

OCTOBER 25, 2010 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman Glembocki at 6:30 p.m. on Monday, October 25, 2010 at the Town Hall in New Munster.

Town Board members present – Chairman William Glembocki and Supervisors Andrew Lois and Robert Herda. Others present: Clerk Sheila Siegler, Building Inspector Tim Popanda, Fire Chief Alan Kaddatz, Jim Mirek, Tom Barr, Jack Bobula, Bill Heeg, Jeff Butler, Jennifer Shufelt, Dan Kilkenny, Paul DeLuisa, and Brian Kerkman.

Notices were posted in five public areas 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. A public hearing notice for Resolution No. 5-2010 was published in the *Kenosha News* on October 15, 2010.

Chairman said Minutes will be tabled to November 8 meeting.

Fire Dept Report –

Fire Chief Alan Kaddatz said they will be discussing the purchase of extrication equipment at the next meeting. The pancake breakfast raised \$2,500 to \$2,700.

By November 15, Hwy 50 east of 368th Ave. should be done. They were blacktopping the center area of Hwy P & Hwy 50. It is coming along well and should be completed soon.

• Public Comments –

1. Dan Kilkenny, Independent candidate for the 32nd Assembly District introduced himself and provided some information on his qualifications.
2. Jennifer Shufelt, 6511 347th Ave. said 347th Ave. paving looks really nice and the drainage is fantastic.

- **PUBLIC HEARING - Resolution No. 5-2010 – Resolution Providing for Imposing Special Charges for Current Services to Real Property (Weed/grass cutting charges for properties who failed to cut after being notified)**

Chairman opened the public hearing and asked the Clerk to read the resolution. Town Attorney Jeffrey Davison suggested we adopt a resolution to document the current procedure.

Jennifer Shufelt asked what happens if the owner's mail goes to a post office box because they don't get mail at the residence. Would you get a notice? Clerk said, "yes," the notice is sent to the tax bill mailing address.

Jeff Butler, 6631 373rd Ave. asked if total is about 10 – 15 properties a year? Clerk replied that is correct.

Chairman closed the public hearing.

- **Board consideration of Resolution No. 5-2010 – Resolution Providing for Imposing Special Charges for Current Services to Real Property**

Andrew Lois moved to adopt Resolution No. 5-2010, Robert Herda seconded. Motion carried.

- **Review and consideration of purchase agreement for the property at 31701 71st St. – Tax Parcel #95-4-119-014-1155 – with funding from DNR Municipal Flood Control Grant Program Contract No. MFC-30016-08**

Chairman said the property is purchased by the town and the town is then reimbursed by the state and county thru this grant. Robert Herda moved approval of a purchase agreement for the property at 31701 71st St. Andrew Lois seconded. Motion carried.

- **Lo-Gra-Sche Subdivision – Storm Water Drainage Easement – Lot 6 – Tax Parcel #95-4-119-031-0825**

A. Vacate Storm Water Drainage Easement

B. Create Storm Water Drainage Easement

Robert Herda moved a motion to approve vacating a storm water drainage easement on Lot 6 which was incorrectly mapped on the south side of the lot originally and create a storm water drainage easement on the north side of Lot 6 which is the current, and logical, location of the drainage easement. Andrew Lois seconded. Motion carried.

- **Alcoholic Beverage Operator Licenses (Bartender) –**

A. Nicole M. Gehrke, 5966 Cranberry Ct., Burlington, WI 53105 – *B & D's Village Inn*

Background and alcohol server course requirements have been met. Robert Herda moved and Andrew Lois seconded a motion to approve a bartender license for Nicole M. Gehrke.

Motion carried.

- **Reports**

A Building Inspector report for the month of September – Building Inspector Tim Popanda reported for the period September 10 – October 25, 15 permits which includes two new single family homes (3525 376th Ave. & 5436 363rd Ct.). Improvement cost totaled \$696,100 and permit fees \$5,368.

31 inspections were completed, 64 phone calls or e-mails received or returned and 60 resident contacts including walk-in or site visits.

Report was accepted on a motion by Andrew Lois and second by Robert Herda.

B. Report on progress of properties given notice of “Buildings in Disrepair”

Building Inspector updated the board on the following:

1. Paul Zarnstorff – 31913 71st St. – stalled but is still under order from board to clean up in 60 day.

2. John Savaglio – 38702 60th St. – has already been turned over to the town attorney for issuance of a raze order.

3. Richard Leighton – 4613 328th Ave. – has retired the electric but gas is still connected. He told the building inspector 6- 8 weeks ago he would take down the building as soon as the gas was disconnected. Since then, he’s changed his phone number and cannot be reached The deadline was originally August 30.

