

# TOWN OF UNION

## MONTHLY TOWN BOARD MEETING

Minutes of September 13, 2023

The Town of Union Board monthly board meeting was called to order by Chairman Kendall Schneider at 6:30 p.m. on Wednesday, September 13, 2023, at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Schnieder, Don Templeton, Rich Templeton, Mason Barber and Dave Pestor. Clerk Regina Riedel and Road Patrolman Josh Wiser, as well as Plan Commission members Derek Blume, Ray Legris and Larry Meier were also in attendance. Treasurer Jessica Nellen and Building Inspector Bob Fahey were absent. The Pledge of Allegiance was recited.

### **Clerk's Minutes (August 8, 2023)**

Correction that the rezone for Abeys should be A4 not RR.

Motion to approve as corrected made by Pestor/Don Templeton. Motion carried by unanimous voice vote.

### **Treasurer's Report**

The CD at Greenwoods State Bank has renewed. Balances as of August 31, 2023 were emailed to the Board by Treasurer Jessica Nellen (attached).

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

Building Inspector Bob Fahey emailed his report to the Board (attached).

### **Clerk Update**

Clerk Regina Riedel reminded the Board that the Wisconsin Towns Association Annual Convention is coming up October 22-24. Members who wish to attend should notify Riedel ASAP.

Motion to send Road Patrolman Josh Wiser to attend LRIP and WISLR training sessions made by Pestor/Barber. Motion carried by unanimous voice vote.

Riedel reported receiving a number of ROW permits recently for fiber installations on Francis Rd., Old 92, Ron Rd., South 6<sup>th</sup> St., and Croft Rd.

### **Recycling Center Update**

Ray Legris reported 139 vehicles came through the Center last Saturday, including one from Sun Prairie.

### **Fire District Updates**

Don Templeton stated the Brooklyn Fire District joint municipal meeting will be September 26, and he hopes to have as many Board members in attendance for that as possible as the District will be approving the 2024 budget. Should be around 5% increase in budget for 2024.

Kendall Schnieder stated Evansville Fire District will be voting on their 2024 budget at their meeting next week.

### **Emergency Management Update**

Mason Barber has sent EFD and Sgt. Koehler a breakdown of the Farm Tour schedule for September 22.

### **Roadwork Update**

Pestor reported that the master cylinder went out on the Case tractor and had to be fixed prior to mowing. Crack filling has been completed. Signs have been stolen from Butts Corners Rd. and Evansville-Brooklyn Rd. Pestor thanked Legris and Don Templeton for assisting with roadside mowing when Wisner was off recently.

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

Larry Meier stated that there was recently ROW work done in his area (Weary Rd.), and he has concerns about the quality of the restoration work. Wisner suggested contacting the contractors, who are still in the area. If resolution is unsatisfactory let him know and he will contact the permit applicants directly.

**Board Action: Approval of Johnson Parcel Combination**

Dan and Cheryl Johnson were in attendance, and would like to combine two parcels that they own. Fahey has stated that there is no Plan Commission or Town Board official action that needs to take place, but they would like an official OK from the Board prior to proceeding.

Motion to approve the lot line adjustment to combine two parcels owned by Dan and Cheryl Johnson 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 on Holt Rd. in the SW ¼ of the 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 6:59 p.m.

The applicants were in attendance, and requested that the lot remain in the original location in order to maintain distance from neighboring homes while leaving enough room to farm around it. Rich Templeton confirmed that it should be A4 as well, not RR.

Public hearing closed at 7:01 p.m.

Motion to approve request by Union Farms, LLC for a land division and zoning change for parcel #6-20-15.4, located on Holt Rd. in the SW ¼ of the NW ¼ of Section 3, dividing 2 acres from the existing 40 acre lot to create a buildable lot and rezoning the 2 acre lot to A4 with the parent parcel retaining A1 zoning, made by Pestor/Don Templeton. Motion carried by unanimous voice vote.

