

Minutes

Town of Ledgeview Zoning & Planning Commission

November 12, 2014

Members Present: Chairperson Jane Tenor, Vice Chairperson Mark Handeland, Taurino Garcia, Mark Chmabers, Chet Lamers, Rebecca Afshar and Nedd Niedermeyer, alternate. Renee Van Rossum was excused.

Support Staff Present: Dustin Wolff (Town Planner) and Renae Peters (Recording Secretary)

The meeting was called to order at 6:00pm by Chairperson Jane Tenor.

Approve/ Amend Agenda: Rebecca Afshar made a motion to approve the agenda as posted. Taurino Garcia seconded the motion. Motion carried.

Minutes: Jane Tenor noted that Mr. Niedermeyer should be identified as the alternate in the October 15, 2014 minutes. Mark Handeland made a motion to approve the October 15, 2014 minutes with the change above. Rebecca Afshar seconded the motion. Motion carried.

Public Hearing: None

New Business:

- a. The Commission reviewed the request by Konrad Jossart of Jossart Brothers Construction for a site plan for 10 mini storage buildings located on Storage Court/ Swan Road, parcel D-56-3. The site plan shows nine 8,000 sq.ft and one 6,000 sq.ft. units to be built in five phases consisting of two buildings per year. The property will be asphalted as each phase is finished. No gravel will be used. The site plan meets greenspace, setback, dumpster and lighting requirements. Landscaping requirements are met but staff asked Mr. Jossart to consider adding more plantings to the north to screen the buildings from future development. After discussion with the Commission, Mr. Jossart agreed to move some of the planned plantings on adjacent sides to the north side. Staff was also concerned about the 25ft. drive aisle around the perimeter of the site and whether fire apparatus would be able to make the turns. Mr. Jossart informed the Commission that he met with Fire Chief Tom Guns and he had no problem with the plan. Safety bollards are not noted on the site plan though Mr. Jossart expressed that he would like to have them at the corners of the buildings. The

proposed chain link fence with slatting is an extension of an existing fence on the neighboring property owned by Mr. Jossart. The fence is more to screen the construction business from the storage area than to provide security. The Commission had no issue with this. The proposed wall sign's square footage is too large to meet code. The sign must be changed or removed. Snow will be stored on the greenspace surrounding the property or trucked off the property. The site plan shows all of the buildings, with the exception of Building 1, being constructed entirely of metal siding. Building 1 will have six feet of masonry on the east wall. Staff suggested mason work be added to the north ends of the remaining buildings. Also colors of the building facades were not noted. Mr. Jossart told the Commission that masonry on the north ends of the buildings would be difficult because of the small areas left between unit doors. He also provided a color picture of storage units with the same color façade as the proposed buildings. Submitted plans must have façade colors stated on them.

Rebecca Afshar made a motion to recommend approval of the site plan for ten mini storage buildings on parcel D-56-3 with the following conditions:

- 1. The reallocation of some plantings from adjacent sides to the north side.**
- 2. That safety bollards at the corners of each building be labeled for future consideration and per the approval of the fire department.**
- 3. That the wall sign square footage be redesigned to fit within code size requirements.**
- 4. Building façade colors (gray, with dark gray edges and white doors) be accepted and noted on the submitted building plans.**

Mark Handeland seconded the motion. Motion carried.

