

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

**CALL TO ORDER:** Chairperson Jochman called the Planning Commission meeting of April 15, 2020 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, Ms. Tracy Romzek, Mr. James Zielinski

**Staff:** Community Development Director George Dearborn  
Associate Planner Farrah Yang

**ALSO PRESENT:** Nichole Barrett from Copperstone, Aaron Berek

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARINGS**

**Item 1 – CUP for 60 Unit Senior Housing Development for Copperstone Assisted Living**

Mr. Jochman recused himself from the public hearing as he is involved with the projects on tonight's agenda.

It was the consensus of the commission that since vice chair Aaron Sabel was on a remote connection that Mr. Cox should serve as acting chair during the public hearing and action on the CUP for the 60 Unit Senior Housing project.

A motion was made by Mr. Zielinski, seconded by Ms. Romzek, to open the public hearing for the CUP for the 60 unit Senior Housing Development for Copperstone Assisted Living.

The motion carried – 6-0-1

Mr. Cox asked Director Dearborn to explain more about the project.

Director Dearborn explained the reason for the public hearing, stating that this development would need a conditional use permit because it is placed in a mix-used zoning district. He said it is a proposed 60 unit with up to 64 residents. It's located in an Industrial Park area, north of County II. He said that proposal will estimate to have 45 employees. This area already has number of uses that are industrial use, medical facilities, and offices. This location will allow other uses. There will be a limited amount of vehicles. He mentions that there is an adjacent residential zone property that is buffered by Berm. The site plan review will address landscaping, required drainage that includes a retention pond. Concerns about drainage will also be addressed with the storm water review requirements, requiring any new developments to not increase storm

water flow off the site and water quality to improve with retention ponds. The excess is on Deerwood Avenue which connects with County CB and County II. With those being two major high ways, there will be no impact on adjacent residential areas.

Mr. Jochman, with Bechard Group investments, of 517 Northwest Hill Boulevard and Appleton. He explained that he is there as a representative of the buyers and sellers. The seller is V2 properties. He said that this is a good fit with the office buildings and medical facilities that are on Deerwood. He mentions that the architectural committee for the Parkwood West Business Center has approved the plans for this Senior Housing. The buildings will be earth tone nature and have field stone veneer, brick veneer, asphalt shingles, cement siding, everything will be done in earth tones, and copper metal roofing accents on the building.

Mr. Cox reexplained why there has to be a public hearing. The project is a M1 or it's a mixed use zoning, but because it requires a conditional use permit, it needs a public hearing in order to establish the needs of any of the communities surrounding the development.

Director Dearborn mentions that notices were sent to property owners within 300 feet of the development and did receive a few responses back.

Mr. Cox asked if anyone wanted to speak for the public hearing 3 times.

Aaron Barrett said thank you for the opportunity to serve the community.

A motion was made by Mr. Scheibe, seconded by Ms. Romzek, to close the public hearing for the CUP for the 60 units Senior Housing.

The motion carried – 6-0-1.

## **APPROVAL OF MINUTES – March 18<sup>th</sup>, 2020**

A motion was made by Mr. Cox, seconded by Mr. Zielinski, to approve the meeting minutes of Wednesday, March 18<sup>th</sup>, 2020 with corrections.

The motion carried – 7-0.

## **NEW BUSINESS**

### **Item 1 – CUP 60 Unit Senior Housing Development for Assisted Living**

Director Dearborn said the key issues are the findings.

- 1) CUP is compliance with the village comprehensive plan
- 2) Use is consistent with a CUP for the zoning district
- 3) There are no negative impacts on surrounding land uses
- 4) Traffic and safety will not be impacted negatively

Director Dearborn said that as staff, he is recommending various conditions.

- 1) A CSM combining two parcels
- 2) Site plan will be reviewed by site plan committee and storm water review
- 3) Any lighting would be direct cutoff not impacting adjacent residential neighborhood
- 4) No outside speakers, other than alarms and door communications, directed towards residential neighborhoods

Director Dearborn said with these conditions, he recommends this CUP.

Mr. Young asked about comments on the project from the community.

