

**LEDGEVIEW TOWN BOARD MINUTES**  
**Tuesday, August 17, 2021 at 4:30 PM**  
**or as soon thereafter as possible**  
**Ledgeview Community Center**  
**Community Room**  
**3700 Dickinson Road, De Pere, WI 54115**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited by all in attendance.

**ROLL CALL**

Present was Chairman Phil Danen, Supervisors Renee Van Rossum and Alan Matzke. Mark Danen and Sachin Shivaram were excused.

Staff present was Administrator Sarah Burdette, Planner Dustin Wolff, Treasurer Renae Peters, Engineer Scott Brosteau, Public Works Director Greg Potts, Park & Recreation Director Stephanie Schlag, and Community Relations Specialist Lisa Bartz.

**AGENDA APPROVAL**

Chairman Danen advised to amend the agenda to hear Public Works and Engineering reports following the consent agenda.

Motion by P. Danen/Matzke to amend the agenda to hear Public Works and Engineering reports after the consent agenda. No further discussion. Motion carried in a voice vote, 3-0.

**CONSENT AGENDA**

1. Regular Board Meeting Minutes:
  - a. August 2, 2021 Town Board Meeting Minutes
2. Routine Reports: None.
3. Committee/Commission Reports:
4. Operator's Licenses: July 12- August 13, 2021
5. Other Committee Minutes:
  - a. July 14, 2021 Zoning & Planning Commission Minutes
  - b. June 2, 2021 Sanitary District Commission Minutes
6. Pay Requests: None
7. Special Event & Street Closure Permits:
  - a. 21 Gun Roadhouse Tractor Pull, August 28, 2021

Motion by Van Rossum/Matzke to approve the Consent Agenda as written. No further discussion. Motion carried in a voice vote, 3-0.

**Public Works Report:**

The following information was provided to the Town Board relative to the recent rain events:

Approved at the September 21, 2021 Town Board Meeting.

- The ground water that follows the sanitary trench through the Crossing at Dollar Creek Subdivision down to Dallas Lane was starting to come up near a culvert on Dallas Lane. The ground water was then impacting Willems tree farm and the two ponds on the parcel to the North. Public Works excavated next to an abandoned manhole that was still connected to the trench and installed a drain to release some of the ground water pressure. This ultimately was enough to stop the flow farther to the West.
- Crews responded to multiple flooding calls the week of the 9th. One of the issues noticed was that the stream next to S. Parker was going outside of its banks and going down S. Parker. The storm sewer system designed for Mystery Valley was not meant to handle that extra water. Crews excavated the ditch area upstream and downstream from the culverts and also created an overflow in case the culverts get overwhelmed. This will hopefully correct that situation. Ledgeview had also installed a large sump in the tributary that flows through Grande Ridge and runs behind the properties along Reginald Hill. After Sunday's rain it was filled with sediment. Public Works removed seven dump truck loads of material from the area on Tuesday and then returned Wednesday and removed another three dump truck loads as a result of Tuesday night storm. Unfortunately, some back yards along Reginald Hill did experience some sand and stone wash up onto their property.
- Staff has cut around 32 of our 58 ponds this year. The maintenance is done to remove phragmites and smaller trees that are growing on the ponds banks causing erosion and also giving cover to rodents such as muskrats. This will also improve flow through the inlets and outlets of the ponds.
- Crews dug down next to the water valve that has been leaking ground water out on Chase Ave and Angels Path and installed a drain to our storm water catch basin relieving the pressure and stopping the ground water issue. Crews will repair the asphalt around the valve next time we hot patch

#### **Engineer Report:**

- Plans are in place for dredging the channel from north end of Mystery Valley to Oak Ridge Ci. Permits cannot be issued from DNR until the residents in that area sign-off. Need resident signatures to continue. Currently awaiting one signature. Commercial owner has not signed off. One resident signed off yesterday. Once sign-offs are received DNR can process permit. Intent is to start the work this winter.

#### **PUBLIC COMMENT:**

Chairman P. Danen opened public comment at 4:48 PM.

Todd Lowney -2426 Reginald Hill – shared concerns in which he feels the sewers that were put in last summer not taking care of flow pattern. Primary road Grande Ridge, has not had the amount of water problems since the new subdivision went in. Would like to see additional cisterns added. Feels like the velocity of water coming down is coming in too fast for the sewers. Feels like issues are above Garrett. Concerned about sagging retaining walls. Suggests that a better flow pattern needs to be established.

Brad Hanson - 2008 E Higgins Hill – commented fast water, doesn't feel drains can handle the water. Suggests that a water shed analysis should be done. Doesn't feel that digging the culvert is helping nor does he feel the water is going into the retention pond, suggests analysis from third party or someone else so the issues can be fixed.

Jeff Gruzey – 3992 N Parker Way – Commented that S. Parker Way , culvert that was dug around. Concerned about overgrowth of Phragmites behind dental clinic amongst other areas. Feels if these are maintained better it would help the flow of water. The pipe in a nearby ditch had sewage backflow which, was flooding the yards around his by his pipes backing up due to water coming from S. Parker Way

Drewiecki property, permission from county to access Right of Way. Ditch phragmites and clean out ditch to maintain flow. Engineer commented that this right of way is County so we would need them to do it or get their permission to clean out.

Dave Florence – 3987 N Parker Way – Walked woods starting at Unity to Drewiecki property. Noticed ditch overflowing. Stated he found many obstacles of wood debris coming out of the woods and getting stuck in ditch. Concerned about two easements for Brentwood Condominiums.

Engineer stated we will be concentrating on working on the ditch prior to the condominiums. Easements will be pursued once we get some of the projects downstream done then we will be asking for easements and permission to dredge waterway.

Approved at the September 21, 2021 Town Board Meeting.

Chad Allen – 3801 Creamery Road – Stated there are 60 inch pipes coming out of GV onto Oak Ridge Ci. Feels that the county did not contract correctly, he does not believe there is storm sewer to East River. Concerned that the retention pond isn't big enough. Stated he believes GV & Kaftan have multiple drainage issues, County put 60" pipe near roundabout. DNR called it wetlands floods and come across his property. Suggesting that the Town is liable for the damage. Feels that retention ponds are not large enough. Purchased land 6 years ago. Contacted Brown County and the DNR with his concerns. Has two storm sewer easements, water is coming from culvert under GV which he would like them to build up the back of the ditch on GV to keep the water off of his property. Would like them to dam off the ditch. Trying not to deal with Brown County. Also shared concerns regarding surface water issues.

Amanda Brigham – 3947 Agatha Christie. Asking for grace as these are our homes. Shared concerns stating she had a foot and a half of water on their street. Looking for a long term fix so she doesn't have to rely on sandbags every time it rains. Stated she is concerned about reduced property value due to the flooding. Looking for a solution.

Jason Just – 2439 Reginald Hill – Flooding observation – Has creek that runs through back yard. Homes to the west cannot handle rain fall at all. Saw 5 ft. logs moving through creek. Serious issues with creek flow to west. Needs to be cleaned up. Also stated there is significant speeding issues in excess of 40-50 mph and is requesting a controlled intersection at Reginald Hill & Agatha Christie.

Todd Lowney –2426 Reginald Hill -seconded the comments by the previous homeowner stating the need to have a controlled intersection at Reginald Hill and Agatha Christie, suggested the possibility of a stop sign at Berkley also.

Bruce Levitch – 2465 Reginald Hill – Behind Shell store, water is coming into parking lot reverse. Would like the town to look into the water at Groundsource.

Debbie Lienheiser -3951 Agatha Christie - concerned about the speed of the water coming out of the woods. Feels like the water is coming from at least a mile away or more. Stated velocity is an issue.

Justin Krueger- 2325 Oak Ridge – Stated that a solution might be the lack of greenspace. Would like the Town to look at what other municipalities have done to establish more natural vegetation to slow some of the water down.

Kim Sarver - 2443 Reginald Hill – Stated she has lived at the property for 16 years. Shared concerns regarding the children in the area and the velocity at which the water is racing.

Shaun Olmstead - 3970 Garrett - Stated that he understands these issues resolved overnight. Would like to see flow rates monitored as he believes the flow rates are much different from 2018 to date.

Additional public input was given from the audience. Chairman Danen reiterated that we are experiencing some strange storms with a high amount of rainfall in a short amount of time. He also stated that as a Town we have been trying to address these issues over the past two years and will continue to address, noting that we are aware of the frustration and will take all comments into consideration as we continue to solve the issues at hand. He also commented that this will not be happening overnight as it will take some time. Stated that these concerns have been on a number of agendas over the past couple years and is asking for understanding for the staff.

After three calls for comments, none were heard. Public comment was closed at 5:44 PM.

**PUBLIC HEARING:** None

**ZONING & PLANNING:**

1. **Discuss and act on** recommendation from the Zoning and Planning Commission on the request by Steve Bieda of Mau & Associates agent for owner Maxwell Brice to consider a conditional use permit on parcel D-1995, 4615-4617 Trellis Drive., to allow for a zero lot line configuration of an attached home in an R-2 Residential zone

The ZPC recommend approval of the CSM to the board, conditioned upon recording of the Certified Survey Map.

Approved at the September 21, 2021 Town Board Meeting.

Motion by P. Danen/Van Rossum to approve with conditions. No further discussion. Motion carried in a voice vote, 3-0.

2. **Discussion and action** Recommendation from the Zoning and Planning Commission on the request by Steve Bieda of Mau & Associates, on behalf of Maxwell Brice (owner) for a proposed land division of parcel D-1995, 4615-4617 Trellis Drive.

The ZPC recommend approval of the CSM to the Board, conditioned on the following:

1. Approval of a CUP for the zero lot line, single-family attached dwellings.
2. Denote the square footages of all the structures shown on the CSM.
3. Illustrate easements where necessary for water, sewer, and utility services.
4. Add a restrictive covenant on the condo plat which states: " Building permits are limited to the development of zero-lot-line condos on Lots 1 through 2 inclusive, unless two adjoining lots are combined and used as a single lot for the construction of a single-family dwelling unit. In this case, an odd number of lots may not be left as a series of consecutive lots."
5. Add a note to the plat which states: "When attached dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, and maintenance, shall be guarded against by private covenants and deed restrictions and the approving authorities shall not be held responsible for same."
6. Remove signature line for City of De Pere.
7. Any technical corrections required by the Town Engineer or Brown County prior to Town signatures, including the change in Town Clerk

Motion by P. Danen/Van Rossum to approve with conditions. No further discussion. Motion carried in a voice vote, 3-0.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMUNICATIONS:** None.

**ORDINANCES:** None.

**REPORTS:**

**Administrator:**

- New Clerk, Jennifer Broich starting on August 26.
- Van Dreele update
- Draft of McGrath Consulting has been received
- Written report as submitted

**Planner:**

- Written report as submitted

**Zoning Administrator:**

- Written report as submitted

**Treasurer:**

- Sanitary District Update
- Budget Update
- Equalized & TID Values

**Park & Recreation Director:**

- Written report as submitted

**Fire Department:**

- Working with Detrie to obtain burn permit from DNR – scheduled for next Friday 2020 Hawthorne Heights.

**Board Comments:** None.

Approved at the September 21, 2021 Town Board Meeting.

**APPROVAL OF THE VOUCHERS:**

Motion by Van Rossum/Matzke to approve the vouchers. No further discussion. Motion carried in a voice vote, 3-0.

**ADJOURNMENT:**

Motion by P Danen/Matzke to adjourn. No further discussion. Motion carried in a voice vote, 3-0. Meeting adjourned at 5:59PM.

Respectfully submitted,

Lisa Bartz  
Community Relations Specialist