

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, May 6, 2026 @ 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – April 15, 2026

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

1. Certified Survey Map (CSM) – Ferda Schmoople Yuckschmuck Invest. – 2495 Northern Rd – Parcel 12100880201

OTHER BUSINESS

Development Activity Report

COMMUNICATIONS

Sustainability Committee – No 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 two 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, April 15, 2026
at 5:15 PM
Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairperson Jochman at 5:16 p.m.

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

EXCUSED: Mr. Tom Young

Staff: Community Development Director George Dearborn
Associate Planner Daniel Dieck
Village Board Trustee Kate McQuillan

Others: 5 others present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – March 18, 2026

MOTION: Mr. Cox, seconded by Mr. Scheibe to approve the meeting minutes of March 18, 2026, as presented.

Motion carried 3-0-3 (Mr. Willecke, Mr. Prince, Ms. Romzek)

PUBLIC HEARING

NONE

OLD BUSINESS

1. **Certified Survey Map (CSM) – McGlone Real Estate Properties, LLC – 1700 West American Drive – Parcel 12102300202**

Director Dearborn presented the revised certified survey map for the McGlone Real Estate property. The item had previously been postponed, allowing for further discussion of stormwater management and access issues. He reported that a meeting was held with engineering representatives to review stormwater and site access, and staff recommended approval subject to the conditions outlined in the staff memo.

Village Board Trustee Kate McQuillan, 1405 Wippletree Ln.

Ms. McQuillan shared concerns regarding the existing stormwater conditions near Cottagewood Condominiums and how this project will impact the area. She asked for an explanation of the site plan review process and the public access of the development plan.

Mr. Vic Samaritoni, 1655 Oak Hollow Ln.

Mr. Samaritoni was concerned about the possible impacts to the nearby creek, trees, privacy and screening.

Commission discussion included cross-access and driveway access between proposed lots and the future access considerations from Ethan Way and Cottage Wood Drive. Stormwater management requirements for future development on the lots were also discussed.

Director Dearborn explained that future development on the lots will be subject to Village stormwater requirements and site plan review and each site will be responsible for managing its own stormwater. The CSM creates the lots, while building and site-specific issues will be addressed through later site plan review. Plans and related materials are available for public review.

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

1. A drainage plan with stormwater detention, treatment, and erosion control shall be reviewed and approved prior to approval of the site plan.
2. A note shall be included in the CSM stating that any development may be subject to local numerical and peak flow stormwater requirements.
3. Future access to both Ethan Way and Cottagewood Drive needs to be available in the future. The CSM needs to include an easement for both public roads and an easement between lots 1 and 2 and 2 and 3 needs to be provided to limit access to W. American Drive; any trail crossings by driveways shall meet Village Parks and Recreation Department requirements.
4. A site plan review shall be completed following approval of the CSM and prior to any new construction.
5. All taxes shall be paid prior to recording.
6. A copy of the recorded CSM shall be provided to the Village.

Motion carried: 6-0-0

Director Dearborn noted that the item would proceed to the Village Board on Monday at 6:00 p.m.

NEW BUSINESS**1. EconoLodge Hotel License Renewal**

Director Dearborn reported that the EconoLodge property has improved significantly and is well maintained. He recommended approval of the motel/hotel license renewal, subject to final review and approval by the Police, Fire, and Finance Departments.

MOTION: Mr. Willecke, seconded by Mr. Cox to approve the EconoLodge hotel license renewal for the licensing period of July 1, 2026, through June 30, 2027, subject to Police, Fire, and Finance Department approval. Motion carried: 6-0-0

2. Cobblestone Hotel License Renewal

Director Dearborn reported that the Cobblestone Hotel & Suites was inspected on April 8 and no violations were found. He recommended approval of the motel/hotel license renewal, subject to Police, Fire, and Finance Department review and approval.

MOTION: Mr. Cox, seconded by Mr. Prince to approve the Cobblestone Hotel & Suites license renewal for the licensing period of July 1, 2026, through June 30, 2027, subject to Police, Fire, and Finance Department approval. Motion carried: 6-0-0

OTHER BUSINESS

Development Activity Report

Director Dearborn reported the following:

- No single-family, duplex, multi-family, or commercial permits were issued in March
- Total permit activity for the year remains below the prior year
- Total project valuation to date is lower than the same period last year
- He noted that development activity has been relatively quiet, with economic conditions, financing, and construction costs contributing to slower activity

COMMUNICATIONS

Sustainability Committee

Director Dearborn reported that the Sustainability Committee did not meet due to lack of a quorum.

PUBLIC FORUM

During public forum, a brief discussion occurred regarding recent flooding and stormwater management in the Village and surrounding communities. Staff and Commission members noted the importance of continued engineering review as weather events become more severe and unpredictable.

