1. Call to Order and Roll Call

Meeting called to order at 6:42pm

David Moyer, Sharon Douglas, Loren Bobolz, Dan Huisheere, Ben Wellnitz, Jill Bier, Marlina Jackson, and Attorney Hahn present. Also present: Attorney Hazelbaker, Chief Schultz, Officer Tobias, Officer Davis, Ed Reible, Anders Helquist, representative from Blattner and Invergy

1. Pledge of Allegiance
2. Adoption of the Agenda

A motion to move item B&E before A (Sharon Douglas/Dan Huisheere). Motion carried by voice vote with no negative vote.

1. Approval of the Minutes of March 21st,2023 meeting and March 28th, 2023 special meeting A motion to approve the minutes from the March 21st 2023 meeting (Loren Bobolz/Dan Huisheere) Motion carried by voice vote with no negative vote. A motion to approve the minutes from the March 28th special meeting (Sharon Douglas/Dan Huisheere). Motion carried by voice vote with no negative vote.
2. New Business
3. Discussion and action on Shady Hill Mobile Home Park

Attorney Hahn reports that he has had communication with Attorney Hazelbaker and also sent a letter to Shady Hill. In the meantime Mark (Hazelbaker) has informed him that they have an accepted offer to purchase. In conversations previously with Mark he wanted to address a plan and there is also representation from the potential Buyer present at tonights meeting. Mike (Hahn) asks Dave if he wants to say anything before we begin. Dave asks Mrk what actions have taken place in regards to the list for the issues? Has anything been done in that order? Mark Haelbaker states that he represents the the owners of Shady Hill Mobile Home Park and states that he doesn't think anyone set out to have problems but the problem is the owner of the park is elderly. Doesnt want to hang all the problems on the owner and there are long standing issues. Wants the board to realize that mobile home parks in Wisconsin have structured parks that have a lot of issues we have. It is illegal in WI for mobile parks to deny renewal because of the age of a trailer unit. Perspective 2012 in this the Merriams were sued 11 years ago from the township and the township lost. Since 2012 protection for the non conforming mobile homes has increased. Letter was sent to tenants to stop the building and addition to structures. State law prohibits consideration of age of the units and because of that rents not raised- so trapped in a cycle of whats acceptable in a range of issues. Park needs to be redeveloped but needs cooperation from the town to do so. Merriams moved to Florida and the new solution is to sell the park and have a new owner capable of running it. Dave responds that the onsite representative has been fore front of issues in the park, building without permits, gun range plus the trailer he lives in is illegal, the perspective from inside on site management doesnt give Dave rest. Needs assurances for the township that violations will be taken care of. Additions need to be removed, utilities are an issue, Char has been there as well to see the issues. Many comments that Dave has received were Joe was telling residents its ok. Dave states the understanding was you couldnt have a trailer, sell it, and move in. Hazelbaker responds that it is illegal to deny selling to a successor buyer. Situation with Joe Hagler is new information to Mark and it is another thing to keep in mind when working with limited revenue and he was told to increase the rent. Money is needed to find a buyer and make improvements. Hazelbaker will talk to Joe. Jill states that the 1st quarter payment is past due. Mike was supposed to send it. Jill says she has been on the board for 15 years and Sharon and Ben have been on for a long time too and a lot of empty promises have been made. Makes it difficult for the board to continue operating under good faith. Hazelbaker says if it was just merriam the permit would have been gone years ago but its the people that live there, work hard on the farms is why its still there. Mark introduces Anders to board. Anders shares that the potential buyer is in Eau Claire and the buyer, Keeton Schultz, Schultz Property Management is out of state but has a received a copy of the letter. Anders shares that Keeton is a vibrant and young man and has built a successful business owning and operating mobile home parks and has a large workforce. 4 Seasons in Stevens point was a park that was in rough shape that Keeton has turned around. Keeton wants to turn it in to a successful park to provide good affordable housing. Hazelbaker adds that Dave called him and they had an excellent discussion. States we all want the same thing. Doesnt blame you (Dave) for venting the way that you did. Mark states he will look at invoice and can get us the updated address. Contract still reads monthly payments. The key right now is due diligence period. Will see what issues can be dealt with before the park is sold. Mike asks about the due diligence period and the timeline but at teh end of the period and Schultz decides to go through with the sale, is the plan able to be provided to the town? Bring it in to non-conforming use issues but given the condition of the property it is not a zoning issue buy a health and safety issue for the residentes even if we cant enforce non-conforming use were in nuisance territory and we want that addressed quickly. Anders responds that it is going to take time to get into compliance and a good relationship is needed with the town. Hazelbaker responds that Keeton doesnt fool around with things and he takes care of his business. 