

LUXEMBURG VILLAGE BOARD MEETING MINUTES
TUESDAY, AUGUST 18, 2020
MUNICIPAL OFFICE BUILDING
206 MAPLE STREET, LUXEMBURG, WI

Members present: Jack Seidl, Dan Porath, Sue Raduenz, Dan Olson, Brian Barbiaux, Germaine Burkart and Lori Hurley. Others present: Clerk/Treasurer MiLissa Stipe, Rick Simonar, Chief Gulbrand, Village Engineer Lee Novak, Paul Shefchik, Portside Builders Inc., Mary and Kaye Christofferson and multiple residents.

1. CALL MEETING TO ORDER

Meeting was called to order at 7:00 p.m.

2. ROLL CALL

Members Jack Seidl, Dan Porath, Sue Raduenz, Dan Olson, Germaine Burkart, Brian Barbiaux and Lori Hurley.

3. ADOPT AGENDA

Motion (Porath/Hurley) to approve the agenda. All ayes. Motion carried.

4. COMMENTS FROM CITIZENS (SIGN-UP SHEET/30 MINUTES MAXIMUM)

Preston Alex; 412 Maria Street spoke on the notices that were posted and stated that the Village did not post correctly and the meetings of July 14, 2020 were illegal. He passed out a document to the Village Board and had them read it to absorb the information. He kept referring to Conditional Use permits; when the postings were listed as a rezone of a property.

Kitsy Baumgartner; wanted the Board to be aware that there are people in the community that are in full support of the development, the condo's will be beautiful and an addition to the community for the older population and attracting new people to the community.

Patti Seidl; 707 Elm Street expressed her concerns with the development, she feels that this development will bring their values down, When this was set up a long time ago, we were told that standards would be met and that this R1 category would not change. She did not understand why potential people would pay \$300K for a condo when homes can be \$200K?

Deb Liebeck; expressed that the development would bring people into the community, the people in the community that would purchase a condo would free up their homes for families, she stated that she had concerns with residents that were opposing the development; intimidating residents, and as a business owner she would invite the development (\$4.2M) into the Luxemburg community.

Peter Kline; 302 Division Street voiced his concerns on How much demand of this type of housing really is there? What happens if they don't sell? The Village is starving for single family homes and they want to put up condos? He would like the Village to preserve the existing quality of homes.

Justin Parkos; 187 Church Road stated that he invited the tax revenue into the Village, his grandfather would love to be in this type of living style with zero clearance entry, he feels that the market would be there for this type of housing since door county currently has this type of housing and they are full.

Jim Hart; 418 Maria Street voiced his concerns regarding the roadway/driveway for the condo's, he felt his major concern were the children in his and the neighboring homes, that the design/layout of the site plan was pitched to the Village is wrong and property values will drop.

Ann Mathu; 524 Maria Street stated that she read the 20 year Comprehensive plan extensively and that this development does not follow in line with what the community wants, not following the plan. She feels that property values will drop, natural beauty will be gone, there will be a noticeable change in the neighborhood, R1, and we want to keep it that way.

Jeff Mathu; 524 Maria Street expressed that it is the responsibility of the Village to vote No on this development, that the potential roadway/driveway of the development is too close to neighboring properties, there are costs to the Village for sewer/water and snow removal.

Dan Rueckl; 325 Seidl Street spoke of a proposed development in 1984, why is it OK to rezone now than in the past, why change now? Not against development, but not in this area.

5. APPROVE MINUTES FROM THE JULY 14, 2020 BOARD MEETING

Motion (Porath/Barbiaux) to approve the minutes from July 14, 2020 Board meeting. All ayes. Motion carried.

6. REVIEW-APPROVE/DENY REZONING REQUEST FROM CHRISTOFFERSON R1 TO R2/R3 DESIGNATION

Previously concerns were raised when residents inquired to switching of the position of the condos on the property. Developer, Paul Shefchik stated that there is a thirty foot drop from the west to east side of the property, so there may be issues trying to accommodate the shift of buildings with the zero clearance feature.

Trustee Hurley was very concerned to the closeness of the street/driveway from the adjacent property owners. She was not in favor of the development if the roads are that close to existing homes.

Trustee Raduenz voiced her concerns on the development and that we should be working together to develop a plan that would be in agreement with residents and developers. She asserted that there were many issues that arose during the protesting, misinformation and harassing of residents that she was very concerned about. The Village, residents and developers need to work together on this project, not against each other. President Seidl also read a statement on the awful behavior of residents that border the property, the manner the flyers were distributed, the bullying that has transpired and that this behavior is embarrassing to our community.

Engineer Pete Hurth stated they can make concessions on the plan to accommodate family's requests to a certain extent.

Paul Shefchik also did state that once a plan (buildings) is amended, it is hard to make land fit to a building style, movement of the structures doesn't always work.

It was agreed that the developers and adjacent property owners and President Seidl, Trustee Raduenz and Trustee Barbiaux will meet to hash out the final details of the plan and present that plan to the Planning Commission at designated date. Since we are getting very close (8/29/2020) to the 90 day deadline for a decision from the Board on the rezone, Kaye Christofferson requested an extension of 30 days to accommodate the above mentioned meeting and to represent to the Planning Commission and then to the Board for final decision in September 2020.

Motion (Barbiaux/Olson) to allow the extension to the September Board meeting for the final decision on the rezone for Christofferson's. The meeting with residents (Hart/Rueckl/Seidl/Kline/Mathu) and Trustee Raduenz, Trustee Barbiaux and President Seidl and the Christofferson's will be scheduled prior to the Board meeting. All ayes. Motion carried.

7. REVIEW-APPROVE/DENY AMENDMENT TO VILLAGE OF LUXEMBURG OFFICIAL STREET MAP

Village Engineer Lee Novak presented the change of roadways due to the development for the Christoffersons. The extension/connection of Seidl and Division Street (see street map design). Motion (Porath/Burkart) to approve the new design for Seidl/Division Street. All ayes. Motion carried.

8. AUTHORIZATION OF PAYMENT OF \$2,500 TO CN RAILROAD FOR PERMANENT EASEMENT FOR FRONTIER ROAD CROSSING

Village Engineer Lee Novak presented his discussions with the railroad staff and the payment is set at \$2,500. Motion (Porath/Barbiaux) to approve the payment of \$2,500 to CN Railroad for Frontier Road crossing for easement. All ayes. Motion carried.

9. DISCUSSION/REVIEW OF SITE PLAN FOR KWIK TRIP AT COUNTY AB/SPARTAN WAY

Troy Mleziva/Kwik Trip presented the site plan for the for the new gas station/convenience store/car wash for County AB/Spartan Way. The design lays out entrances from Second Street, Spartan Way and Main Street. The flow of traffic is designed to come from Second/Spartan Streets. Discussion on the placement of the buildings on site, the overall site plan looked good. The plan is to build sometime early next year. The facility will be open 24 hours. Some concerns regarding semitrailers exiting out to Main Street, but Troy assured the Board that the intent is to have those type of large vehicles to exit via Second/Spartan due to the tight turning radius onto Main Street. There was lengthy discussion regarding this site plan with Kewaunee County Highway Commissioner Todd Every. Overall, the consensus of the Board is that they approved the site plan for the Kwik Trip.

10. ENGINEERING UPDATE: LEE NOVAK

*Lee gave an update on the 2020 Utility Replacement project with Dorner Construction, plans to start work in a week or so, construction is projected to be completed in October.

*Jason Carviou, 206 Oak Street addressed the Board to request that the alley between Oak and Maple Street be paved in whole not just the approach of the alley. Jason stated that in the end the gravel ends up in your yard or in the park that is adjacent to the alley. There was option brought up of a split payment by Jason Carviou and Marvin Dorn for the remainder of the pavement of the alley. This could be assessed on each properties taxes on a 2 or 3 year payback. Engineer Novak will get back to Jason Carviou to work out details of the paving/payment/special assessment.

*Frontier Road Extension design of street, sewer, water are in process, Office of Commissioner of Railroads has approved the railroad crossing on Frontier Road with a few conditions. Estimated start is October/November 2020 with completion in June 2021.

*Village hall expansion is proceeding and completion by September 4, 2020.

*CDBG Main Street application was submitted in June 2020 and awards will be announced in August 2020.

*Main Street resurfacing: Kewaunee County is committed to resurfacing the southern section of County AB in 2021, from Ash Street to southern Village limits. The Village is coordinating sewer/water main work with the resurfacing project.

