

The Ledgeview Town Board held a meeting on **Monday, April 6, 2015, at 6:00 p.m.** at the Municipal Building located at 3700 Dickinson Road, De Pere, WI 54115.

A. CALL TO ORDER

The meeting was called to order by Chairman Danen at 6:00 p.m.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

C. ROLL CALL

Members present were Chairman Philip J. Danen, Supervisors Andy Schlag, Renee Van Rossum, Richard A. Huxford and Ken Geurts.

Staff present were Clerk/Administrator Sarah Burdette, Treasurer Luann Pansier, Engineer Scott Brosteau, and Deputy Clerk Charlotte Nelson.

D. AGENDA APPROVAL

MOTION by Huxford/Van Rossum to approve the agenda. No further discussion. Motion carried in a voice vote, 5-0.

CONSENT AGENDA

1. Regular Board meeting minutes:
 - a. March 17, 2015 Town Board Meeting Minutes.
2. Committee/Commission Reports: None.
3. Operator's License Issued: None.
4. Other Committee minutes. Accept and place on file.
 - a. January 20, 2015 Beautification Committee Meeting Minutes.
 - b. February 16, 2015 Beautification Committee Meeting Minutes.
 - c. February 25, 2015 Central Brown County Water Authority Meeting Minutes.

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 by Van Rossum/Schlag to approve the consent agenda. No further discussion. Motion carried in a voice vote, 5-0.

PUBLIC HEARING:

1. **The purpose of the public hearing is to hear comments on the following biennial conditional use permits:**
 - a. **Discuss and act on a request for biennial Conditional Use Permit from David Peters, applicant and owner of the property located at 3751 Creamery Road, Unit No. 4, Parcel D-368-6, for a used motor vehicle wholesale dealership in the Neighborhood Center District (NCD).**

The Public Hearing was opened by Chairman Danen at 6:03 p.m. After three calls for comments, none were heard. The Public Hearing was closed at 6:04 p.m.

- b. Discuss and act on a request for biennial Conditional Use Permit from John Mommaerts, applicant and owner of the property located at 1275 Rockland Road, Parcel D-72, for a used motor vehicle wholesale dealership in the Light Industrial District (LI).**

The Public Hearing was opened by Chairman Danen at 6:04 p.m. After three calls for comments, none were heard. The Public Hearing was closed at 6:05 p.m.

- c. Discuss and act on a request for biennial Conditional Use Permit from WEL Real Estate LLP, applicant and owner of the property located at 1625 South Broadway, Parcel D-54, for a used motor vehicle wholesale dealership in the Light Industrial District (LI).**

The Public Hearing was opened by Chairman Danen at 6:05 p.m. After three calls for comments, none were heard. The Public Hearing was closed at 6:06 p.m.

Board discussion lead to the conclusion that there were no complaints with either the conditional use permits or the businesses operating under them. Zoning and Planning Commission recommends approval with minor conditions; WEL Real Estate LLP to establish landscaping around the monument sign be replaced by June 30, 2015, and Mommaerts to work with staff in order to improve the screening around the property. MOTION by Geurts/Huxford to approve the conditional use permits with the conditions set forth by the Zoning and Planning Commission. No further discussion. Motion carried in a voice vote, 5-0.

- 2. The purpose of the public hearing is to hear comments on a proposed recommendation by Zoning and Planning Commission to amend existing Article XIII - Institutional District of the Ledgeview Code by creating an overlay district. Ordinance 2015-004 creates an Institutional Overlay District which provides more flexibility to the parcels in the district.**

The public hearing was opened by Chairman Danen at 6:09 p.m.

John Fiddelke, 3800 Dickinson Road – Mr. Fiddelke is concerned with who would be responsible for approving the overlay and that adding the overlay option would create spot zoning. Additionally, Mr. Fiddelke was interested in where there was a conflict between the overlay and the underlay, which one would take precedent. He also inquired on connecting to municipal sewer and water, permitted uses, and conditional use permits. In summary, Mr. Fiddelke questioned if the overlay was adopted, what would have been the outcome of the Wouter's case. Chairman Danen responded that the outcome would have been the same.

After three calls, no further comments were heard. The public hearing was closed at 6:26 p.m.

The board agreed that more information is needed prior to approving the ordinance. Specifically, the board would like more information on: 1) if there is a conflict between the overlay and the underlay, which takes precedent, and 2) connecting to municipal sewer and water. MOTION by Danen/Huxford to table the amendment for further information on these two items, and to schedule the ordinance for a second reading. No further discussion. Motion carried in a voice vote, 5-0.

PUBLIC COMMENT: None.

NEW BUSINESS:

- 1. Recommendation from Town Engineer to approve Resolution 2015-005, the Final Resolution Authorizing Improvements and Levying of Special Assessments Against benefited Property for Installation of Street and Drainage Improvements Including Engineering and Administration along Tordeur Lane Beginning 450 Feet North of Pheasant Run Trail and Ending at the Corporate Limits with Bellevue, in the Town of Ledgeview, Brown County, Wisconsin.**

This is the next step in the Special Assessment Process. The work is completed, and all invoices have been received. This final resolution reflects the final costs that will be assessed to each parcel via property taxes. The final costs were fairly close to the estimate, and the interest rate is at 2.5%, the same as Bellevue. MOTION by Geurts/Van Rossum to approve Resolution 2015-005. No further discussion. Motion carried in a voice vote, 5-0.

2. Recommendation from Beautification Committee regarding holiday decoration purchase.

The Beautification Committee has been looking at purchasing some Holiday Decorations for along the CTH GV corridor as well as the roundabouts on Dickinson Road. The committee needs board approval to begin the purchasing process. The purchase meets the means, and Temple Display Ltd. is offering zero interest financing for two years, which is consistent with the committee's budget. MOTION by Van Rossum/Schlag to approve the purchase of the holiday decoration. No further discussion. Motion carried in a voice vote, 5-0.

TOWN ORDINANCES:

1. 2014-007 Ordinance to Amend Farmland Preservation.

Recommendation from the Zoning and Planning Commission, a public hearing was held April 7, 2014 resulting in this ordinance being tabled upon review and approval from the Department of Agriculture, Trade and Consumer Protection. DATCP has since approved the ordinance which is ready for board action. The board does have discretionary authority to approve an ordinance without going through the typical three readings. This ordinance would replace the current Exclusive Ag zoning and any further changes zoning changes would have to be done through Brown County Zoning. MOTION by Van Rossum/Huxford to approve ordinance 2014-007. No further discussion. Motion carried in a voice vote, 5-0.

REPORTS:

Clerk/Administrator:

- Board received correspondence on the Gerbers Matter.
- Board received March Brown County Sheriff's Department Incident Report.
- Board received a letter from Bellin Health regarding a new inpatient psychiatric hospital.
- Monumental employee anniversaries this month; Mark Pansier – 19 years, Luann Pansier – 22 years, and Andy Tenor – 10 years. Congratulations to all.
- Zoning & Planning Commission to hold a public hearing on the Tax Incremental District #1 on April 15th.
- Meeting of the Joint Review Board is scheduled for April 15th. Tim Beno is recommended to serve as the citizen at large member.
- Staff is meeting with a developer on a conceptual preliminary plat for The Crossing at Dollar Creek subdivision.
- There is a request for the vacation of Honeylocust Drive.
- Park Committee and Beautification Committee to meet at the end of the month. The Park Committee will continue work on the Park Plan Update.
- At the request of Rep. Jacque testified at the public hearing on Multi-Jurisdictional Tax Incremental Districts. MJTID's have the potential to benefit the town.
- The town has experienced significant savings since the use of the I-Pad in 2012.
- Attended the South Bridge meeting with Supervisor Huxford.

Deputy Clerk:

- Recapped the Appreciation Event held March 30th.

Approved at the April 21, 2015 Town Board Meeting.

- Election Tuesday, April 7, 2015, polls open from 7:00 am – 8:00 pm.
- Huxford will be recognized for his service to the town at the April 21st meeting.

Engineer:

- Made the board aware of the situation of the Geber's driveway on Fox River Court. Waiting on Department of Transportation response.
- GV-10 construction is underway. GV is closed to through traffic. Haven't received any complaints yet.

Treasurer:

- Received a draft copy of the Annual Report for their review and approval.

Board Comments:

1. **Vacation of Trestle Trail.**

Supervisor Huxford submitted photographs of the two properties for informational purposes. The church and the cemetery are two separate properties with separate driveways. There is a navigable waterway that needs to be taken into consideration as well. Town Engineer is working with the property owners.

2. **Southern Bridge Project Meeting.**

Supervisor Huxford and Clerk/Administrator Burdette attended the Southern Bridge Project Meeting. The meeting gave general information as the project is trying to be launched. There will be monthly meetings, starting with May 14th.

3. **Meeting scheduling.**

Danen advised the Annual Meeting is on the same night as the next Town Board Meeting. Therefore the 4:30 p.m. Town Board Meeting will be rescheduled, more to follow.

APPROVAL OF THE VOUCHERS:

MOTION by Danen/Schlag to approve the vouchers. No further discussion. Motion carried in a voice vote, 5-0.

ADJOURNMENT:

MOTION by Danen/Schlag to adjourn. No further discussion. Motion carried in a voice vote, 5-0. Meeting adjourned at 7:02 p.m.

Charlotte K. Nelson, Deputy Clerk
Town of Ledgeview, Brown County, WI