

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, May 15, 2024 at 5:15 PM

Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairman Jochman at 5:15 p.m.

PRESENT: Chairperson: Chair Dennis Jochman
Commissioners: Mr. Morris Cox
Mr. Tom Young
Mr. Michael Scheibe
Mr. Michael Prince

EXCUSED: Ms. Tracy Romzek,
Mr. Thomas Willecke

Staff: Community Development Director George Dearborn
Associate Planner Daniel Dieck
Village Manager Jeffery Sturgell

Other: None

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – April 17, 2024

MOTION: Mr. Cox, seconded by Mr. Prince to approve the meeting minutes of the April 17, 2024 with superficial corrections. Motion carried 3-0-2 (Mr. Young, Mr. Scheibe).

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

1. CSM – 1855 O’Leary Rd. – Steven Otto

Director Dearborn gave a brief overview explaining that the applicant is requesting the CSM to split his property into two (2) lots, and that one issue needs to be addressed. A small portion of the bike/pedestrian trail was inadvertently constructed on the Otto’s property. The Otto’s have agreed to dedicate a public easement for the portion of the trail located on the planned lot two (2) of the new CSM.

There was a brief discussion regarding this item.

MOTION: Mr. Young, seconded by Mr. Cox to approve the two (2) lot Certified Survey Map with the following conditions:

1. As per the CSM a public pedestrian/bicycle easement shall be granted for lot two.
 2. All taxes shall be paid prior to the recording of the CSM.
 3. A copy of the recorded CSM shall be provided to the Community Development Department.
- Motion carried 5-0-0

2. CSM – 2285 Butte Des Morts Beach Rd. – Wild Ones Natural Landscapers, LTD

Director Dearborn sated the applicant is proposing to create two parcels from the current parcel which was created in 2012. He explained that in 2008 a conditional use permit (CUP) was granted for the use of the home which is surrounded by the property, for the use as a headquarters for the Wild Ones. They acquired the property and the home through a combination of Stewardship Funds and private donations to purchase and assemble this conservation area of 16.01 acres for public enjoyment.

He said the property is zoned R-1 Rural Residential and the future land use map shows this property as Parks Recreation and Conservancy. Staff has asked for an opinion from the Village Attorney about the ability of Wild Ones to split up the property and sell the headquarters building as a private residence due to the conditional use permit provisions and the funding for the original project.

Director Dearborn said we are under the understanding Wild Ones would like to divest themselves of the property. He also said staff was told informally, Wild Ones desires to donate the proposed lot two (2) to Winnebago County. In discussions with Winnebago County Park’s staff, we were told they are not aware of the offer and are not interested in the donation. He said the Village granted tax exemption for the property and also limited the fees for connection of the office to public water and sewer in 2023.

Director Dearborn said staff is recommending postponement of action on this CSM for at least 30 days, if not more, until the Village Attorney can review this matter.

MOTION: Mr. Cox, seconded by Mr. Scheibe to postpone action on this item until the next meeting.

There was a discussion amongst the Commissioners prior to the vote regarding this subject. The general consensus of the Commissioners was that this was an opportunity for the Village, and we should pursue ownership of this property for public recreation and conservation.

Chairman Jochman asked if there was any additional discussion, and hearing none, He called for the vote.

Motion carried 5-0-0

OTHER BUSINESS

1. Development Activity Report

Director Dearborn reviewed the April Building Report.

COMMUNICATIONS

1. Sustainability Committee

Director Dearborn reported the Electronics Recycling Event was held on Saturday, April 27th in the municipal garage. The Community Gardens are completely full with a waiting list in both parks. The Village is not participating in No Mow May this year.

PUBLIC FORUM

No comments.

ADJOURN

At 5:46 p.m., **MOTION:** Mr. Cox, seconded by Mr. Scheibe to adjourn. Motion carried 5-0-0.

Respectfully submitted,

Daniel Dieck
Associate Planner

Note: These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.