FOX CROSSING
BRIDGING THE FOX CITIES

COMMUNITY DEVELOPMENT DEPARTMENT
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# VILLAGE OF FOX CROSSING
# PLANNING COMMISSION MEETING
# WEDNESDAY, November 18, 2026 @ 5:15 PM
# MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES –** October 21 , 2026

**PUBLIC HEARING**
None

**OLD BUSINESS**
None

**NEW BUSINESS**
1. Zoning Ordinance Update
2. December Planning Commission meeting date is December 8th

**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 COMMISION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, October 21, 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. Michael Scheibe |
| | | Mr. Michael Prince |
| | | Mr. Tom Young |
| EXCUSED: | | Mr. Thomas Willecke |
| | | Ms. Tracy Romzek |
| | Staff: | Community Development Director George Dearborn |
| | | Associate Planner Daniel Dieck |
| | | Village Manager Jeff Sturgell |
| | | Village President Dale Youngquist |
| | Others: | 10 others present |

## PLEDGE OF ALLEGIANCE

## APPROVAL OF MINUTES – September 16, 2026

**MOTION:** Mr. Cox, seconded by Mr. Scheibe to approve the meeting minutes of September 16, 2026, as presented. Motion carried 5-0-0

## PUBLIC HEARING

1. **Public Hearing – Future Land Use Amendment – Evergreen Communities Inc. – from Heavy Industrial to Mixed Use – Parcels 12105870101, 1210491, and 1210587**

   **MOTION:** Mr. Scheibe, seconded by Mr. Cox to open the public hearing.
   Motion carried 5-0-0

   Director Dearborn explained that the property includes the former Kimberly-Clark office facility and is currently designated Heavy Industrial on the Future Land Use Map. Staff recommended changing the designation to Mixed Use to facilitate adaptive reuse of the historic office building and support a proposed senior housing and mixed-use development. The proposed development would preserve the existing building and include residential units, lake homes, dining, fitness, and related services.

   **Public Comments**

*Todd Schnasse, 665 N. Lake St.* - Mr. Schnasse expressed concerns about existing stormwater and sanitary sewer backup issues in the area, potential impacts from additional development, shoreline clearing, erosion, and protection of a nearby eagle nest.

Director Dearborn explained that stormwater, utility, shoreline, and site-design issues would be evaluated during future site plan, engineering, and permitting reviews.

*Ken Arneson, President and CEO of Evergreen Communities* - described the proposal, including 67 apartments and 68 lake homes, along with a fitness facility, restaurant, and community-oriented programming. He stated Evergreen Communities intends to preserve the historic building and create a development compatible with the surrounding area.

*Jack Richeson, Martenson & Eisele, civil engineer for the project* - stated that the development team would complete site design, stormwater management, drainage, and permitting work with the Village and Wisconsin Department of Natural Resources. He noted that the project design would address drainage, erosion control, shoreline protection, landscaping, and neighboring-property concerns.

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 5-0-0

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**

**MOTION:** Mr. Scheibe, seconded by Mr. Cox to open the public hearing.
Motion carried 5-0-0

Director Dearborn explained that the zoning amendment is contingent on approval of the Future Land Use Map amendment. The M-1 Mixed-Use District would accommodate the proposed residential and ancillary commercial/service uses. He noted that further reviews, including site plan and stormwater review, would occur as the project advances. Staff recommended approval.

No public comments were received.

**MOTION:** Mr. Scheibe, seconded by Mr. Cox to close the public hearing. Motion carried 5-0-0

## OLD BUSINESS

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

Director Dearborn reviewed the revised preliminary plat for Chesterfield Estates at 985 Irish Road. The revised plan removed a lot and provided a temporary cul-de-sac configuration that could allow for a future roadway extension toward Symphony Boulevard. Staff continued to recommend a dedicated future right-of-way connection to Symphony Boulevard and expressed concern regarding the long-term design and maintenance of the cul-de-sac.

*Chester Krawze, 985 Irish Rd.* - noted the financial and physical constraints associated with extending a roadway through the property, including wetlands, bedrock, and the limited number of developable lots.

*John Davel, Davel Engineering, civil engineer for the project* - discussed the revised plan, stating that the plat meets Village subdivision ordinance requirements and that the revised design accommodates a possible future extension while avoiding an immediate roadway connection through the owner's property.

Commission members discussed the distinction between mapping and dedicating a future right-of-way, public versus private street maintenance, utility extensions, long-term planning considerations, and the applicant's concerns about privacy and potential public access.

