

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

DATE: Monday, August 8, 2016

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 6:03 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. POSTING OF AGENDA/APPROVAL OF AGENDA

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

4. PUBLIC COMMENT FORUM

Pauline O'Keefe, N244 Sunset Drive. In 1992, restrictive covenants were filed and recorded at the Outagamie County Register of Deeds. She requested to add two pages to the petition that was filed. 72 % of the subdivision is opposed to the McKinney Photography Studio Special Use Permit application, by adding the 2 pages, 85% are opposed.

Mike Neuman, W7031 Hickory Nut Trail, is also opposed to McKinney Photography Studio Special Use Permit. Mike stated his concerns with the permitting process and the validity of the application.

Margaret LaFleur, N246 Hickory Meadows Lane appreciates the safety of her subdivision and would like to retain property value.

Jean Goffard, N853 Julius Drive, spoke regarding the South Greenville Grange Hall. The organization is dwindling in membership and the building is in need of repairs. Last winter she applied for the building to become historically registered. They received a response stating that the building qualifies for the national register, but that they would need to hire someone to fill out the required paperwork. Jean called the nearest contact and it would cost \$8,000. She recently received a call from the Historical Society and they are willing to fund the application process.

Matt Greely, N208 Hickory Meadows Lane is opposed to the McKinney Photography Studio Special Use Permit application. They do not have trails or sidewalks and are forced to walk on the street and has traffic concerns.

Motion by Andy Peters, second by Dean Culbertson to close the public comment portion of the meeting. Motion carried 5-0. Closed at 6:24 p.m.

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 Closed Session Town Board Meeting Minutes – July 11, 2016.
- b. Approval of Regular Town Board Meeting Minutes – July 11, 2016
- c. Approval of Closed Session Town Board Meeting Minutes – July 14, 2016.
- d. Approval of Closed Session Town Board Meeting Minutes – July 21, 2016.
- e. Approval of Closed Session Town Board Meeting Minutes – July 25, 2016.
- f. Approval of August 2016 Town Vouchers.

- g. Review and possible approval of Temporary Class “B” Beer/Wine License for St. Mary of the Immaculate Conception, September 16-18, 2016 at Lions Park for St. Mary’s Oktoberfest.
- h. Review and possible approval of Temporary Class “B” Beer License for the Greenville Civic Club, August 27-28, 2016 at Lions Park for the Summer Send Off.
- i. Approval of the Towering Pines West Senior Living Facility Rezoning Application.
- j. Approval of the Towering Pines West Senior Living Facility Special Use Permit Application.
- k. Approval of Towering Pines West Lot 16, 17, 18 rezoned to Single Family.
- l. Approval of the Manley Road Certified Survey Map.
- m. Review and possible approval of the Veteran Grave Care Reimbursement.

Mark Strobel asked for item l to be removed from the consent agenda. Motion by Jack Anderson, second by Mike Woods to approve the consent agenda, item l removed. Motion carried 5-0.

6. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

- a. Approval of the Manley Road Certified Survey Map.

Motion by Mark Strobel to approve the CSM contingent upon the addition of a 30 ft. ingress/egress easement centered on the property line separating the CSM and the Teachout property and a separate document describing the easement, second by Jack Anderson. Motion carried 5-0.

7. REPORTS

- a. Sheriff Department Liaison Officer

Discussion was held with the Railroad Commissioner regarding an update on the Hwy. 15 exemption. They are still waiting for the State Attorney’s opinion, but anticipate hearing from him by Thursday. Additional crash data received for Hwy. 76 between Hwy. 96 and Hwy. 15 indicates that the incidents are still within state standards. Citizens are welcome to offer opinions by calling 832-5629. National Night Out was a huge success. The Town interviewed and appointed Outagamie County Deputy Korie Van Berkel as a dedicated Greenville Officer. She will be working a 5-3 schedule (5 days on, 3 days off). Four hours of the shift will be in Greenville; the remainder of her shift will be in the area.

