

President Steven Jansen called the meeting to order at 6:00 PM with the Pledge of Allegiance.

Present were Trustees J. Johnson, Lynaugh, Busha, G. Johnson, Larsen, and President Jansen. Trustee Wright was absent. Also present was Public Works Supervisor Stachowski, Police Chief Marschke, and Administrator Janiuk.

MEETING HELD JOINTLY WITH THE COMMUNITY DEVELOPMENT AUTHORITY- DISCUSSION AND CONSIDERATION OF RESOLUTION 2011-48, INITIAL RESOLUTION AUTHORIZING NECESSARY ACTIONS FOR SALE AND ISSUANCE OF REDEVELOPMENT LEASE REVENUE REFUNDING BOND

Greg Johnson of Ehlers talked about the proposed refunding of \$2,975,000 in CDA Lease Revenue Bonds. Mr. Greg Johnson mentioned that the interest rates are currently favorable; therefore, the Village of Sturtevant could see a savings of approximately \$115,000 if these bonds are refinanced. Mr. Greg Johnson mentioned that the debt would need to be defeased and paid if the TID closes in 2015.

If the Community Development Authority and the Village Board would like to move forward with the refunding, then the Community Development Authority will need to authorize Resolution 2011-48, Initial Resolution Authorizing Necessary Actions for Sale and Issuance of Redevelopment Lease Revenue Refunding Bond.

Village President Jansen inquired about the difference between Lease Revenue Bonds and General Obligation Debt.

Administrator Janiuk mentioned that if this Resolution is approved, a Joint Meeting of the Village of Sturtevant Board of Trustees and Community Development Authority would need to occur on Tuesday, September 6, 2011 to finalize the sale of the bonds.

Community Development Authority approves Resolution 2011-48.

Community Development Authority adjourns at 6:20 PM.

PUBLIC HEARING: PROPOSED SIDEWALK ASSESSMENTS FOR IMPROVEMENTS IN THE VILLAGE OF STURTEVANT RELATED TO THE PROPOSED 2011 SIDEWALK REPLACEMENT PROGRAM

Trustee Lynaugh called the Public Hearing to Order at 6:02 PM. Seconded by J. Johnson.

ROLL CALL: Busha aye, J. Johnson aye, Lynaugh aye, G. Johnson aye, Larsen aye, Jansen aye.
Motion carried. 6-0 vote.

There was no public comment regarding the 2011 Sidewalk Replacement Program.

Trustee G. Johnson made a motion to close the Public Hearing at 6:22 PM. Seconded by Larsen.
Motion carried by voice vote.

ROLL CALL: Lynaugh aye, Larsen aye, G. Johnson aye, J. Johnson aye, Busha aye, Jansen aye.
Motion carried. 6-0 vote.

MINUTES- Trustee J. Johnson made a motion to accept the Minutes from the Board Meeting that took place on August 2, 2011. Seconded by Larsen. Motion carried by voice vote.

CORRESPONDANCE – Clerk Cole informed the Board that Christy Zygowski, 5k Iron Horse Run Coordinator, has issued a mission statement for the 5k Iron/Walk. The mission is to provide support for the Village of Sturtevant in under-budgeted areas to better serve the community and its residents.

Clerk Cole reported that a preliminary estimate of population for the Village of Sturtevant, as of January 2011, is 6,988. This figure represents a population change of 18 person increase (0.3 percent) since the 2010 Census. These figures were supplied by the Wisconsin Department of Administration.

Clerk Cole presented a letter of resignation submitted by Amanda Clausen, Crossing Guard for the Village of Sturtevant. Letter on file with Clerk.

COMMITTEE REPORTS

ECONOMIC DEVELOPMENT AND REDEVELOPMENT- Trustee G. Johnson recorded Minutes at the Committee Meeting that took place on August 9, 2011. Committee discussed the Possible Refunding of Bonds for TID #3. A Joint Meeting of the Community Development Authority and Village Board took place at 6:00 PM this evening. A Resolution will go in front of the Board for approval. Committee discussed Ordinance 2011-05, An Ordinance to Amend Chapter 17 of the Code of Ordinances of the Village of Sturtevant Relating to Zoning of 10580 Durand Avenue, Parcel 181032220013010. This Ordinance will go in front of the Board for final reading and possible adoption. Minutes on file with Clerk.