*Connection to Green Bay Water preliminary plans are near completion, with permit applications to DNR and Wisconsin PSC would occur in 2020, with construction beginning in 2021.

13. DISCUSSION FOR THE PROS/CONS ON VILLAGE ADMINISTRATOR'S POSITION/JASON CARVIOU/MENOMINEE COUNTY ADMINISTRATOR

Jason was previously a member of the Village Board and currently works as a County Administrator and has experience in the administrator field. Normally, it is difficult to acquire an administrator that is high quality since we are a small community we would most likely get individuals who are just out of college and use the position as a stepping stone to a bigger community. Possibly, you may be able to obtain a retired individual that may have an interest in a part-time position. You also could use a clerk/treasurer/administrator position that would process the work as a combination position. Duties of the administrator is working directly with the Board, obtaining information for the Board, a mediator, in charge of all Human Resource activities, creating development opportunities for the Village and Budget. The salary costs can range from \$50 to \$70K for a part-time individual. At this time, the Village Board will discuss further about the position during the budget process.

11. REVIEW/APPROVE COMMITTEE ASSIGNMENTS FOR 2020-2021

Review of the committee assignments was discussed. Motion (Hurley/Porath) to approve the committee assignments. All ayes. Motion carried.

12. UPDATE ON DISCUSSIONS WITH INTERNET SERVICE PROVIDERS FOR THE VILLAGE

President Seidl updated the Board about the discussions that he has with CenturyLink. The Village has no control over the installation or product speed for each resident. He was advised that each resident needs to contact CenturyLink to request faster, better service from the provider. Unless someone makes a request, they do not know what is happening or if they can upgrade speeds, but it needs to come from residents directly. It was also provided that a petition to CenturyLink may also be a productive tool in speeding up the process of the upgrades to the residents. Discussion about the Bug Tussel new tower will help the residents in the towns, but is really not going to assist with speeds in the Village.

14. APPROVE VOUCHERS FOR PAYMENT

Review of vouchers was completed. Motion (Porath/Burkart) to approve vouchers. All ayes. Motion carried.

15. REVIEW/TAKE ACTION ON PICNIC AND OPERATORS:

Bartender's: Motion (Porath/Hurley) to approve bartender's licenses for Heather Vandebush, Luxemburg Speedway, Kimberly Jo Carmody, Augies Bar & Grill, Taylor Dexheimer, Stodola's IGA and Anna Mae Goldsmith, Simonar Shell. All ayes. Motion carried.

16. COMMITTEE REPORTS

Chief Gulbrand-Police

- For the Kwik Trip, he would advise making Spartan Way as a "No parking during school hours".
- DOT reimbursement of \$3900 has been received.
- Officer Schommer will be going back to her normal work schedule with her children going back to school.

Rick Simonar – Public Works

- Chip sealing is in process around the Village.
- Order of new dispensers for Village Hall have been ordered, hand soap, towel dispensers
- Working on getting quotes for epoxy for the bathroom floors at Village Hall.
- In mid-September, treatment of well #4 will be in process.
- Camera at Garage is working but we are still looking for a better camera for a crisper image.
- At the Village yard waste site, Rick is working with the DNR for correct disposal/handling of the yard waste product.
- Apprenticeship has been working very well for this summer.

17. ADJOURN TO CLOSED SESSION PURSUANT TO 19.85 (C) CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY

Motion (Raduenz/Barbiaux) to go into closed session. All ayes. Motion carried at 10:34 p.m.

18. RECONVENE INTO OPEN SESSION

Motion (Raduenz/Hurley) to reconvene into open session. All ayes. Motion carried.

19. ACTIONS FROM CLOSED SESSION

Police Chief Gulbrand has requested an adjustment on his sick leave/health-Dental insurance due to his pending marriage. Motion (Raduenz/Barbiaux) to approve to adopt the adjusted plan from 43% to 57% of health/dental premium payment made by employee and issuance of sick leave in a prorated amount based off years of service. All ayes. Motion carried.

20. ANY OTHER ISSUES

None

21. ADJOURN

Motion (Olson/Burkart) to adjourn at 10:52 p.m. All ayes. Motion carried.

MiLissa Stipe
Clerk/Treasurer