- b. Fire Department/First Responders

- i. Introduction of new First Responder, Tom Kempen.

Tom has been a dedicated Town of Greenville fireman for 5 years.

There were 15 fire runs in July, 103 year to date; 31 first responder runs in July, 186 year-to-date.

- c. Emergency Management

- d. Public Works

On August 3<sup>rd</sup>, Dean sat down with the Town Administrator and 3 members of the DOT regarding Hwy. 76 corridor options. The Town will work with the DOT in late September/October and they will be conducting a turn count on School Road and a couple of intersections in the area. The DOT will analyze the data and determine if any of the intersections warrant lights or roundabouts. The DOT’s budget cycle is 6 years out. If work is warranted, the Town could do the work at their cost. One of the Town’s lawnmowers is 10 years old and is in need of repair, but the repair cost would be half of what a replacement would be. Dean is looking to replace during the budget cycle. The Town received a \$350,000 grant for work on Julius Road.

- e. Parks and Recreation/Urban Forestry
- f. Park Commission
- g. Constable Report  
Dog licensing enforcement will be through calls or complaints.
- h. Town Administrator  
Dave is waiting for scheduling through the legal system for the Schwei pond and the Lamar billboard.

8. NEW BUSINESS

- a. Planning Commission Recommendations:
  - i. The Store Special Use Permit Application, recommended for denial 6-0.  
Jack referenced Town Ordinance 320-209, Conditions and Safeguards for Special Exceptions, items 1-3, as the reason for denial by the Planning Commission:
    1. The establishment, maintenance, or operation of the special exception will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the community.
    2. The special exception will not be injurious to the uses of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
    3. The proposed use will not create a look of clutter, garishness, glare or creates an obnoxious noise level, or would generate any other incompatibility with surrounding neighborhood. Motion by Jack Anderson, second by Dean Culbertson to deny the Special Use Permit application. Motion carried 5-0.
  - ii. McKinney Photography, Tracy Van Zeeland Special Use Permit Application for home occupation, recommended for approval. Jack reviewed the basis for the Plan Commissions approval, stating that their recommendation is based on what the ordinance says. Dave Tebo added that when the Plan Commission reviewed the application, they considered the covenants, but were not sure if they were functioning. Their approval was based on the home occupancy ordinance. Since then, it's been clarified by the subdivision as to what the covenants are and have been reviewed by the Architectural Review Committee. The Town Attorney's recommendation is based on Ordinance 320-8, Interpretation, "In their interpretation and application, the provisions of this chapter shall be considered minimum requirements. Where the provisions of this chapter impose greater restrictions than any statutes, other regulations, ordinance or covenant, the provisions of this chapter shall prevail. Where the provisions of any statute, other regulation, ordinance or covenant impose greater restrictions than the provisions of this chapter, the provisions of such statute, other regulations, ordinance or covenant shall prevail.", warranting a denial. Motion by Dean Culbertson, second by Mark Strobel to deny the Special Use Permit application. Motion carried 5-0.
- b. Park Commission Recommendations:
  - i. Request final Town Board decision on future of Town-owned home located adjacent to Greenville Sports Complex on Hwy. 96, contingent on Building Inspector Review.  
Jim Beard thanked the Town Board for the opportunity to review all options. Jim reviewed the Building Inspector report. After much

discussion, they feel they have examined all options and the recommendation to the Town Board is for them to stand back and let the Board make the final decision on the home. They don't feel the value of the necessary repairs is going to be in the best interest of saving the home. The Park Commission agrees with the sub-committee's findings after the inspection report came back that the repairs are above a reasonable dollar value and they will defer any decision to the Town Board. John Julius shared photo's/renderings of what the original buildings looked like.

Jack read through the attached list from the building inspector:

1. Heating system will need to be fixed; the water pipes and all but one of the radiators has visible cracks.
2. The boiler appears to be in a non-working condition and the chimney connectors have holes. This boiler and its connectors should be replaced.
3. The kitchen will need to be recleaned; there is still evidence of residue on the walls and ceiling.
4. Water filter in basement is filthy and needs to be replaced.
5. Smoke detectors and carbon detectors need to be updated.
6. Front porch roof needs to be repaired.
7. Clean up broken glass around exterior of back wall.
8. Find and remove whatever varmint is digging under front steps.

