

## **MARCH 8, 2010 WHEATLAND TOWN BOARD MEETING**

Meeting was called to order by Chairman Glembocki at 6:35 p.m. on Monday, March 8, 2010 at the Town Hall in New Munster and opened with the *Pledge of Allegiance*.

Town Board members present – Chairman William Glembocki and Supervisors Andrew Lois and Robert Herda. Others present: Clerk Sheila Siegler, Treasurer Deborah Vos, Town Attorney Jeff Davison, Plan Commission members Randy Schulz and Mary Ochoa-Petersen, Jim Mirek, Ken Koch, Laurie Weis, Tom Barr and Bill Heeg.

Notices were posted in five public areas, the town website and 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.

Minutes of the February 22, 2010 Town Board Meeting were motioned for approval by Andrew Lois, second by Robert Herda. Motion carried.

- Fire Dept. –

Fire Chief Kaddatz said the department is working on new, ceiling lights for the firehouse. They will use funds from fundraisers for the lighting improvements. WE Energies has a program to reward those who replace old fixtures with energy efficient fixtures. We will receive a rebate from that program. They are putting in T-8 fixtures at a cost of \$3,500 - \$4,000. Norm's Electric will do the work.

On March 15, the fire department will be holding a "Corned Beef and Cabbage" fundraiser at Luisa's Pizza. Serving from 4 – 8, \$9.50 tickets.

- Public Comments – none
- Consideration and possible action to amend Hidden Meadow Subdivision Developer's Agreement

Town Attorney Jeff Davison related that Ken Koch and the lender have asked consideration because of the present economic situation. There is a time constraint in that the Final Plat must be recorded within 6 months of approval (county executive signature). The renegotiation of the Developer's Agreement was reviewed at the February 22, 2010 Plan Commission meeting and recommended to the town board for approval.

The changes have not extended any dates for subdivision construction, have removed the Land Contract requirement for now, does provide for an escrow designed for automatic revocation of the subdivision plat if the Land Contract is not forthcoming, making all changes on the plat required by the county, and property can't be sold to another developer or person without the owner receiving approval from the town board. The Developer's Agreement also has a signature line for the lending institution to sign.

Ken Koch said all of the changes requested by the county have been made on the Final Plat. Davison said that will be checked with Kenosha County tomorrow.

Davison said the agreement can be approved subject to payment of the escrow tomorrow, execution of the developer's agreement, signed restrictions and covenants and a signed declaration of stormwater maintenance agreement, and receipt of county agreement that changes have been made on the plat. The Final Plat will then be able to be filed with the Register of Deeds and meet the 6 months filing deadline.

Andrew Lois moved approval of the Developer's Agreement for Hidden Meadow Subdivision as revised with four stipulations and county's requirement. Robert Herda seconded. Motion carried.

- Review proposed Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance amendments:
  1. Creation of zoning district AE-1 – Agricultural Equestrian Cluster Single-Family District
  2. Creation of zoning district B-94 – Interstate Highway 94 Special Use Business District as revised
  3. Creation of zoning district BP-1 – Business Park District
  4. Amendment of zoning district PUD Planned Unit Development Overlay District
  5. Creation of overlay district TCO – Town Center Overlay District

The Plan Commission has reviewed the proposed ordinance amendments and approved

a favorable recommendation to the town board.

William Glembocki moved a motion to send a favorable recommendation to the Kenosha County Land Use Committee for the above listed amendments #1 – 5. Robert Herda seconded. Motion carried.

- Review and consideration of Grant Assignment Agreement allowing for the transfer of ownership of tax parcels to Kenosha County that were purchased by the Town with funding from DNR Municipal Flood Control Grant Program No. MFC-30016-08

Andrew Lois moved a motion to approve the Grant Assignment Agreement as stated. Robert Herda seconded. Motion carried.

- Town of Wheatland Code of Ordinances Chapter XLVII – Relating to Sexual Offender Residency Restrictions
  - A. First Reading
  - B. Adoption

Andrew Lois moved a motion to waive the first reading. Robert Herda seconded. Motion carried.

Robert Herda moved a motion to adopt Chapter 47. Andrew Lois seconded. Motion carried.

- Reports
  - A. Treasurer's report for the month of January & February – Treasurer's Report for January listed receipts of \$362,014.32 and disbursements of \$105,001.11 and February receipts of \$253,144.23 and disbursements of \$47,228.23. Reports were accepted as printed on a motion from Andrew Lois and second by Robert Herda.

B. Building Inspector report for the month of January & February – 3 alterations, 1 addition, 2 raze permits, and 1 com alteration for a total of \$158,350 value and \$1,012 in fees. Andrew Lois moved to accept the building inspector's report as printed. Robert Herda seconded. Motion carried.

C. Road report – Supervisor Lois reported pot holes on 331<sup>st</sup> & 73<sup>rd</sup> St. in Lilly Lake. The highway department will be notified.

- Announcements – **2010 CENSUS FORMS ARRIVING MARCH 15 - 17 – RETURN FORMS TO ASSURE THAT ALL THE TOWN RESIDENTS ARE COUNTED**

Supervisor Lois said he has heard concerns about the Leighton property on the east side of 328<sup>th</sup> Ave., south of 45<sup>th</sup> St. near the tracks and also the Grawe property on the west side of 328<sup>th</sup> Ave. near 31<sup>st</sup> St. We will have the building inspector check these properties.

- Correspondence

A letter was received today from WI Dept. of Administration regarding an Incorporation Review Board and Dept. of Administration legislative hearing at the Town of Bloomfield Town Hall in Pell Lake regarding Town of Bloomfield's incorporation petition. The hearing is March 23, 2010, 1 p.m.

- Financial matters:

A. Purchase approval - none

B. Review Horton Group's list of insurance coverage limitations/exclusions

Andrew Lois moved to table review to allow time for the town attorney to review. Robert Herda seconded. Motion carried.

C. Review and approve clerk's report for disbursements - period February 1 - 28, 2010. Report listed \$47,264.23, checks #19777 thru #19870 dated February 1, 2010 thru February 25, 2010. A motion to approve was made by Robert Herda and second by Andrew Lois. Motion carried.

Clerk noted there will be a meeting needed for the Lilly Lake weed control before the next board meeting. We will need to approve a RFP to seek prices.

- Meeting adjourned at 7:25 p.m. on a motion by Andrew Lois and second by Robert Herda.

Respectfully submitted,

Sheila M. Siegler, Clerk