

OCTOBER 9, 2017 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:00 p.m. on Monday, October 9, 2017 at the Town Hall in New Munster and opened with the *Pledge of Allegiance*. Town Board members present: Supervisor Andrew Lois and Supervisor Kelly Wilson. Others present: Clerk Sheila Siegler, Constable Robert Santelli, Jeff Koenen, Keith Favaro, Tammy Favaro, Alan Kaddatz, Wayne Kaddatz, Brian Kerkman, Robert Vanderwerff, Jack Bobula, Bill Heeg, George Grenus, Diane Grenus, Len Gilardi, Jorga Gilardi, *Westosha Report* reporter Jason Arndt, *Kenosha News* reporter Jill Tatge Rozell and a resident.

Notices were posted in two public areas (Town Hall and Transfer Station) and the Town website. The *Kenosha News* and *Westosha Report* were notified. Individuals who have requested meeting notices by e-mail were also sent agendas as required by state law.

Fire Dept. Report - fire chief delayed, report later in meeting.

Public Safety Report - Constable Santelli reported the squad car power steering pump may be going out. Kelly Wilson said the speed reader was in Lilly Lake for two weeks. Did anyone call? Clerk said no one had commented. Constable said sheriff's department placed it there at his request; he patrolled but there were no citations issued for speeding.

Public Comments - none

Rezoning Application

Owner: Action 50 LLC, James Bissing, 420 W. Westleigh Rd., Lake Forest IL 60045
Agent: Favaro Auction Service LLC, Keith Favaro, 4318 376th Ave., Burlington WI 53105
Location: 5675 392nd Ave., Burlington WI 53105, Tax Parcel #95-4-219-323-0305
Rezoning: Tax Parcel #95-4-219-323-0305 from A-2 General Agricultural District and B-3 Highway Business District to B-3 Highway Business District for all of the parcel

Conditional Use Permit Application

Owner: Action 50 LLC, James Bissing, 420 W. Westleigh Rd., Lake Forest IL 60045
Agent: Favaro Auction Service LLC, Keith Favaro, 4308 376th Ave., Burlington WI 53105
Location: 5675 392nd Ave., Burlington WI 53105, Tax Parcel #95-4-219-323-0305
Operation: Favaro Auction House & Indoor Flea Market - opening December 2017
Outdoor Flea Market - April - May 2018

The two buildings currently housing New Generation RV are proposed to be used for this business.

Chairman reported the Plan Commission had recommended approval of the requested Rezoning as well as the Conditional Use Permit with conditions. William Glembocki moved approval of a favorable recommendation to the Kenosha County PDEE Committee for the rezoning of Tax Parcel #95-4-219-323-0305 from A-2 General Agricultural District and B-3 Highway Business District to B-3 Highway Business District for all of the parcel per application submitted. The entire parcel is shown on the Town Comprehensive Plan Map as "Commercial." Andrew Lois seconded. Motion carried unanimously.

Kelly Wilson moved to send a favorable recommendation to the PDEE Committee for the Conditional Use Permit to operate an auction service and indoor and outdoor flea market per application submitted and subject to:

1. Those conditions listed in Town Planner Jeff Muenkel's September 21, 2017 Staff Review, a copy of which is attached.
2. No outside storage - exception Favaro Auction Service is allowed to park the business trailer.
3. No tents will be left on the site.
4. This is an estate and antique auction approval; no animals will be auctioned.

Andrew Lois seconded. Motion carried unanimously.

Discussion - Slades Corners drainage options

Chairman said he had asked a company who does underground directional boring for an estimate of installing a pipe to relieve the drainage problem in Slades Corners. Since the price was greater than \$25,000, it would need to be bid if we go forward with this plan to drain using the south option. He said property owners Alan Kaddatz, Wayne Kaddatz, St. Vincent dePaul site owner, St. John's Church and George & Diane Grenus and Vince Mosca were on board with the plan. An additional property owner,

David Boilini, wants to discuss a gate to release water with the town engineer before he agrees.

Chairman said we are trying to move forward but at this point we are waiting for the WisDOT engineer to respond to the possibility of funding for any of the engineering and/or installation.

Chairman also reported David Boilini mentioned the ditch/creek going thru the Rollingbrooke Manor Sub. needs to be cleaned out. It still has tornado debris and is impeding the water flow.

Kelly Wilson moved a motion to allow Chairman Glembocki to continue to investigate drainage options and report back to the board. Andrew Lois seconded. Motion carried.

Wayne Kaddatz suggested the board view the 1.5 mile drainage ditch on his property. Board will consider this; chairman said it would need to be posted as a meeting.

St. Alphonsus Church – Fall Festival, October 15, 2017, 6211 344th Ave., New Munster

A. Temporary Class “B” Retailer’s License for the sale of fermented malt beverages

B. Temporary Alcoholic Beverage Operator Licenses – October 15th Festival

Kelly Wilson moved to approve a Class "B" Retailer's License for St. Alphonsus Church Fall Festival on October 15 per application and to approve five temporary alcoholic beverage operators: Maureen Nicolazzi, Carol Lois, Pat Vos, Alice Clanton and Brandon Clanton. Andrew Lois seconded. Motion carried.

Town Hall exterior wall repair options - re-bid removal of exterior wall stucco & insulation, repair leaks, insulate and install new siding

Kelly Wilson moved to re-bid removal of the exterior town hall stucco and insulation and repair leaks, insulate and install new siding. Cement, windows and doors would not be changed. Andrew Lois seconded. Motion carried.

