



Fox Crossing Community Development Department  
2000 Municipal Drive Neenah, WI 54956  
Phone (920) 720-7105 Fax (920) 720-7116  
[www.foxcrossingwi.gov](http://www.foxcrossingwi.gov)

**VILLAGE OF FOX CROSSING  
PLANNING COMMISSION MEETING  
WEDNESDAY, November 18, 2020 @ 5:15 PM  
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES – October 21<sup>st</sup>, 2020**

**Public Hearing**

1. Winding Creek 4 Final Plat

**OLD BUSINESS**

None

**NEW BUSINESS**

1. CSM – 1204 E. Shady Ln.
2. CSM – 1744 Lakeshore Dr.
3. Winding Creek 4 Final Plat

**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.



## **PUBLIC FORUM**

### **OTHER BUSINESS**

#### 1. Development Activity Report

Director Dearborn said that since there was no Planning Commission meeting in September, the data includes both September and October. Since August, there is been 4 single family, 3 duplex, and 1 commercial building. The good thing is the total value as we are finalizing the budget. As of this month, we are at \$40 million versus \$31 million from last year at this point of the year.

Chairman Jochman said that those were really awesome numbers.

### **COMMUNICATIONS**

#### 1. Sustainability Committee Report

Director Dearborn said that the two meetings in September and October were very similar. Both talked about the standard collection of plastics, community garden, and LED lights. The electronic recycling event still went on. There were concerns for COVID so no staff was present, but Board Member Kris attended.

Ms. Romzek said she also was present.

Mr. Scheibe said he was present as well.

Director Dearborn said there was a decent amount collected. Since we had to cancel the spring one, there was a high desire for the collection. He said he did not compare to last year.

Mr. Cox asked how many cars came through.

Ms. Romzek said that it was non-stop up until around 11:45am.

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

The motion carried 7– 0.

5:23p.m.

Plan Commission

October 21, 2020 Minutes

Farrah Yang,  
Recording Secretary

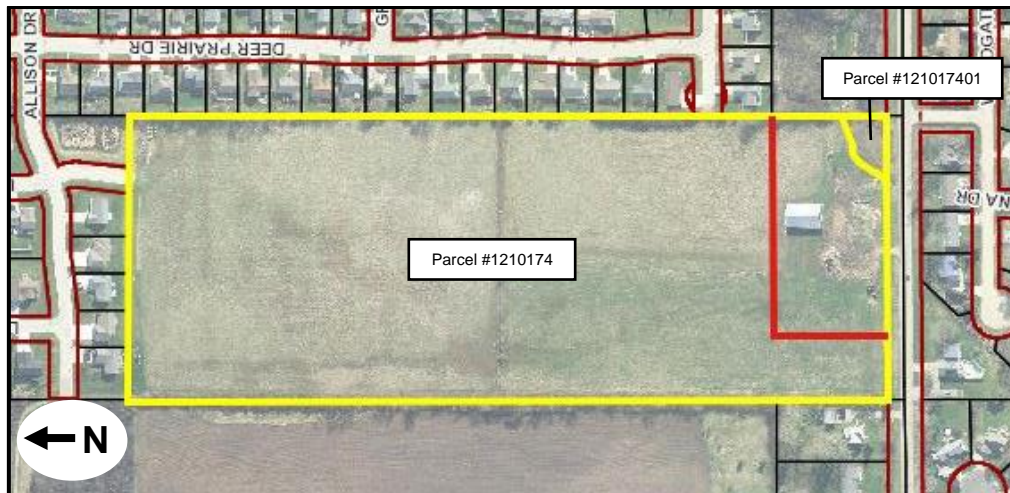
# MEMO

**Date:** November 11, 2020  
**To:** Village Planning Commission Members  
**From:** Community Development Department Staff  
**RE:** New Business Item 1 ---- CSM for 1204 E. Shady Lane

