

A. CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE.

The Ledgeview Town Board held a meeting on **Monday, June 3, 2013, at 6:00 p.m.** at the Municipal Building located at 3700 Dickinson Road, De Pere, WI 54115.

The meeting was called to order at 6:03 p.m. by Chairman Marc D. Hess.

B. PLEDGE OF ALLEGIANCE.

All members present recited the Pledge of Allegiance.

C. ROLL CALL.

Members present were Marc Hess, Phil Danen, Richard Huxford, Andy Schlag and Renee Van Rossum.

Staff present were Sarah Burdette, Clerk/Administrator, Nancy Hawley, Deputy Clerk, Scott Brosteau, Town Engineer and Luann Pansier, Town Treasurer, Attorney Bill Vande Castle. Attorney Vande Castle left after **OLD BUSINESS**, Item 1.

D. VERIFY/MODIFY/APPROVE AGENDA.

MOTION made by Van Rossum, seconded by Schlag to approve the agenda. The motion carried unanimously.

CONSENT AGENDA

1. Regular Board Meeting Minutes: April 1, 2013 (with Rep. Klenke), April 16, 2013 (Special meeting), May 6, 2013.
2. Routine Reports: None.
3. Committee/Commission Reports:
 - a. Zoning and Planning Commission, May 15, 2013.
4. Operator's Licenses:
 - a. May 6, 2013 through June 3, 2013.
5. Other Committee minutes. Accept and place on file.
 - a. Personnel Committee, February 27, 2013.
 - b. Personnel Committee, March 6, 2013.
 - c. Redevelopment Authority (RDA), March 14, 2013.
 - d. Ledgeview Sanitary District No. 2 - March 27, 2013.
 - e. Joint Town Board and Sanitary District No. 2, April 15, 2013.
 - f. Central Brown County Water Authority (CBCWA), April 17, 2013.
 - g. Joint Town Board and Sanitary District No. 2, May 8, 2013.
6. Public Amusements & Shows Application from Ann DeCleene, Chicago Street Pub, for an event at Chicago Street Pub, 1950 Dickinson Road on Friday, June 14, 2013.
7. Public Amusements & Shows Application from Terry Smits, Terry's Wall Street Pub, for an event at the Wall Street Pub, 3361 Wall Street, Green Bay, WI 54311 on Saturday, June 29, 2013.
8. Public Amusements & Shows Application from Terry Smits, Terry's Wall Street Pub, for an event at the Wall Street Pub, 3361 Wall Street, Green Bay, WI 54311 on Saturday, July 13, 2013.
9. Public Amusements & Shows Application from Ann DeCleene, Chicago Street Pub, for an event at Chicago Street Pub, 1950 Dickinson Road on Friday, July 19, 2013.
10. Public Amusements & Shows Application from Glacio Brandini, Dollar Hill Equestrian Center, 2690 Dollar Road, Green Bay, WI 54311 for an event on Saturday, June 8, 2013.

All items listed under “Consent Agenda” are considered to be routine and non-controversial by the Town Board and will be approved by one motion. There will be no separate discussion. If discussion is desired by members, that item will be removed from the consent agenda and discussed separately immediately after consent agenda is approved.

MOTION made by Hess, seconded by Huxford to amend the May 6, 2013, minutes to indicate that Mr. Wouters stated that he has had seminars/training sessions in the past and that parking was not a problem when those functions were held. In addition, all Public Amusements & Shows Applications were approved with the stipulation that the premises be inspected by the building inspector and the Fire Chief before the event. The event at the Dollar Hill Equestrian Center was approved conditionally with the understanding that any complaints of excessive noise or trespassing could lead to non-renewal of the current liquor license. The motion carried unanimously.

PUBLIC HEARINGS:

Review the current Class A and Class B Beer and Liquor License applications and Cigarette License applications for the following:

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| City Limit Express
Vanderheyden Enterprises, LLC
1328 O’Keefe Road, De Pere, WI 54115 | Todd Vanderheyden, Agent
Class “A” beer, Cigarette |
| GCS Ledgeview Shell
Grand Central Station Ledgeview, LLC
3691 Monroe Road, De Pere, WI 54115 | Daniel Pamperin, Agent
Class “A” beer, Cigarette |
| Redbird BP
Nicson, Inc.
1850 Dickinson Road, De Pere, WI 54115 | David Bailey, Agent
Class “A” beer, Cigarette |
| I-43 Shell
I-43 Shell, Inc.
3285 Cedar Hedge Lane, Green Bay, WI 54311 | Lynne VandenBogart, Agent
Class “A” beer, “Class A” Liquor, Cigarette |
| Piggly Wiggly
Larry’s Markets, NEW, LLC
575 Swan Road, De Pere, WI 54115 | Mark Nackers, Agent
Class “A” beer, “Class A” Liquor, Cigarette |
| ShopKo Express #501
ShopKo Stores Operating Co., LLC
3705 Monroe Road, De Pere, WI 54115 | Jess Zimmerman, Agent
Class “A” beer, “Class A” Liquor, Cigarette |
| Bleu Restaurant and Lounge
Dillweed, Inc.
The Granary
2200 Dickinson Road, De Pere, WI 54115 | Ronald Schoenfeld, Agent
Class “B” beer, “Class B” Liquor |
| Chicago Street Pub & Grill
DeCleene Mettner, LLC
1950 Dickinson Road, De Pere, WI 54115 | John Mettner, Agent
Class “B” beer, “Class B” Liquor |
| Coaches Corner Kolbs Corner
4344 Lime Kiln Road, Green Bay, WI 54311 | Kevin Harbick (Individual)
Class “B” beer, “Class B” Liquor |

Graystone Ale House
Graystone Ale House, Inc.
3711 Monroe Road, De Pere, WI 54115

Gary Granger, Agent
Class "B" beer, "Class B" Liquor

Ledgeview Golf Course
MHGC, Inc.
3149 Dickinson Road, De Pere, WI 54115

Mark Giardino, Agent
Class "B" beer, "Class B" Liquor

Redwood Inn
3230 Main Street, Green Bay, WI 54311

John Smits & Patricia Smits (Partnership)
Class "B" beer, "Class B" Liquor

Terry's Wall Street Pub
3361 Mail Street, Green Bay, WI 54311

Theresa Smits (Individual)
Class "B" beer, "Class B" Liquor

Dollar Hill Equestrian Center
2690 Dollar Road, Green Bay, WI 54311

Glauco Brandini (Individual)
Class "B" beer

Public Hearing began at 6:12 p.m.

There was no public comment.

Public Hearing closed at 6:13 p.m.

MOTION made by Hess, seconded by Schlag to approve the Class A and Class B Beer and Liquor License applications and Cigarette License applications with the exception of Coaches Corner Kolbs Corner and Bleu Restaurant and Lounge until payment of personal property tax has been received. Dollar Hill Equestrian Center was also tabled pending the outcome of the June 8, 2013 event. The motion carried unanimously.

PUBLIC COMMENT:

The Board indicated that public comment concerning **NEW BUSINESS**, item 1. a. and b. will be permitted when the items are up for discussion on the agenda. Due to this statement, there was no public comment.

COMMUNICATIONS:

1. Ledgeview Community Association - LedgeFest update.
Sheila Steinfeldt indicated that she wanted to update the Town Board on the status of LedgeFest. Ms. Steinfeldt was not present and the item was not addressed.
2. Letter of Intent and Request from Pat Kaster and Keith Garot.
Pat Kaster indicated to the Board that she and Keith Garot would like to begin a development consisting of 20-21 lots located behind the Dickinson Heights subdivision and asked the Board to assist with the development. She indicated that they would like to begin the project this year. The Board indicated that they should continue to work with staff regarding the particular aspects of the project.
3. Correspondence from Craig Morford re: Emerald Ash Borer.
Public Works was directed to investigate what steps surrounding communities are taking to combat the Emerald Ash Borer as well as what the Town's obligation is to the homeowners. Public Works was directed to provide feedback to the Board on their findings.

