

**VILLAGE OF FREDONIA
VILLAGE BOARD MEETING
July 19, 2007**

The regular village board meeting was called to order at 7:00 p.m. by President Short. The Pledge of Allegiance was recited.

Present: Joseph Short, Jill Bertram, Fritz Buchholtz, Don Dohrwardt, Bruce Laabs, Larry Palm, and Larry Waskiewicz. Also present: Aaron Groh from Kapur and Associates, Robert Bokowski from WE Energies, John Blasczyk, Mark Jaeger, Allen Neumann, and Jo Ann Wagner. Arriving later: Bill Hamm.

Approve Minutes

Minutes of the July 5, 2007, village board meeting were reviewed. On page two, third last sentence under Report from Director of Public Works the word “bid” is changed to “estimate”. With this change the minutes from the July 5, 2007, village board meeting were approved on a **MOTION** by Laabs, seconded by Palm, and carried.

Payment of Bills

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

Treasurer and Utility Reports

The Treasurer and Utility reports were approved as presented on a **MOTION** by Laabs, seconded by Dohrwardt, and carried.

Operator Licenses

Operator licenses for Eric Liniewski and Germaine Umhoefer were approved on a **MOTION** by Buchholtz, seconded by Bertram, and carried.

Use of Fireman’s Park

Use of Fireman’s Park by the Fredonia Lions Club on October 27 and 28, 2007, was approved on a **MOTION** by Dohrwardt, seconded by Buchholtz, and carried with Short abstaining. The Lion’s Club will be reminded about traffic concerns.

Open Session – Citizen Comments

John Blasczyk asked if it was possible to have an early hearing for the Plan Commission to review his project. Short stated that the Plan Commission will be reviewing the proposal again at its August 6, 2007, meeting.

Unfinished Business – Clarification of Purchase of 603 S. Milwaukee Street

At the last village board meeting the village board approved purchasing property at 603 S. Milwaukee Street for storm water management. A **MOTION** was made by Dohrwardt, seconded by Laabs, to clarify that the village will proceed with the purchase of the 3.8 acres as discussed with 37% of the funds coming from the General Fund and 63% of the fund coming from the tax incremental district to reflect the amount of storm water contributed by the tax incremental district. Motion carried.

Shared Building Committee

The Shared Building Committee is proceeding with a contract for the architect for the joint municipal building. They will meet again with the architect on August 2nd. The proposed contract will be reviewed prior to that date.

Plan Commission – July 15, 2007 Meeting

The Plan Commission reviewed the conditional use permit for 281 Hwy. 57, recommended approval of the certified survey map of 603 S. Milwaukee Street, recommended rezoning 3.8 acres of 603 S. Milwaukee Street to I-1 (Institutional) and 1.2 acres of 603 S. Milwaukee Street to Rs-2 (Single Family Residential), reviewed the conceptual layout of the proposed development at the corner of Willow Valley Road and Cedar Valley Road, recommended approval of the certified survey map submitted by WE

Energies to divide a parcel north of Willow Valley Road, reviewed the Ethics Code, and referred enforcement of the rummage sale ordinance to the village marshal.

Rezoning of 603 S. Milwaukee Street

A **MOTION** was made by Dohrwardt, seconded by Laabs, to schedule a public hearing on the proposed rezoning of 603 S. Milwaukee Street. Motion carried.

Certified Survey Map – 603 S. Milwaukee Street

Review of the certified survey map of 603 S. Milwaukee Street was postponed until after the public hearing on the rezoning.

Land Division – WE Energies Property North of Willow Valley Road

Robert Bokowski, from WE Energies, presented the certified survey map showing the proposed division of a 121 acre property north of Willow Valley Road. The property is currently divided by the railroad. WE Energies is proposing to divide a five acre lot from the parcel. The five acre lot contains their substation. The remainder of the parcel would be sold. Concerns expressed by village board members include:

- Dedication of road right of way for the continuance of Milwaukee Street to the north.
- Creation of a non-conforming lot in the town.

Bokowski felt it made more sense to dedicate road right of way in the future when the property would be developed and the village would know where they wanted the road. He stated that nothing is changing now. Neumann noted that something is changing; the lot will become an oddly shaped remnant. Dohrwardt stated we know exactly where the road should go. It should continue north from Milwaukee Street. Bokowski asked if the village would be opposed to creating two lots with the railroad dividing the lots. The village board was not opposed to a division of the parcel by the railroad. After discussion, a **MOTION** was made by Dohrwardt, seconded by Short, to deny the current request for a land division, but with the appropriate paperwork would consider the parcel being divided into two lots, with the railroad dividing the property, and with the dedication of 33” of the south portion of the land east of the railroad tracks being dedicated for Willow Valley Road purposes (if it currently is not). Waskiewicz stated that he would like to investigate the dedication of road right of way for future road expansion. Dohrwardt amended his motion to include the reservation for future road right of way on the certified survey map for the extension of Milwaukee Street north of Willow Valley Road. This was seconded by Short. Motion carried.