**MOTION:** Mr. Young, seconded by Mr.Jochman to approve the revised preliminary plat without requiring a dedicated future right-of-way. Motion failed due to insufficient votes, 2-2-1(Mr. Cox abstained)

**MOTION:** Mr. Prince, seconded by Mr. Scheibe to approve the revised preliminary plat, subject to the following conditions:

1. A public cul-de-sac shall extend from Irish Road, with a future right-of-way connection from the cul-de-sac to Symphony Boulevard mapped and dedicated. Construction of that future roadway connection is not required at this time.
2. Public water shall extend through the development from Symphony Boulevard toward Irish Road, creating a looped water system. Public water and sanitary sewer easements shall be dedicated as necessary.
3. A development agreement shall be required before development activity or land sales, consistent with the Village subdivision ordinance.
   Motion carried 5-0-0

## NEW BUSINESS

1. **Future Land Use Amendment – Evergreen Communities Inc. – from Heavy Industrial to Mixed Use – Parcels 12105870101, 1210491, and 1210587**

   Director Dearborn recommended approval of the amendment from Heavy Industrial to Mixed Use. Commission members discussed the proposed adaptive reuse of the former Kimberly-Clark office building, compatibility with surrounding industrial properties, and the value of preserving and repurposing the existing structure. The Commission also discussed the nearby burial chamber and noted the letter received by the owner Matt Mars (see attached letter) and acknowledged that existing industrial uses and railroad activity would remain.

   **MOTION:** Mr. Scheibe, seconded by Mr. Young to approve revising the future land use map from heavy industrial to mixed use.

   Motion carried 5-0-0

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**

   **MOTION:** Mr. Scheibe, seconded by Mr. Young to approve rezoning the subject Evergreen Communities properties from I-2 Heavy Industrial District and R-3 Suburban Medium Density District to M-1 Mixed-Use District. Motion carried 5-0-0

## OTHER BUSINESS

### Development Activity Report

Director Dearborn presented the September development activity report. He reported no single-family or duplex permits for the month and one multifamily permit. Year-to-date activity included five single-family and six multifamily units. He noted that development activity is currently affected by higher interest rates, but anticipated increased activity in the coming year as pending subdivisions and projects proceed.

## COMMUNICATIONS

### Sustainability Committee

Director Dearborn reported that an electronics recycling event was recently held. Participation was lower than the prior event.

## PUBLIC FORUM

No additional public comments were presented.

## ADJOURN

At 6:45 p.m., **MOTION:** Mr. Scheibe, seconded by Mr. Cox to adjourn. Motion carried 5-0-0

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.

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

FOX CROSSING
BRIDGING THE FOX CITIES

# PLANNING COMMISSION MEMO

Date: November 9, 2026

To: Village Planning Commission Members

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

RE: Agenda Item 1 – Zoning Code Update Report

**Overview**

Enclosed is a draft copy of next report "Tech Memo 2" on the zoning code update. Staff met with the consultant and there will be a full report in December. The following are some of the highlights of the proposed zoning code updates. I have mentioned some of them to you in the past so there should be no real surprises, but some may be controversial. There are more details in the draft memo for your review. I am just highlighting some of the most notable to me.

1. First this proposes as requested by staff a reduction in the number of zoning districts. Currently we have R-1 through R-8. The current designations are confusing to the public and developers. For example, R-1 is single family residential. R-2 is also single family residential with slightly smaller lots. Most people would think that R-2 would allow duplexes, but it does not. The remaining R districts then allow for duplexes and multiple family as the numbers increase. R-8 is for mobile home parks.
2. Lot sizes vary from 12,000 square feet for a sewered lot to R-8 mobile home districts which have lot size based on setbacks. All the districts have 7- and 10-feet side yards with 30 feet street yards and 25-foot front yards. Any variation in these sizes requires a Planned Development District which we have done often.
3. Then there is the use issue which limits uses to one home per lot in single family residential districts with no accessory dwelling units (ADUs). We only have allowed expanded single family homes with adjoining rooms to the rest of the home.
4. Outdoor storage issue-potential restrictions?
5. Consolidating Commercial Districts and addressing noise, dust, screening and other impacts.

**Changes**

1. Reduce lot sizes and setbacks also the number of zoning districts.
2. Allow ADUs in single family zoning districts.
3. Simplify the ordinance for easier reading and understanding.

**Other Issues**

1. Data Centers
2. Personal Storage
3. Noise, dust and vibration
4. Insurance Vehicle Storage

**Next Steps**

At the December meeting we will have an MSA representative going over this document and discussing next steps. I felt it would be helpful for the Commission and the public to have time to review this current draft document and be prepared with questions.

| | |
|---|---|
| **To:** | George Dearborn, Director of Community Development |
| **From:** | John Schwartz, Assistant Planner<br>Steve Tremlett, Planning Team Leader, AICP |
| **Subject:** | Technical Memo 2 |
| **Date:** | October 23, 2026 |

## 1. INTRODUCTION

Technical Memo 2 builds on the existing conditions analysis and stakeholder engagement documented in Technical Memo 1 by bringing together issues/opportunities identified and suggesting revisions to pursue. The memo summarizes public input received through an event booth and online survey, and completes a diagnostics review of issues/opportunities with the current Zoning Code.

The intent of this memo is to outline code approaches and regulatory strategies intended in the next phase of the project, which is the drafting phase. The main opportunities are to allow greater housing choice, reduce the use of planned development districts (PDD), reduce the number of conditional use permit (CUP) requests, and improve readability for all.

## 2. PUBLIC ENGAGEMENT SUMMARY UPDATE

MSA with village staff attended Summer Fun Fest in July 2026, and conducted an online survey, which received roughly 130 responses. The following summarizes the feedback received from the above activities.

Residents generally placed a high priority on protecting natural areas, maintaining neighborhood character, and preserving property values. Participants generally stated a desire for more dining and entertainment options, better walking and biking connections, and additional trees/landscaping. Many emphasized the importance of limiting noise, traffic, and other impacts from nearby development.

Opinions on housing density were mixed, with some residents supporting more housing choices, smaller lots, and mixed-use development, and others preferring larger lots and greater separation between homes. Overall, feedback supported well-designed development that fits surrounding neighborhoods. Residents also emphasized the need for clearer zoning regulations, better communication, and consistent code enforcement.

# 3. DIAGNOSTIC REVIEW

## Section 1: Suggested revisions prompted by changes in state law.

### *A. State laws requiring major revisions.*

**2017 Act 67 - Conditional use permits**
A CUP must be approved when the applicant meets applicable requirements and lawful conditions. Decisions must rest on substantial evidence, not personal preferences or speculation.

> ***Revision:*** *Add this approval rule to the CUP procedures. Require conditions to serve the ordinance's purpose, be reasonable, and be measurable where practicable. Broadly, become stricter on grouping land uses into specific districts. Allow lower impact uses without a CUP, and place measurable limits in the existing use-specific standards. Keep CUP review for uses needing site-specific conditions.*

**2015 Act 223 and 2017 Act 67 - Nonconforming structures**
State law protects repair and remodeling of buildings that do not meet current setbacks or other dimensional rules. Restoration or replacement after qualifying damage is also protected.

> ***Revision****: State that protected repairs and remodeling do not require correction of an existing setback or other dimensional violation. Add replacement, mold, and infestation to the damage provisions. Retain the rules on prior size, location, use, and changes needed to meet state or federal requirements. Keep separate rules for nonconforming buildings and nonconforming uses. Do not apply the existing 50% structural-alteration limit for nonconforming uses to a building merely because its setback is nonconforming. Preserve separate floodplain requirements.*

**Reed v. Town of Gilbert (2015) - Sign regulations**
The Supreme Court struck down sign rules that imposed different limits based on a sign's message. Fox Crossing has message-based provisions, including a time-and-temperature exception to electronic-message timing and a name-only restriction for signs serving nonconforming uses.

> ***Revision:*** *Remove the time-and-temperature exception given to electronic signs. Replace name-only and message-based temporary-sign limits with rules for sign area, height, location, lighting, and display duration. Allow non-commercial messages on otherwise lawful signs. Check permit exemptions for the same issue.*

### *B. State laws requiring minor revisions*

**2013 Act 347 - Manufactured-home communities**
A licensed manufactured-home community that is a lawful nonconforming use keeps that status when homes or infrastructure are repaired or replaced.

***Revision:*** *Add this exception to the manufactured-home park and nonconforming-use provisions. Do not treat protected replacement as an unlawful expansion or require the entire park to meet new standards solely because of that work.*

**2015 Acts 55, 167, and 391 - Shoreland structures**

These acts protect specified work on structures within shoreland setbacks. Protection depends on the type of structure, its legal status, and whether the work changes its footprint or building envelope.

***Revision:*** *Add the applicable repair, rebuilding, and vertical-expansion protections to the shoreland overlay. Include qualifying variances granted before July 13, 2015, and protected vertical expansion up to 35 feet above grade. Remove conflicting shoreland approval, fee, and mitigation requirements. Keep the limits for each protected activity, and clarify that the code's "greater restriction applies" language does not override state protections.*

**2017 Act 67 - Substandard lots**

Qualifying lots smaller than current minimums may be sold and developed under statutory conditions. Owners cannot be forced to merge lots without consent.

***Revision:*** *Keep the existing allowance for nonconforming lots. Check the reconstruction restriction for buildings spanning multiple parcels against these protections.*

**2015 Act 391 and 2023 Act 16 - Zoning amendment votes**

Voting thresholds differ for ordinary amendments, downzoning, and qualifying airport protests.

***Revision:*** *State the ordinary simple-majority-of-a-quorum rule. Require two-thirds of members-elect for downzoning, or a simple majority of members-elect when the affected owner requests or agrees to it. Retain the existing airport-protest exception. Do not add a general neighboring-owner protest procedure.*

**2017 Act 243 - PDD approval expiration**

The code allows action against undeveloped PDD land after three years. State law protects related approvals for at least five years after the last approval needed to complete the project.

***Revision:*** *Replace the three-year provision with the statutory five-year protection. Keep construction deadlines separate from approval expiration. Remove unilateral rezoning authority from the Planning Commission; require Village Board action through the zoning-amendment process.*

**2023 Act 16 - Residential permits and appeals**

Complete applications for permitted residential development must be approved when they meet the requirements in effect when filed. Separate rules govern judicial review of residential development decisions.

