



Fox Crossing Community Development Department
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www.foxcrossingwi.gov

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, September 19, 2018 @ 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – August 15, 2018

NEW BUSINESS

1. Certified Survey Map – 1282 Lakeshore Dr.
2. Zero Lot Line Certified Survey Map – 600 & 602 Millbrook Dr.

OTHER BUSINESS

1. Comprehensive Plan Implementation Discussion
2. 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, AUGUST 15, 2018 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

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

PRESENT: Chairperson: Chair Dennis Jochman
Commissioners: Mr. Aaron Sabel, Mr. Tom Young, Mr. Morris Cox, Mr. Michael Scheibe, Mr. James Zielinski

Staff: Village Manager Jeffrey Sturgell
Associate Planner Ria Hull

EXCUSED: George Dearborn, Community Development Director; Ms. Tracy Romzek

ALSO PRESENT: Village President Dale Youngquist; Bill Degeneffe

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – July 18, 2018

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve the meeting minutes of July 18, 2018 with corrections.

The motion carried – 5-0-1 (Mr. Zielinski abstained)

NEW BUSINESS

Palisades Condominiums – 4th Addendum

Ms. Hull said that this is the 4th addendum to Palisades Condos. She said that it was discovered that utilities were running under a proposed two-unit condo, so the owner, Mr. Degeneffe, is asking to remove one unit and make it a single unit condo. Ms. Hull said that staff see no issues with this and recommend approval.

A motion was made by Mr. Sabel, seconded by Mr. Cox, to approve the 4th addendum for Palisades Condominiums.

The motion carried – 6-0

OTHER BUSINESS

Comprehensive Plan Implementation Discussion

Manager Sturgell said that we are delaying this item until next month.

Development Activity Report

Ms. Hull stated that the statistics are similar to last year, but the values are higher.

Mr. Young asked about Women's Care.

Manager Sturgell stated that the project is up in the air right now due to issues with construction costs and changes to the agreements that they have with area hospitals. He said that they will not received any incentives from the TID unless they complete the project.

Mr. Cox asked whether the TID would dissolve.

Manager Sturgell said that it could either be dissolved by the Village Board or it could stay open for a new development.

COMMUNICATIONS

Sustainability Committee Report

Ms. Hull reviewed the past sustainability agenda and said that the next electronics recycling date is October 6 from 8-noon.

PUBLIC FORUM

Manager Sturgell gave road construction updates.

Mr. Young said that he is very happy that there will finally be a trail connecting the subdivisions off of Cold Spring Rd. to Shady Ln. and the rest of the trail system.

ADJOURNMENT:

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

The motion carried – 6-0

5:40 p.m.

Ria Hull,
Recording Secretary

MEMO

Date: September 10, 2018
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 1 – Certified Survey Map – 1282 Lakeshore Dr.

Overview

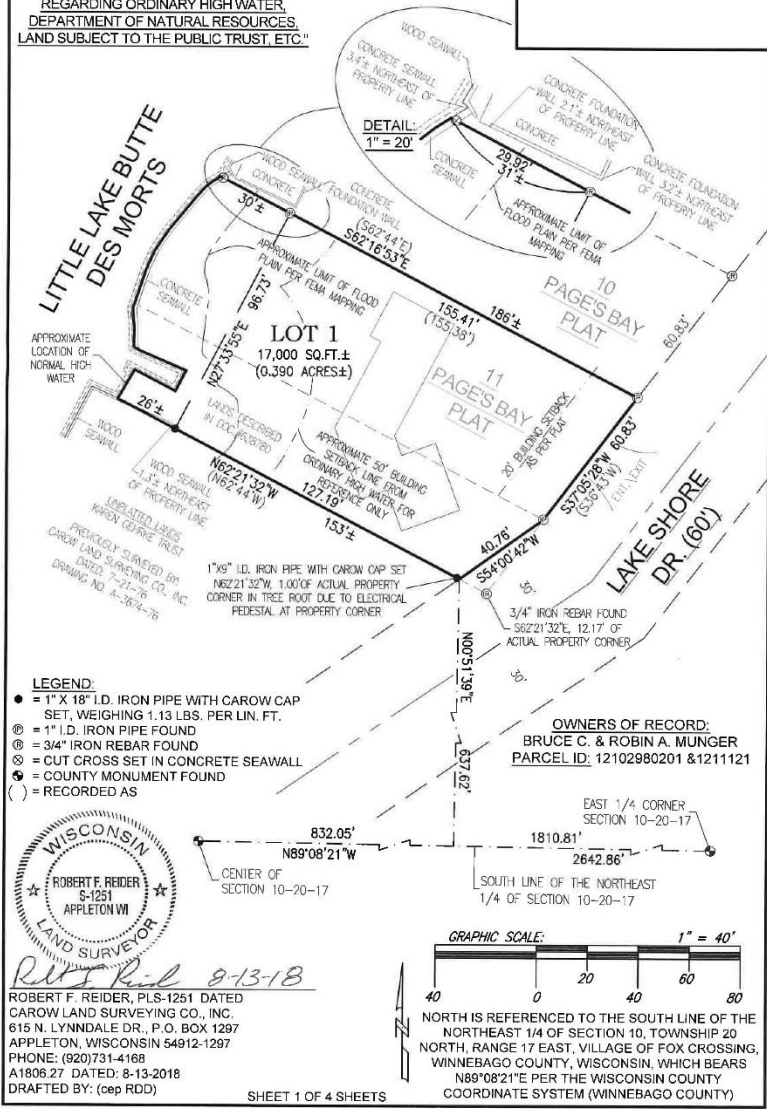
The applicant, Bruce Munger, is requesting approval of a Certified Survey Map for 1282 Lakeshore Dr. Mr. Munger's home is nonconforming because it sits across two lots. This CSM will bring the structure into compliance with current zoning setbacks by combining the two lots into one. The current lot lines are in yellow below. The CSM is on the following page.



CERTIFIED SURVEY MAP NO. _____
 BEING ALL OF LOT 11, PAGE'S BAY PLAT AND PART OF GOVERNMENT LOT 2, ALL IN SECTION 10, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.

*7 \$160 to village
 Copied in 10936 to client*

"SEE SHEET 4 OF 4 SHEETS FOR NOTES REGARDING ORDINARY HIGH WATER, DEPARTMENT OF NATURAL RESOURCES, LAND SUBJECT TO THE PUBLIC TRUST, ETC."



Staff Recommendation

Staff find that this CSM complies with the Village of Fox Crossing's Chapter 6 Land Division Ordinance and Zoning 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

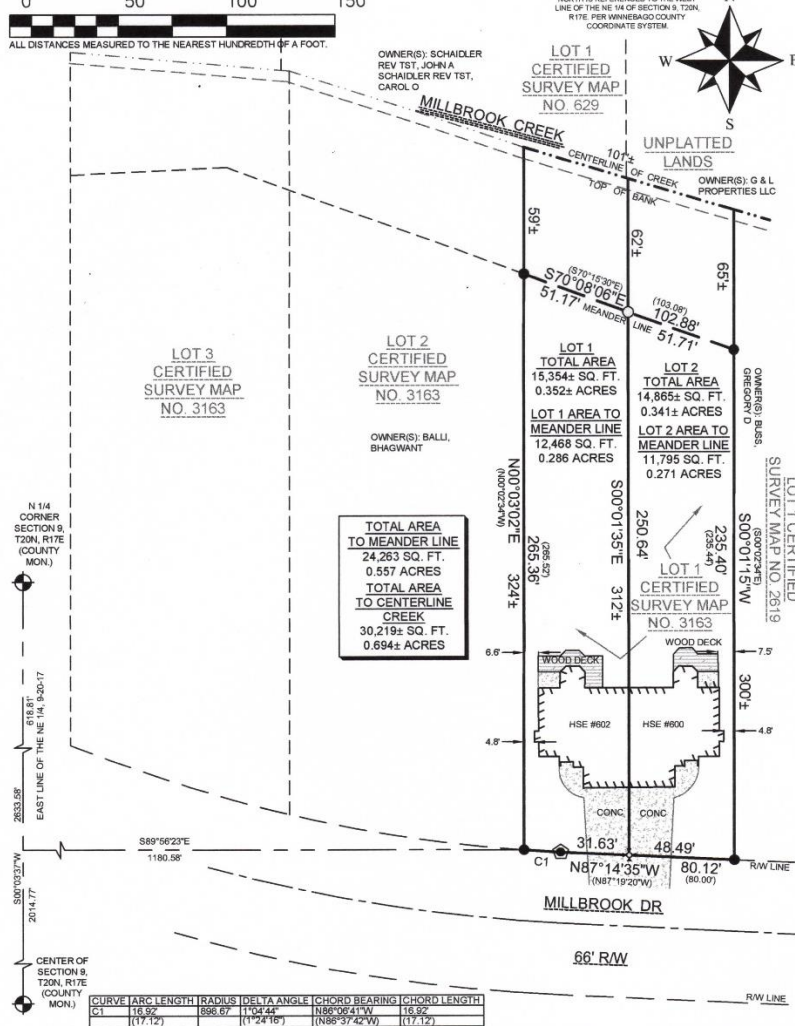
Date: September 10, 2018
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 2 – Zero Lot Line Certified Survey Map – 600 & 602 Millbrook Dr.

Overview

The applicant, Manohar Patel, is requesting approval of a zero lot line Certified Survey Map for 600 and 602 Millbrook Dr. Mr. Patel desires that both sides of the duplex be under separate ownership. The lot is in the R-3 zoning district, which allows for zero lot line twin homes. Per the Zoning Ordinance, the minimum area for a twin home lot is 5,000 sq. ft. This lot is over 30,000 sq. ft. total and both of the new lots will be right around 15,000 sq. ft., so this more than meets that requirement. The current lot lines are in yellow below and the new lot split is in red. The CSM is on the following page.



CERTIFIED SURVEY MAP NO. 3163
 LOT 1 OF CERTIFIED SURVEY MAP NO. 3163, LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.



- LEGEND**
- 1" IRON PIPE FOUND
 - 3/4" X 18" IRON ROD SET, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FT.
 - ⊕ 1 1/4" IRON ROD FOUND
 - ⊕ CHISELED CROSS SET
 - ⊙ SECTION CORNER
 - () PREVIOUSLY RECORDED DIMENSION

PRECISION LAND SURVEYING, LLC 963 N. WASHBURN ST. OSHKOSH, WI 54904 (920) 205-4895		
DRAWN BY CAH	DATE 9/4/2018	SURVEY FOR MANOHAR PATEL
APPROVED CAH	DATE 9/4/2018	3200 OLD ORCHARD LN OSHKOSH, WI 54902
SCALE 1" = 50'	SHEET 1 OF 3	PROJECT NO. 9020

Staff Recommendation

Staff find that this CSM complies with the Village of Fox Crossing's Chapter 6 Land Division Ordinance and the Zoning 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.