

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, September 17, 2025
at 5:15 PM
Minutes

CALL TO ORDER

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

PRESENT: Chairperson: Mr. Dennis Jochman
 Commissioners: Mr. Morris Cox
 Mr. Thomas Willecke
 Mr. Michael Prince
 Mr. Michael Scheibe
 Mr. Tom Young
 Ms. Tracy Romzek

EXCUSED: None

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

 Others: 9 others present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – August 20, 2025

MOTION: Mr. Cox, seconded by Mr. Willecke to approve the meeting minutes of August 20, 2025.

Motion carried 7-0-0

PUBLIC HEARING

1. **Public Hearing – Future Land Use Map Amendment – From Commercial to Industrial - 2075 and 2025 American Drive, 550 E. Shady Lane and vacant lot on the NE corner of American Drive and E. Shady Lane - Parcels 12101450501, 121014505, 121014509, 12101450901**

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

Motion carried 7-0-0

Director Dearborn stated the applicant is proposing a change from commercial to heavy industrial use and outlined the transition trend in the area from retail to industrial. Staff recommends approval of the land use amendment.

Mr. Dale Youngquist – 1325 Prairie Lake Cir., Neenah

Mr. Youngquist asked to clarify that the only area changing from commercial to industrial was the area highlighted on the map in blue and that no other area was included. Associate Planner Dan Dieck clarified that it was the only area changing.

MOTION: Mr. Young, seconded by Mr. Scheibe to close the public hearing. Motion carried 7-0-0

- 2. Public Hearing – Zoning Change – From B-3 Regional Business District to I-2 Heavy Industrial District - 2075 and 2025 American Drive, 550 E. Shady Lane and vacant lot on the NE corner of American Drive and E. Shady Lane - Parcels 12101450501, 121014505, 121014509, 12101450901**

MOTION: Mr. Willecke, seconded by Mr. Cox to open the public hearing. Motion carried 7-0-0.

Director Dearborn stated this is a proposed change from B-3 Commercial to I-2 Heavy Industrial. Staff recommends approval.

MOTION: Mr. Scheibe, seconded by Mr. Cox to close the public hearing. Motion Carried 7-0-0

- 3. Public Hearing – Final Plat – Horizon Crossing – North side of Jacobsen Road West of Irish Road – Parcel 121021901**

MOTION: Mr. Willecke, seconded by Mr. Cox to open the public hearing. Motion carried 7-0-0

Director Dearborn summarized the unresolved issues and stated that the applicant has requested postponement of action on this item. Director Dearborn advised to continue with the public hearing and recommended postponement of action on this item.

Mr. Mitch Marohl – 1991 Jacobsen Rd., Neenah

Mr. Marohl is concerned about the number of driveways that will be crossing the trail and the small lot sizes being proposed. He also stated there has been no movement on the proposed residential development around the Church Pond property.

Mr. Mike Lyle – 1981 Jacobsen Rd., Neenah

Mr. Lyle asked for clarification regarding a postponement, timeframe or a time limit. He also mentioned that it appears there has been an ownership change, and it seems like it is now affiliated with Habitat for Humanity or HUD and asked for clarification.

Director Dearborn responded indicating there has not been an ownership change. However, the developer was going to purchase the land from the owner and develop some of the lots with affordable homes and there would be some Habitat homes as well.

Mr. John Depies – 2135 Mary Ln., Neenah

Mr. Depies asked what the plan was for stormwater runoff.

Director Dearborn said the original plan was to run a pipe from this development to the Church Pond but was not cost effective. The plan now is to construct a pond on site, yet nothing has been finalized.

MOTION: Mr. Cox, seconded by Mr. Scheibe to close the public hearing. Motion carried 7-0-0

OLD BUSINESS

None

NEW BUSINESS

1. **Future Land Use Map Amendment – From Commercial to Industrial - 2075 and 2025 American Drive, 550 E. Shady Lane and vacant lot on the NE corner of American Drive and E. Shady Lane - Parcels 12101450501, 121014505, 121014509, 12101450901**

MOTION: Mr. Young, seconded by Mr. Scheibe to approve the future land use amendment change from commercial to industrial. Motion carried 7-0-0

2. **Zoning Change – From B-3 Regional Business District to I-2 Heavy Industrial District - 2075 and 2025 American Drive, 550 E. Shady Lane and vacant lot on the NE corner of American Drive and E. Shady Lane - Parcels 12101450501, 121014505, 121014509, 12101450901**

MOTION: Mr. Scheibe, seconded by Ms. Romzek to approve the zoning change from B-3 Regional Business District to I-2 Heavy Industrial District. Motion carried 7-0-0

3. **Final Plat – Horizon Crossing – North side of Jacobsen Road West of Irish Road – Parcel 121021901**

Director Dearborn briefly summarized that the applicant has requested postponement to allow more time to work out the details of the development agreement and final plat. He recommended postponement of action on this item.

MOTION: Mr. Cox, seconded by Mr. Scheibe to postpone action on the final plat until the November 19, 2025 Planning Commission meeting. Motion carried 7-0-0

4. **Certified Survey Map (CSM) – Commerce Partners, LLC – 800 Ninth St., Menasha WI 54952 – Parcel 121035315**

Director Dearborn explained the CSM creates two (2) parcels, lot 1 will consist of .65 acres for the purpose of creating a lot for an existing cell tower. The remaining 29.61 acres are currently used for gravel storage and landscape materials. The City of Menasha is proposing to purchase the land and has approached the Village about a possible land exchange.

Village Manager Sturgell indicated the intent of the owner is to sell the land to the City of Menasha but retain ownership of the cell tower, hence the CSM creating 2 lots.

MOTION: Mr. Young, seconded by Mr. Cox to approve the CSM with the conditions that all taxes be paid prior to Village signatures, and the applicant to provide the Village with a copy of the recorded CSM. Motion carried 7-0-0

5. **Certified Survey Map (CSM) – Reserve Development Group, LLC – West American Drive, Neenah WI 54956 – Parcels 12102370203 & 12102370204**

Director Dearborn presented an overview of the CSM saying that it combines two lots into one for a future apartment development.

MOTION: Mr. Cox, seconded by Mr. Willecke, to approve the CSM with the conditions that all applicable taxes are paid prior to Village signatures, and a copy of the recorded CSM is received. Motion carried 7-0-0

OTHER BUSINESS

1. Development Activity Report

Director Dearborn provided an overview of the development activities, noting a slowdown in single-family home building permits due to limited available lots.

COMMUNICATIONS

1. Sustainability Committee

Director Dearborn reported the committee did not meet.

PUBLIC FORUM

Ms. Susan Garcia-Franz – 1790 Wendy Way

Ms. Garcia-Franz highlighted the need for more dense housing to address the housing crisis affecting Winnebago County.

Discussions amongst commissioners included regional transit options and economic considerations for housing development.

ADJOURN

At 6:07 p.m., **MOTION:** Mr. Scheibe, seconded by Mr. Cox to adjourn.

Motion carried 7-0-0

Respectfully submitted,

Dan Dieck
Associate Planner

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