***Revision:*** *State the approval requirement in zoning-permit procedures. Update appeal notices to identify the applicable review route and deadline. Preserve residential-only PDDs. Add transition rules for pending applications so adoption of the new code does not override protected existing requirements.*

### *C. Upcoming requirements*

**2025 Act 173 - Planning and zoning changes effective January 1, 2028**
The law requires approval of qualifying residential rezonings, subject to stated conditions and deadlines based on the Comprehensive Plan. It also allows applicants to recommend bulk standards not presently in the zoning district; however, the act stops short of requiring the municipality to agree to modifications of the bulk standards.

***Revision:*** *Verify that residential zoning allows for the housing growth predicted by the most recent Comprehensive Plan. Ensure language is added around the 90-day decision period and statutory extensions and exceptions.*

## Section 2: Suggested revisions prompted by historical land use and permit data.

Technical Memo 1 reviewed 15 approved CUPs from 2016-2025, seven PDD applications from 2018-2024, and 21 rezoning requests from 2017-2026. The supplemental review includes certified survey maps (CSMs) since 2017, major subdivisions, and condominium plats.

The revisions below are proposed responses to these patterns. This does not mean every rezoning or PDD reflects a code problem.

| Application | Findings | Proposed revision |
|---|---|---|
| **CUPs** | Industrial reuse, home businesses, and specialized residential uses are common. Conditions repeatedly address noise, odor, lighting, buffering, parking, and operating hours. | Allow appointment-only, low-impact home businesses by right when customer, employee, parking, and outdoor-activity limits are met.<br><br>Allow indoor industrial reuse without a CUP when the use is otherwise permitted and meets performance standards. |
| **Rezonings** | Many requests accommodate apartments, condominiums, assisted living, and duplexes. A-2 is the most common district to be rezoned; M-1 (Mixed Use) is the most commonly requested district. Some rezones required Future Land Use Map amendments. | Permit a variety of housing styles in appropriate residential districts, giving options outside of PDDs.<br><br>Add bulk standards for building types not defined currently in districts.<br><br>Keep agricultural-residential conversions tied to planned growth and available utilities. |

| Application | Findings | Proposed revision |
|---|---|---|
| **PDDs** | Most reviewed PDDs are residential. Repeated requests to reduce lot area, frontage, and setbacks. This suggests that commonly approved layouts do not fit the base districts. | Reduce lot size and corresponding side setback for Medium-Density Residential and consider single-family and twinhome in High-Density Residential with lower lot size and width and setbacks than Medium-Density Residential.<br><br>Keep PDDs for projects needing additional flexibility. |
| **Major subdivisions** | Subdivisions without a PDD are uncommon. These support changing the standards that repeatedly prevent conventional layouts. | Keep the existing 33-foot single-family frontage minimum<br><br>Reduce larger duplex and multifamily frontage requirements where safe access can be provided.<br><br>Use separate frontage rules for cul-de-sac lots. |
| **CSMs** | All but one application reviewed since 2017 was approved. Applications are spread across districts relative to their prevalence. Applications declined substantially after 2021; the cause is not established. | Retain the basic review process. Use the same lot-area, width, and frontage standards for CSMs and plats.<br><br>Allow administrative review of minor boundary changes to CUP properties when the approved use, access, and required buffers remain unchanged. |
| **Condominium plats** | Applications are uncommon. Most divide ownership of duplexes or sites with multiple buildings. Reviewed cases involved existing R-3 and I-2 districts. | No change needed. |

## Section 3. Additional Target Areas from Internal Review and Public Engagement

The proposed changes below reflect feedback that has been received to date. Discussion on this memo and proposed changes outlined below will support creating an annotated outline of the code and recommendations to be shared in Memo 3.

### *A. Housing choice and neighborhood compatibility*

**Feedback:** Staff requested ADUs and smaller residential lots and setbacks. Public views on density were mixed. Residents valued a variety of housing choices, landscaping, and space between buildings.

**Direction:**

**Accessory dwelling units.** Allow one ADU on a qualifying single-family and duplex lots. Identify where attached, internal, and detached accessory units could be allowed. Add maximum floor

area, height, setbacks, and parking rules. Amend the one-principal-dwelling rule and accessory-building definition so they do not unintentionally prohibit ADUs. Determine if shared laterals can be allowed and in what circumstance (e.g., attached or internal ADUs).

**Small-scale housing.** List duplexes, townhouses, and three- and four-unit buildings separately in the use table. Permit appropriate types in the medium-density district and include single-family and duplex in high-density district. Add in necessary bulk standards.

**Zero lot line development.** Growing interest from lenders and buyers in splitting duplexes and townhomes into separate parcels along the shared wall warrants review. Current provisions cover duplexes; townhomes should be explored and supplemental standards reviewed. Long-term maintenance and upkeep arrangements must be secured.

