

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, August 16, 2023 @ 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – July 19, 2023

PUBLIC HEARING

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

OLD BUSINESS

None

NEW BUSINESS

1. Future Land Use Amendment – Government, Institutional and Utilities to Neighborhood Mixed Use, Medium and Low Density Residential
2. CSM – Habitat for Humanity – Wheeler Road

OTHER BUSINESS

1. Development Activity Report with 2023 Summary and Future Trends

COMMUNICATIONS

Sustainability Committee

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, July 19, 2023 at 5:15 PM

Minutes

CALL TO ORDER

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

PRESENT: Chairperson: Chair Dennis Jochman
Vice Chair: Mr. Aaron Sabel
Mr. Michael Scheibe
Mr. Thomas Willecke

EXCUSED: Mr. Tom Young
Mr. Morris Cox
Ms. Tracy Romzek

Staff: Community Development Director George Dearborn
Associate Planner Daniel Dieck
Planning Intern Kia Kling
Village Manager Jeff Sturgell

Other: Mike Voss
Dave Voss
Matt Vosters
Ryan Kuhlow

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – June 21, 2023

MOTION: Mr. Willecke, seconded by Mr. Scheibe to approve the meeting minutes of June 21, 2023.

Motion carried 4-0-0

PUBLIC HEARING

1. Zoning Ordinance Amendment – R-2 Garage Size

MOTION: Mr. Scheibe seconded by Mr. Willecke to open the public hearing

Motion carried 4-0-0

Director Dearborn gave an overview of the current and new zoning ordinance for garage size. The new ordinance will allow for a larger garage when the home size is 3,000 sq.ft. or larger due to scale.

Chair Dennis Jochman questioned if this change in ordinance was due to a current building project. Director Dearborn informed that it was brought to the village for a new home construction.

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

Motion carried 4-0-0

OLD BUSINESS

None

NEW BUSINESS

1. Zoning Ordinance Amendment – R-2 Garage Size

Director Dearborn gave a brief overview of the change of wording for the Zoning Ordinance Amendment

Director Dearborn addressed the commissioners' general questions.

MOTION: Mr. Sabel, seconded by Mr. Willecke to approve the update of the zoning ordinance amendment for garage size.

Motion carried 4-0-0

OTHER BUSINESS

1. Development Activity Report

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

COMMUNICATIONS

1. Sustainability

Director Dearborn gave an update on the activities of the Sustainability Committee. Planning Intern Kia Kling gave an update on the ambitious Girl Scout that is working on a project to get compost bins in the community garden.

PUBLIC FORUM

Commissioners briefly discussed the change of the zoning ordinance.

ADJOURN

At 5:36 p.m., **MOTION:** Mr. Scheibe seconded by Mr. Sabel to adjourn.

Motion carried 4-0-0

Respectfully submitted,

Kia Kling, Planning Intern

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

PLANNING COMMISSION MEMO

Date: July 12, 2023
To: Village Planning Commission Members
From: Community Development Department Staff
RE: Agenda Item 1 – Future Land Use Amendment East Shady Lane and other properties

Overview

A number of properties are shown on the Villages Future Land Use Map as Government, Institutional and Utilities, which is no longer valid for these properties. The following properties are proposed for amendment to other future land uses to correctly reflect their future uses. These changes are due to land sales and pending land sales that effect there future use as government institutional and utilities.

The first proposed amendment is for the Neenah School district property located on the southwest corner of West American Drive and Irish Road identified on the attached map as location 1. This current land use is proposed to be changed to Neighborhood Mixed Use.

