

TOWN OF UNION
Minutes of Special Town Meeting of Town Electors
December 13, 2023

A Special Town Meeting of Town of Union Electors was called to order at 6:30 p.m. at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Each item includes a public hearing:

To adopt the 2024 Town tax levy of all or part of the sum needed to balance the budget with balance to be taken from the surplus pursuant to §60.10(1)(a).

Motion to adopt the 2024 levy in the amount of \$668,674 made by Derek Blume/Larry Meier.
Motion carried by unanimous voice vote.

To authorize the Town Board to hire Town officers as employees of the Town and set an hourly wage pursuant to §Sec. 60.10(1)(g).

Currently Town officers performing duties as employees of the Town are paid \$16/hour. Motion to set hourly wage for Town officers acting as employees at \$16/hour made by Marty Hull/Ray Legris. Motion carried by unanimous voice vote.

Motion to adjourn made by Derek Blume/Larry Meier. Motion carried by unanimous voice vote.
Meeting adjourned at 6:36 p.m.

TOWN OF UNION
Minutes of Monthly Town Board Meeting
December 13, 2023

The Monthly Town Board Meeting was called to order at 6:37 p.m. by Chairman Kendall Schneider. Members in attendance included Chairman Schneider, Don Templeton, Mason Barber and Dave Pestor. Clerk Regina Riedel, Treasurer Jessica Nellen, Road Patrolman Josh Wisner, Building Inspector Bob Fahey, and Plan Commission members Ray Legris, Derek Blume, Alvin Francis and Larry Meier were also present. Supervisor Rich Templeton was absent. The Pledge of Allegiance was recited.

Clerk's Minutes (November 8, 2023)

Motion to approve the minutes of the November 8, 2023 meeting as written made by Pestor/Don Templeton. Motion carried by unanimous voice vote.

Treasurer's Report

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

Building Inspector's Report

Building Inspector Bob Fahey reported permits issued during November (attached).

Clerk Update

No updates.

Recycling Center Update

Josh Wisner reported that everything has been running smoothly.

Fire District Updates

There have been no Fire Board meetings since the last Board meeting. Mason Barber noted that Brooklyn Fire & EMS will be hosting a blood drive on December 30.

Emergency Management Update

Barber reported Rock County has a new Emergency Management Director, Kevin Burnett.

Roadwork Update

Dave Pestor reported he has identified 3 potential engineering firms to contact regarding possible bridge work on N. Union Rd. from the list of firms provided by Rock County Public Works. Wisner explained the plan is to send a letter to each firm requesting information on what they would be able to do for us regarding the bridge replacement.

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

Rock County Sheriff's Deputy Kunkel was in attendance to address any concerns or requests for extra patrol. Residents expressed appreciation for patrols on Territorial Rd.

Public Hearing: Request by Woodworth Farms, Inc., 6726 N. Weary Rd., Evansville, WI 53536 for a land division and zoning change for parcel 6-20-222, located at 12638 W. US Highway 14 in the SE ¼ of the SE ¼ of Section 25. The applicants request separating off the house and outbuildings from the existing 77 acre parcel, creating a 6.2 acre parcel zoned A3. The parent parcel would retain A1 zoning.

Public hearing opened at 6:47 p.m.

Ryan Combs was in attendance representing the applicants, who would like to split off the house and buildings to sell to the individual currently living there.

Public hearing closed at 6:48 p.m.

Plan Commission recommended approval of the application as presented with no changes or conditions.

Motion to approve request by Woodworth Farms, Inc., 6726 N. Weary Rd., Evansville, WI 53536 for a land division and zoning change for parcel 6-20-222, located at 12638 W. US Highway 14 to separate the house and outbuildings from the existing 77 acre parcel, creating a 6.2 acre parcel zoned A3 with the parent parcel retaining A1 zoning made by Don Templeton/Pestor. Motion carried by unanimous voice vote.