**Small and large lots.** Offer a compact-lot option, while protecting larger-lot options for more rural feeling areas in the Village. Reduce lot width along with lot area so narrower homes can fit. Keep the current 900 square-foot single-family minimum unless the Village selects a lower figure.

**Rural Residential District.** Remove the Rural Residential zoning district with reorganization into low-density residential or General Agriculture district.

**Residential open space.** Require a defined usable outdoor area for multifamily developments. Count shared lawns, courtyards, gardens, and play areas. Exclude parking, drive aisles, and land unusable for recreation. State the minimum dimensions and maintenance responsibility.

**Accessory structure allowance.** Simplify accessory building rules to give homeowners flexibility in the number and size of accessory structures without leading to unsightly impacts. Consider a maximum combined accessory building area based on lot size.

**Outdoor storage on single-family lots.** Clarify where boats, campers, trailers, recreational vehicles, and other equipment may be stored on residential properties. Consider allowing storage in side and rear yards while restricting storage within front yards.

## *B. Economic development and the Village Center*

**Feedback:** Staff proposed a Village Center on Shangra La Way and separate village and highway commercial districts. Residents asked for dining, entertainment, neighborhood retail, and reuse of existing buildings.

**Direction:**

**Village Center.** Allow storefronts, offices, and housing in the same building (vertical mixed use) or within the development/lot (horizontal mixed use). Do not require a minimum front setback and allow a 0-foot side setback with proper fire protection per state building code requirements. Add a maximum front setback so buildings frame the street. Identify key storefront streets before requiring ground-floor commercial space.

**Highway commercial.** Revise highway setback to 25 feet front, 5 feet side, and 20 feet rear. Require wider planted buffers next to homes. Locate loading, drive-through queues, and outdoor storage away from residential boundaries.

**Dining and neighborhood retail.** Regulate patios and outdoor entertainment through hours, lighting, and noise limits. Remove collector-road access requirements for lower-traffic uses when documented safe access is available.

**Retail size and location.** Replace broad restrictions on large-format retail with clear standards for building entrances, loading, parking placement, and residential buffers.

## *C. Site design, parking, and walking and biking connections*

**Feedback:** Residents identified walking and biking connections as a priority. Staff requested stronger site design, especially in the Village Center.

**Direction:**

**Walking and bicycling.** Include design standards for safe and delineated walkways from public sidewalk to a building's main entrance for commercial and mixed use buildings. Mark crossings through drive aisles. Set bicycle-rack quantities and placement near building entrances.

**Encourage front porches.** Allow a 5-foot encroachment into the required front-yard setback for homes with a covered front porch facing the street. Front porches bring residential activity closer to the street, encourage interaction between neighbors, and create a more welcoming environment for people walking or biking through a neighborhood.

**Village Center design.** Require street-facing entrances and a stated minimum ground-floor window area. Put most parking beside or behind buildings. Require screening for service areas and rooftop equipment.

**Parking quantities.** Reduce minimum parking in the Village Center and for documented mixed-use projects. The code currently allows shared parking and some mixed-use parking reductions. Count available shared spaces and eligible on-street spaces under clear rules. Avoid requiring separate peak parking for uses with different busy hours. Retain accessible parking and emergency access.

## *D. Industrial compatibility, and emerging uses*

**Feedback:** Staff identified data centers, vehicle storage, and fugitive dust. Public comments and CUP conditions raised noise, lighting, odors, and conflicts with nearby homes.

**Direction:**

**Data centers.** Define data centers separately from offices and warehouses, distinguishing it as a standalone facility (not equipment supporting another use). Set equipment setbacks, screening, water usage requirements, and noise limits.

**Noise.** Set daytime and nighttime noise limits and specify where and how sound is measured.

**Dust.** Require dust-control plans for outdoor material handling and storage.

**Lighting and residential buffers.** Set property-line light limits and shielding requirements. Require a lighting plan for industrial sites near homes. Establish buffer widths, planting spacing, screen height, and replacement deadlines.

**Utilities.** Standards should be set that are conscious of the various scales and intensities that utility structures and facilities can have. It should be verified that current provisions do not conflict with State requirements, and that standards are not overly reliant on CUP.

**Storage.** Identify permitted districts for online vehicle-auction and storage facilities and define related terms. Keep stored vehicles out of required yards, fire lanes, and customer parking. Locate new personal storage facilities away from higher traffic commercial storefronts.

## *E. Natural resources and usable open space*

**Feedback:** Public input emphasized trees, natural areas, parks, and open space. Memo 1 also calls for better connections and coordination among environmental rules. Staff noted the current buffer yard and landscaping ordinance is too complex.

**Direction:**

**Trees and buffers.** Require site plans to show wooded areas proposed for retention or clearing. Give landscaping credit for retained healthy trees. Require protection during construction and replacement of required trees that die.

**Simplify landscaping and buffer-yard administration.** Article 8 uses a detailed point system and multiple buffer-yard classifications. The tables and calculations should be simplified and illustrated. The rewrite should also eliminate overlap with Chapter 394, clarify flexibility for constrained or redeveloping sites, and provide credit for preserving mature trees, native plantings, bioretention, and other green-infrastructure practices.

