

TOWN OF UNION

MONTHLY TOWN BOARD MEETING Minutes of Wednesday, June 11, 2025

The Town of Union Monthly Board meeting called to order by Chairman Don Templeton at 6:30 p.m. on Wednesday, June 11, 2025 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Templeton, Rich Templeton, Aaron Tachon and Kendall Schneider. Clerk Regina Riedel, Treasurer Jessica Nellen, Road Patrolman Jeff Wethal, and Plan Commission members Alvin Francis and Ray Legris were also in attendance. Building Inspector Bob Fahey arrived at 7:00 p.m. Supervisor Mason Barber was absent. The Pledge of Allegiance was recited.

Clerk's Minutes (May 14, 2025)

Motion to approve the minutes of the May 14, 2025 Board meeting as written made by R. Templeton/Schneider. Motion carried by unanimous voice vote.

Treasurer's report

Treasurer Jessica Nellen reported balances as of 5/31/25 (attached). Nellen noted that two separate personal property aid payments were received this year; in previous years only received one payment. Unsure why different.

Greenwoods CD renewed at 11 months, 4% interest. Recycling grant was received in May.

A building permit issued in November 2024 had the permit fee check returned as NSF; sounds like company that issued the check is being taken to small claims court by homeowners for other issues. Homeowners are willing to pay the permit fee, but Nellen is unsure what to do about the NSF fee, as it was technically the contractors fault that the NSF fee was charged. Board agreed to forego the NSF fee, and not require homeowners to reimburse for it.

Building Inspector's report

Building Inspector Bob Fahey arrived at 7:00 p.m. and reviewed his May 2025 report at that time (attached).

Fahey stated that a new home is being proposed at Travis Trace/Bridle Sweet. Driveway location is less than the required distance from intersection (150'). Town Driveway Ordinance states that a variance to decrease required distance may be granted by the Town Board, not Board of Adjustment. Fahey would like to ensure that this was the Board's intent, and they do not prefer that it go to the Board of Adjustment for a variance. Board agreed they will review and approve/deny in such situations. Fahey will send Riedel info regarding the request so it can be added to the agenda for the July meeting.

Clerk Update

Clerk Regina Riedel stated the Board will need to convene and adjourn the Board of Review immediately following tonight's meeting to be in compliance with State requirements to convene within 30 days of second Monday in May.

Recycling Center Update

Ray Legris reported the dump has had busy weeks lately. Aluminum and battery recycling paid for replacement siding on office due to hail damage, which Legris recently completed.

Fire District Updates

Kendall Schneider reported EFD is interviewing candidates for the billing clerk position. New fire truck is in service.

D. Templeton reported BFD has new ambulance and is trying to get rid of old ambulance, are considering keeping it and using it jointly with another district if either district is short vehicles. Riedel reported Maintenance of Effort filings are done for both districts and the Town.

Emergency Management Update

Supervisor Mason Barber was not in attendance; no report.

Roadwork Update

Jeff Wethal reported recent work included filling potholes, roadside mowing, and resealing the driveway for the recycling center. Evansville-Brooklyn Rd. roadwork is scheduled for some time in July.

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

No comments.

Public Hearing: Request by Wisconsin Gas LLC/Northern Natural Gas Company, 231 W. Michigan St., Milwaukee, WI for a conditional use permit for parcel 6-20-280.1, located at 6518 N. State Rd. 213 in the NE ¼ of Section 34 in the Town of Union. The applicants request permission to construct a building in a lowland conservancy district.

Public hearing opened at 6:40 p.m.

Robert Bukowski was in attendance representing the applicants. Plan Commission recommended approval at their May meeting.

Public hearing closed at 6:42 p.m.

Motion to approve request by Wisconsin Gas LLC/Northern Natural Gas Company, 231 W. Michigan St., Milwaukee, WI for a conditional use permit for parcel 6-20-280.1, located at 6518 N. State Rd. 213 in the NE ¼ of Section 34 in the Town of Union to construct a building in a lowland conservancy district made by Schneider/Tachon. Motion carried by unanimous voice vote.

Public Hearing: Updates to Chapter 16 – Land Division Ordinance, Section 8.19, Specific Compliance Provisions

Public hearing opened at 6:43 p.m.

Plan Commission recommended changes at their May meeting. Specific changes include removal of "More than three (3) divisions of the base farm tract will not be allowed unless the additional parcels will be zoned something other than agricultural use" and adding "The ratio of nonfarm residential acreage to farm acreage on the base farm tract on which the residence is or will be located will not be greater than 1:20 after the residence is constructed or converted to a nonfarm residence."

Public hearing closed at 6:49 p.m.

