TOWN OF NEW DENMARK
MINUTES FROM MONTHLY MEETING
JANUARY 13, 2025

1. Chairman Bill Krueger called the regular monthly meeting for the Town of New Denmark to order on Monday, January 13, 2025 at 7:00 p.m.
2. After the Pledge of Allegiance.
3. The Minutes from December's regular monthly meeting are reviewed. Motion by Sup. Calewarts and seconded by Sup. Goetsch to approve Minutes. MC
4. **MINUTES FROM SPECIAL MEETINGS:** None.
5. **TREASURER'S REPORT:** As of December 31, 2024, the money market account has a balance on hand of $468,476.87 and $35,055.27 in checking. Clerk submits BMO Harris bank statement with report for review. Local Gov't Investment pool has a balance of $423,572.39 as of December 31, 2024 with an interest rate of 4.61%. Motion by Sup. Calewarts and seconded by Sup.Goetsch to approve report. MC
6. **COMMENTS OR CONCERNS FROM THE PUBLIC**: Randy Nesbitt, 231 South Adams Street, Green Bay present on behalf of the Kafkas. Plan Commission had two questions as to the date of the CSM and the size of lot when reviewing rezoning request. Attorney Nesbitt provides supporting documents that the County inaccurately reflected wrong acreage online and this has been updated to reflect the change in the lot size due to a quick claim deed. 2) He provides a letter from Matt Heyroth from Brown County Zoning to reflect the lot has sufficient area for a residential home based on the lot size and required zoning setbacks. The lot to the north was zoned to Ag-R, and the Kafkas assumed the second lot was zoned Ag-R and they, also as it was assessed as residential for the past 20 plus years. He would recommend the Town Board remand this back to the Plan Commission to reconsider the information presented. Edward Ward of 5072 County Hwy R states the lot size was changed in 2016 and it went from 4.31 to 3.67 acres. No soil and site survey has been submitted for this property. He also raised an additional drainage concern and shoreline vegetation where the proposed driveway would be proposed and impact on water. Any conditional use permit is moot as there is not an informational building permit attached to the request and not properly zoned when filed. He he purchased his home, the fact his lot is non-conforming was never disclosed to him. Michael Gaworek, Assessor for the Town states for assessment purposes, property is classified as to use of property, what it is currently zoned. He has never been contacted by the Kafka's about this assessed classification for their property. Dean Larsen of Fox Path Trail states they have an informational building permit pending for new home. That will be addressed during regular business.

OLD BUSINESS: None

NEW BUSINESS

7. APPROVE INFORMATIONAL BUILDING & CULVERT PERMITS: ND-797 info permit for Dean and Jenny Larsen to construct new residential home in Hidden Hills Trail. Site location might need to be adjusted to comply with 25 ft set back. Discussion of driveway location. Motion by Sup. Goetsch and seconded by Sup. Calewarts to approve. MC

8. ASSESSOR'S REPORT: Michael Gaworek states he finalized sales and updated online. Looking at April / May for open book and Board of Review.

9.POLL POSITIONS FOR 2025 MUNICIPAL CANDIDATES: Positions drawn, Matt Goetsch 1, Mike Calewarts 2 for Supervisor placement.

10. DENMARK VOLUNTEER FIRE CONTRACT – 2025: Clerk does have printed contract available. Motion by Sup. Calewarts and seconded by Sup. Goetsch to table until next month. MC

11. LETTER OF INTENT FOR VILLAGE OF GREENLEAF TO JOIN BCJMC: Request from Village of Greenleaf to join Brown County Municipal Court. All participating municipalities must approve request to add new member. Motion by Sup.Goetsch and seconded by Sup. Calewarts to approve request to join BCJMC. Approval by Board members signed. MC

12. ROAD & BRIDGE REPORT: Sup. Calewarts states North Avenue / Maribel guardrail damaged. Eight posts broken and contacted County to repair. Picked up tires, couches from right of way. Pro1 has been out salting with slick conditions. Request constable address fence posts that are in right of way by M. Schlies residence on Ronk Road. Need to be removed.

