

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, July 11, 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, Judy Ketelboeter, Clifford Zander, and President Pat Andreoni.

Not-Present: Commissioner Mitch Hogan.

Also Present: Tim Henneman, Jenny Dechant, and Willy Hellenbrand.

II. Public Comment – None.

III. General Business

1. Discussion and action regarding minutes of regular meeting held June 6, 2016 – A motion was made by Commissioner Hilmanowski, seconded by Commissioner DuQuette, and unanimously carried by the Plan Commission to approve the minutes of the regular meeting held on June 6, 2016.

2. Consideration of a request from West Gateway Inc. for a Zoning Map Amendment and General Development Plan (GDP) for 1812-1904 Main Street from Main Street Mixed Use (MSMU) to Planned Development (PD) in order to construct a mixed use residential and commercial building:

a. Public Hearing – A motion was made by Commissioner DuQuette, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to open the Public Hearing at 7:10 pm.

- No comments were made.

A motion was made by Commissioner DuQuette, seconded by Commissioner Case, and unanimously carried by the Plan Commission to close the Public Hearing at 7:11 pm.

b. Discussion and action to make a recommendation to the Village Board – Following discussion, a motion was made by Commissioner Ketelboeter, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding a request from West Gateway Inc. for a Zoning Map Amendment and General Development Plan (GDP) for 1812-1904 Main Street from Main Street Mixed Use (MSMU) to Planned Development (PD) in order to construct a mixed use residential and commercial building including the condition that the Plan Commission concurs with the Staff Report submitted by the Zoning Administrator.

3. Discussion and action to make a recommendation to the Village Board regarding a revised 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 Case, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding a revised Development Proposal from Sundance Development, LLC in order to annex and develop property of and adjoining to 4923 Brewery Road (Weber Farm) as a residential subdivision subject to the following conditions for consideration by the Village Board:

1. Determination regarding the inclusion of 4959 Brewery Road in the property to be annexed.
2. Properties that cannot be served via the gravity fed sewer system will be hooked up into the system using grinder pumps where possible.
3. Mapping needs to show the annexation of the Faust Property and include the previous depiction of the Emergency Lane that is included within the narrative.
4. Additional comments from Village Staff as needed following their complete review.

4. Discussion and action to make a recommendation to the Village Board regarding a variance from the scheduling requirements of Section 83.104 of the Land Division and Subdivision Ordinance regarding planned earth-disturbing activities in the Glacier Ridge Subdivision –

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 variance from the scheduling requirements of Section 83.104 of the Land Division and Subdivision Ordinance regarding planned earth-disturbing activities in the Glacier Ridge Subdivision subject to the following conditions:

1. Deadline for earth-disturbing activities will be extended to November 15th.
2. The erosion control methods and final restoration are subject to Village Staff review/approval.
3. As part of its review of this request for a Variance, the Plan Commission determines that the variance will not be detrimental to the public good, will not substantially impair the overall intent of this chapter, and will not impede the desirable development of the Village in accordance with the adopted Comprehensive Plan.

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 8:32 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