

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION
MEETING WEDNESDAY, July 15th, 2020 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER: Mr. Jochman called the Planning Commission meeting of July 15th, 2020 to order at 5:16 pm.

PRESENT:

Chairperson:	Chair Dennis Jochman
Commissioners:	Mr. Tom Young, Mr. Morris Cox, Mr. Michael Scheibe, Mr. James Zielinski, Mr. Aaron Sabel
Excused:	Ms. Tracy Romzek,
Staff:	Community Development Director George Dearborn Associate Planner Farrah Yang Village Manager Jeffrey Sturgell

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – June 17th, 2020

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve the meeting minutes of Wednesday, June, 17th, 2020 with minor corrections, previously discussed with Recording Secretary.

The motion carried – 6-0.

NEW BUSINESS

Item 1 – CSM – Parcel #1215768

Director Dearborn said this is an existing duplex where the applicant would like to split the lot in two for a 0 lot line. Each unit would have their own property and land to maintain. This is a type of CSM that has been done before and the ordinances allows it. Staff approves with the conditions that taxes are paid and a copy of the recorded CSM be given to the Community Development Department.

A motion was made by Mr. Cox, seconded by Mr. Zielinski to approve the CSM for Parcel #1215768 with the following conditions:

1. All taxes be paid

2. A copy of the recorded CSM be given to the Community Development Department

The motion carried – 6-0.

Item 2 – CSM – New Neenah High School

Director Dearborn said multiple parcels were annexed into the Village. Neenah Joint School District purchased 11 parcels and would like to join all parcels into one large parcel.

Mr. Sabel asked if Neenah Joint School District owns all the parcels.

Director Dearborn replied yes and that the current owners will be the ones to pay the taxes.

Chairman Jochman clarified that there was an agreement during the purchase that the school district would pay left over taxes.

Mr. Scheibe was confused on how the new parcels would be attached to the Village of Fox Crossing.

Director Dearborn explained that the street on County II would be dedicated as a public street for the Village of Fox Crossing therefore the new Neenah Joint School District parcel will not just be an island.

Mr. Young asked what the step by step process is and what would the Planning Commission plan to see in the next year or two.

Director Dearborn replied that there will need to be a development agreement, general concepts, road dedications, and re-zoning occurrence.

Chairman Jochman also responded that the school plans to open in 2023 so they will have to keep things moving to meet that deadline.

Director Dearborn said that with this annexation, he does expect more annexations from the surrounding parcels.

Mr. Zielinski said that this high school being built in the Village will help the Village's image and perspective with two major high schools now.

A motion was made by Mr. Cox, seconded by Mr. Zielinski, to approve the CSM combining 11 parcels for the new Neenah High School with the following conditions:

1. All taxes are paid.
2. A copy of the recorded CSM is given to the Community Development Department.

The motion carried – 6-0.

OTHER BUSINESS

1. Development Activity Report

Director Dearborn said that there are fewer Single Family homes right now compared to last year but there are two CBRFs being built right now that will bring around a total of \$5 million. He said that development is doing decently with new activity even with the current situation. OSMS is programming well and Apple Valley just pulled their permits.

COMMUNICATIONS

1. Sustainability Committee Report

Director Dearborn said there is not a lot of big changes. There is the August clean up that is happening on August 22nd. The Village is presuming the plastic bag collection. The Sustainability Committee talked about recommendations for the new Village storage building. Lastly, LED replacement lights are being put in shortly.

Mr. Cox asked for the timeline and location choosing of the LED lights.

Village Manager Sturgell said that the LED lights will be done by WE Energies.

Chairman Jochman asked when the new storage building would start.

Village Manager Sturgell said it will begin in the next week, week and a half (early August). The anticipated completion date is March. Things did get started a little later so that could push it back, but it should all wrap up around spring, early summer.

ADJOURNMENT: A motion was made by Mr. Sable, seconded by Mr. Scheibe to adjourn.

The motion carried – 6-0.

5:37 p.m.

Plan Commission
July 15, 2020 Minutes
Farrah Yang,
Recording Secretary