



Fox Crossing Community Development Department  
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[www.foxcrossingwi.gov](http://www.foxcrossingwi.gov)

**VILLAGE OF FOX CROSSING  
PLANNING COMMISSION MEETING  
WEDNESDAY, October 21, 2020 @ 5:15 PM  
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES – August 19<sup>th</sup>, 2020**

**OLD BUSINESS**

None

**NEW BUSINESS**

1. CSM – Keller at 1172 Weatherwood Dr.

**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](http://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.



## **APPROVAL OF MINUTES – July 15<sup>th</sup>, 2020**

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve the meeting minutes of Wednesday, July, 15<sup>th</sup>, 2020 with minor corrections, previously discussed with Recording Secretary.

The motion carried – 6-0-1. (Tracey R.)

## **NEW BUSINESS**

### **Item 1** – CSM – Heidke & Parrott

Director Dearborn said the Certified Survey map is for two property owners. The 3<sup>rd</sup> parcel between their two properties will be split in half and each half will be combined to each property owner's parcel. It is a straight forward CSM. We hate to eliminate vacant properties like this but both of their properties are not very large so it makes sense why they would want to do this CSM. Staff recommends approval as long as taxes are paid and a copy of the CSM is given to the Community Development Department.

Chairman Jochman asked if there were any other comments.

There was none.

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve the CSM 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 – 7-0.

### **Item 2** – Floodplain Ordinance

Director Dearborn said this is to amend Chapter 435 to add floodplain ordinance. When the Village incorporated, we needed a separate floodplain regulation. There is an urgency to proceed with it.

Chairman Jochman had questions about the maps, it says it is from 2003. He wondered if they are the newest.

Director Dearborn replied yes because nothing has changed.

Mr. Cox asked if there would have to be a public hearing for map changes?

Ms. Yang responded that she does not believe so and it would just be done by FEMA whom would let the residents know.

Chairman Jochman said that FEMA makes changes by areal camera and pictures.

Ms. Romzek asked if you would need to get flood insurance if you are in floodplains?

Chairman Jochman said yes, his insurance went up 600% when FEMA put his second home in the floodplain.

Mr. Cox asked “are you implying that about Stroebe Island that should review the insurance requirement since it’s area has chanced?”

Chairman Jochman said no, he was just sharing his experience.

Ms. Romzek asked if we have seen a lot of flooding in the area.

Director Dearborn said that they have but not always in floodplains. Lake Michigan creates areas of erosion but not in flood elevation.

Mr. Young asked about the floodplain ordinance in the General Standards about reviewing permits.

Director Dearborn said that it won’t be anything new from what we are doing now. We are currently determining the High Water Mark for shoreland zoning.

Mr. Young wanted to make sure floodplain ordinance wouldn’t put a burden on the staff.

Mr. Cox added that when Stroebe Island was starting to develop, the Building Inspector had to determine the High Water Mark if each lot was legal or not.

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve adding floodplain ordinance to the Zoning Ordinance.

The motion carried – 7-0.

## **PUBLIC FORUM**

Mr. Beson from 1825 Brighton Beach Road said he came because he heard about the ordinance and wanted to make sure nothing changed. But the discussion answered his question. He said he has house is in Zone AE (most prone to flooding) and his insurance is about \$26-2800 a year. Chairman Jochman said that you would be dealing with the same insurance company, the money just goes to FEMA in the NFIP program.

Director Dearborn concluded that the cost of replacing a home is extraordinary and the floodplain ordinance and NFIP stops this from having to happen.

## **OTHER BUSINESS**

### **1. Development Activity Report**

Director Dearborn said that July had 1 new single family home, 2 new commercial structures, and 2 duplexes compared to last year with 28 single family, 4 duplex and 2 commercial. Additional commercial are coming with 26 million in value where last year at this time was 25 million so values are up. There are a few potential such as the new school next year and a few new single family home coming with winding creek 4 proceeding. The school won't have any tax but it has a lot of value. It looks pretty decent right now and next year will be interesting.

