

JULY 26, 2021 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:00 p.m. Monday, July 26, 2021, at the Town Hall, and opened with the Pledge of Allegiance. Town Board members present: Supervisors Andrew Lois and Kelly Wilson. Others present: Clerk Sheila Siegler, Treasurer Deborah Vos, Constable Robert Santelli, Plan Commission members: Brett Butler, Randy Schulz, Clayton Wagner and Mark Robers, Town Engineer Len Roecker, Wayne Kaddatz, Grant Kaddatz, Alan Kaddatz, Jeff Koenen, Jeff Butler, Diane Grenus, George Grenus, Harm Garwood, Caroline Brown, John Jensen, Sam Ehlert, Ron Stollings, Valerie Paleka, Clayton Wagner, Mary Ann Vanderzee, Jorja Gilardi, Len Gilardi, Brad Dykstra, Cheryl Dykstra, Traci Denko, *West of the I* reporter Darren Hillock.

Notices were posted in three public areas (Town Hall, Transfer Station and Wheatland Center School) and the town's website. The Kenosha News and Westosha Report were notified. Individuals who have requested meeting notices by e-mail were sent agendas as required by state law.

The Minutes of the July 12, 2021, town board meeting was motioned for approval as presented by Andrew Lois and second by William Glembocki. Motion carried.

Report –

A. Fire Dept. – Chief Denko was at a fire call.

B. Public Safety – Constable Santelli reported he has continued to check on the property clean-up notices that were sent. Some are attempting to comply.

Public comments – Diane Grenus, 39400 60th St. said she had heard there were animals inside the house on Geneva Rd, west of 376th Ave. Constable said he did not hear any when he went to the door. He has not been able to find anyone at home. He will check further.

Chairman closed public comments.

Slades Corners drainage update report of the discussion with WisDOT regarding the study of STH 50 route for drainage that WisDOT completed

Town Engineer Len Roecker, at Chairman Glembocki's request, introduced the report. He said he and Chairman Glembocki discussed the study report in a virtual meeting with WisDOT officials on June 29th. He explained that the Town had signed a Memorandum of Understanding (MOU) with WI Department of Transportation regarding a study to understand and try to provide a solution for the drainage issues in Slades Corners. The MOU states that WisDot would, at their expense, study the engineering for a drainage system in the STH 50 right-of-way but did not have any funds for construction.

Roecker went over the completed study and the costs associated with the alternatives using either open ditch or underground pipe on the north side or south side of STH 50 with drainage water directed to the east. STH 50 North Ditch \$1,973,000, North Pipe \$718,000, South Ditch \$1,499,000, and South Pipe \$705,000. This east route would not be able to remove groundwater.

Roecker said the Town feasibility study, from several years ago, using a south route was more cost-effective. Since the Town would have to come up with the construction costs for the STH 50 route with the lowest cost estimate \$705,000, WisDOT did not want to explore the engineering any further unless the Town was committed to proceeding. WisDOT did say that when a future reconstruction (not paving) of STH 50 was considered, the drainage may be able to be included. That would be at least 20 years out. Officials did admit that STH 50 construction did not help the ongoing drainage issues in Slades Corners, and they would allow this construction in the STH 50 right-of-way if the Town came up with the money.

Mark Robers, 39907 60th St. asked what is wrong with a north option? Roecker said east and south routes were looked at but not the north. Robers said he thought water had gone to the north before STH 50 construction. Chairman Glembocki said David Boilini (who owns a lot of acres) had offered to allow water to be tiled to his property if it was directed to the north. Roecker said there would have to be approvals and a study of where the water ends up if directed to the north. Many thought it would end up in Dyer Lake.

Chairman said the last three years have been three of the wettest in recorded history. That has contributed to a problem that was here before STH 50. Roecker said the state was willing to work with the town, but they can't finance the project. Regional and state elected officials have been part of this discussion over the years. SEWRPC has studies from more than 30 years ago.

Chairman thanked Len Roecker for his presentation. We have no answers at this point as to how this could be funded. A recent project in Lily Lake to alleviate high lake water was funded by the property owners in that district.

Wayne Kaddatz presentation – Slades Corners drainage issues

Wayne Kaddatz handed out three-ring binders to everyone present which included a 15-page presentation outlining the history and issues over the years regarding Slades Corners drainage. Kaddatz went thru the pages and commented on each.

The topography maps show an elevation of 866 ft. in Slades Corners to 735.47 at the Fox River. There is “fall” between Slades Corners and the Fox River.

He said he ditched around Slades Corners in 1983. Rerouted the drainage water and the town put a 4 ft. cross culvert under 396th Ave. Other property owners have filled in the creek on their property over the years as shown on the bottom pictures.

The 1887 Atlas shows New Munster Creek went all the way to Slades Corners at that time.

Some history: Additional drainage water was brought into Slades Corners on the map’s red line by the property owner west of CTH P. This owner drained 295 acres into Slades Corners around 1887 and never maintained the ditching.