## *F. Code usability, administration, and organization*

**Feedback:** Staff requested district information in one place, updated definitions, and digital maps. Public comments asked for clearer rules and consistent enforcement. Staff generally consider the review process effective.

**Direction:**

**Organization and district pages.** Fox Crossing's zoning ordinance, substantially reorganized in 2020, should retain its basic framework while simplifying administration, improving navigation, resolving internal inconsistencies, and recalibrating standards that no longer reflect Village practices.

- Place district information and the use table near the front of the code.
- Create consolidated district tables that identify each district's purpose, principal uses, dimensional standards, and key development standards in one location.
- Integrate or clearly index detached tables, appendices, and exhibits
- Add diagrams for lot and yard types, corner lots, setback measurement, permitted projections, building height, fence placement, sign area, parking layout, and buffer-yard options.

**Definitions and measurements.** Use the same names in definitions, the use table, and supplemental standards. Add diagrams for lot width, road frontage, corner yards, setbacks, and

building height. Define ADUs, twin homes, data centers, and temporary uses. Separate building type from ownership type.

**Re-evaluate overlapping districts.** Fox Crossing has 12 conventional base districts plus individually numbered PDDs. Several districts have identical or nearly identical dimensional standards. For example, the B-1 and B-2 Districts use the same dimensional standards, and the I-1 and I-2 Districts also use the same dimensional standards. The B-3 and M-1 Districts overlap in several dimensional standards and allowed development types. The Village should determine whether these distinctions remain useful or whether selected districts should be consolidated, renamed, or differentiated more clearly by intended development form, intensity, and use.

**Simplify the land use classification system.** The existing system divides uses into 18 series and contains approximately 180 use-specific sections in Article 7. This provides detail but creates a long code, makes similar uses difficult to compare, and requires frequent amendments as business models change. The rewrite should consolidate uses that have substantially similar land-use impacts into broader, clearly defined categories. Examples may include general retail, personal and professional services, offices, indoor recreation, outdoor recreation, light production, vehicle-oriented uses, warehousing, and outdoor storage. Definitions can list representative examples, while measurable thresholds can distinguish higher-impact activities. Separate supplemental standards should be retained only when a use presents a distinct planning concern.

## *G. Targeted Cleanup*

**Feedback:** The following areas were items identified by MSA and/or staff as miscellaneous sections that conflict with planning best practice or Village goals/standards

**Direction:**

**Consider lot coverage/impervious-surface standards.** Most district tables do not establish a maximum lot coverage or impervious-surface percentage. The code expresses an intent to minimize impervious surfaces in the parking and landscaping articles, but that policy is not carried through the district standards. The Village should consider calibrated coverage standards by district, coordinated with Chapter 394 and the Village's stormwater requirements. Any standard should distinguish building coverage from total impervious surface.

**Review the Reduced Setback Overlay District.** Section 435.7-04B(4) allows substantially reduced setbacks in selected business and industrial districts but combines broad eligibility language with district-wide dimensional relief. The rewrites will consider an alternative district or form-based standards to better address established zero-lot-line development patterns.

**Administration and records.** Recognize the official digital zoning map and define how amendments are entered and retained. Link CUP and PDD conditions to parcel records. Put application requirements and reviewing bodies in one table. Define minor changes that staff can approve without a new hearing.

**Fences and accessory structures.** Clarify fence height and placement by yard, including corner visibility. Define when the stormwater manager may approve a drainage-related exception. Separate sport-court fencing from ordinary yard fences. State which farm-storage items may remain outdoors and which require enclosure or screening.

**Temporary and small accessory uses.** Set a maximum duration and renewal rule for temporary uses. Specify sales areas and hours for agricultural sales. Decide whether chicken keeping requires Village registration. Check antenna limits against applicable protections. Consider ending new off-site residential garages while preserving lawful existing garages.

**PDDs.** The rewrite should clearly distinguish recommendation authority from final approval authority and define:

- The contents and legal effect of the general development plan, specific implementation plans, and development agreements;
- Objective thresholds for minor and major amendments;
- Which body may approve each type of amendment;
- Procedures for expiration, extension, revocation, and any subsequent rezoning; and
- The relationship between PDD approval, Chapter 394 site-plan review, and Chapter 419 land division review.

The current provision allowing the Planning Commission to "unilaterally rezone" undeveloped PDD land after three years in Section 435.6-26 should be reconciled with the Village's zoning amendment process and governing-body authority.