4 seasons was about as bad in aspects as Shady Hills and he deals with the worst things first. Takes thought and planning. Dave says trash needs to be picked up and since Dave has been on the board which is only the 2nd term, based on history of the empty promises he needs to be convinced of not issuing a 90 day notice to not renew. It is nothing to do with the people but with the representative to be paid by ownership. Dave asks Char about the water leakage under a trailer that was observed and the months it was like that. Char responds there was significant leakage that did not occur overnight but long term issue. Dave also states that Tony at Rock Energy wants to replace poles at their expense but cannot access them. If representative lives on site and shooting 200-300 rounds at Turtle creek its not safe. Its not happening now but should never happen again. Hazelbaker says he gets it and doesnt want to see it look like a live dump. Loren stats thater is alist of paperwork from the Health Department from a few years ago. Hazelbaker spoke with sanitation department and it was stated that its clear. Going to have to be a phased redevelopment of the park. One of the things is what happens at large scale operations is its difficult to get new units. The goal is to get new homes on the property and if it were different messages have been received. License renewal for 2024 is in jeopardy and wants to see results. Anders states he represents businesses, towns, etc so both are familiar to him. The frustrations to deal with nuisance issues is relevant. There is a time to put down the hammer and a time to have compassion and work together. Mike stats a significant danger was a fire call they received in November where the smell of smoke or gas was reported. Fire department found unit and a heater was took apart and non function but while there observed the floor was plywood over, holes in the walls, and some of the units are in disrepair. He is hoping Schultz can get in there and address it but in the meantime we ant to know hat the Merriams have the ability to do? Remove abandoned units, address improper utility hookup, those need to go. Addressing low hanging fruit but to get hose out in the due diligence. Its still a few months til the property sale closing and units can be removed and identified. Hazelbaker responds that the biggest impediment in these situations is the lawyer. We are all apart of this and the residents interest is important. Mike says there are town mechanisms we can employ. Hazelbaker wants to talk to the client and get authority to identify the low hanging fruit. At his walkthrough he observed a lot of units in bad shape and roof overs with tarp ladden establishments. Dave wants to see the residents intent to help and improve their situation. Jill stats we have not approved the 2023 license and it runs from July 1-June 30. Goes before the board in June. Hazelbaker says he ahs been to alot of mobile home parks in WI and they are not always places where you or I would choose to live but they are roofs overhead. Loren asks for the name of purchaser and business name. Mike asks for a copy of the letter sent to the residents. Contact info exchanged. Dave states parking is an issue. Fire department access is an issue. Trash is an issue. Many additions are built over the parking spaces. Jill brings up the children-a full school bus of children live in the park. The renewed sense of urgency from teh board is for safety issues. Mike asks the board if there is an objection to having a walkthrough. Dave says the objective is to make it better for residents in the park and out of the park. Hazelbaker states that he credits our board with the concern being the residents. Board agrees it is going to take time. Char asks if the onsite manger will chance as Joe is ineffective. Anders states that this is a new issue to him and his buyer has individuals hired specifically for such issues. Hazelbaker states that Keeton prides himself in communication. Daves last comment on Joe was on January 2nd we had a walk through scheduled with police and fire department and Joe didnt notify us he wants going to be there himself. Lets move forward, they will relay information to the client. Dave asks when we will hear from tehm again. Hazelbaker responds it will be middle of next week.

1. Discussion and action Joint Municipal Court

Chief Schultz reported that last month they met with the dump trucker owner on Creek road and issued a citation.