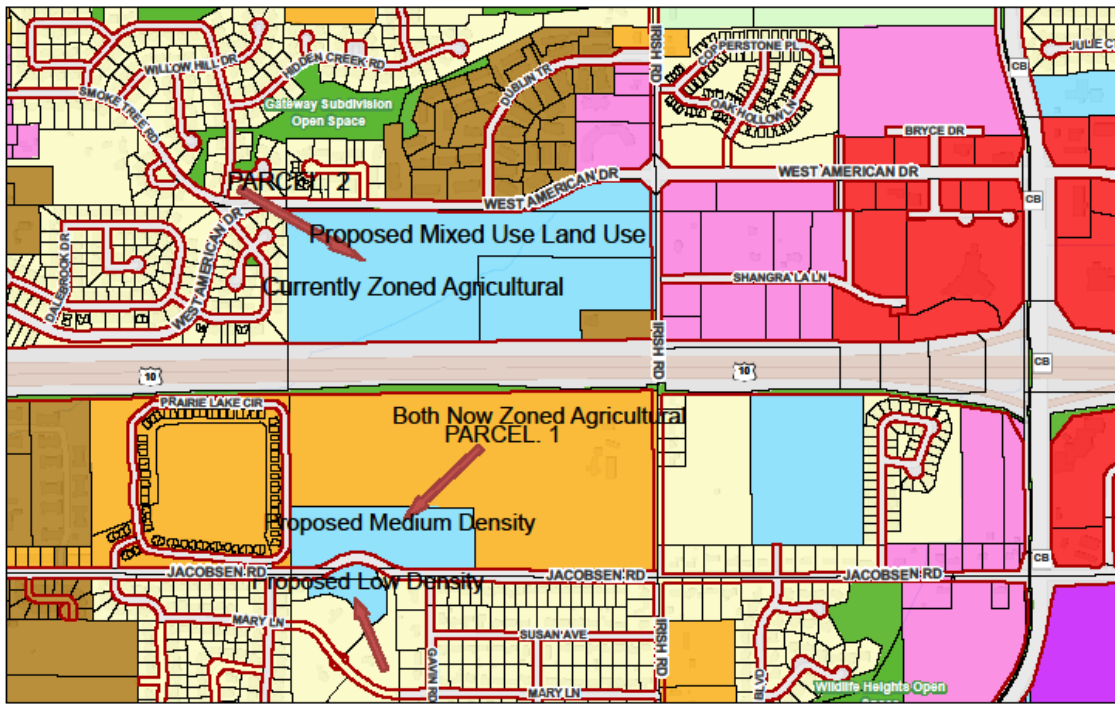
The second proposed amendment is for another property currently also owned by the Neenah School District. This property is located on the north and south side of Jacobsen road just east of Prairie Lake Circle and identified on the attached map as location 2. The property on the north side of Jacobsen Road is proposed to be changed to Medium Density Residential and the portion of the property on the south side of Jacobsen Road is proposed to be changed to Low Density Residential. The property on the south side of the road is all wetlands.

The third proposed amendment is for a parcel owned by the Village. This parcel is located on the north side of Jacobsen Road midway between County CB and Irish Road and bordered on the North by State Highway 10. This parcel is identified on the attached map as location 3. This parcel is proposed to be changed to Low Density Residential.

Staff Recommendation

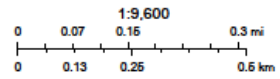
Staff recommends approval of these changes. Proper notices have been given to surrounding local governments along with public hearing notices and a special notice has been sent to property owners surrounding location 3 that is the future pond location for Church pond. This is not required for a land use change but was promised during the informational meeting held on the Church Pond project.

