

TOWN OF ALBION
MEETING OF THE TOWN BOARD
TUESDAY, DECEMBER 5, 2017
IMMEDIATELY FOLLOWING PLANNING COMMISSION
ALBION TOWN HALL

AGENDA:

Call to order

Pledge of Allegiance

Confirmation of Meeting Notice

Approval of Meeting Minutes – November 7, 2017

Public Participation/comment

Update/possible action on CKSD issues

Action on Petition# DCPREZ-2017-11218 for Gary Thalacker
Discussion on Drainage issues for Albion Rd and Haugen Rd.

Reports: Sheriffs, Fire District, and Road

Pay Bills

Adjourn

November 7, 2017

The Albion Monthly Board Meeting was called to order by Chairman Bob Venske on Tuesday, November 7, 2017 at 7:04 P.M. at the Albion Town Hall with the following members present: Bob Venske, Thad Andrews, Bruce Hudson, Abigail Staff, Jeff Lehnherr and Julie Hanewall, Clerk with 14 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 – October 3, 2017 – Jeff Lehnherr made a motion to approve, Thad Andrews 2nd. 5 ayes, motion carried.

Public Participation/comment – Stacey Babiarz asked about Lake Shore Dr. We will be fixing the road at some point; we have the grades, cleaned the ditches, and have plans at the far end.

Update/possible action on CKSD issues – Appointment to Consolidated Koshkonong Sanitary District Board – Bruce Hudson - Chairman Venske appointed Bruce Hudson to the Consolidated Koshkonong Sanitary District Board, he will be replacing Thad Andrews. Jeff Lehnherr made motion to approve the appointment, Thad Andrews 2nd, 5 ayes, motion carried

Action on Petition# DCPREZ-2017-11217 for Stolen Farms, Inc. – Bruce Hudson made a motion to approve, Thad Andrews 2nd. 5 ayes, motion carried.

Action on Petition# DCPREZ-2017-11218 for Gary Thalacker – Tabled

Action on Petition# DCPREZ-2017-11223 for Jacob Reppen – Bruce Hudson made a motion to approve, Jeff Lehnherr 2nd. 5 ayes, motion carried.

Action on Resolution# 17-04 Authorizing a Signatory Municipality to exceed the levy limit for the Edgerton Fire Protection District – Thad Andrews made a motion to approve, Jeff Lehnherr 2nd. Roll Call vote: Andrews aye, Staff aye, Lehnherr aye, Hudson aye, Venske aye, motion carried.

Action on Resolution# 17-05 Road Name Change from Jacobas to Jacobus – Abigail Staff made a motion to approve, Thad Andrews 2nd. Roll Call vote: Andrews aye, Staff aye, Lehnherr aye, Hudson aye, Venske aye, motion carried.

Action on Resolution # 17-06 To adopt the Town of Albion Annex to the Dane County Natural Hazard Mitigation Plan – Jeff Lehnherr made a motion to approve, Abigail Staff 2nd. Roll Call vote: Andrews aye, Staff aye, Lehnherr aye, Hudson aye, Venske aye, motion carried.

Action on Driveway Permit for Blatterman Homes Lot# 12 Blue Meadows Estate – Thad Andrews made a motion to approve, Jeff Lehnherr 2nd. 5 ayes, motion carried.

Approval of offer to purchase 548 Edgerton Rd – Had a meeting with the Behls, They will add \$5344.97 special assessment to the price. They will submit a new proposal of \$15,344.97. Bruce Hudson made a motion to accept the offer on 548 Edgerton Rd., Jeff Lehnherr 2nd. 5 ayes, motion carried.

Fire District – Things are slowing down, interstate moving traffic to the other side. Thank you for passing resolution. All five municipalities have

approved it. All the incentives that we talked about at the budget meeting are on track.

