

Minutes

Town of Ledgeview Zoning & Planning Commission

April 10, 2013

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

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

The meeting was called to order at 6:13pm by Vice Chairman Mark Handeland.

Approve/ Amend Agenda: Renee Van Rossum made a motion to approve the agenda as posted. Todd Hendricks seconded the motion. Motion carried.

Minutes: Al Case made a motion to approve the March 13, 2013 minutes as written. Todd Hendricks seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. The Commission listened to a brief presentation from Aaron Schuette, Brown County Planning and Land Services Dept., regarding the next steps for the Wisconsin Working Lands Initiative. Each municipality must amend their zoning ordinance and map to match the DATCP-approved Brown County model ordinance and map by December 31, 2014. Mr. Schuette would prefer all municipalities adopt a new zoning code of AG-FP to replace Exclusive Agriculture to promote consistency. If the Town does not complete these actions, local farmers will not be eligible for the farm credit in 2015. Sarah Burdette asked if the changes could be incorporated with the upcoming comprehensive plan update and Mr. Schuette replied that it could. Mr. Schuette commented that if Exclusive Agriculture zoning included large livestock siting that a section of the amended ordinance should also include wording on the administration of large livestock farms. Sarah also asked if we could wait to do the amendments and Mr. Schuette recommended beginning as soon as possible due to the time sensitivity of the Working Lands Initiative's new rules starting in January 2014.
- b. The Commission reviewed a sample process for proceeding with the Ledgeview comprehensive plan rewrite. The example addresses the issue of resident vision

- that the Commission was concerned about at the March meeting. Mark Handeland asked if someone was available from Brown County to assist the Commission with the rewrite and Mr. Schuette replied the county is available under contract. Renee Van Rossum made a motion to have Sarah Burdette put together a request for proposal based on this sample. Al Case seconded the motion. Motion carried.
- c. The Commission reviewed the request by Scott Corrigan of Corrigan's CBS, agent for Mike Savolt, owner, for a site plan for a building addition on parcel D-427-108 located at 566 Redbird Cr. The addition would add 1900 sq.ft. to the existing building and was part of the original plan. The roof of the building will also be replaced with metal. The addition meets all staff review criteria except for erosion control and state approved plans which must be submitted prior to Town Board approval. Renee Van Rossum made a motion to recommend approval of the site plan with the condition that erosion control plans and state approved plans be submitted. Mark Handeland seconded the motion. Motion carried.

Old Business:

- a. The Commission reviewed a request by Brad Westfahl of Corrigan's CBS, agent for Dave Wouters, owner, to rezone a part of parcel D-446-1 from RR, Rural Residential to I, Institutional. Both the ordinance amendment for Institutional to include a definition for "Community Center" and the new point for Institutional conditional use to include "Care Giver Support Center" discussed at the March 13, 2013 meeting, were approved by the Town Board. Either option would be appropriate (see discussion of the issue from the February 13, 2013 minutes). There will be a public hearing at the Town Board level if the rezone to Institutional option is recommended. Al Case made a motion to recommend approval of the rezone from RR to I. Renee Van Rossum seconded the motion. Motion carried.
- b. The Commission reviewed a request by Brad Westfahl of Corrigan's CBS, agent for Dave Wouters, owner, for the Area Development Plan for parcel D-446-1. There were no staff concerns for the area development plan. Mark Handeland made a motion to recommend approval of the area development plan. Todd Hendricks seconded the motion. Motion carried.
- c. The Commission reviewed a request by Brad Westfahl of Corrigan's CBS, agent for Dave Wouters, owner, for a site plan for a non-profit facility dedicated to care giving for care givers located on parcel D-446-1. The site plan meets all staff review criteria except for the following conditions: state approved and erosion control/ stormwater plans must be submitted, the Town shall construct a cul-de-sac at the end of Heritage Heights Dr at the developer's cost but with the Town's engineer providing the specs and that when road right-of-way is dedicated, there will be no cost to the Town. Mark Handeland asked if any development happened on the property to the South of the facility, if the caregivers would still have access to trails and gardens. Mr. Wouters assured the Commission they would. Mark Handeland made a motion to recommend approval of the site plan

with the following condition: state approved plans and erosion control plans be submitted before approval, the Town shall construct a cul-de-sac on Heritage Heights at the developer's cost with the Town engineer supplying the specs and when road right-of-way is dedicated, that there will be no cost to the Town. Al Case seconded the motion. Motion carried.

Zoning Administrator Report:

- a. Future agenda items:
 - 1. Glen's Towing- new building
 - 2. Preliminary plat map by Radue Homes
- b. Town Board updates:

All items from March were approved. Sarah Burdette gave an update on the progress of the Oak Park project. All items from April will be posted on the consent agenda for the April 16, 2013 Town Board meeting.

Communications: None

A motion to adjourn was made by Todd Hendricks at 7:13pm. Renee Van Rossum seconded the motion. Motion carried.

Minutes prepared and signed on April 11, 2013 by:

Rena Peters
Recording Secretary