



Town Board Meeting Minutes

Tuesday, July 14, 2026

to begin immediately following the Public Hearing, which starts at 5 p.m.

Town of Scott Town Hall - 2621 Jody Dr., New Franken, WI 54229

- 1. Call To Order:** A meeting of the Town Board of the Town of Scott was called to order at 5:08 P.M. on Tuesday, July 14, 2026, in the Town Hall by Town Chairperson Mike Van Lanen. **Present** were Chairman Mike Van Lanen, Supervisors Gene Wojcik, Norman Strebel, Kurt Baenen, and Debbie VandenLangenberg. **Also present were:** Plan Commission Chair Cari Langenberg, Clerk/Treasurer Jaime Fuge, Administrator Dave Cerny, SMU President Al Herrman, Town Engineers Scott Brosteau and Brock Behnke. **Excused:** Constable Brett Blaney

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, July 10, 2026, at Town of Scott Town Hall, 2621 Jody Drive, and on the Town of Scott website at www.townofscott.com on Friday, July 10, 2026. **Moved by Strebel, seconded by Wojcik** to accept and file the Affidavit of Posting. Vote: Aye-5. No-0. Motion Carried.

4. Approval of the Agenda.

Moved by, Baenen seconded by Strebel to approve the agenda.
Vote: Aye-5. No-0. Motion Carried.

5. Approval of the Minutes from the June 9, 2026, Town Board Meeting

Moved by Strebel, seconded by Baenen to approve the June 9, 2026, Town Board minutes as presented. Vote: Aye-5. No-0. Motion Carried.

7. Acceptance of Prior Town Meeting Minutes.

A. Scott Municipal Utility (SMU): June 8, 2026, Meeting Minutes

Moved by Baenen, seconded by VandenLangenberg to accept the June 8, 2026, SMU Meeting minutes as presented. Vote: Aye-5. No-0. Motion Carried.

B. Plan Commission: June 25, 2026, Meeting Minutes

Moved by Wojcik, seconded by Strebel to accept the June 25, 2026, Plan Meeting minutes as presented. Vote: Aye-5. No-0. Motion Carried.

8. Public Comment:

Moved by Van Lanen, seconded by Baenen to suspend the rules and open the floor for public comment. Vote: Aye-5. No-0. Motion Carried.
Fuge handed the one public comment form filled out.

Karen Feld, 4441 Renier Rd., spoke to the Board about an invasive species that is blocking the waterway on her road. She is concerned that the stormwater pond is $\frac{3}{4}$ filled with cattails and phragmite. She is concerned that the waterway will be blocked. Van Lanen asked if Herrman had any comment. Herrman asked for clarification from the resident.

Cerny said that he could review and follow-up for further discussion at an upcoming SMU Commission meeting. Feld requested a follow-up be sent to the neighbors.

Brett Ledvina, 3922 Metzler Ct., spoke to the board about a neighbor that has too many chickens. He said he shared his concerns with Cerny; however, it is still an issue. Cerny

provided a recap of his actions to date. Van Lanen requested Cerny issue a citation to the resident not in compliance.

Moved by Van Lanen, seconded by Wojcik to go back to the regular agenda.

Vote: Aye-5. No-0. Motion Carried.

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

A. A request to rezone a portion of parcel: SC-461, (located on Church Road, west of STH 57) from AG-FP Agriculture-Farmland Preservation to A-1 Agriculture, and from AG-FP to R-1 Residential.

Van Lanen asked if there were any questions. Wojcik asked who owns the property. Cerny said the Sisters of St. Francis. The new property will be owned by the church.

Moved by Strebel, seconded by VandenLangenberg to approve a request to rezone a portion of parcel: SC-461, (located on Church Road, west of STH 57) from AG-FP Agriculture-Farmland Preservation to A-1 Agriculture, and from AG-FP to R-1 Residential.

Vote: Aye-5. No-0. Motion Carried.

B. A request to rezone parcel: SC-548, (5008 Algoma Rd., New Franken, WI 54229) from AG-FP Agriculture-Farmland Preservation to B-2 General Business.

Van Lanen asked if there were any questions. Wojcik asked if there will be buildings torn down. The applicant said two would be torn down. The applicant said one garage structure would be built in the place.

Moved by Baenen, seconded by Wojcik to approve a request to rezone parcel: SC-548, (5008 Algoma Rd., New Franken, WI 54229) from AG-FP Agriculture-Farmland Preservation to B-2 General Business. Vote: Aye-5. No-0. Motion Carried.

C. A request for a 4-lot Certified Survey Map (CSM) located on the northeast corner of Fischer Rd. (CTH K) and Leanna Lane (Parcel SC-301-3, Mark De Groot, applicant).

Van Lanen asked if the Town should consider adding water/sewer in the area prior to approving the CSM. Cerny said that it would likely be financially unfeasible on 5 acre lots to bring water/sewer to that area.

Strebel asked if the Town could modify the CSM and Cerny said no. Cerny advised the board the Items should be tabled for further research/discussion. Cerny said the applicant was unable to attend and the surveyor was not present at the meeting.

Van Lanen agreed more information is needed as he had concerns of building outside the water/sewer area.

VanLanen asked Mead & Hunt to review and provide input about the CSM request as well.

Moved by Strebel, seconded by Wojcik to table a request for a 4-lot Certified Survey Map (CSM) located on the northeast corner of Fischer Rd. (CTH K) and Leanna Lane (Parcel SC-301-3, Mark De Groot, applicant). Vote: Aye-5. No-0. Motion Carried.

D. A request for a single lot CSM at 4138 Fischer Rd (SC-313, Rob Wurm, applicant).

Cerny said that the Town reviewed and approved a CSM on 4138 Fischer Rd previously as the applicant requested a 7-acre CSM lot. It was approved by the Township, however, never recorded.

Van Lanen asked if Plan Chair Langenberg had any comments. Langenberg shared the current request is less problematic than the previous request approved by Plan Commission/Town Board.

Surveyor Jim Sehloff of TNT Profession Surveyors said he spoke with the County regarding driveway permits.

Wojcik moved to approve the item provided the approval had the stipulations requested by the Plan Commission.

Moved by Wojcik, seconded by Strebel to approve a request for a single lot CSM at 4138 Fischer Road. (Parcel #SC-313). Rob Wurm, applicant, with the following requirements: 1) Provide a wetland delineation (if any) on the face of the CSM. 2) Soil borings to determine suitability for on-site septic systems (can be provided as part of the POWTS application) (Personal On-site Wastewater Treatment System = POWTS) 3) An Archeological Inventory. 4) A County Road Access Permit to allow connection to Fischer Road (CTH K). 5) Covenants and Deed Restrictions that building sites will be no closer than 200' from the centerline of STH 57 and not exceed an elevation of approximately 705' due to the DOTs Scenic Easement Restrictions; in accordance with V688 P.18. Yes-5, No-0. Motion Carried.

E. A request for a two-lot CSM at 5023 Van Lanen Rd (SC-389-1, Joseph Cain, applicant).

Cerny recapped the project. Strebel said he will abstain from the vote as his family member may purchase the property.

Moved by Wojcik, seconded by approve Baenen to approve a request for a two-lot CSM at 5023 Van Lanen Rd (SC-389-1, Joseph Cain, applicant).

Vote: Aye-4 (VandenLangenberg, Wojcik, Baenen, VanLanen), Abstain-1 (Strebel) No-0. Motion Carried.

F. Approval of the 2027 Brown County Joint Municipal Court Fees and Draft Budget.

VanLanen said the dues will increase by \$500 to \$2500 in 2027.

VandenLangenberg provided the details from June 18, 2026, Brown County Joint Municipal Court Meeting.

Moved by Strebel, seconded by VandenLangenberg to approve the 2027 Brown County Joint Municipal Court Annual Dues and Draft Budget. Vote: Aye-5. No-0. Motion Carried.

G. Town Constable Appointment No action on this item.

H. Road/drainage/ditching/snowplowing/complaint issues

Van Lanen recapped the ditch complaint shared by a resident during public comment.

I. Bank of Luxemburg CD 2222 (matures 7/31/2026)

Fuge referred to the Town Board Financial Report handout for the Town funds discussion. She recapped the one-time bills needing to be paid in the next few months that were not in the budget but voted to use reserve funds during the October budget meeting.

The bills include:

\$23,923.00 Church Road chip seal project (Fahrner Construction)

\$24,404.00 Scott Tower Drive chip seal project (Fahrner Construction)

\$18,920.00 Maloney Rd (Fahrner Construction)

\$4,403.00 Bowers Rd Crack Fill (Fahrner Construction)

\$11,025.00 Bodart Rd Chip Seal (Fahrner Construction)

\$16,472.00 Braemer and Floret Circles (Fahrner Construction)
\$237,953.50 Bay Settlement Trail Project (Peters Concrete)
\$353,501.50 2026 Resurfacing Project \$353,501.50 (Northeast Asphalt)
Total: \$690,602.00

Fuge noted that she is yet to receive reimbursement of the 2024 Caledonia resurfacing grant. On July 5, 2026, the Nicolet Bank CD matured with a balance of \$502,751.14. The CD rates, which were not available at last meeting, were 3.99 percent for a 24-month term with Nicolet Bank. The previous Clerk/Treasurer Roth encouraged a diverse portfolio at multiple banks with FDIC regulations. Fuge renewed the CD and locked in at the 3.99 percent rate for 24 months. The CD will mature on July 5, 2028, and is projected to earn approximately \$42,000 in interest.

The Bank of Luxemburg CD 2222 matures on 7/31/2026 and has a balance of \$622,680.29. Fuge recommended the funds be moved to savings account 4998. The funds would earn 2.99 percent interest monthly. Bank of Luxemburg offer CDs at 6 months for 3.82 percent of 18 months at 3.44 percent.

Moved by Strebel, seconded by Van Lanen to not renew the CD 2222 and to transfer the funds of \$622,680.29 (plus last interest payment) to savings account 4998. Vote: Aye-5. No-0. Motion Carried.

9. Informational: Brown County Patrol Summary Report, WI Humane Society Animal Sheltering Statistics.

Fuge said the reports were in the packet and asked if anyone had any questions. There were no questions. No action was taken on this informational item.

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

Clerk: Fuge said that Board of Review will meet on August 6 to reconvene to a later date due to a delay in the open book because of a software issue. She asked if the board would tentatively be available on September 3, 2026, at 10 a.m.

Engineer: Brosteau said the Town signed the contracts for Bay Heights, Sandpiper, and the bike trail. Notifications will be sent out.

Economic Development Coordinator: Cerny had nothing to share.

SMU: Herrman stated that the emergency response plan was reviewed last week and updates will be provided. He asked if anyone had questions about the boil order. Baenen asked if the valve needs additional repairs or if the situation in June was an anomaly. Herrman stated the situation in June was a rare situation as the water tower is normally functional. Herrman the operators are reviewing to see if the valve needs to be replaced.

Van Lanen requested Mead & Hunt to prepare a letter to the City of Green Bay regarding the valve after the operators determine if it needs to be replaced.

Plan Commission: Langenberg said the Town received the results from the survey, which was the discussion at the June 25, 2026, Plan Commission meeting. She said approximately 230 responded and of those who responded, 77 percent were 55 years of age or older. She added Cerny and Stolen (of Bay Lakes) would present goals and objectives at the July 16, 2026, Plan Commission meeting.

Fire: Wojcik said the Fire Department recently trained on the Jaws of Life. Additionally, the fire inspections have been completed.

Van Lanen provided an update on the worker's compensation situation with the Fire Department.

Strebel provided details and outlined the next steps for a potential remodel of the fire station. He asked attendees whether they were aware of the project or the potential cost to residents. It was noted that no one outside of town supervisors and staff was aware of the project.

VanLanen said there will be a meeting at the Town of Humboldt on August 3 and another at Town of Green Bay on August 5 regarding the Fire Station Remodel.

VandenLangenberg shared that informational meetings will be held at the fire station on Sept. 17, Sept. 30, and Oct. 6, with each meeting scheduled from 6 to 8 p.m.

11. Informational: Reports from the members of the Town Board.

Strebel: Strebel asked Cerny whether the Town has an ordinance regulating building heights. Cerny said building heights cannot exceed 35 feet. He added that there are some additional regulations for properties along the bay set by FEMA.

VandenLangenberg: VandenLangenberg asked when the Parks Committee would meet next. Cerny said a meeting would be scheduled soon and noted that Langenberg was recently appointed to the Committee. VandenLangenberg shared that she attended court on July 2 as an observer and said that Judge Cletus did a great job.

Wojcik: Nothing to add. **Baenen:** Nothing to add.

Van Lanen: Van Lanen recapped his request that Cerny issue a citation for the chicken issue discussed during public comment. He provided an update about the Fire Commission. Van Lanen said the ditches within the Town have recently been cut. He asked attendees if he noticed areas that had not yet been cut. Feld said Nicolet Drive. Cerny noted Nicolet Drive was a county road.

12. Approval of the Treasurer/Clerk Monthly Financial Reports

Fuge said the financial report was e-mailed last week. The coversheet was handed out.

Moved by Strebel, seconded by VandenLangenberg to approve the June 2026 Treasurer/Clerk Monthly Financial Reports. Vote: Aye-5. No-0. Motion Carried.

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

Parks Committee: TBD **Plan Commission:** July 16 **SMU:** August 17 **Town Board:** August 18 **Board of Review:** August 6 **Town Hall Closed:** September 7, **Fire Commission Meeting:** July 28 (6 p.m.)

14. Adjournment

Moved by Wojcik, seconded by Strebel to adjourn. Vote: Aye-5. No-0. Motion Carried.

Meeting adjourned at 6:50 p.m.

Jaime Fuge

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