

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, October 21, 2026 @ 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – September 16, 2026

PUBLIC HEARING

1. Public Hearing - Future Land Use Amendment – Evergreen Communities Inc. – from Heavy Industrial to Mixed Use – Parcels 12105870101, 1210491, and 1210587
2. Public Hearing - Zoning Change – Evergreen Communities Inc. – from I-2 Heavy Industrial District and R-3 Suburban Medium Density District to M-1 Mixed Use District

OLD BUSINESS

1. Preliminary Plat Chester Fields – 985 Irish Road – Parcel 1210518

NEW BUSINESS

1. Future Land Use Amendment – Evergreen Communities Inc. – from Heavy Industrial to Mixed Use – Parcels 12105870101, 1210491, and 1210587
2. Zoning Change – Evergreen Communities Inc. – from I-2 Heavy Industrial District and R-3 Suburban Medium Density District to M-1 Mixed Use District

OTHER BUSINESS

Development Activity Report

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 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, September 16, 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

 Others: 6 others present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – August 19, 2026

MOTION: Mr. Willecke, seconded by Mr. Cox to approve the meeting minutes of August 19, 2026, with one correction: the motion approving the minutes was carried **7-0**. Motion carried 7-0-0

PUBLIC HEARING

1. Public Hearing – Preliminary Plat Chester Fields – 985 Irish Road – Parcel 1210518

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

Director Dearborn presented the proposed preliminary plat for the Chester Fields subdivision at 985 Irish Road. He explained that the proposed development does not include a road connection to Symphony Boulevard. Water and sanitary sewer service are proposed through an easement from Symphony Boulevard, including a water-main loop. Staff expressed concern that the proposed cul-de-sac configuration would not preserve a future road connection for the remaining property. Staff recommended denial as submitted because the plat did not provide a future roadway connection or reservation consistent with subdivision-planning objectives.

Public Comments

Paul Freiburg, 1721 Elk Trail - asked about stormwater management and the existing pond/wet area near the proposed development.

Director Dearborn explained that the developer must submit a stormwater-management plan, which is reviewed by the Village's engineering consultant, and that the development must manage stormwater on site without directing runoff into neighboring subdivisions.

John Davel, Davel Engineering, representing the developer - stated that stormwater would be directed southeast and that the stormwater plan had been reviewed and approved by the Village engineer. He stated that the proposed plat meets lot-size and cul-de-sac requirements. He explained that the property owner wished to retain privacy around the existing residence near Symphony Boulevard and did not support extending the roadway through the property. Mr. Davel noted that sanitary sewer and water would be extended through the property, with sewer service provided by gravity because the proposed duplexes would be slab-on-grade structures without basements.

Commission discussion considered whether Lot 6 could be eliminated or redesigned so the roadway could be extended in the future. Staff indicated that preserving an unplatted area or roadway stub to the property line would allow a potential future connection while avoiding an immediate requirement to construct the connection.

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

OLD BUSINESS

NONE

NEW BUSINESS

1. Preliminary Plat Chester Fields – 985 Irish Road – Parcel 1210518

Director Dearborn reiterated that staff could support a revised preliminary plat if it provides for a future roadway connection, including elimination or modification of Lot 6 to preserve the ability to extend the proposed road toward Symphony Boulevard.

Commission members discussed the importance of maintaining long-term development options for the larger property, including future roadway and utility connections.

MOTION: Mr. Scheibe, seconded by Ms. Romzek to postpone action on the preliminary plat until the next meeting to allow staff, the developer, and the project engineer to revise the plan.

Motion carried 7-0-0

2. Zoning Code Update

Director Dearborn provided a status update on the Village's zoning code project. He reported that:

- Laurie Miller is no longer with the consulting firm; Steven Templet will serve as the new primary consultant contact.
- The project website remains available for public information and comments.
- A future public-input event is anticipated during the code diagnostics and direction phase.
- The project schedule anticipates Planning Commission review in April 2027, potential Village Board action in May 2027, and final adoption in June 2027.

- The update will consider ways to simplify the zoning code and address residential development challenges, including housing affordability, setbacks, and development standards.