Motion to remove "More than three (3) divisions of the base farm tract will not be allowed unless the additional parcels will be zoned something other than agricultural use" and add "The ration of nonfarm residential acreage to farm acreage on the base farm tract on which the residence is or will be located will not be greater than 1:20 after the residence is constructed or converted to a nonfarm residence" to Chapter 16 Land Division Ordinance, Section 8.19 made by Schneider/R. Templeton.

Motion carried by unanimous voice vote.

Public Hearing: Updates to Resolution 2021-03, Resolution Adopting Traffic Control Device Locations and Establishing Speed Limits on Town Roads

Opened at 6:51 p.m.

Board discussed some confusion lately regarding changes to speed limits and required placement of signs. Determined after discussion that any regulatory signs recently installed will be removed, and cautionary signs will be installed in several locations.

Public hearing closed at 6:57 p.m. No changes will be made at this time.

Board Action: Review and Approval of 2025-26 Alcohol Beverage License Applications

Riedel stated that 3 complete applications and payments were received: Red Barn Tavern, Evansville Golf Course and Union Tavern. E'ville Spirits is not renewing their license and is closing at the end of the month.

Motion to approve 2025-26 alcohol beverage licenses for Red Barn Tavern, Evansville Golf Course and Union Tavern made by Schneider/Tachon. Motion carried by unanimous voice vote.

Board Action: Review and Approval of 2025-26 Cigarette and Tobacco Products Retail Licenses

Riedel stated that one complete application and payment was received: Union Tavern.

Motion to approve 2025-26 cigarette and tobacco products retail license for Union Tavern made by Schneider/R. Templeton. Motion carried by unanimous voice vote.

Board Action: Review and Approval of 2025-26 Operator Licenses

Riedel stated that complete applications and payments were received for all operator licenses at Red Barn Tavern, Evansville Golf Course and Union Tavern.

Motion to approve 2025-26 operator licenses for Red Barn Tavern, Evansville Golf Course and Union Tavern made by R. Templeton/Schneider. Motion carried by unanimous voice vote.

Board Action: Review and Approval of 2025-26 Mobile Home Park Licenses

Fahey presented his inspection report. All parks have violations to some degree or another. Suggests not granting licenses until violations are resolved.

Riedel will notify parks of inspection results, date of reinspection and any other missing application documents. Will wait for results of reinspection and address licensing at July Board meeting; Riedel will notify insurance companies of non-compliance/non-licensure as well as parks owners if issues are not resolved by the end of the current licensing period (June 30).

Board Action: Appointment of Member to Plan Commission

No candidates at this time.

Pay Bills

There being no further business to come before the Board, a motion to adjourn and pay bills was made by R. Templeton/Schneider. Motion carried by unanimous voice vote. Meeting adjourned at 7:19 p.m.

Town of Union Treasurer's Report May 2025

Prepared by: Jessica Nellen

Lake Ridge Bank - Checking

Beginning Balance			\$689,794.67	
	INCOME			YTD
Refuse		\$4,224.20		\$13,931.65
Special Assessment Requests		\$35.00		\$735.00
Building permits		\$2,135.00		\$5,788.36
MHP Tax		\$444.02		\$11,886.46
Recycle Grant		\$4,336.08		\$4,336.08
Variance		\$400.00		\$400.00
CUP		\$500.00		\$500.00
ACH - Charter		\$744.06		\$1,595.12
ACH - Personal Property Aid MTP		\$3,382.83		\$3,382.83
ACH - Personal Property Aid General		\$567.05		\$567.05
Subtotal		\$16,768.24		
Interest earned	Interest rate 4.53%	\$2,469.44		\$24,362.71
Total Deposits			\$19,237.68	
Total General Business			\$709,032.35	
	EXPENSES			
Total Expenses			(88,706.39)	
Balance 5/30/2025			\$620,325.96	

Lake Ridge Bank - Escrow Account

Balance 4/30/2025	\$8,810.01		
Interest APY 0.25%	\$1.81		\$9.06
Balance as of 5/30/2025		\$8,811.82	

Wayne Disch Memorial Park fund

Balance 4/30/2025	\$4,087.56		
Interest APY 0.25%	\$0.84		\$4.20
Balance as of 5/30/2025		\$4,088.40	

Greenwoods State Bank - Morning Ridge Rd CD

Balance as of 5/23/25	\$23,776.91		
Interest	\$1,145.74		
Matures 4/23/26		\$24,922.65	
*11mo Int 4.00%			

LGIP-Park & Rec Fund

Balance 4/30/2024	\$11,523.60		
Interest-May 4.36%	\$42.68		\$207.58
Balance as of 5/31/2024		\$11,566.28	

*Dump Balances

Balance 4/30/2025	\$3,322.79		
Revenue	\$8,560.28		
Expenses	(2547.58)		
Balance as of 5/31/2025		\$9,335.49	

[illegible]