

VILLAGE OF PORT EDWARDS
Port Edwards, Wisconsin

COMMITTEE: Planning,
Legislative, Property,
Information Technology
DATE: July 5, 2023

TO: BETSY MANCL

cc: JOSEPH ZURFLUH
DAILY TRIBUNE
WFHR/WGLX
JASON WORDEN

ERIK SAYLOR
CALEB MCGREGOR
SCOTT DREW
LONN RADTKE

JEN MOORE
TIARA GRUNDEN
NICK ABTS

Purpose of Meeting: **Regular Monthly Meeting**

Attendance: T. Grunden, C. McGregor, J. Moore, R. Bossert, B. Mancl

Citizens: Angie Williams, Clay Williams, Eric Hummel, Cary Smith, Dave Alnes

Subjects Discussed, Action Taken, and Board Action Required:

1. ***Call to order:*** Meeting called to order by Grunden at 3:00 p.m.
2. ***Roll Call:*** All Present.
3. ***Approve the previous months minutes and Agenda:*** **MOTION** (Grunden/2nd McGregor) to approve minutes of the 6 June, 2023 Meeting and the agenda. Motion carried.
4. ***Public comments on agenda items:*** None
5. ***Committee Chairman's comments:*** None
6. ***Discussion on NEPCO lake HOA roads:*** Update on roads was provided with 3 possibilities for review. No changes, the roads remain private, HOAs maintain and all tax revenue comes to the Village for very few services. The Village takes over the roads and builds a capital improvement plan to sustain over the next few years. The acceptance is "as is" and the Village acknowledges no state aid will be received. A hybrid of the two where the language in Chapter 8 – Public Works- for assessments is applied to the roads and if there are any repairs it will be a discussion with the parcel owners and the village on the cost share. More discussion on the topic will occur with the Village Board. Comments from multiple citizens on the condition of the roads the revenue being generated for no services and the costs to enlarge the roads and bring them up to standards for state aid. Also a short discussion on the language being proposed

for the HOAs to include in their bylaws by Attorney Formella, he will be asked to attend the next meeting. Discussion was tabled till next meeting.

7. Discussion and Update Nepco lake transition

- a. Taxing plan- No change for 2024, taxes will be the same but the properties will be on our tax rolls, the first tranche of new revenue will be in 2025, approx. \$250K annually, valued at over \$30M
- b. Trash Service, Brush removal, plow Roads- could start on 1 JAN 2024, costs have been estimated at \$50-\$70K annually to add this service.
- c. General Government services- No changes, we provide these services now.

8. Update Lake District

- a. NEPCO lake District Chairman will present an update in writing for review
- b. Chairman Hummel, updated the committee on the District and thanked them for their support to date, he also stated there will be NO need for a financial crutch from the Village, the District has an approved loan and is solvent now.

9. Discuss/Action on Chapter 8 of the Village Ordinances- Public Works

- Discuss and Review Chapter 8 Public Works, Possible MOTION to approve changes to Chapter 8. Administrative changes and updates to outdated rules
- The committee is not prepared to move forward with the motion at this time. The committee would like to hear the status of the planning for the roads of the Nepco Lake HOA communities.
- The committee would like to hear feedback from attorney regarding his concerns with the language.

9. Discuss and review Chapter 5 – Fire department, section 5.13 regarding language on Athletic Association/Donations. Possible MOTION to approve the recommended changes.

- No action taken. Village Attorney will work on providing suggested language to change 5.13. questions concerning new language and requires Attorney interpretation. Tabled till next meeting. Village Attorney will provide further explanation before action is taken.

10. Discussion and Possible MOTION to approve language regarding donations to the Village.

- Policy was discussed a removal of section 4.D., other than that moved to the Board for vote MOTION by Grunden, 2nd Moore, motion passed.

11. Correspondence received: Emails from Judge McGrath, Joe and Lacinda Terry. They are attached to minutes.

12. Future Agenda Items: Update on Nepco transition planning, Chapter 8, Chapter 5, Brian Formella at next meeting for NEPCO lake.

13. Next meeting date: 5 July, 2023 at 4:30 p.m.

14. Adjourn: Adjourned at 3:15

Tiara Grunden – Chairman

Village Admin

From: Tiara Grunden
Sent: Wednesday, July 5, 2023 9:44 AM
To: Village Admin; Caleb McGregor; Lonn Radtke
Subject: FW: PLPIT Meeting Packet - Nepco Lake Road Services Consideration

From: Joe & LaCinda Terry [jlterryfam@gmail.com]
Sent: Wednesday, July 05, 2023 8:23 AM
To: Tiara Grunden; Diane Tremmel
Cc: Betsy Mancl
Subject: PLPIT Meeting Packet - Nepco Lake Road Services Consideration

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Tiara & Diane:

This email is regarding the packet for the meeting on July 5 and I kindly request my letter be included as public comment.

I am dumbfounded why the Village Board are entertaining this inappropriate street expense to the Village for services, labor, and upkeep on a subdivision that was ALWAYS a private development? It was sold that way, there was never any intention for there to be street services, it's not village property to do anything with or take back. There's no difference than the last ten years with it being in the Town of Saratoga. The entire design from conception to completion on that subdivision was made specifically NOT to meet village standards to avoid any potential for the actions you are currently discussing.

If as a Board you are going to consider such services in their private subdivision, it should be the same for everyone's private roadways within the Village right? There are at least four private roadways to driveways of the previously established lake homes, i.e. Lesters', Caseys'; non lake roadways like Cahaks' off of Seneca and I'm sure a multitude of others. After all what is fair is fair. Then we could debate what constitutes a private road from a private driveway? Who should expect private roadways be maintained, winter plowing and salting exactly as you are contemplating offering to those residents on their private roadways?

It's the same thing people - please stop making it more than it is. If promises were made by someone without consideration of the entirety of the village that is their issue and should not become the burden of the tax payers.

This is simply NOT your business. They purchased a property in a private subdivision with private roads - end of story.

LaCinda Terry
1180 Port Rd
Port Edwards, WI 54469
715-887-3020
jlterryfam@gmail.com

Village Admin

From: Tiara Grunden
Sent: Wednesday, July 5, 2023 2:47 PM
To: Village Admin
Subject: FW: July 5 Planning Committee meeting PUBLIC COMMENT

From: Joe & LaCinda Terry [jlterryfam@gmail.com]
Sent: Wednesday, July 05, 2023 10:07 AM
To: Diane Tremmel; Kim Holcomb; Tiara Grunden; Betsy Mancl
Subject: July 5 Planning Committee meeting PUBLIC COMMENT

**CAUTION: This email originated from outside the organization.
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Dear Committee members and Village Board:

This correspondence pertains to item 7, discussion on NEPCO lake HOA roads. I request it be included as correspondence and read aloud during the committee meeting:

As many of you know, I was the Village Engineer/Administrator when the development of the southeast portion of Nepco Lake was discussed and created. At that time the Board had concerns the type and density of the development would result in the Village either facing a financial hardship or sacrifice of services for the Village as a whole. That is, the Village would be required to purchase or hire additional equipment/staff/contractors for winter maintenance and experience disproportionate costs related to long term pavement maintenance and/or experience delays in both winter maintenance and roadway maintenance on the streets that are currently public.

To remedy the concern and after months of discussion, the Village required the Developer serve the area with private roads off of Townline Rd. This was reasonable and consistent with other developments around Nepco Lake. There were already private roads serving multiple property owners/dwellings off of Nepco Lake Road in Port Edwards and off of Southshore Drive in the Town of Saratoga.

The Village Board had concerns that as soon as the Boundary Agreement was complete there would be an effort to change the roads to public, which may also catalyze efforts and financial liability for other private roads throughout the Village. As a result, the Planned Unit Development Zoning and development agreement language included specifics to survey and record the roads as private and describe them as part of the PUD. A private road detail was approved by the Village Board and the private road cross section was chosen specifically so it would NOT meet Village public road standards so it would remain private in perpetuity.

Village Ordinance, the Planned Unit Development zoning, and consistency with all of the other development around Nepco Lake require these roads remain private. State Law prohibits arbitrary changes to a PUD.

I ask the Committee and Board to respect the PUD zoning it put in place and end the discussion about potentially making these private roads public.

Thank you for your consideration.

Village Admin

From: Tiara Grunden
Sent: Wednesday, July 5, 2023 2:44 PM
To: Village Admin
Subject: FW: Nepko Lake land coming back into the village.

From: Patrick McGrath [mcgpat@outlook.com]
Sent: Friday, June 30, 2023 11:13 AM
To: Tiara Grunden
Subject: Nepko Lake land coming back into the village.

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Tiara,

I understand the Board is dealing with the Nepko lake properties coming back into our tax rolls. We originally made the deal for them to be in Saratoga in order to help with the sale of those properties, but everyone knew when they bought their property that at a future date that property would become part of the village and be taxed as such. I understand that some of the people out there want a break on their taxes: I think not! I am not getting any break on my taxes. These people pay \$100,000 or more for their lot and then put up a \$500,000 or more home on the property. They can afford to pay the correct amount with no breaks. They have saved thousands of dollars during their time with Saratoga. Enough is enough.

I also understand that they want the village to take over their private roads: No way! Those roads are not up to village standards and if we took them over it would cost the village a huge amount of money to upgrade everything. They wanted private roads, let them keep them private. They can maintain them at their expense.

It appears that these people want their cake and to eat it too. I hope that members of the village Board are smart enough to stand firm on these issues so as not to cause more expenses for existing village residents. I know some Board members feel that we have to give them something, but that is mistaken thinking. We don't have to give them anything special.

Patrick J. McGrath
Village resident and tax payer

Sent from [Mail](#) for Windows

Village Admin

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