Director Dearborn explained that there was only one comment storm water. He advised them to attend the meeting. He explained the residents that the storm water review requires no increase of stormwater offsite and improved water quality. He will provide the residents, who made the comment, with more information when formal drainage plan is presented.

Mr. Cox said he thinks it is a needed use, a good property for this use and would support the project.

Mr. Sable said he thinks the finding for the CUP is met and is a wonderful opportunity and investment.

Mr. Zielinski asked if Copperstone was the management or the developer.

Director Dearborn said they were the owner and asked Nicole from Copperstone to chime in.

Nicole said they were the owner and operator of Copperstone. They partnered with investors that brought in additional private equity.

Mr. Zielinski asked if they applied for TIF.

Director Dearborn said they did not apply for a TIF.

Mr. Cox asked if we would need a copy of the purchase contract.

Director Dearborn explained that the Department of Community Development only gets an application with the fees. They do not investigate the company. We only look for funds of the viability of the project. They approve the owner and apply for the CSM. If they applied for a TIF, then that would be a different process, but this project is self-funded.

Mr. Cox asked if a pond would be designed before a Site Plan Review.

Director Dearborn explained that engineers will be designing the pond and the Site Plan Review Committee will look at the location of the pond.

A motion was made by Mr. Scheibe, seconded by Ms. Romzek to approve the CUP provided that the 4 conditions are met provided by staff.

The motion carried 6-0-1.

## **Item 2 – CSM Copperstone Senior Housing Development**

Director Dearborn said the property consists of two parcels right now. That was one of the conditions for approval of the CUP where two parcels be combined to one. The building would bridge the two parcels. He recommends approval with two conditions. One is that all the taxes would be paid before recording and that the final recorded plat a copy of the CSM be provided to the community development department.

Mr. Sabel asked why the CSM states it is preliminary and what changes would the final CSM show.

Director Dearborn said it was for the agenda. The CSM will be the same, but the surveyor put preliminary because he has to finalize the lot setbacks and configurations.

Mr. Cox said they will suspend the rules for Mr. Jochman to give an explanation.

Mr. Jochman commented on the survey that the two lots have to be combined otherwise the building would be on two lots which is not allowed. He also said that when a CSM is preliminary, it has to go before the commission to review it in case of comments and changes. The CSM also has to go to Winnebago County to review and then the survey accumulates both for a final draft.

Director Dearborn clarified that the county portion is the register of deeds and has no authority to approve or deny plans. The Register of Deeds looks at the configuration to make sure it meets all the requirements.

A motion was made by Mr. Young, seconded by Mr. Scheibe to approve the CSM of combining two parcels for the proposed 60 unit Senior Housing development on Deerwood Avenue following the two conditions that all taxes be paid before the recording and the final recorded copy of the CSM be provided to Community Development Department of Fox Crossing.

The motion carried 6-0-1.

Prior to the next agenda item, Mr. Cox returns the gavel to Mr. Jochman.

## **OTHER BUSINESS**

### **Development Activity Report**

Director Dearborn reviewed the data on values and permit numbers from March 2020 compared to March 2019. He said that in March 2020 there were 5 single family home permits and 1

commercial building where as last year there were 12 single family home permits and no commercial. At the end of March there was \$11,564,488 in building permit value. Last year was \$5,437,754. Permits are still being processed despite the situation at hand.

## **COMMUNICATIONS**

### **Sustainability Committee Report**

Director Dearborn said that there have not been any meetings in the last two months because of the Covid-19 virus. He did mention how all the community garden beds have been given out.

He said that with the “Safer at Home”, a few events have been cancelled or postponed. The Electronic Recycling event has been cancelled, the river cleanup is postponed, and the Hazardous Recycling has been cancelled. He said he believe that when the “Safer at Home” is lifted, there will be more activity.

Mr. Jochman asked if there were any non-agenda related matters anyone would wish to speak about and second call, if anyone wanted to speak about the public forum.

Mr. Jochman thanked everyone for their participation.

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

The motion carried – 7-0

5:51 p.m.

Plan Commission  
April 15, 2020 Minutes

Farrah Yang,  
Recording Secretary