

Town of Christiana

Regular Town Board Meeting Minutes July 11, 2022 6:30p.m.

The meeting was called to order at 6:30 p.m. and led in the pledge of allegiance. In attendance were Chair Mark Cook, Supervisors Jim Lowrey and Jeff Notstad, Clerk-Treasurer Carissa Lyle, Deputy Clerk-Treasurer Linda Dieckhoff, and 30 members of the community.

PROCEDURAL

The meeting was properly noticed and posted.

PUBLIC COMMENT

Mr. Eric Veenhuis thanked the Board and Chair Mark Cook for their help concerning his property on Hoopen Road. Mr. Veenhuis owns the property that is split by Hoopen Road where people like to park and fish from. In the past there have been issues with trash left behind and people trespassing onto his property to fish. Mr. Veenhuis has safety concerns due to the trespassing and the rate of speed with vehicles travel that road, especially considering the curve where people usually park in order to fish. Chair Mark Cook and DNR Game Wardens Matthew Koshellek & Henry Bauman met with Mr. Veenhuis on July 6th at his property at 245 Hoopen Road. The DNR indicated that the public may enter the water via the road right of way, but must remain in the water. They may not fish from the private property even from the road right of way. The public must “keep their feet wet” while fishing. Mr. Veenhuis and the Town agreed that temporary “No Parking” signs on either side of the road will be placed to see if they will help with the trespassing and safety concerns with the curve in the road and

Mr. Dean Lund gave public comment to the beauty of our rural community and the enjoyment we should get from the green farmland growing crops around us and to enjoy it while we can. He encouraged the Town to stay strong when it comes to the land use policies.

OLD BUSINESS

- a. Discussion/possible action regarding the sale of the 275 W. Main Street property to the Cambridge Area Fire/EMS Commission.

Chairman Mark Cook explained that the Board wants to keep this on the Agenda as it is an ongoing Town concern. The Town would like to sell the property to the Fire Commission, but with the referendum not passing it's not happening right now. There is a family living there now and it is an expense to the Town, but there is nothing the Town can do right now.

- b. Discussion/possible action regarding petition of Brian Spanos for a rezone from HC-C2 with restrictions to HC- for storage units in order to develop the property into high-end storage units for parcel 0612-024-8075-0 located at 275 Hwy 12/18.

Mr. Brian Spanos from Lakestone Properties located in McFarland gave a short presentation to the Board regarding the development plans for the property. He gave a background of Lakestone Properties, and plans to develop a high-end storage facility on the property on Hwy 12/18. The property would be fenced and secured with gates and cameras. He shared the updated site plans. They are targeting the facility towards boat/vehicle storage. The project would be done in phases as needed. Some owner operated businesses do rent them, but they do not allow business owners to operate their business from the storage unit. Currently on the Dane Co. September zoning meeting agenda.

Jim Lowrey reiterated the units are nice and they have a security gate with a code to enter.

Jeff Notstad moved to approve the rezone petition for parcel #0612-024-8075-0 from HC-C2 with restrictions to HC in order to develop the property into high-end storage units. Mark Cook seconded the motion. Jim Lowrey abstained.

Motion passed 2-0

- c. Discussion/possible action regarding Lars Lein driveway.

Public Works would like to get rid of the single resident driveways and turn them over to the landowners. Mark Cook asked Mr. Lars Lein if he would be ok with the Town repairing the culvert and then turning the driveway over the Mr. Lein. Mr. Lein agreed. The Town would like to deal with each single resident driveway as they come up. The Town will continue to explore options regarding future decisions concerning single resident driveways.

No Action Taken

- d. Discussion/possible action regarding Utica Lumber Company.

The property owners expressed their concerns about their separate properties, and Mark Cook agreed to go talk to both property owners.

No Action Taken

NEW BUSINESS

- a. Discussion/possible approval of the 2021 Final Annual Town Audit prepared by Johnson Block.

Johnson Block gave good recommendations that are legitimate and need to be followed through on. Original audit was critical of a few things, but made good changes.

Jeff Notstad moved to approve the 2021 Final Audit. Jim Lowrey seconded the motion.

Motion Passed 3-0

- b. Discussion/possible action regarding the Dane County Consortium Agreement.

Jeff Notstad moved to table action regarding the Dane County Consortium Agreement. Jim Lowrey seconded the motion.

Motion Passed 3-0

- c. Discussion/possible action regarding the 2022-2023 United Cooperative Propane Contract.

Jeff Nostad moved to buy the pre-pay plan the propane needs of 4,450 gallons at \$1.899 per gallon for a total of \$8,476.93. Jim Lowrey seconded the motion.

Motion Passed 3-0

- d. Discussion/possible action regarding Birkrem access to Hillcrest Road.