Meeting with Northern Ozaukee School District Board

A Committee of the Whole meeting has been scheduled for August 21, 2007, to meet with the Northern Ozaukee School District board to identify mutual areas of interest and support.

Report from Manager on Operations of WWTP

The report from the WWTP manager was reviewed.

Report from Director of Public Works – Purchase of Branch Chipper

Proposals were received for purchase of a branch chipper. The recommendation of the Director of Public Works, based on the models demonstrated, is to purchase the Vermeer BC 1500 XL branch chipper. The Vermeer has a five year engine warranty and a one year bumper to bumper warranty. Neumann stated that there will be a reduction in the price if the unit is sold with electric brakes instead of surge brakes. Electric brakes would need to be installed on one truck. A **MOTION** was made by Dohrwardt, seconded by Buchholtz, to purchase the Vermeer BC 1500XL branch chipper at a cost not to exceed \$28,358 and install electric brakes on one truck, using the budgeted funds.

Martin Drive Project

Neumann reported that the village has received their Chapter 30 permit for the Martin Drive project. One stipulation is that construction causing erosion will not occur between October and June. Aaron Groh, design engineer from Kapur and Associates, stated the DNR now needs a detailed schedule. He has contacted Kathi Kramsz from the DNR to determine what October is – the first or the 31st. With this restriction, the construction schedule is very tight and any delay (rain or delivery of materials) could cause the project

to be of the scope allowed by the DNR. Contractors bidding on the project will also realize the time constraints which could raise the cost of the project. Groh recommended that the entire project be bid late this fall for 2008 construction. This will eliminate some costs of doing the project in two phases and potential repair of erosion control. Dohrwardt questioned if the cost of materials would increase. Groh noted that the village could purchase some of the items now. Waskiewicz asked if we could go back to the DNR and request a change in the time restraints since this project is less than five acres, and creating a hardship and additional cost to the village. Groh stated that he will ask the DNR if they are willing to revise the requirements, however, the project should be able to be completed in the June to October timeframe. The retaining wall needed for the project was then discussed. Current ordinance requires a three foot terrace between each six foot high retaining wall. The plan calls for a retaining wall that would require two or three terraces. If the village would allow higher retaining walls between terraces, no additional land would need to be acquired. A **MOTION** was made by Dohrwardt, seconded by Short, to combine Phase 1 and Phase 2 of the Martin Drive project into one project, with the entire project being bid sometime between September 1st and November 30th of 2007, with construction of the entire project in 2008, and the possibility of pre-purchase of the box culvert and other components of the project being investigated. Motion carried. The Public Works Committee will review the retaining wall ordinance and recommend any needed changes.

Report from Director of Public Works

The first half of the concrete has been poured at the Fredonia Fire Department. The openings in the doorway with rusted pipe has been removed and replaced. This is an extra to the bid. After the cure time, the equipment will be moved and the other side of the approach will be poured. Cure time was set at ten days. Sidewalk sections will be started tomorrow. Waskiewicz noted that an outlet on the back of the building is broken. Neumann stated that the roof bid project for the Fire Department building will include a prerequisite for installation of ventilation – including vents and roof turbine.

Laabs noted that the intersection of Emerald Hills Drive and North Milwaukee Street is currently an uncontrolled intersection. Neumann stated that a stop sign will be erected on Emerald Hills Drive. The village board concurred with this. Waskiewicz asked that the cross walks and no parking areas be painted. Neumann has already contacted the company to rent the paint striper. Branches are hanging into the road right of way on Fillmore Street.

Report from Clerk-Treasurer

The report from the Clerk-Treasurer was reviewed.

Correspondence

- Ozaukee County Board Agenda for July 18, 2007.
- Ozaukee National Night Out.
- Letter from WI Dept. of Administration regarding Service Award Program.
- Thank you from Deputy Clerk-Treasurer.

Short congratulated Deputy Clerk-Treasurer Doris Dommer for graduating from the Municipal Clerks Institute.

The next Mid-Moraine Municipal Association meeting is August 22, 2007.

Items for Future Agendas

Laabs noted that the construction traffic for the new subdivision enters from Milwaukee Street. He suggested that a sign be added noting that all construction traffic should use Willow Valley Road. Neumann stated that most of the subdivision construction traffic complied, but the home builders are not complying. Mastercraft will be notified.

The meeting adjourned at 8:45 p.m. on a **MOTION** by Dohrwardt, seconded by Laabs, and carried.