TOWN OF UNION

MONTHLY TOWN BOARD MEETING Minutes of Wednesday, August 13, 2025

The Town of Union Monthly Board meeting was called to order by Chairman Don Templeton at 6:30 p.m. on Wednesday, August 13, 2025 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Templeton, Rich Templeton, Kendall Schneider, and Mason Barber. Clerk Regina Riedel, Treasurer Jessica Nellen, Road Patrolman Jeff Wethal, Building Inspector Bob Fahey and Plan Commission members Ray Legris, Pat Hartin, Larry Meier and Alvin Francis were also in attendance. Supervisor Aaron Tachon was absent. The Pledge of Allegiance was recited.

Clerk's Minutes (July 9, 2025)

Motion to approve the minutes of the July 9, 2025 meeting as written made by R. Templeton/Schneider. Motion carried by unanimous voice vote.

Treasurer's report

Treasurer Jessica Nellen reported balances as of July 31, 2025 (attached).

Nellen will send Riedel a list of escrow account balance details; Riedel will review with Fahey to see if any refunds can be issued for completed projects.

Building Inspector's report

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

Clerk Update

Riedel reported that the current assessor contract expires at the end of 2025; with the Board's approval, she will develop an RFP for another 5 year contract, include an option for market adjustment or full revaluation in the request, and send out to area assessors/publish. Agreed by Board.

Recycling Center Update

Ray Legris reported no issues. There will be a party at the dump on Saturday, August 16 from approximately 11-1 for Maddy Barber, who will be leaving to attend college. Food will be provided.

Riedel will place a notice on the Evansville Facebook page regarding the vacancy, with instructions to apply.

Fire District Updates

EFD received approval from the Fire Board to perform maintenance and repairs on their tender to allow them to keep it in service for a longer period of time than they usually keep trucks.

Don Templeton reported the BFD ambulance which was recently replaced will be going to auction. Luke Bryan concert coming up September 18; preparations are in full swing. BFD recently participated in an active threat exercise at Brooklyn Elementary with neighboring municipalities.

Emergency Management Update

Wisconsin Emergency Management and Rock County Emergency Management are putting on a 2 day exercise focusing on search and rescue.

Roadwork Update

Jeff Wethal reported working with Mitch Muchow recently to clean up trees from the storm. He is still waiting on a date for roadwork to begin.

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

Rock County Sheriff's Deputy was in attendance, and reported that they have been continuing to do directed patrols, especially focusing on Territorial/Hwy 14/Cty M.

Alvin Francis noted that there was a permit issued to Bjugstad's for the parcel they were unable to divide. Also noted the new driveway on that property is draining on to the road, should drain into side ditch; Fahey will inspect the driveway for drainage issues.

Sarah Tachon announced that the Evansville Community Corn Roast will be held on September 7 to thank first responders. Funds raised will benefit Evansville FFA and first responders.

Tachon also noted that there has been some very preliminary discussion regarding a new location for the Evansville Youth Center.

Board Action: Per Chapter 12, Driveway & Highway Access Section 12.5 (B)(ii), Allowing A Driveway Entrance Less Than Required 150' to Intersecting Roadway (Lot 18, Travis Trace Dr.)

Fahey stated this is no longer an issue; no action taken.

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

Fahey reported that Valhalla and Midway are now in compliance. Birchwood is still not in compliance and has violations. Fahey will a send letter to Birchwood stating that violations remain and future inspections will incur fees.

R. Templeton brought up the Garbe residence and zoning violations, which has gotten worse. The Board agreed Fahey should inspect the property weekly and charge reinspection fees, and increase inspection frequency to bi-weekly if no improvement is shown. Riedel can send monthly bills. Revisit next month on agenda.

Motion to approve 2025-26 mobile home park licenses for Valhalla and Midway made by R. Templeton/Barber. Motion carried by unanimous voice vote.

Pav Bills

Motion to adjourn and pay bills made by D. Templeton/Schneider. Motion carried by unanimous voice vote. Meeting adjourned at 7:05 p.m.

