

The Ledgeview Town Board held a meeting on **Tuesday, June 16, 2015, at 4:30 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 4:30 p.m.

**B. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited by all in attendance.

**C. ROLL CALL**

Members present were Chairman Danen, and Supervisors Andy Schlag, Renee Van Rossum, Ken Geurts, and Cullen Peltier.

Staff present were Clerk/Administrator Sarah Burdette, Engineer Scott Brosteau, Planner Dustin Wolff, and Deputy Clerk Charlotte Nelson.

**D. AGENDA APPROVAL**

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

**CONSENT AGENDA**

1. Regular Board meeting minutes:
  - a. June 1, 2015 Town Board Meeting.
2. Routine Reports:
  - a. None.
3. Committee/Commission Reports:
  - a. None.
4. Operator's Licenses:
  - a. June 1, 2015 to June 12, 2015.
5. Other Committee minutes. Accept and place on file.
  - a. May 13, 2015
6. Public Amusement & Shows Permits
  - a. Terry's Wall Street Pub's 20<sup>th</sup> Annual Outdoor Event, Saturday, June 20<sup>th</sup>, 2015 from 8:00 p.m. – 11:00 p.m.
  - b. LiveRC.com, Brandon Rohde owner, 3545 Bower Creek Road, De Pere, WI for a radio controlled car exhibition race; August 21, 2015 Open Practice 12 pm – 8:30 pm and August 22, 2015 Races 8 am – 12 am.

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

**PUBLIC COMMENT:** None.

**PUBLIC HEARING:** None.

**COMMUNICATIONS:**

Approved at the July 6, 2015 Town Board Meeting.

1. **E-mail dated June 11, 2015 from the Greater Green Bay Chamber regarding local governments' support for the Southern Bridge Project.**

Chairman Danen explained that he received an e-mail from the Greater Green Bay Chamber requesting local governments' to support the Southern Bridge Project by signing a letter to Congressman Ribble in an effort to get this project listed for state and/or federal transportation project list. **MOTION** by Danen/Geurts to endorse a letter of support for the Southern Bridge Project to Congressman Ribble. No further discussion. Motion carried in a voice vote, 5-0.

**ZONING AND PLANNING COMMISSION ITEMS:**

1. **Recommendation from Zoning & Planning on the request by Steve Bieda of Mau & Assoc., agent for Ryan Radue of Seville Properties, applicant for a Certified Survey Map (CSM) creating Lots 1-4 on parcel D-184 located on Dollar Rd.**

Parcel D-184 is zoned R-1 Residential which is consistent with the Comprehensive Plan. The Park & Open Space Plan calls for a bike trail along that area which requires curb, and sidewalk is required by Town policy. There is a minor right-of-way dedication which allows the extension of Dollar Road to be straight. Recommended unanimously by the Zoning Planning Commission for approval subject to the resolution of technical discrepancies as identified by the Town and Brown County, and payment of all applicable fees and any outstanding assessments. Discussion ensued regarding the layout of the sidewalk because there would be a gap in connectivity of the sidewalk until future development occurs. Therefore, the sidewalk would be pieced together over a long period of time. The Town Engineer should look at this and bring it back to the board at the next meeting. **MOTION** by Van Rossum/Danen to approve the CSM contingent upon if sidewalk and curb and gutter is required the property owner would pay for it. No further discussion. Motion carried in a voice vote, 5-0.

2. **Recommendation from Zoning & Planning on the request from Steve Bieda of Mau & Assoc., agent for Ryan Radue of Seville Properties, LLC, applicant, for a preliminary plat review for The Crossing at Dollar Creek subdivision located on parcels D-184 & D-184-3 on Dollar Rd.**

Staff explained that this is the official preliminary plat submission. The development consists of 40 single-family lots with 2 outlots that will be serviced by public sewer and water. Zoning is R-1 Residential requiring parcels to meet minimum lot sizes, and is consistent with the Comprehensive Plan. Recommended unanimously by Zoning & Planning Commission for approval subject to:

- Resolution of technical discrepancies identified by the Town and Brown County, and payment of all applicable fees and outstanding assessments;
- A completed flood study by the developer for the creek along the west side of the property, and to highlight any changes to the ESA;
- Public dedication of the ESA on the north edge of the development, in the form of an Outlot, to connect to the adjacent Peso Place and the Ridges natural area outlots.

Much discussion was had regarding the public dedication of the ESA on the north edge of the development. Since this was the first time feedback for the developer, he felt that this dedication would be a "deal breaker" because the most attractive feature in the development would be lost. The intent of the development was to have larger lots to accommodate sizable homes for those owners looking for privacy.

