

TOWN OF ALBION
MEETING OF THE TOWN BOARD
TUESDAY, OCTOBER 3, 2017
7:00 P.M. - ALBION TOWN HALL

AGENDA:

Call to order

Pledge of Allegiance

Confirmation of Meeting Notice

Approval of Meeting Minutes – September 5, 2017

Public Participation/comment

Update/possible action on CKSD issues

Action on Petition# DCPREZ-2017-11195 for Town of Albion, 620 Albion Rd., Edgerton, WI on conditions put on by Dane County

Action on refuse collection bids

Reports: Sheriffs, Fire District, and Road

Pay Bills

Adjourn

Any person who requests accommodation of a disability to participate in the meeting is welcome to contact the Clerk at 608-884-8974 to make arrangements.

Julie Hanewall, Clerk

September 5, 2017

The Albion Monthly Board Meeting was called to order by Chairman Bob Venske on Tuesday, September 5, 2017 at 6:50 P.M. at the Albion Town Hall with the following members present: Bob Venske, Thad Andrews, Bruce Hudson, Abigail Staff, and Julie Hanewall, Clerk with 22 concerned citizens. The Pledge of Allegiance was led by Bob Venske. Clerk Hanewall confirmed the meeting notice was published in the Edgerton Reporter and posted on the web site and in 4 locations: Town Office, Outside the Town Hall, Oberg's Bar and Piggly Wiggly.

Approval of Meeting Minutes – August 1, 2017 – Thad Andrews made a motion to approve, Abigail Staff 2nd. 4 ayes, motion carried.

Public Participation/comment – Norbert Prien – Inquiring about the park at the end of Souix Dr. (Manitou Park). Would like to clean it up so they can use it. Contacted the DNR – They stated can't do anything to the park. They did say the Town of Albion owns the park and should keep it maintained. He also contacted Hans Hilbert, Jason Tuggle, Johnson Clare and Wendy Pike. They have people to maintain it, but they don't have the money. The Town would need DNR approval. It is a common beach for the subdivision. Staff could see the Town getting the permits, cleaning it up and signing it over to an association. The Board would like to see them get an association set up. Venske will look into this, see if we own it, and see if we can give it to an association and what permits we could get.

Update/possible action on CKSD issues – Working on the budget and the plans for the new facility.

Petition# DCPREZ-2017-11190 for Ruth Murphy, 1397 Ramsey Rd., Stoughton, WI for a 33.8 acre parcel m/l to be rezoned from A-1Ex (agricultural) to A-4 (agricultural) and a 3.21 acre parcel m/l to be rezoned from A-1Ex (agricultural) to RH-1 (Rural Homes): Separating existing residence from farmland. – Abigail Staff made a motion to accept and approve the recommendation from the Plan Commission, Bruce Hudson 2nd. 4 ayes, motion carried.

Petition# DCPREZ-2017-11195 for Town of Albion, 620 Albion Rd., Edgerton, WI for a 3.4 acre parcel m/l to be rezoned from A-2(2) (agricultural) to C-2 (Commercial) to accommodate concrete business and storage units. – Thad Andrews made a motion to accept and approve the recommendation from the Plan Commission with condition to allow concrete business and storage rental units only, Abigail Staff 2nd. 4 ayes, motion carried.

Petition# DCPCUP-2017-02392 for Town of Albion, 620 Albion Rd., Edgerton, WI for a conditional use permit at 597 Academy Dr. zoned A-2(1) (agricultural) to allow governmental use. Bruce Hudson made a motion to accept and approve the recommendation from the Plan Commission, Abigail Staff 2nd. 4 ayes, motion carried.

Public Hearing: Resolution# 2017-03 – Discontinuing Public Rights of Way – Indian Heights – Chairman Venske opened the Public Hearing. No one spoke for or against the resolution. Chairman Venske closed the Public Hearing. Bruce Hudson made a motion to approve Resolution# 2017-03, Thad Andrews 2nd. 4 ayes, motion carried.

Appointment to Plan Commission – Ken Westby – Jay Harding is retiring from the Planning Commission. Chairman Venske is appointing Ken Westby on October 1, 2017. The Board thanked Jay for is service.

Discussion/possible action on refuse collection bids – We received three bids for curbside service. Advanced Disposal, John's Disposal, and Badgerland Disposal. Andy put together a comparison sheet. The board will look it over and will make a decision at the next meeting. No one bid on the manual pick up. Julie gave the complete bids to board members. Advanced is the low bidder. Each bidder gave a small presentation about their services. Will make a decision on October 3, 2017.

