



Fox Crossing Community Development Department
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www.foxcrossingwi.gov

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 9, 2020 @ 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – November 18th, 2020

OLD BUSINESS

None

NEW BUSINESS

1. CSM – 903 & 905 Highland Park Road 0 Lot Line CSM

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. 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.

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

CALL TO ORDER: Mr. Jochman called the Planning Commission meeting of November 18th, 2020 to order at 5:15 pm.

PRESENT: Chairperson: Chair Dennis Jochman
Commissioners: Mr. Tom Young,
Mr. Morris Cox,
Mr. Michael Scheib*,
Mr. James Zielinski,
Mr. Aaron Sabel*,
Ms. Tracy Romzek
(* indicates they were present via video call

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

Others: Barb and Lyle Hansen* (1730 Lakeshore Drive)
Mike Tuchscherer* (2033 Mimosa Lane)

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – October 21st, 2020

A motion was made by Mr. Cox, seconded by Mr. Zielinski to approve the meeting minutes of Wednesday, October 21st, 2020 with no corrections, previously discussed with Recording Secretary.

The motion carried - 7-0

PUBLIC HEARING

1. Winding Creek 4 Final Plat

A motion was made by Mr. Zielinski, seconded by Ms. Romzek, to open the Public Hearing for Winding Creek 4 Final Plat.

Director Dearborn said the final plat is the next phase of Winding Creek subdivision. He pointed out to the final sheet showing the final plat layout. He said it is a continuation of the existing subdivision and similar types of homes will be place. He mentions that it is a well-received subdivision with quality development. The Developer's Agreement and fees have been placed.

Chairman Jochman asked speak 3 times if anyone wanted to speak, no one spoke.

A motion was made by Mr. Cox, seconded by Mr. Zielinski, to close the Public Hearing for Winding Creek 4 Final Plat.

The motion carried 7-0.

OLD BUSINESS

None

NEW BUSINESS

Item 1 – CSM – 1204 E. Shady Ln

Director Dearborn explained that this certified survey map was requested to create two lots. The new lot on the south will be purchased by VFC for a regional stormwater pond and the rest will be developed at later date. Both lots are currently zoned agriculture. All the typical conditions apply that all taxes must be paid and to give the Village a recorded copy of the CSM.

A motion was made by Mr. Cox, seconded by Ms. Romzek, 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 – 6-0-1. Chairman Jochman abstained.

Item 2 – CSM – 1744 Lakeshore Dr.

Director Dearborn said there are two current lots, 1730 and 1744 Lakeshore Drive. Applicants wants to relocate the lot lines for future developments. The south lot line is pretty close to existing house so moving it over would give more flexibility.

Staff recommends approval with conditions as previous one.

Mr. Zielinski said he was going to abstain because he knew the people.

A motion was made by Mr. Cox, seconded by Ms. Romzek, 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 – 6-0-1. Mr. Zielinski abstained.

Item 3 – Winding Creek Final Plat

Director Dearborn said just had public hearing, this part of the process is just to approve or deny. Staff recommends approval.

Chairman Jochman said that is pretty straightforward and takes a little while to take it off.

Mr. Young said the Planning Commission talked in the past about snowplow in cul de sacs. There is one here and he asked if that would be an issue.

Director Dearborn said there is one, but it is a short cul de sac and meets the requirements for plowing.

A motion was made by Mr. Cox, seconded by Ms. Romzek, to approve the CSM with the following conditions:

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

The motion carried – 7-0.

PUBLIC FORUM

OTHER BUSINESS

1. Development Activity Report

Director Dearborn said there were 2 single family in October and now up to 20 for the year. This is now 10 commercial permits. Last year there were 38 single-family homes, 5 duplexes, and 5 commercial permits. The good news is that even though there are not as many residential as last year, the values are still exceeding from 33 million to 42 million. Projects are still coming in even though it is near the end of the year.

COMMUNICATIONS

1. Sustainability Committee Report

Director Dearborn said that Community Gardens are cleaned up now. One garden is growing garlic and will stay till next year, but they paid ahead for the garden. Electronic Recycling was reported at last meeting but this was reported here. This was positive and largest amount ever albeit this was just one this year. The committee discussed dates for following year and continuing our plastic film recycling. Continues to be good method of collecting and due for another bench soon.

Chairman Jochman asked if there are any other comments.

Director Dearborn said that Mr. Cox is now a County Commissioner.

Director Dearborn reminded the commission that next meeting is a week early next month. Village board likes to have one meeting in December so it affects the date of the Planning Commission.

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

The motion carried 7-0.

5:35 p.m.

Plan Commission
November 18, 2020 Minutes

Farrah Yang,
Recording Secretary

MEMO



Date: December 3, 2020
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 2 ----- CSM – #121-5782

Overview

The applicant, David Glass, is applying for a Certified Survey Map (CSM) to create a zero lot line for parcel #121-5728. This parcel currently has a duplex on it with the addresses 903 and 905 Highland Park Road. This parcel is part of the Redtail Crossing subdivision. The Developer would like to split this lot so that each unit would have its own parcel, which the duplex would then become twin homes. The Developer will then be able to sell each twin home separately. Below is the location map of the parcel. 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.