The Commission emphasized the importance of simplifying the zoning code where feasible.

OTHER BUSINESS

Development Activity Report

Director Dearborn reviewed the August development activity report. For 2026 to date, the Village had recorded five single-family units, no duplex units, and five multifamily units.

Director Dearborn noted that two small commercial projects had been approved and that two subdivisions were progressing with earthwork and utility installation. He also discussed continuing challenges associated with construction costs and housing affordability.

COMMUNICATIONS

Sustainability Committee

Director Dearborn reported on Sustainability Committee activities, including:

- Continued support for the Village community gardens and recognition of significant demand for garden plots.
- Preparation of a recycling sticker/decal for placement on recycling containers.
- Consideration of dark-sky practices and reduced lighting levels as part of the zoning-code update.
- An electronic recycling event scheduled for Saturday, October 10, 2026, from 8:00 a.m. to noon.

PUBLIC FORUM

No additional public comments were presented.

ADJOURN

At 5:56 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.

PLANNING COMMISSION MEMO

Date: October 13, 2026
To: Village Planning Commission Members
From: George L. Dearborn Jr., AICP Director of Community Development
RE: Agenda Item 1 – Evergreen Communities Inc. Land Use Amendment

Overview

Evergreen Communities Inc. is proposing a land use amendment to the future land use map from heavy industrial to mixed use for the redevelopment of property they now own at 401 N. Lake Street. The area has a long history of industrial use and was built and used by Kimberly Clark from 1956 as its corporate headquarters until 1983. The office building continued to be used until 2020 as an office building. The surrounding land was also used industrially with some industrial uses still remaining. Clearly the continued use of this area for industrial uses is changing and this land use amendment is appropriate as it will allow for the preservation of an historic office building with its reuse for housing and senior care.

A map is attached showing the current future land use. Although this change is only for the Evergreen Communities property it will fit within this area and staff envisions other changes in the future. The applicant is also proposing at this same meeting a rezoning of the property to Mixed Use from its current Heavy Industrial and Medium Density Zoning

Although this is a positive reuse of the property it is important to note that Evergreen Communities is a tax-exempt entity so tax revenue from this property will be dramatically reduced. The Village hopes that the benefit from this new project will provide some other direct benefits as it has in the City of Oshkosh in which Evergreen Communities Inc. also has a major presence.