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## Overview

The applicant, Vic Lutz, is applying for a Certified Survey Map (CSM) on parcels # 1210174 and # 121017401 at 1204 E. Shady Lane. The CSM will split the larger parcel (#1210174) into two where the smaller parcel will be located on E. Shady Lane. See the map below. The new smaller parcel will then join into one with parcel #121017401 creating two new parcels total. To the west of these parcels is Woodland Prairie Park and to the north and east is High Plain Meadows Subdivision. Both of these parcels are zoned as General Agriculture (A-2) and will be eventually rezoned as a Planned Development District because a developer would like to purchase this land to create townhome rental units on the larger parcel. For the smaller parcel, the Village is will be constructing a regional stormwater pond on this parcel which would provide for the storm water requirements for the proposed new development on this property and also help to achieve further reductions in the Villages required goal of phosphorus reduction for its MS4 permit. The map below shows the location the proposed CSM. The yellow lines show the original parcels and the red line shows the new property lines for this two lot CSM. The Certified Survey Map may be found on the next page.



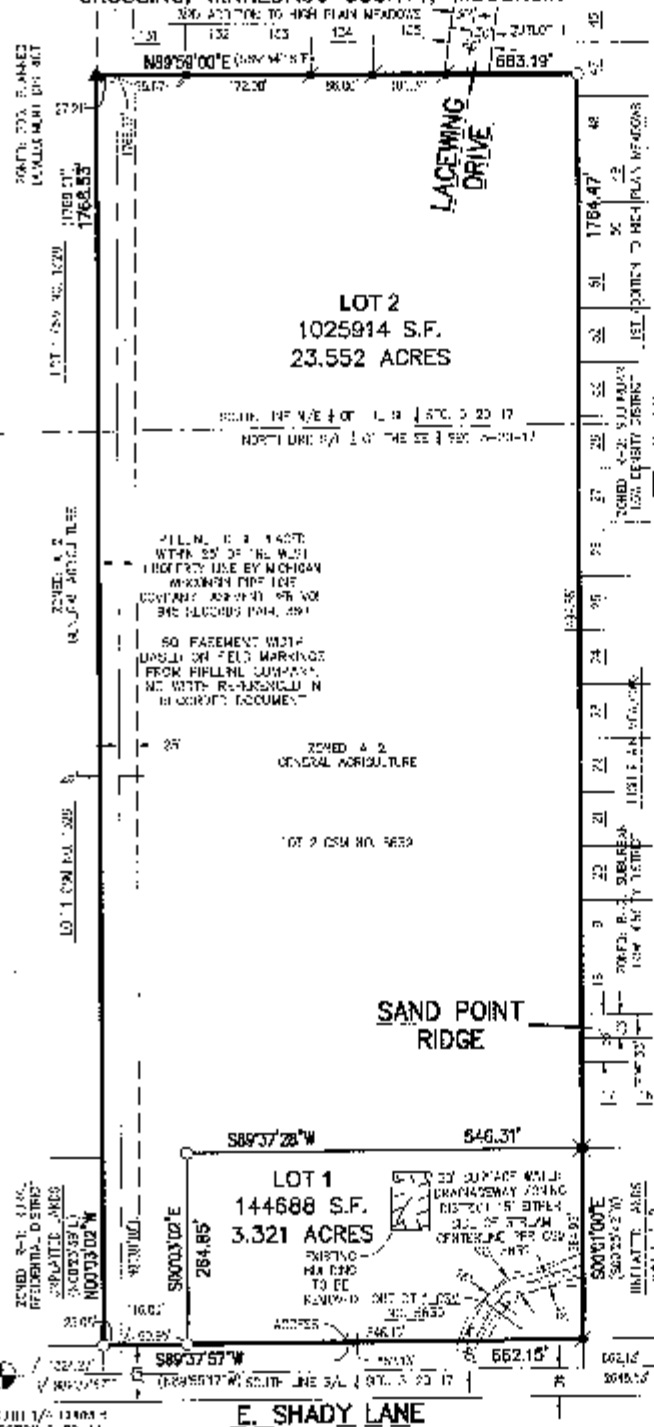
## Staff Recommendation

Staff finds that this CSM complies with the Village of Fox Crossing's Chapter 419 and 435 on Land Division 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.

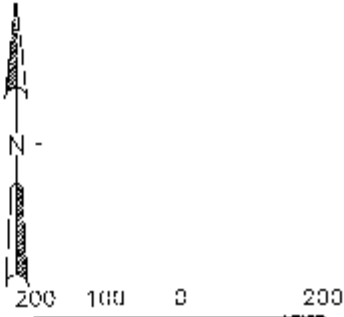
ALL OF LOT 2 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5639 AS RECORDED IN VOLUME 1 OF CSMS ON PAGE 5639 AS DOCUMENT NO. 1336973, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN

mcbgby, W:\PROJ\CSM\2018\20180726\CADD\DWG\3D\Survey Documents\CSM\2 Lot CSB -H.dwg, sheet1\_legal.csm, Plot Date: 10/23/2020 10:21 AM, walls: (sandy pt ridge pond body new, v\_well.usd)



**LEGEND**

- - 3/4" x 24" ROUND IRON REBAR WEIGHTING 1.5 lbs./lineal ft. SET
- ▲ - RAILROAD SPIKE FOUND
- ✱ - 1 1/4" ROUND STEEL REBAR FOUND
- ✱ - 3/4" ROUND STEEL REBAR FOUND
- - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- - RECORDED BEARING
- S.F. - SQUARE FEET
- - WETLAND DELINEATED BY STACEY CAPLAN OF McMAHON ASSOCIATES INC DATED 10/08/18 CONTAINS 0.143 ACRES



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH BEARS N89°37'57"E PER THE PUBLISHED WINNEBAGO COUNTY COORDINATE SYSTEM

**McMAHON**  
 ENG. NEERS. ARCHITECTS

McMAHON ASSOCIATES, INC.  
 1445 McMAHON DRIVE, NEENAH, WI 54956  
 Mailing, P.O. BOX 1025, NEENAH, WI 54957-1025  
 PH 920.751.4200 FAX 920.751.4204 MCG@MCG.COM

DRAFTED BY: Marty J. Abing

FOR:  
 -INTEGRATED PUBLIC RESOURCES  
 -1445 McMAHON DRIVE  
 -NEENAH, WISCONSIN 54956  
 -PHONE 920-751-4200

# MEMO

**Date:** November 11, 2020  
**To:** Village Planning Commission Members  
**From:** Community Development Department Staff  
**RE:** New Business Item 2 ----- CSM – 1744 & 1730 Lakeshore Dr.

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## Overview

The applicants, Lyle and Barbara Hanson, are applying for a Certified Survey Map (CSM) to adjust the property line for parcel #1210651 by 30 feet on the south part of the property and combine that 30 feet with parcel #1210648. The address for parcel #1210651 is 1744 Lakeshore Drive and 1730 Lakeshore Drive on #1210648. Below is a map showing the the location of this CSM. The yellow lines are the original parcels and the red line shows where the new boundary line is located. On the next page is the actual CSM layout.



