

TOWN OF CHRISTIANA
REGULAR MONTHLY MEETING
JANUARY 11, 2011

Town Chairman Gary Rattmann called the meeting to order at 7:00 p.m.

Others present included Town Supervisors Cindy Cutrano and Virginia Kravik, Town Attorney Lee Boushea.

Various residents in attendance included Stanley Lien, Mike Cutrano, James Lawrie and other residents who would appear for specific agenda items.

Town Clerk-Treasurer Nancy Brattlie was unable to attend due to illness.

PROCEDURAL

The Town Board proceeded under the assumption the meeting had been legally posted at the Town of Christiana Town Hall and in the Cambridge and Deerfield Newspapers. This would be subsequently verified with Town Clerk-Treasurer Nancy Brattlie.

Motion by Supervisor Virginia Kravik, Second by Supervisor Cindy Cutrano to approve the minutes of the December 14, 2010 Town Board meeting.

MOTION was approved 3-0.

TREASURER'S REPORT

The Town Board reviewed the Treasurer's Report. There was a beginning balance \$484,103.73, various checks and payments including checks 13367 – 13415 were made in the amount of \$36,708.81. Deposits of \$849,706.12 were received creating an ending balance of \$1,297,101.04.

MOTION by Supervisor Cutrano, second by Chairman Rattmann to accept and approve the Treasurer's Report, the MOTION was approved 3-0.

The Town of Christiana Plan Commission Meeting minutes were read by Cindy Cutrano.

PUBLIC APPEARANCES

Chairman Gary Rattmann declared the Public Appearance Section of the Town Board open.

Dane County Sheriff's Deputy Heidi Gardner appeared and presented a report on citations issued in the Town of Christiana for the month of December, 2010.

Dennis Lund commented on his opposition to various fees being proposed by Dane County.

James Lawrie asked several questions regarding ETZ's, ETJ's.

Stanley Lien philosophized on several matters.

Chairman Rattmann declared the Public Appearance Section of the meeting closed after all items had been presented and discussed.

ZONING

7(a). DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE AMENDMENT 17, ADULT ENTERTAINMENT DISTRICT

Town Attorney Boushea reported on follow-up contacts he made to secure background information. The Ordinance is still in the drafting, revision process.

MOTION by Town Chairman Rattmann, second by Town Supervisor Kravik to table the consideration of ORDINANCE AMENDMENT 17, ADULT ENTERTAINMENT DISTRICT.

MOTION approved 3-0.

7(b). DISCUSSION AND POSSIBLE ACTION REGARDING CHANGES TO THE LIMITED COMMERCIAL (LC) ZONING DISTRICT and ESTABLISHING CONDITIONAL USE PERMIT APPLICATION PROCEDURES.

MOTION by Town Chairman Rattmann, second by Town Supervisor Kravik to table consideration of Ordinance Amendment 10 regarding changes to the LIMITED COMMERCIAL (LC) ZONING DISTRICT and ESTABLISHING CONDITIONAL USE PERMIT APPLICATION PROCEDURES.

MOTION approved 3-0.

7(c). DISCUSSION AND POSSIBLE ACTION REGARDING AMENDED CUP #2151, APPLICATION FROM HOWARD LEIN & SONS INC. FOR A TELECOMMUNICATIONS TOWER ON HIGHLAND DRIVE.

Stanley Lien appeared on behalf of the applicants.

Following discussion, Motion by Town Chairman Gary Rattmann, Second by Town Supervisor Cindy Cutrano to approve the AMENDED CUP #2151 application from Howard Lein & Sons Inc. for a telecommunications Tower on Highland Drive.

MOTION approved 3-0.

7(d). DISCUSSION AND POSSIBLE ACTION TO REZONE ONE AND HALF ACRES OF LAND CURRENTLY ZONED A1-EX to RH-1.

Steven Johnson acting as an agent for Robert Johnson appeared on the application. Town Supervisor Cutrano indicated the Plan Commission had changed the final zoning from RH-1 to A-Z.

Following discussion, Motion by Town Supervisor Cindy Cutrano, second by Town Supervisor Virginia Kravik to rezone one and half acres of property currently zoned A1-EX to A-2.

MOTION APPROVED 3-0.

Further Motion by Town Supervisor Cindy Cutrano, second by Town Supervisor Virginia Kravik to approve the requested DRIVEWAY PERMIT.

MOTION APPROVED 3-0.

7(e). DISCUSSION AND POSSIBLE ACTION INVOLVING REQUEST FROM DALE, RONALD, JAMES AND DENNIS LUND TO REZONE OFF BULDINGS CONTAINING 3.1 ACRES OF LAND REZONING FROM A1-EX to RH-1.

Dennis Lund appeared on behalf of Dale, Ronald, James and himself.

Following discussion, Motion by Chairman Rattmann, second by Supervisor Virginia Kravik to approve the request to rezone off buildings containing 3.1 acres of land, changing the zoning from A1-EX to RH-1.

MOTION APPROVED 3-0.

8. OLD AND NEW BUSINESS

8(a). DISCUSSION AND POSSIBLE ACTION – SIEPERT & CO. FOR 2010 AUDIT SERVICES.

Town Attorney Boushea provided a report to the Town Board outlining and discussing the various provisions contained in the ENGAGEMENT LETTER dated _____, ____ 2010 submitted by SIEPERT & COMPANY. This included various background information secured from discussions with the Town's current auditor Dennis Hildebrandt from SIEPERT.

Following discussion, Motion by Town Supervisor Cindy Cutrano, second by Town Supervisor Virginia Kravik to accept the terms and conditions of the SIEPERT & COMPANY ENGAGEMENT LETTER. Town Chairman Gary Rattmann was further authorized to execute the ENGAGEMENT LETTER.

MOTION APPROVED 3-0.

8(b). DISCUSSION AND POSSIBLE ACTION VACATING SINGLE USE TOWN ROADS

Town staff has prepared a list of the owners, residents living on the single use Town roads.

Town Attorney Boushea to prepare correspondence to be reviewed and finalized by the Town Board at the February Town Board meeting.

8(c). Motion by Town Chairman Rattmann for the Town of Christiana Board to enter into **CLOSED SESSION PURSUANT TO WISCONSIN STATUTES 19.85(1)(C) CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION ON PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY.**

Second by Town Supervisor Cindy Cutrano.

A roll call vote of the Town Board was taken, all ayes.

The Town Board entered into Closed Session at approximately 8:00 p.m.

8(d). The Town Board reconvened into Open Session at approximately 8:40 p.m.

9. The Town Board reviewed the Bills, Motion by Town Supervisor Cindy Cutrano, Second by Town Supervisor Virginia Kravik to pay all bills except check #13445, #13425 and #13423.

Town Chairman Gary Rattmann will review these bills with Town Clerk-Treasurer Nancy Brattlie to determine whether proper documentation exists to substantiate payment. If proper substantiation exists, the checks are to be released.

Motion by Town Supervisor Virginia Kravik, second by Town Supervisor Cindy Cutrano to adjourn at 8:50 p.m.