

**TOWN OF GREENVILLE  
TOWN BOARD  
REGULAR MEETING MINUTES**

DATE: Monday, July 11, 2016

TIME: 6:00 PM

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

**Agenda**

1. CALL TO ORDER

PRESENT: Dean Culbertson, Jack Anderson, Andy Peters, Mark Strobel, Mike Woods  
The meeting was called to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. POSTING OF AGENDA/APPROVAL OF AGENDA

Motion by Mark Strobel, seconded by Andy Peters to approve the agenda. Motion carried 5-0.

4. PUBLIC COMMENT FORUM

Bill Kurtzweil, N1459 Ellen Lane, he is in support of building more homes in the area, but would like the Town Board to consider traffic on Hwy. 76 and how it is handled. Gerry Skalla, N1436 Stone Bluff Lane, also shared his concerns with traffic safety on Hwy. 76.

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 Joint Town Board/Sanitary District 1 Meeting Minutes – May 26, 2016.
- b. Approval of Closed Session Town Board Meeting Minutes – June 13, 2016.
- c. Approval of Regular Town Board Meeting Minutes – June 13, 2016.
- d. Approval of July 2016 Town Vouchers.

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

6. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

7. REPORTS

a. Sheriff Department Liaison Officer

There were 702 incidents for the month. Jack Anderson had asked Sgt. Borman to compile crash data on Hwy. 76 between Hwy. 15 and Hwy. 96. The state already had some data prepared for Hwy. 76, showing 26 crashes in the area within a 5 year period (2011-2015) falling within normal range according to state standards. The data provided did not include activity for the two major intersections; Sgt. Borman will be requesting the information from the state. His suggestions would be to reduce the speed to 45 mph and look for ways to control ingress/egress in and out of the subdivisions including adding passing lanes.

b. Fire Department/First Responders

There were 22 fire runs in June, 88 YTD and 109 this time last year. First Responders had 29 calls in June, 155 YTD and 153 this time last year.

c. Emergency Management

d. Public Works

e. Park Commission

They are waiting for an update on the home at the Sports complex. A meeting is scheduled at Town Hall on July 12<sup>th</sup> regarding this property at 6:30 p.m. Tony will be reviewing applications for the open Parks Commission seat and bring forward the report at the August meeting.

f. Parks and Recreation

g. Urban Forestry

h. Constable Report

3 wildlife calls - 2 skunks in traps and a raccoon/3 exotic animals - stray parrot, missing ball python and a stray iguana.

i. Town Administrator

East Central Planning and WisDOT will be working together to do a Hwy. 76 corridor study this fall from JJ Keller to Hwy. 15. They will be looking at short, mid and long term solutions. Discussion was held with the school to assist with peak school traffic issues. Suggestions were made such as altering bus schedules and routes, holding busses onsite for cleaning and encouraging more children to ride the bus. Contact information for Representative Dave Murphy, Senator Roger Roth and the DOT will be added to the website if citizens to express concerns regarding Hwy. 76.

## 8. NEW BUSINESS

a. Planning Commission Recommendations:

i. Approve Preliminary Plat for Green Ridge Estates at School Road and Municipal Drive.

Mark Strobel asked that since there will be 4 plats developed with access to Hwy. 76 between Hwy. 96 and Greenridge Drive, the Town Board should table the item until the required DOT study is complete. Motion by Mark Strobel to table until DOT study is complete. Dean Culbertson asked Dave Tebo how long it would take for the study to be completed and he believes it will take a while, as it won't begin until this fall. Dave encouraged the board to consider that there is an opportunity for four vertical phases for this plat, making the final phase approximately three to four years out and would have less of an immediate traffic impact than the horizontal option. In 2019, there will likely be stoplights at Lily of the Valley and Hwy. 15 to allow persons to travel west to the school district. Ron from Forward Development Group presented the proposed plat. Phase one (yellow) is a connection between Greenridge Terrace and School Road. They have performed an internal traffic study and by opening the first phase, it will relieve traffic off of Hwy. 76 by providing a second access point. The second phase (part of orange and purple) could be an extension on the two side roads that would tie into phase one and keep moving traffic towards School Road instead of Hwy. 76., allowing for more time for a traffic solution. Jack asked if it is possible to add a fifth phase for the higher density lots (Lots 27 and 79), once the traffic study is complete. Mark wanted to know what insurance do we have about phase development timing prior to receiving any traffic recommendations from the state, if the preliminary plat was approved in its entirety. Ron stated that their intent is to get the plat approved in its entirety, then come back each year for a developers agreement for the next phase. The Town Board would approve the agreement for each phase. Dean Culbertson would like to temporarily make Meadow Park Drive a