If this house is to be kept for any period of time, I would add these to the list.

1. Update windows-these are old single panes and will not be energy efficient whatsoever. Please note that the glazing on the windows in the house have been tested and do contain asbestos.
2. Add code compliant guardrail on upper level. The existing one is in rather poor shape and meets codes from when this structure was constructed.
3. Patch holes in kitchen plaster.
4. Foundation will need some patch repairs in the near future.
5. Please be informed that the floor tiles in the bathroom have tested positive for asbestos.
6. The vermiculite insulation in the attic has not been tested, but is assumed to have asbestos.

Jack was looking for a specific recommendation, and alternatives considered were: restoring and reusing in another capacity, to move the dwelling off of the property, restoring to original character, tearing down the home. Their first recommendation would be to offer for sale for removal of buildings off of the property, second would be to raze the building. Motion by Dean Culbertson put the structures out for bid, to be purchased separately or together, to be moved off the property at the expense of the person making the purchase, bids closed on September 21<sup>st</sup>, if no bids received, at the October Town Board meeting, a recommendation would be made to raze the building(s). If the bid(s)

is/are accepted, the structure(s) must be removed by December 1, 2016 seconded by Mark Strobel. Motion carried 5-0.

- c. Review and possible approval of one trailer mounted hydraulic-fed drum style 15 brush chipper proposals.  
Dean received four proposals and is recommending the 2015 Vermeer BC 1500. If the Town gets a new yard waste site where a lot of the material can go through the tub grinder, the life expectancy is approximately 15-20 years; if not, then approximately 10. Motion by Jack Anderson, second by Mark Strobel to approve the purchase. Motion carried 5-0.
  - d. Review Island Road cost estimate and possible approval of sending project to 2016 fall letting.  
Dean would like to put out to bid for Phase 1 this fall, by preparing the road for spring pulverizing. This would allow for the material brought in to widen the road time to settle. \$200,000 was budgeted for the project. Phase 1 is anticipated to cost approximately \$185,000. Phase 2 would require an additional \$200,000 to be budgeted for next year. Motion by Andy Peters, second by Mark Strobel to approve the project. Motion carried 5-0.
  - e. Review and possible approval of I.T. Services contract.  
Motion by Jack Anderson, second by Mark Strobel to approve the contract. Motion carried 5-0.
  - f. Review and possible approval of Resolution #7-16, Just Fix It, proposed by the Wisconsin Town's Association.  
Motion by Jack Anderson, second by Andy Peters to approve the resolution. Motion carried 5-0.
  - g. Review and discuss new Town road standards.  
Dean Schiller reviewed the new standards regarding road-width. The handouts are part of the meeting agenda packet and anyone with questions or comments is should contact Dean. The new standards will be added to the Town's Specifications and brought back to the Town Board for approval.
9. FUTURE AGENDA ITEMS  
Road design specifications  
Buildings at Sports Complex (October)  
Resolution to the DOT regarding set-backs and sent to the Town's Association  
Resolution regarding speed limits on Hwy. 76
10. ANNOUNCEMENTS  
Town Board – Closed Session – August 11th at 5:00 p.m.  
Town Board/Fire Department Quarterly – August 15<sup>th</sup> at 5:00 p.m.  
Land Stewardship/AEA – August 15<sup>th</sup> at 5:30 p.m.  
Planning Commission – August 22<sup>nd</sup> at 5:30 p.m.  
Park Commission – August 30<sup>th</sup> at 7:00 p.m., Community Park.
11. ADJOURNMENT OF MEETING  
Motion by Jack Anderson, seconded by Mark Strobel to adjourn. Motion carried 5-0.  
Meeting adjourned at 7:25 p.m.

Wendy Helgeson, Town Clerk