

KOSHKONONG TOWN
BOARD MINUTES
September 12, 2007

Chairman Tim Griep called the meeting on Wednesday, September 12, 2007 to order at 7:02pm Supervisors Carol Clavey, Jae Ames, Jim Brandenburg, and John Debereiner, Treasurer, Judith Almquist and Clerk, Bonnie Dahnert were present.

Chairman Griep asked if proper notice had been made. Clerk, Bonnie verified that postings have been made.

Open bids for Allis Chalmers Grader:

- Open Bids / Finalize sale of grader

1 bid for \$510.00 has been received.

Ames/ Debereiner made a motion to accept the bid from Naber Land and Cattle for \$510.00. Motion Carried.

Plan Commission:

- WD Hoard & Sons, Co. PIN 016-0614-3422-000 (38.5 Acres). Variance required for setback requirement for manure storage from 350' to 312'.

John Debereiner reported that the plan commission approved the variance because the Hoard Farm owns the adjacent property.

Ames/ Clavey made a motion to uphold the plan commission recommendation with the understanding that the WD Hoard farm owns the adjacent property. Motion Carried.

- Linn Duesterbeck Discuss Split of the 7 lot PIN 016-0513-2744-000 at N630 Blackhawk Bluff Dr., Milton, WI 53563 with intent to place a conservation easement on property.

The plan commission finds that the idea is favorable to put the property into the easement. The splitting of the 7 lots for the purpose of valuation. The county said that the 4 splits are all that are allowed at this time.

Attorney, Michael Grubb, representing the Duesterbecks spoke to this petition regarding their 65 acres and to include only 64 acres into the Conservation Land Trust. The development site would have to go "through all the hoops" (meaning the zoning requirements) to develop the one acre lot. The Duesterbecks are looking to have a letter that states that the potential for development in this area. A better map was presented to the board supervisors. Ames asked about putting additional buildings on property with a conservation easement. Martine Koepfel, Jefferson County Land Trust, spoke to the trust and the fact that the building could be replaced if deterioration has happened or fire destroys the structure. Additions could be allowed to the existing residence. The letter is needed to be attached to the title. It is only conceptual for the IRS to have the value for the lots. Clavey asked if this is like a PDR. A PDR is a purchase agreement whereas the Land Trust is being donated. A conservation easement is not open to the public. Ames asked about the pavement not accessing lot not entering into the easement. Ames suggested that there should be an indication for the road easement to be stated in the agreement. Chairman Griep would like to consult the town attorney regarding the legality of providing the letter. They are looking for a letter stating that this is a developable property in the future. Hypothetic approval is hard to work with regarding the future as stated by Chairman Griep. Chairman Griep stated that this property would be on prime agriculture land and some of the splits have been denied because the land has been on prime soils.

The intent to enter into the conservation easement is a preservation of land from future development. Under current existing zoning, four lots are allowed and one of the lots was in prime agriculture land. The soil classes need to be known.

The attorney stated that they really do not need anything from us, just a hypothetical statement from us stating that this could be an area of development. Ames asked if the attorney's client would be willing to pay the legal costs for search regarding letter legality. Debereiner spoke to the idea of putting land into a conservation trust as being good.

Ames/ Griep made a motion that there could realistically be development in this area and since this is going into the land conservation trust, the road going into the lot for future development and the easement is the responsibility of the landowner. Any development that could occur would have to go through town and county zoning with current or future rules when developed. Motion Carried.

Clerk will draft a letter to the Duesterbecks and Chairman Griep will sign it.

Park Committee:

- *Discuss Deer Control issue in Mush-ko-se-day Park. Recommend action.*

DNR sharpshooters might need to be enlisted for deer control. Carol spoke with Wisconsin Towns Association and said that other than this option, there is \$2500 available with matching funds from the state. Carol would like to see if we qualify for the grant money. A resolution would be needed. No firearms are allowed in the park per town ordinance. It is our ordinance that keeps the hunting out of the parks. Jim Varah stated that Ron Martin suggested that an archer be enlisted to hunt during the season and only allow one person to have rights to hunt. There has been plant destruction in the park due to the deer population. A resolution could be created to have the hunting rights. Hugh McMahon stated that maybe the board would want to monitor the area for a couple of years. Griep suggested that the park committee research this for the resolution regarding deer control. The grant is free money for control. Carol will check into a resolution possibility to see if a resolution supersedes the ordinance or not.