Road – Mowed back everything we could, most of the shouldering is done. Dane county came and cleaned out the ditches on Lake Shore Dr. Air tanks on the 7400 were replaced. Met with Hans Hilbert and the residents on Sioux Dr., received some good direction. Complete the 2017 road certification and submitted. Met with the bridge inspector on the Aarback Rd. Bridge, had to have an underwater inspection done. Was able to get the diesel fuel and gas prepaid out of budget from this year for next year and booked the fuel for 2019 to be paid next year. Received the easement from Anderson for the Dallman Road project. The Dallman Rd. project was awarded and the box culvert was ordered. Shut of the water at the park. Mowed the park and the cemetery. Last Saturday was last brush collection for the year. There were signs damaged on Hillside Rd. by the campground. Took the tags off the post and try to get reimbursement. Check furnaces and changed batteries in the carbon monoxide detectors and had to replace one. Got the 550 ready to go. Will be doing some tree trimming in 8 or 9 spots. Andy will be contacting all property owners.

Bruce Hudson made a motion to pay bills, Jeff Lehnherr 2nd. 5 ayes, motion carried.

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

Julie Hanewall, Clerk

Dane County Rezone & Conditional Use Permit

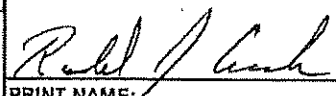
Application Date	Petition Number
09/28/2017	DCPREZ-2017-11218
Public Hearing Date	C.U.P. Number
11/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY E THALACKER	PHONE (with Area Code) (608) 774-0344	AGENT NAME COMBS & ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 501 COUNTY HIGHWAY X		ADDRESS (Number & Street) 109 W MILWAUKEE ST.,	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS		E-MAIL ADDRESS mcombs@combsurvey.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
495 County Highway X					
TOWNSHIP ALBION	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-292-8000-7					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING FARM LAND FROM RESIDENCE AND FARM ACCESSORY BUILDINGS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	8.4		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SCW1	
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:

PRINT NAME:
Ronald J. Combs

DATE:
9-28-17



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **November 28, 2017**

Zoning Amendment:
**A-1EX Agriculture District TO A-2
(8) Agriculture District**

Acres: 8.4
Survey Req. Yes

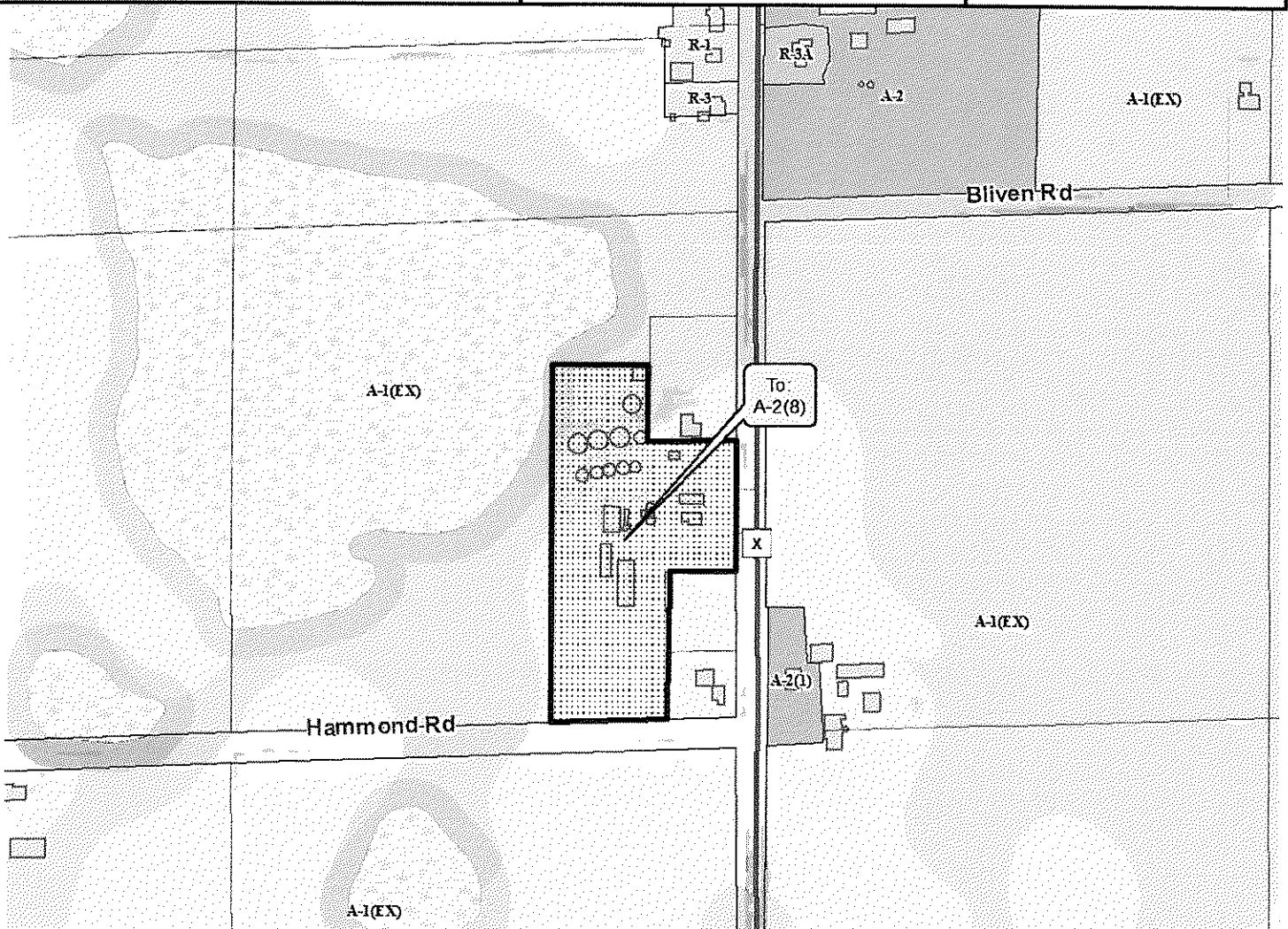
Reason:
**separating farm land from
residence and farm accessory
buildings**

Petition: **Petition 11218**

Town/sect:
ALBION, Section 29

Applicant
GARY E THALACKER

Location:
**495 COUNTY HIGHWAY
X**



This notice is being sent to you to inform neighboring residents of a proposed zoning change or conditional use permit on a neighboring property. The Dane County Zoning and Land Regulation Committee will be holding a public hearing regarding the proposal on **November 28, 2017** at 6:30 P.M. in Room 354 of the City-County Building which is located at 210 Martin Luther King Jr. Boulevard, Madison WI. Testimony will be received from all persons interested in expressing their concerns on the proposal. The ZLR Committee will take testimony and review the proposal toward the policies of the adopted Town Comprehensive Plan and the Dane County Comprehensive Plan. This proposal is currently being reviewed by the Town. Interested persons may want to contact their Town regarding this matter.

Should you desire more information regarding this proposed zoning change or conditional use application, please call or visit the Dane County Zoning Division, Room 116 City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday – Friday

PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS.