ADJOURN

At 6:00 p.m., **MOTION:** Mr. Scheibe, seconded by Mr. Cox, to adjourn. Motion carried 6-0-0

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.

PLANNING COMMISSION MEMO

Date: April 29, 2026
 To: Village Planning Commission Members
 From: George L. Dearborn Jr., AICP Director of Community Development
 RE: Agenda Item 1 – Ferda Schmoople Yuckschmuck Invest.– 2495 Northern Rd – Parcel 12100880201 (CSM)

Overview

The applicant is proposing a CSM to create two parcels from the current parcel. One building has been constructed and the second one is now under construction as noted on the CSM. We anticipate that the two lots are being created for either financial reasons or future sale. Both proposed lots meet Village requirements and are zoned I-2 Heavy Industrial. The business is now being used for resale of various military related products with an emphasis on military clothing.

Staff Recommendation

Staff recommends approval of this CSM with the following conditions.

1. All taxes be paid prior to recording
2. A copy of the recorded CSM be provided to the Village.

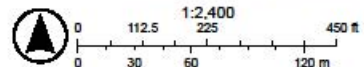
Location Map

Fox Crossing GIS Map



4/28/2026, 3:22:25 PM

- Fox Crossing Municipal Boundary
- Road ROW
- Parcels - Winnebago County
- Other Municipal Boundary
- County Boundary

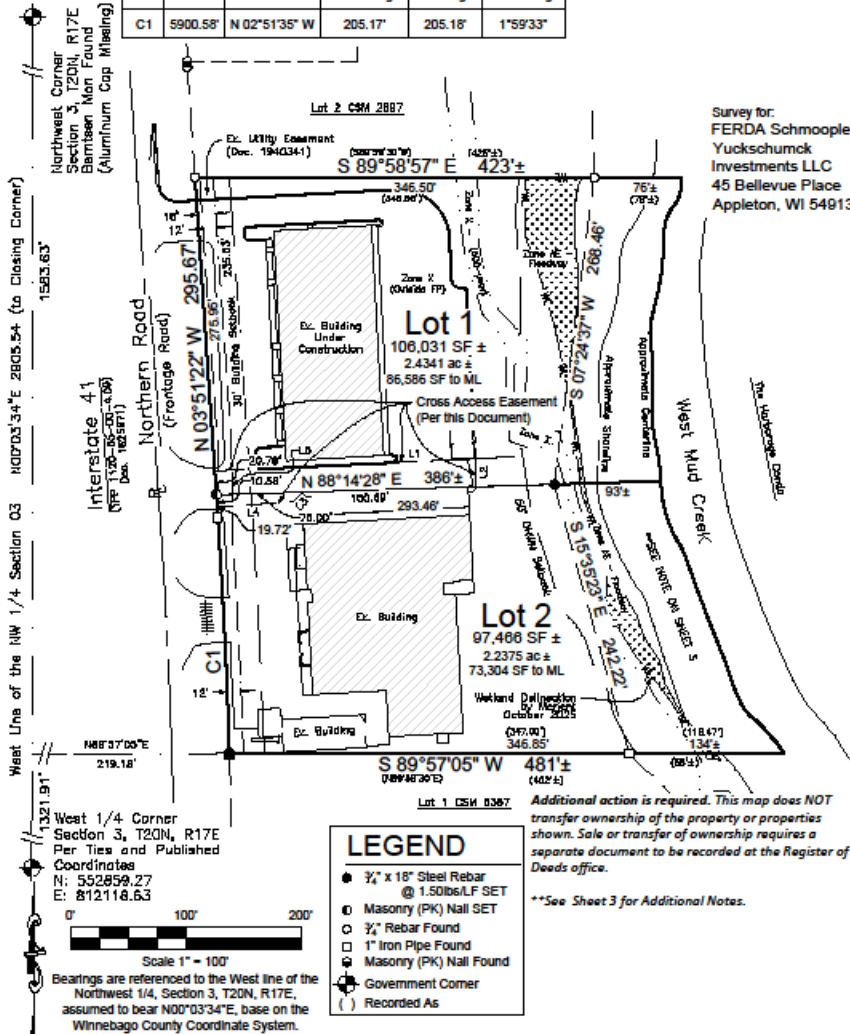


CSM

Certified Survey Map No. _____

Part of the Fractional Northwest 1/4 of the Northwest 1/4
of Section 3, Township 20 North, Range 17 East,
Village of Fox Crossing, Winnebago County, Wisconsin.

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	5900.58'	N 02°51'35" W	205.17'	205.18'	1°59'33"



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Scott R. Andersen Date
Professional Land Surveyor
No. S-3169
File: 8034CSM.dwg
Date: 04/22/2025
Drafted By: scott
Sheet: 1 of 4