Survey for:
 Ghost Construction, Inc.
 1303 American Drive
 Neenah, WI 54956

Alle of Lot 18, Radial Crossing, being part of the Northeast 1/4 of the Southwest 1/4 of Section 09,
 Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.

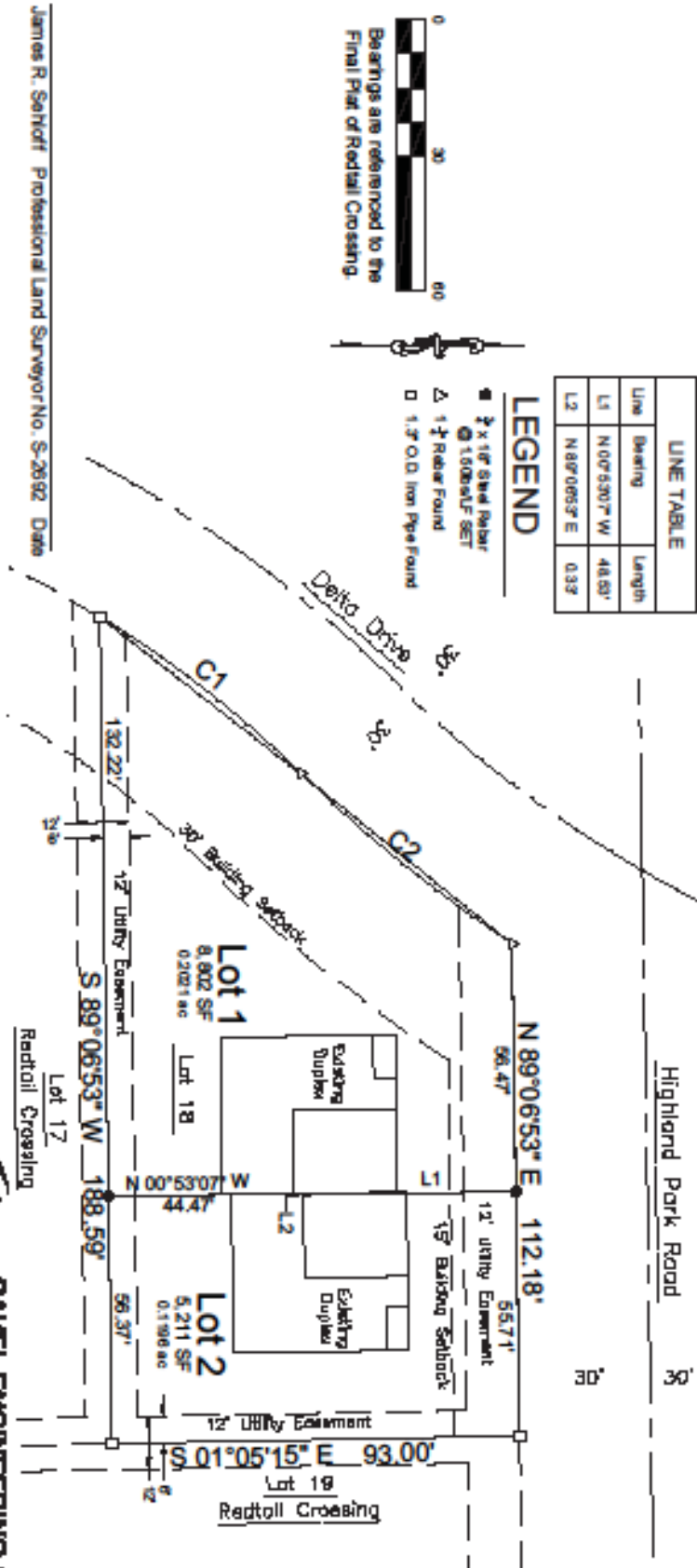
Certified Survey Map No. _____

LINE TABLE		
Line	Bearing	Length
L1	N 00°53'07" W	48.50'
L2	N 89°06'53" E	0.33'

LEGEND

- 2" x 10" Steel Rebar
- ⊙ 1.00" O.D. SET
- △ 1 1/2" Rebar Found
- 1 1/2" O.D. Iron Pipe Found

Bearings are referenced to the
 Final Plat of Redfall Crossing



James R. Seifert Professional Land Surveyor No. S-2692 Date _____

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing In	Tangent Bearing Out
C1	257.84'	N 37°57'19" E	58.00'	96.17'	127°58'59"	N 31°29'57" E	N 44°28'13" E
C2	317.84'	N 38°48'49" E	62.81'	82.25'	111°12'41"	N 44°28'09" E	N 33°42'28" E

File: 56923294.dwg
 Date: 02/22/2020
 Drawn By: jim
 Sheet 1 of 3



**DAVEL ENGINEERING &
 ENVIRONMENTAL, INC.**
 Civil Engineers and Land Surveyors
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12/2/2009 8:58 AM J:\Projects\56923294.dwg (Jim Seifert) Plotted by: Jim