

The Ledgeview Zoning & Planning Commission held a meeting on **Wednesday, July 11, 2018 at 6:00 p.m.** at the Ledgeview Public Works Building located at 1915 Scray Hill Road, De Pere, WI 54115.

1. CALL TO ORDER

The meeting was called to order by Vice Chair Mark Handeland at 6:00 PM.

2. ROLL CALL

Members present were Vice-Chair Mark Handeland, Commissioners Lamers, Chambers, Van Rossum, Garcia, and Baran. Chairwoman Tenor was excused.

Staff present were Planner Dustin Wolff and Clerk Charlotte Nagel.

3. APPROVE/AMEND AGENDA

MOTION by Baran /Van Rossum to approve the agenda as written. No further discussion. Motion carried in a voice vote, 6-0.

4. Act on Minutes from June 13, 2018

MOTION by Van Rossum/Baran to approve the minutes as written. No further discussion. Motion carried in a voice vote, 6-0.

5. PUBLIC HEARINGS: None.

6. OLD BUSINESS:

- a. **Review and make recommendation on the request from Steve Bieda of Mau & Associates, agent for Eventyr Heights, LLP, for a Zoning Request Application on parcel D-209-1-1 located on Hawthorne Heights Drive from R-R, Rural Residential to PDD, Planned Development District to accommodate a condominium plat.**

Items a and b were discussed together as they relate to one another.

Staff explained these items were on the agenda for the Commission to give some feedback to the developer in terms of the layout and intent of the development. Mau & Associates gave presentation relating to the overall layout of the development and the intention of the number of buildings, as well as location of the building on the parcels. The development will be one of condominiums with each sharing a zero lot line. This means that each condo is owned by the property owner. The layout of the condo plat is intended for single units with a lower level walk-out at best, as to not disturb the view of those neighbors further up the ledge.

MOTION by Van Rossum/Chambers to open the meeting up for public comments at this time. Vice-Chair Handeland explained the rules of public comment to the audience in that the commissioners are not allowed to have interaction with the audience.

Lisa Kolocheski, 1826 Hawthorne Heights – Is concerned with the impacts of public access through an easement to Hawthorne Heights, and questions how there could be public access to a private trail in Eventyr Heights.

Staff explained that this is a case of desire vs. reality. The Parks Committee and The Commission has strongly stated that preserving the view shed of the ledge is paramount. A viewshed analysis is started and a determination has yet to be discovered. In the meantime, both The Parks Committee and The Zoning Commission has stated that they would like to preserve the land for public use. It is unknown, at this time, whether or not that will become a reality because of the topography of the land; it's pretty steep. However, at this time, both entities are not willing to give up the land to a private owner.

Steve Schrickel, 3359 Dickinson Road – Would like to see the property remain RR – Rural Residential. It's a beautiful piece of property and would like to see single family homes on it.

Staff added that if the property has single family homes for development, there is no guarantee that the homes will all be single story. With a condo plat, the PDD-overlay allows the town and developer to negotiate the parameters with the development, thus negotiated for all single-story condos to preserve the view shed.

Chad Yenchesky, 1750 Hawthorne Heights – Wanted clarification on the number of buildings and confirmation of no two-story buildings.

Staff advised this development projects 15 Units on 9.31 acres equaling 1.561 units / acre. Five twindo units are planned along with five single units to total five buildings in total, equating to about a building per acre.

MOTION by Handeland/Baran to close the meeting to public comments.

The consensus of The Commission was that they were pleased that the surrounding resident comments were listened to and addressed by the developer. They believe this is a good development and reflects the vision of the Comprehensive Plan. They cross section of the view shed was very telling and a good tool; single family homes would not be the best fit for this property. They would like to see the preservation of the tree line so that the view up the ledge isn't impacted. A PDD overlay allows for controlled development of this parcel.

This item was for Commission feedback only. No action taken.

MOTION by Chambers/Garcia to table until next month. No further discussion. Motion carried in a voice vote, 6-0.

- b. Review and make recommendation on the request from Steve Bieda of Mau & Associates, agent for Eventyr Heights, LLP, for a Preliminary Condominium Plat Review on parcel D-209-1-1 located on Hawthorne Heights Drive.**

See item a for discussion.

MOTION by Baran/Chambers to table until next month. No further discussion. Motion carried in a voice vote, 6-0.

- c. Discussion and recommendation on the proposed changes to Chapter 135: Zoning relating to permitted uses, etc. (reduce listing to more general categories or a matrix).**

An update was given on the progress to this point in building the matrix. The Commission likes the direction the matrix is going and gave staff feedback. No action taken.

MOTION by Baran/Chambers to table until next meeting. No further discussion. Motion carried in a voice vote, 6-0.

- d. Discussion and recommendation proposed changes to Chapter 135: Zoning relating to parking for Recreational Vehicles (RVs), Trailers, Boats and related equipment.**

Staff made some recommended changes to the language to be added to the existing code. The amendment is mainly for R-1, Residential, zoning with RR, Rural Residential, exempt.

MOTION by Chambers/Baran to recommend approval with changes as noted. No further discussion. Motion carried in a voice vote, 6-0.

e. Discussion and recommendation on the proposed changes to Chapter 79: Signs for Signage in the Parks and Recreational Lands.

The Town and DePere Baseball have entered into a partnership to develop the remaining phase of Scray Hill Park. The planned improvements will include two (2) turf ball diamonds, concession facilities, and an indoor practice facility. DePere Baseball intends to solicit sponsorship and donations from benefactors to raise the money to fund their facilities.

Staff recommends there is evaluation done on a case-by-case basis to evaluate what is appropriate aesthetically and what isn't.

MOTION by Lamers/Chambers to recommend approval on a case-by-case basis. No further discussion. Motion carried in a voice vote, 6-0.

7. NEW BUSINESS:

a. Discussion and recommendation on the proposed ordinance changes:

- 1. Chapter 135, Article V – R-1 Residential District, Section 25 – Building Setbacks.**
- 2. Chapter 135, Article VII – R-2 Residential District, Section 50 – Building Setbacks.**
- 3. Chapter 135, Article VIII – R-3 Multiple-Family District, Section 61 – Building Setbacks.**
- 4. Chapter 135, Article XIV – B-1 Business District, Section 130 – Building Setbacks.**
- 5. Chapter 135, Article XV – B-2 Business District, Section 141 – Building Setbacks.**
- 6. Chapter 135, Article XVIII – HI Heavy Industrial District, Section 177 – Building Setbacks.**
- 7. Chapter 135, Article XVII – LI Light Industrial District, Section 165 – Building Setbacks.**

Staff explained that when the ordinance was written, the side and rear yard building setbacks for property without curb and gutter were not included. These ordinance amendments adds the language for each zoning district.

MOTION by Chambers/Van Rossum to recommend approval of items 1-7. No further discussion. Motion carried in a voice vote, 6=-0.

8. Discuss work plan.

9. Staff report.

a. Update on future agenda items.

- Tax Increment District public hearing will be held in September or October for Ledgeview Golf Course.
- Status update was given on Ledgeview Farms CAFO permit.
- Update was given on the Southern Bridge.

b. Review town board decisions. None.

10. Communications by Commission Members.

- Handeland is not able to attend the annual picnic held by Brown County. Asked if anyone else was interested in attending.

11. ADJOURN.

MOTION by Lamers/Baran to adjourn. No further discussion. Motion carried in a voice vote, 7-0. Meeting adjourned at 7:23 PM.

Respectfully submitted,
Charlotte K. Nagel, Clerk
Town of Ledgeview, Brown County, WI

Approved at the September 11, 2018 Zoning & Planning Commission Meeting
Approved at the September 18, 2018 Town Board Meeting