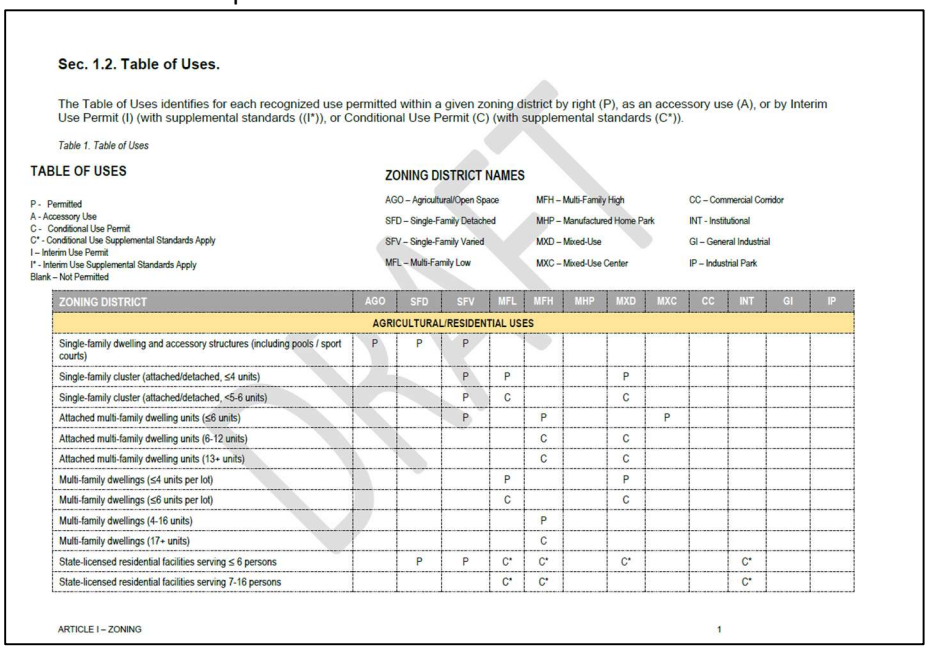
**Modernize manufactured-housing terminology.** The code appropriately distinguishes pre-1976 mobile homes from manufactured homes, but the repeated combined term "manufactured/mobile home" makes the district and use provisions difficult to read. The rewrite should use current state-law terminology, preserve legally necessary distinctions, and review whether licensing provisions belong in the zoning code or in Chapter 276.

**Address emerging and missing uses.** The Village should discuss whether the revised code needs standards for uses such as accessory dwelling units, short-term rentals, battery energy storage systems, electric-vehicle charging facilities, data centers, food trucks or mobile food vendors, co-working or maker spaces, and other contemporary mixed-use or home-based business models. Existing solar, wind, and telecommunications provisions should be updated and coordinated with any new technology-related categories.

**Make site and architectural standards more objective.** Sections 435.7-34 and 435.7-35 contain useful design principles, but several standards rely on terms such as "generally parallel," "when possible," "not readily visible," "compatible," "similar," and "satisfactory." The rewrite should distinguish mandatory standards from advisory design guidance and replace subjective terms with measurable requirements where practical. An administrative alternative-compliance process may be used when a different design meets the stated purpose equally well.

# Appendix A: Supporting Graphic Reference

Table of Uses Example



**Sec. 1.2. Table of Uses.**

The Table of Uses identifies for each recognized use permitted within a given zoning district by right (P), as an accessory use (A), or by Interim Use Permit (I) (with supplemental standards ((I*)), or Conditional Use Permit (C) (with supplemental standards (C*)).

*Table 1. Table of Uses*

**TABLE OF USES**

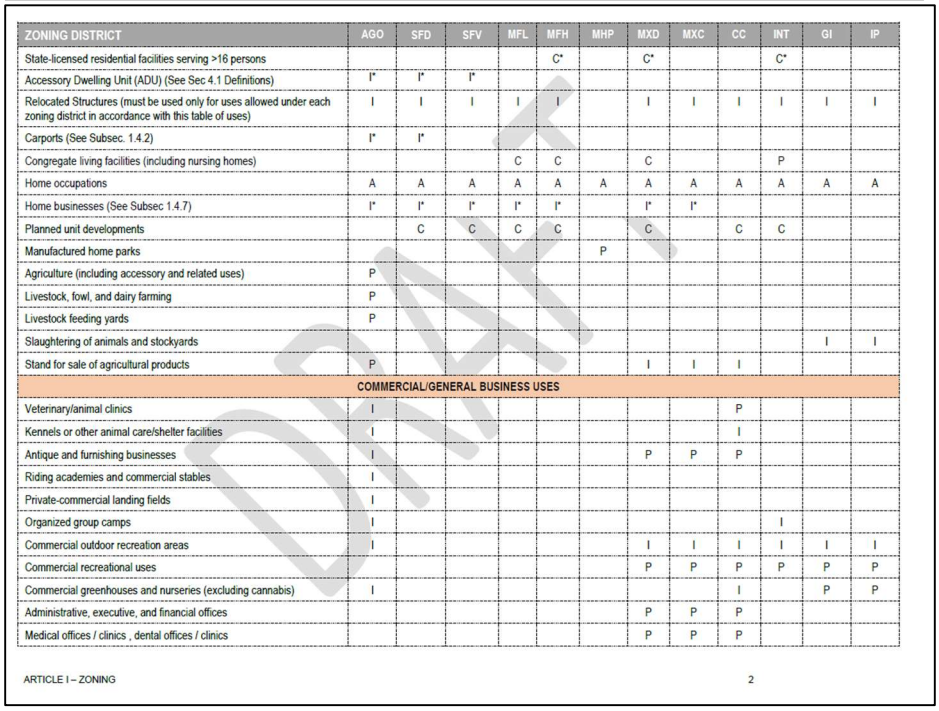
P - Permitted
A - Accessory Use
C - Conditional Use Permit
C* - Conditional Use Supplemental Standards Apply
I – Interim Use Permit
I* - Interim Use Supplemental Standards Apply
Blank – Not Permitted