Fox Crossing Public Web Map



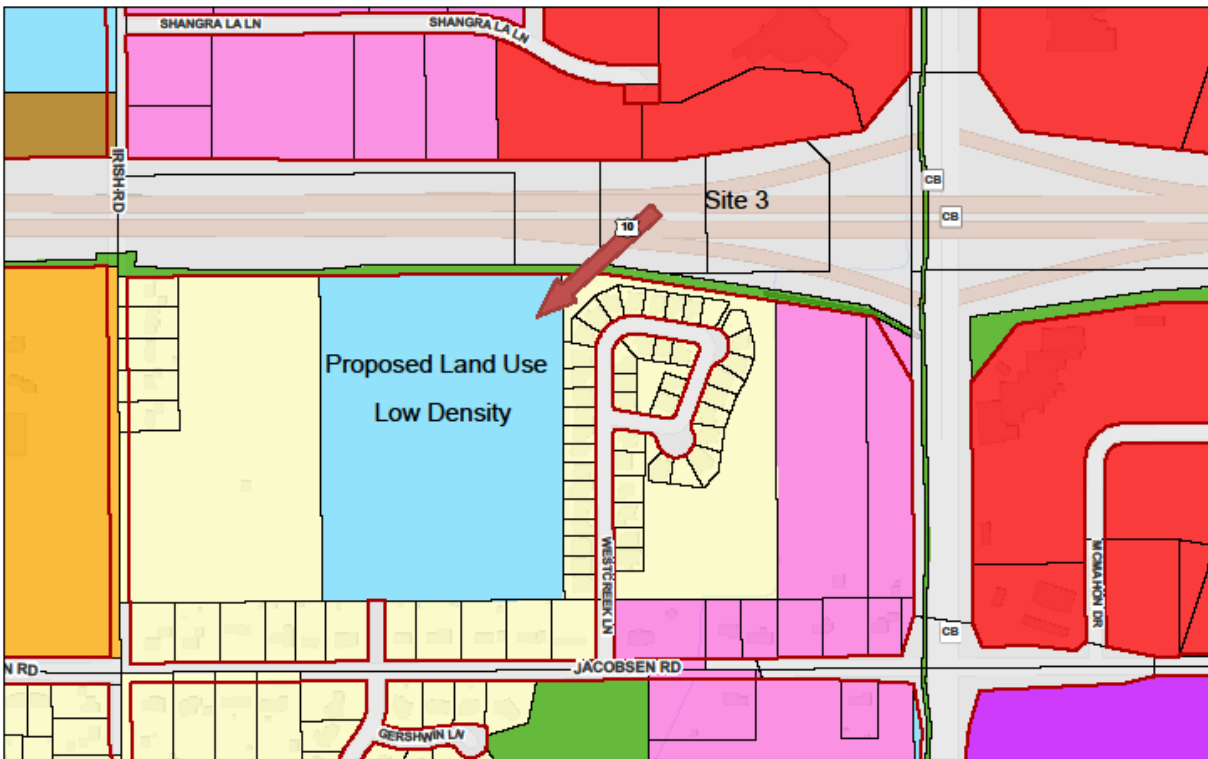
6/13/2023, 2:10:41 PM

- Fox Crossing Municipal Boundary
- Road ROW
- Parcels - Fox Crossing
- Future Land Use
- Rural Lands & Urban Reserve
- Parks, Recreation, & Conservancy
- Government, Institutional & Utilities
- Low Density Residential
- Medium Density Residential



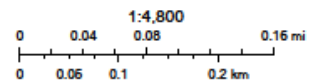
Village of Fox Crossing
Winnebago County, Outagamie County, Calumet County GIS

Fox Crossing Public Web Map



6/13/2023, 3:54:30 PM

- Fox Crossing Municipal Boundary
- Road ROW
- Parcels - Fox Crossing
- Future Land Use
- Parks, Recreation, & Conservancy
- Government, Institutional & Utilities
- Low Density Residential
- Medium Density Residential
- High Density Residential



Village of Fox Crossing
Winnebago County, Outagamie County, Calumet County GIS

#71623-1

**RESOLUTION: RECOMMENDING AMENDMENT OF THE
VILLAGES FUTURE LAND USE FOR THE
VILLAGE OF FOX CROSSING COMPREHENSIVE
PLAN ORDINANCE CHAPTER 388 TO THE
VILLAGE OF FOX CROSSING BOARD OF
TRUSTEES**

WHEREAS, the Village of Fox Crossing own Planning Commission has completed the notification requirements of the Village of Fox Crossing Chapter 388 Comprehensive Plan; and the requirements of Wisconsin Statutes 66.1001; and