**Board Action: Adoption of Resolution 2023-02, Resolution Authorizing an Adjustment to the Municipal Levy Limit for Increases in Charges Assessed by The Brooklyn Fire and EMS Protection District Inc.**

Motion to adopt Resolution 2023-02, Resolution Authorizing an Adjustment to the Municipal Levy Limit for Increases in Charges Assessed by the Brooklyn Fire and EMS Protection District made by Don Templeton/Rich Templeton. Motion carried by unanimous voice vote.

**Update: Ordinance Violations**

Regarding the property on S. 5<sup>th</sup> Street, it is possible that the septic system has failed. Rich Templeton will contact the Rock County Health Department to see if anything can be done on their end, then the issue will be sent to the Town Attorney to pursue resolution.

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

Rich Templeton was with Fahey during his most recent inspections. Once Fahey returns from vacation, a meeting will be scheduled with the Town Attorney to determine next steps.

**Reinstatement of Constable Position**

No action.

**Appointment of Park Board Members**

Motion to appoint Pat Lentz, Derek Blume, Larry Meier, Mitch Muchow and Ray Legris to the Park Board made by Pector/Rich Templeton. Motion carried by unanimous voice vote.

**Pay Bills**

There being no further business to come before the Board, a motion to adjourn and pay bills was made by Don Templeton/Barber. Motion carried by unanimous voice vote. Meeting adjourned at 7:20 p.m.

**Town of Union Treasurer's Report August 2023**

Prepared by: Jessica Nellen

| Lake Ridge Bank - Checking                        |                            |              |                     |
|---------------------------------------------------|----------------------------|--------------|---------------------|
| Beginning Balance                                 |                            |              | <b>\$233,835.12</b> |
|                                                   | <b>INCOME</b>              |              |                     |
| Refuse                                            |                            | \$2,099.00   | YTD \$20,517.00     |
| Tires                                             |                            | \$35.00      | \$174.00            |
| Scrap                                             |                            | \$244.40     | \$1,196.70          |
| Building permits                                  |                            | \$1,625.00   | \$11,614.64         |
| MHP Tax                                           |                            | \$1,118.47   | \$9,457.19          |
| Special Assessment requests                       |                            | \$35.00      | \$405.00            |
| Withholding Tax                                   |                            | \$780.19     | \$780.19            |
| ACH - Charter                                     |                            | \$897.21     | \$2,707.01          |
| Real Estate Taxes - August Settlement             |                            | \$141,240.08 | \$141,240.08        |
| Subtotal                                          |                            | \$148,074.35 |                     |
| Interest earned                                   | <i>Interest rate 5.33%</i> | \$1,088.48   | \$20,908.21         |
| Total Deposits                                    |                            |              | <b>\$149,162.83</b> |
| Total General Business                            |                            |              | <b>\$382,997.95</b> |
|                                                   | <b>EXPENSES</b>            |              |                     |
| Total Expenses                                    |                            |              | (80,948.64)         |
| Balance 8/31/2023                                 |                            |              | <b>\$302,049.31</b> |
| Lake Ridge Bank - Escrow Account                  |                            |              |                     |
| Balance 7/2/2023                                  |                            | \$10,047.44  |                     |
| Interest APY 0.51%                                | <i>Int pd 1,4,7&amp;10</i> | \$10.09      | \$16.83             |
| Balance as of 7/15/2023                           |                            |              | <b>\$10,057.53</b>  |
| Wayne Disch Memorial Park fund                    |                            |              |                     |
| Balance 7/31/2023                                 |                            | \$954.37     |                     |
| Interest APY 0.51%                                |                            | \$0.41       | \$2.56              |
| Balance as of 8/31/2023                           |                            |              | <b>\$954.78</b>     |
| Greenwoods State Bank - Morning Ridge Rd CD *NEW* |                            |              |                     |
| Balance as of 8/23/23                             |                            | \$23,489.17  |                     |
| Matures 5/23/24                                   | <i>Int at maturity</i>     |              | <b>\$23,489.17</b>  |
| LGIP-Park & Rec Fund                              |                            |              |                     |
| Balance 7/31/2023                                 |                            | \$10,542.95  |                     |
| Interest-August 5.31%                             |                            | \$47.57      | \$335.92            |
| Balance as of 8/31/2023                           |                            |              | <b>\$10,590.52</b>  |

