

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
May 3, 2007**

UNAPPROVED

The public hearing on the conditional use permit application for Verizon Wireless to install antenna on the water tower at 617 Tower Drive was called to order at 7:00 p.m. by President Short.

Board members present: Joe Short, Jill Bertram, Fritz Buchholtz, Don Dohrwardt, Larry Palm, and Larry Waskiewicz. Also present: Allen Neumann, Gary Buntrock, Rick Hughes, Mark Jaeger, Village Marshal Mike Davel, Nancy Washburn, Tom Reece, and Josh Pudelko. Arriving later: Bill Hamm.

Public Hearing on Verizon Wireless Conditional Use Permit Application

Tom Reece stated that Verizon Wireless is proposing to put several cell phone antennas on the water tower and an equipment shelter east of the water tower. No other comments were received.

Close of Public Hearing and Call to Order of Regular Village Board Meeting

The public hearing was closed and the regular village board meeting was called to order at 7:02 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited. (Tom Reece left).

Introduction of Village Staff

Director of Public Works Allen Neumann, Wastewater Treatment Plant Manager Gary Buntrock, and Village Marshal Mike Davel, were introduced to the board.

Approve Minutes

Minutes of the April 19, 2007, village board meeting were approved as presented on a **MOTION** by Waskiewicz, seconded by Palm, and carried.

Approve Payment of Bills

With the additional list presented, the General Fund, Water and Sewer bills were approved for payment on a **MOTION** by Waskiewicz, seconded by Dohrwardt, and carried unanimously.

Operator's License

An operator's license for Heather Hames was approved on a **MOTION** by Waskiewicz, seconded by Palm, and carried.

Use of Fireman's Park / Gazebo Area

Use of Fireman's Park by Cub Scout Pack 3877 on May 20, 2007, was approved on a **MOTION** by Dohrwardt, seconded by Bertram, and carried. A **MOTION** was made by Short, seconded by Waskiewicz, to add "Use of the Gazebo Area" to the agenda. Motion carried. A **MOTION** was made by Waskiewicz, seconded by Palm, to approve use of the Gazebo Area by the Fredonia Youth Football Organization on May 19, 2007. Motion carried. (Buntrock left)

Village Green – Stormwater Issues

Josh Pudelko, engineer with Losik Engineering, presented information on storm water management. The Wisconsin Department of Natural Resources has regulations and policy regarding storm water management. The run off standards require the reduction of pollutants. Options include wet detention ponds, dry basins and quantity control. The soils in the Village Green Subdivision are not conducive for infiltration. Wet detention ponds were designed for the subdivision. Pond Pak software and SEWRPC rainfall data was used to determine current 2 year, 10 year and 100 year run off rates. In post development, the 100 year run off rate will be less than the existing 10 year run off rate. Storm water plans are submitted to the DNR for review. The DNR comments on the plans, and the comments are then addressed in the storm water plan. The DNR will then issue a WPDES permit, which allows construction to start. The village approves the storm water plan referencing the fact that it adheres to DNR standards. Development usually increases the volume of run off because impervious areas are added. The various sub basins in the subdivision were recognized and the pond was sized so the post development rate is less than the predevelopment rate. The flow is controlled by the outflow pipe size. The Department of Transportation sizes the culvert under the highway for a 50 year rain event. The initial Losik plan diverted the water from a ten acre subbasin around the pond, with the storm water pipe for that subbasin to be added later. However, because of the weather and the time of year, the plan was revised to install the storm water pipe for this subbasin in May. Any time topsoil is stripped off of clay, water runs off faster. Losik Engineering also worked with the school district to create a storm water plan that will accommodate an addition to the school. It also reduces the area that will drain to the Thistle property from five acres to two and a half acres. When the area is stabilized with vegetation, it will also reduce the volume of water. Pudelko then answered the following questions:

- Does the storm water plan for Village Green meet DNR requirements? Yes
- Has Losik Engineering approved the storm water plan? Yes
- Has the required DNR permit been obtained? Yes
- Is the pond sized correctly? Yes
- Is the pond size for possible school expansion? Yes
- Is the pipe in place for development and expansion? Yes
- Where the wall is and the natural creek is and matting was installed, has the water run off to the property stayed the same as pre-construction? While the area is completely disturbed, the run off could be different. However, after construction the rate will be reduced. (No specific calculations are available for during construction, only post construction) (Rick Hughes left)

Other items addressed:

- Mastercraft contracts Losik Engineering. Josh Pudelko works for Losik.
- The area downstream from the development was looked at as far as reducing the discharge.
- Originally five acres had been draining to the Thistle property. Post construction about two and a half acres will drain to the Thistle property.
- Pollutant reduction is the primary goal of storm water management.
- The east pond has been designed with capacity for the total development.
- Seeding the area is an ongoing process.
- The detention pond will be certified by an engineer that it meets specifications before it is turned over to the Homeowner's Association, with any needed cleaning or repairs remedied by the developer.

Waskiewicz requested that the Director of Public Works send the meeting notes to the village engineer to concur with the answers given by Pudelko. The questions previously asked by the village board were then reviewed.

- Was the storm water plan for Village Green approved by the DNR? The DNR reviewed the plan, provided comments that were addressed, and then issued the grading permit.
- Should a certificate of insurance be required? Should a bond be required? Should Depies be covered under a bond? These questions were previously discussed with the village attorney.
- Is the water running through the Depies farm five to six times as much as previously? The engineers make certain assumptions based on soil types. The volume is increasing, but the rate of flow is decreasing. The DNR looks at total suspended solids (TSS). No baseline exists for TSS. Any additional information would need to be obtained from an engineer or the DNR.
- What, if any, damage has occurred to the Depies farm? Depies created a pond by constructing a dam in Sauk Creek. The tile under the creek transports water from the spillway to Willow Valley Road. The increased volume of water causes the spillways on the pond to flow water more often. The tile system has finite capacity and surcharging the system can cause blowouts. This is not a new problem for the tile system. Depies also has concerns that the excess water may be detrimental to his trees. Waskiewicz noted that these items are the opinion of the property owner. The village cannot answer these questions directly. The village engineer or the DNR would need to provide specific answers.
- The runoff onto the Kendall Thistle property will be less in post development than it was pre-development.
- The culvert under Hwy. 57 will be cleaned by the party that allows sediment to accumulate. It has recently been cleaned by Powers Lake at the direction of Mastercraft.
- Is the current storm water system deficient and defective? No.
- A 2-year rainfall is 2.57", a 10-year rainfall is 3.62", and a 100-year rainfall is 5.88", within a 24 hour period. (Buchholtz left).

Committee Appointments

It was noted that Scot Roberts, not Lud Miller, is a member of the Plan Commission. Also job titles will be changed for employees Gary Buntrock, Andy Helm, and David Podewils. (Nancy Washburn and Josh Pudelko left)

Lease with Verizon for Use of Water Tower for Antenna

The lease with Verizon for use of the water tower for cell phone antenna was approved on a **MOTION** by Waskiewicz, seconded by Dohrwardt, and carried.

Conditional Use Permit – Verizon Wireless

The conditional use permit for Verizon Wireless for antenna on the water tower was approved on a **MOTION** by Dohrwardt, seconded by Waskiewicz, and carried with it noted that the correct legal description for the tower property will be included. Motion carried.

Vision / Goals / Direction for Village

Short presented a list of items to be addressed by the present or future village board. He suggested that each committee meet to prioritize the items and set a timeline. Items for 2007 include shared municipal building, Public Works storage building and Martin Drive west.

Board of Appeals – April 17, 2007

The minutes from the April 17, 2007, Board of Appeals meeting were reviewed.