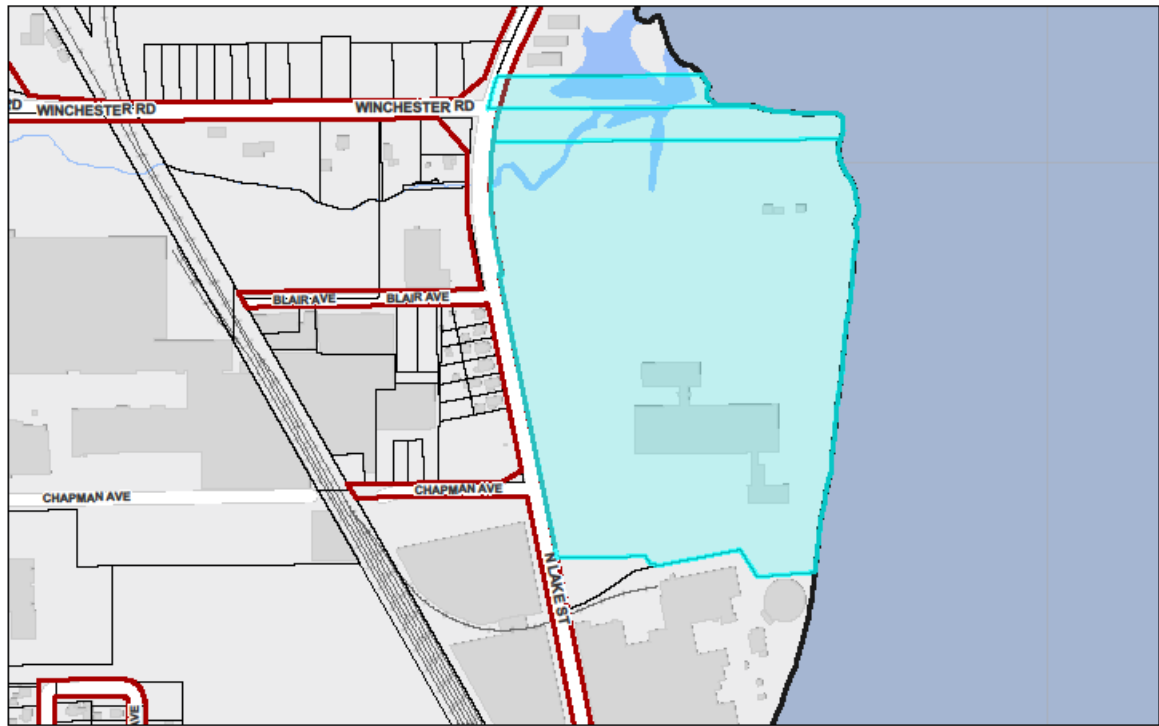
Recommendation

Staff recommends approval of this land use amendment as it will preserve an historic structure and will provide benefits to the community and for seniors. Although some of the surrounding land is still being used for industrial uses the uses are changing.

As a further note we did receive correspondence from the owner of the Burial Chamber pointing out that he chose this area since it was industrial in use and pointed out the potential noise from his operation. The noise from other industrial uses including the railroad needs to be taken into consideration for this proposed new development. It should be also noted that Touchmark, a similar use is also located near railroad tracks, and they have not had any issues.

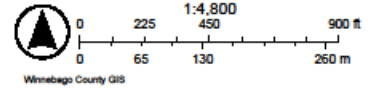
Final design of the proposed new development needs to take into consideration this issue when a site plan is proposed.

Fox Crossing GIS Map

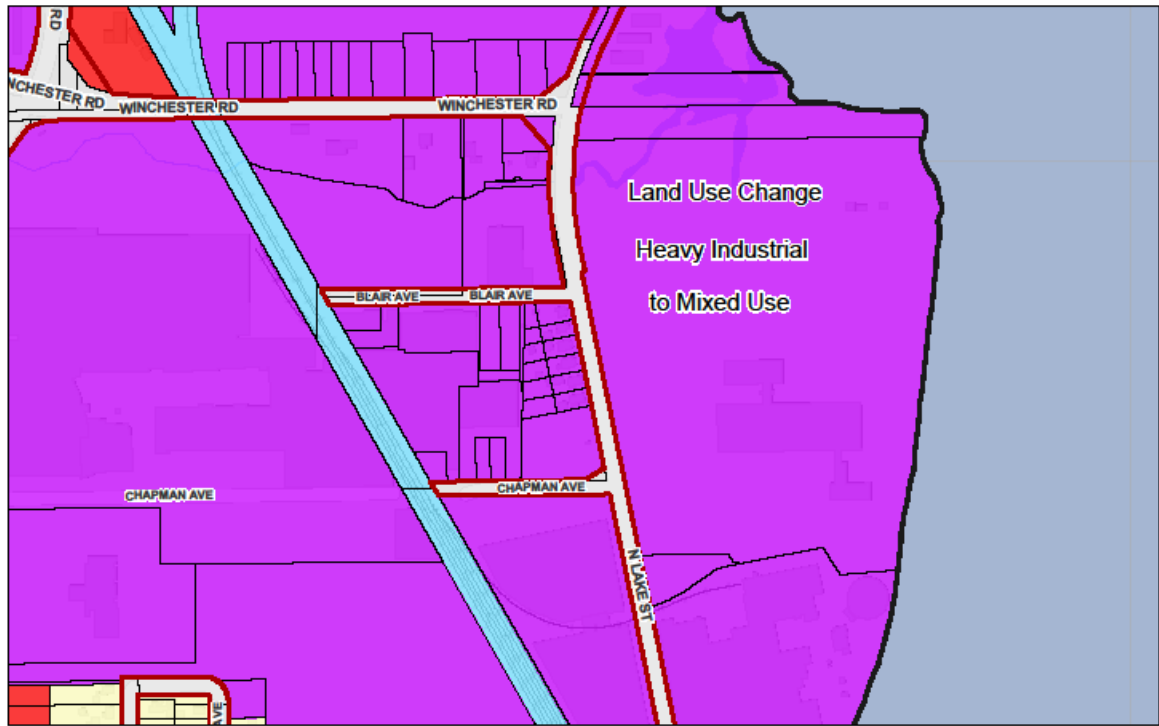


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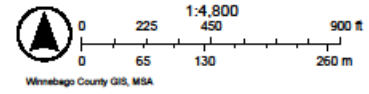
- Fox Crossing Municipal Boundary
- Road ROW
- County Boundary
- Other Municipal Boundary
- Parcels - Winnebago County



Fox Crossing GIS Map



10/6/2026, 1:29:11 PM



PLANNING COMMISSION MEMO

Date: October 13, 2026

To: Village Planning Commission Members

From: George L. Dearborn Jr., AICP Director of Community Development

RE: Agenda Item 2 – Evergreen Communities Inc. Rezoning – I-2 Heavy Industrial District and R-3 Suburban Medium Density District to M-1 Mixed Use District

Overview

Evergreen Communities Inc. is proposing a rezoning from heavy industrial and suburban medium density to mixed use. This is subject to the future land use amendment which will also be acted upon at this same Planning Commission Meeting.

As was explained at the future land use amendment the property is proposed for the redevelopment by Evergreen Development and has been used in the past as the Kimberly Clark corporate headquarters until 1983. The office building was still being used until 2020 as an office building. The surrounding land was also used industrially with some industrial uses still remaining. This zoning change will allow for the preservation of an historic office building with its reuse for housing and senior care.

A map is attached showing the zoning. Although this change is only for the Evergreen Communities Inc. property it will fit within this area and staff envisions other changes in the future. The applicant is also proposing a land use amendment which will be acted upon prior to this proposed rezoning to Mixed Use from its current R-3 Suburban Medium Density District and I-2 Heavy Industrial District. The majority of the property is zoned I-2 Heavy Industrial District

As was explained in the memo on the land use amendment this is a positive reuse of the property it is important to note that Evergreen Communities is a tax-exempt entity so tax revenue from this property will be dramatically reduced. The Village hopes that the benefit from this new project will provide some other direct benefits as it has in the City of Oshkosh in which Evergreen Communities Inc. also has a major presence.

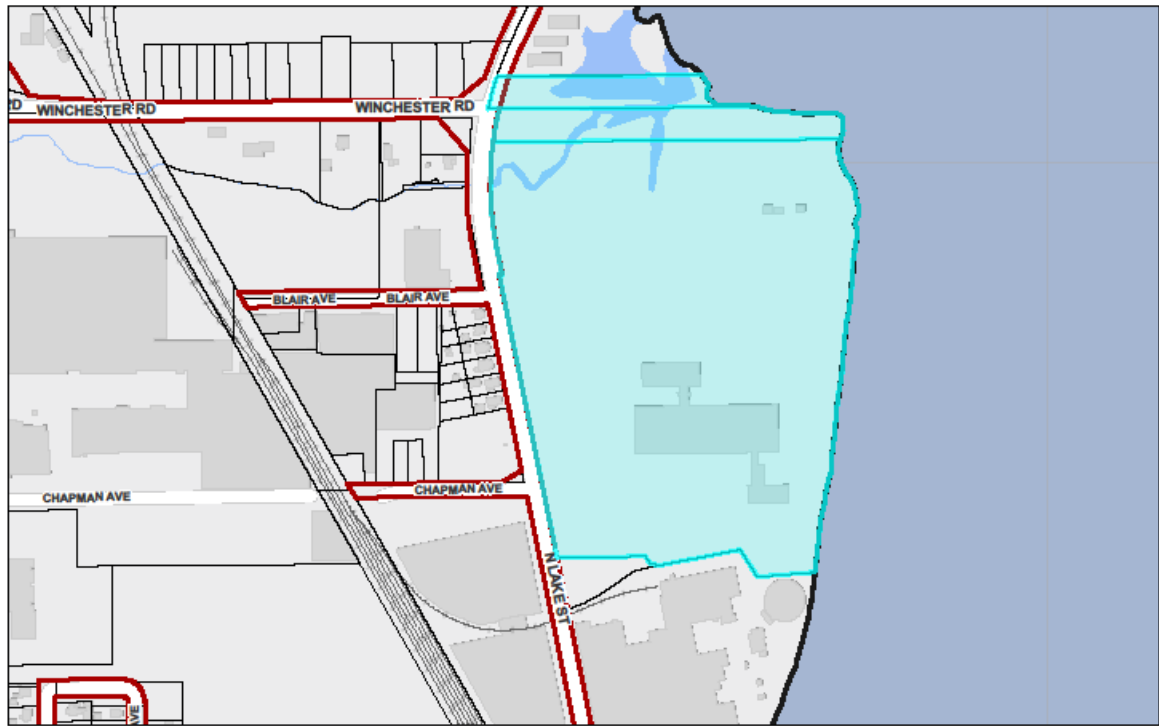
As a further note we did receive correspondence from the owner of the Burial Chamber pointing out that he chose this area since it was industrial in use and pointed out the potential noise from his operation. The noise from other industrial uses including the railroad needs to be taken into consideration for this proposed new development. It should be also noted that Touchmark, a similar use, is also located near railroad tracks, and they have not had any issues.

When a site plan is proposed for this development, it can be designed to address any potential noise issues.

Recommendation

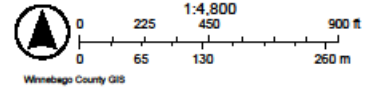
Staff recommends approval of this rezoning. A future site plan will address the design and use of the land. This rezoning will allow for the preservation of a unique historic structure and will provide benefits to the community and for seniors.

Fox Crossing GIS Map



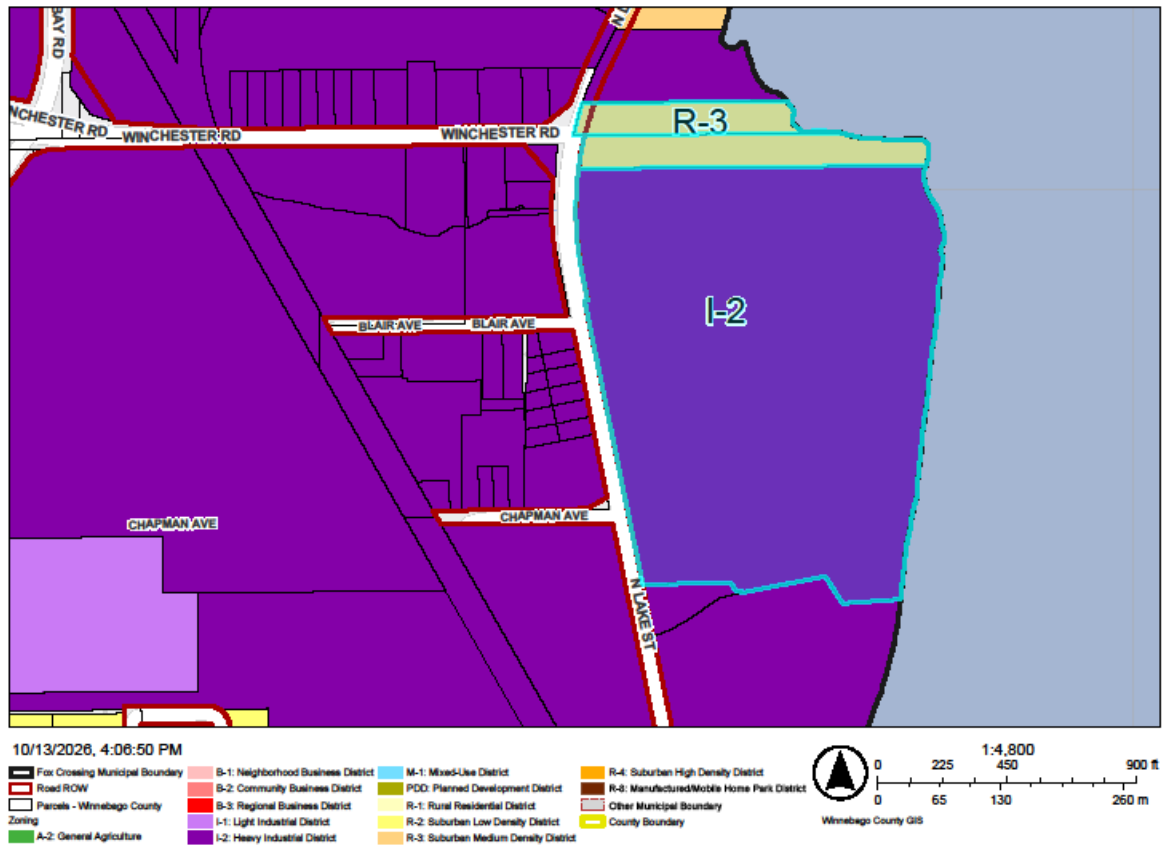
10/6/2026, 8:13:12 AM

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



All Proposed to M-1 Mixed Use

Fox Crossing GIS Map



10/8/2026

Hi Dan,

I received the notice regarding Evergreen Communities' proposed development across from Burial Chamber. I've known Ken for some time, and we've always had a good working relationship. I'm glad to see continued investment in the area and look forward to having Evergreen as a neighbor.

I wanted to bring one consideration to the Village's attention while the project is still in the planning stages.

When I purchased the Burial Chamber property 25 years ago, I specifically chose this location because its industrial surroundings were compatible with our operations. The area has always experienced noise from manufacturing facilities, railroad activity, and aircraft traffic.

Burial Chamber is part of that established environment. We operate approximately 14 nights each fall, with outdoor music, our monster parade, chainsaws, sound effects, and other activities typically going no longer than approximately 5pm-12 a.m. We've maintained a good relationship with local law enforcement and have never received any formal noise citations or written violations.

My only concern is ensuring that future residents understand the existing environment so that our longstanding operations don't become a source of conflict or future restrictions.

I'd appreciate the Village considering the following as part of the development's approval:

- **Formal acknowledgment** of Burial Chamber's existing seasonal activities and operating hours.
- **Noise compatibility and resident awareness**, including consideration of surrounding industrial and entertainment noise in building design and future resident disclosures.
- **Traffic and access**, accounting for our seasonal customer traffic when planning entrances, parking, and building placement.
- **Protection of existing operations**, confirming that the new development's approval does not itself impose additional restrictions on our existing lawful activities.

I've copied Ken so we're all on the same page. I'm supportive of the development and simply want to ensure we can continue being good neighbors for years to come.

I'd appreciate having this correspondence included in the official Planning Commission record for the October 21 hearing, along with consideration of incorporating appropriate compatibility measures into the development's approval conditions. Please let me know if anything further is needed.

Thanks for your consideration!

Matt Mars (920) 419-5025
Burial Chamber Haunted House

PLANNING COMMISSION MEMO

Date: October 12, 2026
To: Village Planning Commission Members
From: George L. Dearborn Jr., AICP Director of Community Development
RE: Agenda Item 1 – Revised Preliminary Plat Chester Field Estates

Overview

As was discussed at a previous meeting the preliminary plat for Chester Field Estates, formally known as Irish Road Estates, would create 10 duplex lots and a lot for a stormwater pond and one additional lot for the existing home needs to be delayed again. Staff had additional meetings with Chester Krawze the developer and his engineer to discuss the design. The current compromise requires the elimination of one lot for future extension of the proposed cul-de-sac. A connection of public water and sewer would extend from Symphony Boulevard to this proposed subdivision with the public water looping to connect to Irish Road.

The proposed duplex lots will be an average size of 12,950 square feet. The proposed subdivision design includes a cul-de-sac that extends from Irish Road east. The current residence located on this property has a driveway that extends from Irish road to the current home located on the property. The current home has laterals for water and sewer that connect to Symphony Boulevard.

This proposed subdivision would continue to use a separate long driveway from Irish road to access the current home on the property. The right of way for Irish Road is currently 66 feet and is officially mapped to be 80 feet in the future. The additional right of way on the east side will need to be dedicated

The previous issues still remain following the last Planning Commission meeting and are as follows:

1. A connection and dedication of right of way should extend from its current terminus so that it can connect to Symphony Blvd. The Village still feels that a dedication of a right of way from the newly proposed road to Symphony Boulevard to allow for the future connection to Symphony Boulevard and other development expansion in the future should occur. The applicant said he is unwilling to dedicate this right of way or agree to officially map this road extension. Because this, the new road extending into the development to provide service to the new proposes lots will be required to be dedicated 60 foot right of way and must built to Village Road specifications. However, the road will not be accepted by the Village for maintenance since the developer is unwilling to connect this proposed cul-de-sac to Symphony Boulevard.
2. Public water needs to extend through the development connecting from Symphony Boulevard and extending through to Irish Road, creating a looped water system. An easement for public water and sewer must be dedicated to the public and due to the depth of the sanitary sewer no basements are planned for the new development.
3. A development agreement shall be required prior to any development and land sales as specified in the Village's subdivision ordinance.

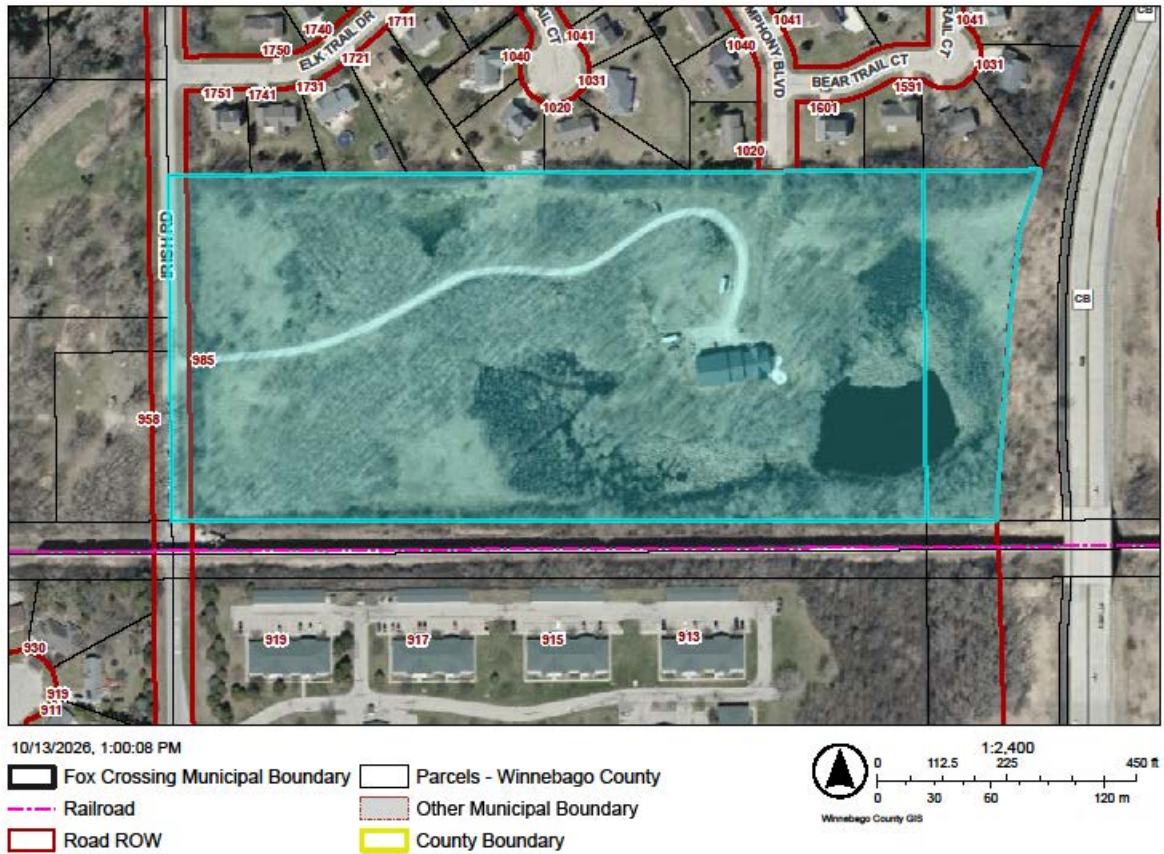
Staff Recommendation

Staff continues to have reservations about the approval of this preliminary plat. Although the proposed revision would allow for a future extension of the newly proposed road it does not designate a right of way for that purpose. This preliminary plat would create a temporary cul-de-sac. The applicant desires to make this a public road which would require Village maintenance and snow plowing. Our Public Works Department is opposed to creating more cul-de-sacs unless they are absolutely necessary.

