

## Minutes

### Town of Ledgeview Zoning & Planning Commission

June 10, 2015

Members Present: Chairperson Jane Tenor, Vice Chairperson Mark Handeland, Mark Chambers, Taurino Garcia, and Nedd Niedermeyer.

Support Staff Present: Dustin Wolff (Town Planner) and Charlotte Nelson (Recording Secretary)

The meeting was called to order at 6:00pm.

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

Minutes: Mark Chambers made a motion to approve the April 15, 2015 minutes with a minor spelling correction. Mark Handeland seconded the motion. Motion carried.

Public Hearings: None

#### New Business:

- a. The Commission reviewed the request by Steve Bieda of Mau & Assoc., agent for Ryan Radue of Seville Properties, applicant for a Certified Survey Map (CSM) creating Lots 1-4 on parcel D-184 located on Dollar Rd. This CSM will get folded into the Crossing at Dollar Road should it develop. Parcel D-184 is zoned R-1 Residential which is consistent with the Comprehensive Plan. The Park & Open Space Plan called for a bike trail along that area which requires curb, and sidewalk is required by Town policy. There is a minor right-of-way dedication for Dollar Road. Staff is recommending approval. **MOTION by Mark Handeland to approve the resolution. Nedd Niedermeyer seconded the motion. Motion carried unanimously.**

#### Old Business:

- a. The Commission reviewed the request from Steve Bieda of Mau & Assoc., agent for Ryan Radue of Seville Properties, LLC, applicant, for a preliminary plat review for The Crossing at Dollar Creek subdivision located on parcels D-184 & D-184-3 on Dollar Rd. This is the official preliminary plat submission. The development consists of 40 single-family lots with 2 outlots that will be serviced by public sewer and water. Zoning is R-1 Residential requiring parcels to meet minimum lot sizes, and the plat is

consistent with the Comprehensive Plan. The Park & Open Space Plan depicts a future neighborhood park for this development, and a bicycle/pedestrian trail along Dollar Road. The Parks Committee has determined that land dedication for an active park is not desired from this development. Town policy dictates sidewalks are required throughout the development. The plat provides appropriate buffers along areas noted in the Brown County Environmentally Sensitive Areas Plan. There was discussion regarding staff's recommendation to combine lot 25 with Outlot 1 to protect the isolated wetland on the property which was located during the wetland delineation process. However the Commission felt there was adequate area to build a home that is consistent with the development requirements without disturbing the wetland, and there are other options available to the owner to deal with the wetland properly. Staff recommends approval of preliminary plat subject to:

- Resolution of technical discrepancies identified by the Town and Brown County, and payment of all applicable fees and outstanding assessments;
- A completed flood study by the developer for the creek along the west side of the property, and to highlight any changes to the ESA;
- Public dedication of the ESA on the north edge of the development, in the form of an Outlot, to connect to the adjacent Peso Place and the Ridges natural area outlots.

**MOTION by Jane Tenor to approve the resolution without the lot 25 language. Motion was seconded by Mark Handeland. Motion carried unanimously.**

- b. The Commission reviewed the recommended code amendment regarding Chapter 79, Off-Premise Signs, including billboards. The Commission agreed with the recommended changes. **MOTION by Mark Handeland to approve the recommended changes made by staff. Jane Tenor seconded the motion. Motion carried unanimously.** The ordinance will forward to the Town Board to schedule a public hearing.
- c. The Commission took a Highway Visual Preference Survey of about 50 signs. Mr. Wolff collected the feedback survey material to compile and bring the results back to the Commission to use as tool in crafting language to amend the Sign ordinance. No action taken.

Comprehensive Plan Update:

The Commission reviewed and held discussion on the changes and updates made to

- Chapter 5, Housing
- Chapter 6, Community Facilities and Utilities
  - Sustainability section is being completed.
- Chapter 7, Agricultural, Cultural, & Natural Resources

Chapter 4, Economic Development, was introduced. Commissioners should familiarize themselves with this chapter for the next meeting. The plan's pace was discussed. At this point in the process, there is more writing that staff has to complete in order to keep moving forward. Therefore, it was determined that another workshop would not be scheduled and staff will continue to work on the update for the next scheduled Zoning & Planning Meeting.

Staff Report:

- a. Future Agenda Items: None.
- b. Town Board decisions: The Town Board approved the signs for Littlemore Twigs, the CSM for Gary & Katherine Ambrosius, and the site plan for Howard Motors. The Institutional Overlay District ordinance was also approved.

Communications: Mark Handeland advised that Rockland's Comprehensive Plan is open to public comments and can be found on Brown County's website.

Nedd Niedermeyer made a motion to adjourn at 8:16 pm. Mark Handeland seconded the motion. Motion carried.

Minutes prepared and signed on June 11, 2015 by:



Charlotte K. Nelson  
Recording Secretary