

The Ledgeview Town Board held a meeting on **Monday, February 18, 2020 at 4:30 PM** in the Community Room located at Ledgeview Community Center, 3700 Dickinson Road, De Pere, WI 54115.

CALL TO ORDER

The meeting was called to order by Chairman Philip J. Danen at 4:30 PM.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited by all in attendance.

ROLL CALL

Members present were Chairman P. Danen, Supervisors Cullen Peltier, Renee Van Rossum, and Al Cheslock. Supervisor Mark Danen was excused.

Staff present were Administrator Sarah Burdette, Planner Mark Sauer, Engineer Scott Brosteau, Treasurer Renae Peters, Park & Recreation Director Stephanie Schlag, Public Works Superintendent Andy Tenor, and Clerk Charlotte Nagel.

AGENDA APPROVAL

Chairman P. Danen advised there are were two changes to the agenda:

- Scratch Consent Agenda Item 1a, the minutes are not ready for approval.
- Move New Business Item 3 to Consent Agenda Item 6b.

There are no other changes.

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

CONSENT AGENDA

1. Regular Board Meeting Minutes:
 - a. ~~February 3, 2020 Town Board Meeting~~
2. Routine Reports: None
3. Committee/Commission Reports: None.
4. Operator's Licenses: February 3, 2020 – February 17, 2020
5. Other Committee Minutes:
 - a. January 15, 2020 Zoning & Planning Commission Minutes.
 - b. January 2, 2020 Sanitary District Minutes.
6. Pay Requests:
 - a. Pay Request #2- AstroTurf Corp. for Scray Hill Park Baseball Fields in the amount of \$87,709.64.
 - b. Approve Change Order #5 for Contract A General Site Construction, Scray Hill Park Baseball Fields for \$43,075.00.
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 Peltier/Van Rossum to approve the Consent Agenda as written. No further discussion. Motion carried in a voice vote, 4-0.

Approved at the March 2nd, 2020 Town Board Meeting.

PUBLIC COMMENT:

Eric Dvorak, 1404 Angels Path – Wanted to know the status of the proposed stormwater management pond behind his house. Inquired if the town could take the land through the imminent domain process. Staff working with the land owners at this point.

After three calls, no additional comments were heard. Public Comment was closed at 4:32 PM

PUBLIC HEARING: None.

ZONING & PLANNING:

1. **Recommendation by Zoning & Planning on the request by Chris Reinier of C. Renier Architects, Inc., agent for Belgioioso Cheese, Inc., owner, for a Building, Site, and Operations Application for a production and cooling space addition at 4200 Main Street, parcels D-328 and D-324-1.**

The petitioner is proposing a 26,960 square foot addition to the manufacturing area. The proposed development complies with the intent of LI, Light Industrial district. The intent of the district is to provide an environment suitable for industrial activities that may include warehousing, storage, and limited, low intensive manufacturing uses. Zoning & Planning unanimously recommended approval conditioned upon Town Engineer approval of stormwater management and any recommended revisions.

MOTION by Cheslock/Peltier to approve with recommended Zoning & Planning conditions. No further discussion. Motion carried in a voice vote, 4-0.

2. **Recommendation by Zoning & Planning on the request by Steve Bieda of Mau & Associates, agent for Eventyr Heights, LLP, owner, for a Final Plat First Addendum for Eventyr Height Condominium Plat located at D-2245 thru D-2261 Everson Court and Eventyr Heights Drive (former Executive Course of Ledgeview Golf Course) combining two lots to accommodate a proposed single family residence.**

In August 2018, Zoning & Planning approved the rezone of the subject property from R-R to R-1 with PDD for the development of a 17-unit condominium consisting of 13 single-family townhouse units and two “twindo” townhouse units (4 DU). This development was proposed in conjunction with Augusta Hills to the north.

At this time, the developer is requesting to combine Lots 13 and 14 into a single property. Lots 15 – 17 will be renumbers to Lots 14 – 16. The condominium Association Documents, including the Covenant and Restrictions will be amended accordingly. Zoning & Planning unanimously recommends approval of the proposed amendment without conditions.

MOTION by Peltier/Cheslock to approve without any conditions per the recommendation of Zoning & Planning. No further discussion. Motion carried in a voice vote, 4-0.

OLD BUSINESS: None.

NEW BUSINESS:

1. **Discuss and act on First Amendment to the Developer’s Agreement for BASGIG Investments, LLC relating to site improvements for Red Hawk Landing Subdivision located on Bower Creek.**

The proposed amendment relates to the site improvements financials for BASGIG Investments as it relates to the Tax Increment Financing District portion of the subdivision.

MOTION by Van Rossum/Cheslock to approve the First Amendment to the Developer's agreement for BASGIG Investments, LLC. No further discussion. Motion carried in a voice vote, 3-0-1 with P. Danen abstaining.

2. Discussion on Heritage Heights Subdivision project close-out.

After reviewing the Heritage Heights project during the 2019 audit, the auditor found revenues received did not exceed expenses, leaving an amount owed by the developer. Options were discussed and guidance of next steps was given by The Board.

No action taken.

3. Discuss and act on 2020 Annual Blasting Permit for Daanen & Janssen (Scray Hill Quarry), 1792 Scray Hill Road.

This is an annual required permit for the quarries if they wish to quarry and/or blast in 2020. All the requirements have been met for the issuance of the permit.

MOTION by Peltier/Van Rossum to approve the 2020 Annual Blasting Permit for Daanen & Janssen for the Scray Hill Road Quarry. No further discussion. Motion carried in a voice vote, 4-0.

COMMUNICATIONS:

Correspondence from Ledgeview Fire Department Truck Committee regarding Tender 1812. Will put on next agenda.

ORDINANCES: None.

REPORTS:

Administrator:

- Status update on the Ledgeview Farms Appeal was given.
- Working on Ledgeview Golf Course Lease.
- Review potential candidates for Public Works Crew Position.
- Working on future snowplowing options
- Brown County is planning to conduct an aerial fly-over for orthophotography and new contour data.
- Working with the City of De Pere on relocating the joint compost facility.
- Will be attending the Winter Wisconsin City-County Managers Association conference.
- Fielding various development questions.
- Met with NEW Water to discuss preparations for spring flooding conditions at East River Lift Station.
- Administrator's 18-year work anniversary with the Town.
- DNR to provide commentary on Livestock Operations Ordinance.

Clerk:

- Election update.

Engineer:

- Working on Scray Hill Road Urbanization Project.
- Bower Creek Road Urbanization Project. Watch for road closure postings for sewer and water connection.
- Dallas Road Urbanization Project.
- Stormwater Drainage issues in Mystery Valley area.

Treasurer:

- Working on bonding.

Park & Recreation:

- Working on Park & Recreation Report.
- Working on Annual Park Matrix submittal benchmark.

Public Works:

- Remediating stormwater ponds.
- PVR valve Hatch had to be raised.

Board Comments: None.

APPROVAL OF THE VOUCHERS:

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

ADJOURNMENT:

MOTION by P. Danen/Peltier to adjourn. No further discussion. Motion carried in a voice vote, 5-0. Meeting adjourned at 5:09 PM.

Charlotte Nagel, Clerk

Town of Ledgeview, Brown County, WI