

Regular Plan Commission Meeting

Meeting Minutes

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

Monday, April 7, 2014

6:30 pm

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

President Andreoni called the regular Plan Commission meeting to order at 6:30 pm.

Present: Commissioners Doug Brunner, Mitch Hogan, Lee Sorensen, and President Pat Andreoni.

Non-Present: Commissioners Randy Case, Todd Duquette, and Tim Statz.

Also Present: Jenny Dechant and Tom Pientka.

II. Public Comment – None.

III. General Business

1. Discussion and action regarding the minutes of the regular meeting held on March 17, 2014 – A motion was made by Commissioner Brunner, seconded by Commissioner Sorensen, and unanimously carried by the Plan Commission to approve the minutes of the regular meeting held on March 17, 2014.

2. Discussion and action to make a recommendation to the Village Board regarding a proposed Certified Survey Map (CSM) in order to combine several parcels at 2202 Main Street and 2304 Main Street for the Kalscheur Dodge-Chrysler Redevelopment Project – Following discussion, a motion was made by Commissioner Brunner, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding the proposed Certified Survey Map (CSM) in order to combine several parcels at 2202 Main Street and 2304 Main Street for Kalscheur Dodge-Chrysler Redevelopment subject to the following conditions:

- i. Approval is contingent upon Kalscheur Dodge-Chrysler completing the acquisition of all property detailed in the CSM.
- ii. Kalscheur Dodge-Chrysler will add an easement to the final draft of the CSM to allow for sidewalk over the western property boarder as defined by the Village Engineer.

3. Discussion regarding a petition from Michael J. Roessler as agent for the property owner of 2956 Thinnes Street to rezone the property from Single Family Residential (R1) to Two Family Residential (R2) – A letter was submitted to the Plan Commission from Michael J. Roessler to consider the revision to allow the property’s current use to be consistent the Village’s zoning code.

4. Discussion regarding a petition to rezone and submittal of a General Development Plan (GDP) from Planning Adelpia Inc. for the following properties – Tom Pientka of Planning Adelpia Inc. was present on behalf of the Developer and Jenny Dechant of Iconica was present on behalf of the designer and builder for the development. Both provided a presentation of the request to rezone the parcels in question (see below) and review the proposed General Development Plan for the site.

Address	From	To
1206 Main Street	Industrial (I)	Planned Development District – Residential (PDD-R)
1214 Main Street	Industrial (I)	Planned Development District – Residential (PDD-R)
1300 Main Street	General Business (BG) with Central Business Overlay District (BC(O))	Planned Development District – Residential (PDD-R)
1306 Main Street	General Business (BG) with Central Business Overlay District (BC(O))	Planned Development District – Residential (PDD-R)
1310 Main Street	General Business (BG) with Central Business Overlay District (BC(O))	Planned Development District – Residential (PDD-R)

5. Public Hearing on Requests for Rezoning – 7:00 pm

a. Petition from Michael J. Roessler for 2956 Thinnes Street

- A motion was made by Commissioner Sorenson, seconded by Commissioner Brunner, and unanimously carried by the Plan Commission to open the public hearing at 7:19 pm.
- No comments were received or made.
- A motion was made by Commissioner Brunner, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to close the public hearing at 7:20 pm.

b. Petition from Planning Adelpia Inc. for 1206-1310 Main Street – A motion was made by Commissioner Brunner, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to open the public hearing at 7:21 pm.

1. Larry Statz of 2709 Birchwood Pass asked what sorts of protections would be in place for Black Earth Creek as he desired to make sure it is not negatively impacted.

A motion was made by Commissioner Brunner, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to close the public hearing at 7:23 pm.

6. Action to make a recommendation to the Village Board regarding the petition to rezone 2956 Thinnes Street from Michael J. Roessler – A motion was made by Commissioner Brunner, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to recommend approval to the Village Board to rezone 2956 Thinnes Street from Single Family Residential (R1) to Two Family Residential (R2).

7. Action to make a recommendation to the Village Board regarding the petition to rezone 1206-1310 Main Street from Planning Adelpia Inc. – A motion was made by Commissioner Brunner, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to recommend approval to the Village Board to rezone 1206/1214 Main Street (Industrial (I)) and 1300/1306/1310 Main Street (General Business (BG) with Central Business Overlay District (BC(O))) to Planned Development District-Residential (PDD-R).

8. Action to make a recommendation to the Village Board regarding the General Development Plan (GDP) for 1206-1310 Main Street from Planning Adelpia Inc. – A motion was made by Commissioner Hogan, seconded by Commissioner Sorenson, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding the General Development Plan (GDP) for 1206-1310 Main Street from Planning Adelpia Inc. with a waiver from Section 4.17(4)(A)(6) to remove the requirement of a Traffic Impact Analysis.

IV. Adjournment

A motion was made by Commissioner Sorenson, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to adjourn the meeting at 7:25 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