



TOWN BOARD MINUTES
Monday, February 20, 2023 at 4:30 p.m.
or as soon thereafter as possible
Ledgeview Community Center
3700 Dickinson Road, De Pere, WI 54115

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

ROLL CALL

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

Staff present was Administrator Sarah Burdette, Clerk Jennifer Broich, Planner Dustin Wolff, Treasurer Renae Peters, Engineer Scott Brosteau, Public Works Director Greg Potts, Park & Recreation Director Stephanie Schlag and Interim Fire Chief, Chris Hohol.

AGENDA APPROVAL

Staff advised the need to remove item 1b from the Consent Agenda – approval of the Town Board minutes from February 6, 2023.

Motion by Supervisor R. Van Rossum to approve the agenda with the removal of item 1b from the Consent Agenda.

Motion seconded by Supervisor S. Shivaram. No further discussion. Motion carried unanimously 4-0.

CONSENT AGENDA

1. Regular Board Meeting Minutes:
 - a. January 17, 2023 - Town Board Minutes
 - ~~b. February 6, 2023 - Town Board Minutes~~
2. Routine Reports:
3. Committee/Commission Reports:
 - a. 2022 Annual Report for the Ledgeview Fire Department
 - b. 2022 ZPC Committee Action List
4. Operator’s Licenses: February 5, 2023 thru February 18, 2023
5. Other Committee Minutes.
 - a. September 8, 2022 – Personnel and Finance Committee
6. Pay Requests: None.
7. Special Event & Street Closure Permits: None.

Motion made by Supervisor S. Shivaram to approve the Consent Agenda as amended by removing of item 1b, approval of the minutes from February 6, 2023. **Motion seconded by** Supervisor M. Danen. No further discussion. Motion carried unanimously 4-0.

PUBLIC COMMENT:

Chairman P. Danen opened the floor for public comment at 4:47 p.m.

Dan Kerkhoff - 3948 Dickinson Road:

Wanted to talk about the Service Award Program and that they didn't feel it needed to be a committee any longer. Wanted to know what direction they should go with the committee.

Supervisor M. Danen agrees, and no longer needs to have this subcommittee as the current plan doesn't fit. The Board and the Town does want to continue a program of sorts, whatever it would look like.

Chairman P. Danen asked if these duties could fit under Personnel & Finance Committee.

Chairman P. Danen closed the floor for public comment at 4:49 p.m.

PUBLIC HEARING:

None.

ZONING & PLANNING:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Virtual Presentation by Keli Tuttle, President with BlueStem Forestry Consulting, Inc. on the Urban Forestry Management Plan.

Kelli Tuttle, President of BlueStem Forestry Consulting, Inc. virtually presented the 2022 forestry inventory of the Town as well as an overview of the draft Urban Forestry Management Plan.

The inventory and management plan are both part of DNR Urban Forestry Start-Up Grant awarded to the Town of Ledgeview for 2022. The three main components of the 2022 DNR Urban Forestry grant projects for the Town of Ledgeview were the chainsaw safety training, completing the tree inventory on the golf course, and development of an urban forestry management plan.

Kelli summarized the report and highlighted a few points such as the emerald ash trees would take 129 staff days to remove the infected trees, when the average should be 29 days a yr. The golf course is an issue in that they recommend 76 trees be removed from the golf course in 2023, and 75 in 2024 with treating the remainder for 4-6 yrs. until the Town can catch up with the workload.

Motion made by Supervisor S. Shivaram to accept the report. **Motion seconded by** Supervisor R. Van Rossum. No further discussion. Motion carried in a unanimous voice vote, 4-0.

2. Recommendation to Approve Application for an Agent Change for Dino Stop.

Diversified Management Group, Inc. dba Dino Stop #7850 submitted paperwork to Appoint Alex VandenLangenberg as a Successor Agent for the store.

Motion made by Supervisor M. Danen to approve Agent Change pending receipt of payment. **Motion seconded by** Supervisor S. Shivaram. No further discussion. Motion carried in a unanimous voice vote, 4-0.

3. Discuss and Act on Harter's Garbage renewal Contract.

The Town of Ledgeview currently has a three-year contract with Harter's Disposal to pick up garbage and recycling weekly that goes through December 31, 2023. There have been very little complaints and have received great feedback for the weekly pickup of recycling.

Harter's came back with a contract that showed a 43 percent increase in price compared to their 2023 rates. In addition to the price increase, they were also looking to put on a fuel surcharge of one (1) percent for every \$0.10 that fuel increased over \$4.00/gal and they also requested that a the monthly pickup per household rate was adjusted yearly by the Consumer Price Index for All Urban Consumers (CPI-U), expenditure category of "Garbage and Trash Collection", not to exceed seven (7) percent. Our current contract had shown an annual increase of 2.5% and no fuel surcharge. Our current rate for 2023 trash/recycling is \$9.41/month per residence and Harter's purposed 2024 rate would be \$13.50/month per residence which would result in an additional \$10,338.89/month added to our current cost of \$23,787.25/month totaling \$34,126.14/month or \$409,513.68/annually without the fuel surcharge. Our rate in 2019 through Advanced Disposal (now GFL) was \$11.64/month per resident and recycling was picked up every other week. We also had multiple complaints with Advanced and that was the reasoning for going out for bid in 2019.

The fund for garbage is placed directly on the tax roll. The additional annual amount of \$124,066.68 would be added and divided out accordingly for 2024. This increase would be an additional \$49.08 per household annually. If a rate of \$13.50 is approved and a seven-year contract is signed, at a CPI of 2.5 percent, we will be at 15.65/month per residence in 2030.

Supervisor S. Shivaram stated we could move forward with the seven-year contract and to have it on the next agenda. Agreed that Harter's has done a great job.

No motion made. Contract will be looked over by legal and be put on the agenda for the next Town Board meeting.

4. Discussion Only: Request from Ledgeview Farms, agent Jason Pansier, for feedback of a conceptual request to rezone parcels D-220, D-254, D-249 and D-214, located between Dickinson Road and Dollar Road, from Rural Residential (R-R) to Farmland Preservation District (AG-FP).

Chairman P. Danen opened the floor open at 5:13 p.m.

Jason Pansier, from Ledgeview Farms, stated that he was proposing to request a rezone for the parcels because the Farm would like to add another barn (approx. 700') along the other side of the current parlor. This barn would be focused on cattle. Barn would be similar in size and located in the field between the current parlor and Dickinson Road. It would increase the farm operation size by 600-700 cows or 1,000 animal units.

Staff explained that the subject parcels are currently zoned R-R, Rural Residential (96 odd acres). No formal rezone application has been submitted this is more of a concept review to give background. The only thing submitted to staff as of the meeting was a note asking if Mr. Pansier could make a submittal for a new free stall barn south of the current facility along Dickinson Road that would be similar in size and to rezone four parcels to Agriculture-Farmland Preservation (AG-FP).

When reviewing zoning changes, the formal procedure would have the application go through Plan Commission for a series of findings before going on to Town Board for a public hearing and decision.

J. Pansier stated as how the land is currently zoned, they are not able add the new building as it stands. Stated there is no intention to build on the other three parcels. He did this step of a conceptual review to see if the Town would even allow him to move forward and build a barn before preparing formal plans and possibly waste everyone's time if it was just going to be denied anyway.

Chairman P. Danen explained that is why the formal procedure occurs so an application is submitted, and a concept review can occur.

Clarification was asked of staff stating the issue is that this area was just recently rezoned in 2018 due to the residential growth in the town and the future residential land uses in that area. At the time of that rezone, the Town felt this was more of a residential transition area as a lot of the surrounding areas are sewerred and are single family homes, which was why the rezone occurred as to meet the Town's amended comprehensive plan in having it be rural residential and no longer agricultural.

Within ¼ mile of the farm property, there are currently eighty-three (83) properties less than an acre in size are residential, and typically served by public utilities, and even more properties ½ mile out.

Chairman P. Danen asked J. Pansier if they owned property south of Dickinson, to which he replied they do but they are unable to get the cows to the parlor except by crossing the roadway.

R. Pansier asked the board if it is normal to rezone that many acres at one time.

Staff explained it's not uncommon. The old AG district used to have a two acre minimum lot size which was the same as rural residential. Explained that the farming community in 2013 asked to have a minimum size changed at that time. Part of that was DATCP and Dennis Lotto spearheaded the issue of having too many properties that were really used for single family, rural residential that were zoned agriculture. Under a misconception that the taxes are based on the zoning which isn't the case, it's how you use the property. In accordance with DATCP and Brown County, a number of changes were made to the Farmland Preservation areas. Some of the larger lots were left as agricultural, whereas the transition areas were rezoned to rural residential because it is more appropriate based on what is growing around it.

Staff opinion is that the highest and best use of the area isn't farming any longer but transitioning to single family development, rural residential, and development with sewer service.

Chairman P. Danen reiterated that without an application, it's unknown what the actual plan would entail and what difference it would be to rezone one parcel vs four parcels. Staff explained there are different combinations that could be brought forward and requested by Ledgview Farms.

J. Pansier stated they were never okay with the Town rezoning the lots originally and didn't like that they would not consider rezoning it back. J. Pansier asked if the Town would be okay with rezoning two parcels for the use of this additional barn.

Chairman questioned whether the Pansiers could put one barn on the parcel closest to Dickinson, to which J. Pansier stated it may not work because of setback requirements. Chairman P. Danen further stated that the comprehensive plan amendment and recent rezone could create a challenge for rezoning the entire area, and questioned whether for what they are looking to accomplish, which only involves the one parcel, Mr. Pansier might want to evaluate the possibility of a more limited rezone.

Staff clarified that it is two separate requests that are being discussed. One being the rezoning, which could potentially allow for building of another building, which doesn't mean that animals can automatically go along with that. Part two would require another application that goes in front of the County, Town, and DATCP. (Livestock Siting Application)

J. Pansier stated it would require an entirely different plan which would require hiring an engineer and could cost upwards to \$50,000 to get the proper applications and plans submitted. Restated he did not want to go through all of that if the Town is just going to deny the rezone.

Chairman P. Danen stated that with the rezone comes a public hearing, which takes into account the entire neighborhood. If there is talks of an expansion, the neighbors may oppose it, even if they are not affected directly as they could still have a say in it.

Chairman advised Ledgeview Farms to work with staff to get the complete submission started as that is the first step to get it to Zoning and Planning Commission.

R. Pansier stated his question wasn't answered and asked the board if it is normal to rezone that many acres at one time.

Staff explained there have been several times in which several parcels have been rezoned at once. During the corridor zoning, creation of the business park and a series of rezonings for public lands and conservancy as recently as 2022.

Chairman P. Danen closed the floor at 5:33 p.m.

COMMUNICATIONS: None.

ORDINANCES:

None.

REPORTS:

Administrator:

- De Pere School District's 'Flight Planning' – participated with approximately 140 stakeholders.
- Written report as submitted.

Planner:

- None

Zoning Administrator:

- None

Treasurer:

- Written report as submitted.

Clerk:

- Written report as submitted.

Engineer:

- None

Public Works Director:

- Written report as submitted.

Park & Recreation Director:

- Written report as submitted.

Fire Department:

- None

Board Comments:

- None

APPROVAL OF THE VOUCHERS:

Motion made by Supervisor S. Shivaram to approve the vouchers. **Motion seconded by** Supervisor M. Danen. No further discussion. Motion carried in a unanimous voice vote, 4-0.

CLOSED SESSION:

Motion made by Chairman P. Danen, **seconded by** Supervisor R. Van Rossum to go into closed session at 5:36 p.m. Roll call vote, Supervisors Van Rossum, Danen, and Shivaram all 'ayes'. Motion carried unanimously.

1. The Town Board may convene into closed session pursuant to WI State Statute 19.85(1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reason require a closed session.

Motion made by Chairman P. Danen, **seconded by** Supervisor M. Danen to go out of closed session at 5:52 p.m. Roll call vote, Supervisors Van Rossum, Danen, and Shivaram all 'ayes'. Motion carried unanimously.

The Town Board may then reconvene into open session to take action on items discussed in closed session.

No action taken as a result of closed session.

ADJOURNMENT:

Motion made by Chairman P. Danen to adjourn, **seconded by** Supervisor R. Van Rossum. No further discussion. Motion carried in a unanimous voice vote, 4-0. Meeting adjourned at 6:02 p.m.

Respectfully submitted,
Jennifer L. Broich
Clerk

Approved at the March 21, 2023 Town Board Meeting.