WHEREAS, a Class II Public Notice has been placed in the Post Crescent and

WHEREAS, this amendment to the 2018 Village of Fox Crossing Comprehensive Plan will amend the Future Land Use Map at three locations as shown in Attachment 1 from Government, Institutional and Utilities to Mixed Use, Medium Density Residential, and Low Density Residential; and

WHEREAS, the Village of Fox Crossing Planning Commission held a public hearing on this item at their August 16, 2023 meeting and recommended approval of this Comprehensive Plan amendment

Planning Commission: _____Aye _____Nay _____Excused _____Abstained: and

NOW, THEREFORE, BE IT RESOLVED by the Village of Fox Crossing Planning Commission that this future land use amendment as shown in Attachment 1 is recommended for approval to the Board of Trustees of the Village of Fox Crossing.

Requested by: George L. Dearborn Jr, AICP Director of Community Development
Submitted by: Dennis Jochman, Planning Commission Chair

Dennis Jochman, Chair

George L Dearborn Jr, AICP, Recording Secretary

PLANNING COMMISSION MEMO

Date: August 3, 2023
 To: Village Planning Commission Members
 From: George L. Dearborn Jr., AICP Director of Community Development
 RE: Agenda Item 2 - CSM- Habitat for Humanity Wheeler Road

Overview

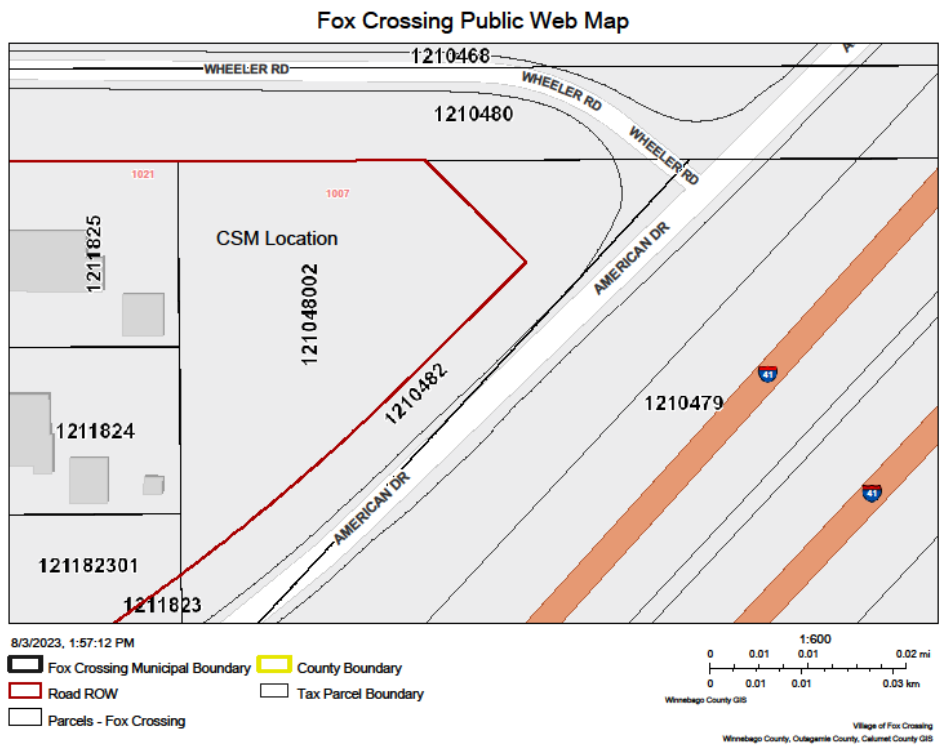
The applicant is proposing a CSM to create two parcels from parcel number 121048002 located on 1007 Wheeler Road for the purpose of constructing two Habitat homes. The two lots proposed for creation meet current lot size requirements.

Staff Recommendation

Staff recommends approval of this CSM with the following conditions.

1. All taxes shall be paid.
2. A copy of the recorded CSM being provided to the Community Development Department.

Existing Parcels



CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH,
RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN

OWNER(S) OF RECORD:
GREATER FOX CITIES AREA
HABITAT FOR HUMANITY, INC.

