



Town Board Meeting Minutes October 14, 2025 at 5:30 p.m.

1. Call To Order: A meeting of the Town Board of the Town of Scott was called to order at 5:30 P.M. on Tuesday, October 14, 2025 in the Town Hall by Supervisor Norman Strebel.

Present were, Supervisors Gene Wojcik, Cari Langenberg, Norman Strebel, and Kurt Baenen.

Also present were: Clerk/Treasurer Jaime Fuge, Economic Development Coordinator/Planner Dave Cerny, Town Engineer Scott Brosteau, SMU President Al Herrman, Constable Brett Blaney. Excused: Chairman Mike Van Lanen

2. Pledge of Allegiance was recited.

3. Verification of Public Notice: The Affidavit of Posting indicated that the public notice of the Town Board Meeting was posted on Friday, October 10, 2025, at Town of Scott Town Hall, 2621 Jody Drive, & on the Town of Scott website at www.townofscott.com.

Moved by Langenberg, seconded by Wojcik to accept and file the Affidavit of Posting.

Vote: Aye-4. No-0. Motion Carried.

4. Approval of the Agenda.

Moved by Strebel, seconded by Baenen to approve the agenda. Vote: Aye-4. No-0. Motion Carried.

5. Approval of the minutes from the September 16, 2025 Town Board Meeting.

Moved by Wojcik, seconded by Baenen to approve the September 16, 2025 Town Board minutes as presented. Vote: Aye-4. No-0. Motion Carried.

6. Approval of the minutes from the September 30, 2025 Town Board Budget Workshop Meeting.

Moved by Wojcik, seconded by Langenberg to approve the September 30, 2025 Town Board minutes as presented. Vote: Aye-4. No-0. Motion Carried.

7. Acceptance of Prior Town Meeting Minutes.

A. Scott Municipal Utility (SMU): September 8, 2025 Meeting Minutes

Moved by Baenen, seconded by Wojcik, to accept the September 8, 2025, SMU Meeting minutes as presented. Vote: Aye-4. No-0. Motion Carried.

B. Plan Commission: September 25th, 2025 Meeting Minutes

Moved by Langenberg, seconded by Baenen, to accept the September 25th, 2025, Plan Commission Meeting minutes as presented. Vote: Aye-4. No-0. Motion Carried.

8. Public Comment:

Moved by Strebel, seconded by Baenen to suspend the rules of order and open up the floor for comment. Vote: Aye-4. No-0. Motion Carried.

Strebel announced that Public Comments would be taken for those in attendance who wish to speak about a subject not on the Agenda. Two residents spoke.

Fredrick Sheppard, 2649 Bay Settlement: He thank the board for the Town minutes previously recorded over the past ten years. He spoke to the board about his previous professional experience. He noted there is ordinance written by the Town and by the County regarding noise that differ. He specified the Town ordinance doesn't contain decibel readings, but the County ordinance does. He stated the noise at Black Sheep is at the level of a 3.0 earthquake for 7.5 hours a day. He recapped some of the minutes from

previous meetings where other residents complained about the noise at Black Sheep. He highlighted a meeting that took place in 2019, where many neighbors came to the meeting and spoke about Black Sheep breaking the ordinance. The minutes noted Anderson said it would never happen again. Sheppard also said there are 27 pages of squad calls (noise complaints). He loves the business, loves the people, but the outdoor events are unregulated and out of line. He stated he had scientific articles about the effects of noise. Sheppard said Anderson was given verbal warnings, but the problem has gotten worse over the past ten years. He asked the board how we should go forward. He doesn't think Anderson should be able to get permits. Sheppard said that the problem is not just the with outdoor bands, but loud continual music starting at 7 a.m.

Mary Lee Sturzl, 3728 Algoma Rd: she said she previously sent a letter to the board regarding the noise at Black Sheep and the letter helped with the noise issues for about a month. She said two weekends ago there was a fight outside of Black Sheep and there were activities until midnight. She noted it is getting out of hand and nothing is being done. She said there is a party taking place on Thursday (10/16) and expressed concerns. She said the complaints are against Anderson's business, but he is not at the meeting to defend it.

Strebel asked when the problem was. Sheppard said it is all the time, but the music stopped in the last 3 to 4 days.

Sheppard asked for 1 more minute to speak to the Board, which Strebel allowed.

Sheppard said he used to have concerts outside his home, but had to stop due to the noise at Black Sheep. He has put on 800 concerts in churches and would like to be able to do it again at his home.

Moved by Langenberg, seconded by Wojcik to return to regular session. Vote: Aye-4 No-0. Motion Carried.

9. Specific matters for discussion and possible action by the Town Board:

A. Complaint Regarding Black Sheep.

Cerny stated that he was notified by our Town's Attorney that Sheppard filed a lawsuit with the Black Sheep.

Sheppard clarified that Black Sheep has not been served and it has just been filed. He first wants to work with the Town, the Town Chair and Anderson prior to serving.

Sheppard said he would be available October 27.

Cerny said he will reach out to the Chair, and the Black Sheep to see if a meeting can be setup for Monday, October 27.

Cerny said Anderson of the Town Board meeting tonight, but had a conflict and was unable to attend. Anderson provided a letter and requested it be placed in the minutes.

The letter was as follows:

October 13, 2025

To: Town of Scott Board and Community Members
Town of Scott, Wisconsin

Subject: Appreciation and Clarification Regarding Outdoor Live Music Events

Dear Members of the Town Board and Neighbors,

We would like to extend our sincere appreciation to the Town of Scott Board and to our community for your ongoing support of Black Sheep Pub & Grill and the many events we host throughout the year—especially our Summer Sunday Fun Days. These gatherings have become a cherished part of the season, bringing together friends, families, and neighbors to enjoy great food, camaraderie, and live local music in a welcoming, family-friendly atmosphere.

We are aware that a handful of residents have recently expressed concerns regarding the sound levels of our outdoor live music. Please know that we take these concerns seriously and have always made it a top priority to operate in full compliance with the Town of Scott's noise ordinance. Our sound levels have consistently remained within the stated limitations set forth by the town, and we continuously monitor and adjust speaker direction, volume, and performance times to remain respectful of our surroundings.

It is also worth noting that some of the recent complaint calls received by the Town were made on days when no outdoor music took place at all. For example, on November 29, 2024, we had an event listed on our website calendar that was canceled in advance due to a scheduling conflict, yet a complaint was still filed that day regarding "live music." This pattern has occurred on more than one occasion, indicating that some of these calls are not based on actual events, but rather appear to be intended to undermine our ongoing efforts to work cooperatively with the community and the Town.

While these instances are disappointing, we remain committed to maintaining open communication and good faith with both our neighbors and the Town Board. Our goal has always been—and continues to be—to provide enjoyable entertainment that aligns with community standards and local regulations.

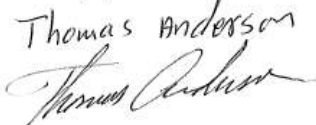
It is important to emphasize that the overwhelming majority of community feedback has been positive. Many of our patrons and neighbors have expressed their appreciation for these events and the sense of connection they create. Beyond the entertainment itself, our Summer Sunday Fun Days have raised significant funds and awareness for local families, charitable causes, and community organizations.

In fact, through the support of these events, we were able to donate over \$55,000 just last year alone to local charities such as Sting Cancer and Freedom House, as well as to numerous youth and collegiate sports teams throughout the area. These contributions directly support families, programs, and services that make our community stronger—and they are possible only because of the success of our outdoor events and the enthusiastic participation of our patrons.

We take great pride in being a positive part of the Town of Scott community and are always open to constructive dialogue. We will continue to work collaboratively with the Town Board and our neighbors to ensure that our outdoor events remain both enjoyable and respectful for everyone.

Thank you once again for your continued support and understanding. It is our privilege to be part of such a wonderful community, and we look forward to many more seasons of great food, music, and fellowship at the Black Sheep.

Warm regards,

Thomas Anderson


B. Class “B” Beer & Reserve “Class B” Liquor license application.

Fuge said The Town received a Class “B” Beer & Reserve “Class B” Liquor license application for Bay House Landing, LLC at 3597 Bay Settlement Rd (Agent, Monica Bales)

Fuge said the applicant filed an application with her on September 26, 2025. This was noticed in the newspaper for three consecutive days, at Town Hall and on the website. She said this was the location previously known as English Inn. Fuge said background checks were performed and there was nothing in the background found that directly related to the licensed activity. She recommended approval of the license, pending the approval of the proper authorities.

Cerny said approval of the proper authorities include approval for the State, Fire Inspector and himself.

Moved by Langenberg, seconded by Wojcik to approve Class “B” Beer & Reserve “Class B” Liquor license application for Bay House Landing, LLC at 3597 Bay Settlement Rd (Agent, Monica Bales), pending approval of the proper authorities. Vote: Aye-4, No-0. Motion Carried.

C. Operator License Applications.

Fuge said the packet contained a list of operators that filed an application with the Clerk this past month. The operator’s who applied included: Lily Dihel, Steven Koss, Corrine Campbell, Mandi Lance, Shelly Mucha, Brianna Seidler and Lindsay Smith. These individuals had taken the beverage server course within the past two years and a background check was performed. The Clerk recommended approval of the licenses.

Moved by Langenberg, seconded by Wojcik to approve the operator licenses 1 through 7 (Lily Dihel, Steven Koss, Corrine Campbell, Mandi Lance, Shelly Mucha, Brianna Seidler and Lindsay Smith). Vote: Aye-4, No-0. Motion Carried.

Fuge noted Maria Marks also applied for an operator’s license. Fuge spoke with the Town’s Attorney for an opinion of approval or denial of the license. He stated via e-mail that there was a conviction in 2016 and he noted she did not disclose that offense on her application. Based on that, the Board would have grounds to deny if it chooses to do so. However, the Town Board would also have grounds to approve if they believed enough time had passed or they don’t see risk in approving.

Fuge noted that she reached out to the applicant and employer for additional information. Marks was not at the meeting, however, submitted an e-mail to the Clerk regarding the circumstances of the conviction.

Baenen asked when the license would expire and if other convictions would happen if the license could be taken away. Fuge noted that the operator license would expire in June 30, 2027. At that time during renewal process another background check would be performed to look for items that substantially relates to the licensed activity. If items were found the Board would be allowed an opportunity to approve or deny.

Moved by Baenen, seconded by Langenberg to approve the operator license 8 (Maria Mark). Vote: Aye-4, No-0. Motion Carried.

D. Update on the Wisconsin Department of Transportation PASER report.

Fuge said that at the last Town Board meeting, the Board scheduled a PASER meeting in late October to review the roads. It was later determined that the information needed to be filed with the Wisconsin Department of Transportation by October 17. Chairman Van Lanen and Supervisor Strebel completed the road inventory / PASER report in early October. All information has been recorded accordingly with the State of Wisconsin.

Strebel provided a recap of the road conditions. Cerny later went on to say that this will be additionally discussed during budget time for a recap of the roads that will need to be done in 2026.

E. Request for Services for the 2026 Market Revaluation for the Town of Scott (Brown County)

The Town of Scott sent out a Request for Services in order to contract with a qualified firm to assist the Town Assessor Sally Brunner. The Town Requested Services to eight qualified firms, Assessor Brunner discussed qualifications and job duties with three of the Assessors. The Town received a proposal from Forward Appraisal, LLC; and is being recommended by Assessor Brunner. The proposal is for contract services that will assist update of the assessment roles beginning November of 2025 and being completed by the end of October, 2026. Brunner is discussing details with staff from Forward Appraisal, LLC. Town staff recommends contracting with Forward Appraisal with the condition that all appraisal updates are completed by October 31, 2026 and that services not exceed \$50,000 as budgeted.