Fire District – Randy Pickering – In July there were 117 calls, this set a record. The average is 82 calls per month. The fire and EMS districts along the entire corridor meet once a month with the Dept. of Transportation to put together a common response protocol from the State line to Madison. For the month of August we have had 101 calls. We are going into the 2018 budgeting cycle. We have holding a meeting with the Chief elected officials from the five jurisdictions that make up the district. We are going to talk about the Capital budget. A preliminary budget should be in September, final budget in October.

Road – Fahrner was here last Thursday and did the scrub sealing on Maple Grove Rd through the golf course, they were in this morning and swept off the pea gravel. They will be back in a week or two to put the seal on. This concludes the road work for 2017. Did get out and trimmed the low hanging branches before school starts. Get the mower on the other tractor and get the ditches cleaned up before winter.

The previous tenant of the garage had until August 30 to clean his stuff out, he did not clean up as well as we wanted, and still has lot to be removed. The board said to call him and give him one week, if not cleaned up we will hire someone and charge him.

Abigail Staff made a motion to pay bills, Thad Andrews 2nd. 4 ayes, motion carried.

Bruce Hudson made a motion to adjourn, Thad Andrews 2nd. 4 ayes, motion carried.

Julie Hanewall, Clerk



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **September 26, 2017**

Petition: **Petition 11195**

Zoning Amendment:

A-2 (2) Agriculture District TO C-2 Commercial District

Town/sect:

ALBION, Section 22

Acres: 3.4

Survey Req. No

Applicant

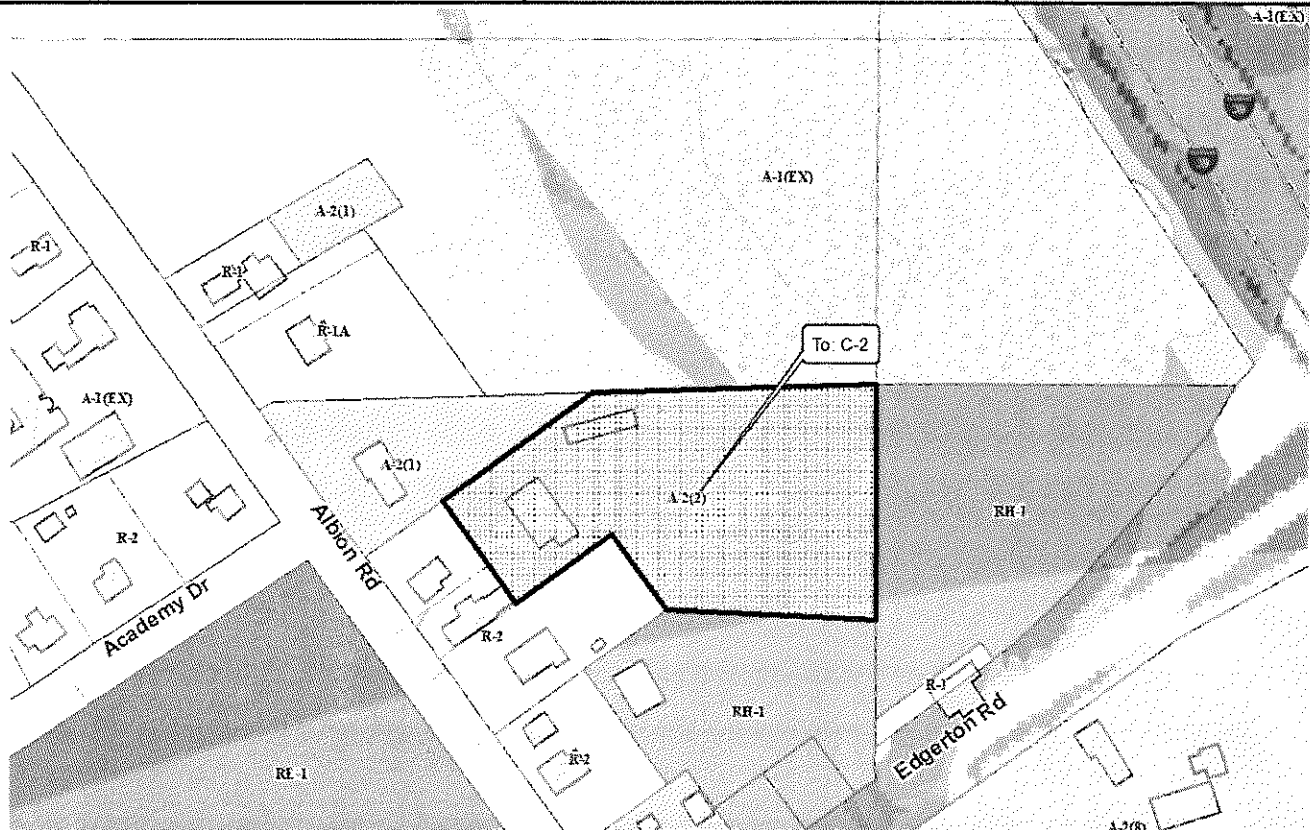
ALBION, TOWN OF

Reason:

ACCOMODATE CONCRETE BUSINESS AND STORAGE UNITS

Location:

EAST OF TOWN HALL



DESCRIPTION: Applicant, town of Albion, requests C-2 zoning for property located behind the Town Hall at 620 Albion Road. The town is negotiating the sale of the property to Gary Tellefson who proposes to operate his existing concrete business from the property. Mr. Tellefson also proposes to build mini-warehouses on the property at some point in the future. The existing garage structure on the property would be removed and replaced with a smaller building that would be used to store materials and equipment used in the operation of the concrete business. Any future mini-warehouses would be located to the rear of the property.

OBSERVATIONS: The property does not have direct frontage to Albion Road, but rather has access via easement across the existing driveway serving the residence at 628 Albion Road and the Town Hall at 620 Albion Road. There are three existing residences located on adjoining parcels within 300' of the subject property. Saunders Creek crosses the easterly corner of the property. New development on the property may be subject to shoreland zoning regulations.

TOWN PLAN: The property is located in the town's Albion Hamlet planning area.

RESOURCE PROTECTION: An area of resource protection corridor consisting of mapped wetlands and floodplain associated with perennial Saunders Creek is located on the easterly 1/3 of the property.

STAFF: Town plan policies require any business/commercial development to be designed so as to complement the hamlet community. Given the surrounding existing residential uses, staff is recommending conditions on page two to ensure that the uses of the property are compatible with the neighborhood.

Note that prior to development of mini-warehouses, a wetland delineation will need to be performed and a flood elevation established for Saunders Creek.

STAFF: Staff recommends the following conditions:

Deed restrict the property as follows:

- 1) Limit commercial uses exclusively to a concrete contracting business and mini-warehouses.
- 2) Limit hours of operation of the concrete business to 6am to 9pm.
- 3) Limit hours of operation of mini-warehouse business to 6am-10pm. Mini-warehouses shall be for storage of personal items only and not for business or commercial storage uses.
- 4) Any outdoor storage of equipment or materials shall be behind existing buildings or otherwise screened from view of adjoining properties.
- 5) Prohibit installation of off premises advertising (billboard) signs.

Other conditions:

Prior to the issuance of zoning or building permits, the owner shall:

- 1) For any development in the shoreland zone, obtain a preliminary review letter from Dane County Land & Water Resources to ensure the proposed development will meet shoreland erosion control and stormwater management standards.
- 2) Comply with all applicable provisions of the town's commercial design review ordinance.
- 3) Screening shall be installed in accordance with the provisions of section 10.16(7) of the county zoning code along the shared boundary between the subject property and the property located at 628 Albion Road (parcel #0512-223-2535-6). Screening shall consist of either a planted evergreen screen at least six (6) feet in width and initially landscaped with four (4) foot tall evergreen shrubs to ultimately form a continuous hedge not less than five (5) feet in height and maintained with healthy shrubs, or a decorative wall or fence without signs and impervious to sight not less than six (6) feet nor more than eight (8) feet in height.

TOWN: Approved with conditions (limit uses to a concrete business and storage rental units).

TOTAL COSTS FOR GARBAGE & RECYCLING - 2017 BIDS

ADVANCED DISPOSAL

OPTION A:

WEEKLY GARBAGE,
BI-WEEKLY RECYCLING,
AUTOMATED WITH BULK PICKUP.

	APPROX. # OF UNITS	\$/UNIT/ MONTH	TOTAL \$/AREA/ MONTH	\$/UNIT/ YEAR	TOTAL \$/AREA/ YEAR
OUTSIDE LAKE AREA:	610	\$11.99	\$7,313.90	\$143.88	\$87,766.80
LAKE AREA:	317	\$11.99	\$3,800.83	\$143.88	\$45,609.96
OPTIONAL E-WASTE	927	\$0.11	\$104.29	\$1.35	\$1,250.00
TOTALS:	927		\$11,114.73		\$134,626.76

AVERAGE COST/ UNIT:	MONTH-	\$11.99	YEAR-	\$145.23
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OPTION B:

WEEKLY GARBAGE,
BI-WEEKLY RECYCLING,
MANUAL WITH BULK PICKUP.

	APPROX. # OF UNITS	\$/UNIT/ MONTH	TOTAL \$/AREA/ MONTH	\$/UNIT/ YEAR	TOTAL \$/AREA/ YEAR
OUTSIDE LAKE AREA:	610	\$13.99	\$8,533.90	\$167.88	\$102,406.80
LAKE AREA:	317	\$13.99	\$4,434.83	\$167.88	\$53,217.96
OPTIONAL E-WASTE	927	\$0.11	\$104.29	\$1.35	\$1,250.00
TOTALS:	927		\$12,968.73		\$156,874.76

AVERAGE COST/ UNIT:	MONTH-	\$13.99	YEAR-	\$169.23
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BADGERLAND DISPOSAL

OPTION A:

WEEKLY GARBAGE,
BI-WEEKLY RECYCLING,
AUTOMATED WITH BULK PICKUP.

	APPROX. # OF UNITS	\$/UNIT/ MONTH	TOTAL \$/AREA/ MONTH	\$/UNIT/ YEAR	TOTAL \$/AREA/ YEAR
OUTSIDE LAKE AREA:	610	\$14.98	\$9,137.80	\$179.76	\$109,653.60
LAKE AREA:	317	\$14.98	\$4,748.66	\$179.76	\$56,983.92
TOTALS:	927		\$13,886.46		\$166,637.52

AVERAGE COST/ UNIT:	MONTH-	\$14.98	YEAR-	\$179.76
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OPTION B:

WEEKLY GARBAGE,
BI-WEEKLY RECYCLING,
MANUAL WITH BULK PICKUP.

	APPROX. # OF UNITS	\$/UNIT/ MONTH	TOTAL \$/AREA/ MONTH	\$/UNIT/ YEAR	TOTAL \$/AREA/ YEAR
OUTSIDE LAKE AREA:	610	\$13.49	\$8,228.90	\$161.88	\$98,746.80
LAKE AREA:	317	\$13.49	\$4,276.33	\$161.88	\$51,315.96
TOTALS:	927		\$12,505.23		\$150,062.76

AVERAGE COST/ UNIT:	MONTH-	\$13.49	YEAR-	\$161.88
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JOHNS DISPOSAL

OPTION A:

WEEKLY GARBAGE,
BI-WEEKLY RECYCLING,
AUTOMATED WITH BULK PICKUP.

	APPROX. # OF UNITS	\$/UNIT/ MONTH	TOTAL \$/AREA/ MONTH	\$/UNIT/ YEAR	TOTAL \$/AREA/ YEAR
OUTSIDE LAKE AREA:	610	\$17.95	\$10,949.50	\$215.40	\$131,394.00
LAKE AREA:	317	\$17.95	\$5,690.15	\$215.40	\$68,281.80
TOTALS:	927		\$16,639.65		\$199,675.80

AVERAGE COST/ UNIT:	MONTH-	\$17.95	YEAR-	\$215.40
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OPTION B:

WEEKLY GARBAGE,
BI-WEEKLY RECYCLING,
MANUAL WITH BULK PICKUP.
DID NOT BID MANUAL PICK-UP

	APPROX. # OF UNITS	\$/UNIT/ MONTH	TOTAL \$/AREA/ MONTH	\$/UNIT/ YEAR	TOTAL \$/AREA/ YEAR
OUTSIDE LAKE AREA:	617	\$0.00	\$0.00	\$0.00	\$0.00
LAKE AREA:	317	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS:	934		\$0.00		\$0.00

AVERAGE COST/ UNIT:	MONTH-	\$0.00	YEAR-	\$0.00
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GARBAGE & RECYCLING COST COMPARISON - 2017 BIDS