- Land Surveying
- Land Planning
- Civil Engineering

DATE: September 20, 2017

TO: Gary Thalacker

RE: Description of rezoning purpose only

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

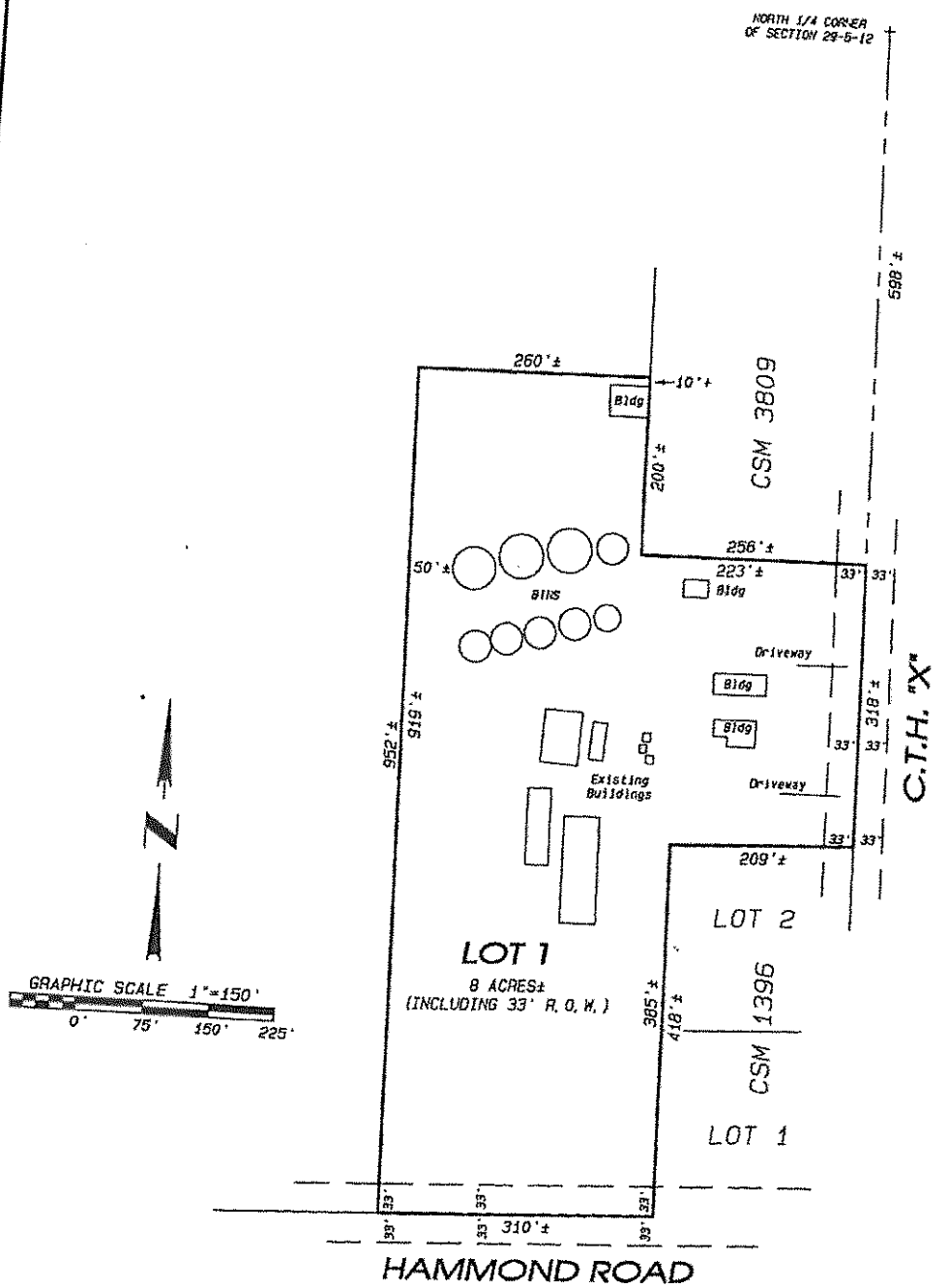
DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence Southerly along the North-South Centerline of said Section, 598.32 feet to the SE Corner of CSM No. 3809, also being at the place of beginning for the land to be herein described; thence Southerly continuing along said North-South Centerline, 317.83 feet to the NE Corner of CSM No. 1396; thence Westerly 208.80 feet to the NW Corner of CSM No. 1396; thence Southerly 417.42 feet to the SW Corner of said CSM No. 1396; thence Westerly 310 feet, more or less; thence Northerly 952 feet, more or less; thence Easterly 250 feet, more or less to the West Line of CSM No. 3809; thence Southerly 200 feet, more or less to the SW Corner of said CSM No. 3809; thence Easterly 256 feet, more or less to the place of beginning.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 117-394A For: Thalacker

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



NOTES:
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 THE BASIS OF BEARINGS IS ASSUMED.