- b.** The Commission reviewed the request by Mark Roberts, Code Enforcement officer, for an ordinance amendment to Chapter 135-15 and 135-16 regarding swimming pool, hot tub and spa barriers. There have resident complaints about pools not being fenced where the pool owners are using the height of the pool wall as a barrier. Mr. Roberts asks that 135-15F(1)a barrier height be changed from 52" to 60" and 135-16A distance of barrier from the water's edge be changed from 48" to 60". **Mark Handeland made a motion to recommend approval of the proposed changes to Chapter 135-15F(1)a Fences and 135-16A Swimming Pools, Hot Tubs and Spas. Rebecca Afshar seconded the motion. Motion carried.**
- c.** The Commission discussed the ordinance amendment to Chapter 121, Vehicle Regulation, regarding the parking of vehicles that leak fluids and parking on sidewalks and crosswalks. **Mark Chambers made a motion to accept the proposed changes, written in red, supplied by the Town Planner. Mark Handeland seconded the motion.** Chet Lamers asked the Commission to consider further changes. The Commission proposes the following statement be added as "D": "Parked that visibly leaks gas, oil or other fluids." It has been found that residents are parking on, over or up to the edge of sidewalks and crosswalks causing safety concerns. The Commission proposes the following statement be added as "E": "Parked on crosswalks or sidewalks, and such areas must be

unobstructed by the parking of vehicles or trailers.” **Mark Chambers accepted the amendment to his original motion. Mark Handeland seconded the amendment. Amendment carried. The original motion was then voted on and was carried by all members.**

- d. The Commission reviewed an ordinance amendment for Chapter 135-15F(5)b regarding fencing at outdoor events providing alcohol. Current code requires two fences between three and four feet tall six feet apart. The code has not been enforced in this manner and the Town’s building inspector has asked that it be changed. **Chet Lamers made a motion to recommend amending Chapter 135-15F(5)b to read: Areas subject to temporary alcohol licenses or temporary expansions of licensed premises shall install temporary fencing 48” or greater to surround the entire outdoor licensed area. (Strike sentence two.) All openings for ingress and egress shall be monitored to ensure underage persons are not permitted to enter except as authorized by 125-07, Wis. Stats. Taurino Garcia seconded the motion. Motion carried.**
- e. The Commission reviewed the ordinance amendment to Chapter 135 Article 13, Institutional Zoning. Dustin Wolff gave a brief introduction on why the Commission should consider changing Institutional Zoning from a base zone to an overlay zone. Since Institutional projects are difficult to plan for, an overlay zone would provide flexibility to the base zone of a proposed project. Mr. Wolff suggested that the Commission review the proposed changes on their own time and revisit this item at a future meeting. **Mark Handeland made a motion to open the meeting to public comment at 8:19pm. Chet Lamers seconded the motion. Motion carried.** John Fiddelke, 3800 Dickinson Rd., asked the Commission and Mr. Wolff for clarification on why they should consider changing Institutional zoning from a base to an overlay. The Commission stated it was to give more flexibility to a base zone for Institutional projects in an area where Institutional uses were unusual to the base zone uses. **Mark Handeland made a motion to close the meeting to public comment at 8:39pm. Rebecca Afshar seconded the motion. Motion carried.** No action was taken by the Commission on this item.
- f. The Commission reviewed an ordinance amendment to Chapter 41, Peace and Good Order, section 41-7, Unreasonable Noise. The current ordinance is very basic and is difficult to enforce. Staff proposed adding specific times of day when noise is prohibited and an area for exceptions to these times. Mr. Lamers would like to see a measurable decibel level included in the amendment. **Mark Chambers made a motion to recommend approval of the ordinance amendment to Chapter 41-7 Unreasonable Noise in accordance with the changes suggested by staff. Taurino Garcia seconded the motion. Motion carried.**

Old Business: None

Comprehensive Plan Update:

Mr. Wolff briefly reviewed the Land Use Map Categories talked about at the Comprehensive Plan Workshop held in November 5, 2014. The Commission set tentative dates for the next Workshops as December 3, 2014 at 6:00pm and January 6, 2015 at 6:00pm.

Staff Report:

- a. Future agenda item includes an addition to Bel Gioioso Cheese located on Main St.
- b. Town Board decisions include approval of the Eagle Bluff sign, De Pere Middle School sign, and Jossart CSM.

Communications: None

Nedd Niedermeyer made a motion to adjourn at 9:17pm. Mark Chambers seconded the motion. Motion carried.

Minutes prepared and signed on November 13, 2014 by:



Renae Peters
Recording Secretary