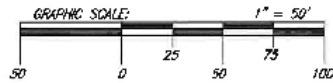
PARCEL NO.(S):
121C48002

NORTH LINE OF THE SOUTHWEST 1/4
OF SECTION 16-20-17

WEST 1/4 CORNER OF
SECTION 16-20-17

CENTER OF
SECTION
16-20-17

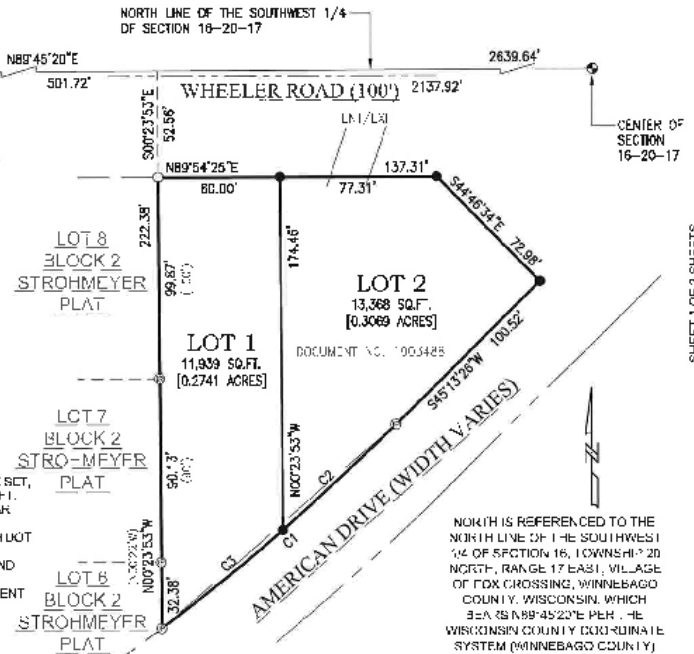
CURVE TABLE:						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	1105.92	07°58'00"	153.13	S49°12'28"W	153.00	S45°13'26"W, S53°09'28"W
C2	1105.92	03°57'52"	76.52	S47°12'22"W	76.50	S45°13'26"W, S29°11'18"W
C3	1105.92	03°58'00"	76.51	S51°10'22"W	76.50	S49°11'18"W, S53°09'28"W



LEGEND:

- = 1" X 8" I.D. ROUND IRON PIPE SET, WITH CHISEL POINT
- ⊕ = 5/8" ROD ROUND IRON REBAR FOUND
- ⊙ = 1" I.D. ROUND IRON PIPE WITH DOT CAP FOUND
- = 2" I.D. ROUND IRON PIPE FOUND
- ▲ = EXISTING P.K. NAIL FOUND
- ⊙ = EXISTING BERTHSEN MONUMENT
- () = RECORDED AS BEARING OR DISTANCE

CHRISTOPHER E. PERREAU, PLS-2249 DATED
CAROLAND SURVEYING CO., INC.
615 N. WYNDALE DR., APPLETON, WI 54914
N2841 STATE HIGHWAY 47-56 SHAWANO, WI 54155
PHONE: (920)731-1166
A2337.4 TJS DATED: 07-26-2023



SHEET 1 OF 3 SHEETS

**Other Business 1 – Development Activity
July 2023**

This Month

2 Single-Family 0 Duplex 0 Commercial

Totals

Residential

Commercial

- **10 SF this year** **1 this year**
- **0 Duplex this year**
- **2 MF this year**

- 25 SF last year 14 last year
- 3 Duplex last year
- 2 MF last year

Total Values

This year	\$16,662,013	Last year	\$53,126,162 without New School
		(New High School 2022-23)	\$ 94,420,400
		Total with New High School	\$147,546,562



**VILLAGE OF FOX CROSSING
SUSTAINABILITY COMMITTEE MEETING
Wednesday, July 5, 2023 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 June 7, 2023 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
2. Community Gardens

NEW BUSINESS

1. Composting Project
2. Recycling Presentation
3. Other Business

ADJOURNMENT

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