PUBLIC WORKS & CAPITAL IMPROVEMENTS- Trustee G. Johnson recorded Minutes at the August 9, 2011 Committee Meeting. Committee discussed the Replacement Box for Snow Plow Chassis. A Resolution will go in front of the Board for approval. Committee had a Review of Bids for the 2011 Sidewalk Replacement Program. A Resolution will go in front of the Board for approval. Committee discussed the Final Resolution for the 2011 Sidewalk Replacement Program. This Resolution will go in front of the Board after the Public Hearing that was scheduled for 6:00 PM this evening. Minutes on file with Clerk.

STORM WATER & WASTEWATER- Trustee Larsen went over Minutes taken at the Committee Meeting that was held on August 9, 2011. Committee had a Discussion Concerning Naming the TID 3 SW Area Detention Pond. A Resolution naming the pond will go in front of the Board for approval. Committee discussed the Class II Sewer-Kerry Savory. Committee also had a Discussion of Various Reports from the Racine Wastewater Commission Meetings. Minutes on file with Clerk.

PUBLIC SAFETY & HEALTH- Trustee Wright recorded Minutes at the Committee Meeting that took place on August 9, 2011. Committee discussed the Camera System for Police Department. A Resolution authorizing the purchase will go in front of the Board for approval. Minutes on file with Clerk.

ADMINISTRATION, PERSONNAL, AND LEGAL- Trustee J. Johnson recorded Minutes at the Committee Meeting that took place on August 9, 2011. Committee discussed the Operators License for Janet Brown (Boomers Billiards). The Committee agreed to forward the request to the Board for approval. Committee discussed the Animal Control Contract and Future Options. Also discussed was Ordinance 9.04-Burn Ordinance. Discussion will continue at a future Committee Meeting. Minutes on file with Clerk.

Trustee J. Johnson made a motion to grant an Operators License to Janet Brown (Boomers Billiards). Seconded by Lynaugh. Motion carried by voice vote.

FINANCE & BUDGETARY- Trustee Lynaugh mentioned that the Committee reviewed checks for payment at the Committee Meeting on August 9, 2011. Committee discussed the 2012 Budget; Discussion of State Budget Proposals on Sturtevant / Fund 401 and 404. Discussion will continue at the next Committee Meeting.

COMMUNITY EVENTS, BEAUTIFICATION & CULTURAL- Trustee Busha recorded Minutes at the Committee Meeting that was held on August 9, 2011. Committee discussed the Park Budget / Sturtevant Youth Baseball, Emerald Ash Borer, and East Park Playground Equipment. Minutes on file with Clerk.

ENGINEER- Engineer Hastings not present. Report on file with Clerk.

REPORT FROM POLICE CHIEF – Chief Marschke mentioned that the secure container for the disposal of old medications has arrived and will be installed in the lobby of the Sturtevant Police Department.

Chief Marschke informed the Board that the Sturtevant Police Department will participate in an enforcement effort, with Racine County communities east of I-94, against intoxicated drivers over the Labor Day weekend. Chief Marschke mentioned that the Sturtevant Police Department is the only law enforcement agency in Racine County, east of I-94, that doesn't receive any federal funding for its participation in this enforcement action.

Chief Marschke notified the Board that the Crossing Guard position, vacated by Amanda Clausen, will not be filled due to the closing of St. Sebastian Catholic School.

REPORT FROM PUBLIC WORKS DIRECTOR- Public Works Supervisor Stachowski presented his report. Report on file with Clerk.

Public Works Supervisor Stachowski mentioned that Thursday, August 18, 2011 will be the last day of work for Alexander Kristiansen, Part-time Summer Help for the Department of Public Works.

REPORT FROM ADMINISTRATOR-Administrator Janiuk informed the Board that the 2011 equalized value for the Village of Sturtevant decreased about 9.5 million dollars from the previous year. Administrator Janiuk mentioned that many of the surrounding communities also saw a decrease in equalized value in 2011. Administrator Janiuk mentioned that the impact of the decrease is difficult to know at this point since it is unknown what area is in TID #3 vs. the General Fund.