Staff explained that the public dedication options are coming out of the Park & Recreation Committee and the Zoning & Planning Commission; both feel there were lost opportunities in other developments that did not preserve the town's unique environmental features for public use and connectivity between subdivisions. Therefore, both are looking at ways to conserve these environmental features, which make Ledgeview unique, for public use in the future. These are not new ideas stemming from the updating of the Comprehensive and Parks & Open Space Plan, but they are incorporated in the current plans.

Both the board and the developer agreed that they don't want to be discouraged with moving forward with this development, but didn't want the plat approved as it currently is. It was also understood that there would need to be further negotiations between both parties in order to establish a plat everyone is comfortable with. The Board encouraged the developer to continue working with the Park & Recreation Committee and the Zoning & Planning Commission to explore available options in an effort to accommodate all involved parties. **MOTION** by Danen/Van Rossum to table with staff work together with the Chairs of the Park & Recreation Committee and Zoning & Planning Commission as soon as possible to address the concerns of the developer. No further discussion. Motion carried in a voice vote, 5-0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**1. Award Contract B-2015, Winding Waters and Bower Creek Road Reconditioning.**

Staff explained that Options A & B, the reconditioning of Winding Water and Bower Creek, were within budget and need to be done this year. Option C, the replacing of the culvert and widening Bower Creek, were added to the bid package due to the discovery of the culvert pipe being rusted during this year's culvert inspection. Even with the bridge fund money, Option C came in higher than anticipated and would be a strain on the budget to do this year. Since the bid prices have to be held for 90 days, staff should work on financing opportunities in order to make a definitive decision as to whether or not to do Option C this year; or if possible, to ask the contractor hold their price until next year allowing for the project to be budgeted. **MOTION** by Peltier/Van Rossum to approve Options A and B for this year. No further discussion. Motion carried in a voice vote, 5-0. Staff will update the Board on the status of delaying Option C at the next meeting.

**ORDINANCES:**

**1. First Reading**

**a. Ordinance 2015-006 – An ordinance to codify ATV Regulations.**

Staff explained the town does not currently have an ordinance regulating the operation of off road motorized vehicles. With the growing number of residential neighborhoods, this ordinance would establish ATV regulations in an effort to promote peace and safety of the neighborhoods. This ordinance originated with ATVs being driven behind homes through the conservancy,. Discussion ensued as to what components are already established in the noise ordinance. The board would like the ordinance to move to a second reading scaled down to include public lands (#4), the remainder is included in the noise ordinance.

**REPORTS:**

**Clerk/Administrator:**

- The vacation of Honeylocust Drive will hold its public hearing next meeting.
- Employee health insurance renewals have been updated for the new policy year. The Personnel Committee recommended a slight adjustment to the co-pay amounts and therefore the town realized a 3.7% increase in annual premiums.

**Engineer:**

- Past rains have flooded the work area and water is being pumped on the Ledgeview Road Project.
- Past rains have made the area to wet for any work at this time. Once things dry out road base will be placed on the Jossart Road extension off of Swan Road.

Approved at the July 6, 2015 Town Board Meeting.

**Board Comments:** None.

**APPROVAL OF THE VOUCHERS:**

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

**CLOSED SESSION:**

1. **The Town Board may convene into closed session pursuant to WI State Statute 19.85 (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding recorded documents on Town owned property at 1925 Scray Hill Road. The Town Board may reconvene into open session to take action of matters discussed in closed session.**

At 5:31 pm, **MOTION** by Schlag/Geurts for the Town Board to enter into closed session. No further discussion. Roll call vote: Schlag – aye, Van Rossum – aye, Geurts – aye, Peltier – aye, Danen - aye. Motion carried in a roll call vote, 5-0. At 5:32 p.m., the Town Board went into closed session.

**MOTION** by Geurts/Danen for the Town Board to reconvene into open session. No further discussion. Roll call vote: Schlag – aye, Van Rossum – aye, Geurts – aye, Peltier – aye, Danen - aye. Motion carried in a roll call vote, 5-0. At 5:37 p.m., the Town Board reconvened into open session.

**MOTION** by Danen/Geurts to take no further action in this matter. No further discussion. Motion carried in a voice vote, 5-0.

**ADJOURNMENT:**

**MOTION** by Danen/Geurts to adjourn. No further discussion. Motion carried in a voice vote, 5-0. Meeting adjourned at 5:38 p.m.

*Charlotte K. Nelson*

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