

The Ledgeview Zoning & Planning Commission held a meeting on **Wednesday, December 5, 2018 at 6:00 p.m.** at the Ledgeview Community Center located at 3700 Dickinson Road, De Pere, WI 54115.

1. CALL TO ORDER

The meeting was called to order by Chairwoman Jane Tenor at 6:00 PM.

2. ROLL CALL

Members present were Chairwoman Tenor, Vice Chairman Handeland, Commissioners Van Rossum, Garcia, and Baran. Excused were Commissioners Lamers and Chambers.

Staff present were Planner Dustin Wolff and Clerk Charlotte Nagel.

3. APPROVE/AMEND AGENDA

MOTION by Van Rossum/Baran to approve amended agenda as written. No further discussion. Motion carried in a voice vote, 5-0.

4. NEW BUSINESS:

a. Discuss and make recommendation on the Town of Ledgeview's Request to rezone 11 parcels within the Town of Ledgeview to Rural Residential.

Staff advised that there was a letter received from Ledgeview Farms Attorney, Husch Blackwell that was put into tonight's packet shortly before the meeting.

Staff reviewed the prepared memo dated December 3, 2018 attached to the minutes. The Commissioners were given an opportunity to ask questions of staff. There was discussion as to the impact of on the business if this zoning were to be approved. The farm would become a non-conforming parcel and would be allowed to operate under the current zoning.

It was explained that The Commission intended to use this meeting as a work session. There was a point of order from the audience indicating a motion could be made to open the meeting for public comment. Chair Tenor asked the Commissioners if anyone would like to make a motion to suspend the rules and open the meeting for public comment. No such motion was made.

Based on an evaluation of the evidence presented in the attached memo and the key "findings of fact" addressed above, the recommendation is approval to the Town Board via resolution for the following reasons:

1. The proposed rezoning of the parcels to the R-R, Rural Residential District are consistent with the current development trends and zoning conversions in the area.
2. The area is more suitable for low-density, single-family residential development functioning as a transition from the urbanizing areas of the Town to the areas intended for agricultural preservation and based on community-wide benefit and enhancement of orderly growth.
3. The proposed Rural Residential zoning district conforms to the goals and objectives of the adopted Comprehensive Plan to "(e)nsure the compatibility of adjoining land uses for both existing and future development."
4. An amendment to Map: 4 Future Land Use to the Rural Residential should be considered.

MOTION by Van Rossum/Garcia to recommend approval of the rezone application to the Town Board via the prepared resolution. No further discussion. Motion carried in a voice vote, 5-0.

b. Discuss and make recommendation on amendments to Chapter 135 Zoning Code.

Staff explained that the amendments stem from the decision and advisement of the Livestock Siting Board as a result of an appeal case that was brought forth for their review and determination. Staff proceeded to go through each change to which the Commissioners were given an opportunity to ask any questions.

The recommendation is approval of the amendments as written to the Town Board via the prepared resolution.

MOTION by Baran/Van Rossum to recommend approval of the amendments as written to the Town Board via the prepared resolution. No further discussion. Motion carried in a voice vote, 5-0.

5. ADJOURN.

MOTION by Van Rossum/Handeland to adjourn. No further discussion. Motion carried in a voice vote, 5-0.

Meeting adjourned at 6:35 PM.

Respectfully submitted,

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