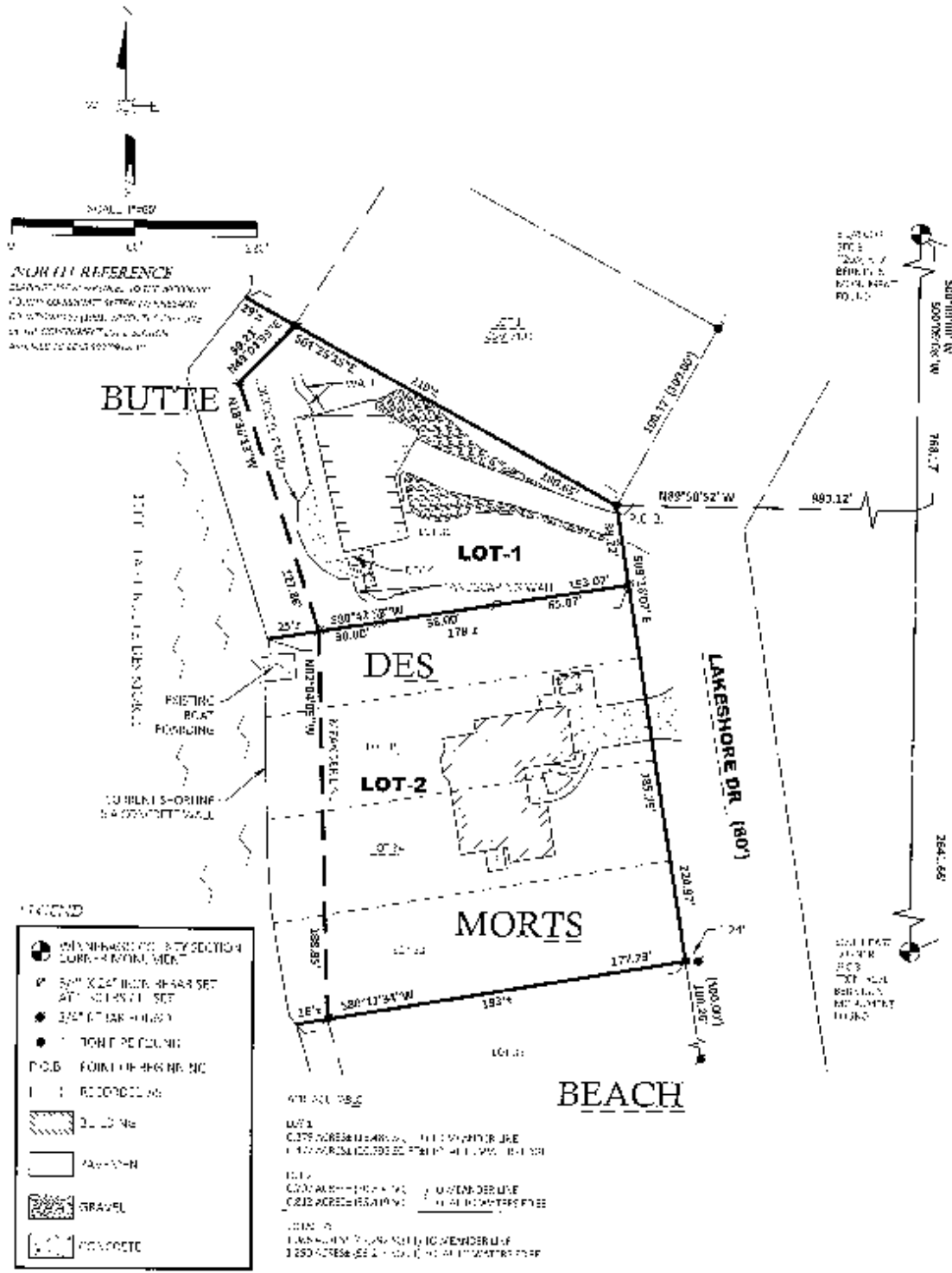
## Staff Recommendation

Staff finds that this CSM complies with the Village of Fox Crossing’s Chapter 419 and 435 on Land Division 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.

# CERTIFIED SURVEY MAP NUMBER

ALL OF LOTS 23, 24, 25 AND 26, BUTTE DES MORTS #2-ACH, LOCATED IN GOVERNMENT LOT 1, SECTION 3, ALL IN TOWN 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CRUISING, WYOMING, COUNTY OF SHERIDAN.



**NORTH REFERENCE**  
 SHANNON STATE SURVEY, 1887 APPROVED  
 COUNTY COMMISSIONER, SHERIDAN COUNTY  
 COURSE: N 25° 00' 00" E 100.00' TO CORNER  
 OF SECTION 3, T20N, R17E, S4  
 DISTANCE TO CORNER: 100.00'

SECTION 3  
 T20N, R17E, S4  
 DISTANCE TO CORNER:  
 100.00'

