

RESOLUTION # R-2022-022

RECOMMENDATION OF APPROVAL OF A COMBINATION CERTIFIED SURVEY MAP FOR THE
PROPERTIES LOCATED AT 310 & 320 EAST RIVER DRIVE

(PARCELS D-558 AND D-557)

WHEREAS, On March 16, 2022, a combination Certified Survey Map (CSM) was submitted by Jared Schmidt, Robert E Lee Associates, on behalf of the property owners ALFIE, LCC for parcels D-558 and D-557 located at 310 and 320 East River Drive, and

WHEREAS, The CSM proposes to combine parcels D-558 and D-557 into a single property for development of a medical office, and

WHEREAS, the properties are vacant and are zoned B-2, Business District with a minimum lot area is 20,000 square feet and a minimum frontage of 150 feet, and

WHEREAS, The proposed properties are located within the Sewer Service Area and are connected to public sewer and water, and

WHEREAS, The adopted Comprehensive Plan document and Future Land Use Map depicts the area for Future Planned Business development, and the proposed CSM is consistent with the Plan, and

WHEREAS, The adopted Park and Recreation Plan shows that the properties are within the Ledgeview Park Service Area, and sidewalks are planned (Map 4) along CTH G and East River Road, and

WHEREAS, The adopted Bike and Pedestrian plan identifies Dickson Road and East River Drive as a high priority roadway for future on-street bicycle facilities sidewalks, and

WHEREAS, The adopted Viewshed Analysis Plan does not contain information specifically related to this area, and the CSM is consistent with the Plan, and

WHEREAS, The Brown County Environmentally Sensitive Area Plan does not illustrate any environmental areas on the properties, and the CSM is consistent with the Plan.

THEREFORE BE IT RESOLVED, That the Zoning & Planning Commission recommends approval to the Town Board of this combination CSM for parcels D-558 and D-557 located at 310 and 320 East River Drive, subject to the resolution of technical discrepancies as identified by the Town and Brown County, and payment of all applicable fees and any outstanding assessments.

BE IT FURTHER RESOLVED, That future development of the properties will require the installation of sidewalks on Dickinson Road and East River Drive in compliance with Town Policy for urbanized roads and adopted Plans.

Zoning and Planning Commission
Town of Ledgeview

Approved: 4-13-22
Introduced: April 13, 2022

SIGNED: Jane Tenor, Chair
Jane Tenor

ATTEST: Dan Teaters, Recording Secretary
Dan Teaters