

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, October 16, 2024 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
Commissioners: Mr. Morris Cox
Mr. Tom Young
Mr. Michael Scheibe
Mr. Michael Prince
Mr. Thomas Willecke

EXCUSED: Ms. Tracy Romzek

Staff: Community Development Director George Dearborn
Associate Planner Daniel Dieck
Village Manager Jeffery Sturgell
Planning Intern Lindsey Karczewski

Other: 6 others present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – September 18, 2024

MOTION: Mr. Cox, seconded by Mr. Willecke to approve the meeting minutes of September 18, 2024.
Motion carried 5-0-1 (Mr. Young)

PUBLIC HEARING

**1. Rezoning from R-1 Rural Residential District to R-3 Suburban Medium Density District –
Natalie Strohmeyer – 1688 County Highway II, Parcel 121052601**

MOTION: Mr. Willecke, seconded by Mr. Scheibe to open the public hearing. Motion carried 6-0-0

Director Dearborn presented information on the item. He explained that the reasoning for the rezoning would be to make the zoning consistent for a proposed CSM. Based on the Future Land Use map and staff's opinion, approval for the rezoning is recommended.

Sarah Barth – 1641 Margeo Dr.

Ms. Barth questioned what's being proposed on the property.

Director Dearborn stated that he doesn't know what the exact use of the land will be, but it is likely to be residential development because of its zoning classification.

Natalie Strohmeier – 618 Bondow Dr.

Ms. Strohmeier introduced herself and explained that the property was her mother-in-law's. The exact use of the land is unknown, but she believes it could be used for single-family dwellings or duplexes.

MOTION: Mr. Scheibe, seconded by Mr. Willecke to close the public hearing. Motion carried 6-0-0

PUBLIC HEARING**2. Rezoning from R-3 Suburban Medium Density District to PDD Planned Development District – Black Diamond Holdings, LLC – Golf Bridge Dr. & Highland Park Rd., Parcels 1215765, 1215074**

MOTION: Mr. Scheibe, seconded by Mr. Willecke to open the public hearing. Motion carried 6-0-0

Director Dearborn provided a synopsis of the item. He mentioned that the intent of the rezoning is to make the two different zoning designations consistent and that the PDD is the most appropriate since it complies with the Future Land Use map.

There were no additional comments.

MOTION: Mr. Prince, seconded by Mr. Schiebe to close the public hearing. Motion carried 6-0-0

OLD BUSINESS**1. Conditional Use Permit (CUP) Residential Duplexes – Gloss Construction, Inc. – West American Dr. – Postponement requested by applicant**

Director Dearborn reported that the applicant is reanalyzing what he wants to do with the property and is asking for postponement on the item. Commissioner Prince asked Director Dearborn to go over the implications of denial.

Director Dearborn stated that denial would mean the applicant would have to reapply and pay all the fees, however for this situation, Director Dearborn is willing to waive the fees for the reapplication, except for mailing costs.

A brief discussion occurred regarding the matter.

MOTION: Mr. Cox, seconded by Mr. Scheibe to deny the Conditional Use Permit requested by the applicant. Motion carried 6-0-0

2. Certified Survey Map (CSM) – West American Dr. Parcel #1210253 – Gloss Construction, Inc – Postponement requested by applicant

Director Dearborn stated that he recommends denial of the CSM.

MOTION: Mr. Willecke, seconded by Mr. Cox to deny the CSM for West American Dr. Motion carried 6-0-0

NEW BUSINESS**1. Rezoning from R-1 Rural Residential District to R-3 Suburban Medium Density District – Natalie Strohmeyer – 1688 County Highway II, Parcel 121052601**

Director Dearborn provided information on the item and recommended approval.

There was a brief discussion.

MOTION: Mr. Willecke, seconded by Mr. Scheibe to approve the rezoning from R-1 Rural Residential District to R-3 Suburban Medium Density District for 1688 County Highway II. Motion carried 6-0-0

2. CSM – 1688 County Highway II, Parcels 121052601, 1214186 – Natalie Strohmeyer

Director Dearborn provided more information on the item and recommended approval.

Commissioner Prince asked if the change from R-1 to R-3 is a requirement for the size of lot 1 or if the change was more of a desire to match the Future Land Use map. Director Dearborn stated that no, R-1 wouldn't be a very appropriate use and that the rezoning would be more appropriate for this purpose.

MOTION: Mr. Young, seconded by Mr. Cox to approve the Certified Survey Map with the following conditions:

1. All the parcels shall be rezoned to R-3 prior to recording.
2. All taxes shall be paid prior to recording.
3. The Community Development Department shall be provided with a recorded copy of the CSM.

Motion carried 6-0-0

3. Rezoning from R-3 Suburban Medium Density District to PDD Planned Development District – Black Diamond Holdings, LLC – Golf Bridge Dr. & Highland Park Rd., Parcels 1215765, 1215074

Director Dearborn provided some information on the item. He stated that the applicant is requesting a rezoning to create a new CSM, and that Village staff recommends approval since it coincides with the Villages future land use plans.

Some discussion occurred between staff and members of the commission.

MOTION: Mr. Willecke, seconded by Mr. Prince to approve the rezoning from R-3 Suburban Medium Density District to PDD.

Motion carried 6-0-0

4. CSM – Golf Bridge Dr. and Highland Park Rd., Parcels 1215765, 1215074 – Black Diamond Holdings, LLC

There was no further discussion on the item.

MOTION: Mr. Prince, seconded by Mr. Willecke to approve the CSM on Golf Bridge Dr. and Highland Park Rd. Motion carried 6-0-0

5. Extraterritorial CSM Town of Neenah – 1348 Larsen Rd., Parcels 01003100101, 01003100102 – Matt Dempewolf

Director Dearborn stated that the purpose of the CSM is for the sale of an additional lot. He stated that extraterritorial authority allows the Village to look at land divisions and address any concerns. He provided additional information and recommended approval.

Commissioner Young asked what the next step is after approval.

Director Dearborn specified that it gets recorded by the county and requires signage by the Village because of the extraterritorial boundary.

MOTION: Mr. Cox, seconded by Mr. Scheibe to approve the extraterritorial CSM with the following recommendations:

1. The officially mapped right of way shall be dedicated as shown on the CSM.
2. All taxes shall be paid prior to recording.
3. The Community Development Department shall be provided with a recorded copy of the CSM.

Motion carried 6-0-0

OTHER BUSINESS

1. Development Activity Report

Director Dearborn reviewed the September Building Report.

COMMUNICATIONS

1. Sustainability Committee

Director Dearborn reported on the Electronics Recycling Event that was held on Saturday, October 12th in the municipal garage. He also communicated on the suggestions for a new Sustainability Committee member.

2. Planning Intern Housing Report

Planning intern Lindsey Karczewski provided a report on housing trends within the Village.

PUBLIC FORUM

No comments.

ADJOURN

At 6:34 p.m., **MOTION:** Mr. Scheibe, seconded by Mr. Cox to adjourn. Motion carried 6-0-0

Respectfully submitted,

Lindsey Karczewski
Planning Intern

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