- LEGEND**
- 1/4" DIAMETER IRON NAIL SECTION CORNER MARKER
  - 3/4" X 1/4" IRON NAIL SECTION CORNER MARKER
  - 1/4" DIAMETER IRON NAIL
  - 3/4" DIAMETER IRON NAIL
  - 1" DIAMETER IRON NAIL
  - 1 1/2" DIAMETER IRON NAIL
  - 2" DIAMETER IRON NAIL
  - 3" DIAMETER IRON NAIL
  - 4" DIAMETER IRON NAIL
  - 6" DIAMETER IRON NAIL
  - 8" DIAMETER IRON NAIL
  - 10" DIAMETER IRON NAIL
  - 12" DIAMETER IRON NAIL
  - 14" DIAMETER IRON NAIL
  - 16" DIAMETER IRON NAIL
  - 18" DIAMETER IRON NAIL
  - 20" DIAMETER IRON NAIL
  - 22" DIAMETER IRON NAIL
  - 24" DIAMETER IRON NAIL
  - 26" DIAMETER IRON NAIL
  - 28" DIAMETER IRON NAIL
  - 30" DIAMETER IRON NAIL
  - 32" DIAMETER IRON NAIL
  - 34" DIAMETER IRON NAIL
  - 36" DIAMETER IRON NAIL
  - 38" DIAMETER IRON NAIL
  - 40" DIAMETER IRON NAIL
  - 42" DIAMETER IRON NAIL
  - 44" DIAMETER IRON NAIL
  - 46" DIAMETER IRON NAIL
  - 48" DIAMETER IRON NAIL
  - 50" DIAMETER IRON NAIL
  - 52" DIAMETER IRON NAIL
  - 54" DIAMETER IRON NAIL
  - 56" DIAMETER IRON NAIL
  - 58" DIAMETER IRON NAIL
  - 60" DIAMETER IRON NAIL
  - 62" DIAMETER IRON NAIL
  - 64" DIAMETER IRON NAIL
  - 66" DIAMETER IRON NAIL
  - 68" DIAMETER IRON NAIL
  - 70" DIAMETER IRON NAIL
  - 72" DIAMETER IRON NAIL
  - 74" DIAMETER IRON NAIL
  - 76" DIAMETER IRON NAIL
  - 78" DIAMETER IRON NAIL
  - 80" DIAMETER IRON NAIL
  - 82" DIAMETER IRON NAIL
  - 84" DIAMETER IRON NAIL
  - 86" DIAMETER IRON NAIL
  - 88" DIAMETER IRON NAIL
  - 90" DIAMETER IRON NAIL
  - 92" DIAMETER IRON NAIL
  - 94" DIAMETER IRON NAIL
  - 96" DIAMETER IRON NAIL
  - 98" DIAMETER IRON NAIL
  - 100" DIAMETER IRON NAIL

**GENERAL NOTES**  
 1. ALL LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.  
 2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.  
 3. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.  
 4. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

DATE	BY
10-04-20	EMILY R. ANSON
SCALE	AS SHOWN
PROJECT	LOT 1, SECTION 3, T20N, R17E, S4
CLIENT	EMILY R. ANSON
FILE NO.	2020

EMILY R. ANSON AND BARBARA A. ANSON  
 1000 LAKESHORE DR  
 BOX 1000, FOX CRUISING, WYOMING

**OMNI ASSOCIATES**  
 1000 LAKESHORE DR  
 BOX 1000, FOX CRUISING, WYOMING  
 PHONE: (307) 328-5500  
 FAX: (307) 328-5500

# MEMO

**Date:** November 11, 2020  
**To:** Village Planning Commission Members  
**From:** Community Development Department Staff  
**RE:** New Business Item 3 ---- Final Plat Review for Winding Creek 4

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## Overview

The applicant, Pat Hietpas, is applying for a Final Plat Review for Winding Creek 4 on parcel number 12101960101. This parcel is located west of Irish Road and directly north of Mimosa Ln. This large parcel is 12.64 acres will be divided into 33 smaller lots between 11,759 square feet (.26 acres) to 17,641 square feet (.40 acres). They will all keep the same R-2 zoning for Suburban Residential District for single-family homes.