Project No. 117-394 For THALACKER

DATE: SEPTEMBER 18, 2017

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
 Janesville, WI 53540
 www.combsurvey.com

tel: 608 752-0575
 fax: 608 752-0534



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Gary E. Thalacker</u>	Agent's Name	<u>Ryan M. Combs, Combs & Associates</u>
Address	<u>501 Co. Hwy. "X", Edgerton WI 53534</u>	Address	<u>109 W. Milwaukee St. Janesville, WI 53548</u>
Phone	<u>(608) 774-0344</u>	Phone	<u>(608) 752-0575</u>
Email	<u></u>	Email	<u>rncombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 002/0512-292-8000-7, 0512-203-9710-3, 0512-203-9210-8, 0512-292-8500-2

Section: 29 Property address or location: 495 Co. Hwy. "X"

Zoning District change: (To / From / # of acres) A-2(8)/A-1(EX)/8.4 A approx.

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 57 % Other: 43 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Intended land use remains as is for grain storage. Entire farmland sale size is approx. 133 acres; contiguous land size is approx. 104 acres.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: _____

Date: _____

NOVEMBER 2017 BILLS TO PAY

VENDOR NAME	AMOUNT	DESCRIPTION
ALLIANT	927.47	Utilities
CHARTER COMMUNICATIONS	329.19	Telephone
ROCK COUNTY ELECTRIC	68.72	Utilities
BANK OF EDGERTON - Credit Card	39.83	
M & I	3157.64	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	91.38	Garage Supplies
AXLEY BRYNELSON	32.00	Attorney fees
ROETHE, KROHN, POPE	70.00	Attorney fees
MSA PROFESSIONALS	6102.03	Engineering
LANDMARK SERVICES	94.34	Gas, Fuel
MOTOR PARTS & EXHAUST	170.22	Garage Supplies
CINTAS CORPORATION	134.90	Office Supplies
DANE COUNTY TREASURER	614.29	Sherriffs contract
MARTIN GROUP	14.02	Office Supplies
EDGERTON REPORTER	167.10	Public Notices, Publishing Expense
T & T STONE	974.04	Gravel
LAKESIDE INTERNATIONAL	3382.94	Repairs and Maint.
LAWSON PRODUCTS	77.31	Garage Supplies
LANGE ENTERPRISES, INC	529.43	Signs
POMPS	137.89	Repairs and Maint.
I90 ENTERPRISES, INC	5.90	Repairs and Maint.
WOLF PAVING AND EXCAVATING	96.24	Gravel
JOHNSON TRACTOR	119.63	Repairs and Maint.
EDGERTON FLORAL	150.00	Trulson, Becker, Carley
TOWN WEB DESIGN	415.00	Office Supplies
TOTAL	25279.82	
ADVANCED DISPOSAL SERVICES	11438.76	

TOWN OF ALBION
Profit & Loss Budget vs. Actual
 January 1 through November 28, 2017