## **COMMUNICATIONS**

### **1. Sustainability Committee Report**

Director Dearborn said that the collecting of plastic bags is going well and they now have enough for a bench. There was a discussion converting street lights to LED. This coming Saturday is the Fox Wolf Watershed cleanup and people can participate but no picnic this year. Electronic Recycling is in October.

Mr. Cox asked what the exact dates for the two events.

Ms. Yang said the cleanup is on Saturday, August 22<sup>nd</sup> from 9-12pm. Registration is closed, but you can still join and bring your own gloves and bags. The Electronic Recycling is on October 10<sup>th</sup> from 8 to noon.

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

The motion carried – 7-0.

5:53 p.m.

Plan Commission  
August 19, 2020 Minutes

Farrah Yang,  
Recording Secretary

# MEMO

Date: October 14, 2020

To: Village Planning Commission Members

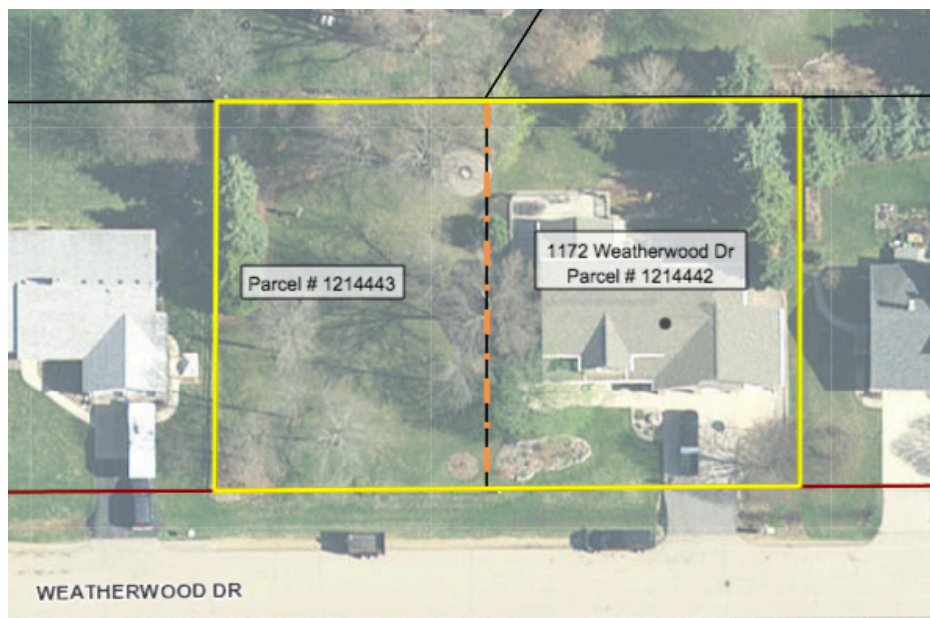
From: Department of Community Development Staff

RE: New Business Item #1 – Keller CSM at 1172 Weatherwood Dr.

## Overview

The applicant Tom Keller at 1172 Weatherwood Drive is applying to combine parcels 1214443 and 1214442 to make one larger lot. Mr. Keller owns both parcels and his house currently sits on parcel 121442. He would like to build a shed on parcel 1214443. In the Village's ordinance Chapter 435.7-196, a yard shed may only be placed on a parcel with a principal structure. Therefore, a Certified Survey Map to combine these two parcels is required in order for Mr. Keller to be able to put a shed in the location he wishes. Both parcels are zoned R-2.

Below is a map of the two parcels. The yellow line indicates the new parcel boundary. The orange dotted line is where the original line that split the lots. On the next page is the Certified Survey Map.



## Staff Recommendation

We recommend approval of this CSM with the following two conditions:

1. All taxes shall be paid before submittal for recording.
2. A copy of the recorded CSM shall be provided to the Village

