

Regular Plan Commission Meeting

Regular Meeting Minutes

Village of Cross Plains
2417 Brewery Road, PO Box 97
Cross Plains, WI 53528
(608) 798-3241

Monday, March 7, 2016

7:00 pm

I. **Call to Order, Pledge of Allegiance, and Roll Call**

President Andreoni called the meeting was called to order at 7:00 pm.

Present: Commissioners Randy Case, Todd DuQuette, Ron Hilmanowski, Mitch Hogan, Judy Ketelboeter, Cliff Zander, and President Pat Andreoni.

Also Present: Janet Kernen, Gary Bewick, Lori Ames, and Tim Henneman.

II. **Public Comment** – None.

III. **General Business**

1. Discussion and action regarding minutes of regular meeting held February 1, 2016 –

A motion was made by Commissioner Ketelboeter, seconded by Commissioner DuQuette, and unanimously carried by the Plan Commission to approve the regular meeting minutes held February 1, 2016.

2. Discussion and action to make a recommendation to the Village Board regarding the Preliminary Plat for Glacier Ridge Subdivision – Following discussion, a motion was made by Commissioner Case, seconded by Commissioner DuQuette, and unanimously carried by the Plan Commission to recommend conditional approval of the Preliminary Plat for Glacier Ridge Subdivision conditioned upon the following variances and waivers:

- Variance from the display of the required parkland dedication on the Preliminary Plat as stipulated in Section 83.34(k).
- Variance from the requirement in Section 83.38 to submit an Erosion and Stormwater Drainage Control Plan noting that 1) the civil engineering plans/specifications submitted as of February 15, 2016 (Exhibit D) are sufficient as part of the review of the Preliminary Plat; and 2) the review of the Erosion and Stormwater Drainage Control Plan will take place as part of the process for the Final Plat.

- Waiver of the Environmental Assessment Checklist listed in Section 83.39 stating that the requirements of this section were provided for in the Development Proposal approved by the Village Board on January 25, 2016.
- Waiver of the Impact Study listed in Sub-Section 83.41(b) stating that the requirements of this section were provided for in the Development Proposal approved by the Village Board on January 25, 2016.
- Variance from the minimum lot area size and building line width as listed in Sub-Section 83.83(c) stating that land use regulations will be controlled by Chapter 84 (Zoning Code) of the Village Code of Ordinances.

3. Consideration of Ord. #03-2016 setting the zoning for Glacier Ridge Subdivision located at 2504 Military Road (Buechner Farm) as part of its development as a residential subdivision.

a. Public Hearing – A motion was made by Commissioner Ketelboeter, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to open the Public Hearing at 7:11 pm.

1. James Garfoot of 9234 Garfoot Circle in the Town of Cross Plains commented asked if the Village had received a letter from the Township on this annexation.

2. Kevin Coughlin of 2404 Apple Wood Drive asked questions regarding the proposed future uses on Lot #1 of the Preliminary Plat to be acquired by the Village.

Following discussion, a motion was made by Commissioner Duquette, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to close the public hearing at 7:14 pm.

b. Discussion and action to make a recommendation to the Village Board – Following discussion, a motion was made by Commissioner Zander, seconded by Commissioner Case, and unanimously carried by the Plan Commission to recommend approval of Ordinance #03-2016 setting the zoning for Glacier Ridge Subdivision located at 2504 Military Road (Buechner Farm) as part of its development as a residential subdivision contingent upon adoption of the Final Plat for Glacier Ridge Subdivision.

4. Discussion and action to make a recommendation to the Village Board regarding a Temporary Limited Easement (TLE) between the Village and Middleton-Cross Plains School District to be used for grading the storm water basin – Following discussion, a motion was made by Commissioner Duquette, seconded by Commissioner Zander, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding a Temporary Limited Easement (TLE) between the Village and Middleton-Cross Plains School District to be used for grading the storm water basin.

5. Discussion and action to make a recommendation to the Village Board regarding a quit claim deed from the Middleton-Cross Plains School District to the Village for street right-of-way purposes and Ordinance #04-2016 dedicating the acquired right-of-way to the public – Following discussion, a motion was made by Commissioner Case, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding a quit claim deed from the Middleton-Cross Plains School District to the Village for street right-of-way purposes and Ordinance #04-2016 dedicating the right-of-way to the public.

6. Discussion and action to make a recommendation to the Village Board regarding a Development Proposal from Sundance Development, LLC in order to annex and develop the property of and adjoining to 4923 Brewery Road (Weber Farm) as a residential subdivision – Following discussion, a motion was made by Commissioner Duquette, seconded by Commissioner Zander, for the Plan Commission to recommend approval to the Village Board regarding a Development Proposal from Sundance Development, LLC in order to annex and develop the property of and adjoining to 4923 Brewery Road (Weber Farm) as a residential subdivision. A roll call vote was requested. Yes – Andreoni and Duquette. No – Case, Hilmanowski, Hogan, Ketelboeter, and Zander. Motion failed 2 – 5. Further action on this item will be considered by the Plan Commission at its meeting on April 4, 2016.

IV. Adjournment

A motion was made by Commissioner Zander, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to adjourn the meeting at 8:15 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer