



Fox Crossing Community Development Department
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www.foxcrossingwi.gov

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, March 21, 2018 @ 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – February 21, 2018

NEW BUSINESS

1. Certified Survey Map – 1693 Butte des Morts Beach Rd.
2. Certified Survey Map – 1950 Irish Rd.
3. Extraterritorial Certified Survey Map – 9045 Clayton Ave.
4. Review of Comprehensive Plan Full Preliminary Draft

OTHER BUSINESS

1. Development Activity Report

COMMUNICATIONS

1. Sustainability Committee Report

PUBLIC FORUM: Non-Agendized Village Related Matters

Pursuant to WI Statutes 19.83(2) & 19.84(2), the public may present matters; however, they cannot be discussed or acted upon. Limited to ten minutes - non-repetitive matters.

ADJOURNMENT

If you have any questions, please call (920) 720-7105 for information. You may also access the staff recommendations on the website, www.foxcrossingwi.gov. From the main page, click "Meetings," then "Agendas." The recommendation is posted on the website the Thursday or Friday preceding the Plan Commission meeting.

PLEASE NOTE: It is possible that members of and possibly a quorum of Village Board members or other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body other than the governmental body specifically referred to on the agenda above.

The Commission reserves the right to take up any item on the agenda at any time after the meeting commences.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Administration Office at (920) 720-7101.

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 21, 2018 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER: Chairperson Jochman called the Planning Commission meeting of February 21, 2018 to order at 5:15 p.m.

PRESENT: Chairperson: Chair Dennis Jochman
Commissioners: Mr. Aaron Sabel, Mr. Tom Young, Mr. Michael Scheibe,
Mr. Michael Dillon, Ms. Tracy Romzek, Mr. Morris Cox

Staff: George Dearborn, Community Development Director
Ria Hull, Associate Planner

ALSO PRESENT: Village Manager Jeffrey Sturgell; Village President Dale Youngquist; Carl Tobey; Andrew Griepentrog

PLEDGE OF ALLEGIANCE

PUBLIC HEARING - Rezoning – B-3 to R-3 - 1557 Maloa St.

A motion was made by Mr. Cox, seconded by Mr. Dillon, to open the public hearing for the rezoning of 1557 Maloa St. from B-3 to R-3.

The motion carried – 7-0

Director Dearborn said that the property owner combined two lots of different zoning districts, so he needs to rezone one lot to avoid dual zoning. The parcels will be used for residential purposes, so he is rezoning the rear lot from B-3 (General Business) to R-3 (Medium Density) Residential.

A motion was made by Chair Jochman, seconded by Mr. Dillon, to close the public hearing for the rezoning of 1557 Maloa St. from B-3 to R-3.

The motion carried – 7-0

APPROVAL OF MINUTES – January 17, 2018

A motion was made by Mr. Cox, seconded by Mr. Dillon, to approve the meeting minutes of January 17, 2018.

The motion carried – 7-0

NEW BUSINESS

Item 1 - Rezoning – B-3 to R-3 - 1557 Maloa St.

Plan Commission
February 21, 2018

Director Dearborn said that staff recommend approval with no conditions. He said this will go to the Village Board on February 26th.

A motion was made by Mr. Cox, seconded by Ms. Romzek, to approve the rezoning of 1557 Maloa St. from B-3 to R-3.

The motion carried – 7-0

Item 2 - Certified Survey Map - 1804 County Rd. II

Director Dearborn said that the property owner changed his mind about the zero lot line twin home and now wants to build two separate single-family homes, which has necessitated this CSM revision. He said that staff recommend approval.

A motion was made by Mr. Cox, seconded by Mr. Dillon, to approve the Certified Survey Map for 1804 County Rd. II with the following conditions:

1. All taxes and assessments shall be paid prior to the Village affixing signatures on the Certified Survey Map.
2. The applicant shall provide the Village with a final copy of the recorded CSM

The motion carried – 7-0

OLD BUSINESS

Item 1 - Comprehensive Plan – Review Future Land Use Plan Edits

Ms. Hull reviewed the text and map edits from the last meeting with the Commission.