The divided parcel will have new roads and easements to create this final plat. Softwind Road will continue north through the west side of the original parcel. Then two new streets, Louie Lane and Caroline Court, created to give the new parcels road frontage. Additionally, there is a 12 feet easement that goes through all the new parcels' on the street side and 15 feet drainage easement that runs through the back side of lots 164-168 on the Caroline Court cul de sac. Each lot is still large enough to meet all the zoning setback requirements for a minimum house size of 900 square feet. The location map for reference is below and on the next page is the final plat for Winding Creek 4. A development agreement has already been approved with required funds and a letter of credit for recording of this final plat.



## Staff Recommendation

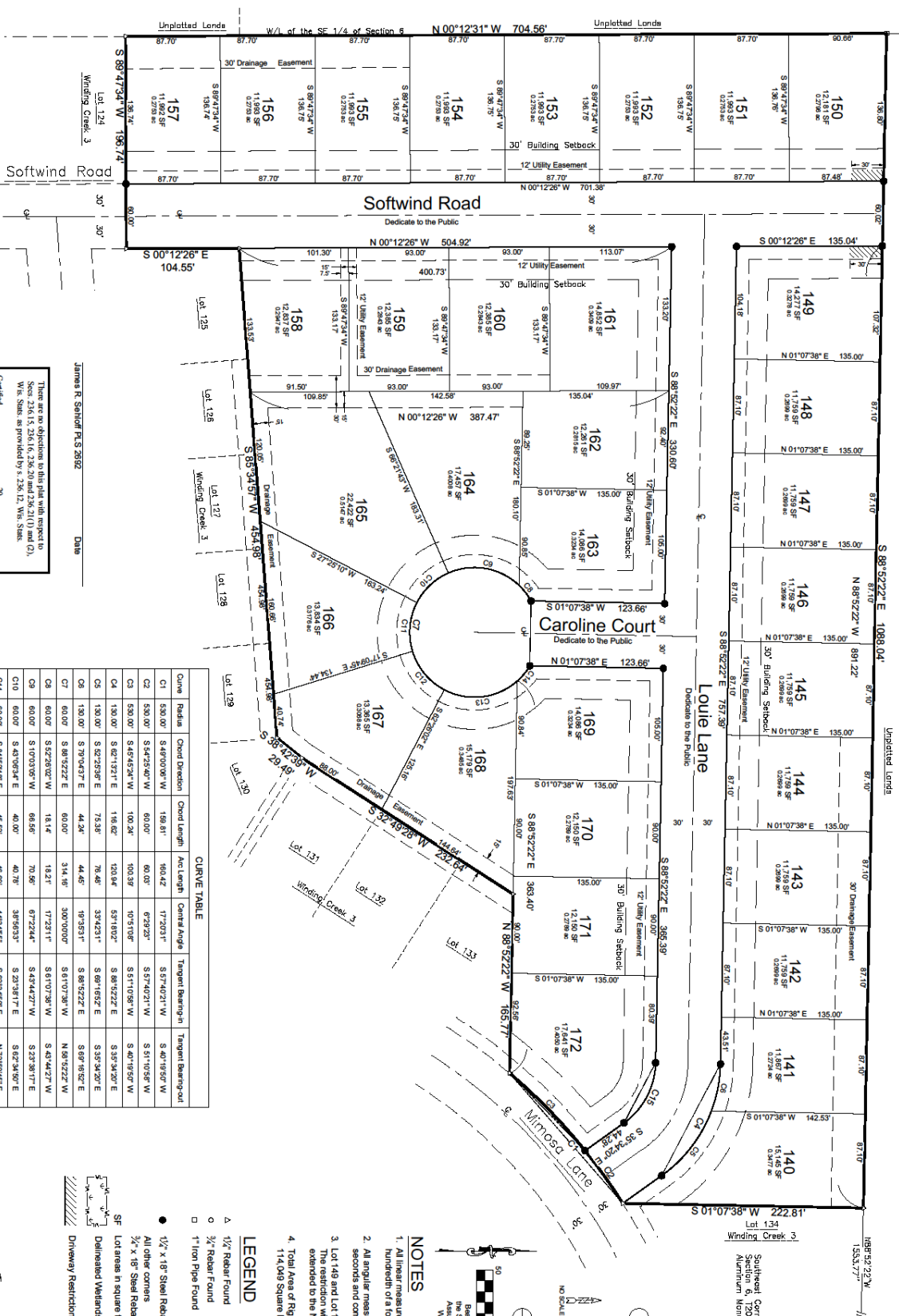
We recommend the approval of this Final Plat with the following conditions.

