

The Ledgeview Town Board held a meeting on **Monday, September 4, 2018 at 6:00 p.m.** at the Community Center 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, Supervisors Renee Van Rossum, Ken Geurts, and Cullen Peltier. Supervisor Mark Danen was excused.

Staff present were Administrator Sarah Burdette, Engineer Scott Brosteau, Planner Dustin Wolff, Treasurer Renae Peters, Public Works Director Dave Strelcheck, and Clerk Charlotte Nagel.

D. AGENDA APPROVAL

Staff explained the minutes from the August 21, 2018 meeting were not ready for approval at tonight's meeting and request that they be removed from the Consent Agenda.

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

CONSENT AGENDA

1. Regular Board Meeting Minutes:
 - a. ~~August 21, 2018 Town Board Meeting~~
2. Routine Reports: None.
3. Committee/Commission Reports: None
4. Operator's Licenses: August 21, 2018 – August 31, 2018.
5. Other Committee Minutes. Accept and place on file: None.
6. Pay Requests:
 - a. Boldt Invoice 16200-011 Community Center/Fire Station #1 in the amount of \$100,124.05.
 - b. Pay Request #8 for contract D-2017, Grande Ridge Estates for \$19,876.80 to PTS Contractors Inc.
7. Special Event & Street Closure Permits: None.

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 Geurts/Peltier to approve the Consent Agenda as amended. No further discussion. Motion carried in a voice vote, 4-0.

PUBLIC COMMENT: None.

PUBLIC HEARING: The Board will hear comments and may take action on any of the following items:

1. **The proposed special assessments for Hawthorne Heights Drive reconstruction, installation of curb, gutter, sidewalk, and storm sewer beginning at the intersection of Hawthorne Heights Drive and Whisper Lane and proceeding east on Hawthorne Heights to a point 600 feet east of Whisper Lane in the Town of Ledgeview, Brown County, Wisconsin.**

Approved at the September 18, 2018 Town Board Meeting.

The public hearing was opened by Chairman Danen at 6:04 PM. After three calls for comments, none was heard. The public hearing was closed by Chairman Danen at 6:04 PM.

Staff explained the final numbers are not in yet on the assessment, therefore no action is should be taken.

2. The recommendation from Zoning & Planning on the request by Steve Bieda of Mau & Associates, agent for Eventyr Heights, LLP, for a Zoning Request Application on parcel D-209-1-1 located on Hawthorne Heights Drive from R-R, Rural Residential to PDD, Planned Development District to accommodate a condominium plat.

The public hearing was opened by Chairman Danen at 6:05 PM.

Matthew LaSee, 830 Spring Hills Court – Has three concerns:

1. The view from the ledge
2. Property taxes impact
3. Final plan, does the DNR weigh in on stormwater management

Staff explained the preplat to final plat process. This is the only public hearing for this property; statutes and ordinances give the preplat and final plat approval authority to the Town Board without any public hearing requirements. There are typically minor changes from the preplat to the final plat, nothing substantial.

Mr. La See reminded the Board of an easement to a passive park on his property and the plat indicates that the easement is to be deed to his parcel should a park not be developed. Staff concurred with Mr. La See.

Debbie Van Dyk, 1890 Hawthorne Heights – Understood that the property was going to be rezoned from R-R, Rural Residential to R-1, Residential, but wanted explanation of PDD (Planned Development District).

Staff explained that PDD gives the developer a little more latitude to ensure a better product. Condominiums are being proposed for both a Eventyr Heights and the Executive Course, but are two separate developments. Eventyr is unique in that Zoning & Planning approval is needed for each building before a building permit can be issued. Also, with the PDD zoning, protection of the escarpment was taken into consideration, and a tree study was done to preserve the trees in a manner that won't disturb the current look of the ledge.

Greg Runnoe, 4302 Plantation Court, Developer of Eventyr Heights – Mr. Runnoe assured everyone the buildings were going to be single story ranch style with a lower level walk-out at best.

Mark Lorgier, 3363 Dickinson Road – Referred to the Comprehensive Plan, stating that it calls for single family homes on this property. He questioned why the money was spent to do the plan when it's not being followed.

Chad Yenchesky, 1750 Hawthorne Heights – Is concerned with protecting the escarpment and the density of buildings on the property. He realizes progress can't be stopped but is concerned that the density will have an impact on the look and feel of the area.

The developer explained that four buildings are actually on the Executive Course making the building numbers seem higher than they really are.

Tammy Heesaker, 1757 Limestone Trail – Asked about potential changes to her extra lot. Staff advised that she may ask for the changes, however, there's no guarantee they will be approved.

There was discussion on the upkeep of single-family homes vs. condo associations.

Ryan Radue, 3917 N. Secret Garden - Questioned the easement and conservation of the escarpment for public access.

Staff explained with the Scray Hill Road Reconstruction Project scheduled to take place next year coupled with the steep terrain of the property, it's uncertain if there's a need to keep the easement for public access; that decision remains with the Park Committee.

Thomas Kolocheski, 1826 Hawthorne Heights – Is opposed to keeping the easement for a trail indicating that it was never meant to be a trail. He also advised that there are two buyers for the trail piece.

Staff advised that flag shaped lot are no longer allowed in the town, but that the plat indicates that there is to be an easement or dedication at time of land division. This would be that time. There are three options for the trail piece:

- Stays with the current owner with an easement for public access
- Dedicated to the Town as an outlot
- Owned by others.