13. ANY OTHER BUSINESS OF THE TOWN BOARD: Review of proposal from Wendt Services to cut trees from right of way; Proposed cost $150.00 an hour, for two men, truck, mini excavator and saws. Number of hours and areas cut to be determined and monitored by Sup. Calewarts each month. Motion by Sup. Goetsch and seconded by Sup. Calewarts to approve tree-cutting services. MC Removal of larger trees now will allow future cutting to fence without issue.

PLAN COMMISSION RECOMMENDATIONS/ZONING ADMINISTRATOR REPORT:

A) Rezoning request from C. Kafka for parcel ND-116-3 to rezone 3.67 acres from AG-1 to AG-R and non-conforming use permit due to frontage: Discussion that original survey from 1998 was changed and revised in 2016 to quick claim land to son. Sup. Goetsch feels when a CSM is changed, the zoning rules that in affect at that time would apply and that would be true here. Whatever the intent of the Board was in 1998 was changed, when the property owner changed the map. Other parcels that were created during 1998 had proper zoning hearing and variance if they did not conform, not sure, why this property did not follow that procedure. Ultimately, a new parcel was created in 2016 and would be applicable to those zoning requirements. Sup. Goetsch feels the issue of the assessment is not relevant to the rezoning request and will be addressed separately. Two questions were raised by the Plan Commission and they have been answered with the new info. Assessor Gaworek states a property owner has a right every year to object or request a request a review of the assessed roll, based on how it is assessed. Just because it is not assessed as farmland, there are other categories, such as forest, swamp and property owners have the right to review each year. Sup. Calewarts reviewed the Plan Commission minutes and he felt this request was thoroughly discussed. Non-conforming use permit was intended for existing homes that were already built, not to be applied to a vacant parcel. Attorney Sickel states that in absence of a specific plan, the non-conforming use permit is premature and could open the door to any number of structures for the parcel. Discussion that rezoning the parcel to Ag-R does not make the parcel buildable to the frontage issue. Motion by Sup. Goetsch to deny the rezoning request because it does not meet the Town zoning standards as it lacks sufficient frontage. Seconded by Sup. Calewarts. MC

B) CSM for Stodola property: ND-3: Administrator Hafs states the CSM has been reviewed by Brown County and it was noted the property is currently in Farmland Preservation and he would recommend a rezone of the proposed 1.5 acres that is being parceled off from the land to ensure it meets the Town zoning criterial. The remaining land would have 35 acres and still be eligible for Farmland Preservation. Administrator Hafs to notify parties of the need to rezone with CSM request.

C) Plat of survey for Ourada Fields subdivision ND-98: Final plat reviewed and no changes. Motion by Sup. Goetsch and seconded by Sup. Calewarts to approve. MC

D) Administrator Hafs filed the annual Farmland Perseveration Report. Two parcels added in 2024. A total of 5 rezoning occurred within the Town.

UPCOMING MEETING DATES: Next Town Board meeting February 10, 2025. Chairman Krueger states he will be out of Town for the month of February. Discussion to keep meeting date and add Matt Goetsh as signer of checks. Clerk to contact BMO to update authorized representative to sign checks. Chairman Krueger could attend the meeting by phone. Brown County Towns Association meeting January 23, 2025. Supervisor Calewarts, Chairman Krueger and Assessor Gaworek to attend.

14. CORRESPONDENCE: Circle Tap signed application forfeiting liquor license effective January 1, 2025 due to transfer of new ownership. Town of Gibson provided notice of their 20 Year Comprehensive Plan.

15. PAYMENT OF BILLS: Motion by Sup. Goetsch and seconded by Sup. Calewarts to pay bills. MC Motion by Sup. Goetsch and seconded by Sup. Calewarts to adjourn at 8:20 pm MC

Prepared by: Michelle Wallerius, Clerk