Mr. Young requested that “signifies” be changed to “requires” in the second full paragraph on page 2 in the FLU plan. Mr. Sabel said he is still a little concerned about how developers/land owners might interpret the list of secondary and tertiary uses, but not to the point of opposing it.

There were no changes to the FLU map.

OTHER BUSINESS

Item 1 - MS4 Report

Director Dearborn reviewed the MS4 report with the Commission.

Mr. Dillon asked how much longer ponds are going to be the preferred method of stormwater control.

Director Dearborn said that, for better or worse, it is still the most cost effective method.

Item 2 - Development Activity Report

Director Dearborn said that the values are up dramatically from last year due to a couple permits for SECURA.

COMMUNICATIONS

Sustainability Committee Report

Ms. Hull said that there will be an electronics recycling event on April 21st from 8:00 a.m. to noon. She said that there are still garden plots open at Wittmann Park. She said the Committee is looking into getting more involved with stormwater education and outreach. She also said that the Committee will be reviewing the Comprehensive Plan at the next Sustainability meeting.

PUBLIC FORUM

Manager Sturgell informed the Planning Commission that the Village Board made the decision to pass off the issuing and renewal of hotel/motel licenses to the Planning Commission. Then if there is an appeal of a Planning Commission decision regarding hotel/motel licenses, the appeal would go before the Village Board.

ADJOURNMENT:

A motion was made by Mr. Cox, seconded by Mr. Sabel, to adjourn.

The motion carried – 7-0

6:20 p.m.

Ria Hull,
Recording Secretary

MEMO

Date: March 14, 2018
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 1 – Certified Survey Map – 1693 Butte des Morts Beach Rd.

Overview

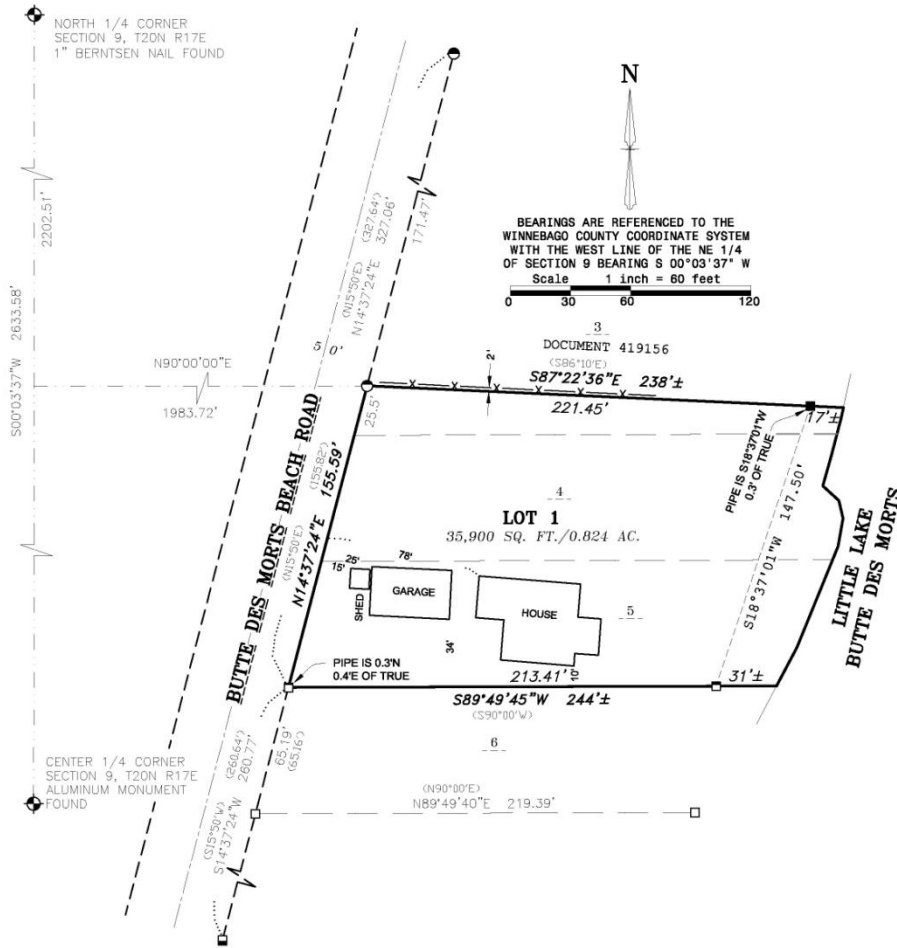
The applicant, Joe Schomisch, is requesting approval of a Certified Survey Map for 1693 Butte des Morts Beach Rd. Mr. Schomisch owns both lots and desires more flexibility in the use of the lots. The home at 1703 Butte des Morts Beach Rd. was demolished last year. The current lot lines are in yellow below. The two lots will be combined into one. The CSM is on the following page.



