

RESOLUTION NO. R-2022-032

TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

RESOLUTION R-2022-032 Recommending Approval of a Certified Survey Map for the Properties Located at 3040, 3050, and 3060 Big Creek Road

WHEREAS, on May 3, 2022 a Certified Survey Map (CSM) was submitted by Mau & Associates on behalf of Joan Umentum and Randy Werchek for parcels D-137, D-137-3, and D-137-4 located at 3040, 3050, and 3060 Big Creek Road, and

WHEREAS, the CSM proposes to reconfiguration parcels D-137, D-137-3, and D-137-4, and

WHEREAS, the existing parcels are zoned R-R, Rural Residential which specifies a minimum lot area of 60,000 square feet and a minimum lot width of 150-feet at the base setback line and the proposed parcels will comply with these minimum requirements, and

WHEREAS, a public hearing, as required by the zoning code, will be scheduled before the Town Board, and

WHEREAS, The Comprehensive Plan and Future Land Use Map depicts this area for Single-Family Residential development, and the proposed reconfiguration is consistent with the plan document, and

WHEREAS, The Park & Open Space Plan illustrates that the subject land is within the service area for future neighborhood park (N3), and no land dedication is required with the reconfiguration, and

WHEREAS, The Bicycle & Pedestrian plan illustrates that on-street bicycle lane facilities are planned for Glenmore Road and Big Creek Road, when urbanized, the proposal is consistent with the Plan, and

THEREFORE BE IT RESOLVED, that the Zoning and Planning Commission recommends approval to the Town Board to reconfigure parcels D-137, D-137-3, and D-137-4 located at 3040, 3050, and 3060 Big Creek Road.

BE IT FURTHER RESOLVED, The following notations shall be added to the CSM:

- a. "Future bicycle and pedestrian facilities will be installed within the public ROW when the roadway is constructed."
- b. "All future development will be required to meet the required setbacks from Environmentally Sensitive Areas, including floodplain, wetlands, and navigable waters."
- c. "All lots are required to connect to public utilities within one year of availability."

BE IT FURTHER RESOLVED, This approval is subject to any technical corrections required by the Town Engineer or Brown County prior to Town signatures.

The Town Clerk shall properly post or publish this resolution as required under Wis. Stat. §60.80 within thirty (30) days of the below-noted adoption date.



Jane Tenor, Chair
Zoning & Planning Commission
Town of Ledgeview, Brown County, WI



Dan Teaters, Zoning Administrator

Approved by ZPC:

6/15/22

Denied:

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Deferred:

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Adopted at Town Board:

6/21/2022

Published: July 01, 2022

Posted: June 27, 2022