

**TOWN OF CHRISTIANA  
PLAN COMMISSION MEETING MINUTES  
JANUARY 23, 2018**

The meeting was called to order at 7:33 pm by Tom Jelinek. Those present from the Plan Commission were Cindy Cutrano, Jim Lowrey, Duane Hinchley and Tom Jelinek. Absent was Adam Travis. Others from the public present were Mike Cutrano, Michael Rumpf, Bernie Nikolay, Andrew Veum, Stanley Lien and Jeff Notstad.

Cindy Cutrano made a motion to approve the August 22, 2017 minutes, seconded by Jim Lowrey. All ayes.

Public appearances – Stanley Lien wants to know if this is a commission. He believes that it was set up as a committee.

Jim Lowrey made a motion to approve the rezone request to bring the existing parcel for Andrew Veum, for his property located at 135 Hoopen Rd, up to 4 acres, with the zone of RH-1. The remaining 25 acres to be rezoned A-4, seconded by Duane Hinchley. All Ayes.

Duane Hinchley made a motion to approve the rezone request of 2 acres from A-2 to C-2 to add to existing C-2 parcel, for Bob Johnson/Jim Lowrey for their property located at 275 US Hwy 12 and 18, with the same deed restrictions, seconded by Cindy Cutrano. All Ayes. One abstain.

Duane Hinchley made a motion to change the remaining 7.1 acres for Bob Johnson/Jim Lowrey, for their property located on Rodney Rd (CSM #14005) from A-2(8) to A-2(4), seconded by Cindy Cutrano. All Ayes. One abstain.

Cindy Cutrano made a motion to approve the request for a CUP for **Institutional Use** for the School District of Cambridge (Bernie Nikolay/Michael Rumpf), for their property located at 37 Oakland Rd with the following conditions:

1. Charter School.
  - a. Hours of operation: 7:00 a.m. to 5:00 p.m.
  - b. Anticipated students: Not to exceed 50.
2. Special Events.
  - a. Summer School events
  - b. Events sanctioned by the School District.

seconded by Duane Hinchley. All Ayes.

Jim Lowrey made a motion to adjourn the meeting, seconded by Cindy Cutrano. All ayes. Meeting adjourned at 8:33 pm.

Cindy Cutrano  
Secretary

Christiana Planning Commission,

I am writing you regarding the zoning change at the Severson Learning Center on Oakland Road. I live across from this location and I do have some concerns. I attended multiple planning meetings for the proposed charter school, until my health prevented me from doing so.

My largest concern is with student safety. At one planning meeting I expressed my concern over the hunters that use the Severson Learning Center. Administrators were unaware that this was occurring and Ms. Scianna confirmed finding spent shell casings on the trails. I checked with the DNR and they said that once a school is located there, that firearms would be prohibited to be used within 1,000 feet. I have neighbors that this would affect, one that target shoots during school hours sometimes for hours at a time. Will the school or the township be informing neighbors that they will no longer be able to use their own property for hunting or target practice?

At a meeting I inquired about a school zone to help with road safety, especially since they have suggested the students will bike between the high school and charter school for extra class options. I was told that a school zone was likely not an option because that would upset the neighbors.

However, there is a State statute addressing this.

<http://docs.legis.wisconsin.gov/statutes/statutes/118/40>

[Wisconsin Legislature: 118.40](#)

docs.legis.wisconsin.gov

118.35(1) (1) In this section, "gifted and talented pupils" means pupils enrolled in public schools who give evidence of high performance capability in intellectual ...

**118**

**118.08 School zones; crossings.**

**(1) On any street or highway which borders the grounds of any public, private, or tribal school in which school is held for a term of not less than 6 months, the authority in charge of the maintenance of the street or highway shall erect black and yellow "school" warning signs. The authority may also designate school crossings across any street or highway, whether or not the street or highway borders on the grounds of a school.**

**(2) All signs required by this section and their installation shall comply with standards adopted by the department of transportation.**

**Als**

Also fencing -

**118.11 School fences.** The school district shall erect and maintain all the fence necessary to enclose the school site or grounds without any financial burden on the holders of adjoining properties.

Will the township be adding a shoulder/bike lane or fixing the flooding on Oakland road to help with students biking?

Another concern is a lack of a building plan. At the first meeting I attended we were informed that other districts were basically giving portable classrooms away so it would cost next to nothing, with plans of a multimillion dollar complex if the school has enough out of district interest. Then they said it would be around \$100,000 for a portable classroom and now it is up to \$240,000 or possibly a barn remodel to get started.

Thank you for your time,

Lori Hanisko

72 Oakland Rd