Do we want to send another notice or issue a raze order? Chairman asked the building inspector for his opinion. Popanda said Leighton now appears not to be working with him and he would prefer it be turned over to the town attorney for a raze order to be issued.

Andrew Lois moved a motion to have the town attorney prepare and issue a raze order for the property owned by Richard Leighton at 4613 328th Ave. Robert Herda seconded. Motion carried.

4. Dale Baugh – 37002 Geneva Rd. This is an occupied residence and he’s been in contact with him multiple times. Baugh is making progress with siding on the front and new windows in front. He will continue to work with him.

5. Ernst Grawe - 3310 328th Ave. Throughout the summer and early fall, Grawe ignored mail and phone calls. A process server gained his attention. Grawe immediately made contact with the chairman and himself. He has assured us he will pull the structure down and remove the old granary and swears he will work on the other buildings. Popanda said he seems to be moving forward and he is content with that.

6. Dan Wilson - 8112 335th Ave. – Town Constable Bob Haas received a complaint about this unoccupied, not secured, structure that has been gutted inside and had structural components compromised. Based on town ordinance, Popanda contacted the town chairman and posted a 24 hr. notice on door. Popanda then had the debris from outside moved to the inside and had the structure windows and doors boarded up. The property owner will be billed.

7. Tim Christensen – 37314 Geneva Rd. – had an enforcement order about 4 years ago for the house. The house was removed by the owner but the accessory structure (garage), onsite sewerage system and well were allowed to remain. Christensen had maintained the house would be rebuilt. There are no locks on the garage currently. A notice has been sent to Christensen to secure the building, replace the missing siding and clean up grass/weeds.

8. Michael Levandoski, Sr. - 4708 328th Ave. – was added to the list. There have been discussions with the owner. The building is in disrepair and a fire hazard. Immediately adjacent is an electrical distribution line that serves a large portion of the town. The individual is using the property to store tree trimming equipment, logs and wood chips. Popanda would like Levandoski to come to a board meeting and have him discuss with the board. A few years ago, he had taken down an old garage and removed it after meeting with the board. Nov. 8 meeting will not work for the building inspector. Chairman said this can be scheduled for a meeting in a month or so when the building inspector is able to attend.

C. Road report – consider quote from Century Fence to re-stripe Geneva Rd. The board received a quote using epoxy paint and another quote using water base paint. According to Century, epoxy lasts at least 3 times as long. Chairman tabled action until next Monday’s meeting so he can speak to the company and receive more information.

Supervisor Herda reported the 59th St./83 culvert ends need cleaning so water flows to ditch line. Clerk will contact the highway department to have cleaned out and determine if it is a town responsibility or state work.

D. Other report

1. Update on electronic recycling – currently Asset Recyclers (Nick Ponsonby) has picked up computers but not “other” electronic equipment without charging a fee. Veolia has a box at the transfer station now to pick up the “other” e-recycling. The state was supposed to have a program to reimburse for the cost to Veolia. So far, that hasn’t been set up.

Veolia will charge 16¢ a pound for “other” e-recycling but would give us a credit for computers. Veolia also charges \$125 to supply and pull a 30 yd box. Asset Recyclers would charge 10¢ a pound for televisions and no charge for other e-recycling. Asset does not supply a box to hold equipment. Board agreed Asset Recyclers seems the best bet.

Clerk is to find out from Veolia the charge for the current box and determine if state funding is a possibility. Then a decision will be made.

2. WE Energies – Construction Work – replacing infrastructure in some areas – N.W. 328th/80th St. pole will be removed with the street light going across to the east side of 328th. S.W. Geneva Rd./344th Ave. street light in N.M. will be moved to north side of Geneva and the 344th electric pole will be moved further from the intersection to the south. There are also other changes/improvements and upgrading of the infrastructure.

3. WI Dept. of Administration - final estimate of Jan. 1, 2010 town population at 3443.

• **Announcements –**

A. Sunday, October 31 – TRICK OR TREAT – 2 – 5 p.m.

B. Tuesday, November 2 – General Election – Polls open 7 am– 8 pm @ Town Hall

• **Correspondence**

Public service commission correspondence received 11/22/10 regarding strategic energy assessment for years Jan. 1, 2010 thru Dec. 31, 2016. Public hearing on Dec. 8, 2010.

Notice today from Kenosha County of a Shoreland Permit being issued to the Jim Pavlich property, 33104 80th St.

• **Financial matters:**

A. Purchase approval - none

B. Discussion – 2011 Budget – meet next Monday 6:30 p.m. Nov. 1.

• **Adjournment -**

Meeting adjourned at 7:28 p.m. on a motion by Robert Herda and second by Andrew Lois.

Respectfully submitted,

Sheila M. Siegler, Town Clerk