

VILLAGE OF FOX CROSSING  
PLANNING COMMISSION MEETING  
Municipal Complex – Arden Tews Assembly Room  
Wednesday, August 16, 2023 at 5:15 PM

Minutes

**CALL TO ORDER**

The Planning Commission meeting was called to order by Chairman Jochman at 5:17 p.m.

PRESENT: Chair: Mr. Dennis Jochman  
Vice Chair: Mr. Aaron Sabel  
Commissioners: Mr. Tom Young  
Ms. Tracy Romzek  
Mr. Michael Scheibe

EXCUSED: Mr. Morris Cox  
Mr. Thomas Willecke

Staff:  
Village President Dale Youngquist  
Village Manager Jeff Sturgell  
Community Development Director George Dearborn  
Associate Planner Daniel Dieck

Others: 3 others present

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES** – July 19, 2023

**MOTION:** Mr. Young, seconded by Mr. Sabel to approve the meeting minutes of July 19, 2023.

Motion carried 5-0-0

**PUBLIC HEARING**

1. Future Land Use Amendment – Government, Institutional and Utilities to Neighborhood Mixed Use, Medium and Low Density Residential.

**MOTION:** Mr. Scheibe, seconded by Mr. Sabel to open the public hearing

Motion carried 5-0-0

Director Dearborn referred to a map showing properties the future land use map indicates as government, institutional and utilities, which no longer are valid for those uses because of land sales and pending land ownership changes. He felt the proposed land use changes would better reflect the future uses.

Bob Seubert 1417 Prairie Lake Circle, Neenah, WI

Bob Seubert questioned how and who came to the conclusion of low density and medium density. He raised concern if there is a possibility for construction of apartment complexes and that this new development may lower property values.

Director Dearborn explained that the decision had been made after the following steps of a 2018 comprehensive plan, multiple public hearings, and Village board and committee discussion of land use.

The Commissioners Assured Bob Seubert that if apartments were proposed to be built it would need to enter into public hearings of review prior to moving forward.

Tammy Mackai 1429 Prairie Lake Circle, Neenah WI

Tammy Mackai feels that the property is not large enough to put a condo association in. The area to the left has had the association docs changed and does not have the votes to develop it as rental properties. She feels that the development of duplexes will lower property values.

Director Dearborn explained that even with low density residential there is no guarantee that it will not be developed into duplexes or rentable housing.

Jayne Budde 1412 Westcreek Lane, Neenah, WI

Jayne Budde asked for a definition of what is low density and what does it mean.

Director Dearborn explained what low density development is and could be.

**MOTION:** Mr. Sabel, seconded by Mr. Scheibe to close the public hearing

Motion carried 5-0-0

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. Future Land Use Amendment – Government, Institutional and Utilities to Neighborhood Mixed Use, Medium and Low Density Residential**

Director Dearborn gave a brief overview of the properties and presented a map showing the locations. He also informed the Commission that proper notices were sent out to surrounding local governments and property owners in proximity to the Church Pond project.

There was some discussion among commissioners regarding the property just East of Prairie Lake Circle, as to whether the future land use should be medium or low density residential.

**MOTION:** Mr. Scheibe, seconded by Ms. Romzek to approve the future land use amendments as presented by staff.

Motion carried 4-1-0 (Mr. Sabel)

**2. CSM – Habitat for Humanity – Wheeler Rd.**

Director Dearborn said the applicant is proposing the CSM to create two parcels from one larger parcel for the purpose of constructing two Habitat homes. He stated the two proposed lots meet current lot size requirements.

**MOTION:** Mr. Sabel, seconded by Mr. Scheibe to approve the CSM with the following conditions, that all taxes be paid and a copy of the recorded CSM be provided to the department.

Motion carried 5-0-0

**OTHER BUSINESS****1. Development Activity Report**

Director Dearborn reviewed the Development Activity Report for July and the Annual Building Report for 2023.

**COMMUNICATIONS****1. Sustainability**

The Sustainability Committee did not meet in August.

**PUBLIC FORUM****Tammy Mackai 1429 Prairie Lake Circle, Neenah WI**

Tammy Mackai disagreed with Director Dearborn that single family home construction has decreased overall and felt it has increased. She also stated the land east of Prairie Lake Condos should be single family homes in the future and that the Village had plenty of mixed use and medium density areas set aside for future growth. She also felt the State of Wisconsin is pushing for more duplex and apartment development and not home ownership, yet home ownership creates more value for the Village. She also suggested the Village consider purchasing the small parcel of land on the south side of Jacobson Rd. which is primarily wetland and use it for a future park or recreational area.

**ADJOURN**

At 6:15 p.m., **MOTION:** Mr. Sabel seconded by Mr. Scheibe to adjourn.

Motion carried 5-0-0

Respectfully submitted,

Daniel Dieck, Recording Secretary

**Note:** These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.