

February 7th, 2022
Monthly Town Board Meeting
7:46 PM Glenmore Community Center

X-Present 0-Absent

Loppnow X	Nowak X	Klika X	Kozlovsky X
DeMerritt X	Ossmann X	Guns 0	Schauer X
Attorney 0	Schaefer 0	Residents/Guests 11	

TOWN OF GLENMORE---MONTHLY TOWN BOARD MEETING
MONDAY, FEBRUARY 7TH, 2022, IMMEDIATELY FOLLOWING THE PUBLIC HEARING AT 7:30 PM
GLENMORE COMMUNITY CENTER 5718 DICKINSON ROAD, DE PERE, WI 54115

AGENDA: All agenda items, except for Resident Input, are intended for discussion/ consideration and possible action, unless noted.

1. Call to Order **7:46 PM**
2. Notice to all that Video Recording is taking Place **by Chair Loppnow.**
3. Pledge of Allegiance **by all.**
4. Welcome **by Chair Loppnow.**
5. Certify Wisconsin Open Meeting Law **by Clerk Ossmann.**
6. Plan Commission Chair Report **Schauer reported for Schaefer. The Plan Commission was in favor of the Wilmer Loppnow CSM and rezone except for the higher road frontage, but they have a board of appeals next week. In regards to 101-3 + 101-4 Schaefer wanted to point out the comp plan page 31 and the deed restrictions on the property that was signed in 2009. The deed states that the restrictions on the property are for all residents going forward. The Plan Commission is meeting next month and tomorrow night.**
7. Request for a Certified Survey Map for Wilmer Loppnow, 431 Erie Rd, Green Bay, WI 54311, to separate the house, farm buildings and 1.5 acres from the rest of the parcel located on GL-553 6473 Morrison Rd, De Pere, WI 54115 in order to sell the house and farm. **Motion by Nowak to approve Certified Survey Map for Wilmer Loppnow on GL-553, 6473 Morrison Road in order to sell the house and farm, conditional upon the rezone, 2nd by Klika. Klika Yes, Nowak Yes, Loppnow Abstain. M/C.**
8. Request for a Rezone of 1.5 acres from Agriculture to Rural Residential for Wilmer Loppnow, 431 Erie Rd, Green Bay, WI 54311 for the parcel located on GL-553, 6473 Morrison Rd, De Pere, WI 54115 in order to sell the house and farm. **Motion by Klika to accept the rezone of the 1.5 acres from ag to rural residential on GL-553, 6473 Morrison Road for Wilmer Loppnow, subject to the approval of the Board of Appeals, 2nd by Nowak. Nowak Yes, Klika Yes, Loppnow abstain. M/C.**
9. Request for a Rezone of 1.363 acres from Rural Residential to Multi-family for Joseph Delcorps, 1730 Scray Hill Rd De Pere Wi 54115 for the parcel located on GL-101-3, 1714 Scray Hill Rd, De Pere, WI 54115 in order to build condos. **Rick asked Jared if they were aware of the deed on the property, they are aware of something, but have not seen it. Klika stated that they are not allowed to complain. Jared said that we can send them back to their condo documents. Ron asked if they know that there are rocks that fly out of the quarry, Jared stated that there are risks in any thing that they do. Jared said that the rock that came out was not out of their quarry and the quarries feel the risk is low. Jared asked about the road right of way and is wondering if the road would vacate the street and that would allow them to move the buildings closer to the street and would give them a better buffer and draw them further from the quarry. Klika asked if they talked to Brown County Water, but they did not respond. Allowing to vacate would give them the access to change the way the building looks. They want to change the configuration of the building. Water and utility has been talked about, but the Town of Glenmore and Ledgeview have not talked about doing public utilities, that is immediately adjacent there. In talking with the Town and water authority, the Town and the condo's would be a customer to the Town of Ledgeview. Ledgeview would send a bill to the parcel. The two towns would need an agreement to do this. Jared is asking us to make the request to the Town of Ledgeview so that Ledgeview will review this request. They would like this to be done privately so that the development itself would own it. He is asking that they privately own it so that they would own it themselves. 10 single condo units comprised of 2 units,**

but they are also looking at combining the 2 parcels. Would like to vacate the street. 4-6 million dollar assessed value. Significant impact on a small parcel. Jared thinks it is a good fit for the area. It is a different property that isn't anywhere else in the Town. It is a high value area. 2300 sq foot living spaces. Loppnow stated that the Brown County Water Authority would require us to become members of the Brown County Water Authority, which is something the Town will need to review. The Town received information on this late this afternoon.

