

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 20, 2022 @ 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES –MARCH 16, 2022

PUBLIC HEARING

1. Rezoning PDD Planned Development District Lot 11 Redtail Crossing
2. Rezoning A-2 to B-3 1822 Midway Road
3. Rezoning A-2 to R-4 Clayton Ave & East Shady Lane

OLD BUSINESS

None

NEW BUSINESS

1. Planned Development District Lot 11 Redtail Crossing
2. Rezoning A-2 to B-3 1822 Midway Road
3. Rezoning A-2 to R-4 Clayton Ave & East Shady Lane
4. Habitat CSM Tayco Road

OTHER BUSINESS

1. Development Activity Report

COMMUNICATIONS

Sustainability Committee Meeting

PUBLIC FORUM: Non-Agendized Village Related Matters

Pursuant to WI Statutes 19.83(2) & 19.84(2), the public may present matters; however, they cannot be discussed or acted upon. Limited to ten minutes - non-repetitive matters.

ADJOURNMENT

If you have any questions, please call (920) 720-7105 for information. You may also access the staff recommendations on the website, www.foxcrossingwi.gov. From the main page, click "Meetings," then "Agendas." The recommendation is posted on the website the Thursday or Friday preceding the Plan Commission meeting.

PLEASE NOTE: It is possible that members of and possibly a quorum of Village Board members or other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body other than the governmental body specifically referred to on the agenda above.

The Commission reserves the right to take up any item on the agenda at any time after the meeting commences.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Administration Office at (920) 720-7101.

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, March 16, 2022 5:15 PM

Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairperson Dennis Jochman at 5:15 p.m.

PRESENT: Chairperson: Mr. Dennis Jochman
Commissioners: Mr. Aaron Sabel
Mr. Tom Young
Mr. Morris Cox
Mr. Michael Scheibe
Mr. James Zielinski
Ms. Tracy Romzek

Staff: Community Development Director George Dearborn
Associate Planner Daniel Dieck

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – February 16, 2022

MOTION: Mr. Cox, seconded by Mr. Zielinski to approve the meeting minutes of February 2022.

Motion carried 6-0-1, Chairperson Jochman was absent from the February meeting and therefore abstained from voting.

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

1. Municipal Separate Storm Water Report (MS4) 2021 Annual Report

Director Dearborn presented an overview of this annual report required by the Wisconsin Department of Natural Resources to maintain the Village's storm water management plan permit.

MOTION: Mr. Zielinski seconded by Mr. Cox to accept the preliminary report and submit the report to the Village Board in its current form for review.

Motion carried 7-0

OTHER BUSINESS

1. Development Activity Report

Director Dearborn reviewed the Development Activity Report for January through February 2022 noting that the building permit total values far exceed last year's total at this point, because of the new Neenah High School in the Village.

COMMUNICATIONS

1. Sustainability

Director Dearborn gave an update on the March 2, 2022 Sustainability Committee meeting.

PUBLIC FORUM

There were no public comments.

ADJOURN

MOTION: Mr. Sable seconded by Mr. Scheibe to adjourn.

Motion carried 7-0

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Daniel Dieck, Associate Planner

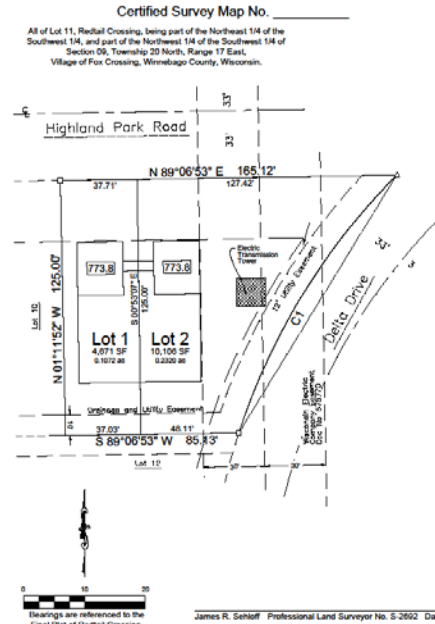
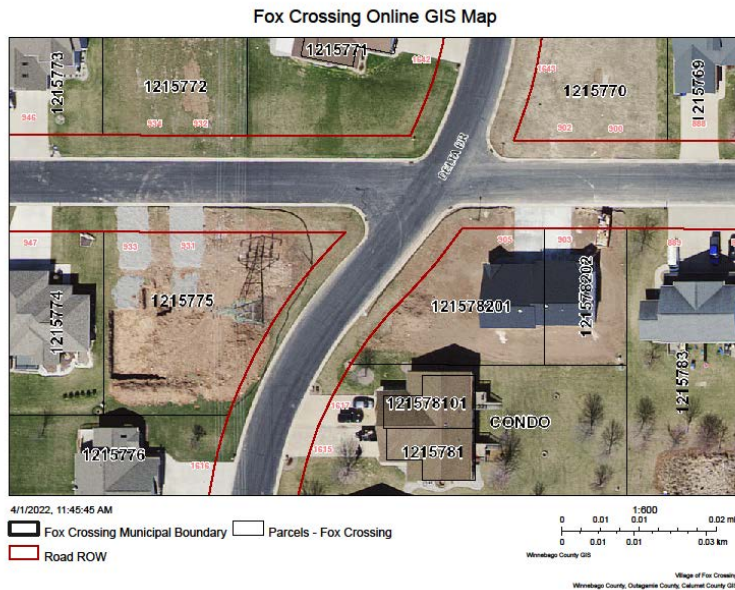
Note: These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.

PLANNING COMMISSION MEMO

Date: April 1, 2022
 To: Village Planning Commission Members
 From: George L. Dearborn Jr., AICP Director of Community Development
 RE: Agenda Item #1 – PDD Planned Development District for Lot 11 Highland Park Rd.

Overview

The applicant is requesting a rezoning to PDD to create two parcels that would not meet current setbacks. A major power line and pole are located on the eastern side of the current parcel that prevents the parcels and duplex meeting the required setbacks without a PDD. A map is attached showing the property and power line and the planned CSM that will be applied for after action on this PDD



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1183 Madison Avenue, Grand Rapids, MI 49508
 Tel: 616-941-0200 Fax: 616-941-0888
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Survey by:
 Glass Construction, Inc.
 1303 American Drive
 Neenah, WI 54956

File: 601010M.dwg
 Date: 2/21/2022
 Drawn by: jm
 Sheet: 1 of 2

2/21/2022 10:27 PM c:\pwworking\2022\601010.dwg Plot 20/601010.ctb

Staff Recommendation
 Staff recommends approval of the PDD

PLANNING COMMISSION MEMO

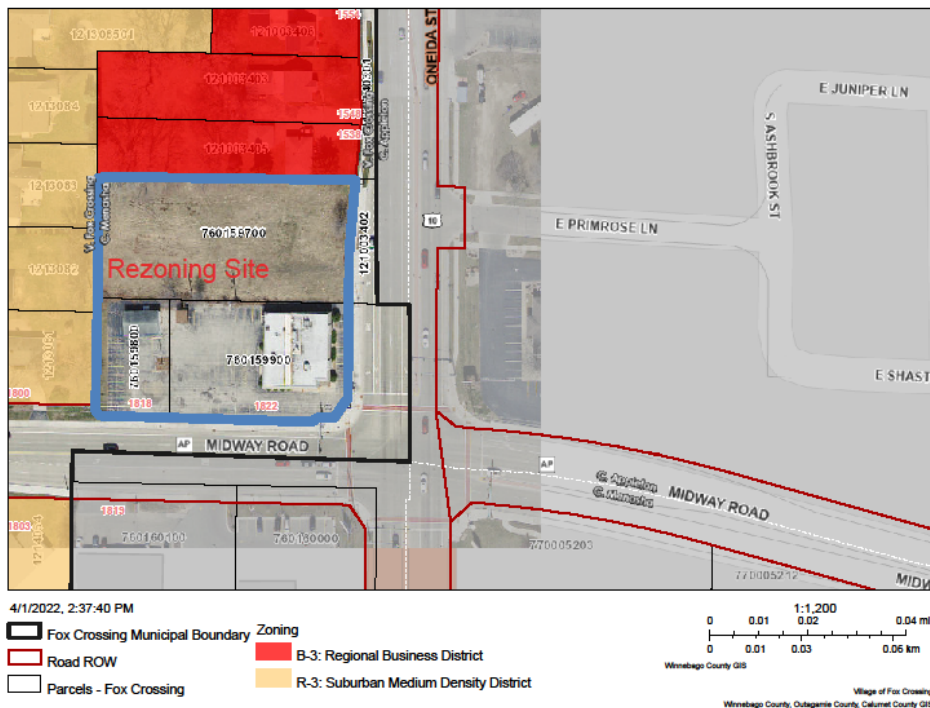
Date: April 4, 2022
 To: Village Planning Commission Members
 From: George L. Dearborn Jr., AICP Director of Community Development
 RE: Agenda Item #2 Rezoning A-2 to B-3 1822 Midway Road.

Overview

The applicant is requesting a rezoning from A-2 General Agriculture, the zoning district that was used by default for the recent attachment of land from the City of Menasha to the Village, to B-3 Regional Business District, which matches the surrounding zoning in this area.

The applicant is proposing a car wash on this site. The site plan and other issues will be addressed during the site plan process. The item before you is the rezoning.

Fox Crossing Online GIS Map



Staff Recommendation

Staff recommends approval of this rezoning. The proposed zoning matches the surrounding land uses and the Villages Future Land Use map. All other issues and concerns about this site will need to be addressed during the site plan review process.

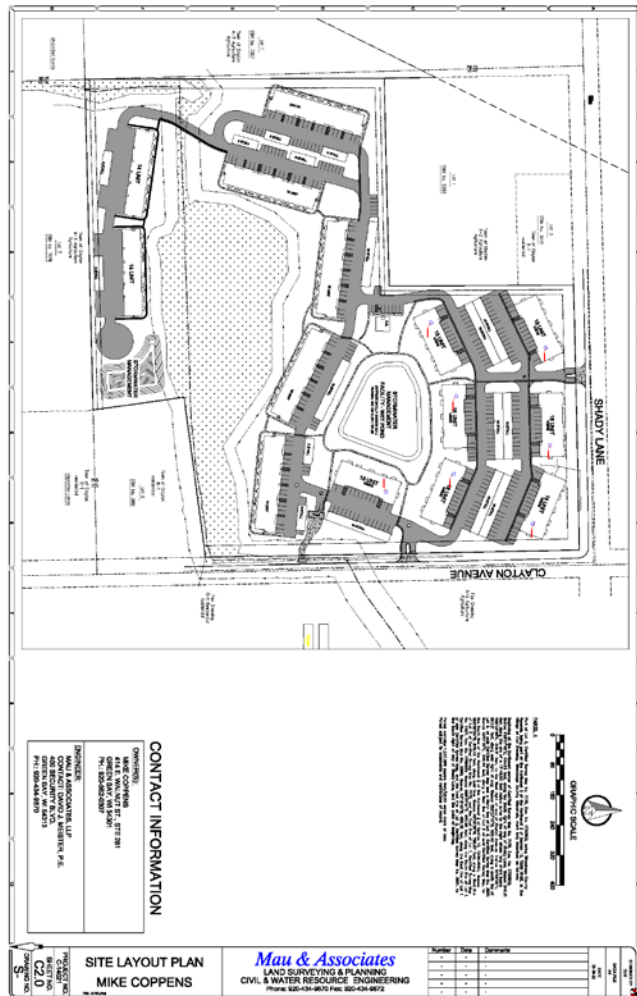
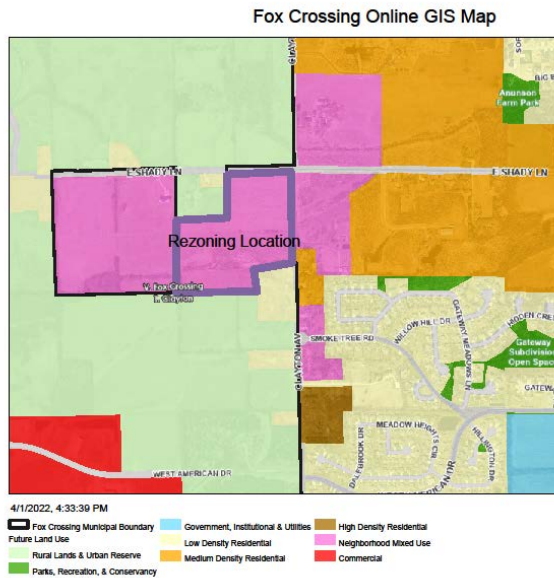
PLANNING COMMISSION MEMO

Date: April 4, 2022
 To: Village Planning Commission Members
 From: George L. Dearborn Jr., AICP Director of Community Development
 RE: Agenda Item #3 –Rezoning A-2 to R-4 1822 Clayton Ave and East Shady Ln.

Overview

The applicant is requesting a rezoning from A-2 Agricultural, to R-4 Suburban High Density District. This rezoning is consistent with the Villages Future Land Use Map. Public water and sewer is being extended to this area and higher density residential development is already developing to the south of this site. The applicant is proposing mixed use multiple family for this property. This is the same area that the Village approved for a Tax Increment Financing District this last year. The Commission also reviewed this TID and recommended approval of it to the Village Board.

A locational map and concept plan are attached below.



Staff Recommendation

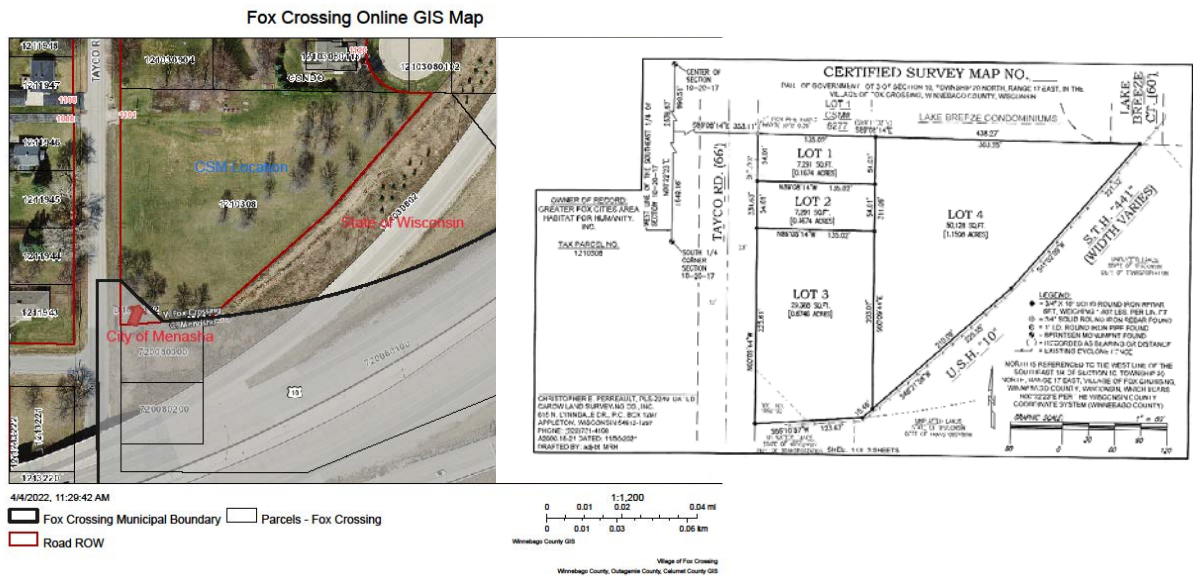
Staff recommends approval of this rezoning. The proposed rezoning complies with the Villages Future Land Use map. All other issues and concerns about this site will be addressed during the site plan review process.

PLANNING COMMISSION MEMO

Date: April 4, 2022
 To: Village Planning Commission Members
 From: George L. Dearborn Jr., AICP Director of Community Development
 RE: Agenda Item #4– CSM Habitat Homes Tayco Road

Overview

The applicant is proposing a 4 lot CSM on Tayco Road. A map is attached showing the location of this proposed CSM. The original delay was due to the need to deal with a portion of the property owned by Habitat that is located in the City of Menasha and some property owned by the State of Wisconsin. The applicant has made the decision to proceed without including the lot in the City of Menasha. Staff will continue to work with the City of Menasha so that this parcel can be detached from the City to address this issue.



Staff Recommendation

Staff recommends approval of the CSM with the conditions that all taxes be paid and that a copy of the recorded CSM be provided to the Village.

Other Business 1 – Development Activity March 2022

This Month

0 Single-Family 1 Duplex 0 Commercial

Totals

Residential

- **13 SF this year**
- **1 Duplex this year**
- **0 MF (0 units) this year**

Commercial

6 this year

- 12 SF last year 0 last year
- 1 Duplex last year
- 0 MF last year

Total Values

This year \$119,526,382

(New High School)

Last year \$13,282,939



**VILLAGE OF FOX CROSSING
SUSTAINABILITY COMMITTEE MEETING
Wednesday, April 6, 2022 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

*“To help sustain our community for future generations by using resources in the most responsible ways at the right times and for the right reasons.”
-Fox Crossing Sustainability Committee Mission Statement*

CALL TO ORDER

APPROVAL OF March 2, 2022 MINUTES

PUBLIC FORUM: Non-Agendized Village Related Matters

Pursuant to WI Statutes 19.83(2) & 19.84(2), the public may present matters; however, they cannot be acted upon. There is a three minute time limit per person on non-repetitive matters.

MISCELLANEOUS BUSINESS

OLD BUSINESS

1. Film Recycling

NEW BUSINESS

1. Community Gardens
 - a. Rental Report
 - b. Marker status
 - c. Gardner Participation
2. Recycling Education Plan
3. Next Electronic Recycling Even
4. No-Mow May
5. Other Business

ADJOURNMENT

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