

FEBRUARY 27, 2023 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki following the 6:00 p.m. Special Town Meeting, Monday, February 27, 2023, 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, Constable Robert Santelli, Town Attorney Jeff Davison, Fire Chief Louis Denko, Wayne Kaddatz, Brett Butler, Kyle Madsen, Brian Thomas, DeAnna Delimat, Tim Delimat, Alan Kaddatz, Len Gilardi, Jorja Gilardi, John Lewis, Diane Grenus, George Grenus, Grant Kaddatz, Jaimie Cruikshank, Mark Seegers, Dean Kaddatz, Mary Kaddatz, Mary Ann Vanderzee, Chris Brown, Caroline Brown and child, Tom Brehm, Jeff Butler, Don Ketterhagen, Ron Stollings, and *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.

Minutes of the February 13, 2023 town board meeting was motioned for approval by Andrew Lois and seconded by William Glembocki. Motion carried.

Report –

A. Fire Dept – Chief Louis Denko said the fire department needs to change to the Vector Solutions for training and recertification. Gateway does not have suitable class times. They have gone over the membership and settled on 26 active members. There is an annual cost for every active firefighter whether they use the program or not. The training is remote and can be used to satisfy the recertification requirements. It cannot take the place of a new certification.

They have received air masks from two of the three companies so far. There will be a demo tonight. The members will evaluate all the companies and then select one.

They are doing a training on the house Mary and Clarence Daniels are razing. It is good training to work on an actual building.

They had many calls from the ice storm of February 23/24. Power lines were down everywhere. The overgrowth under the power lines is causing the problem. Trees have grown up where they should not be. WE Energies should be reminded to police this especially in Lily Lake.

Supervisor Andrew Lois mentioned a device he saw demonstrated. It is a new approach to CPR. Chief Denko said it is similar to the Lucas device that is currently in use. The one Supervisor Lois saw is an updated version and likely more expensive. Twin Lakes Rescue has the Lucas. Cost is about \$15,000 each.

Chief said the display sign for the firehouse location is on hold but he will have the sign person speak to the zoning office or have him call the clerk to get the information.

B. Public Safety – Constable Santelli reported he has a vest fitting scheduled for the 2nd week of March. Cost is now in the \$1,500 range.

The squad emergency lights are not scanning correctly. He will inform the board when he has a better idea of the solution and cost.

Spring cleanup work in April. He will be sending letters to property owners. He has a meeting scheduled with Supervisor Wilson to get the junk ordinance up to par. They will review ordinances from other municipalities and then speak to Attorney Davison.

Chairman said he called Kenosha County about a speeding complaint on “KD.” They are considering whether a solar, flashing light is warranted by the speed zone sign.

Supervisor Wilson said the stop lights at STH 50 and the intersections of CTH O and STH 83 were not working during the ice storm for about 15 hours. She sat and watched some drivers blow right through. KSD was too busy with all the calls to station a squad there. She felt we should revisit this with the state. Chairman thought we had a definite turndown when we requested this several years ago.

Constable Santelli said he did catch two vehicles going thru the CTH O intersection.

Public Comment – Diane Grenus, 39400 60th St. asked if the federal money the town received had been spent and where that is at. Clerk said money is in the bank and nothing has been spent but plan was to use that to fund the air mask system the fire department needs. It will be spent for safety items but the state would not allow us to use on STH 50 for battery backups even if we funded it.

Chairman closed public comments.

Consideration and action on Resolution 2023-001 authorizing the town board to dispose of property, tax parcel #95-4-219-314-0610

Chairman said the special town meeting held just before this meeting unanimously approved Resolution 2023-001 – a resolution of the electors to authorize the town board to dispose of property.

This property is owned by the town and part of a drainage solution for Slades Corners. Wayne Kaddatz wishes to purchase and keep for agricultural purposes. Wayne Kaddatz would pay all costs the town has in the property including legal. Chairman asked for a motion to convey subject property for expenses incurred.

Supervisor Wilson asked the town attorney how municipalities generally go about disposing of property. Do they have a bid process or an auction?

Attorney Davison said the electors must first authorize the board to dispose of the property. And then it is up to the board. The property isn't always desirable and other properties have more value.

Supervisor Wilson provided some assessment figures over the years for this property which is now valued as exempt because the town owns it. She asked about the Fair Market Value for the property.

Davison said it is up to the town. There is no requirement and circumstances change for every property and sale.

Chairman said the prospective buyer Wayne Kaddatz intends to leave in ag and this is the last piece of the pie. He has not piped stormwater into anyone else, just his own property, to prevent flooding issues.

Davison said you still need a contract with price spelled out with the buyer and any other details or restrictions. So, that part would have to be done at a future meeting.

William Glembocki moved, based on the approval of the electors (Resolution 2023-001) to dispose of the property, to sell the property, tax parcel #95-4-219-314-0610, to Wayne Kaddatz for a price to be arrived at prior to the next meeting. Andrew Lois seconded. Motion carried.

First Reading - Ordinance No. 2023-001- repealing and recreating Section 23.30(d) relating to alcohol sales under a "Class B" retail license

The clerk read ordinance No. 2023-001 which will remove the 4-liter restriction on the sale of alcohol for off-premises consumption under a "Class B License."

Second reading will take place on March 13.

Application for a "Class B" Intoxicating Liquor & Fermented Malt Beverage Alcoholic Beverage License from Premier Wine & Spirits LLC, Timothy A. Delimat, Agent, 34231 High Drive, East Troy, WI 53120 for "Premier Wine & Spirits," 32400 Geneva Rd. (former Sly Fox), Tax Parcel #95-4-119-012-0700

Clerk reported the application was published on three consecutive days in the *Kenosha News* classified section. It has been explained to the Delimats, the board could approve the license but not issue it until all occupancy approvals have been secured. This includes but is not limited to the building inspection, zoning compliance, health department, sanitation department, fire department, etc.