1. Discussion and action on report by Fire District Representative

Loren disturbed the audit. All things checked out. Chief is setting up training for the new EMTs. BTC offers it but offers in in Monroe. Statewide shortage in the North and West, some response time is 2 hours. Chief is oding 2x the hours he has been contracted for. Going to get reimbursed for excess hours. Jill asks if Ryan is sending financial sheets out? Loren says theyre lost in cyber space.

1. Discussion and action on Zoning Officer Report

2 new permits received 9300 Creek Road Don Rhode 4000 sq foot storage shed. Jeff and Julie Waite garage addition onto home. Char asks if in zoning code, chapter 6 permitting. 6.1 required for change use or change floor area. Asking if every building requires zoning permit fee? Dave wants consistency. Code says we would need a zoning permit. Char states fee for gunninks zoning fee is what they've been paying for ag building -$65. Checkers for set backs, uses, and location. Rhode would be $65 and Waites $85. Mike says distinction between zoning officer and the building inspector. Dan suggests Char collect a zoning fee at building inspection. Mike says do we have in our contact that she is responsible for permits in contract? CHar sent him a n affidavit showing its not for commercial use and he is going to store it as an RV with toys. Dave asks about demolition permits? Wants to see the fee be $100. Mike wants to see it on for next month. CHar will mail check to Jill.

1. Discussion and action on Zoning Board Recommendation for Rock Prairie Dairy

The P&Z Board recommends to the board to approve the modified CUP request from Rock Prairie Dairy with the condition that it is for this project only and future requests come before the board. A motion to approve the modification to the CUP (Ben Wellnitz/Sharon Douglas). Motion carried by voice vote with no negative vote.

1. Discussion and action on Supervisors’ evaluation of their sections of roads

Lots of potholes. Fixed pothole on Creek Rd and Waite Rd.

1. Discussion and action on roadwork, including but not limited to tree trimming, culvert repair and replacement, crack filling, ditching, shouldering, maintenance including replacement of signs and posts, paver repair, pothole filling

Quote from the county for Emerald Grove Rd, would be $163000 from Creek Rd to Avalon rd-new blacktop. Township line to Emeald Grove Rd where newer blacktop that needs to be done. Section would las t another 40 years. Take into consideration sludge payment . Would take majority of it. A motion to approve the workorder 415 for this year (Dan Huisheere/Loren Bobolz). Motion carries by voice vote with no negative vote. Loren says culverts needs work and asks if sometime in June we want to look at culverts

Road issues such as pot hole and plowing issues and mud and gravel in roadways is due to our county guy.

1. Discussion and action on Town Hall Repair Committee Report

Ben asked if Matt met with Dave to measure window? Dave responds yes. Ben thinks the windows are ordered.

1. Discussion and Action on Town Hall Building 2

Dan and Dave worked on lights. Komfort came in and looked at teh the unit to get AC running and heat in office fixed. Wiring was done wrong there were two reversed wires in thermostat. JIll asks about the heat in the bathroom. Dave is going to work on it.

1. Discussion and action on approval of Driveway Permit Applications

5 driveway applications have been received from Invenergy. Creek Rd, Odling Rd, ORiley Rd, N Creek Rd, S O RIely. Locations are fine. Nothing in realm to needing to be measured.Loren asks about the responsibility of the road infront of the driveways? Commercial driveway fee is $100. Casey Joyce--project manager–responds that tif our limit of disturbance everything fits in with footprint. Loren asks if driveways are permanent? Response is they are for the long term of hte solar operation. 2 do not require a culvert (#3 & #5). 15” culverts with 60’ width cna be changed to 80’. 90 is in the design and submitted to DNR. Allows for 2 30’ radius to come in. Change permits to 80’. A motion to accept 5 driveway permits for 80’ length with the approval upon receiving payment (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote.

1. Discussion and action on Bradford Township Community Open House

Flyers are printed. Will put notice in paper prior to event.

1. Discussion and action of commercial building ordinance adopting SPS 361-366 and To renew UDC delegation, please update your ordinance to adopt SPS 327, Camping Units. This is required per Wis. Admin. Code [SPS 327.06(1)(a)2.](https://docs.legis.wisconsin.gov/document/administrativecode/SPS%20327.06(1)(a)2.)