CERTIFIED SURVEY MAP

PART OF LOT 3, AND ALL OF LOTS 4 AND 5 OF "WEST BUTTE DES MORTS BEACH PLAT", IN SECTION 9, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
 JOE SCHOMISCH
 1693 BUTTE DES MORTS BEACH RD.
 NEENAH, WI 54956



**FOX VALLEY
 LAND SURVEYING**
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 Appleton, WI 54914
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 (920) 474-5025
 mail@foxvalleylandsurveying.com
 foxvalleylandsurveying.com
 PROJECT NO. 201709-4
 SHEET 1 OF 3

LEGEND

| | |
|-----|-----------------------------|
| □ | 1-1/4" O.D. IRON PIPE FOUND |
| ○ | 3/4" REBAR FOUND |
| ⊕ | GOVERNMENT CORNER |
| —x— | FENCE LINE |
| () | RECORDED AS |

Staff Recommendation

Staff find that this CSM complies with the Village of Fox Crossing’s Chapter 6 Land Division Ordinance and recommend approval with the following conditions:

1. All taxes and assessments shall be paid prior to the Village affixing signatures on the Certified Survey Map.
2. The applicant shall provide the Village with a final copy of the recorded Certified Survey Map.

MEMO

Date: March 14, 2018
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 2 – Certified Survey Map – 1950 Irish Rd.

