

TOWN OF UNION

MONTHLY TOWN BOARD MEETING Minutes of Wednesday, May 8, 2024

The Town of Union Monthly Board meeting was called to order at 6:30 p.m. on Wednesday, May 8, 2024 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Kendall Schnieder, Supervisors Don Templeton, Mason Barber, Rich Templeton and Mason Barber. Clerk Regina Riedel and Plan Commission members Ray Legris, Alvin Francis, Larry Meier and Derek Blume were also in attendance. Treasurer Jessica Nellen and Building Inspector Bob Fahey were absent. The Pledge of Allegiance was recited.

Clerk's Minutes (April 17, 2024)

Motion to approve the minutes of the April 17, 2024 Board meeting as written made by Don Templeton/Barber. Motion carried by unanimous voice vote.

Treasurer's report

Treasurer Jessica Nellen emailed the Treasurer's report to Board members prior to the meeting (attached).

The Board agreed to renew the CD held at Greenwoods State Bank at a rate of 5%.

Motion to deposit the proceeds from the recent sale of the mower in the general fund, and proceeds from the right of way acquisition by ATC in the park fund, made by Don Templeton/Barber. Motion carried by unanimous voice vote.

Building Inspector's report

Bob Fahey not in attendance. Report attached.

Clerk Update

No updates.

Recycling Center Update

Ray stated they had 135 cars on Saturday, a few new people.

Fire District Updates

The last BFD meeting was postponed, next meeting will be next week.

Emergency Management Update

Barber reported there was recently a measles case investigation in Rock County.

Roadwork Update

Rich Templeton reported recent work done filling potholes and shouldering; roadside mowing will begin at the end of the month.

Josh Wiser, Rich Templeton and Regina Riedel attended the WTA Roads conference last week. Schneider noted that Dave Pestor was previously the main contact point for roadwork; Rich Templeton has taken over performing those duties.

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

No comments.

Public Hearing: Request by Nick & Janet Johnson Living Trust/Jeff Johnson, 11026 N. Crocker Rd., Brooklyn for a land division and zoning change for parcel 6-20-34, located in

the SW ¼ of Section 5. The applicants request the division of 15.3 acres from the existing 40 acre parcel, rezoning both the newly created parcel and the parent parcel A2.
Public hearing opened at 6:44 p.m.

Ryan Combs, Combs and Associates, was in attendance representing the applicants.

Plan Commission requested a 50' driveway, which Combs reported he got pushback from Rock County on. The County is in the process of moving to a 65' driveway requirement, but it is not in place yet. The applicants can do a sale between adjoining property owners to meet the Town request of 50' without County approval.

Janell East, daughter-in-law of adjoining property owner Bill Johnson, was in attendance to represent Johnson. The proposed driveway is right next to his lot line, and they would request that it be relocated to the southern end of the parcel so it's not next to his lot. Even locating the driveway on the far right side of the 100' would be helpful for him. All bedrooms in his home are located on the side of the house that faces the proposed driveway.

Don Templeton spoke with Jeff Johnson regarding the issue and Johnson had no problem locating the driveway on the southern edge of the 100' access point, and planting trees or similar to block noise.

Alvin Francis stated that frontage for A2 lots should be 100'; however it was recently established by the Shotliff property on Emery Rd. that a narrower frontage is acceptable. He encouraged the Board to require the 50' driveway width since the County accepted it on the Shotliff property. Combs believes the width issue is political, and the County is aware the applicants can do a sale between neighboring property owners to adjust the lot line.

Public hearing closed at 6:55 p.m.

Aaron Tachon spoke with William Johnson this afternoon, who made it clear that he was not opposed to the request, simply wants the driveway as far south as it can be away from his lot line. Mason Barber agreed that was the best solution.

Templetons abstaining.

Motion to approve request by Nick & Janet Johnson Living Trust/Jeff Johnson, 11026 N. Crocker Rd., Brooklyn for a land division and zoning change for parcel 6-20-34, located in the SW ¼ of Section 5 to divide 15.3 acres from the existing 40 acre parcel, rezoning both the newly created parcel and the parent parcel A2, with a 100' driveway width made by Schnieder/Barber.

Roll call vote: Don Templeton – abstain; Schnieder – yes; Tachon – yes; Rich Templeton – abstain; Barber – yes. Motion carried 3-0.

Public Hearing: Request by Erik Christenson & Jessica Ambrose, 8808 N. Cty. Rd. M, Evansville for a land division and zoning change for parcel 6-20-212.3, located in the NW ¼ of Section 24. The applicants request the combination of the existing 2 acre parcel with the adjacent 10 acre parcel, creating a 12 acre parcel rezoned A2.
Public hearing opened at 7:01 p.m.