Administrator Janiuk requested that the following items be placed on the August 23, 2011 Committee Meeting Agenda –2012 Budget; Discussion of State Budget Proposals on Sturtevant / Fund 401 and 404, Employee Benefits and Work Rules, 2011 City Bus Contract, 99th Street Reconstruction as a Possible Project for TID #3, July 2011 Financial Statement & Report, and RUUD Lighting Request for Economic Incentives.

OPEN FLOOR- Trustee Lynaugh made a motion to suspend the rules and open the floor for public comment. Seconded by J. Johnson. Motion carried by voice vote.

Stephanie Waiss, 9437 Hawthorne Drive, President of Sturtevant Youth Baseball Association, presented the Board with a photo of all the 2011 baseball and softball teams.

Sean Waiss, 9437 Hawthorne Drive, President of the Chicory Creek Homeowners Association, thanked Chief Marschke and the Sturtevant Police Department for attending the annual picnic in Chicory Creek subdivision.

RESUME MEETING- Trustee Lynaugh made a motion to resume the meeting. Seconded by J. Johnson. Motion carried by voice vote.

PAY BILLS- Trustee Lynaugh made a motion to pay all bills approved by the Finance Committee. Seconded by Busha. Motion carried by voice vote.

ORDINANCE: Trustee J. Johnson made a motion for the final reading of Ordinance 2011-05 by title only. Seconded by Busha. Motion carried by voice vote.

*ORDINANCE NO. 2011-05
AN ORDINANCE TO AMEND CHAPTER 17 OF THE CODE OF ORDINANCES OF THE VILLAGE OF
STURTEVANT RELATING TO ZONING*

Trustee J. Johnson moved for the adoption of Ordinance 2011-05. Seconded by Busha. Motion carried by voice vote.

RESOLUTIONS: Trustee J. Johnson made a motion for the reading of Resolutions 2011-49, 2011-50, 2011-51, and 2011-53 by title only. Seconded by Busha. Motion carried by voice vote.

*RESOLUTION 2011-49
RESOLUTION BY THE PUBLIC WORKS AND CAPITAL IMPROVEMENTS COMMITTEE AUTHORIZING
THE PURCHASE OF A REPLACEMENT DUMP TRUCK BOX FOR TRUCK 66*

*RESOLUTION 2011-50
RESOLUTION BY THE PUBLIC WORKS AND CAPITAL IMPROVEMENTS COMMITTEE AUTHORIZING
AWARDING A CONTRACT FOR THE 2011 SIDEWALK PROGRAM*

*RESOLUTION 2011-51
FINAL RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS UNDER
SECTION 66.0703, WISCONSIN STATUTES, FOR THE 2011 SIDEWALK REPLACEMENT PROGRAM
IN THE VILLAGE OF STURTEVANT*

*RESOLUTION 2011-53
RESOLUTION BY THE PUBLIC SAFETY AND HEALTH COMMITTEE AUTHORIZING THE PURCHASE OF
A CAMERA SYSTEM FOR THE POLICE DEPARTMENT*

Trustee J. Johnson moved for the adoption of Resolutions 2011-49, 2011-50, 2011-51, and 2011-53. Seconded by Busha. Motion carried by voice vote.

RESOLUTION: Trustee J. Johnson made a motion for the reading of Resolution 2011-52 by title only. Seconded by G. Johnson. Motion carried by voice vote.

*RESOLUTION 2011-52
RESOLUTION BY THE STORM WATER AND WASTEWATER COMMITTEE OFFICIALLY NAMING A
STORMWATER RETENTION POND AS THE "HIAWATHA CROSSING RETENTION POND"*

Trustee J. Johnson moved for the adoption of Resolutions 2011-52. Seconded by Busha.

Trustee J. Johnson made a motion to amend Resolution 2011-52 to officially name the pond the "Corliss Retention Pond" instead of the "Hiawatha Crossing Retention Pond". Seconded by Lynaugh.

ROLL CALL TO AMEND RESOLUTION 2011-52: Lynaugh aye, Busha nay, G. Johnson nay, Larsen aye, J. Johnson aye, Jansen nay. Motion defeated. 3-3 vote.