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.



# Winding Creek Estates 4

Part of the Northwest 1/4 of the Southeast 1/4, Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_ 20 \_\_\_\_\_

Department of Administration

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing in	Tangent Bearing-out
C1	530.00'	S 89°00'00" W	198.81'	60.42'	17°23'01"	S 57°42'11" W	S 40°15'58" W
C2	530.00'	S 54°25'40" W	60.00'	60.00'	6°23'23"	S 57°10'21" W	S 51°10'58" W
C3	530.00'	S 45°45'30" W	100.24'	105.108'	5°11'08"	S 51°10'58" W	S 40°19'50" W
C4	130.00'	S 82°13'21" E	118.62'	120.14'	5°11'02"	S 88°52'22" E	S 35°34'20" E
C5	130.00'	S 52°25'58" E	75.38'	78.46'	3°34'23"	S 89°16'52" E	S 35°34'20" E
C6	130.00'	S 79°04'37" E	44.24'	44.45'	1°0'33"	S 88°52'22" E	S 69°16'52" E
C7	60.00'	S 80°42'22" E	60.00'	314.46'	300°00'00"	S 61°01'38" W	N 50°12'22" W
C8	60.00'	S 52°20'32" W	18.14'	18.27'	17°23'11"	S 61°01'38" W	S 43°44'27" W
C9	60.00'	S 1°03'05" W	68.56'	70.96'	67°24'44"	S 43°44'27" W	S 23°38'17" E
C10	60.00'	S 43°05'48" E	40.00'	40.78'	3°09'33"	S 23°38'17" E	S 23°38'17" E
C11	60.00'	S 84°52'41" E	45.32'	46.89'	44°34'55"	S 23°38'17" E	N 27°30'19" E
C12	60.00'	N 50°12'08" E	46.18'	47.41'	45°16'17"	N 27°30'19" E	N 27°30'19" E
C13	60.00'	N 06°57'37" W	68.01'	72.31'	6°0'30"	N 27°30'19" E	N 41°12'31" W
C14	60.00'	N 50°10'40" W	18.14'	18.21'	17°23'11"	N 41°12'31" W	N 50°12'22" W
C15	70.00'	S 82°13'21" E	62.80'	65.12'	5°11'02"	S 88°52'22" E	S 35°34'20" E

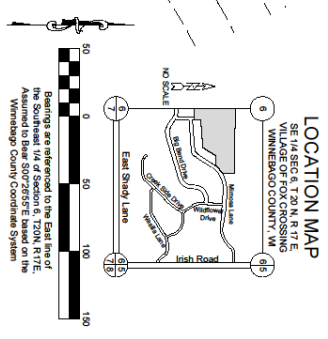
**NOTES**

- All linear measurements have been made to the nearest one hundredth of a foot.
- All angular measurements have been made to the nearest 20 seconds and computed to the nearest half-second.
- Lot 148 and Lot 150 have a driveway restriction as mapped. The restriction will be removed when Softwind Road is extended to the North.
- Total Area of Right of Way dedicated to the public: 114,049 Square Feet. (2,618.2 Acres)

**LEGEND**

- 1/2" x 1/8" Steel Rebar @ 4.30lb/LF SET
- All other corners 3/4" x 1/8" Steel Rebar @ 1.50lb/LF SET
- Lot areas in square feet
- Dedicated Wetlands
- Driveway Restriction

Revision Date: Oct 30, 2020  
 Drawn by: jmm  
 Checked by: jmm  
 Date: 10/30/20  
 Sheet 1 of 2



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Proctor, Texas, Winnebago, WI 54982  
 Tel: 920.991.1998 Fax: 920.441.0004  
 www.davel.com