Zoning staff at Cedar Corporation receive regular inquiries regarding general Town processes and zoning regulations. These inquiries include correspondence from residents, prospective property purchasers, developers, and realtors seeking information on zoning requirements, subdivision procedures, and overall Town review processes. In addition to routine inquiries, staff focused on the following key items this month:

1. **Application – Glen Oaks Subdivision (Terrain Inventory, LLC)** ***(Eastern terminus of Glen Circle)***
   The Town Board has granted conditional approval of the Final Plat. Cedar is coordinating with Town staff and the applicant to ensure all conditions of approval are satisfied and that final documentation is in order prior to recording. The developer is targeting spring construction of public improvements.

2. **Application – Bennett Farm Plan / Rezoning / CSM** ***(174 Carlson Lane)***
   Staff met with the applicant to explore additional development options for the property. Based on those discussions, a modified application is anticipated. The revised proposal is expected to be submitted for Plan Commission and subsequent Town Board review on a timeline determined by the applicant.

3. **Application – Riedel Farm Plan / Rezoning / CSM** ***(Tower Road, approximately 0.3 miles west of Boundary Road)***
   The Town Board approved the Farm Plan (conservation easement), rezoning from AG to AG-RES, and Certified Survey Map. Staff will update the Town Zoning Map following verification that the conservation easement and CSM have been recorded.

4. **Planning Project – Comprehensive Plan Update**
   Staff have created a project portal site and presented it to the Plan Commission at the April meeting. Current efforts are focused on drafting updated chapter narratives and finalizing Future Land Use mapping consistent with Plan Commission direction. Under Wisconsin Statutes (§66.1001), Comprehensive Plan adoption requires Plan Commission recommendation followed by Town Board adoption via ordinance. The process includes public participation, a required public hearing with Class I notice, and formal Plan Commission resolution recommending adoption prior to Town Board action. The project portal is intended to support Plan Commission review, Town Board consideration, and public engagement throughout this process.

5. **Pre-Application – Settlement Hill Farm Wedding Venue / Conditional Use Permit (565 County Road U)**
   Staff have held pre-application discussions with the property owner regarding a potential Conditional Use Permit (CUP) amendment to formalize and continue operation of a seasonal event venue on the property. This review is prompted in part by recent changes and clarifications in Wisconsin liquor licensing laws, which affect the regulation of alcohol service and consumption at event venues. Staff have advised that, depending on the operational structure, a CUP and/or additional zoning or licensing actions may be required to bring the use into compliance with State law and Town ordinances. The applicant is currently evaluating these requirements, and a formal application may be submitted for Plan Commission and Town Board consideration at a future date.

6. **Application – Morrow Farm Plan / Rezoning / CSM *(50 Glendale Drive)***
   The Town Board approved the Morrow application at its February meeting, including the Farm Plan (conservation easement), rezoning from AG to AG-RES, and Certified Survey Map (CSM). Staff will update the Town Zoning Map following verification that the conservation easement and CSM have been recorded.

7. **Administration – Farmland Preservation Zoning Recertification**
   The Town Board approved submission of the Town's Farmland Preservation Zoning recertification application to the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). Coordination with DATCP staff and review of mapping and parcel data continue as part of the certification process.

8. **Complaints and Violations**
   Staff are developing an internal complaints and violations tracking document to improve coordination between the Town Office, Building Inspection, Cedar Corporation (zoning administration), and the Town Attorney. No new zoning complaints were received during the reporting period.