one way exiting onto Betty's Rodeo Drive until traffic issues could be addressed. The original motion failed for lack of second. Motion by Dean Culbertson to approve the preliminary plat contingent upon the rearrangement of the phasing, higher density lots for last phase (phase 1 remains phase 1, phase 2 to phase 4, phase 3 to phase 2, phase 4 to phase 3) and developers' agreement(s), second by Andy Peters. Motion carried 4-1 (Abstain - Mark Strobel)

- ii. Approve Rezoning to single family for Green Ridge Estates at School Road and Municipal Drive.

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

- iii. Approve revised Jennerjohn Field of Dreams Preliminary Plat. Dave provided the updated changes. The lower south and western area originally proposed for a large lot for assisted living was moved to Lot 19 in the Towering Pines West subdivision and to cul-de-sac Alana Court instead of bringing it out to Hwy. 76. Dave would like an 80 ft. dedication for future right-of-way. Mike Woods would like the developer to build Alana Court so future multi-family lots would not have to drive thru the subdivision and the Town would not be responsible for the future build. An option was presented to escrow funds; Town Board members indicated that they would like funds to be set aside in escrow for the possible future road build. Motion by Dean Culbertson, second by Mike Woods to approve the revised preliminary plat with a dedicated future road (80 ft. right-of-way) going to the west up to Hwy. 76 and escrow the funds for construction of the road including the turn lanes for 8 years. Motion carried 4-1 (Abstain - Mark Strobel)

- iv. Approve revised Towering Pines West Final Plat.

Motion by Andy Peters, second by Jack Anderson to approve the revised final plat. Motion carried 5-0.

- b. Amended Final Resolution authorizing construction of expanded stormwater pond in Crestview Subdivision.

Motion by Dean Culbertson, second by Andy Peters to approve the amended resolution. Motion carried 5-0.

- c. Review and possible approval of the amended Special Assessment Agreement with First State Bank.

Motion by Dean Culbertson, second by Mike Woods to approve the amended Special Assessment Agreement. Motion carried 5-0.

- d. Review and possible approval of engineering consultant for Julius Drive Town Road Discretionary Improvement project.

Dean Schiller received four proposals. SEH came in with the highest score and Dean is recommending them for approval. Motion by Dean Culbertson, second by Mark Strobel to accept the proposal from SEH. Motion carried 5-0.

- e. Review and possible approval of maintenance agreement renewal for building environmental systems with Bassett Mechanical.

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

- f. Approve request from EMS to hire two new First Responders (16 total).

Motion by Dean Culbertson, second by Jack Anderson to approve the request to hire two First Responders. Motion carried 5-0.

9. FUTURE AGENDA ITEMS

Adoption of Robert's Rules of Order

Official Letter regarding reduction of speed limit on Hwy. 76.

Fireworks Ordinance

10. ANNOUNCEMENTS

Jack thanked Mark and Andy along with all of the organizations involved for the success of the Catfish Races.

July 12<sup>th</sup> - Citizen Participation meeting for the proposed Store gas station – 4:30 p.m.

July 12<sup>th</sup> – Future use of the Town home at the Sports Complex – 6:30 p.m.

July 13<sup>th</sup> – Facilities Committee 5:30 p.m.

July 14<sup>th</sup> – Town Board - Closed Session – 5:00 p.m.

July 21<sup>st</sup> – Board of Review – 4:00–6:00 p.m.

July 25<sup>th</sup> – Plan Commission – 5:30 p.m.

July 26<sup>th</sup> – Park Commission at Jennerjohn Park

11. ADJOURNMENT OF MEETING

Motion by Mike Woods, second by Mark Strobel to adjourn. Motion carried 5-0.

Meeting adjourned at 7:28 p.m.

Wendy Helgeson, Town Clerk