

Resolution number R2010.8.1PC

CSM Proposal by Hortonia River Road, LLC and Thomas Ort

approved
approved / denied

WHEREAS, the Town of Hortonia Plan Commission reviewed a Certified Survey Map (CSM) Proposal by Hortonia River Road, LLC and Thomas Ort on January 11, 2010; and

WHEREAS, the Plan Commission expressed 3 areas of concern as evidenced by minutes of the January 11 meeting; and

WHEREAS, the Plan Commission tabled acting on the CSM proposal citing absence of any representatives for the CSM application able to address the areas of concern; and

WHEREAS, the applicant has since addressed the areas if concern; and

WHEREAS, subsequent to the January 11 meeting the Town Board amended the Town's official mapping of the River Road extension using the CSM proposal map of the road; and

WHEREAS, subsequent to the January 11 meeting the applicant has entered into a developer's agreement with the Town addressing the Town Board's concerns; and

WHEREAS, the CSM applicants, Plan Commissioners and Town Board Supervisors are aware that the CSM proposal shows a 22,411 sq. ft. portion of parcel 120-0279-00 (zoned A-1) north of the proposed River Road with proximity to curve table label C4 and line table label L8 in the proposed CSM. Parcel 120-0240-00 (zoned C-1) abuts this 22,411 sq. ft. portion. In order for this 22,411 sq. ft. portion to be included in a commercial development, the owner of said parcel will need to petition the Town to rezone said portion from A-1 (Prime Agricultural district) to C-1 (Commercial district). Because state statutes require the Future Land Use component of the Comprehensive Plan to be consistent with Zoning, the owner of said parcel will also need to petition the Town to revise the Comprehensive Plan for said portion, changing the land use designation from Prime Agricultural Lands to a Rural Commercial or some other land use that is consistent with C-1 zoning; and

WHEREAS, the Plan Commission finds that the CSM proposal complies with applicable Town ordinances and is consistent with the Town's Comprehensive Plan; and
complies / does not comply
consistent / inconsistent

WHEREAS, the Plan Commission finds the public improvement designated by the CSM to be in the public interest.
finds / does not find

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission, on a roll call vote with a quorum of Commissioners present, does hereby recommend to the Town of Hortonia Board of Supervisors, that the Certified Survey Map proposed by Hortonia River Road, LLC and Thomas Ort be approved.
approved / denied

The town clerk shall properly post or publish this resolution as required under Wis. Stat §60.80.

ADOPTED AUGUST 2, 2010


Dave LeMahieu, Commission Chairman

PUBLISHED AUGUST 3, 2010


Attest – Andrew Hogan, Clerk

aye / nay – John Wiesner
 aye / nay – Nancy Willenkamp
 aye / nay – Ryan Van Camp
 aye / nay – David Ogilvie
 aye / nay – Dave LeMahieu

3 Ayes 0 Nays 0 Abstained