- *Approve additional funding for weed control measures.*

\$500.00 was approved in the past. The Local Landkeepers went over the amount and a discount was given to stay within budget. Spraying this time of year is still effective. Basil Bark, garlic mustard, stump control etc. is still needed. 2-4-D was purchased by Jim Varah and he has gone out with 6 packs to spray. Roundup is what we need. Chemical list needed is about \$400 according to Jim Varah. Some people need to be certified, some do not for chemical use. Ames/Clavey made a motion to purchase labor and chemicals not to exceed \$1000.00 for spraying and weed control. Motion Carried.

Suggestion is for Local Landkeepers to do the work.

Public Safety Committee:

- *Fire equipment needs for 2008*

Captain Reel stated that expenses will not be as bad as this year during a discussion with Chairman Griep.

Public Works Committee:

- *Recap of August 19, 2007 and September 9, 2007 meetings –*

The committee identified roadwork issues, settled on a tractor, marking trees from storm damage, the guys have been trying to keep up on storm damage stuff. Road rating is being done by all members of the committee. Repairs around the town hall have been discussed.

- *Report on August Storm Damage and Flooding-*

10 days of rainy season caused water to rise on Ralph Road, Bark River Road, Rock River Road, and Vets Lane. Check into acquiring more barricades for regular spring flooding. Trees were down on various roads mostly Cold Spring, Cheesbro, Creamery, and Meske Roads. Stop Sign was replaced for an accident. Our portion of Blackhawk Island has been raised enough so we did not have to close our section. Tim was called by sheriff to try and close the portion of Sumner Township and he told the sheriff that he didn't have jurisdiction over that area. County line Rd had water on it as the culvert was not able to take the water away fast enough. Lake Koshkonong went up about 4'. Boat Patrol did many rescues of boats that were floating away and pier/floats were rescued. We have no jurisdiction over the "no wake" policy because there are many municipalities involved.

- *Finalize purchase of town tractor.*

Griep/ Ames made a motion to purchase to purchase the 4WD tractor for \$24250. Motion Carried.

A hold has been put on one of the 4WD tractors currently being traded in by the county. Jim and Jae went to look at the different tractors. 2300 hours are on it. Air Conditioner & cab so the workers will not be subjected to the noxious weeds.

- *Discuss/Recommend allowing Town of Aztalan to use back-hoe.*

Griep had discussion with the Chairman of Aztalan who indicated that Dwight (the roadwork man) and the Town of Aztalan would have need to use our backhoe.

In return we would be able to have Dwight do some training with our public works guys.

Town of Aztalan will also agree to haul our trade-in tractor to Madison as part of the deal for the use of the backhoe.

Hugh McMahon brought up the concern about insurance issues.

Dwight has 18 years of experience and that would be an advantage for training. A Supervisor would need to be on hand to "check out" and "check in" the backhoe.

Griep / Debereiner made a motion to allow the town chairman to work out the details on a work exchange with the Town Chairman from the Town of Aztalan with the afore mentioned conditions. Motion carried.

- *Discuss/Recommend equipment procurement.*

The committee discussed barricades, and nothing has been formalized to bring back to the board regarding purchase. The Chipper may need to be serviced. It works ok with the green stuff, but not with the dead elm. Feed rollers were stopping dead and not moving. Equipment evaluation is being done.

Finance:

- *Discuss/Recommend transfer of funds for tractor purchase (approx. \$25,000).*

Ames/ Griep made a motion to transfer \$25,750 from the reserve Fund designated as Equipment to the Capital Hwy outlay account number 57320 for the purchase of the tractor. Motion Carried.

- Discuss/Recommend transfer of funds for big truck purchase (approx. \$47,000). Griep / Ames made a motion to Transfer \$48620 from the reserve Fund designated as Truck to the Capital Truck outlay 57320. Motion Carried.

Adopt-a-Highway:

Carol has the information and she has contacted Donna from the State of Wisconsin Adopt-A-Highway. We can make copies for next month's meeting. They will furnish the signs that gives the recognition and we have to supply the post and the man power to put it up. Carol has sent the information to Mr. Gore who wants to adopt Old Hwy 26.

