the requirement that the RV be vacated by December 31, 2023, and requiring a performance bond of \$2,000 to be held in escrow and returned to owners upon vacation of the RV and forfeited if the RV is not vacated by December 31, 2023.

Roll call vote: Don Templeton – no; Schneider – yes; Rich Templeton – no; Barber – yes; Pestor – yes. Motion carried 3-2.

Public Hearing: Request by Harold & Mary Abey/Harold & Pamela Abey for a land division and zoning change for parcel #6-20-248, located at 7828 N. State Rd. 104, Evansville in the NW ¼ of Section 30. The parcel is currently zoned A1, and the applicants request dividing 1.25 acres with buildings from the existing ~74 acre lot. The 1.25 acre lot would be rezoned RR, and the parent parcel would retain A1 zoning.

Public hearing opened at 7:34 p.m.

Applicant Harold Abey Jr. was in attendance and explained that the request is for the separation of his parent's home from the remainder of the parcel.

Public hearing closed at 7:36 p.m.

Plan Commission recommended approval of the request.

Motion to approve the request made by Harold & Mary Abey/Harold & Pamela Abey for a land division and zoning change for parcel #6-20-248, located at 7828 N. State Rd. 104, Evansville, dividing 1.25 acres with buildings from the existing ~74 acre lot, with the 1.25 acre lot rezoned RR, and the parent parcel retaining A1 zoning made by Schneider/Rich Templeton.

Motion carried by unanimous voice vote.

Public Hearing: Request by Union Farms, LLC for a land division and zoning change for parcel #6-20-15.4, located at 15230 W. Butts Corners Rd., Evansville in the SE ¼, NW ¼ of Section 3. The parcel is currently zoned A1, and the applicants request dividing 2 acres from the existing 40 acre lot to create a buildable lot. The 2 acre lot would be rezoned RR, and the parent parcel would retain A1 zoning.

Public hearing opened at 7:38 p.m.

Derek Blume reported that the Plan Commission recommended approving the request if the lot was relocated to the west lot line, to avoid creating a sliver of land on the west side of the parent parcel. The current landowner abutting the west lot line would prefer that the original placement request remain, to retain spacing between the new parcel and his home. Judy Whalen noted that the original notice to neighbors and publication indicated the wrong location for the property and instead listed the address of the applicants; this is a flaw in the application packet that should be corrected.

Public hearing closed at 7:44 p.m.

Motion to table request and republish with a better land description made by Pestor/Don Templeton.

Motion carried by unanimous voice vote.

Public Hearing: Request by Andy Phillips for a lot line adjustment/lot combination to create conforming lot at 8439 N. Birdie Ln., Evansville.

Public hearing opened at 7:47 p.m.

Requestor Andy Phillips was in attendance, and stated that he purchased the lot without the knowledge that it was an outlot. Title search should have caught this, but also missed it. Fahey stated that when the CSM was recorded in 2015 it was not indicated as an outlot, so he missed the designation as well when issuing the building permit.

Public hearing closed at 7:51 p.m.

Motion by Schneider/Pestor to approve request made by Andy Phillips, 8439 N. Birdie Ln., Evansville for a lot line adjustment/lot combination to create a conforming, buildable lot at this address.

Motion carried by unanimous voice vote.

Board Action: Adoption of Resolution 2023-01, Authorizing an Application to the Board of Commissioners of Public Lands for Loan from the Trust Funds of the State of Wisconsin

Schneider read in the text of Resolution 2023-01, Authorizing an Application to the Board of Commissioners of Public Lands for Loan from the Trust Funds of the State of Wisconsin (attached). He further explained that the funds would be used for the reconstruction of Bullard Rd., scheduled to begin on August 14.

Motion made by Schneider/Don Templeton to adopt Resolution 2023-01, Authorizing an Application to the Board of Commissioners of Public Lands for Loan from the Trust Funds of the State of Wisconsin.

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

Discussion: ATV/UTV Routes Along County Highways Within Town

Both Schneider and Rich Templeton are not in favor of the Town incurring any costs related to opening County roads located within the Town for ATV/UTV routes; however they would be agreeable if local ATV clubs covered the costs for applications and signage.

Board Action: Review and Approval of 2023-24 Mobile Home Park Licenses

Fahey reported that 30 day Orders to Correct have been sent to all parks with current violations.

Update: Ordinance Violations

The issues with the property on 5th Street were previously discussed during public comment. The property on Croft Rd. has stated that they would have the non-operational vehicles on their property towed, but it hasn't happened yet. Fahey will send 30 day Orders to Correct to both properties and will include new ordinances with letters. Additionally, Fahey suggested that perhaps reinspection fees could be assessed to landowners instead of going through court; this would need to be added to the Resolution Adopting Fees.

Change of Date: Monthly Board Meeting

The second Wednesday of the month was suggested as a possible option, to allow more/easier attendance at meetings for some Board members and Town staff.

Motion to change monthly Board meeting date to the second Wednesday of the month made by Rich Templeton/Barber.

Motion carried by unanimous voice vote.

Reinstatement of Constable Position

Donna Hamilton reported that the Constable position could work with local police departments and/or Rock County Sheriff's Department to issue citations. Most other local constables only handle stray animals. Schneider recommended revisiting the issue during budgeting in the fall, and adding to next month's agenda to discuss the previous Constable job description and draft a new one.

Appointment of Park Board Members

Derek Blume has not found any volunteers for the Park Board. Larry Meier volunteered, and Mitch Muchow also stated that he would be interested. He also thought Ray Legris may be interested. Appointments will be done at next month's meeting.

Pay Bills

There being no further business to come before the Board, a motion to adjourn and pay bills was made by Rich Templeton/Schneider. Motion carried by unanimous voice vote. Meeting adjourned at 8:23 p.m.