OLD BUSINESS:

1. Reconsideration of request by Brad Westphal, of Corrigan's CBS, agent for Dave Wouters, owner, for a rezone of Lot #1, part of Parcel D-446-1, located at 4600 Heritage Heights, from Rural Residential (RR) to Institutional (I-1).

Discussion centered around the criteria for rezoning and the sequence of events regarding the rezone. Discussion was also held regarding the criteria for variances. Bill Vande Castle, attorney for the Town of Ledgeview explained that the Zoning and Planning Commission recommendations were only the first step in a more lengthy process and that the Town Board put additional conditions on the rezone approval. The Town Board approved the rezone only. Additional requirements would need to be met prior to issuance of a building permit.

NEW BUSINESS:

1. Discussion/possible action:

- a. Request from Jason Ingram of Ayres & Associates, agent for Ryan Radue of Radue Homes, owner, for preliminary plat review of the Reserve at Meadow Ridge subdivision (creating 25 lots) located on Parcels D-179-1, D-179-2 and D-164-1.

Burdette provided a background of the location, concept and the background of the process that has been accomplished. She indicated that the plat has met all requirements of the Town Plating Ordinance and that it was unanimously approved by the Zoning and Planning Commission with certain conditions. The Area Development Plan (ADP) was also approved unanimously by the Zoning and Planning Commission.

Discussion was held regarding access to the subdivision and various methods to accomplish it.

7:02 p.m.

MOTION made by Hess, seconded by Van Rossum to open the floor for public comment. The motion carried unanimously.

James Green, 2261 Fox Den Court, Indicated that the development was in violation of the current Comprehensive Plan. He informed the Board about pedestrian and traffic needs. He indicated his concern that access and traffic on Meadow Sound Drive would increase 90%.

Steve Jauquet, 1874 Ledgeview Road, indicated that the current property owners of property on Copper Lane do not desire to allow access from that property into the subdivision and that they now use Meadow Sound Drive for access to their fields.

T.J. Parins, 3585 Meadow Sound Drive indicated that the traffic would double down Meadow Sound Drive and that the road was not built for that much traffic. He indicated that this was addressed in the Comprehensive Plan. He informed the Board that the development would change the characteristic of the neighborhood and would not promote traditional neighborhoods or connectivity. He also questioned the need for the storm water ponds next to the runoff creek. He informed the Board that the development would change his lot into a corner lot in a heavily trafficked area. He indicated his desire to see access to the subdivision off of CTH V. He also questioned emergency access from the proposed access point.

Ryan Radue, developer of the subdivision, indicated that safety is their concern, also. He informed the Board that the road pattern was already dedicated prior to their purchase. He indicated that he purchased an additional amount of property in order to enlarge the size of the lots and as a buffer between lots. He indicated his desire that the retention pond be moved closer to the center of the development, that he would not be creating water and that the pond would not be allowed to become overgrown.

Bob Gryboski, 2250 Meadow Ridge Drive, indicated that he purchased his home in the area with the understanding that it would be a quiet area. He asked how much discussion

had been done with the County regarding the angle of connecting the water main to CTH V. He informed the Board that it would be a change for the current residents and questioned what the problem was with moving the water main to the north off of CTH V.

Tina Parins, 3585 Meadow Sound Drive indicated that there was a steep incline and curve on Meadow Sound Drive and that traffic currently travels at high speeds. With the increase in traffic there would be more vehicles traveling at high speeds along the road. She indicated that it was a safety as well as a privacy concern.

Tim Reilly, 2273 Fox Den Court indicated that the development does not rise to Ledgeview's standards. He informed the Board that there were a number of children who lived on Meadow Sound Drive and he felt that it was a better decision to achieve access off of CTH V.