Fire Dept Report - Chief Denko said the fire department is sponsoring a pancake breakfast fundraiser at the firehouse on Sunday, October 22, 7 - 11 a.m. Fire department members conducted fire safety classes last Tuesday and Wednesday at Wheatland Center School for students in grades K - 3, a total of 199 students.

Chief Lou Denko reported he and Jeff Koenen attended a three day educational training in Raleigh-Durham, South Carolina regarding firehouse planning, needs, and construction. One thing stood out - a highly experienced architect whose priority has been designing fire/rescue department buildings is required. They learned a lot about incorporating other public departments and recreational needs into the design of a multi-purpose building and grounds that would serve the entire town.

Ventilation is a major part of the building, multiple level security, and parking and traffic flow all need to be considered.

Denko said Architect Keller has offered to draw conceptual plans which will be paid with member funds. PRA was the architect the V. Pleasant Prairie used.

Chairman said the board should meet with the fire department prior to a public meeting. They need to get a conceptual first rough draft which will benefit the discussion.

Accept resignation of Plan Commission member Dennis R. Robers and appoint Mark A. Robers to complete the term ending 4/30/2019

Chairman Glembocki moved to accept the resignation of Dennis R. Robers and appoint Mark A. Robers to complete the term ending April 30, 2019. Andrew Lois seconded. Motion carried.

Set meeting schedule for November town board meetings and budget presentation & approval

William Glembocki moved to schedule a town board meeting for November 6, 6 p.m. in place of the November 13 regular town board meeting. Second regular monthly meeting would stay on November 27, 6 p.m. Andrew Lois seconded. Motion carried. The budget meeting date will need to be set later.

Kelly Wilson moved to set a budget workshop for October 16 at 5 p.m. Andrew Lois seconded. Motion carried.

Reports - Correspondence - Announcements

A. Road report - Chairman said we are waiting for Randall to complete paving their portion of 402nd/85th/406th Ave. in Powers Lake. Kenosha County pave as soon as Randall is finished so that trucks are not hauling over fresh pavement.

Clerk reported Alliant Energies has been called and they have it on their schedule to remove the overhanging limb resting on wires at 8501 406th Ave. The dead tree also in the same area may be just off the right-of-way but in any case, Chairman does not believe it to be a danger to the public.

Kelly Wilson said an overhanging limb at Lily Lake Rd. and 76th St. needs to be removed. A box truck hit it the other day.

- B. Chairman's report - none
 C. Clerk's report

Clerk's Report -October 9, 2017 Town Board Meeting	
Boat serviced & stored	Boat stored and serviced by V. Paddock Lake. Next year, prop change needed, new oil ??, install searchlight, change lettering to Wheatland Water Patrol.
31st St guard rail	KCHD repaired. Looks good. Will try to collect from driver; driver insurance denied claim.
Council Gov't	Kenosha Co. Council Gov't meeting Oct. 28, 8 a.m. - Paris
CDBG-EAP	Kenosha Co. Emergency Gov't will take the lead and hoping to partner with Columbia Co. to apply for the grant to help flooded low & moderate income residents.
Resolution needed	Adopt the updated Kenosha County Hazard Mitigation Plan: 2017-2021
Trans St Mulch	We have too much of a good thing and need some moved before winter.
Ordinance in lieu of treasurer bond.	Do we want to enact ordinance instead of a treasurer bond to fulfill state statute which requires we guarantee the treasurer will turn over all county and state taxes collected?
on-line reporting NSF home	We are enrolled in this required new state program.
Shoreland Permit	A stipulated shoreland permit has been issued to Joseph & Bridget Bigane for 33203 76th St. to reconstruct retaining wall and steps
Fire Report	September fire dept. report of First Responder & Fire Calls

Board approved a flyer to be made up to hand out at the transfer station to see if there is any interest and we can get some of the mulch moved without paying any transportation costs.

Responding to a question from Supervisor Lois, Chairman said the ATV discussion would be on the October 23rd agenda.

D. Correspondence and Announcements -

- Halloween "Trick or Treat" - Sunday, Oct. 29, 2 - 5 p.m.

Financial matters:

A. Purchase approval - none

B. Other financial matters - Responding to a question, Fire Dept. Assistant Chief Brian Kerkman reported the annual amount needed for the cooperative training facility being developed on Hwy 83 with four other departments is \$4,000.

C. Clerk's report of September 2017 Disbursements & Budget Report - Andrew Lois moved to approve the Clerk's report for September listing disbursements of \$116,507.86, checks #26951 thru #27028, September 1-30, 2017. Kelly Wilson seconded. Motion carried.

D. Budget workshop - Constable Santelli requested consideration for a new squad car in 2018. Board will take under advisement while going thru the budget.

Chairman moved to recess the meeting at 7:16 p.m. to attend the Recreation Board meeting scheduled for 7:15 and then reconvene to continue work on the budget. Kelly Wilson seconded. Motion carried.

8:05 p.m. - the town board reconvened the town board meeting to continue budget work. The clerk's draft report of detailed expenses was discussed as well as the projected income for 2018. The levy limit restricts us to an increase of \$7,900. The board directed the clerk to investigate with the Dept. of Revenue whether any of the unreimbursed flood expenses could be added to the levy without incurring a penalty.

Clerk will provide an updated report based on comments tonight. Board will again discuss at the October 16, 5 p.m. meeting

Adjournment

Chairman Glembocki moved to adjourn at 8:30 p.m. Andrew Lois seconded. Motion carried.
Respectfully submitted,

Sheila M. Siegler, Town Clerk