Public Hearing: Request by Melvin & Kenda Shotliff, 9402 N. Berg Rd., Evansville, WI 53536 for a land division and zoning change for parcel 6-20-152, located at 18235 W. Emery Rd. in the NE ¼ of the NW ¼ of Section 19. The applicants request separating off the buildings from the existing 44 acre parcel, creating a 2.7 acre parcel zoned A4. The parent parcel would retain A1 zoning.

Public hearing opened at 6:50 p.m.

Ryan Combs was in attendance representing the applicants, who are requesting splitting off the house from the farmland. The request will go to Rock County Planning and Zoning following Town approval.

Schneider noted that the County Planner's report regarding the parcel stated concerns with creating flag lots.

Public hearing closed at 6:51 p.m.

The Plan Commission did require two pull outs along the driveway for emergency vehicles in their recommendation to approve. Fahey stated that pull outs were required to be 24' wide, 40' long, and a driveway permit would be required. Fahey was out to the site with Pat Hartin and flagged where the pull outs would be needed.

Motion to approve request by Melvin & Kenda Shotliff, 9402 N. Berg Rd., Evansville, WI 53536 for a land division and zoning change for parcel 6-20-152, located at 18235 W. Emery Rd. to

separate the buildings from the existing 44 acre parcel, creating a 2.7 acre parcel zoned A4 with the parent parcel retaining A1 zoning and including a requirement that pull outs be installed along the driveway as determined by the Building Inspector made by Pestor/Barber. Motion carried by unanimous voice vote.

Public Hearing: Request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a zoning change for parcels 6-20-210, 6-20-211 and 6-20-212 located in the NW ¼ of the NW ¼ of Section 24. The purpose of the zoning change is to create a 91 lot subdivision, the first phase of which will consist of 20 lots scheduled for development in Spring 2024. This request is to rezone each parcel from A1 to Rural Residential.

Schneider expressed concerns that the escrow fees had not yet been paid for the application. Randy Shotliff stated he would issue a check for the required \$4,000 escrow fee following the meeting.

Public hearing opened at 6:58 p.m.

Sarah Tachon, 8310 N. Territorial Rd. Residents Jim & Martha Johnson, Jud and Nancy Spooner are neighbors of the proposed development but could not be in attendance; Tachon is representing their opinions as well. Referenced the Town's Chapter 16 Land Division Ordinance, and believes that the growth is too fast and too large, citing several sections of the Chapter. Has concerns with the number of homes and related sewers affecting water quality. Brought up the petition against the development from the 2007 application. Believes it is the responsibility of the Board members to consider the opinions of Town residents. Would like the Board to consider rezoning to A2 instead. Showed video of Jud Spooner, who does not support the proposal.

Aaron Tachon, 8310 N. Territorial Rd. Stated that the process has been stressful for many in attendance. Is grateful for everyone that attended the Plan Commission meeting and shared their opinions. Cares a great deal about his family, neighbors and community. The Deiningers live adjacent to the parcels in question, and having a subdivision in their backyard was not part of their plan for retirement. Recent new neighbors, a multigenerational family from Arizona, did not move here to be next to a subdivision. He feels the process thus far has been sloppy, proposal hasn't been changed since 2007, when it met with opposition and was not approved. Need traffic studies, groundwater studies, and studies on the impact on the school district.

Samantha Bock, 8323 N. Territorial Rd. Expressed concerns at the Plan Commission meeting regarding traffic, water table issues, the number of septic systems, and the creation of unaffordable housing. These questions remain unanswered. Hoping that the Board rejects the rezoning request, but would support rezoning to A2 as she believes this lot size would make more sense for the neighborhood.

Heidi Deininger, 8238 N. Territorial Rd. Works at YWCA in Rock County as Executive Director, has background in operations and strategic planning. Believes that growth plans need to be revisited over time. Territorial Rd. remains dangerous with motorists speeding and ignoring stop signs.

