

The Ledgeview Town Board held a meeting on **Tuesday, September 8, 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 Danen, and Supervisors Renee Van Rossum, Andy Schlag, and Cullen Peltier. Supervisor Ken Geurts arrived at 6:21 p.m.

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

D. AGENDA APPROVAL

MOTION by Van Rossum/Schlag to approve the agenda. No further discussion. Motion carried in a voice vote, 4-0.

CONSENT AGENDA

1. Regular Board meeting minutes:
 - a. August 18, 2015 Meeting Minutes.
2. Routine Reports:
 - a. None.
3. Committee/Commission Reports:
 - a. None.
4. Operator's Licenses:
 - a. August 17, 2015 thru September 4, 2015.
5. Other Committee minutes. Accept and place on file.
 - a. July 22, 2015 Central Brown County Water Authority Meeting Minutes.
 - b. July 28, 2015 Beautification Sub-Committee Meeting Minutes.
 - c. August 5, 2015 Sanitary District Meeting Minutes.
 - d. August 12, 2015 Zoning & Planning Commission 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 Schlag/Van Rossum to approve the consent agenda. No further discussion. Motion carried in a voice vote, 4-0.

PUBLIC COMMENT:

Tom Kraft, 4336 Scray Hill Road – Mr. Kraft is hoping that with the new roundabout opening on CTH X truck traffic on Scray Hill Road could be eliminated. Mr. Kraft believes allowing dump trucks to use Scray Hill Road to get the quarries is a safety hazard to all who use Scary Hill Road. Mr. Kraft believes that since he's been coming to the Town Board with this concern nothing's been done to rectify the situation. Mr. Kraft would like the

official truck route to be Morrison Road to CTH X, citing safety issues of speed, number of trucks, and width of Scray Hill Road, the combination making a hazardous situation. When Scray Hill Road was being resurfaced, the Town received some money from the quarries to construct Scray Hill Road to accommodate the heavier vehicles, however, the money is not worth the overall safety issues the trucks create, and would like the board to do something about this situation.

Jayne Werchek, 3050 Big Creek Road - Asked Mr. Kraft what exactly his concern was; the speed, the width of the road, or the vehicle size. Mr. Kraft responded that it was a combination of all three.

The Board assured Mr. Kraft that they are taking steps forward on this issue. Last year, the Board reduced the speed limit on Scray Hill Road at the request of Mr. Kraft and his neighbors. The Board is currently working with the Brown County Sheriff's Department on a traffic study of the area to determine if the problems are real or perceived. Traffic data is also being gathered to establish a baseline. However, the Board has not received the report from the Sheriff's Department yet. Once this data is received, the Board will have a better ideas of the traffic the issues and will be able to make an accurate analysis. This issue will remain on future Board agendas.

PUBLIC HEARING:

- 1. Request by Bart Blohowiak of J5B Development, LLC, for the rezoning of newly created lot 1 of Certified Survey Map for parcel D-124, located on Glenmore Road near Mayline Road from A-2, Agriculture, to R-3, Multi-Family, to accommodate a multi-family development.**

Staff explained the request was reviewed by the Zoning & Planning Commission who unanimously recommended approval. Findings of fact include high-density multi-family which is a suitable use for the property per the Comprehensive Plan and the Future Land Use Plan. Standard procedure dictates a public hearing for the zoning change and to create the Certified Survey Map prior to official action on the zoning change.

The public hearing was opened by board at 6:16 p.m

Jayne Werchek, 3050 Big Creek Road – Owns the property across Glenmore Road from this parcel. Ms. Werchek doesn't have an opinion for or against the rezone, but wanted to know how this would affect the future of her property, specifically with sewer and water assessments. The Board informed Ms. Werchek that as long as her property was being farmed, the public utility assessment would be deferred; utility assessments would be addressed at the time the land use change is made to her property. Ms. Werchek was also informed to watch the Zoning & Planning Commission agenda for site plan review of the property should she want to have any input on the development.

After three calls for public input, no other comments were heard. The public hearing was closed at 6:27 p.m.

ZONING & PLANNING COMMISSION ITEMS:

- 1. Recommendation from Zoning & Planning Commission on the request from Bart Blohowiak of J5B Development, LLC for a Certified Survey Map (CSM) to create Lot 1 and Outlot 1 on parcel D-124 located on Glenmore Rd.**

Staff explained the Zoning & Planning Commission reviewed the request for Certified Survey Map (CSM) to create two lots on parent parcel D-124. Lot 1 will be 14.1 acres and will front along I-43 with access to Glenmore Road. Lot 2 will be 14.5 acres and will front along I-43, with no access to public roadway. The proposed CSM will split the parent parcel along the navigable waterway. The Comprehensive Plan and the Future Land Use Plan depicts Lot 1 for Future Neighborhood Residential Development, and Lot 2 as Future Business Park. The development will be served with public utilities and is consistent with both plans. The

land along the creeks and slopes is listed as a Brown County Environmentally Sensitive Area (ESA) with wetland features. The Proposed CSM provides an appropriate buffer along the ESA. The Park Plan does not illustrate any future parks on the parcel proposed for development. However, a local lane/trail is illustrated to cross the property and long Glenmore Road. The petitioner will include an easement allowing public, non-motorized access to the ESA area which will enable the Town to develop a future trail system for connectivity. Lot 2 does not have access to public roadway, therefore, will be listed as an Outlot until it has permanent access to a public roadway and meets the minimum frontage requirements. Lot two will be re-platted with lands to the east when the timing for development is appropriate. Zoning & Planning recommend approval with the following conditions:

- Address technical corrections required by the Town Engineer or Brown County prior to Town signatures;
- Inclusion of a public, non-motorized easement of the ESA area;
- Lot 2 should be illustrated as an Outlot at this time.