Use of Equipment Policy

Currently department managers are responsible for their equipment. No one has permission to use the equipment unless permission is obtained from the department manager in charge of the equipment. Short stated that department managers should have the ability to use village equipment as needed, and if the department manager cannot contact the person in charge of the equipment, authorization to use the equipment could be given by the village president or committee chairperson. Waskiewicz suggested that to avoid confusion of which committee chairperson would be appropriate, the village president or any village trustee could approve use of equipment. A **MOTION** was made by Waskiewicz, seconded by Palm, to include in the Use of Equipment Policy the statement *If the department manager cannot obtain authorization from the department manager in charge of the equipment within a reasonable amount of time, the department manager may obtain permission to use the equipment from the village president or any village trustee. A note will be given to the department head in charge of the equipment that the equipment is being used.* Motion carried. (Bill Hamm arrived)

Resolution No. 2007-F Honoring Bill Hamm for His Service as Village President and Village Trustee

Resolution N. 2007-F honoring Bill Hamm for his service as village president and village trustee was adopted on a **MOTION** by Short, seconded by Waskiewicz, and carried. The resolution was read and then presented to Hamm along with a plaque.

Sidewalk Inspection / Sidewalk Repairs

Sidewalk inspections are completed in every even numbered year. Sidewalks not repaired last year have been included as an alternate to the concrete bid for the fire department. Bill Hamm questioned if the sidewalk on Fredonia Avenue needs to be repaired as the gas main is being replaced, and the sidewalk may be damaged. Neumann will try to get more information on when the gas main will be installed. Waskiewicz stated that the sidewalk should be replaced, and if the Gas Company damages it they should replace it.

Electrical Upgrades for Fireman's Park

The Parks Committee has requested five 20 amp breakers for Celebrate Fredonia. Wester Electric could provide this temporarily for the event. Palm stated that something permanent should be installed. Waskiewicz stated that electricity is needed in different areas of the park to eliminate extension cords. The Parks Committee will provide the Director of Public Works with specific information as to where the electric should be installed.

Public Works Storage Building

Construction of a Public Works storage building has been included in the 2007 budget. A **MOTION** was made by Short, seconded by Waskiewicz, to send this issue to the Public Works Committee. Motion carried.

Outside Storage in Business Districts

Waskiewicz stated that Laura Logan has questioned why she is not allowed any outside storage on her property when other properties in the village has outside storage. Neumann stated that the covenants for the industrial park were established at a certain time and some businesses were "grandfathered" in. The new ordinance does not allow outside storage. Hamm noted that Logan received a conditional use permit and with that certain restrictions were also applied.

Landscaping Requirements

Waskiewicz stated that Logan also questioned the landscaping criteria for the industrial park, as some properties comply and some do not. Specifically, she was concerned with the number of trees and bushes planted.

Timeline for Clean-Up at 135 Wisconsin Street

Waskiewicz noted that the clean up at the property at 135 Wisconsin Street is still not complete. Short made a **MOTION** to send the property owner a letter requesting him to create a timeline for completion of the clean up and submit the timeline to the village board for approval. After discussion Short rescinded his motion. The property owner will be asked to attend the next village board meeting to discuss clean up of the property and set a timeline for completion.

Report from Director of Public Works

The report from the Director of Public Works was reviewed. Neumann stated that they have installed the player benches at Oak Park and will be adding concrete. A watermain break occurred on Highland Drive. An area of asphalt on Manor Drive will be undercut, have fabric put down, and then will be blacktopped within the next two weeks.

Report from Clerk-Treasurer

The report from the Clerk-Treasurer was reviewed. The Board of Review will be held on May 16, 2007, from 6:00 p.m. until 8:00 p.m.

Correspondence

Correspondence received and reviewed include:

- Ozaukee County Board agenda for May 2, 2007
- Ozaukee County Multi-Jurisdictional Comprehensive Plan – Housing Element Chapters and Economic Development Element Chapter.
- Thank you from Eagle Scout Mike Barrette.

Closed Session

Per Wisconsin Statutes 19.85 (1)(e) the village board convened into closed session to discuss contract issues regarding village computer system for Village Marshal's office on a **MOTION** by Dohrwardt, seconded by Waskiewicz, and carried unanimously with a roll call vote.

The meeting adjourned at 9:20 p.m. on a **MOTION** by Waskiewicz, seconded by Palm, and carried unanimously.