ROLL CALL TO ADOPT RESOLUTION 2010-52: G. Johnson aye, Busha aye, Lynaugh nay, J. Johnson nay, Larsen aye, Jansen aye. Motion carried. 4-2 vote.

PLANNING COMMISSION- Based on the recommendation of the Planning Commission, Trustee G. Johnson moved to grant a conditional use permit to Ritter Technology, 9950 Durand Avenue, Suite 300, and Will's RV, 10500 Durand Avenue, pursuant to the terms and conditions that were passed out in regard to these applications which terms and conditions are to be incorporated into these minutes. Seconded by Trustee J. Johnson. Motion carried by voice vote.

OLD BUSINESS- None.

NEW BUSINESS- Trustee Lynaugh made a motion to accept the resignation by Amanda Clausen, Crossing Guard for the Village of Sturtevant, with regret. Seconded by G. Johnson. Motion carried by voice vote.

Trustee Busha encouraged Board Members to attend the Iron Horse Run on Saturday, August 20, 2011.

Trustee Larsen mentioned the he would like to discuss Curb & Gutter Maintenance Program, Storm Water Drainage through Chicory Creek, and the Placement of Invisible Fences in Drainage Easements / Rear Lot Drainage Issues in Majestic Hills at the next Committee Meeting.

Trustee Busha mentioned that she will not be present at the Committee Meeting on August 23, 2011.

ADJOURN- Trustee J. Johnson made a motion to adjourn at 6:55 PM. Seconded by Lynaugh. Motion carried by voice vote.

Drafted this 16th day of August, 2011
Approved this 6th day on September, 2011

Mary A. Cole, Clerk/Deputy Treasurer

TERMS AND CONDITIONS/ CONDITIONAL USE
PERMIT- RITTER TECHNOLOGY LLC D/B/A
PARKER STORE

8-12-11

1. THAT THE VILLAGE FINDS THAT:

- a. That the use is proper for the Village's Industrial District.
- b. That there is appropriate and adequate parking for the use and the use will not generate traffic problems when vehicles are entering or exiting the site.
- c. That no storm water drainage problems will be created by the use at this site.
- d. That the use is in accordance with the purpose and intent of the zoning ordinance and is not hazardous, harmful, offensive or otherwise adverse to the environmental quality, water quality, shoreland cover or property values in the village.

2. THAT THE REQUEST BY RITTER TECHNOLOGY LLC D/B/A PARKER STORE SEEKING A CONDITIONAL USE PERMIT TO OPERATE HOSE, FITTINGS AND RELATED ITEMS STORE AT THE EXISTING BUILDING AT 9950 DURAND AVE, SUITE 200 BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the description presented to the Plan Commission on August 11, 2011 is incorporated herein by reference.
- b. That all appropriate building and occupancy permits be requested from the Building Inspection Department. Sturtevant is currently using the Mt. Pleasant building inspectors.
- c. That the maximum hours of operation shall be from 8:00a.m. through 5:30 p.m. Mon.-Fri. and from 8:00 a.m. through 4:00 p.m. on Saturday and no other operations outside of the maximum hours of operation.

- d. That all aspects of the operation of this business be conducted indoors.
- e. That Ritter Technology LLC d/b/a Parker Store, itself, or through a contract with the landlord, shall insure that the following:
 - 1. All trash and recyclables be stored in closed containers and screened from view. All garbage receptacles shall be commercial or industrial grade with top covers and spring-loaded door.
 - 2. That all parking areas be paved and striped and that handicapped parking be provided as required by the State of Wisconsin.
 - 3. That all yard areas, landscaping, buildings and grounds be maintained on a daily basis.
 - 4. That dumpster pick up be prohibited between the hours of 10:00 p.m. and 7:00 a.m., Monday through Saturday, with no pick up on Sunday.
 - 5. That the outside storage of junked vehicles, semi trailers, recreational vehicles, vehicle parts, materials and equipment be prohibited.
- f. That all codes and ordinances be complied with and required permits acquired.
- g. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Village Board.
- h. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- i. That the existing sign may be used with a new sign face. That a sign on the building is permitted. That all signs be professionally made,

comply with the zoning ordinance requirements and be submitted for review and approval by the Village Administrator.