DeAnna Delimat said they plan on operating this as a business more suitable to a "Class A License" except they could not have tasting parties under that license. The "Class B" allows on-premises consumption for tasting events and parties. There will be a bar but very small. Their main business would be alcohol sales for off-premises consumption. DeAnna Delimat said there would be no fireworks sales inside the building.

Kelly Wilson moved to approve the "Class B License" per application, for Premier Wine & Spirits LLC, Timothy A. Delimat, Agent for 32400 Geneva Rd, Tax Parcel #95-4-119-012-0700 contingent on the Delimats securing approvals from all the departments mentioned before this license is issued, and that there be no fireworks sales, storage, etc. inside the building. Andrew Lois seconded. Motion carried.

Temporary Use Permit Request (Kenosha County-issued) SLY FOX INN LLC, 3851 N. Southport, Chicago IL 60613 (Owner), Timothy Delimat, 34231 High Dr., East Troy, WI 53120 (Agent), requesting approval of a temporary use permit (Kenosha County Zoning & Shoreland Floodplain Ordinance, Section III. S. 12.18.7-4) to temporarily locate (1) 30' x 60' sales tent and (2) 8' x 40' steel storage containers to operate a Black Bulls Fireworks temporary fireworks sales stand in the B-3 Highway Business District at 32400 Geneva Road, Tax Parcel #95-4-119-012-0700 from June 1 – July 5, 8 a.m. – 9 p.m.

Andrew Lois moved approval of a favorable recommendation to the Kenosha County Board of Adjustments for the Temporary Use Permit, per application, for 32400 Geneva Rd. with the sales tent to be located in the parking lot. Kelly Wilson seconded. Motion carried.

Application for a seasonal, fireworks permit (Wheatland-issued) - Black Bull Fireworks, Delimat Enterprises, Inc. - temporary fireworks sales stand in the parking lot of 32400 Geneva Rd.

Kelly Wilson moved approval of the seasonal, fireworks permit for Black Bull Fireworks for a temporary sales stand in the parking lot of 32400 Geneva Rd per application. Andrew Lois seconded. Motion carried.

ATV travel on town roads – continuing discussion

Chairman said this is a continuing discussion at this time. We need Town of Burlington approval to use Karcher Rd (31st St) for the roads to be connected.

Andrew Lois said he has been invited to a meeting at the Kenosha County Center on March 8 to discuss the county issues with opening roads to ATV travel. He plans to attend and will report back to the board.

Cancel and reschedule the March 27 regular town board meeting

William Glembocki moved to cancel the March 27 regular town board meeting due to an anticipated lack of a quorum. Kelly Wilson seconded. Motion carried. If something comes up that cannot wait for the April 10 next scheduled town board meeting, the clerk will consult with board members for action.

Reports - Correspondence - Announcements

A. Reports

1. Road - none
2. Chairman - none
3. Supervisor Lois - none
4. Supervisor Wilson – Supervisor Wilson will be visiting the shop class at Wilmot High School for a tour of the progress on construction of the two, 8x10 transfer station sheds. Chairman said we will need a cement pad poured under each once we have an estimated delivery date.
5. Treasurer report – Listed \$3,221,989.08 as the January 31 net worth which includes tax collection amounts. Glembocki moved and Wilson seconded to approve as printed. Motion carried.
6. Clerk

snowplow complaints	Jay Harpster, 59th St. - not plowing to end of paved street. Plow stops halfway and leaves pile in middle of road.
Bi-County Council Gov't Meeting	March 18, 8:30 a.m. at Kenosha County Center - Racine/Kenosha council of government meeting.
Spring Primary election statistics	546 total votes tabulated of which 112 were absentee ballots. 6 people registered to vote. Registration total at beginning of day was 2293. 24% voted.
Alcohol operator licenses issued	22 licenses issued thru the clerk's office since June 30. A total of 79 for the 2022-2023 license year July 1-June 30. An updated list was furnished to the board.
Plan Commission Meeting	March 27, 2023, 7 p.m. Plan Commission - Conditional Use Permit for a diesel repair shop at 4621 328th Ave.
Animal control officer	Meeting at Town of Paris, 2 p.m., Thursday, March 2 with other Kenosha County municipalities regarding an animal control officer. Clawz and Pawz is out of business.
MJAC meeting	Tuesday, February 28, 2 p.m. at Kenosha County Center
Dressler property	Building Inspector has extended the time to comply with the raze/repair notice at the request of property owner, Jerry Dressler.
Ice storm damage	Office was closed - no power. Limbs and branches in the road right-of-way are being picked up by the KCHD. All downed material has been cleared from the paved road.
snowplow complaints	67th St. - 3 mailboxes consolidated on one wooden structure were knocked off and damaged during the 2/23/2023 ice storm. Residents believe it was the snowplow. Clerk has inquired with the snowplow whether their operators report damage.

B. Correspondence - none

C. Announcements – none

- March 18, 10 a.m. – noon – “Meet and Greet” town candidates on the ballot for April 4 election at town hall
- April 22, 9 a.m. – noon --- Document Shredding Event. Truck located on 341st Ave. between the firehouse and transfer station.
- May 20, 8 am – 1 pm @ Kenosha County Center – Household Hazardous Waste Collection

Financial matters:

- A. Purchase approval –
- B. Other financial matters – none

Adjournment – Glembocki moved to adjourn at 7:15 p.m. Lois seconded. Carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk