

**TOWN OF GREENVILLE
TOWN BOARD
MEETING MINUTES**

DATE: Monday, February 12, 2018

TIME: 6:00 pm

LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA

PRESENT: Jack Anderson, Dean Culbertson, Andy Peters, Mark Strobel, Mike Woods

Motion by Mike Woods, second by Dean Culbertson to approve the agenda. Motion carried 5-0.

4. PUBLIC COMMENT FORUM

Jim Ziegert, Sr. – W7047 Hillview Road; asked for an update on the fire station.

Motion by Andy Peters, second by Mark Strobel to close the public comment forum. Motion carried 5-0.

5. CONSENT AGENDA

(Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Supervisor and addressed immediately following the motion to approve the other items on the Consent Agenda.)

a. Approval of Meeting Minutes:

- i. Town Board Meeting Minutes, January 8, 2018.
- ii. Town Board Meeting Minutes, January 22, 2018.
- iii. Town Board Meeting Minutes, February 2, 2018.

b. Approval of February Town Vouchers.

c. Acceptance of Staff Reports:

- i. Sheriff Department Liaison Officer
- ii. Fire Department/First Responders
- iii. Parks and Recreation/Urban Forestry
- iv. Constable Report
- v. Town Administrator

d. Acceptance of Committee Reports:

- i. Park Commission

e. Operator's Licenses

Motion by Dean Culbertson, second by Mark Strobel to approve the consent agenda. Motion carried 5-0.

6. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

7. NEW BUSINESS

a. Planning Commission Recommendations:

- i. Discussion and Possible Action: Certified Survey Map, N2081 Mayflower Rd., parcel 110041002, recommended for approval.

Motion by Dean Culbertson, second by Andy Peters to approve the Certified Survey Map for N2081 Mayflower Road. Motion carried 5-0.

- ii. Discussion and Possible Action: Certified Survey Map, Patricia Jack, Greenville Dr., parcels 110019700 and 110019606, recommended for approval.

Motion by Andy Peters, second by Dean Culbertson to approve the Certified Survey Map. Motion carried 5-0.

- iii. Discussion and Possible Action: Rezoning of W6268 Spencer Rd., parcel 110091300 from General Agriculture to General Commercial, recommended for approval.

Motion by Dean Culbertson, second by Mark Strobel to approve the Rezoning of W6282 Spencer Road. Motion carried 5-0.

- iv. Discussion and Possible Action: Rezoning of Municipal Dr., parcel 110035300 from General Commercial to Multifamily Residential, recommended for denial.

Motion by Mark Strobel, second by Jack Anderson to deny the Rezoning of Municipal Drive.

Jim Fletcher asked that the Town Board override the recommendation of the Planning Commission based on the following: there was large discussion at the neighborhood meeting. Concerns regarding barrier areas and building sizes were taken into consideration when drawing the buildings. Second, they have support of Town staff. Going from single to multi-family low density and based on location, they have more flexibility with site plans and would be able to require additional landscaping versus commercial. There is also currently a lot of commercial property available in Greenville adding he feels Greenville is in need of multi-family units. Joel indicated that the staff recommendation for approval was based on the fact that the request was consistent with the comprehensive plan showing the property's future land use zoned for residential use. If the vision is no longer what the Town Board would like to see on that property, the Comprehensive Plan will need to be adjusted to reflect that change. Supervisor Culbertson asked for clarification regarding reason for denial at Planning Commission. Chairman Anderson shared discussion held at Planning Commission; that it was the Commission's desire for that portion of Municipal Drive be set up for Commercial Business. The renderings Mr. Fletcher brought to the meeting were not presented at the Planning Commission meeting. Additional discussion regarding building heights of residential versus commercial requirements for the lot and if duplexes were considered. Motion carried 3-2/Culbertson, Woods.

- b. Discussion & Possible Action: Town Engineer Statement of Qualifications Review & Recommendation of Town Engineer.

Motion by Mark Strobel, second by Mike Woods to approve Cedar Corporation as the Town of Greenville designated Town Engineer. Motion carried 5-0.

- c. Discussion and Possible Action: Final Payment Request to MCC, Inc. for Street and Stormwater Facility Construction in Crestview Subdivision.

Motion by Jack Anderson, second by Andy Peters to approve the Final Payment Request to MCC, Inc. for Street and Stormwater Facility Construction in Crestview Subdivision for an amount of \$16,156.55. Motion carried 5-0.

- d. Discussion and Possible Action: Application for Conditional Use Permit: Applicant Chad Miller; Accessory Structure, Fill and Grading within Shoreland Zoning District. Parcel ID: 110064814 CSM 3900 Lot 4 (N1610 Linda Lou Drive).

Motion by Mark Strobel, second by Jack Anderson to approve and recommend granting the Conditional Use Permit for Chad Miller with the following conditions due to known past flooding issues:

1. A Town of Greenville Stormwater and Erosion Control Permit is required.
2. The 100 year floodplain must be delineated on the site plan and field located.
3. No fill material is allowed below the 100 year floodplain.
4. All Town, State and or County approvals must be obtained prior to starting construction.

Motion carried 5-0.

8. ANNOUNCEMENTS

- a. Update on Community & Economic Development Director and Director of Public Works Recruitment and Possible Appointments.

Michael Brown has accepted the Community & Economic Development Director position and will begin March 12th. Michael has previous experience as a Community Development Director at the Village of Lake in the Hills, IL and Ironwood MI. Brian Rickert has accepted the Public Works Director position and will begin March 19th. Brian is currently a Senior Civil Engineer and Project Manager for Wisconsin DOT.

February 19th – Town Board meeting to discuss future land use along the State Highway 15 corridor and future bypass.

February 21st - Facilities Committee

February 26th – Planning Commission

Town Board - CANCELED

February 27th – Park Commission

9. ADJOURNMENT OF MEETING

Motion by Mark Strobel, second by Dean Culbertson to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 6:39 p.m.

Wendy Helgeson, Town Clerk
Approved: