



**NOTICE OF MEETING
TOWN OF LEDGEVIEW
ZONING & PLANNING COMMISSION
Wednesday, July 14th, 2021 at 6:00 p.m.
Ledgeview Community Center
3700 Dickinson Road
De Pere, WI 54115**

The Zoning & Planning Commission may discuss and act on the following agenda:

1. Call meeting to order.
2. Roll call.
3. Approve/amend agenda.
4. Act on minutes from June 16th, 2021.
5. Public Hearing:
 - a. Review and make recommendation on Project Plan and Territory Amendment No. 2 to Tax Incremental District No. 1.
6. New Business:
 - a. Review and make recommendation on the request by Mike Cashman of DeLeers Construction Inc., to rezone parcels D-557 and D-558 from B-1 Business to B-2 Business to allow for a dental office.
 - b. Review and make recommendation on the request by Steve Bieda of Mau & Associates, on behalf of Kenneth Geurts (owner) to rezone a portion of parcel D-191, 3900 Bower Creek Road, identified as Lot 2 on the previous land division.
 - c. Review and make recommendation on the request by Steve Bieda of Mau & Associates, on behalf of Kenneth Geurts (owner) for a proposed land division of parcel D-191, 3900 Bower Creek Road, creating two lots.
 - d. Review and make recommendation on the request by Steve Bieda of Mau & Associates, on behalf of Maxwell Brice (owner) for a Conditional Use Permit to allow a single-family home in the R-2 Residential District.
 - e. Review and make recommendation on the request by Steve Bieda of Mau & Associates, on behalf of Maxwell Brice (owner) for a proposed land division of parcel D-1995, 4615-4617 Trellis Drive.
 - f. Review and make recommendation on the request by Tiffany Samuels of Nsight (agent), on behalf of Kelly Donlon of US Cellular (owner) to add on to an existing cell tower located on parcel D-344, 4527 Old School House Lane.
 - g. Review and make recommendation on the request by Mark Nysted of Keller Inc, on behalf of Dedicated Systems, Inc. (owner) to add a 5000 square foot repair shop to the existing building located on parcel D-130-3, 3700 Elmview Road.
7. Old Business: None.
8. Staff Report
 - a. Update on future agenda items.
 - i) CSM's
 - (1) Kaster – Needs to include all of parent parcel and a rezone application needs to be submitted.
 - (2) Steinfeldt – Needs a rezone application, CUP application, and ZBA review.
 - (3) Lotto/Tordeur – Need Town Attorney feedback on structure in ROW.
 - ii) Rezones
 - (1) NEA – CUP – Reclamation plan was just submitted. Landscaping plan is forthcoming.
 - (2) Lotto/Tordeur – Need Town Attorney feedback on structure in ROW.
 - iii) Others
 - (1) Terry's Wall St Pub – BSO
 - b. Review Town Board decisions.
 - i) None
9. Communications by Commission members.
10. Adjourn.

NEXT REGULAR MEETING WEDNESDAY, AUGUST 11TH, 2021 AT 6:00 PM

Dan Teaters

Dan Teaters, Zoning Administrator, Town of Ledgeview

Signed, Dated and Posted: June 10, 2021

Notice is hereby given that the Town of Ledgeview Zoning and Planning Commission may take action on any specific item listed within this agenda. Where citizens provide input to the Town of Ledgeview Zoning and Planning Commission on items not specifically listed within this agenda, the only appropriate action is referral to a Commission or to a subsequent Ledgeview Town Board meeting. Any person wishing to attend who, because of disability, requires special accommodations should contact the Ledgeview Town Clerk at (920) 336-3360, 3700 Dickinson Road, at least 48 hours prior to the meeting so arrangements can be made.