	<u>ADVANCED DISPOSAL</u>	<u>BADGERLAND DISPOSAL</u>	<u>JOHN'S DISPOSAL</u>
	SEALED BID AMOUNT	SEALED BID AMOUNT	SEALED BID AMOUNT
	(\$/UNIT/MONTH)	(\$/UNIT/MONTH)	(\$/UNIT/MONTH)
GARBAGE COLLECTION, WEEKLY BASIS, AUTOMATED	\$8.32	\$9.21	\$13.25
GARBAGE COLLECTION, WEEKLY BASIS, MANUAL	\$9.32	\$8.47	N/A
BULK PICKUP	INCLUDED (MUST CALL & SCHEDULE P/U)	INCLUDED - WITH ADDITIONAL CHARGE FOR RESIDENTS (\$15.00/ITEM & \$10.00/EACH ADDL ITEM) (MUST CALL & SCHEDULE P/U)	INCLUDED (MUST CALL & SCHEDULE P/U)
RECYCLING COLLECTION, BI-WEEKLY BASIS, AUTOMATED	\$3.67	\$5.77	\$4.70
RECYCLING COLLECTION, BI-WEEKLY BASIS, MANUAL	\$4.67	\$5.02	N/A
COMBINED TOTALS			
GARBAGE WEEKLY & RECYCLING BI-WEEKLY BASIS, AUTOMATED WITH BULK P/U	\$11.99	\$14.98	\$17.95
GARBAGE WEEKLY & RECYCLING BI-WEEKLY BASIS, MANUAL WITH BULK P/U	\$13.99	\$13.49	N/A
E-WASTE COLLECTION	OPTIONAL: \$1250.00 ANNUAL CHARGE	INCLUDED WITH BULK PICK UP (SAME PROCEDURE & COST FOR RESIDENT)	(1) 30 YD DUMPSTER INCLUDED (ADDITIONAL DUMPSTERS AVAILABLE FOR ADDITIONAL COST)

SEPTEMBER 2017 BILLS TO PAY

VENDOR NAME	AMOUNT	DESCRIPTION
ALLIANT	817.10	Utilities
CHARTER COMMUNICATIONS	328.23	Telephone
ROCK COUNTY ELECTRIC	69.57	Utilities
BANK OF EDGERTON - Credit Card	121.38	
M & I	3157.68	Payroll Tax, Fed, SS & Med SS
WI DEPT OF REVENUE	522.58	Payroll Tax - Wisconsin
WI RETIREMENT	1562.06	Retire - Andy, Julie, Josh
DEPT OF EMPLOYEE TRUST	5293.67	Insurance - Public Employees
DEEGAN HARDWARE	171.56	Garage Supplies
AXLEY BRYNELSON	159.13	Attorney fees
ROETHE, KROHN, POPE	35.00	Attorney fees
MSA PROFESSIONALS	0.00	Engineering
LANDMARK SERVICES	0.00	Gas, Fuel
MOTOR PARTS & EXHAUST	3.90	Garage Supplies
CINTAS CORPORATION	134.90	Office Supplies
DANE COUNTY TREASURER	925.20	Sherriffs contract
MARTIN GROUP	13.41	Office Supplies
EDGERTON REPORTER	155.82	Public Notices, Publishing Expense
T & T STONE	1385.46	Gravel
LANGE ENTERPRISES	414.97	Signs
MID-STATE EQUIPMENT	358.52	Repairs and Maint.
KB SHARPENING SERVICE	52.00	Repairs and Maint.
WOLF PAVING	184.36	Roads
SCOTTS CONSTRUCTION , INC	148973.00	Roads
STAPLES	49.35	Office Supplies
EDGERTON FLORAL	69.99	Halverson Flowers
TOTAL	164958.84	
ADVANCED DISPOSAL SERVICES	11438.76	