Ryan Combs, Combs and Associates, was in attendance representing the applicants. The applicants have purchased adjoining land (10 acres) and will need to rezone both parcels to combine the property. The request has been approved by the City of Evansville.

Erik Christenson, applicant, stated he has lived there for 15 years, and would like additional land as his kids are interested in farming (apparently fans of red or blue tractors).

Public hearing closed at 7:03 p.m.

Motion to approve made by Tachon/Rich Templeton. Motion carried by unanimous voice vote.

Public Hearing: Request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a land division and 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 land division and zoning change is to create a 78 lot subdivision, the first phase of which will consist of 15 lots scheduled for development in Spring 2024. Each proposed lot would be rezoned A4.

Public hearing opened at 7:04 p.m.

Ryan Combs, Combs and Associates, was in attendance representing the applicant. Stated that the applicant and the Town have held a predevelopment meeting, from which they took comments and incorporated them into current request. The first phase of development has been moved to the northern portion of the area, and the access point has been moved to Cty. Highway M. Walking paths have been added. The Plan Commission had requested minimum lot sizes, and the applicant is not opposed to 1.5 acre lot minimums. Schneider asked if the proposed dead end roads would be hammer heads; yes they will be.

Combs stated parkland dedications could come out of the stormwater management ponds, as they are oversized.

Sarah Tachon, Territorial Rd., was in attendance and is a neighboring landowner to the proposed development. She would like to see 5-10 acre lots to maintain the existing character of the neighborhood.

Public hearing closed at 7:11 p.m.

Don Templeton spoke regarding the proposed A4 zoning; he doesn't have a problem with it, but realizes that not everyone in the subdivision is going to have an animal, and some people living there are going to have a problem with others having animals. He would like to see a stipulation put in place stating that the Town won't handle complaints related to animals.

Tachon has reviewed the Comp Plan, ordinances, etc. and feels it is the job of the Board to represent the residents of the Town and maintain the rural character of the Town. Believes that the Comp Plan prioritizes the maintenance of farmland. Schneider argued that future growth is designated in this area; Tachon disagreed, stating that the documents don't marry well with what residents are voicing in meetings, which is opposition to growth of this kind.

Tachon noted that the Town was concerned about keeping part of the 100' driveway on Crocker Rd. in ag production, what is different about this acreage? Why is a portion of that driveway more important to keep in ag production than the acreage related to the subdivision?

Motion to approve request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a zoning change to A4 for parcels 6-20-210, 6-20-211 and 6-20-212 located in the NW ¼ of the NW ¼ of Section 24 made by Schneider. Motion failed for lack of second.

Motion to deny request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a land division and zoning change to A4 for parcels 6-20-210, 6-20-211 and 6-20-212 located in the NW ¼ of the NW ¼ of Section 24 to create a 78 lot subdivision made by Tachon. Motion failed for lack of second.

Discussion: Don Templeton stated he doesn't have as much of an issue with the zoning change as he does with the land division.

Motion to approve request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a zoning change to A4 for Phase 1 of the requested subdivision made by Don Templeton/Barber.

Discussion: Schneider asked if any future fees related to land divisions/zoning changes for the property would be waived. Don Templeton declined to amend the original motion to address fees.

Roll call vote: Don Templeton – yes; Schnieder – yes; Rich Templeton – yes; Tachon – no; Barber – yes. Motion carried 4-1.

Motion to approve request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a land division for Phase 1 of the requested subdivision made by Schneider. Motion failed for lack of second.

Rich Templeton stated he found it difficult to take action on the request without a recommendation from the Plan Commission; they had previously requested 1.75 acre lots. Schneider felt it would be reasonable to send the land division portion of the request back to the Plan Commission for a recommendation.

Motion to send land division request for parcels 6-20-210, 6-20-211 and 6-20-212 back to the Plan Commission for review and recommendation made by Rich Templeton/Schneider.

Roll call vote: Don Templeton – yes; Schnieder – yes; Rich Templeton – yes; Tachon – no; Barber – yes. Motion carried 4-1.

Discussion/Board Action: ATV/UTV Route Designations – County Roads

Ray Legris and Riedel will work on it.

Update/Board Action: Ordinance Violations, Mobile Home Park Licenses

Cavalier is working with Combs to correct the outstanding issues with the CSM and recording it at the County. Cavalier would like to move in two trailers to sell. They would like to obtain their license now, knowing the CSM is in process.

Rich Templeton noted that the park has operated without a license for years, are now asking the Board to bend the rules and allow them to move in trailers while unlicensed. He disagrees with this approach. Once the CSM is recorded, and the zoning issues are corrected, a license can be issued, at which point trailers can be moved in.