Adopted codes. Char states we can do the fee schedule later in date. Mike asks what the reason is. It was tabled in Feb and March. Danv ask Dave if these fees are comparable with other municipalities. Dave asks Mike if we can adopt this and adopt the commercial building codes and camping. If we want to change fee schedule we can do that at any time. Char wants us to adopt the codes. Mike says he apologize for not being here last month and the only thing he was asked to do was adopt the code. The fee schedule is a question Char can address. IN meantime adapt the codes and at May meeting Char will have comparable permit fees. In future we delta the specific fees from an ordinance and board acn adapt a scheduling fee separate from ordinance.

1. Discussion and Action of Operators Applications JW Golf

Applicators license applications received from JW Golf for 1 year license.

Jamie Kyle, Richard Jones, Ryan Wellnitz, Toni Christofferson, Jessica Walker, Susan Lantz, Kassy Hanson.

Motion to approve (Sharon Douglas/Dan Huisheere). Motion carried by voice vote with no negative vote.

1. Discussion and action on appointment of a Board Member for a one-year term to the Clinton Fire District Board currently held by Loren Bobolz

Motion to appoint Loren Bobolz for 1 year term to Clinton Fire District Board (Sharon Douglas/Dan Huisheere). Motion carried by voice vote with no negative vote.

1. Discussion & action on appointment of Sharon Douglas for a one-year term to the Planning & Zoning Committee.

Motion to appoint Sharon Douglas for 1 year term to Planning and Zoning Committee (Dan Huisheere/Loren Bobolz). Motion carried by voice vote with no negative vote.

1. Discussion and action on Weed Notice

Motion to approve the weed notice (Loren Bobolz/Sharon Douglas). Motion carried by voice vote with no negative vote.

1. Discussion and action Wisconsin Towns Association Membership Renewal

Discussion if the board wanted to add the video fee? A motion to approve the Wisconsin Towns Association Membership Renewal for the amount of $963 (Sharon Douglas/Dan Huisheere). Motion carries by voice vote with no negative vote.

1. Discussion and updates from Invenergy regarding solar project (Jeremy Moore, Project Manager, Blattner)

Jeremy shares that the goal is to break ground on May 1st. Laydown yard and material storage of 14 acres. Project will move from Odling Rd and the civil work and grading will begin. Mid July the underground electrical cables will be installed. Next April the inverters and modules will arrive. Peak will have 250 people on site. Completed project estimate is December 2024. Dan asks about the areas being seeded and what gets done with that outside limits of disturbance? Invenergy is seeing and getting a seed mix put down. 20% complete at this time. 200 acres done and 1800 more acres to go. Temporary seed mix. Permanent seed mix and pollinator seed mix is coming yet. Deer fence will be installed. Fencing will begin in August. Loads will come in from the East. Dave says permitted loads requested to come in through bradford roads. Casey says he heard about that but the main power transformers will not be coming through our township. Question for township about boring under our roads. Dave responds that we have permits. JEremy assk if Tayler has talked to Dave about those yet? Response no. Casey ask about roads in the project area. Are they town roads? Yes all are town roads. Also asks what roads are in bradford township for the project. Odling, Creek, OrIely .

1. Citizen Participation

Ed Reible present. States that he has had an aged dog for 4 days now that he was unable to find its owners. He took the dog to the humane society. Dog was found on S. O’Riley Rd. Looked for a chip. Board advised him to hold dog for holding period but does not have to keep it forever. Ed received a call from Mary Gilbank Peterson and has two dogs harassing people on Townline Rd. One is a german shepard type dog. Ed left a note on the door. Sheriff was called. Ed got a call from Sheriff to look for dogs and searched for hours for the dogs. Board advised Ed he does not need to search for dogs but can do a quick look.

1. Chairman's Report

Dave reminds board that the May meeting will be Monday May 15th.