Ordinary Income/Expense	<u>Jan 1 - Nov 28, 17</u>	<u>Budget</u>
Income		
4300 · BUILDING PERMITS	15,909.79	9,000.00
4301 · BUILDING PERMITS-TNS SHARE	5,023.26	2,250.00
4305 · DRIVEWAY PERMITS	-2,350.00	200.00
4320 · ZONING	3,646.88	1,000.00
4325 · TITLE SEARCH	2,490.00	1,800.00
4330 · BANK INTEREST	126.98	300.00
4340 · COURT FINES	1,125.00	1,000.00
4360 · TOWN HALL RENT	3,900.00	3,000.00
4365 · GARAGE RENT	1,100.00	2,400.00
4370 · STATE SHARED REV	38,002.07	38,025.00
4375 · EXEMPT COMPUTER STATE AID	121.00	99.00
4390 · CABLE TV FRANCHISE FEE	10,671.86	10,000.00
4400 · LIQUOR LICENSES	3,300.00	3,400.00
4420 · OPERATORS & OTHER LICENSE	2,535.00	2,300.00
4425 · RECYCLING GRANT	5,539.66	4,700.00
4430 · DOG LICENSE	929.50	200.00
4460 · GENERAL TRANSPORATION AID	111,553.32	111,553.32
4490 · GRAVE CARE	6.00	0.00
4654 · CEMETERY LOT SALE	350.00	0.00
4701 · OTHER INCOME	29,257.25	50.00
4820 · SHELTER-RENT	2,675.00	0.00
4850 · PLAYGROUND EQUIP./PARK IMPROVE	4,540.00	3,250.00
4890 · CURBSIDE SERVICE	5,298.57	136,950.84
4891 · ATC MONEY	78,451.00	78,451.00
5711 · FIRE DUES	7,796.72	0.00
Total Income	331,998.86	409,929.16
Gross Profit	331,998.86	409,929.16
Expense		
5224 · COLLECTION CENTER EXPENSE	165.00	165.00
5235 · RECYCLE EXPENSE	125,682.72	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	4,879.58	8,000.00
5343 · CULVERTS	0.00	4,000.00
5420 · DANE COUNTY SHERIFFS CONTRACT	8,537.07	9,000.00
5425 · FIRE PROTECTION EXPENSE	7,796.72	0.00
5430 · ASSESSOR SALARY	8,350.00	8,350.00
5450 · ROCK RIVER SAFETY PATROL	2,303.17	2,303.15

TOWN OF ALBION
Profit & Loss Budget vs. Actual
 January 1 through November 28, 2017

	<u>Jan 1 - Nov 28, 17</u>	<u>Budget</u>
5516 · PERMITS BUILDING	15,144.79	9,000.00
5601 · ROAD & MATERIALS	195,048.74	220,000.00
5621 · HIGHWAY FRINGES	38,189.60	53,700.00
5630 · REPAIRS & MAINTANCE	24,538.49	20,000.00
5638 · TREE TRIMMING	24,355.60	25,000.00
5640 · GAS OIL FUEL	9,388.93	10,000.00
5645 · ROAD SIGNS	2,861.40	4,000.00
5650 · GARAGE GENERAL SUPPLES	5,674.63	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
5920 · TOWN HALL EXPENSE	1,656.28	2,000.00
5925 · UTILITIES	13,325.77	16,200.00
5935 · TELEPHONE	3,597.10	3,900.00
6010 · PARK EQUIPMENT/MAINT	96.39	3,250.00
6105 · Clerk Fringes	16,799.38	19,500.00
6118 · LOTTERY CREDIT PAYMENTS	1,994.09	0.00
6120 · PUBLIC NOTICE/PRINTING	739.71	2,000.00
6130 · DUES/SUBSCRIPTIONS	3,197.00	3,100.00
6140 · POSTAGE	294.00	0.00
6145 · OFFICE EQUIP/SUPPLIES	2,260.72	3,000.00
6240 · INSURANCE	20,461.00	20,000.00
6250 · ENGINEERING	38,048.65	5,000.00
6270 · AUDIT	6,500.00	6,500.00
6273 · ACCOUNTING SERVICE	210.00	0.00
6275 · LEGAL	3,168.89	4,000.00
6280 · MISC EXPENSE	1,821.56	4,000.00
6700 · 6560 - Payroll Expenses		
5020 · BOARD SALARY	9,775.00	13,000.00
5620 · HIGHWAY WAGES	104,291.08	122,500.00
5921 · TOWN HALL CLEANING	1,905.00	2,000.00
6100 · CLERK/TREASURE SALARY	27,125.07	31,000.00
6110 · DEPUTY CLERK/TEMP	264.00	1,000.00
6190 · PAYROLL TAXES	10,510.45	12,000.00
6700 · 6560 - Payroll Expenses - Other	3,131.98	0.00
Total 6700 · 6560 - Payroll Expenses	<u>157,002.58</u>	<u>181,500.00</u>
7011 · REIMBURSE-UDC SEALS	200.00	0.00
Total Expense	<u>817,758.07</u>	<u>868,623.40</u>