Moved by Strebel seconded by Baenen, to contract with Forward Appraisal, LLC for assistance with updating the Assessment Roles, with services to be completed by October 31, 2026, contract not to exceed \$50,000 and to authorize Chairman Van Lanen to sign after Assessor Brunner finalizes contract details with Forward Appraisal.
Vote: Aye-4, No-0. Motion Carried.

F. 2026 Landscaping estimates

Cerny said the following is the estimate for snow plowing & yard maintenance from December 1, 2025 thru November 30, 2026, as provided by Finnel Landscaping:
All prices are the same for the last 3 years (below).

- Total amount for the five items per year per month (snow removal at the Town Hall and Pump House property and sidewalks, mowing lawn at the Town Hall and Pump House property, fertilize and treat with weed killer twice yearly, Maintain Town Hall shrubbery to include trimming and weeding, maintaining adjoining property (located on Algoma Road) mowing and trimming of lawn, fertilizing and weed control): \$339.58. this is for:
 - Snow plowing of parking lot at Town Hall and Scott Sanitary District Pump Station located on Jody Drive. Snow plowing of each measurable snowfall to be done before the opening of the Town Hall at 9:00 am. \$800.00 per year
 - Shoveling of sidewalks at Town Hall each time parking lot is plowed. \$250.00 per year
 - Mow lawn at Town Hall and Pump Station on an “as-needed basis”, Fertilize and treat with weed killer twice yearly. \$1,350.00 per year
 - Maintain Town Hall shrubbery to include trimming and weeding. \$325.00 per year
 - Maintain adjoining property (located on Algoma Rd): mowing and trimming of lawn on an “as-needed basis”, fertilizing and weed control. \$1,350.00 per yearTotal amount for the above five items per year – to be billed monthly at \$339.58 per month
- Cut and trim St. Killian Park on an “as-needed” basis: \$65.00 per cutting
- Cut and trim Scotland Meadows Park and trail on an “as-needed” basis. Spraying round-up, cutting, watering of trees \$50.00 per cutting
- Cut and trim old Town Hall Park on an “as-needed” basis: \$100.00 per cutting
- Cut and trim pond on Bay Settlement Road on an “as-needed” basis: \$100.00 per cutting
- Hourly rate for “as-needed” cutting and maintenance around storm water ponds: \$75 per hour
- Hourly rate for ditch cutting and maintenance \$85 per hour
- Town of Scott Vacant Land (north of Town Hall) will be brush hogged as needed. This to include machine per hour rate and labor per hour rate: \$40 per machine hour/\$35 per hour labor
- Itemized hourly the site charge for the Yard Waste Site. Itemized cost of chipper, skid steer, and dump truck use per hour and per piece of equipment:
 - Chipper, skid loader \$40 per machine hour/\$38.50 per labor hour
 - Dump Truck to haul waste away \$75 per machine hour/\$38.50 per labor hour
 - Payloader to load waste away hour \$115 per machine hour/\$38.50 per labor
- Yard Waste labor charges: \$38.50 per hour (full-time help)/\$22 per hour (summer help)

Moved by Wojcik seconded by Langenberg, to contract with Finnel Landscape for 2025-2026 as presented.
Vote: Aye-4, No-0. Motion Carried.

10. Informational Only: Reports from the Clerk, Engineer, Economic Development Coordinator, SMU and Fire Department.

A. Clerk/Treasurer Fuge: Fuge said Chairman Van Lanen requested that she provide a headcount for the Fire Department party that will be held November 1. Langenberg said no, Baenen said 2, Cerny said no and Fuge said no. He also requested a tally for attendees for the October 23 WTA meeting. Langenberg said 2, Wojcik said 2, Strebel said 1, Baenen said 2, and Fuge said 1. Fuge also stated she was writing a piece for the Chamber of Commerce regarding the Small Business Saturday reflecting on the business growth the Town has recently seen.

B. Town Engineer Scott Brosteau: Brosteau said Edmund Road has been completed. Also, the TRIP program is out and due at the end of the month and suggested that the Town apply. He stated the Town needs a two -year capital improvement program in order to be eligible.

C. Economic Development Coordinator/Planner Dave Cerny: Cerny stated that at the Town Budget Workshop Meeting the Town Board worked through all the budget items and proposed changes but did not make a recommendation on a major road improvement for 2026. He stated that chip-seal needs are determined in spring after winter road damage can be determined, but paving projects should be bid in winter. He recommended that the Town plan a ‘pulverize and overlay’ on Bay Heights Drive and Sandpiper Way. This was discussed last year as part of the strategy of chip-sealing the side roads in the Bay Heights Subdivision. Roughly estimating; cost will be \$250,000 - \$275,000. Undedicated reserves are at approximately \$1.6 million. Brosteau will begin the application for County road aids. This is not an Agenda Item so no action should be taken; further discussion can take place during the Budget approval process.

Strebel asked if the sweeping was completed, Cerny said he will look into it.

Cerny said last night at the SMU Meeting there was a request for a water line extension on Champeau Rd. The owner wants to build her house, but agreed it would be a 2027 project.

SMU has spent a lot of money on culverts so there would be less of a need in 2026. There will be a double culvert replacement on Swan Rd. project in 2026.

Langenberg asked if any bridge grants were applied for. Brosteau said he did apply for some.

D. SMU: Herrman saw Circle Ridge Road, which looks great, but needs some gravel on the shouldering.

E. Fire Department: Wojcik said the Christmas Party is the first of November and the Fire Department recently participated in a training.

11. **Reports from Town Officers/Committees/Commissions:**

A. Chairman Mike Van Lanen: Excused.

B. Supervisor Cari Langenberg: Langenberg asked if we could get the meeting notes sooner than with the packet which is sent out the Friday before the meeting. Going forward, Fuge said she will send the draft meetings minutes as soon as they are completed.

Langenberg said Fuge and her attended the Wisconsin Towns Association. She said she attended a presentation regarding WISLR, which is a web-based program created by the Wisconsin Department of Transportation. They explained many of the great features and requested staff use the comment section for notes regarding culvert replacements. Fuge agreed.

Langenberg said she also attended the innovation grant presentation. There is grant money available if Towns consolidate services with surrounding communities. She asked the Board to consider if there are any services that could be consolidated.

Langenberg asked if the website could include additional nuggets of knowledge regarding revaluation, levy limits and what needs an inspection. Staff agreed.

Langenberg asked about the fee schedule. Cerny proposed a draft be presented in December. Fuge requested the licensing fees also be included in the resolution.

C. Supervisor Kurt Baenen: Baenen said he spoke with neighbors and realized that many residents are not aware there is a website for the Town of Scott. He requested the Clerk have a hand out at the meeting making residents aware. Fuge said she would make that happen.

D. Supervisor Gene Wojcik: Wojcik reported that he, along with Strebel and Langenberg, attended a City of Green Bay meeting regarding the development of a 30-acre solar farm. The land, owned by the City, will be used in partnership with a company based in North Dakota. The City expressed strong interest in moving forward with the project.

E. Supervisor Norman Strebel: Strebel asked Dave about the ditch cutting project.

12. Treasurer/Clerk Financial Reports: Financial reports were handed out for the month of September (as well as e-mailed to the Board the Thursday prior to the meeting).

Moved by Strebel, seconded by Baenen to approve the financial reports. Vote: Aye-4. No-0. Motion Carried.

13. Discussion and Action on specific Town Board Notice and Agenda for next meetings:

Parks Committee: TBD **Plan Commission:** October 16

Fire Commission: November 18 **SMU:** November 10

Town Board Budget Hearing: October 21

17. Adjournment

Moved by Wojcik, seconded by Baenen to adjourn. Vote: Aye-4 No-0. Carried.

Meeting Adjourned at 6:52 p.m.

Jaime Fuge

Jaime M. Fuge, Clerk/Treasurer, Town of Scott