Jim Lorwy met with Brian Birkrem and got the history of his property. The Family has owned the property since 1900. An easement has been allowed for years, but there is no recorded easement agreement. The current owners have not allowed the easement. The Birkrem's do not have access to their property without that easement. There is probably nothing the Town can do, probably not under the Town's authority. They can e-mail information to the Town to pass on to the Town Attorney to see if Town's responsibility.

No Action Taken

- e. Discussion/possible action regarding a new Plan Commission Ordinance.

The previous ordinance was sent to legal and they recommend to repeal and re-create the Plan Commission. Including staggered years for re-appointment. Chair will submit names to the board for approval.

Jim makes motion to appeal and approve the ordinance. Jeff seconded the motion.

Motion Passed 3-0

- f. Discussion/possible action regarding the purchase of 113 Marion St. Cambridge, WI 53523 by the Cambridge Area Fire & EMS Commission for the purpose of providing sleeping quarters next to the fire station until a suitable fire station can be built to meet the current needs of the Commission.

Due to the April referendum not passing the current EMS housing is across the highway. Fire Commission made an offer and has an accepted offer on the house next door to sleep fire and ems. Works well for housing Fire and EMS and much safer and much closer. Fire Commission is going to buy it.

Due to the Pizza Pit purchase, the Chair feels getting the vote of the Town Elector's would be a good idea.

No Action Taken

- g. Discussion/possible action regarding calling a Special Town Meeting of the Electors to vote on the purchase of 113 Marion St. Cambridge, WI 53523 by the Cambridge Area Fire & EMS Commission for the purpose of providing sleeping quarters next to the fire station until a suitable fire station can be built to meet the current needs of the Commission.

Jim Lowrey moved to call a Special Town Meeting of the Electors on July 28th, 2022 at 6:30 p.m. at the Town Hall to approve the purchase of 113 Marion Street by the Fire Commission. Jeff Notstad seconded the motion.

Motion Passed 3-0

h. Discussion/possible action regarding the August Town Board Meeting date.

Mark moved to change the August Town Board Meeting to Monday August 15th, 2022 at 6:30 p.m. at the Town Hall. Jeff Notstad seconded the motion.

Motion Passed 3-0

i. Discussion/possible action regarding .gov grant for Town website.

Due to the continuing security concerns surrounding elections, the Wisconsin Elections Commission is requesting those involved with Election Administration switch domains to the more secure wi.gov domain. There is a current grant that the Town can take advantage of right now.

Jim Lowrey moved to approve the application. Jeff Notstad seconded the motion.

Motion Passed 3-0

j. Discussion/possible action regarding Public Works employee position.

Eric Linnerud is retiring and a Public Works position will be open. The Board can invite people for interviews and plans to bring someone in quickly.

APPROVALS

a. Minutes:

Regular Town Board Meeting Minutes May 9, 2022.

Jeff Notstad moved to approve the minutes. Mark Cook seconded the motion. Jim Lowrey abstained.

Motion Passed 2-0

Board of Review Minutes June 9, 2022.

Jeff Notstad moved to approve the minutes. Mark Cook seconded the motion. Jim Lowrey abstained.

Motion Passed 2-0

Regular Town Board Meeting Minutes June 13, 2022.

Jeff Notstad moved to approve the minutes with a correction on pg. 2 item "e" of "Jim Lowrey seconded the motion" from "Jeff Notstad seconded the motion". Jim Lowrey seconded the motion. Mark Cook abstained.

Motion Passed 2-0

Closed Session Meeting Minutes June 23, 2022.

Jeff Notstad moved to approve the minutes. Jim Lowrey seconded the motion.

Motion Passed 3-0

b. Vouchers

Jeff Notstad moved to approve the general fund vouchers in the amount of \$63,928.51. Jim Lowrey seconded the motion.

Motion Passed 3-0

Jeff Notstad moved to approve the 275 W Main vouchers in the amount of \$230.63. Jim Lowrey seconded the motion.

Motion Passed 3-0

c. Financial Report

Jeff Notstad moved to approve the financial summary for the General Fund total funds in the amount of \$781,061.11. Jim Lowry seconded the motion.

Motion Passed 3-0

d. Bank Reconciliation

Jeff Notstad moved to approve the Bank Reconciliations. Jim Lowry seconded the motion.

Motion Passed 3-0

CORRESPONDENCE

- a. Lund Rezone Approval
- b. Dane County Zoning Permit Report
- c. General Engineering May Building Permit
- d. Fireplace Professionals Conditional Approval
- e. Heather Pupp rental update
- f. I-39/90/94 Corridor Study from WisDOT

7. ADJOURNMENT

Jeff Notstad moved to adjourn the meeting at 7:53 p.m. Jim Lowrey seconded the motion.

Motion Passed 3-0

*Respectfully submitted,
Carissa Lyle, Clerk-Treasurer*