

Minutes

Town of Ledgeview Zoning & Planning Commission

October 10, 2012

Members Present: Chairwoman Jane Tenor, Vice Chairman Mark Handeland, Rebecca Afshar, Joel Pansier, alternate Dennis Rukamp, Renee Van Rossum and Al Case. Todd Hendricks was excused.

Support Staff Present: Sarah Burdette (Town Clerk/Administrator) and Renae Peters (Recording Secretary)

The meeting was called to order at 6:01pm by Chairwoman Jane Tenor.

Approve/ Amend Agenda: Item 6b. should have I Industrial changed to I Institutional. Al Case made a motion to approve the agenda with the above change. Rebecca Afshar seconded the motion. Motion carried.

Minutes: Mark Handeland made a motion to approve the September 12, 2012 minutes as written. Joel Pansier seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. The Commission reviewed the CSM submitted by Dave Schmalz, agent for Eric & Rebecca Van Miller, to combine parcels D-710 and D-711. Combining the parcels would create double road frontage on Euro Ln. and Meadow Sound Dr. Brown County has put a restriction on the combined property that the only driveway permitted comes off Meadow Sound Dr. Drainage will be moved to accommodate the home that is planned. This issue did not require official action though Al Case stated that the Commission reviewed and considered the CSM submitted and found no objection to it. Mark Handeland seconded the statement and all members agreed.
- b. The Commission reviewed an in-concept site plan and related rezone submitted by Shawn Mc Kibben, agent for Alternative Continuum of Care. This is a conceptual review only. The proposed building would sit on parcels D-218-1 and D-218-2 (currently the site of Ledgeview Nursing Home) which would need rezoning from RR Rural Residential to I Institutional. The building would consist of independent living, assisted living and skilled nursing/ memory care. The tallest

- portion of the building would reach 5 stories. The Commission was concerned if there was a difference between independent living and apartment living due to the moratorium on apartment complexes, however, this currently only applies to property west of Scray Hill/ Bower Creek Rd. Driveway access and fire access would meet requirements. Construction may begin mid-2013. Mark Handeland thanked Mr. Schmalz for considering Ledgeview for placement of their facility and thinks it will be a good fit. Jane made a statement to recommend that Alternative Continuum of Care proceed with their official plans. Mark Handeland seconded the statement and all agreed.
- c. The Commission reviewed a request from Richard Huxford, agent for Richard Martin, to rezone a 1.40 acre lot on parcel D-275 located on Aerodrome Rd/ Dutchman Rd. from A-2 Agriculture to R-2 Residential. The lot is situated next to an airstrip and the Commission asked if the property being rezoned would interfere with the operation of the airstrip. Mr. Huxford replied no. An area development plan was submitted showing removal of the airstrip but there are no such plans in place right now. The Town requires that Aerodrome Rd. be updated to current town road standards but will delay the requirement until sometime in the future. A note was placed on the CSM to reflect that requirement. Mark Handeland made a motion to recommend approval of rezoning a lot from parcel D-275 from A-2 to R-2. Dennis Rukamp seconded the motion. Motion carried.

Old Business:

- a. The Commission revisited the CSM request submitted at the September meeting by Richard Huxford, agent for Richard Martin, to split a 1.40 acre lot from D-275 located at Aerodrome Rd/ Dutchman Rd. No objections were made. Rebecca Afshar made a motion to recommend approval of the CSM. Al Case seconded the motion. Motion carried.

Zoning Administrator Report:

- a. Future Agenda Items:
 1. 5 acre CSM for the Mc Allister property off CTH G
 2. 3100 Heritage Rd CSM- Laack property
 3. Commission group projects
 4. Extension of Meadow Sound subdivision includes conservancy and road vacations, preliminary land platting, future park access, rezones and development agreements.
- b. Renee Van Rossum commented that all previous Commission recommendations were approved by the Town Board.

Communications:

The Commission discussed height and elevation considerations for the future site plan for Alternative Continuum of Care.

Rebecca Afshar made a motion to adjourn at 6:55pm. Renee Van Rossum seconded the motion. Motion carried.

Minutes prepared and signed on October 11, 2012 by:

Rena Peters
Recording Secretary