TOWN OF ALBION
Profit & Loss Budget vs. Actual
 January through September 2017

Ordinary Income/Expense	Jan - Sep 17	Budget
Income		
4300 · BUILDING PERMITS	10,042.05	9,000.00
4301 · BUILDING PERMITS-TNS SHARE	3,254.01	2,250.00
4305 · DRIVEWAY PERMITS	150.00	200.00
4320 · ZONING	2,725.00	1,000.00
4325 · TITLE SEARCH	1,770.00	1,800.00
4330 · BANK INTEREST	114.25	300.00
4340 · COURT FINES	765.00	1,000.00
4360 · TOWN HALL RENT	2,650.00	3,000.00
4365 · GARAGE RENT	1,100.00	2,400.00
4370 · STATE SHARED REV	5,681.07	38,025.00
4371 · LOTTERY CREDIT	14,619.92	
4375 · EXEMPT COMPUTER STATE AID	121.00	99.00
4390 · CABLE TV FRANCHISE FEE	8,045.80	10,000.00
4400 · LIQUOR LICENSES	3,300.00	3,400.00
4420 · OPERATORS & OTHER LICENSE	2,505.00	2,300.00
4425 · RECYCLING GRANT	5,539.66	4,700.00
4430 · DOG LICENSE	865.00	200.00
4460 · GENERAL TRANSPORATION AID	83,664.99	111,553.32
4490 · GRAVE CARE	6.00	
4654 · CEMETERY LOT SALE	350.00	
4701 · OTHER INCOME	29,257.25	50.00
4820 · SHELTER-RENT	2,425.00	
4850 · PLAYGROUND EQUIP/PARK IMPROVE	3,790.00	3,250.00
4890 · CURBSIDE SERVICE	5,298.57	136,950.84
4891 · ATC MONEY	78,451.00	78,451.00
Total Income	266,490.57	409,929.16
Expense		
5224 · COLLECTION CENTER EXPENSE	165.00	165.00
5235 · RECYCLE EXPENSE	102,805.20	136,590.84
5240 · PLANNING COMMISSION	1,075.00	1,200.00
5250 · DOG LICENSE FEES TO DANE COUNTY	1,269.00	1,300.00
5260 · ELECTION EXPENSE	1,701.52	1,500.00
5270 · BOARD OF REVIEW	200.00	200.00
5280 · BRIDGE REPLACEMENT	1,600.00	600.00
5292 · SEWER ASSESSMENTS FOR ALBION	3,510.60	3,510.60
5333 · GRAVEL EXPENSE	2,358.94	8,000.00
5343 · CULVERTS	0.00	4,000.00
5420 · DANE COUNTY SHERIFFS CONTRACT	7,300.95	9,000.00
5425 · FIRE PROTECTION EXPENSE	7,796.72	

TOWN OF ALBION
Profit & Loss Budget vs. Actual
 January through September 2017

	Jan - Sep 17	Budget
5430 · ASSESSOR SALARY	8,350.00	8,350.00
5450 · ROCK RIVER SAFETY PATROL	2,303.17	2,303.15
5516 · PERMITS BUILDING	9,267.05	9,000.00
5601 · ROAD & MATERIALS	145,213.08	220,000.00
5621 · HIGHWAY FRINGES	30,955.96	53,700.00
5630 · REPAIRS & MAINTANCE	20,579.52	20,000.00
5638 · TREE TRIMMING	24,355.60	25,000.00
5640 · GAS OIL FUEL	1,081.71	10,000.00
5645 · ROAD SIGNS	2,331.97	4,000.00
5650 · GARAGE GENERAL SUPPLES	5,132.19	8,000.00
5695 · SALT EXPENSE	29,348.58	33,000.00
5700 · EDUCATION	35.00	300.00
5701 · PLOW PURCHASE-NEW	34,453.81	34,453.81
5734 · OFFICE/GARAGE(NEW)REPAIR	275.00	500.00
5811 · MUNICIPAL LOAN	51,754.18	
5920 · TOWN HALL EXPENSE	1,386.48	2,000.00
5925 · UTILITIES	11,174.06	16,200.00
5935 · TELEPHONE	2,939.00	3,900.00
6010 · PARK EQUIPMENT/MAINT	90.49	3,250.00
6105 · Clerk Fringes	13,599.50	19,500.00
6120 · PUBLIC NOTICE/PRINTING	665.49	2,000.00
6130 · DUES/SUBSCRIPTIONS	3,197.00	3,100.00
6140 · POSTAGE	856.19	
6145 · OFFICE EQUIP/SUPPLIES	1,761.66	3,000.00
6240 · INSURANCE	20,461.00	20,000.00
6250 · ENGINEERING	27,957.34	5,000.00
6270 · AUDIT	6,500.00	6,500.00
6273 · ACCOUNTING SERVICE	110.00	
6275 · LEGAL	3,197.39	4,000.00
6280 · MISC EXPENSE	1,101.56	4,000.00
6700 · 6560 - Payroll Expenses		
5020 · BOARD SALARY	8,975.00	13,000.00
5620 · HIGHWAY WAGES	86,486.28	122,500.00
5921 · TOWN HALL CLEANING	1,500.00	2,000.00
6100 · CLERK/TREASURE SALARY	21,958.39	31,000.00
6110 · DEPUTY CLERK/TEMP	264.00	1,000.00
6190 · PAYROLL TAXES	8,672.72	12,000.00
6700 · 6560 - Payroll Expenses - Other	3,131.98	
Total 6700 · 6560 - Payroll Expenses	130,988.37	181,500.00
7011 · REIMBURSE-UDC SEALS	160.00	
Total Expense	721,365.28	868,623.40