Pay Bills

Motion to adjourn and pay bills made by Rich Templeton/Don Templeton. Motion carried by unanimous voice vote. Meeting adjourned at 8:05 p.m.

Town of Union Treasurer's Report April 2024

Prepared by: Jessica Nellen

Lake Ridge Bank - Checking			
Beginning Balance			\$816,434.22
	INCOME		YTD
Refuse	\$2,648.00		\$9,095.45
Tires	\$25.00		\$75.00
Special Assessment Requests	\$420.00		\$695.12
Dog licenses	\$139.00		\$571.00
MHP Tax	\$1,949.27		\$2,708.30
PILT	\$870.24		\$870.24
Building permits	\$790.00		\$2,040.00
Sale of mower	\$4,532.00		\$4,532.00
Fire calls	\$500.00		\$500.00
Land Division	\$2,250.00		\$3,000.00
ACH General Transportation Aid	\$36,854.32		\$73,708.64
ACH Lottery Tax Credit	\$24,468.64		\$24,468.64
Subtotal	\$75,446.47		
Interest earned	Interest rate 5.59%	\$4,023.71	\$27,250.80
Total Deposits			\$79,470.18
Total General Business			\$895,904.40
	EXPENSES		
Total Expenses		(93,963.01)	
Balance 4/30/2024			\$801,941.39
Lake Ridge Bank - Escrow Account			
Balance 4/1/2024	\$9,027.50		
Interest APY 0.45%	\$3.31		\$33.81
Balance as of 4/15/2024			\$9,030.81
Wayne Disch Memorial Park fund			
Balance 3/30/2024	\$957.61		
Interest APY 0.45%	\$0.38		\$1.60
Balance as of 4/30/2024			\$957.99
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 3/30/2024	\$10,927.13		
Interest 5.38%	\$48.14		
Balance as of 4/30/2024			\$10,975.27

15535 Francis Rd, Evansville, WI 53536

Date	Permit #	Parcel #	Name	Address	Description	New Home? Y=	Construction Cost	Permit Fee \$	Inspector's Fee Due	Occupancy Permit Issue
9-Apr-2024	24-21-B		Emily & Justin Ewoldt	14926 W East Union Rd	24x40 shed		\$ 17,000.00	\$ 325.00	\$ 300.00	
11-Apr-2024	24-22-B		Jeff Hoke/Quigley Smart	13005 W Woodworth Dr	Furance/AC		\$ 8,542.00	\$ 65.00	\$ 60.00	
13-Apr-2024	24-23-B		Corey Grosz	17237 W Croft Rd	Additon to home		\$ 25,000.00	\$ 230.00	\$ 220.00	
13-Apr-2024	24-24-B		Justin Schott/Bill Krumwiede	6548 N Weary Rd	Detatched Garage		\$ 125,000.00	\$ 325.00	\$ 300.00	
28-Apr-2024	24-25-B		Helbig LLC/Richland Power	13024 W Woodworth Dr	Generator/Service			\$ 130.00	\$ 120.00	
28-Apr-2024	24-26-B		Helbig LLC/Richland Power	7811 Territorial Rd	Generator/Service			\$ 130.00	\$ 120.00	
29-Apr-2024	24-27-B		RA Heating	13001 W Glacier	Furnace		\$ 3,645.00	\$ 65.00	\$ 60.00	
29-Apr-2024	24-28-B		RA Heating	15846 W Croft Rd	Furnace					
29-Apr-2024			Double D Builders	13615 W Forest Ridge Dr	Occupancy insp - new home					Temp occ Ok'd
5/5/2024			Caviler Village MHP	10808 N Hwy 14	Zoning Code reinsp			\$ 100.00	\$ 80.00	
4/12/2024			Steve Garbe	15834 W Croft Rd	Zoning Code reinsp			\$ 100.00	\$ 80.00	
4/24/2024			Steve Garbe	15834 W Croft Rd	Zoning Code reinsp			\$ 100.00	\$ 80.00	
5/2/2024			Steve Garbe	15834 W Croft Rd	Zoning Code reinsp			\$ 100.00	\$ 80.00	
Totals							\$ 179,187.00	\$ 1,670.00	\$ 1,500.00	
YEAR-TO-DATE TOTALS							Total Driveway & Building Permits Issued	28	\$ 415,063.99	\$ 4,240.00
							Total Driveway & Building Permits Issued	8	\$ 179,187.00	\$ 1,500.00
APRIL 2024 TOTALS										
Building Inspector:										
Number of New Home Permits issued this Period							0 Total Reimbursement Requested this Period			
Number of Driveway Permits issued this Period							\$ 1,500.00			
Number of Other Permits issued this Period							Date _____			
Total Driveway & Building Permits issued this Period							Building Inspector Signature _____ Date _____			
Other Notes:										