Dam #1 was built 6 ft. high to keep water out. The dam is still in place, but water goes around it now. Dam #2 owner made a deal to people to south so that Slades Corners water wouldn’t drain out further to the east. He now owns that property, and the dam is now gone. Dam #3 put in 1989 by Powers Lake Construction on property person didn’t own and property owner didn’t know was there. It was there until this year. Beaver moved into the creek and built 7 dams from #3 back to Slades Corners. He dug out the beaver dams this year and the water pressure washed away Dam #3, made of cement and earth. He owns all this ditch line.

He has purchased 270 Acres and now 1.5 mile of ditch/creek is in his possession. The area in the red circle around Dam #2 is only part of the area that is original, back to 1887.

Next page shows the problem that still exists – water north of 60th St. ponds between the church and 50. Town allowed the development on the north side of STH 50. Where water used to pond is now developed and water can no longer pond there. The State wiped out the middle ponding area by constructing STH 50 thru that area. There is a 50% cut in where water used to pond; so, water gets higher and comes back to Slades Corners.

One other side note, he has heard the rubber liner in the development’s pond on the north side of STH 50 has a tear in it. Developer has now put in a well. He is not fixing the tear. They are pumping water into pond and more water leaks and now must drain to the swamp area.

To the best of his knowledge, DNR does not get involved in agricultural drainage.

He has been working on this for 40 years, purchased over 290 Acres and spent close to \$2 million on the south side of 50. The south side is not a problem now. North side, he will fix. He is that upset! He owns property around on the north side and he knows how to fix this. We will not have ponding between 50 and the church in a matter of years.

Chairman questioned the liner. Didn’t think there was one and would have to say there is not. Kaddatz said he didn’t believe there was one but was told there was a liner in the pond.

Chairman thanked Wayne Kaddatz for his presentation and all the work he has done. Chairman said he will find out about the liner.

George Grenus, 39400 60th St. asked if this well will draw down water from their wells in Slades Corners? Chairman said he will have to find out about the well.

Reports - Correspondence - Announcements

A. Reports

1. Road – Chairman said an underground drainage system on the north side of Geneva Rd. in New Munster, west of 345th Ave. failed due to faulty, previous construction. 300 ft. had to be dug up and replaced.

2. Chairman – has had requests to repair the basketball court in New Munster Park. We’ve filled in cracks in the past. It needs an overlay now. Board agreed he should get an estimate from the highway department to overlay with 1.5” blacktop.

3. Supervisor Lois – none

4. Supervisor Wilson – gave the board a written report with further information regarding the Schoch dog park donation. She did get access to the garage which does have a cement floor. It needs some maintenance but is in decent shape. She listed items that need to be done. Estimated costs totaled \$43,521 or \$46,165, depending on using galvanized or black fencing, tree clearing, gravel & spreading and the building repair. Kelly Wilson said she felt this should be given a due diligence effort as this is a donation to the town. Chairman added, donation, but it has strings attached. Chairman said this

item will be listed for discussion and possible decision on the August 9 agenda. Lois and Glembocki thanked Supervisor Wilson for the information and the time she spent investigating this project.

Wilson also reported the swim pier is in at Lilly Lake. Fence still needs to be completed and bench needs to be re-installed.

Steve Peters is giving ideas and price on a tree(s) for Lilly Lake Beach.

5. Treasurer June report – Deborah Vos reported a June 30 net worth of \$1,188,917.29. Report was accepted on a motion from William Glembocki and second by Kelly Wilson.

6. Clerk

July 26, 2021 Meeting - Clerk's Report to Town Board	
speeding Lilly Lake	complaint of speeding and loud motorcycle and trucks during the nighttime hours
Swim pier	new swim pier for Lilly Lake Public Beach was delivered 7/21/2021
lake water test	7/19/2021 water test of public beach swim area showed 727 E. coli/mL - Beach posted at "caution" on 7/20/2021.
speeding 368th Ave.	complaint of speeding on the north section of 368th Ave, north of STH 50
overgrown roadway	complaint of brush and trees on 331st and 80th St. (south side of Lilly Lake)
transfer station	there were no boxes exchanged by Waste Management from Wednesday garbage day. Full up and another mess on Saturday with no space for garbage. Same thing happened 4 weeks ago.

Supervisor Wilson said we had discussed and approved cutting brush and tree limbs on the south side of Lilly Lake. Clerk said that was true, but someone needs to determine what is being cut and we need prices. Chairman said he would meet with Complete Tree Service and Arbor Images to tell them what we want trimmed back and give us a quote.

Supervisor Lois said there is a limb hanging over CTH P on the east side and near 45th St. that should be removed. Clerk will inform the county as this is their jurisdiction.

B. Correspondence - none

C. Announcements –

- July 27 - Property Assessment Open Book Assessor Appointments by phone only. No in-person appointments this year. Schedule an appointment with the Assessor for a discussion of your property valuation as the first step and prior to requesting any Board of Review meeting.
- August 31 – Board of Review
- Lilly Lake Protection & Rehabilitation District Annual Meeting – August 14

Financial matters:

A. Purchase approval – none

B. Other financial matters – none

Adjournment – William Glembocki moved to adjourn at 6:55 p.m. Andrew Lois seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk