

## TOWN OF LEEDS PLAN COMMISSION MEETING

Monday, June 25, 2018

Leeds Town Hall

*(meeting started immediately following the Public Hearing on the Miller CSM scheduled at 6:30 P.M.)*  
(unapproved)

Notices posted at Leeds Town Hall, Johnson Sales, South Leeds Garage, Gilbertson's Store

The Plan Commission meeting called to order by Kaltenberg at 6:55 P.M.

**MINUTES** – Mickelson/Anderson motion to accept the May Plan Commission meeting minutes. All yes, motion carried.

**ELECTION OF CHAIR** – Mickelson/Voegeli nominated Alan Kaltenberg. No additional nominations. Mickelson/Anderson motion to elect Kaltenberg as chair, Voegeli/Anderson/Mickelson = yes, Kaltenberg = no. Kaltenberg appointed chair.

**JIM & MARY ANN MILLER – Certified Survey Map (CSM)** - No questions or comments.

1. *Mickelson/Anderson motion to approve CSM presented dividing Parcel #461 into three sections – Lots 1 & 2 and 5.16-acre parcel east of Hwy C conditioned with the 5.16 acres being combined with the adjacent Schroeder land by combination deed. All yes, motion carried.*
2. *Mickelson/Kaltenberg motion to subject Lot 2 and the 5.16 acres shown on the CSM located east of Hwy C to the Declaration of Covenants, Conditions and Restrictions requiring the acreage to remain zoned A-1 Agriculture District as agricultural and open space and prohibiting further residential development. All yes, motion carried*
3. *Kaltenberg/Voegeli motion to rezone Lot 1 from A-1 Agricultural to RR-1 Rural Residential subject to a Declaration of Covenants, Conditions and Restrictions and rezone Lot 2 and the 5.16 acres to A-1 Agricultural with an A-4 Agricultural Overlay. All yes, motion carried.*
4. *Kaltenberg/Anderson motion to grant a variance to the Town's ordinance on lot size allowing for the 5-acre RR-1 lot contingent on the execution and recording of the Declaration of Covenants, Conditions and Restrictions*

Recommendation will be forwarded to the Town Board for consideration at the July 9, 2018 meeting.

**RODNEY MAASS – Certified Survey Map (CSM)** - Maass is seeking to divide the farmstead into a separate lot which would be zoned RR-1 rural residential, the remaining land would remain A-1 and be deed restricted from future development. The lot Maass is proposing would exceed the County's 5-acre limit. After continued discussion, it was suggested that Lot 1 be reconfigured to not more than 5 acres on the final CSM.

Maass stated there is a possibility of additional family land being transferred to his name, approximately 61 acres across Hwy 22. Atty Clark advised if that were to occur Maass would have the option of exceeding the County's 5-acre lot size but additional acreage would have to be deed restricted from future development and an ag overlay applied.

Maass is in the initial planning phase. He was advised to contact County Planning and Zoning. He will contact the Town Clerk for the required paperwork, fees, documentation and timelines when he is ready to proceed.

**Next Regular Meeting Date:** to be determined.

Mickelson/Voegeli motion to adjourn. Meeting adjourned at 7:23 P.M.

Linda Foley, Clerk  
Town of Leeds  
608-635-2302

**Plan Commission Members except Henze who was excused, Scott Hewitt, Darlene Lerum, Marie, Lerum, Ann Lerum, Rodney Maass, Atty Jeff Clark**

UNAPPROVED