- j. That this permit shall terminate unless substantial work is commenced within 6 months of the granting of this permit.
- k. That Ritter Technology LLC d/b/a Parker Store shall reimburse the Village for the entire Village's out of pocket expenses related to the review and approval process through the planning commission. Ritter Technology LLC d/b/a Parker Store agrees that no occupancy permits shall be issued until said payment is made to the Village.
- l. That this conditional use permit is contingent on Ritter Technology LLC d/b/a Parker Store or its landlord on its behalf making contact with the Racine Water Utility and paying any required REC charges imposed by the Racine Water Utility.

TERMS AND CONDITIONS/ CONDITIONAL USE
PERMIT-RANDAL CASKEY D/B/A WILLS RV

8-12-11

1. THAT THE VILLAGE FINDS THAT:

- a. That the use is proper for the Village's Industrial District.
- b. That there is appropriate and adequate parking for the use and the use will not generate traffic problems when vehicles are entering or exiting the site.
- c. That no storm water drainage problems will be created by the use at this site.
- d. That the use is in accordance with the purpose and intent of the zoning ordinance and is not hazardous, harmful, offensive or otherwise adverse to the environmental quality, water quality, shoreland cover or property values in the village.

2. THAT THE REQUEST BY SEEKING A CONDITIONAL USE PERMIT TO STORE RECREATIONAL VEHICLES AT 10580 DURAND AVE BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the description presented by Randall Caskey d/b/a Wills RV to the Plan Commission on July 14, 2011 and August 11, 2011 is incorporated herein by reference. This permit is for the storage of recreational vehicles on a gravel area of 180 ft by 240 ft. with the condition that a second phase will be started within three years of the granting of this conditional use permit and which shall include the asphaltting of the above described storage area.
- b. That all appropriate building and occupancy permits be requested from the Building Inspection Department. Sturtevant is currently using the Mt. Pleasant building inspectors.

- c. That all codes and ordinances be complied with and required permits acquired.
- d. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Village Board.
- e. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- f. That this permit shall terminate unless substantial work is commenced within 6 months of the granting of this permit.
- g. That this conditional use permit is contingent on Randall Caskey d/b/a Wills RV making contact with the Racine Water Utility and paying any required REC charges imposed by the Racine Water Utility.
- h. That this permit does not authorize the construction of any buildings or structures. That an amendment to this conditional use permit will be required before any building or structures are permitted.
- i. That there will be no regular hours of operation and the site will be operated only as needed. The use of the site for regular hours of operation would require an amendment to this conditional use permit.
- j. That the operation of this business as follows is authorized :
 - a. Items to be stored outside shall be limited recreational vehicles which are being stored for sale and resale in conjunction with the exiting recreational vehicle sales which take place on the adjacent parcel, 10500 Durand Avenue, and said recreational vehicles shall only be stored in the locations shown on the submitted plan which is attached hereto.
 - b. Storage of equipment and machinery shall not be allowed without an amendment to this conditional use permit.

- k. That Randall Caskey d/b/a Wills RV shall insure that:
 - a. Trash, waste and debris are not allowed to accumulate on the site and the site shall be regularly inspected and cleaned of trash, waste and debris.
 - b. That the outside storage of junked vehicles, semi trailers, vehicle parts, materials and equipment be prohibited.
 - c. That the site shall be regularly mowed so as to comply with the Village's Weed Ordinance.
- l. That all codes and ordinances be complied with and required permits acquired, including but not limited to, any site disturbance permits from the Village and/or the Wisconsin DNR, that any work to be completed within the STH 11 right of way be permitted by the Wisconsin DOT including alterations to the existing driveway.
- m. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Village Board.
- n. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- o. That a storm water management plan be submitted prior to the second phase paving to determine the size of the required sedimentation bay to be constructed adjacent to, but outside of, the existing storm water detention easement area.
- p. That construction traffic exiting the site shall not track dirt and mud onto adjacent roadways. If this condition is evident, the owner shall construct a stone tracking pad per Wisconsin DNR code.
- q. That Randall Caskey d/b/a Wills RV shall reimburse the Village for all of the Village's out of pocket expenses related to the review and approval process through the planning commission. Randall Caskey d/b/a Wills RV agree that no permits shall be issued until said payment is made to the Village.