Cathy Ratschan, 3564 Meadow Sound Drive, indicated that there was a steep slope on Meadow Sound Drive and that it was difficult to reach the top of the hill especially in the winter months. She also indicated that there was a safety issue associated with this condition.

Kristy Janich, 3564 Meadow Sound Drive questioned if a traffic survey had been done on Meadow Sound Road. She indicated that her son has a hearing disability and that he has difficulty hearing approaching traffic. She also questioned whether notification should have been provided to residents regarding the increase in traffic.

Ryan Radue indicated that they were trying to reduce traffic and density.

T.J. Parins indicated that the Dickinson Heights subdivision has a grid pattern and this subdivision does not.

Gryboski indicated that he felt the Town knew that the water main was going to be located at its current location and that another access point was not considered.

Brosteau responded that when sewer and water was brought into the Gersek property, the Town went through the process of locating the water mains. He indicated that he will confer with the County to determine if access off of CTH V is possible.

8:00 p.m.

MOTION made by Hess, seconded by Schlag to close public comment. The motion carried unanimously.

The Board tasked staff to investigate if there are any additional for access that the County will allow. In addition, the Board would like to investigate if there are any other options for access for farmers without using residential roadways. The Board decided to table discussion and address the issue at a later date in order to obtain more information regarding access and/or changing access off of CTH V.

MOTION made by Danen, seconded by Hess to table the request from Jason Ingram of Ayres & Associates, agent for Ryan Radue of Radue Homes, owner, for preliminary plat review of the Reserve at Meadow Ridge subdivision (creating 25 lots) located on Parcels D-179-1, D-179-2 and D-164-1 in order for staff to work with the developer, the County and surrounding property owners to determine if access off of CTH V is possible or if additional options are available. The motion carried unanimously.

- b. Phase I Developer's Agreement between Town of Ledgeview and Radue Homes for the residential subdivision - The Reserve at Meadow Ridge.

Brosteau asked the Board if the format of the Developer's Agreement was acceptable although it cannot be acted upon at the present time.

MOTION made by Hess, seconded by Danen to approve the format only of the Phase I Developer's Agreement between Town of Ledgeview and Radue Homes for the residential subdivision - The Reserve at Meadow Ridge. The motion carried unanimously.

- c. Request for Qualification Services for Contract Planning, Zoning Administration and Related Duties.

Burdette informed the Board that the RFQ includes the requests the Board directed be included in the document. The document lists an anticipated start date of August 1, 2013.

MOTION made by Hess, seconded by Van Rossum to approve sending out the Request for Proposals - Consultant Services for Contract Planning, Zoning Administration and Related Duties with the adjusted dates. The motion carried unanimously.

- d. Request for Qualifications - Consultant Services for Comprehensive Plan Update and Park and Recreation Plan Update.

Burdette informed the Board that this RFQ also includes the requests the Board directed be included in the document. It also lists an anticipated start date of August 1, 2013.

MOTION made by Hess, seconded by Huxford to approve sending out the Request for Qualifications - Consultant Services for Comprehensive Plan Update and Park and Recreation Plan Update. The motion carried unanimously.

- e. Recommendation to appoint various volunteers to the vacant positions on the Ledgeview Zoning and Planning Commission and the Ledgeview Zoning Board of Appeals.

Burdette indicated that the candidates have agreed to accept the listed positions.

MOTION made by Danen, seconded by Schlag to approve the appointment of Mark Chambers to the Zoning and Planning Commission for a term ending June 2, 2015 and Chet Lamers to the Zoning and Planning Commission for a term ending June 2, 2014, and to appoint Rick Laes to the Zoning Board of Appeals for a term ending March 27, 2016. The motion carried unanimously.

- f. Recommendation to re-appoint Dennis Watermolen and Ken Geurts for terms ending in June 2019 and June 2017, respectively to the Ledgeview Sanitary District No. 2.

Burdette indicated that the named individuals have agreed to accept the terms as noted.

MOTION made by Hess, seconded by Van Rossum to re-appoint Dennis Watermolen and Ken Geurts for terms ending in June 2019 and June 2017, respectively to the Ledgeview Sanitary District No. 2. The motion carried unanimously.