## August 2023 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? 1=Y | Construction Cost | Permit Fee \$ | Inspector's Fee Due | Occupancy Permit Issue |
|----------------------------|----------|----------|-------------------------------|-----------------------------|------------------------------|---------------|-------------------|---------------|---------------------|------------------------|
| 5-Aug-2023                 | 23-36-B  |          | Dwight Redders                | 13809 W Elaine Dr           | 14x12 Shed                   |               | \$ 6,500.00       | \$ 65.00      | \$ 60.00            |                        |
| 12-Aug-2023                | 23-37-B  |          | Julie Selchert                | 13213 W Northfield Crossing | 12x16 sun room               |               | \$ 13,000.00      | \$ 130.00     | \$ 120.00           |                        |
| 12-Aug-2023                | 23-38-B  |          | Searl Electric/Searl Electric | 13014 W Leedle Mill Rd      | Electrical in home           |               | \$ 4,500.00       | \$ 130.00     | \$ 120.00           |                        |
| 17-Aug-2023                | 23-39-B  |          | Double D Builders             | 13615 W Forest Hollow Trail | New Home (2)                 | 1             | \$ 250,000.00     | \$ 859.32     | \$ 797.94           |                        |
| 18-Aug-2023                | 23-40-B  |          | John Genetzke                 | 8032 N Robert Dr            | Kitchen remodel              |               | \$ 45,000.00      | \$ 325.00     | \$ 300.00           |                        |
| 18-Aug-2023                | 23-41-B  |          | Kyle Sperry                   | 13839 W Elaine Dr           | Basement remodel             |               | \$ 30,000.00      | \$ 325.00     | \$ 300.00           |                        |
| 19-Aug-2023                | 23-42-B  |          | GH Heating                    | 6839 N Francis Dr           | Furance                      |               | \$ 6,650.00       | \$ 65.00      | \$ 60.00            |                        |
| 29-Aug-2023                | 23-43-B  |          | Aaron Tachon                  | 8310 N Territorial Rd       | Addition to shed             |               | \$ 4,000.00       | \$ 325.00     | \$ 300.00           |                        |
| 30-Aug-2023                | 23-44-B  |          | Christine Quinn               | 13609 W Forest Ridge Trail  | Remodeling garage for studio |               | \$ 3,000.00       | \$ 325.00     | \$ 300.00           |                        |
| 5-Aug-2023                 | 23-2-D   |          | Double D Builders             | 13615 W Forest Hollow Trail | Driveway New Home            |               |                   | \$ 1,500.00   | \$ 180.00           |                        |
| 21-Aug-2023                |          |          | MHP Reinspections             |                             |                              |               |                   |               | \$ 120.00           |                        |
| <b>Totals</b>              |          |          |                               |                             |                              |               | \$ 362,650.00     | \$ 4,049.32   | \$ 2,657.94         |                        |
| <b>YEAR-TO-DATE TOTALS</b> |          |          |                               |                             |                              |               | \$ 2,827,426.40   | \$ 14,663.96  | \$ 12,539.22        |                        |
| <b>AUGUST 2023 TOTALS</b>  |          |          |                               |                             |                              |               | \$ 362,650.00     | \$ 4,049.32   | \$ 2,657.94         |                        |

|                                                                 |   |             |
|-----------------------------------------------------------------|---|-------------|
| <b>Building Inspector:</b>                                      |   |             |
| Number of New Home Permits Issued this Period                   | 1 | \$ 2,657.94 |
| Number of Driveway Permits Issued this Period                   | 0 |             |
| Number of Other Permits Issued this Period                      |   |             |
| <b>Total Driveway &amp; Building Permits Issued this Period</b> | 1 |             |
| <b>Other Notes:</b>                                             |   | Date _____  |