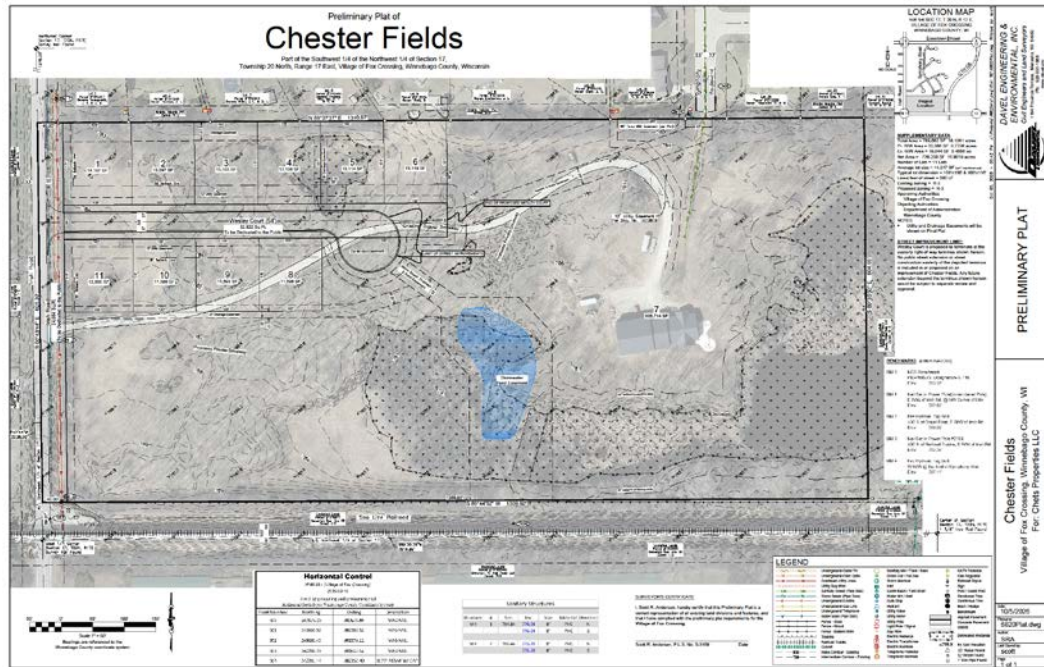
Although this preliminary plat will meet minimum Village requirements staff still cannot recommend approval as proposed. If the Commission desires to recommend approval of this preliminary plat as presented, then the only option in staff's opinion, is to require this new road right of way of 60 feet to be dedicated to the public but

that the road remain private and shall be constructed to Village Specifications until it is connected to Symphony Blvd.

Fox Crossing GIS Map



Proposed New Preliminary Plat



Other Business 1 – Development Activity

September 26

This Month

0 Single-Family 0 Duplex 1 MF (12 units) 0 Commercial

Totals

Residential

- **5 SF this year**
- **0 Duplex this year**
- **6 MF this year**

Commercial

6 this year

- 10 SF *last year* 5 *last year*
- 1 Duplex *last year*
- 5 MF *last year (106 units)*

Total Values

This year \$34,959,862

Last year \$47,599,018



**VILLAGE OF FOX CROSSING
SUSTAINABILITY COMMITTEE MEETING
Wednesday, October 7, 2026 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 September 2, 2026 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

None

OLD BUSINESS

1. Community Gardens Update
2. September Newsletter
3. Recycling Brochure-Decal update
4. Dark Sky Ordinance discussion

NEW BUSINESS

1. Electronic Recycling Event – Saturday, October 10th
2. Other Business

ADJOURNMENT

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