Griep/ Ames made a motion to adopt the Adopt-A-Highway program permit and attaching the towns terms and conditions; with the town ordinance on letterhead. Send a copy to Mr. Gore. Motion Carried.

Old Business:

Wolfe Trailer Park- Craig Volgeli, - Judy Almquist reported that this could be taken to small claims court to have a lien put on the trailer. The former owner is responsible for these back taxes. You could turn it over to the collection agency. It is suggested to provide a letter to give them 30 days to pay and then turn it over to collection. We have 4 trailers that are behind and the total amount to be collected is about \$2500.

Ames/ Griep made a motion to have the treasurer negotiate with a collection agency in the City of Fort Atkinson to acquire the back taxes. A letter should be sent informing them that 15 days is the amount of time allowed before collection. Motion Carried.

We are charging 12% interest at this time. This isn't really back taxes, but Trailer Fees that are Personal Property.

Dog Lister - Bonnie checked with the Wisconsin Towns Association legal staff and found that because it is a state statute, people who don't get their dogs licensed, should be turned over to the DA's office. The form for getting a dog license does not need the owner's birth date, but the birth date of the dog. If the dog is under 5 months old then no license is required. The owner's birth date is required on the form signed by the owner when the Dog Lister has them sign that they do not have a license for the dog(s). The only reason for a birth date of the owner is for prosecution purposes. The Dog Licensing forms need to be changed to obtain proper information.

Weed Commissioner - Bonnie also reposted about having contacted the legal staff about the trespass concern for destroying noxious weeds. When the Wisconsin Towns Association was contacted about this, it was determined that the Weed Commissioner does have the right to go on the person's property to eradicate the weeds. Notice should be given prior to going on so that the Weed Commissioner does not "get shot", but the weed commissioner is granted the responsibility to have the weeds destroyed.

Do procedures need to be in place for future years for taking care of the weed problem? Public Works Committee might be able to address this. Griep/ Brandenburg made a motion to refer the establishment of weed control procedures to Public Works. Motion Carried.

Minutes/Treasurer's Report:

Griep/ Clavey made a motion to accept the minutes as corrected. Motion Carried.

As of August 31, 2007 the account balances are as follows: Checking Acct. -\$5,000, Tax Famma \$2,536.00, Gen Savings \$6,437.40, Repo Agreement \$800,074.65, Passbook savings \$10,878.76, Landfill acct \$433.36. The receipts for the month of August 2007 Trailer Fees \$8.97, Fire Call Repay \$475.00, Dog License \$66.00, Late Fees \$40.00, Jefferson County August Settlement \$108,66.14, Special Assess Charges –Garbage \$7,401.24, Lake District charges \$13,569.49, Ag Use Penalty \$170.43, Repayment of Fire Equipment \$1,539.63, Delinquent Personal Property \$21.28, Running at Large \$50.00, Town Hall Rent \$50.00, Repay Fire Numbers \$311.49, Nationwide return check for Michael Thorman \$128.07, Norton Group Insurance refund for Workmans Comp audit \$1,779.00, Operator License \$25.00, Special Assessment Letters \$160.00, Building Inspection Fees \$4,862.00, Plan Commission fees \$175.00, Savings Acct Int. \$1.92, Tax Acct Int \$1.92, Repo Acct Int \$3,733.87. Receipts total \$143,236.45 with disbursements of \$555,595.61.

Griep/ Clavey made a motion to place the Treasurer's Report on file. Motion Carried

Public Comment, report meetings attended:

Griep went to the Rock River Safety -DNR Warden was in attendance. Captain is coming up with budget proposals for next year.

Griep spoke with Donna Haugom on phone calls regarding FEMA and flooding issues.

Jim and Jae went to look at tractors.

Sign Grant. Carol reported on the sign grant.

Budgeting needs to be done in October.

House on Poeppel Road is going to cause a problem with fill in the way of the waterway.

The Hwy 12 bypass was discussed. No one is speaking about it.

Ditching needs to be done on Poeppel Rd and on Hoge Rd.

Bills:

Ames/ Griep made a motion to pay the bills. Motion Carried

Adjournment:

Griep/ Clavey made a motion to adjourn at 10:12 pm. Motion Carried.