

Town Board Meeting February 5, 2013

The Town Board meeting was called to order at 7:30. All Board members were present.

The minutes from the January 8th Town Board meeting were read. Motion made by Kirchner to approve the minutes with one correction, seconded by Mulder.

Public Concerns: Shirley Gates informed of the three Monday night events planned by the Friends of the Library in the up coming months.

Steven Stenberg requested approval to rezone his 2.5 acres on Cox Hill Road from Exclusive Ag to Rural Residential. Plan Commission recommended rezoning with the stipulation that no additional housing units be constructed on this parcel. Motion made by Kirchner to approve this rezone request with the stipulation of no additional housing units on the property, seconded by Mulder. Motion passed.

Dave Wilson requested a Conditional Use Permit to allow the rustic cabin on his 2.7 acre parcel at N7703 Wanlass Road to be used as living quarters while he works toward constructing a new home on the same parcel. He further plans to retain the cabin "as is" on the property with no further improvements to it. Plan Commission recommends the CUP. Motion made by Mulder to approve Mr. Wilson's request for both a Conditional Use Permit and to keep the cabin "as is" after his residence is completed, seconded by Kirchner. Motion passed.

Randy Lockington requested permission to have a shared driveway with Bruce Stumlin on CTH VV. He indicated that only 50-60 feet of driveway would be shared and that Bruce had no issues with this. Plan Commission recommends approval upon meeting town conditions on shared driveways. Motion made by Kirchner to approve Mr. Lockington's shared driveway request with the stipulation that the driveway must meet the town's conditions on shared driveway and that he obtain an easement from Bruce Stumlin to protect future owners. Seconded by Mulder, motion passed.

Board reviewed proposals from Shane Davis and General Engineering Company (GEC) for Building inspection services for the township. Mr. Davis was unable to attend the meeting but had been present at our January meeting and provided his written proposal for this meeting. His proposed a fee of \$0.20 per square foot determined by size of main living floor(s), garage, decks, porches and basement. It also included involvement by a township official to provide permit applications packets and collect fees as well as some additional costs to the Township for postage, handling, printing and keeping forms on hand. Mark Jankowski and Joe Jackson representing GEC were present. As part the discussion regarding the necessary inspection services, Shirley Gates described some of the building permit related issues they have had recently which have hampered the completion of the prefab home being build by her daughter and son-in-law. Mr. Jankowski stated he understood the issues as described and assured that GEC is always willing to work with the home builders/general contractors to keep the building process moving forward to completion. He assured they employ several inspectors and would have Mr. Jackson, who resided in Black River Falls, assigned to be our primary inspector. Their basic fee is \$0.21 per square foot determined by the size of the main living floor(s), garage, decks, porches and basement. This is the rate they charge to all the communities they serve. GEC will send packets of information and forms to the general contractor/builders and work closely with them throughout the process. Payment for building permits will be made the Town of Farmington and GEC will invoice the Township for compensation of their services. A motion

was made by Mulder to retain GEC for their services to enforce our uniform dwelling code, seconded by Kirchner. Motion passed.

Chairman Hesse noted the recent passing of Marvin Young, long time Treasurer for our Township.

Chairman Hesse shared the Memorandum from La Crosse County Zoning, Planning and Land Information office regarding changes in regulations regarding the placement of mobile and manufactured homes as dwelling units effective through the County Zoning Ordinance. Following are the previously authorized homes in the Township which are being considered compliant by County Zoning and will need no further Board action: Ron Buroker-W5602 Baker Road; Carolyn Odle-N9495 State Road 108; Kimberly Cain – N9773 Cox Hill Road; George Dreher – W1103 Cty Rd A and Jeff/Nicole Stumlin – N9491 Cty Rd VV.

Chairman Hesse reported that he had received two quotes for a three year loan of \$50,000 as budgeted for capital equipment purchases: State Trust Fund 2.5% and First National Bank 3.25%. Board members felt that although the State Trust fund loan would have a 0.75% lower interest rate, it would be in the best interest of the community and township to support local business. A motion was made by Hesse to accept the loan quote from First National Bank in the amount of \$50,000 at 3.25% interest rates to be repaid over three years, seconded by Kirchner. Motion passed. First loan payment will be due in 2014.

The Board reviewed quotes for the new road equipment.

Tractor: (all quotes include the trade in of our Hesston tractor)

- Case IH Farmall 65A 65 HP \$19,300
- Case IH Farmall 75A - \$18,541
- John Deere 506E 65 HP - \$16,989

Motion made by Kirchner to purchase the John Deere, seconded by Dirk. Motion passed.

Boom Mower Head:

- Mo Trim \$10,250
- Alamo \$11,500
- Diamond Rotary Head \$8,575

Motion made by Hess to purchase the Diamond Rotary Head, seconded by Kirchner. Motion passed.

Mower:

Ferris 500, 44 inch cut \$4,599 with municipal discount.

Motion to purchase the Ferris mower made by Hesse, seconded by Mulder. Motion passed.

Solid Waste: retrofitting of ramp area to allow the use of a large dumpster for the recyclables at our drop off site to be completed for use this coming weekend.

The Treasurer's Report was reviewed. A motion made by Kirchner to approve receipts #23561 through #23578, seconded by Mulder.

The township checks were reviewed. A motion was made by Mulder to approve township checks #18786 through #18855 and EFT's. Seconded by Kirchner. The motion was made by Kichner to approve the Fire Department checks 4058 through 4070. Seconded by Mulder

Motion to adjourn by Kirchner seconded by Mulder at 10:16pm.