- g. Recommendation from Facilities Planning Committee to construct additional storage onto the Town office.

Brosteau informed the Board that the Facilities Planning Committee looked at renovating the cistern in the Municipal building to provide for more storage, to move current storage out of the furnace room and to provide an office for the Fire Department. He informed the Board that there would have to be a Special Meeting of the Electors due to the cost of the renovation.

MOTION made by Hess, seconded by Schlag to accept the recommendation of the Facilities Planning Committee to construct additional storage onto the Town office, and to move forward to schedule the Special Meeting of the Electors. The motion carried unanimously.

- h. Recommendation to approve Brown County Municipal Agreement for PP-15 reconstruction project between Viking Lane and STH 57 on CTH PP.

Brosteau indicated that this is the revised agreement that the Board has already reviewed and agreed to.

MOTION made by Hess, seconded by Schlag to approve the Brown County Municipal Agreement for PP-15 reconstruction project between Viking Lane and STH 57 on CTH PP. The motion carried unanimously.

- i. Recommendation to approve a Resolution Requesting Timely and Dependable State-Facilitated Data to Local Units of Government.

Burdette informed the Board that the Resolution requests that information be forwarded to municipalities in a timely manner in order to allow for any time critical processes to be

adopted. She also informed the Board that other Brown County municipalities are adopting the same Resolution.

MOTION made by Van Rossum, seconded by Hess to approve the Resolution Requesting Timely and Dependable State-Facilitated Data to Local Units of Government. The motion carried unanimously.

REPORTS: Clerk/Administrator, Staff Updates and Board Comments.

A. Clerk/Administrator:

1. a. Court date for the Sullivan conservancy vacation is June 24, 2013.
- b. Outlot 6 conservancy - appraisal for land sale after vacation to commence.
- c. Public Hearing, road vacations - June 18, 2013.
- d. Brown County Sheriff Reports were included in your data packets.
- e. We have received the Bay Lakes Regional report for your information.
- f. Bill Van de Yacht - has six acres that are supposed to be for commercial development. Would like it to be multi-family. Zoning and Planning Commission has recommended against it. The Board indicated that they would not like it to be strictly multi-family, but perhaps there may be a way to combine residential with commercial.
- g. Park Committee meets next week.
- h. Personnel Committee meets this week.
- i. Jane Tenor attended a Zoning and Planning informational seminar.
- j. Other than Kaster/Garot, there was no response to the June 3, 2013, deadline for responses regarding project financing.

B. Town Engineer:

- a. The bridge on CTH G will be replaced beginning June 17, 2013.
- b. Swan Road reconstruction will include curb and gutter replacement first. Affected residents will receive an announcement letter.
- c. Bolt replacement on Swan Road is necessary. Public Works will perform the work in the evening so as to not interfere with Piggly Wiggly business.
- d. Sarah/Scott will attend a meeting with County re CTH GV-10. Project includes a roundabout at CTH X and Oak Ridge Circle and CTH GV.
- e. The County let contract for railing and stone on CTH G bridge. Cost is \$10,900.
- f. The Sanitary District is considering installing sewer and water further down CTH GV towards CTH X.
- g. EA extension - County is applying for STP funds to expedite construction of STH 29.
- h. Trees have been planted in the center of CTH GV.

C. Town Treasurer:

- a. Board members received cash report. There were no questions.

APPROVAL OF THE VOUCHERS:

MOTION made by Schlag, seconded by Hess to approve vouchers. The motion carried unanimously.

ANNOUNCEMENTS BY BOARD MEMBERS

1. Inquiries have been received regarding Jake braking on Scray Hill Road.

ADJOURNMENT:

MOTION made by Danen, seconded by Hess to adjourn the meeting at 9:15 p.m. The motion carried unanimously.

Nancy L. Hawley, CMC, WCMC, Deputy Clerk
Town of Ledgeview