1. Announcements and Reports
2. May meeting to be held on MONDAY May 15th, 2023 at 6:30 pm at the Bradford Town Hall

B. Rock County Sheriff’s Report

Officer Tobias and Officer Davis present at meeting. They reported that they received complaints from speeding in Avalon. They did place an officer in Avalon and noticed a decrease in speed. They also noted the speed of UPS Drives. 10 trucks with an average of 29mph through avalon. They also asked if we have seen any more suspicious vehicles in driveways? None observed. SHaron states that the UPS drivers are speeding in the mornings through Avalon and if they had a unit watching in the morning they would see them. Officers report that they had a unit waiting for UPS trucks and they averaged 29 mph where the civilian vehicles averaged 34mph through Avalon. Sharon suggests they park on the east side of the store. Shar also states there is a kid all over town on a motorbike again, its a minor driving with a younger kid on the handlebar and is an unsafe situation. Dave asks about patrolling the Carvers Rock Park? Officers state that they do patrol it frequently and 3rd shift also checks the parks. They run the plates of vehicles in the park, even if no issues. They log plates as well.

C. Grota Appraisals

Open Book Monday, May 15th, 2023 Bradford Townhall 9:00am-11:00am Board of Review Wednesday, June 6th, 2023 at Bradford Townhall 9:00am-11:00am

D.BOR Training Requirement: One BOR member must complete training each year – effective in 2023 (sec. [70.46(4)](https://protect-us.mimecast.com/s/3M4RCrkpgGuDmG5Nh7bfzn?domain=docs.legis.wisconsin.gov), Wis. Stats.) Training available April 18th 6:00pm and April 19th, 6:00 pm at Harmony Town Hall

E. ARPA-SLFRF Project & Expenditure Report for April 30 deadline

8. Treasurer’s Report

Jill distributes treasurer report. A motion to approve the treasurers report (Dan Huisheere/ Ben WEllnitz). Motion carries by voice vote with no negative vote.

9. Bills for Approval

Bills disturbed to board. TOtal of $6259.60 (Loren Bobolz/Sharon Douglas). Motion carried by voice vote with no negative vote.

10. Adjournment

Motion for adjournment (Loren Bobolz/Dan Huisheere). Meeting adjourned at 9:29pm

**April 2023 Bills for Approval**

|  |  |  |  |
| --- | --- | --- | --- |
| **Rock Energy Cooperative** | Town Hall Expense-Light |  | **$80.59** |
| **Alliant Energy** | Hwy. exp-street lights |  | **$47.67** |
| **Lentells Disposal** | Recycling |  | **$500.00** |
| **Clinton Community School District** | Monthly Parking Permit Fees |  | **$220.97** |
| **Rock County Department of Public Works** |  |  | **$** |
| **Nowlan Law LLP** |  |  |  |
| **US Cellular** | March/April Internet |  | **$108.98** |
| **Premier Pest Elimination LLC** | Service |  | **$80.00** |
| **Wisconsin Towns Association** | Dues |  | **$963.25** |
| **Clinton Community School District** | Lottery Credit Distribution |  | **$1365.40** |
| **Rock Valley Publishing** | Election Notices: 201.07  Recycling: $10.75 |  | **$211.82** |
| **Election Systems and Software** | Service Contract |  | **$380.63** |
| **Sharon Hargarten** | Pollworker |  | **$100.00** |
| **Vicky Duoss** | Pollworker |  | **$100.00** |
| **Lorilea Reible** | Pollworker |  | **$50.00** |
| **Jennifer Membrino** | Pollworker |  | **$50.00** |
| **Nancy Pope** | Pollworker |  | **$50.00** |
| **Jan Moyer** | Pollworker |  | **$50.00** |
| **Donna Mullooly** | Pollworker |  | **$50.00** |
| **Sue Koch** | Pollworker |  | **$50.00** |
| **Jill Bier** | Pollworker |  | **$50.00** |
| **Sharon Douglas** | **P&Z Committee** |  | **$27.71** |
| **Sharon Hargarten** | **P&Z Committee** |  | **$27.71** |
| **James Churchill** | **P&Z Committee** |  | **$27.71** |
| **Robert Risseeuw** | **P&Z Committee** |  | **$27.71** |
| **Carie McGinnis** | **P&Z Committee** |  | **$27.71** |
| **CM Inspections** | **Ordinance Violation Inspection-Shady Hill** |  | **$200.00** |
| **Cardmember Services** | **CC Charge** |  | **$182.74** |
| **Bitco** | **Workmans Comp Insurance** | **14255**  **Paid 3/21/23** | **$1229.00** |
|  | **Total** |  | **$6259.60** |