

**MINUTES of MEETING
TOWN OF GREEN BAY
BROWN COUNTY, WI
Tuesday, October 10th, 2023**

Time: 7:00 pm to 8:45 pm

Location: Town Hall

Attendance: Chairman Cary Dequaine, Supervisor Ryan DeBroux, Supervisor Matt Bosman, Clerk Debbie Mercier, Treasurer Lori Mercier, Constable Jeff DuBois, and Zoning Administrator Jason Miller, Attorney James Kalny also present

16 Residents Present

It is noted the meeting was properly posted.

1. Call to Order

Chairman Dequaine called the meeting to order at 7:17 pm, opened with reciting the Pledge of Allegiance.

2. Review and Take Action on September meeting minutes

Motion made to accept September 12th Public Hearing and September 12th, 2023 Regular Board meeting minutes as presented by Sup DeBroux. Second by Sup Bosman. Voice vote 3-0 Motion Carried.

3. Review Planning Commission minutes

Motion made by Sup Bosman to accept the Planning Commission minutes from September 19th, 2023 as presented. Second by Sup DeBroux. Voice vote 3-0 Motion Carried

4. Review Board of Appeals minutes – there was no meeting held

5. Review Zoning Administrator Report and Building Inspector Report

Sup DeBroux made a motion to accept the Zoning Inspector Report 9-13-23 to 10-10-23 and the Building Inspector report for the month of September, 2023. Second by Sup Bosman. Voice vote 3-0 Motion Carried.

6. Please take notice, the Town Board may *Entertain a motion to go into executive session pursuant to Wis. Stat. Sec. 19.85(1)(g), “Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved,” specifically with regard to potential court action to be filed against property owner for maintaining public nuisances.*

Motion made by Sup Bosman to go into closed session pursuant to Wis Stat Sec. 19.85(1)(g). Second by Sup DeBroux. Voice vote 3-0 Motion Carried

Motion made by Sup DeBroux to go back into regular session. Second by Sup Bosman. Voice vote 3-0 Motion Carried. Chairman Dequaine explained council was directed to take action and report back.

7. Certified Survey Map, Gary A. and Julie Leroy and their surveyor, McNulty Surveying, are requesting a Certified Survey Map Review for a proposed “Lot 1” which is part of GB-155, located at 3136 N. County Highway P.

Motion made by Sup Bosman to approve the Certified Survey Map for Gary and Julie Leroy as stated above. Second by Sup DeBroux. Voice vote 3-0 Motion Carried.

8. Certified Survey Map, Scott Hansen, for a proposed split of GB-242-1, located on N County Rd P

Scott Hansen had a prior CSM which he had taken to the Board 5 years ago, he took it to Brown County, Brown County explained they give a resident 3 years and it has been 5 years so he has to reprocess the CSM. Scott stated he will have it ready for review of the Planning Commission by the November meeting. The Town Board will review it at the December 12th meeting.

9. Market Adjustment Contract/ Fair Market Assessments

Assessor Mike Denor was present, he explained last year we were at 72%, the equalized value increased by 18% so this year it will be about 60%. He explained if we don't complete a re-evaluation next year, we will be down approximately 50%. He stated preliminary indication the average increase will be about 80 to 85% to get to 100%. Sup DeBroux stated when they revalue, they will go way up but based on equalized value.

Mike Denor further explained with market adjustments, because it is a re-evaluation, they have the notices out 30 days ahead. He stated some people may question their assessment, they offer to go through their homes at that time, potentially a busy open book. He said they will start on it relatively soon and take new pictures, he will let the town know when he begins, and he also stated his name is on his white 4Runner. He also explained, we have to stay within the 10% if it is not done, the Dept of Revenue takes over control and they solicit for a re-evaluation. Motion made by Sup DeBroux to enter into an agreement for a market adjustment contract for re-evaluation with Fair Market Assessments. Second by Sup Bosman. Voice vote 3-0 Motion Carried. See Contract Exhibit

10. Treasurer Tax Bond Application

Board discussed with Treasurer. The bond was for \$1,070,000 last year. The bond will be listed at \$1,200,000 this year. Motion made by Sup DeBroux that we secure a tax bond for the treasurer for \$1.2 million dollars. Second by Sup Bosman. Voice vote 3-0 Motion Carried.

