

The Ledgeview Zoning & Planning Commission held a meeting on **Wednesday, March 13, 2019 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 Vice-Chairman Mark Handeland at 6:00 PM.

2. ROLL CALL

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

Staff present were Planner Dustin Wolff and Clerk Charlotte Nagel.

3. APPROVE/AMEND AGENDA

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

4. Act on Minutes from January 16, 2019.

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

5. PUBLIC HEARINGS: None.

6. NEW BUSINESS:

a. Review and make recommendation on the request by Steve Bieda of Mau & Associates, agent for owner Barbara Leanna for a Rezone Application on parcel D-183-2, located at 1947 Dollar Road from A-2, Agriculture to R-1, Residential in coordination with a four lot Certified Survey Map.

The petitioner is requesting to rezone the properties from A-2, Agriculture District to R-1, Single-Family Residential. The parcel is located at the west end of Dollar Road and is in conjunction with a CSM (Certified Survey Map) of the same parcel. Based on the findings of fact, the Zoning & Planning Commission recommends approval of the rezone petition to the Town Board based on the following reasons:

1. The proposed rezoning to the R-1 district is consistent with the current residential rezoning and development trends in the area.
2. The lands are suitable for low-to=medium density single-family residential development.
3. The proposed zoning district conforms to the goals and adopted Comprehensive Plan and the land use illustrated on the Future Land Use Map.

MOTION by Chambers/Garcia to Zoning & Planning Resolution 07-2019 recommending approval of the rezone petition based on the reasons stated above. No further discussion. Motion carried in a vote, 5-0.

b. Review and make recommendation on the request by Steve Bieda of Mau & Associates, agent for owner Barbara Leanne for a Certified Survey Map on parcels D-183-2, located at 1947 Dollar Road, creating four residential lots.

The petitioner is requesting the approval of a CSM (Certified Survey Map) for the reconfiguration of (1) parent lot totaling approximately 2.248 acres into 4 lots. Lot 1 will have 0.59 acres, Lot 2 will have 0.51 acres, Lot 3 will have 0.52 acres, and Lot 4 will have 0.61 acres. The land is zoned A-2 Agricultural District. The lots will have access off Dollar Road. This application is in conjunction with a rezone petition, changing the lots from A-2 Agriculture to R-1 Single Family Residential.

The Zoning & Planning Commission recommends approval of the CSM to the Town Board conditioned upon:

Approved at the April 10, 2019 Zoning & Planning Commission Meeting.

Approved at the April 16, 2019 Zoning & Planning Commission Meeting.

1. Raze/remove shed on Lot 4 within 90 days of the Town's signature on the CSM.
2. Revise CSM to illustrate the following: a. Add notation to CSM stating that sidewalks and/or future trail facilities will be installed along Dollar Road.
3. Any technical corrections required by the Town Engineer or Brown County prior to Town signatures.

MOTION by Van Rossum/Baran to recommend approval of the CSM with the above conditions. No further discussion. Motion carried in a vote, 5-0.

c. Review and make recommendation on the request by La Ree Runnoe of Creative Element Builders, LLC, to change the roof pitch in the covenants for Augusta Hills Condominium Plat located across from Ledgeview Golf Course, 3149 Dickinson Road.

In December 2018, the Zoning & Planning Commission recommended approval of the rezone of these lands from R-R, Rural Residential, to R-1 Single Family with PDD (Planned Development District) overlay and a Final Plat for the development of 36 single-family residential condominium units and 8 zero lot-line units (44 total DU). These actions had the conditions which were subsequently approved by the Town Board on December 12, 2018. To date, the Town has not seen any action taken by the petitioner on these items, specifically as related to the Unit Specific document which is the design guide and narrative for the PDD. This document is what the Town—the Zoning & Planning Commission—uses to enforce development restrictions within this PDD. It's like an Article within the zoning ordinance.

The petitioner has requested an amendment to the PDD narrative and covenants to allow for a change to the roof pitch. The petitioner would like to increase the roof pitch maximum from 8 to 10. The current PDD narrative allows roof pitches to be 5, 6, or 8 within the Building Form section. The change will give the petitioner greater flexibility in varying the roof lines and designs in our homes. A change to 10 vs. 8 makes the pitch steeper, less flat.

Zoning & Planning recommends that the PDD amendment be approved subject to the following:

1. Provide those items required by previous PDD approval, as listed above.
 - a. Include the roof pitch revision in the revised Unit Specific's document (PDD narrative) and covenants.

MOTION by Handeland/Baran to recommend approval to the Town Board with the conditions listed above. No further discussion. Motion carried in a voice vote, 5-0.

d. Review and make recommendation on the request by Ledgeview Property Investments, LLC for a concept review for a mixed use development on parcels D-427-6, D-427-5 and D-425 located on Monroe Road.

Staff explained that this item comes before for The Commission for a concept review of the site layout. Ledgeview Property Investments were present and pitched their development concept. The concept is of similar design to a development done in Howard of a mixed use between single family dwellings and multi-family apartment buildings. The current proposed development is expected to request a rezone to Planned Development to allow for a mix of land uses and also to allow for narrow single-family lots. This development is within the TID (Tax Increment District) #1 boundary and Tax Increment Financing (TIF) assistance is being requested. PDD is not simply to be used to cash flow a development. It is to be used for an exception to code standards to create a more unique environment for residents which contributes to the public welfare and typically has some form of public amenity. PDD is needed in this case to allow for narrower lots as well as a mix of residential types.

Narrow lots are being proposed. These are similar to a subdivision in Hobart, which this memo references with images. Proposed lots have 62 feet of frontage along Brayden Lane with 7-foot side setbacks. For comparison, the code permits R-1 single-family lots to have 90 feet of frontage with 10-foot side setbacks. There are approximately 7 lots which will back up to the existing Belle Isle subdivision. Those proposed lots

are larger and more closely match Belle Isle, but it is unknown if those lots will have a different building product.

Six different floor plans are proposed. These houses are single-story with big roofs (appearance of more roof than house) and have two car garages as the curb appeal. Units are between 41-47 feet wide to fit the narrow lots. Staff has concerns with several plans as currently designed (Citrine, Garnet) because the front door area is “cave-like” and only 4-feet wide. Staff is also concerned about the architectural quality compared to other single-family homes in Town.

To reiterate, ZPC should provide comment to the petitioner on the building architecture and floor plans. Floor plans of the six units intended for Ledgeview are provided at the end of this memo.

The Town could use a more affordable building product to diversity its population. Not everyone can afford to live in a single-family home in Ledgeview now, and not everyone wants to live in an apartment building. However, staff feel the proposed units are not expected to have a high enough assessed value (compared to those in Hobart) to maintain the valuation needed for positive balance in the TIF.

The petitioner has provided information indicating the homes in Cobblestone are selling between \$250,000 and \$300,000. Note, this appears to be the adjacent subdivision. Brown County land information indicates assessed values in the Cobblestone subdivision in Hobart range between \$150,000 and \$180,000. Assessed values in Belle Isle, which backs to the proposed homes, range from \$275,000 to \$340,000. Staff questions what the petitioner intends to do to add value to the homes, either by improve building architecture, providing amenities, etc. to improve the expected assessed value beyond what those in Hobart valued out at. Are different housing products going on lots 1-7 which back up to Belle Isle?

The following is proposed:

- Seven 14-unit building are proposed behind the Single-Family.
- One 10-unit building is proposed along Brayden Lane.
- Five 8-unit buildings are proposed south of Brayden Lane and will be highly visible from CTH GV, at least in the short-term.
- Future commercial, residential or mixed-use buildings along CTH GV.

As discussed in the Multi-Family Design Guidelines, site layout is just as important to the Town as the building product. It is important to add density to mixed-use areas to support commercial development. It is also important to create a sense of place with multi-family development for residents to feel as if they are arriving and departing, as would be the case with a single-family home. Simply providing more attention to site layout can aid in achieving this.

The petitioner would like to start construction end of August – September with single-family and then also start multi-family in late August.

Assuming The Commission comments can be addressed, this would come back as a formal proposal for the April 10 Zoning & Planning Commission meeting after an earlier Redevelopment Authority Meeting (on 4/10).

There was much discussion regarding the proposed changes to streetscape of that area in resulted in mixed feedback. Some members felt that Ledgeview needs a housing option such as this, others agreed but understood that the developer needed to meet the expectations of the Town’s adopted Design Guidelines. For those reasons, the feedback provided by The Commission was unclear. No action taken.

e. Review and make recommendation on the request by Steve Bieda of Mau & Associates, agent for owners Kenneth and Dolores Matzke for a Certified Survey Map on parcel D-174, located at 2579 Dollar Road creating two (2) lots.

The petitioner is requesting approval of a two (2) lot CSM (Certified Survey Map) to subdivide Lot 1 (1.5 ac) from the agricultural lands. Lot 2 (34.27 ac) would continue to be farmed. This request was brought to the Zoning & Planning Commission in January and was recommended for approval for the rezone and CSM (Certified Survey Map). The rezone request was tabled at the Town Board's Public Hearing (based on petitioner's wishes) and the CSM has subsequently been amended for your reconsideration.

Proposed Lot 1 was reduced from 2.24 acres to 1.50 acres which better aligns with the Town's code. Further, the CSM removes the ESA setback area from Lot 1 and leaves it with the parent parcel. See graphic at right. Parcels D-174 (36.49 ac) was previously approved by ZPC to be rezoned to A-2, Agriculture. Lot 1 was approved for rezoning to RR, Rural Residential. Consistent with Town requirements for the division of land from large farm properties, the petitioner has provided an Area Development Plan (ADP) for the parent parcel. This should be updated to reflect this new CSM. The proposed ADP illustrates a future road connection from Dollar Road to Silver Lane to the north. Additionally, a road connection is illustrated to provide access to the farm lands to the east. The sixteen (16) lot layout is consistent with the Town's requirements for rural residential zoning. It is important to note there are plans by the property to develop the site at this time.

Zoning & Planning recommend approval of the CSM to the Board at this time, subject to the following conditions prior to Town signatures:

1. Add the following notation be added to the CSM:
 - a. Future development of Lot 1 will be required to connect to public utilities within one year of availability.
 - b. Future bicycle and pedestrian facilities will be provided in the right-of-way of Dollar Road and Silver Lane.
2. Any technical corrections required by the Town Engineer or Brown County must be addressed prior to Town signature of the CSM.

MOTION by Handeland/Van Rossum to approve Zoning & Planning Resolution 08-2019 recommending approval with conditions to the Town Board. No further discussion. Motion carried in a voice vote, 5-0.

f. Review and make recommendation on the revised Official Zoning Map.

The Town of Ledgeview has updated their Official Town Map to reflect all the actions taken in 2018.

MOTION by Handeland/Chambers to approve Zoning & Planning Commission Resolution 10-2019 recommending approval of the revised Official Zoning Map. No further discussion. Motion carried in a voice vote, 5-0.

g. Review and make recommendation on the Town of Ledgeview Official Map.

The Town of Ledgeview has updated their Official Zoning Map to reflect all of the actions taken in 2018. A public hearing is required before the map can be approved. This will be held at a future Town Board meeting.

MOTION by Chambers/Baran to approve Zoning & Planning Resolution 09-2019 recommending approval of the revised Ledgeview Official Map. No further discussion. Motion carried in a voice vote, 5-0.

7. OLD BUSINESS: None.

8. Discuss work plan.

Approved at the April 10, 2019 Zoning & Planning Commission Meeting.
Approved at the April 16, 2019 Zoning & Planning Commission Meeting.

9. STAFF REPORT.

a. Update on future agenda items.

- An update was given on the Park & Recreation Committee items:
 - Comprehensive Outdoor Recreation Plan (CORP) at the April Meeting
 - Viewshed Analysis is being incorporated with the CORP Plan
 - Ledgeview Loops
 - Bike-Ped Plan

b. Review town board decisions.

- Town Board approved the ordinance regarding parking seasonal recreational vehicles on private property in R-1 zoning.
- Staff is working on the burning permit ordinance which may come before Zoning & Planning at a future meeting.

10. COMMUNICATIONS BY COMMISSION MEMBERS. None.

11. ADJOURN.

MOTION by Chambers/Garcia to adjourn. No further discussion. Motion carried in a voice vote, 5-0. Meeting adjourned at 7:32 PM.

Respectfully submitted,

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