July 2025 Building Inspector Report

Town of Union, Rock County Wisconsin

Inspector: Bob Fahey 15535 Francis Rd, Evansville, WI 53536

						New	Construction			Occupancy	Hours On
Date	Permit #	Parcel #	Name	Address	Description	Home? 1=Y	Cost	Permit Fee \$	Fee Due	Permit Issue	Job
1-Jul-2025	25-26-B		Renee Meichtry/Jeremy	7604 N Antler Ct	Deck		\$ 11,800.00	\$ 130.00	\$ 120.00		
			Chinn								
3-Jul-2025	25-27-B		RA Heating	12943 W Glacier Dr	AC replacement		\$ 4,228.00		\$ 60.00		
8-Jul-2025	25-28-B		Steve & Bonnie Hallmark	15531 W Francis Rd	10x12 Shed		\$ 1,000.00		\$ 60.00		
17-Jul-2025	25-29-B		Everlight Solar	13906 W Elaine Dr	Solar System redo due to storm		\$ 13,657.05	\$ 130.00	\$ 120.00		
19-Jul-2025	25-30-B		Big Barn Storage	14904 W Bullard Rd	New Mini warehouse - Building "B"		\$ 131,600.00	\$ 786.00	\$ 655.00		
20-Jul-2025	25-31-B		Cavlier MHP	10808 N Hwy 14 Lot 178D	Electrical service upgrade		\$ 1,600.00	\$ 130.00	\$ 120.00		
28-Jul-2025	25-32-B		Michelle Sloniker	7215 N Weary Rd	Deck		\$ 2,000.00	\$ 130.00	\$ 120.00		
28-Jul-2025	25-33-B		Cardinal Htg/Elect	8102 N Territorial Rd	Service Upgrade			\$ 130.00			1
29-Jul-2025	25-34-B		BeeLine Electric	13213 W Northfield Crossing	Sun Rm Wiring		\$ 2,500.00	\$ 130.00	\$ 120.00		
27-Jul-2025			Steve Garbe	15834 W Croft Rd	Zoning/Nuisance			\$ 150.00	\$ 60.00		
27-Jul-2025			Michelle Hack	15918 W Croft Rd	Zoning/Nuisance			\$ 150.00	\$ 60.00		
2 1 1 2225	05.00		17 1 1 1 1 1 1 1	10 10 11				450.00	A 100.00		<u> </u>
3-Jul-2025	25-3-D		Krajeck Land LLC	N Pleasant Prairie Rd	Field access driveway			\$ 150.00	\$ 120.00		
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											1
											501
					Totals	Totals	\$ 177,458.05	¢ 2.146.00	\$ 1,735.00		56 hrs
				_	Totals	Totals	\$ 177,430.03	\$ 2,140.00	φ 1,733.00	_	4
YEAR-TO-DATE TOTALS				Total Driveway 8	& Building Permits Issued	36	\$ 2,635,068.44	\$ 13,254.44	\$ 11,172.00	·	
	Jl	JLY 2025 TC	TALS	Total Driveway 8	& Building Permits Issued	9	\$ 177,458.05	\$ 2,146.00	\$ 1,735.00		
Number of New I	Lama Darmit	a looued this	Poriod		O Building Inspector:						
Number of New Home Permits Issued this Period Number of Driveway Permits Issued this Period				1 Total Reimbursement Requested this Period \$ 1,735.00							
Number of Other Permits Issued this Period				8							
Total Driveway & Building Permits Issued this Period				Building Inspector Signature Date							
Other Notes:											

Town of Union Treasurer's Report July 2025 Prepared by: Jessica Nellen

_ake Ridge Bank - Checking			
Beginning Balance		\$592,734.56	
INCOME			YT
Refuse	\$3,878.00		\$21,454,4
Tires	\$25.00		\$126.0
Scrap	\$464.40		\$987.8
Building permits	\$4,930.08		\$11,303.4
MHP Tax	\$302.01		\$12,250.4
Special Assessment requests	\$175.00		\$910.0
ROW permits	\$600.00		\$600.0
Driveway permits	\$800.00		\$800.0
Fire Call	\$500.00		\$500.0
ACH - General Transportation Aid	\$36,936.34		\$110,809.0
ACH - Fire Dues	\$12,733.87		\$12,733.8
ACH - Exempt Computer Aid	\$66.51		\$66.5
ACH - Video Serivce Prov Aid	\$1,632.54		\$1,632.5
ACH - July Shared Revenues	\$13,533.48		\$13.533.4
Trans from Escrow	\$3,421.60		\$3,421.6
Subtotal	\$79,998.83		
Interest earned Interest rate 4.5%	\$2,223.85		\$28,872.6
Total Deposits	Ψ2,220.00	\$82,222.68	Ψ20,012.0
Total General Business		\$674,957.24	
		\$614,951.24	
EXPENSES		(70 507 06)	
Total Expenses		(72,697.36)	
Balance 7/31/2025		\$602,259.88	
Lake Ridge Bank - Escrow Account	20.040.60		
Balance 6/30/2025	\$8,813.69		
Driveway deposits	\$2,000.00		
Escrow refund - Grove Partners	-\$3,421.60		640.6
Interest APY 0.25% Balance as of 7/31/2025	\$1.92	\$7,394.01	\$12.8
Salarice as 01 7/3 1/2025		\$7,394.01	
Wayne Disch Memorial Park fund			
Balance 6/30/2025	\$4,089.27		0.00
Interest APY 0.25%	\$0.87	*******	\$5.9
Balance as of 7/31/2025		\$4,090.14	
Greenwoods State Bank - Morning Ridge Rd CD			
Balance as of 5/23/25	\$24,922.65		
Matures 4/23/26		\$24,922.65	
LGIP-Park & Rec Fund			
Balance 6/30/2025	\$11,607.72		
Interest-July 4.36%	\$43.02		\$292.0
Balance as of 7/31/2025		\$11,650.74	
*Dump Balances Balance 5/31/2025	\$9,335.49		
	\$9,335.49 \$3,745.75		
Balance 5/31/2025			
Balance 5/31/2025 Revenue June	\$3,745.75		
Balance 5/31/2025 Revenue June Revenue July	\$3,745.75 \$4,367.40		