MOTION by Danen/Geurts to approve the request from Bart Blohowiak of J5B Development, LLC for a Certified Survey Map (CSM) to create Lot 1 and Outlot 1 on parcel D-124 located on Glenmore Rd with the recommended Zoning & Planning conditions. No further discussion. Motion carried in a voice vote, 5-0.

2. Recommendation from Zoning & Planning Commission on the request from Bart Blohowiak of J5B Development, LLC for a zoning change from A-2, Agriculture to R-3, Multi-Family for D-124 Lot 1 (created above), located on Glenmore Rd.

Staff informed the Board that the Zoning & Planning Commission unanimously recommends approval of the rezone of Lot 1 from A-2 Agriculture to R-3 Multi Family. The Comprehensive Plan and Future Land Use Map depicts the area of Lot 1 for Future Neighborhood Residential Development which will be serviced by public utilities. The rezone is also consistent with the current zoning and development trends in the area. **MOTION** by Peltier/Van Rossum to approve the rezone per the Zoning & Planning recommended reasons. No further discussion. Motion carried in a voice vote, 5-0.

COMMUNICATIONS: None.

OLD BUSINESS:

1. Developer's Agreement between Town of Ledgeview and Seville Properties, LLC, for The Crossing at Dollar Creek.

Staff explained that Developer's Agreement is the next step to the approval of the preliminary plat for The Crossing at Dollar Creek. The developer has provided feedback to the town on the draft agreement to which he supports. There are two changes to the agreement:

- One of the signature lines needs to be removed,
- The language in paragraph C2 should read "Interest shall commence upon the date the Town acquires the loan proceeds."

MOTION by Geurts/Schlag to approve the Developer's Agreement between the Town of Ledgeview and Seville Properties, LLC, for The Crossing at Dollar Creek with the two changes. No further discussion. Motion carried in a voice vote, 5-0.

NEW BUSINESS:

1. Review recommendation to approve a 2nd Amendment to the Developer's Agreement for Belle Isle Meadows Subdivision.

Staff explained with the fast pace of sales in Bell Isle Meadow subdivision, developer is requesting the Developer's Bonding Agreement with the town be shortened to save on interest payments. By approving this amendment, it allows the town to use the bond proceeds to finance the remainder of the GV project. The Developer is giving a written guarantee the loan would be paid before October 1, 2016. **MOTION** by Peltier/Geurts to approve Amendment #2 to the Developer's Agreement for Belle Isle Meadows Subdivision. No further discussion. Motion carried in a voice vote, 5-0.

2. Recommendation to approve snow removal contract rates for 2015-2016 season.

Staff explained per the annual snow removal contract, rates are determined on a per season basis. These are the rates for 2015-2016 winter season. There was discussion on the fuel surcharge which did not change with this contract. **MOTION** by Schlag/Van Rossum to approve the snow removal contract rates for 2015-2016 season. No further discussion. Motion carried in a voice vote, 5-0.

3. Discuss pedestrian connection options at CTH GV (Monroe Rd) and Berkley/Kaftan Roads.

The Town Engineer put together some ideas for a possible connection options for the board to consider, however, since the county project has already begun, the probability is low there would be any changes. The Board would like staff to investigate the Safe Routes to School Program to see if this crossing would be available for a grant under this program. No action taken.

4. Discuss Brown County Sheriff's Report regarding traffic on Scray Hill Road.

See Public Comment section above for information on this item. The Board has not received the report from the Sheriff's Department yet. Once this data is received, the Board will have a better picture of the traffic the issues and will be able to make an accurate analysis. No action taken, but this item should remain on future Board agendas.

REPORTS:

Clerk/Administrator:

- 2016 Budget process is in full swing, currently the focus is on Capital Improvement Budget. The Personnel & Finance Committee will be making a recommendation on employee wages to be considered by the Board at a future meeting.
- Park & Recreation Committee is focusing on completing the draft of the 2015-Comprehensive Outdoor Recreation Plan. Look for future Public Hearing as part of the adoption process.
- Beautification Committee is continuing to work on replacing the exiting monument signs and adding "Welcome" signs along the GV corridor, as well as decorative street banners.
- Correspondence was received from Mr. Knaus regarding the property be cleaned up per Town ordinance.
- Zoning & Planning Commission will be looking at a concept plan for a project near the intersection of Heritage and Monroe Roads.

Deputy Clerk:

- Attended the Annual Clerks Convention the week of August 18th. There Governmental Accountability Board unveiled the new State Wide Voter Registration System which is set to become active January 1st, 2016.

Engineer:

- The Engineer's Report was received.

Fire Department:

- Gave a status update on Captain/President Jason Pansier.

Board Comments:

- Danen and Burdette attended a meeting on the Southern Bridge Coalition. The meeting was to lobby Legislative Representatives for their support for the project. The exact location won't be determined until 2017, with design starting in 2019, if the project is approved by the Federal Government. Meetings will continue to be held on a monthly basis.

APPROVAL OF THE VOUCHERS:

MOTION by Schlag/Geurts to approve the vouchers. 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 6:57 p.m.

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