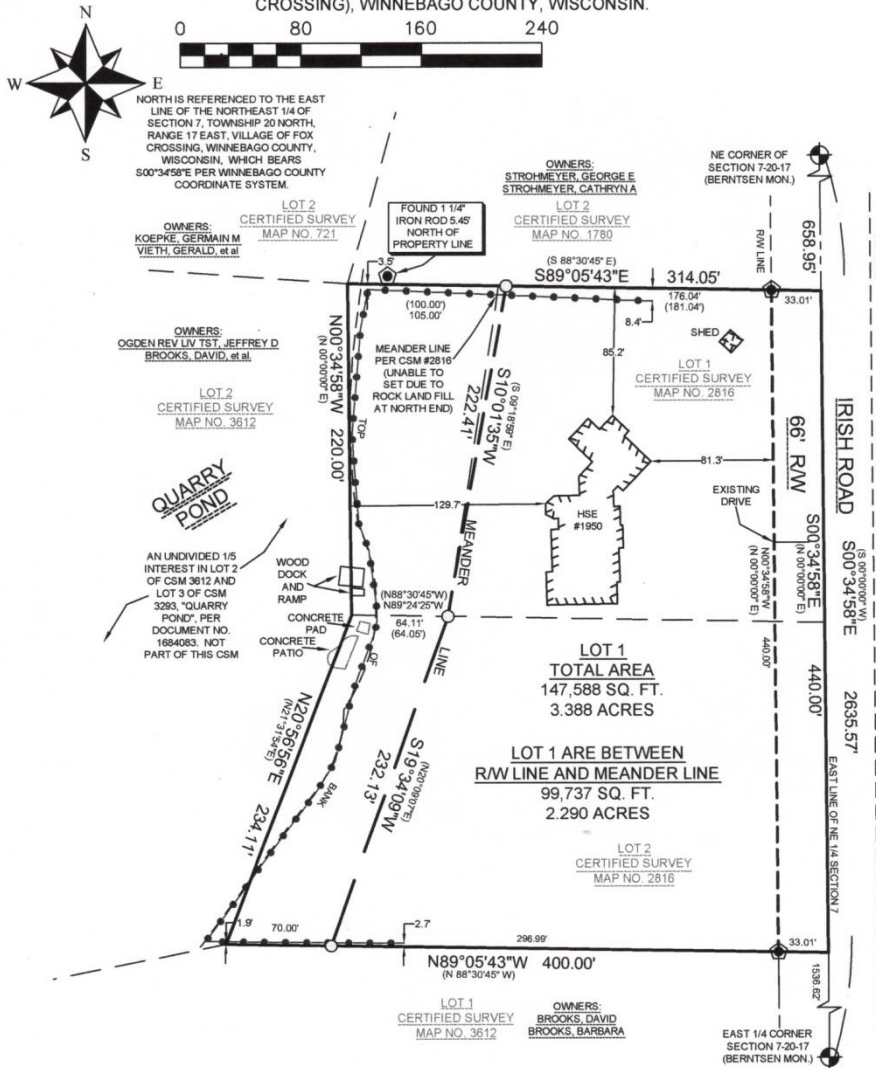
Overview

The applicant, Terry Timm, is requesting approval of a Certified Survey Map for 1950 Irish Rd. Mr. Timm owns both lots and desires more flexibility to be able to add additional accessory structure space. The current lot lines are in yellow below. The two lots will be combined into one. The CSM is on the following page.



CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2816 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA (NOW FOX CROSSING), WINNEBAGO COUNTY, WISCONSIN.



LEGEND

- 3/4" DIA. X 18" IRON ROD SET, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FT.
- ⊙ 3/4" IRON ROD FOUND
- CHAIN LINK FENCE
- ⊙ SECTION CORNER
- () PREVIOUSLY RECORDED DIMENSION



| | | |
|---|------------------|--------------------------------------|
| PRECISION LAND SURVEYING, LLC 1024 W. TAYLOR ST. APPLETON, WI 54914 (920) 205-4895 | | |
| DRAWN BY GMS | DATE 3/1/2018 | SURVEY FOR TERRY TIMM |
| APPROVED CAH | DATE 3/1/2018 | 1950 IRISH ROAD NEENAH, WI. 54956 |
| SCALE 1" = 80' | SHEET 1 OF 3 | PROJECT NO. 8916 |

Staff Recommendation

Staff find that this CSM complies with the Village of Fox Crossing's Chapter 6 Land Division Ordinance and recommend approval with the following conditions:

1. All taxes and assessments shall be paid prior to the Village affixing signatures on the Certified Survey Map.
2. The applicant shall provide the Village with a final copy of the recorded Certified Survey Map.

MEMO

Date: March 14, 2018
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 3 – Extraterritorial Certified Survey Map – 9045 Clayton Ave. –
Town of Clayton

Overview

This Certified Survey Map is another extraterritorial review of a land division by the Village. The CSM is located in the Town of Clayton just across the border on Clayton Ave. The current parcel lines are in yellow. The applicant is proposing to split the one lot into three lots and dedicate the West American Drive right-of-way through the property, connecting the two separate sections of that road. They are maintaining 5 acres or more on each parcel in order to keep the agricultural zoning designation until such time as the properties develop. An approximation of the new lot split and the right-of-way dedication is shown by the red lines below. The CSM is on the next page.



Staff Recommendation

Land divisions in extraterritorial areas are reviewed in the same fashion as the Village would review a land division within the Village limits. Staff find that this CSM complies with the Village of Fox Crossing's Chapter 6 Land Division Ordinance and recommend approval with the following condition:

1. The applicant shall provide the Village with a copy of the recorded CSM.