In regards to the Road, if vacated, that would be a completely different set of maps. The Town Board directed Clerk Ossmann to review vacating a road.

If moved any closer to the water main, an engineering plan may need to be given to the Brown County water authority.

For the retention pond, what are the requirements for blasting to the pipeline. Also there would be a permit for a retention pond. Nowak questioned where the water runs, because if it runs down Scrays Hill Road, that would cause issues. Motion by Loppnow to table the rezone for GL-101-3 until the March board meeting until we can rectify the Brown County water authority and the vacating of the road, 2nd by Klika. M/C by unanimous voice vote.

10. Request for a Rezone of 1.364 acres from Rural Residential to Multi-family for Joseph Delcorps, 1730 Scray Hill Rd De Pere WI 54115 for the parcel located on GL-101-4, 1730 Scray Hill Rd, De Pere, WI 54115 in order to build condos. Motion by Loppnow to table the rezone for GL-101-4 until the March board meeting until we can rectify the Brown County water authority and the vacating of the road, 2nd by Klika. M/C by unanimous voice vote.

11. Chapter F - Agriculture **Nothing presented.**
12. Zoning Administrator Report **Schauer presented his report to the Board.**
 - a. Driveway Permits **Nothing presented.**
 - b. Code Violations
 - i. Johnson property on Shirley Road **Johnson requested to put 3 buildings on the property, but the property will need to be rezoned in order for him to do this. He stated that he will be going to court on March 3rd.**
 - ii. Glenmore Road Sign Violations **A letter has been sent to Lane Stein stating that a building permit will need to be taken out in order for the sign on Glenmore Road to be a construction sign, or the sign will need to be removed. It appears that he has filled out a Land-Use Application, but he will still need a report from the County and Building Permits to keep the sign up.**
13. Building Inspector report **Presented by Ossmann for Johnson.**
 - a. Non-compliant issues
14. Constable's Report
 - a. Park Road **Living conditions look better than in the past. All animals had food and water.**
 - b. 3 Dog Letters Mailed Out. **Chervenka returned their dog license. Kane and Krahn did not. Will send a 2nd letter, to them and have Joe go back and talk to them. Bring back to the next meeting if not resolved.**
15. Assessor's Report **Updating the assessments and doing a full revaluation. Should not be as bad as a few years ago. Notices will be sent out mid-March. Ag land prices went up this year to about \$220 an acre from about \$180 an acre. April 20th 5-7 Open Book, May 17th 6-8 Board of Review.**
16. Treasurer's Report **We don't have the amounts for the Feb Settlements. We will have to get back together for the Feb payments.**
17. Community Center issues **Everything is running smoothly.**
18. ARPA Grant Updates **We are working on them.**
19. DOT Salt Road Contracts **Be prepared to have numbers for next month of what we will need to contract.**
20. Town Clean-Up Days **April 23rd and Sept 17th. Fall will have e-cycle. 4-H will be helping at both of these events.**
21. Various road, sign, culvert, ditch and bridge issues **Nowak called for signs, and they did not get back to him. Once they get back to him he will update everyone.**
22. Minutes:
 - a. January 3rd, 2022 Town Board Meeting
 - b. January 18th, 2022 Town Board Meeting

Motion by Nowak to accept the January 3rd, 2022 and January 18th, 2022 Town Board Meeting minutes, 2nd by Klika. M/C by unanimous voice vote.

23. Budget / Current Bills **Motion by Klika to approve the bills as presented, 2nd by Nowak. M/C by unanimous voice vote.**
24. Clerk's Correspondence **Nothing else presented.**
25. Chair's Correspondence **Nothing else presented.**
26. Resident Input **Rena Peters spoke in regards to the potential condos, Lois Peters spoke in regards to potential condos, Rick Kerkhoff spoke in regards to potential condos, Andy Schlag spoke in regards to potential condos.**
27. Adjournment **Motion by Klika to adjourn, 2nd by Nowak. M/C by unanimous voice vote. 9:07 PM.**

**Upcoming Board Meeting: March 7th, 2022
Election: April 5th, 2022**

Any person wishing to attend who, because of disability, requires special accommodations should contact the Town Clerk (920-864-3420) at least 24 hours in advance of the meeting so arrangements can be made.

Members of other Town committees, who are not members of the body whose meeting agenda is above noticed, are entitled, as any other citizen of the Town of Glenmore, to attend this meeting in an unofficial capacity. It is possible the attendance of one or more non-members may create a quorum of the membership of another body. Such a quorum is unintended and the non-members are not meeting for the purpose of exercising the powers or duties attendant upon their membership on any Town committee or board.

Respectfully Submitted,

Cindy Ossmann, Clerk