MINUTES OF A TOWN BOARD REGULAR MEETING

Town of Janesville, Wisconsin

October 7, 2024

Posted: October 3, 2024 at the town office, Station 51, and Consolidated School.

Members Present: Chair Bruce Schneider, Supervisors David Rebout, Ryan Nass, Janet Kassel and Lon Coplien.

Members Absent: none

Others Present: Town Clerk Don Blakeney, Treasurer Peggy Augustine, Town Attorney Holly Jensen, Town Constable David Henkelmann, (12) members of the public.

Meeting called to order, by Chairman Schneider, at 7:30 p.m., at the Town Hall, 1628 N. Little Court, Janesville, WI. Followed by the pledge of allegiance.

1. **Minutes of previous meetings: Supervisor Nass moved to accept as written the September 3, 2024 Town Board minutes. This motion was seconded by Supervisor Coplien and passed by a unanimous voice vote.**

2. **Financial Report: Moved by Supervisor Rebout, seconded by Supervisor Kassel,** that the financial report, ending September 30, 2024 be accepted as read by Treasurer Augustine. Motion carried on a unanimous voice vote.

3. **Milton School Superintendent Dahman** spoke about the School District of Milton's upcoming Operational Referendum which is on the November 5th ballot and answered questions from the audience.

4. **Candidate for the 44th Assembly District Bruce Danielson** spoke briefly about himself and his positions and answered questions from the audience.

5. **Citizen Participation:**

Citizen Tania Bolden questioned the board about why the fire protection costs so much. The board response that due to the size of the town and the various things like the propane tank farm only the City of Janesville has the capacity to guarantee full protection for the town.

Citizen Elmer Grant 3718 N Hackbarth Rd regarding 2 large potholes by the end of his driveway. Chair Schneider indicated he will get Rock County to repair them.

Citizen Valerie Thurston, 4733 Oakwood Park Drive spoke of the lack of speed limit signs on her road. Chair Schneider stated he will get together with Rock County and have signs placed appropriately.

Town Treasurer Peggy Augustine speaking as a citizen made note that she will be moving "dormant accounts" from one bank to another.

Town Board Member Janet Kassel speaking as a citizen spoke of the need to rewrite the towns wind energy ordinance.

6. Committee Recommendations:

A. A request from Alpheus Holdings LLC for a re-zone of 29.5 acres from Agriculture 1 Farmland Preservation to Agriculture 2. The property is described as: PT GOVT LOT 2 FRL SEC 9 COM S1/4 COR, W 658.29' TO E LN W1/2 E1/2 W1/2,N 2781.34' FOR POB; W 661.84' TO W LN GL 2, N 1904.03' M/L TO WATER'S EDGE, SLY ALG EDGE 465' M/L, S 362' M/L, E 292.92' TO E LN, S 1271.46' TO POB. Application number 2024-14. The planning and Zoning Committee recommended approving this request. Supervisor Kassel made a motion to approve the re-zone including that the four conditions to withdraw from farmland preservation are met. Supervisor Ryan seconded the motion and the motion passed on a unanimous voice vote.

B. A request from Alpheus Holdings LLC for a transfer to adjoining neighbor of 5.55 acres. The property is described as: PT SW1/4 & PT GOVT LOT 2 COM 658.29' W S1/4 COR FOR POB; W 658.29' TO W LN E1/2 W1/2, N 2659.76' TO E-W CTR LN, N ALG W LN GOVT LOT 2 105.44', E 661.84' TO E LN, S 121.32' TO E-W CTR LN, S 2660.02' TO POB SUBJ TO EASE. Application number 2024-15. , S 362' M/L, E 292.92' TO E LN, S 1271.46' TO POB. Application number 2024-14. The planning and Zoning Committee recommended approving this request. Supervisor Kassel made a motion to approve the transfer. Supervisor Rebout seconded the motion and the motion passed on a unanimous voice vote.

C. A request from Todd Buehl 2785 Deer Path Trail for a re-zone of 10.5 acres from Single Family Rural Residential (SFRR) to Agriculture 2 (A-2). This property is describes as: PT E1/2 NE1/4 SEC 10PT SW1/4 NW1/4 SEC 11 JUNIPER RIVER BLUFFS LOT 12 (EXC PT CSM 18-203 FOR RD) ALSO COM AT MOST WLY COR NE 356.45', NE 267.90', SW 600' TO POB. Application number 2024-16. The planning and Zoning Committee recommended approving this request. Supervisor Kassel made a motion to approve the rezone. Supervisor Rebout seconded the motion and the motion passed on a unanimous voice vote.

D. A request from Christopher Endres, 5971 N Co Rd F for a Conditional Use Permit (CUP) on a property described as: PT NW1/4 NE1/4 & NE1/4 NW1/4 CERTIFIED SURVEY MAP #780535 VOL 2 PG 210-211 LOT 1 & COM C/L HWY AT SE COR,SE ALG C/L 283.19', W 753.69', N 213.02', E 567.10' TO POB. Application number 2024-17. The planning and Zoning Committee recommended approving this request with conditions as follow; six (6) days a week operation, 9am-6pm hours of operation, electric only no gas powered Radio Controlled cars and trucks, no lights or signs near the road, and the CUP stays with the owner not the land. Supervisor Kassel made a motion to approve the Conditional Use

Permit. Supervisor Rebout seconded the motion and the motion passed on a unanimous voice vote.

7. **Unfinished Business:**

A. **Discussion and possible action** on Additional Dwelling Units (ADU's), including a short statement from Janesville Building inspector David Geraths regarding his experience in other municipalities. Clerk Blakeney summarized the letter from General Engineering that ADU's present some difficulties for municipalities with zoning, permitting and eventual dividing from parent dwelling unit when living situations change. They recommend ADU's be primarily allowed as additions to existing homes as long as the septic system is adequate or made adequate to the additional loads.

B. **Discussion and possible action** on conclusion of legal action against former owners of 5263 N River Road. Supervisor Rebout made a motion to dismiss the case against the former owners and Supervisor Nass seconded the motion. The motion passed by unanimous voice vote.

C. **New Business**

A. **Building Inspector Report**: Clerk reports that the monthly bill and report from General Engineering will be available to the public when it arrives.

B. **Board of the Commissioner of Public Lands (BCPL) Trust Fund Loan Program. Discussion and possible action** on the application for a state trust fund loan in the amount of $1,120,000 for the purpose of financing fire protection and the reading of the "Form of Record" including the preamble and resolutions. Chair Schneider read into the record the Resolution and the Form of Record necessary to obtain a loan through the BCPL Trust Fund Loan Program. Supervisor Rebout made a motion to approve loan application and resolution. That motion was seconded by Chair Schneider and passed by a unanimous voice vote. The board then signed their names and indicated their votes on the documents as needed.

D. **Reports by Town Attorney:** No additional at this time

E. **Reports by Town Constable:** No additional at this time

F. **Reports by Town Clerk:** No additional at this time

G. **Correspondence:**

A. Sheriff report - on file with Clerk

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H. Vouchers

Moved by Supervisor Rebout , seconded Supervisor Kassel, that Voucher #286 through and including #310 be approved for payment. Motion carried on a unanimous voice vote.

I. Adjournment

Moved by Supervisor Kassel , seconded by Supervisor NAss, to adjourn. Motion carried on a unanimous voice vote.

Meeting adjourned at 8:55 p.m.

Minutes approved (X) with ( ) without corrections, _November 6. 2024_____

Bruce Schneider, Chairman

Don Blakeney, Town Clerk