



"In the Spirit of Town Government"

**TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WI
MINUTES OF PLAN COMMISSION MEETING
FEBRUARY 8, 2021 AT 7:00 P.M.
BUCHANAN TOWN HALL, N178 COUNTY RD N, APPLETON, WI 54915**

- 1) **CALL MEETING TO ORDER:** Erdmann called the meeting to order at 7:00 p.m.
- 2) **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
- 3) **ROLL CALL & VERIFY PUBLIC NOTICE:** Public notice verified. Commissioners present – Erdmann, McAndrews, Kavanaugh, Schultz, Coenen, Jensema, and Lamers. Also present was Administrator Mahoney and Clerk/Treasurer Sieracki. Members of the public were also in attendance.
- 4) **PUBLIC FORUM:** No one spoke.
- 5) **MINUTES TO APPROVE:**
 - a) January 11, 2021 Plan Commission Minutes

*Motion by Coenen/Lamers to approve the Minutes of the January 11, 2021 Plan Commission meeting as presented.
Motion passed 7 to 0 by voice vote.*

6) PUBLIC HEARINGS:

- a) Application for Rezoning (#2021-01): LOT 3 CSM 261, Parcel number 030 039904 known as N415 Dons Drive, Appleton, 1.18 acres, Town of Buchanan, Outagamie County, Wisconsin. Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. General Agriculture (AGD) to Residential Single Family (RSF) District.

Motion by Schultz/Lamers to open the public hearing at 7:05 p.m. Motion passed 7 to 0 by voice vote.

- b) Erdmann called for comments favoring application for rezoning (#2021-01): Parcel number 030 039904 known as N415 Dons Drive, Appleton, 1.18 acres, Town of Buchanan, Outagamie County, Wisconsin. Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. General Agriculture (AGD) to Residential Single Family (RSF) District.

No one spoke favoring the Rezoning.

Erdmann called for comments opposing application for rezoning (#2021-01): Parcel number 030 039904 known as N415 Dons Drive, Appleton, 1.18 acres, Town of Buchanan, Outagamie County, Wisconsin. Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. General Agriculture (AGD) to Residential Single Family (RSF) District.

No one spoke opposing the Rezoning.

Motion by Lamers/Jensema to close the public hearing at 7:07 p.m. Motion passed 7 to 0 by voice vote.

7) APPLICATIONS FOR APPROVAL/DENIAL:

- a) Application for Rezoning (#2021-01): LOT 3 CSM 261, Parcel number 030 039904 known as N415 Dons Drive, Appleton, 1.18 acres. Town of Buchanan, Outagamie County, Wisconsin. Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. General Agriculture (AGD) to Residential Single Family (RSF) District. – For Approval/Denial.

Commission Chair Erdmann introduced the application. Administrator Mahoney added that the request is consistent with the Comprehensive Plan.

Motion by Coenen/McAndrews to approve application for rezoning 2021-01 as presented with the condition that CSM #2020-01 is approved. Motion passed 7 to 0 by voice vote.

- b) Application for CSM (#2021-01): Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. Parcel numbers 030 039900, 030 039901, and 030 039904 (CSM 261 Lot 1, CSM 261 Lot 3 and CSM 253 Lot 1) total approximately 5.94 acres; Certified Survey Map Re-Creating Three Lots. – For Approval/Denial.

Commission Chair Erdmann introduced the application. Administrator Mahoney added that the proposed lots meet the minimum zoning dimensions for Residential Single Family.

Motion by Coenen/Jensema to approve CSM 2021-01 as presented. Motion passed 7 to 0 by voice vote.

- c) Application for CSM (#2021-02): Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of The Timothy T. Vils Survivors Trust. Parcel number 030 002401 known as W370 County Rd ZZ, Kaukauna approximately 2.43 acres; Certified Survey Map Creating Two Lots. – For Approval/Denial.

Commission Chair Erdmann introduced the application. Administrator Mahoney added that the current zoning district for all current parcels is General Agriculture.

Motion by Jensema/Coenen to approve CSM 2021-02 as presented. Motion passed 7 to 0 by voice vote.

- d) Application for CSM (#2021-03): Applicant Tom Dercks, Dercks Builders & Masonry, Inc, on behalf of John and Elizabeth Kobussen. Parcel numbers 030 020602 and 030 021300 known as W919 County Rd CE, Kaukauna approximately 30.21 acres and SE NE SEC31 T21N R19E 40AC M/L; Certified Survey Map Creating Three Lots. – For Approval/Denial.

Commission Chair Erdmann introduced the application. Administrator Mahoney added that the stated purpose for the minor land division is for the owners to retain Lots 1 and 3 at this time and to sell Lot 2 to Dercks Builders and Masonry. Both parcels are currently zoned for AGD-General Agricultural. If Lot 2 is sold to Dercks Builders and Masonry to build single family homes, that parcel will need to be rezoned as RSF Single-Family Residential (§525-24).

The Commissioners discussed access to proposed Lot 3 stating that an island would be created if the CSM would be approved.

Motion by Schultz/Coenen to deny CSM 2021-03 as presented since Lot 3 cannot be an island. Motion passed 7 to 0 by voice vote.

- e) Application for CSM (#2021-04): Applicant Bob Reider, Carow Land Surveying Co., Inc. on behalf of Michael and Alexandra Bostone. Parcel ID 030 205600; Certified Survey Map Creating Two Lot. – For Approval/Denial.

Commission Chair Erdmann introduced the application. Administrator Mahoney added that the current zoning district for all current parcels is Residential Two Family.

The Commission discussed.

Motion by Coenen/Jensema to approve CSM 2021-04 as presented. Motion passed 7 to 0 by voice vote.

8) UNFINISHED BUSINESS: NONE

9) NEW BUSINESS: NONE

10) PROJECT UPDATES/CORRESPONDENCE: NONE

11) COMPREHENSIVE PLAN 2040 UPDATE: NONE

12) FUTURE AGENDA ITEMS:

Future meeting agenda/discussion items and possible action for future Plan Commission meetings include ATV's and UTV's.

13) ADJOURN: Motion by Lamers/Kavanaugh to adjourn at 7:38 p.m. Motion carried 7 to 0 by voice vote.

Other Future Meetings:

February 9, 2021 Fire Study at Combined Locks 5:00 p.m.

February 23, 2021 Town Board Meeting 7:00 p.m.

March 4, 2021 Stormwater Utility Meeting 7:00 p.m.

Cynthia Sieracki, Clerk
Drafted: February 9, 2021

Motion to Approve: Coenen/Jensema Vote: 7 to 0 Dated: 3/8/2021