11. Billboard & Sign Ordinance Preliminary Discussion

Sup Bosman explained after last month's meeting, people had come forward and requested the Board put item on the agenda to hear concerns. Zoning Administrator did a little research of other townships regarding billboard and signs, he explained Red River was not necessarily clear, they have a DK overlay district, basically can't have signs there. Planning Commission secretary, Dawn Goodman asked if the Board was considering a moratorium on billboards. The Board stated no, they are not planning a moratorium. Chairman questioned if there was an influx in billboard & sign ordinance requests? Discussion held. It was stated people have expressed they don't want to see billboard after billboard and the topic of billboards and ordinance should be reviewed before more applications come in. Sup Bosman stated it was discussed in the recent training that the board should not act with a knee-jerk reaction every time a citizen has an issue, he explained there are laws and statutes in place that must be followed. Sup DeBroux mentioned there are a lot of people that know all the loopholes on applications. Zoning Administrator Jason Miller said after the last meeting, he has received two more applications to put up billboards in an industrial lot, there would be no conditional use required in that district however. Sup Bosman said another issue regarding signs discussed when we did the ordinance, was there are people putting signs on trailers and that's not considered a billboard. Sup Bosman stated possibly we could work with Town of Red River regarding the Hwy 57 corridor. No action was taken at this time.

12. Constable Report

Constable DuBois had a conversation with a property owner on Edgewater Beach Rd, he let the owner know that his renter is in non-compliance and he also informed him that if the renter is in non-compliance, this means the owner is in non-compliance. Owner asked him to not give her a citation until he talked to her. Constable DuBois informed renter she has until October 30th to remove. Constable DuBois explained renter would be cited first and the property owner second. He gave as an example, littering on someone's property.

13. Old Business – no old business

14. Correspondence Received

Sup DeBroux received a phone call regarding the cemetery. Kevin Tielens, the sexton for the town cemetery was present, he explained he utilized the town's cemetery ordinance which he said was wonderful, he stated he is meeting with the person who is having the family member buried there.

It was stated the next town's association meeting would be October 26th at Mid-Vallee Golf Course.

15. Any Other Business Authorized by Law

A. Open Floor for Public Comment

Sup Bosman made a motion to open the floor. Second by Sup DeBroux. Voice vote 3-0 Motion Carried. Dawn Goodman stated they went to the Fire Dept's walk, she said it was well run. Eric Estel wondered how the sign ordinance got put into the books? Chairman Dequaine explained it was put in the early 90's or late 80's.

Dan Bouchonville mentioned when Mr. Gilson came to the first meeting, he was asked how do your neighbors feel about it. Chairman Dequaine asked if the Planning Commission had any input. Secretary, Dawn Goodman and Zoning

Administrator, Jason Miller stated it is a general question asked. There was a question regarding how Mr Gilson's property would be taxed. Clerk indicated the state of Wisconsin is taxed under use value law. It was stated the billboard may possibly be taxed personal property, questions the assessor would be able to clarify.

16. Clerk and Treasurer Reports

Treasurer read the report, total combined balance for the month of August, 2023 was \$871,171.13. Income received for the month of August, 2023 was \$107,949.97 Expenses for the month of August, 2023 was \$37,867.95. Clerk's report agrees with totals of Treasurer. Motion made by Sup Bosman to accept the Clerk and Treasurer reports as presented. Second by Sup DeBroux. Voice vote 3-0 Motion Carried.

17. Review Vouchers and Pay Bills

Sup Bosman made a motion to review the vouchers and pay the bills. Second by Sup DeBroux. Voice vote 3-0 Motion Carried. Check numbers 16319 through 16349 were paid.

18. Next Meeting Dates/Adjourn

Chairman Dequaine made a motion to adjourn. Second by Sup DeBroux. Voice vote 3-0 Motion Carried. Meeting adjourned at 8:45 pm.

Budget Prep – October 24th at 7 pm. /Nov Reg Meeting/Nov Public Budget Hearing – November 14th at 7 pm.
Regular meeting to follow.

Submitted by: Debbie Mercier, Clerk