David Vogl, 8526 N. Territorial Rd. Wondering who this request helps vs. who it hurts. Believes it would benefit the landowner, and those who would purchase the homes, while harming existing neighbors and others within the Town that will be impacted by it.

Hannah Tachon, 8310 Territorial Rd. In eighth grade at JC McKenna Middle School. Strongly disagrees with the proposed subdivision. Her family moved from the City of Evansville into the country to have animals, ride UTVs and snowmobiles. Would hate to see their close neighbors move due to the subdivision.

Ryan Combs pointed out that the area in question has been in the Comprehensive Plan as future residential development since 2006. The applicant is not asking for 91 lots at this point, as the land division was tabled. Traffic studies, etc will be done as it is required in the ordinance when the land division is brought back before the Plan Commission and Board. Schneider inquired if the applicants would be open to a pre-development meeting; Combs stated they would be. They are only requesting the rezone at this point.

Dave Pestor has concerns about the City of Evansville annexing Town land, as they recently annexed another 47 acres of Town land on the west side of the City for development. The Town tax base is shrinking, and the Town is forced to borrow money to do roadwork, which he doesn't like because tax payers end up paying the interest on loans. Would much rather have the money up front from an increased tax base. Believes everyone needs to look at both sides of the issue. If the Town is preserving farmland, sometimes it ends up being preserved simply for the City to annex it and develop it. Growth needs to be regulated, and will not happen overnight.

Mark Schwengels, 15815 Cty. Rd. C. Regarding the rezone to A2, he inquired if the applicants would be open to that as an option? Combs stated larger lots would not be economically feasible.

Marty Hull, 14301 Golf Air Dr. Over the last 20 years, how many subdivision proposals has the Town approved that the City of Evansville has approved? None. Concerned that there will continue to be no money for road maintenance. Need growth to fund services. The Board has to balance increasing operational costs with no growth in taxes; is in a tough spot.

Lonnie Crandall, 8107 N. Territorial Rd. Would like to see flashing lights on the stop signs on Territorial Rd. Also felt that the Town needs to update their Smart Growth Plan.

Andy Dewar, 8936 Tupper Rd. 91 homes will be twice that many vehicles, which will create more road maintenance issues that all taxpayers will have to pay for.

Public hearing closed at 7:44 p.m.

Schneider's concern is that all neighboring parcels are either A1 or A3; he would rather see larger lots and potentially duplexes. A pre-development meeting should be held, now that escrow fees will be paid attorney and engineer should be on board with the meeting as well.

Pestor agrees, the Board needs more details on issues like wells, septic, and water table to make an informed decision before he can be reasonably assured that it is a viable plan. Rock County Planning has indicated that road layout will need to be changed, lot layout and numbers may also change as well at their level.

Barber agrees, has heard all the opinions presented tonight and can see both sides of the issue. Town does need growth, and this parcel has been designated for residential growth for 17 years. Feels there is still work to be done on the application before he will be comfortable taking action, what's on the table now does not appear to be the answer.

Don Templeton stated that this has been the toughest issue he has dealt with thus far on the Board. He is a farmer and understands the applicant's position as well. Assumes that when Shotliff originally bought the property, he probably didn't have enough money to buy it at the time, and it was a big leap of faith to purchase it. Templeton has been in the same position, and you hope and pray you can make it work. Now Shotliff would like to retire, and it just so happens that he made a good investment when purchasing these parcels. Feels there has been a lot of negativity towards the applicant; however just because he owns the property doesn't mean that everyone else can tell him what to do with it. Templeton also needs more information before making a decision. He does not like taking good farm land out of production to create a subdivision, but understands Shotliff's position. If growth doesn't happen there and happens

somewhere else, there will be different neighbors unhappy. Questioned if the applicants would consider starting the development on the north side, as it would affect fewer people. Schneider stated the only issue under consideration at the meeting is the rezoning.

Motion to table request by Randall Shottliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a zoning change for parcels 6-20-210, 6-20-211 and 6-20-212 located in the NW ¼ of the NW ¼ of Section 24 until a pre development meeting is held made by Pestor/Barber. Motion carried by unanimous voice vote.

Update/Board Action: Mobile Home Park Ordinance Violations & Licensing

Fahey has heard nothing from the Town attorney; there are still violations at Cavalier, Valhalla and Birchwood.

Update/Board Action: Ordinance Violations

Town attorney was to draft correspondence to residents; nothing has been received to date. The property on N/ South 5th Street is slowly making progress.

Schneider will talk to attorney about updates to these issues. Fahey recommended holding off on legal action for the property on N. South 5th Street at this time, as they are making progress.

Pay Bills

Motion to adjourn and pay bills made by Don Templeton/Pestor. Motion carried by unanimous voice vote. Meeting adjourned at 8:03 p.m.

Town of Union Treasurer's Report November 2023

Prepared by: Jessica Nellen

Lake Ridge Bank - Checking			
Beginning Balance			\$365,310.76
	INCOME		YTD
Refuse		\$3,196.00	\$28,944.00
Scrap		\$219.50	\$1,416.20
Building permits		\$1,195.00	\$16,575.40
Land Division		\$2,500.00	\$2,500.00
MHP Tax		\$2,103.67	\$13,764.53
Special Assessment requests		\$35.00	\$580.00
ACH Charter		\$859.06	\$3,566.07
ACH Shared Revenues		\$19,296.95	\$22,702.10
ACH RE Collections		\$702.69	\$2,323,275.84
Subtotal		\$30,107.87	
Interest earned	<i>Interest rate 5.56%</i>	\$1,452.71	\$26,050.27
Total Deposits			\$31,560.58
Total General Business			\$396,871.34
	EXPENSES		
Total Expenses			(96,387.33)
Balance 11/30/2023			\$300,484.01
Lake Ridge Bank - Escrow Account			
Balance 10/15/2023			\$13,072.46
Wayne Disch Memorial Park fund			
Balance 10/31/2023		\$955.60	
Interest APY 0.51%		\$0.40	\$3.78
Balance as of 11/30/2023			\$956.00
Greenwoods State Bank - Morning Ridge Rd CD			
Balance as of 8/23/23		\$23,489.17	
Matures 5/23/24	Int at maturity		\$23,489.17
LGIP-Park & Rec Fund			
Balance 10/31/2023		\$10,685.56	
Interest-November 5.39%		\$47.35	\$478.31
Balance as of 11/30/2023			\$10,732.91

November 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
14-Nov-2023	23-52-B		Wanda Keniston	13615 W Forest Ridge Trl	12x8 Shed		\$ 3,000.00	\$ 130.00	\$ 120.00	
21-Nov-2023	23-53-B		Richard & Kelly Hayden	8839 N Cemetery Rd	24x21 Garage addition		\$ 48,500.00	\$ 230.00	\$ 220.00	
6-Nov-2023	23-54-B		Ryan Fiske	11030 N East Union Rd	Basement remodeling - done without permits		\$ 80,000.00	\$ 650.00	\$ 300.00	
25-Nov-2023	23-55-B		Quigley Smart Htg	10808 N Hwy 14 Lot 178R	Furnace replacement		\$ 3,000.00	\$ 65.00	\$ 60.00	
Totals							\$ 134,500.00	\$ 1,075.00	\$ 700.00	
YEAR-TO-DATE TOTALS							\$ 3,119,800.40	\$ 17,623.96	\$ 14,439.22	
NOVEMBER 2023 TOTALS							\$ 134,500.00	\$ 1,075.00	\$ 700.00	
Building Inspector: _____ Number of New Home Permits Issued this Period: 0 Total Reimbursement Requested this Period: \$ 700.00 Number of Driveway Permits Issued this Period: 0 Number of Other Permits Issued this Period: 4 Total Driveway & Building Permits Issued this Period: 4 Building Inspector Signature: _____ Date: _____ Other Notes:										