The decision lies with the Parks Committee who has yet to meet on the topic.

Linda Mc Allister, 3363 Dickinson Road – States that most residents moved here for the escarpment and agrees with the protection of it. However, believes that consideration should be given to existing homes and protection of their view as well.

After three calls for additional comments, none were heard. The public hearing was closed at 6:36 PM

Note that Chairman Danen recused himself from discussion and action on this item except for opening and closing the public hearing due to a conflict of interest.

Board discussion: There was an assumption that development wasn't going to happen; development is going to happen, and it will be nice. There's a fine line in growth taking place and preserving the viewshed. This project is an example of all parties doing their due diligence by working together to promote growth as well as preserve the escarpment along with its view shed.

MOTION by Van Rossum/Peltier to approve the recommendation of the Zoning & Planning Commission with conditions. No further discussion. Motion carried in a voice vote, 3-0-1, with Danen abstaining for conflict of interest.

ZONING & PLANNING:

- 1. Recommendation from Zoning & Planning on the request from Steve Bieda of Mau & Associates, agent for Eventyr Heights, LLP, for a Preliminary Condominium Plat Review on parcel D-209-1-1 located on Hawthorne Heights Drive.**

Note: Danen recused himself from discussion and action on this item for conflict of interest reasons.

MOTION by Van Rossum/Peltier to approve the recommendation of Zoning & Planning. No further discussion. Motion carried in a voice vote, 3-0-1 with Danen abstaining for conflict of interest.

NEW TOWN FACILITIES: None.

Approved at the September 18, 2018 Town Board Meeting.

NEW BUSINESS:**1. Review and approve Amendment 9 of the Brown County Municipal Recycling Agreement.**

This is an annual agreement between Brown County Port & Solid Waste and the contributing municipalities to promote recycling services such as education, collection and program planning. This agreement also assures the town will be eligible for the 2018 Wisconsin Recycling Consolidation Grant. MOTION by Geurts/Van Rossum to approve the amendment. No further discussion. Motion carried in a voice vote, 4-0.

2. Request from Ryan Radue of Seville Properties for guarantee options for financing of The Crossing at Dollar Creek Second Addition Subdivision.

Seville Properties is requesting the Town Board to review two options for financing for the Crossing at Dollar Creek Phase 2 other than taking out a Letter of Credit for the entire amount of the contract. Seville Properties has signed a developer's agreement and guaranty stating financial responsibility for the project Crossing at Dollar Creek Phase 2 using Irrevocable Letters of Credit. The Letters would be for the entire amount of the project stated in the agreement with the Town able to draw from the Letters as pay requests are submitted. To avoid his bank's 3% fee on the Letter, Seville Properties has proposed two options:

- Option 1 deposits \$750,000 in the Town's account with the Town taking a mortgage on the properties and receiving all sales proceeds until the cost is paid.
- Option 2 deposits \$500,000 in the Town's account with the Town receiving a \$1,000,000 Letter of Credit.

Staff's recommends neither as there will be immediate expenses to town with no guarantee of repayment.

Discussion ensued of a hybrid option, something that would guarantee the Town but would not be so expensive to the developer. Staff and developer will work together to reach a solution and bring it back to the board at a later date.

3. Solicit information as to golf course operation options.

As acted upon at the July 10th, 2018 Special Meeting of the Electors, the Town purchased Ledgeview Golf Course with the intent to own the land and development rights, but to lease the business out to a third party to operate. The Board would like to explore what types of businesses are out there looking for space to run their business. The architectural firm who did the space needs study and plans for the Community Center, FGM, also does this type of consulting as well. Staff can work together with FGM to draft a Request for Proposal (RFP) to get an opinion on what businesses are interested in operating the land.

MOTION by Danen/Peltier to instruct staff to work with FGM for draft and RFP to solicit interest in business operations of the Ledgeview Golf Course. No further discussion. Motion carried in a voice vote, 4-0.

OLD BUSINESS: None.

COMMUNICATIONS:

ORDINANCES: None.

REPORTS:

Administrator:

- Discussed the dedication plaque
- Landscaping to take place as soon as weather permits
- Update on Knaus Case

Approved at the September 18, 2018 Town Board Meeting.

Clerk:

- Election status given August 14th Partisan Primary
- Attended the Annual Clerk's Conference
- Discussion of possible dates and coordination of Community Center Open House

Engineer:

- Status updates on water issues with the recent rain events
- Rain is slowing projects
- Work started in The Crossing at Dollar Creek Second Addition

Planner:

- Tax Increment Financing #1, Amendment 1 will have a public hearing at Zoning & Planning with action to be taken by Town Board at the next meeting
- Tax Increment Financing #2 will follow in October
- Public hearing on Farmland Preservation Rezoning

Treasurer:

- Working on 2019 Budget.

Public Works:

- Working on many drainage complaints with the 5 inches of rain received
- There was a water leak detected on Dickinson Road which was repaired
- Attending Public Works Institute in Madison

Fire Department:

- Received the new pickup truck
- Will have trucks on display at LedgeFest
- De Pere will have their sprinkler demo at LedgeFest

APPROVAL OF THE VOUCHERS:

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

ADJOURNMENT:

MOTION by Danen/Geurts to adjourn. No further discussion. Motion carried in a voice vote, 4-0. Meeting adjourned at 7:15 PM.

Charlotte K. Nagel, Clerk
Town of Ledgeview, Brown County, WI

Approved at the September 18, 2018 Town Board Meeting.