

**TOWN OF GREENVILLE
TOWN BOARD
MEETING MINUTES**

DATE: Monday, February 19, 2018

TIME: 5:00 pm

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

Agenda

1. CALL TO ORDER

The meeting was called to order at 5:00 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

PLANNING COMMISSION PRESENT: Leanne Meidam-Wincentsen, Jim Ecker, Jim Cotter, Jack Anderson, Andy Peters

PLANNING COMMISSION EXCUSED: Greg Kippenhan

PLANNING COMMISSION ABSENT: Ken Zilisch

Motion by Jim Cotter, second by Dean Culbertson to approve the agenda. Motion carried unanimously.

4. NEW BUSINESS

- a. Discussion with Planning Commission on future land use along the State Highway 15 corridor and future bypass.

Town Administrator, Joel Gregozeski, reviewed maps showing current zoning, AEA, comprehensive land use plan and the proposed STH 15 bypass construction plan.

There is potential for a large amount of development in the area surrounding the STH 15 corridor. There was discussion as to whether the Town should follow the planned development or consider updating the plan to include more commercial development. Some things to consider if going to commercial would be the needed infrastructure and a frontage road as a large number of driveways would not be allowed along STH 15.

Development is likely along the corridor, if the Town does not plan for it, annexation is possible resulting in not only the loss of the land, but the tax base associated with it. Joel provided the Town Board and the Commission a brief explanation of the annexation process. Also discussed was the installation of sewer and water service to the area; amending the Sanitary District boundaries would be necessary. Larry Bentle commented that if the STH 15 project is on hold, there is a risk to running sewer and water and having those plans change. John Julius believes the Town should protect its' land from annexation.

Jim Cotter does not see the area working as the planned residential and agrees with commercial development along the corridor.

Dean Culbertson is concerned about potential annexation and thinks the Town needs to take action, also noting that commercial and industrial development are good for the tax base. Mark Strobel agrees that losing the STH 15 corridor to anyone would be a huge loss. Mike Woods thinks it is a good opportunity to build a corridor to the Town's higher expectations. Andy Peters agrees and added that it gives the Town control over the aesthetics of the area.

Leanne Meidam-Wincentsen thinks that we need to plan for developing the area as a full commercial corridor. Jim Ecker commented that he does not like to make decisions based upon one opportunity, given the recent interest from All World Ford. He appreciates the proactive approach this meeting gives as it addresses the entire corridor. Jim agrees with commercial use, but also believes it could be an opportunity for multi-family development.

Jack Anderson concluded, the group is in agreement that the STH 15 corridor is prime area for commercial development and that we need to look at what the costs are for sewer and service to the area.

The Planning Commission was excused at 6:19 p.m.

5. **CLOSED SESSION**

- a. Pursuant to Wis. Stat. sec. 19.85(1)(c) for purposes of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, more specifically concerning the Town Administrator.

Motion by Mark Strobel second by Andy Peters to go into closed session. Roll call vote.
Motion carried unanimously.

- b. Motion to reconvene into open session. Discussion and possible action on items discussed in closed session.

Motion by Mark Strobel, second by Andy Peters to reconvene into open session. Roll call vote. Motion carried unanimously.

6. **ADJOURNMENT OF MEETING**

Motion by Mark Strobel, second by Mike Woods to adjourn. Motion carried 5-0. Meeting adjourned at 7:01 p.m.

Wendy Helgeson, Town Clerk

Approved: