



**NOTICE OF PUBLIC HEARING  
TOWN OF LEDGEVIEW**

**Monday, March 7, 2016 at 6:00 p.m.  
or as soon thereafter as can be heard  
3700 Dickinson Road, De Pere, WI 54115**

Notice is hereby given the Ledgeview Town Board will be holding a public hearing on **MONDAY, MARCH 7, 2016 AT 6:00 P.M. or as soon thereafter as can be heard** at the Ledgeview Municipal Building, 3700 Dickinson Road, De Pere, WI 54115. The purpose of the public hearing is to hear comment on the request by Steve Bieda of Mau & Assoc., agent for Zelten Family Limited Partnership, owner, for a rezone of parcel D-395, located near Heritage Road and Cottonwood Lane, from A-2 Agriculture to R-1 Residential, R-2 Residential, and R-3 Multi-Family. All persons interested are invited to attend this hearing and be heard. Written comments may be submitted in lieu of public appearance to the Town Clerk/Administrator, 3700 Dickinson Road, De Pere, WI 54115. The Town Board may discuss and act on the re-zone after the public hearing.

Town Board

Philip J. Danen, Chairman  
Andy Schlag, Supervisor  
Renee Van Rossum, Supervisor  
Ken Geurts, Supervisor  
Cullen Peltier, Supervisor

**DESCRIPTION OF LANDS TO BE REZONE FROM A-2 TO R-1 RESIDENTIAL, R-2 RESIDENTIAL, AND R-3 MULTI-FAMILY:**

LEGAL DESCRIPTION FOR REZONE

R-3 MULTI-FAMILY

Part of Private Claim 39, T23N-R20E, East Side of Fox River, being located in the Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast Corner of Private Claim 39, T23N-R20E; thence N64°03'48"W, 6089.99 feet to a kick point on the South line of said Private Claim 39; thence N64°01'25"W, 1391.90 feet along said South line to the point of beginning; thence N64°01'25"W, 599.19 feet; thence N30°25'39"E, 456.06 feet; thence N63°35'04"W, 155.00 feet; thence N26°24'56"E, 75.22 feet; thence 24.83 feet along the arc of a 415.00 foot radius curve to the right whose long chord bears N28°07'46"E, 24.83 feet; thence S63°35'04"E, 169.46 feet; thence N49°19'19"E, 207.62 feet; thence N83°29'55"E, 73.18 feet; thence N1°37'59"E, 190.77 feet; thence 17.63 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears S82°20'33"E, 16.08 feet; thence 20.04 feet along the arc of a 235.00 foot radius curve to the left whose long chord bears S42°42'31"E, 20.04 feet; thence S1°37'59"W, 178.49 feet; thence S63°35'04"E, 381.01 feet; thence N26°24'56"E, 220.00 feet; thence N63°35'04"W, 290.62 feet; thence N26°24'56"E, 235.35 feet; thence N20°22'29"E, 635.88 feet; thence S63°52'46"E, 357.55 feet; thence S26°24'56"W, 1880.10 feet to the point of beginning.

Parcel contains 734,529 square feet / 16.86 acres more or less.

Parcel subject to any easements and restrictions of record.

R-2 RESIDENTIAL

Part of Private Claim 39, T23N-R20E, East Side of Fox River, being located in the Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast Corner of Private Claim 39, T23N-R20E; thence N64°03'48"W, 6089.99 feet to a kick point on the South line of said Private Claim 39; thence N64°01'25"W, 1991.09 feet along said South line to the point of beginning; thence N13°34'19"W, 247.16 feet; thence 87.29 feet along the arc of a 100.00 foot radius curve to the left whose long chord bears N51°25'18"E, 84.54 feet; thence N26°24'56"E, 264.17 feet; thence 345.30 feet along the arc of a 415.00 foot radius curve to the right whose long chord bears N50°15'06"E, 335.42 feet; thence 156.66 feet along the arc of a 485.00 foot radius curve to the left whose long chord bears N64°50'02"E, 155.98 feet; thence 17.63 feet along the arc of a 12.00 foot radius curve to the

right whose long chord bears S82°20'33"E, 16.08 feet; thence 95.65 feet along the arc of a 235.00 foot radius curve to left whose long chord bears S51°55'30"E, 94.99 feet; thence S63°35'04"E, 381.53 feet; thence S26°24'56"W, 150.00 feet; thence N63°35'04"W, 381.01 feet; thence N1°37'59"E, 178.49 feet; thence 20.04 feet along the arc of a 235.00 foot radius curve to the right whose long chord bears N42°42'31"W, 20.04 feet; thence 17.63 feet along the arc of a 12.00 foot radius curve to the left whose long chord bears N82°20'33"W, 16.08 feet; thence S1°37'59"W, 190.77 feet; thence S83°29'55"W, 73.18 feet; thence S49°19'19"W, 207.62 feet; thence N63°35'04"W, 169.46 feet; thence 24.83 feet along the arc of a 415.00 foot radius curve to the left whose long chord bears S28°07'46"W, 24.83 feet; thence S26°24'56"W, 75.22 feet; thence S63°35'04"E, 155.00 feet; thence S30°25'39"W, 456.06 feet to the point of beginning.

Parcel contains 181,151 square feet / 4.16 acres more or less.  
Parcel subject to any easements and restrictions of record.

AND

#### R-1 RESIDENTIAL

Part of Private Claim 39, T23N-R20E, East Side of Fox River, being located in the Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast Corner of Private Claim 39, T23N-R20E; thence N64°03'48"W, 6089.99 feet to a kick point on the South line of said Private Claim 39; thence N64°01'25"W, 3105.69 feet along said South line; thence N48°39'51"E, 70.03 feet to the point of beginning; thence N48°39'52"E, 153.66 feet; thence 123.77 feet along the arc of a 500.00 foot radius curve to the right whose long chord bears N34°14'40"W, 123.45 feet; thence 18.06 feet along the arc of a 12.00 foot radius curve to the left whose long chord bears N70°15'31"W, 16.40 feet; thence S66°38'10"W, 101.65 feet; thence 19.05 feet along the arc of a 12.00 foot radius curve to the left whose long chord bears S21°09'58"W, 17.11 feet; thence S24°18'29"E, 167.67 feet to the point of beginning.

Parcel contains 21,037 square feet / 0.48 acres more or less.  
Parcel subject to any easements and restrictions of record.

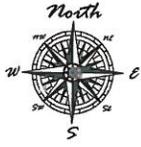
*Charlotte K. Nelson*

Charlotte K. Nelson, Deputy Clerk  
Town of Ledgeview

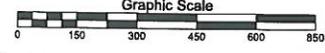
Signed, dated and posted: February 19, 2016

Published: February 22 & 29, 2016

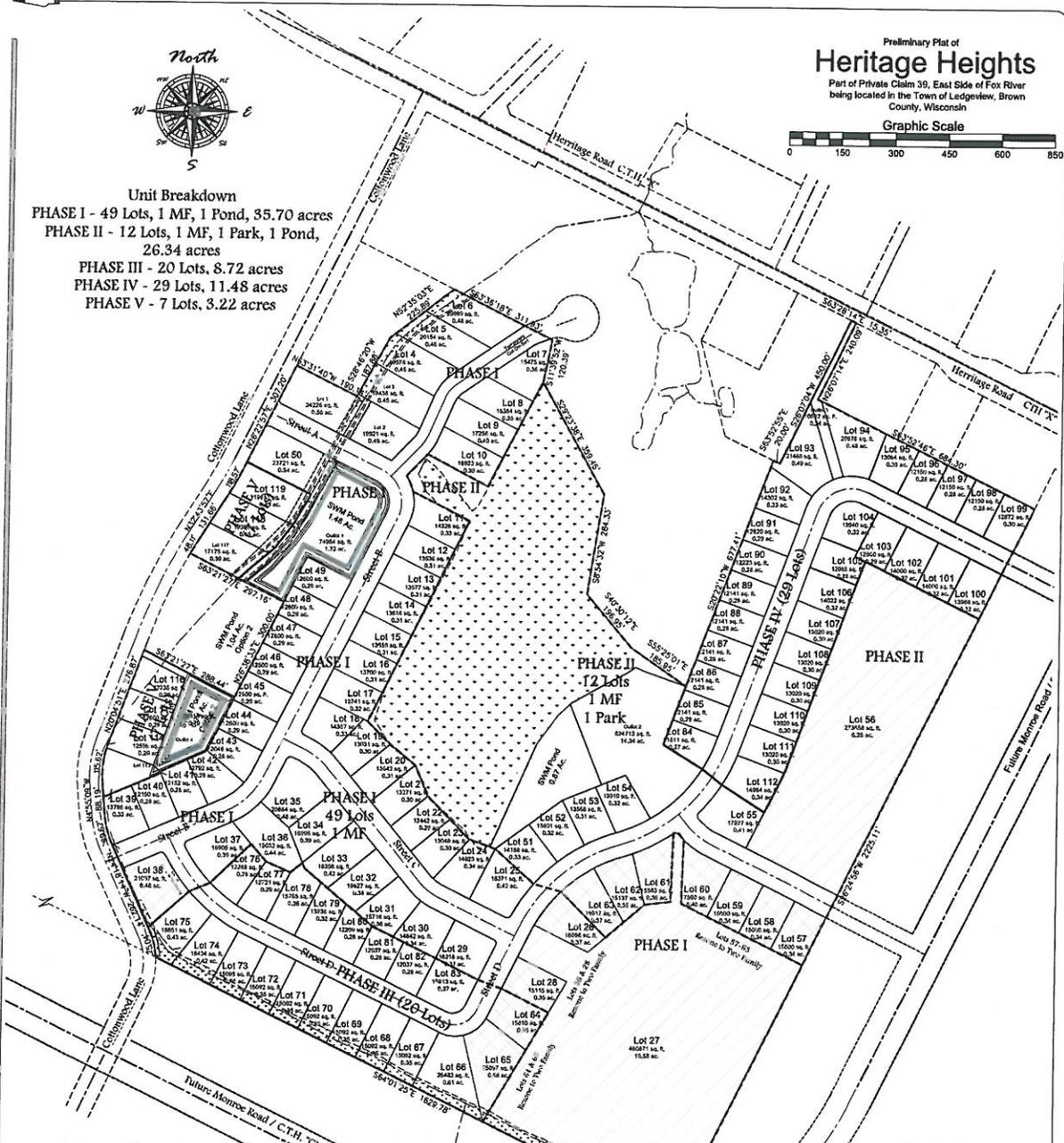
Notice is hereby given that the Ledgeview Town Board may take action on any specific item listed within this agenda. Where citizens provide input to the Ledgeview Town Board on items not specifically listed within this agenda, the only appropriate action is referral to a Committee or to a subsequent Town Board meeting. Any person wishing to attend who, because of disability, requires special accommodations should contact the Town Clerk at (920) 336-3360, 3700 Dickinson Road, at least 48 hours prior to the meeting so arrangements can be made. Attachments or other documents referenced in this agenda are available for view or copying at the Ledgeview Town Office, 3700 Dickinson Road, De Pere, during normal business hours, or by contacting the Clerk at (920) 336-3360.



Preliminary Plat of  
**Heritage Heights**  
 Part of Private Claim 39, East Side of Fox River  
 being located in the Town of Ledgeview, Brown  
 County, Wisconsin



**Unit Breakdown**  
 PHASE I - 49 Lots, 1 MF, 1 Pond, 35.70 acres  
 PHASE II - 12 Lots, 1 MF, 1 Park, 1 Pond,  
 26.34 acres  
 PHASE III - 20 Lots, 8.72 acres  
 PHASE IV - 29 Lots, 11.48 acres  
 PHASE V - 7 Lots, 3.22 acres



**Developer:**

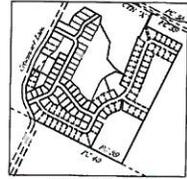
Keith E. Garot  
 Landmark Real Estate & Development  
 320 Main Avenue Suite 300  
 DePere, Wisconsin 54115  
 (920) 337-9566

**Approving /  
 Objecting Agencies**

Town of Ledgeview  
 Brown County Planning Commission  
 Department of Administration

December 18, 2015  
 Revised: January 5, 2016  
 Revised: January 22, 2016  
 Revised: February 5, 2016

**Location Sketch**



Private Claim 39  
 East Side Fox River

- Legend**
- 2.30" (6.1) x 18" iron pipe weighing 3.55 lbs/lin. foot
  - 2" iron pipe found
  - 1" iron pipe found
  - PK nail found
  - Brown County monument - type noted
  - all other lot corners marked with a 1.32" (6.1) x 18" iron pipe weighing 1.88 lbs/lin. foot.
  - all linear measurements have been made to the nearest hundredths of a foot.
  - all distances on curves are arc lengths.
  - ( ) recorded as bearing / distance

Bearings referenced to the South line of Private Claim 39, East Side of Fox River, measured to be S84°5'23"E

**NOTE:**  
 Property is currently zoned A-2 Agriculture, Rezone Lots 1-25, 26-37, 38-45, 68-119, and Outlots 1-3 to R-1 Residential; Lots 26, 28, 38, and 37-55 to R-2 Two Family; Lots 27 and 56 to R-3 Multiple-Family.

DRAWING NO.  
**P-2256**

Landmark Real Estate  
 & Development

**Mau & Associates**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 Phone: 920-434-9670 Fax: 920-434-9672

Heritage Heights

TAX PARCEL NO. D-395

SCALE  
 1"=80'

Plot L-122159-Plat 021214.dwg