

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, July 15, 2026
at 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. Morris Cox
 Mr. Thomas Willecke
 Mr. Michael Scheibe
 Ms. Tracy Romzek
 Mr. Michael Prince
 Mr. Tom Young

EXCUSED: NONE

 Staff: Community Development Director George Dearborn
 Associate Planner Daniel Dieck
 Village Manager Jeff Sturgell
 Community Development Intern Nick Sisto

 Others: 7 others present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – June 17, 2026

MOTION: Mr. Cox, seconded by Mr. Willecke to approve the meeting minutes of June 17, 2026, as presented.

Motion carried 6-0-1 (Mr. Jochman abstained)

PUBLIC HEARING

1. **Reopen Adjourned Public Hearing – Zoning Change – From R-2 Suburban Low Density District to R-3 Suburban Medium Density District – 985 Irish Road – Parcel 1210518**

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

Director Dearborn provided a staff update. He stated that the proposed rezoning from R-2 to R-3 is consistent with the Village's future land use map, which identifies the area as medium density residential. Staff recommended approval of the zoning change.

Public Comments

Mr. Paul Freiberg, – 1721 Elk Trail, Neenah

Mr. Freiberg stated that he is adjacent to the subject parcel and opposed the rezoning. He indicated that the surrounding neighborhood, including the area north of the Canadian National Railway, east of Irish Road, and south of Jacobsen Road, is single-family residential. He stated that residents purchased property with the expectation that the area would remain single-family residential and that he did not believe there was a compelling reason to change the zoning.

Ms. Jan Herman, 1741 Elk Trail

Ms. Herman opposed the rezoning and stated that when she moved into the neighborhood, she was told the property behind her would remain single-family. She expressed concerns about wet and swampy conditions behind her property, including standing water and drainage issues. She stated concern that future duplex construction could increase water retention on her property.

Mr. Joe Miller, 1731 Elk Trail Drive

Mr. Miller opposed the rezoning. He stated that he purchased his property approximately 30 years ago because the area was zoned for single-family use. He also expressed concern about water retention issues and marshy conditions in the area behind his property.

Ms. Diana Miller, 1731 Elk Trail Drive

Ms. Miller opposed the rezoning and stated that she and her family purchased their home because the area was single-family residential. She expressed concerns about flooding, standing water, and the potential impact of future development on drainage patterns.

The Chair called three times for additional public comment. No additional comments were offered.

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

2. Reopen Adjourned Public Hearing – Preliminary Plat Irish Road Estates – 985 Irish Road – Parcel 1210518 – DELAY REQUESTED

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

Director Dearborn stated that staff and the developer had met and that additional issues remained to be addressed, including stormwater, design issues, and the need for a development agreement. He stated that there was no reason to proceed with the item at that time and that a delay had been requested by both the property owner/developer and staff.

The Commission discussed whether to keep the public hearing open or close it and require a new public hearing when the applicant is ready to proceed. Staff explained that if the public hearing were closed and the item restarted, the process would begin again, and new notices would be sent to property owners within the required notification area.

Public Comments

Mr. Paul Freiberg – 1721 Elk Trail, Neenah

Mr. Freiberg recommended closing the public hearing and restarting the process when staff and the applicant are prepared to proceed. He stated that this was the second consecutive month the item had been delayed and that a new public hearing with full notice would be appropriate.

Ms. Diana Miller, 1731 Elk Trail Drive Neenah

Ms. Miller stated that she had been unable to attend the previous meeting and did not receive notice of the continued meeting, learning about it from neighbors. She requested information regarding where retention ponds or stormwater facilities may be located and expressed concern about drainage and flooding impacts.

Director Dearborn explained that stormwater design and drainage review would be part of the required development submittal and engineering review process. He further explained that the site plan is expected to change and that, when a new submittal is ready, a new public hearing process would include notice to property owners within 300 feet.

The Chair called for additional public comment. No additional comments were offered.

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

OLD BUSINESS

1. Zoning Change – From R-2 Suburban Low Density District to R-3 Suburban Medium Density District – 985 Irish Road – Parcel 1210518

Director Dearborn reviewed the rezoning request and stated that the property is designated as medium density residential on the Village's future land use map. He stated that the future land use map was adopted as part of the comprehensive planning process, which included public hearings and public input. He further stated that the rezoning request is consistent with the future land use map and that this consistency is the basis for staff's recommendation.

Commission members discussed the relationship between the existing single-family neighborhood, the future land use designation, and the proposed R-3 zoning.

Commissioner Romzek noted that the property is near the railroad and that medium-density residential may serve as a transition from lower-density single-family areas toward less desirable areas such as railroads or highways.

Commissioner Young stated that, while understanding the concerns of residents, the Commission must base its recommendation on the guidance of staff and the future land use map, and that denial would require a compelling planning basis.

MOTION: Mr. Scheibe, seconded by Ms. Romzek to approve the zoning change from R-2 Suburban Low Density District to R-3 Suburban Medium Density District for 985 Irish Road. Motion carried 6-1-0 (Mr. Cox opposed)

2. Preliminary Plat Irish Road Estates – 985 Irish Road – Parcel 1210518 – DELAY REQUESTED

Director Dearborn stated that because the public hearing had been closed and the item would need to restart with a new process, staff recommended denial of the current preliminary plat as presented. Staff indicated that the applicant could submit a revised proposal in the future, which would require a new public hearing and new notices.

MOTION: Mr. Willecke, seconded by Mr. Cox to deny the preliminary plat request for Irish Road Estates as presented. Motion carried 7-0-0

Staff stated that the process would start over if and when the applicant submits a revised proposal.

NEW BUSINESS

1. Certified Survey Map (CSM) – Anthony Capener, 1735-1745 Brighton Beach Road – Parcels 1210701 & 121070301

Director Dearborn presented the certified survey map request. He stated that the request would adjust the property line between the two parcels to allow for the potential future construction of an accessory

building. He indicated that the request was straightforward, and that staff recommended approval, subject to all taxes being paid.

Commission members discussed setback requirements. Staff clarified that the Commission was reviewing the certified survey map only and was not approving the proposed garage or accessory structure. Any future structure would need to meet applicable code requirements.

MOTION: Mr. Cox, seconded by Mr. Willecke to approve the certified survey map for 1735 and 1745 Brighton Beach Road, subject to the following conditions:

1. All taxes shall be paid for both lots.
2. A recorded copy of the certified survey map shall be provided to the Community Development Department.

Motion carried 7-0-0

OTHER BUSINESS

Development Activity Report

Director Dearborn presented the development activity report for June 2026.

For the month of June, there were:

- One new single-family dwelling
- No commercial permits
- No duplex permits
- No multifamily permits

Year-to-date totals were reported as:

- Five new single-family homes
- No duplexes
- Five multifamily units
- Commercial activity as reported by staff

Director Dearborn stated that the Village's estimated valuation for the year was approximately **\$22,086,000**, compared to approximately **\$26,000,000** for the prior year.

COMMUNICATIONS

Sustainability Committee

Staff intern Nick provided an update on the Sustainability Committee meeting.

Items discussed included:

- Community garden updates
- Schildt Park renovations
- Creation of recycling decals to promote recycling in the Village
- Coordination with DarkSky Wisconsin regarding education on dark skies and reducing light pollution
- Potential integration of dark skies concepts into the zoning ordinance update
- Outreach to Greener Bay, a composting company in Green Bay, regarding possible composting service expansion to Fox Crossing

Commission members briefly discussed the purpose of DarkSky Wisconsin, including efforts to reduce light pollution and preserve visibility of the night sky.

PUBLIC FORUM

The Chair opened the public forum for non-agendized Village-related matters.

No comments were offered.

ADJOURN

At 5:58 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.