**ZONING DISTRICT NAMES**

AGO – Agricultural/Open Space
SFD – Single-Family Detached
SFV – Single-Family Varied
MFL – Multi-Family Low
MFH – Multi-Family High
MHP – Manufactured Home Park
MXD – Mixed-Use
MXC – Mixed-Use Center
CC – Commercial Corridor
INT - Institutional
GI – General Industrial
IP – Industrial Park

| ZONING DISTRICT | AGO | SFD | SFV | MFL | MFH | MHP | MXD | MXC | CC | INT | GI | IP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AGRICULTURAL/RESIDENTIAL USES** | | | | | | | | | | | | |
| Single-family dwelling and accessory structures (including pools / sport courts) | P | P | P | | | | | | | | | |
| Single-family cluster (attached/detached, ≤4 units) | | | P | P | | | P | | | | | |
| Single-family cluster (attached/detached, <5-6 units) | | | P | C | | | C | | | | | |
| Attached multi-family dwelling units (≤6 units) | | | P | | P | | | P | | | | |
| Attached multi-family dwelling units (6-12 units) | | | | | C | | C | | | | | |
| Attached multi-family dwelling units (13+ units) | | | | | C | | C | | | | | |
| Multi-family dwellings (≤4 units per lot) | | | | P | | | P | | | | | |
| Multi-family dwellings (≤6 units per lot) | | | | C | | | C | | | | | |
| Multi-family dwellings (4-16 units) | | | | | P | | | | | | | |
| Multi-family dwellings (17+ units) | | | | | C | | | | | | | |
| State-licensed residential facilities serving ≤ 6 persons | | P | P | C* | C* | | C* | | | C* | | |
| State-licensed residential facilities serving 7-16 persons | | | | C* | C* | | | | | C* | | |

ARTICLE I – ZONING 1



| ZONING DISTRICT | AGO | SFD | SFV | MFL | MFH | MHP | MXD | MXC | CC | INT | GI | IP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| State-licensed residential facilities serving >16 persons | | | | | C* | | C* | | | C* | | |
| Accessory Dwelling Unit (ADU) (See Sec 4.1 Definitions) | I* | I* | I* | | | | | | | | | |
| Relocated Structures (must be used only for uses allowed under each zoning district in accordance with this table of uses) | I | I | I | I | I | | I | I | I | I | I | I |
| Carports (See Subsec. 1.4.2) | I* | I* | | | | | | | | | | |
| Congregate living facilities (including nursing homes) | | | | C | C | | C | | | P | | |
| Home occupations | A | A | A | A | A | A | A | A | A | A | A | A |
| Home businesses (See Subsec 1.4.7) | I* | I* | I* | I* | I* | | I* | I* | | | | |
| Planned unit developments | | C | C | C | C | | C | | C | C | | |
| Manufactured home parks | | | | | | P | | | | | | |
| Agriculture (including accessory and related uses) | P | | | | | | | | | | | |
| Livestock, fowl, and dairy farming | P | | | | | | | | | | | |
| Livestock feeding yards | P | | | | | | | | | | | |
| Slaughtering of animals and stockyards | | | | | | | | | | | I | I |
| Stand for sale of agricultural products | P | | | | | | I | I | I | | | |
| **COMMERCIAL/GENERAL BUSINESS USES** | | | | | | | | | | | | |
| Veterinary/animal clinics | I | | | | | | | | P | | | |
| Kennels or other animal care/shelter facilities | I | | | | | | | | I | | | |
| Antique and furnishing businesses | I | | | | | | P | P | P | | | |
| Riding academies and commercial stables | I | | | | | | | | | | | |
| Private-commercial landing fields | I | | | | | | | | | | | |
| Organized group camps | I | | | | | | | | | I | | |
| Commercial outdoor recreation areas | I | | | | | | I | I | I | I | I | I |
| Commercial recreational uses | | | | | | | P | P | P | P | P | P |
| Commercial greenhouses and nurseries (excluding cannabis) | I | | | | | | | | I | | P | P |
| Administrative, executive, and financial offices | | | | | | | P | P | P | | | |
| Medical offices / clinics , dental offices / clinics | | | | | | | P | P | P | | | |

ARTICLE I – ZONING 2

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Zoning District Bulk Regulations Graphic Example

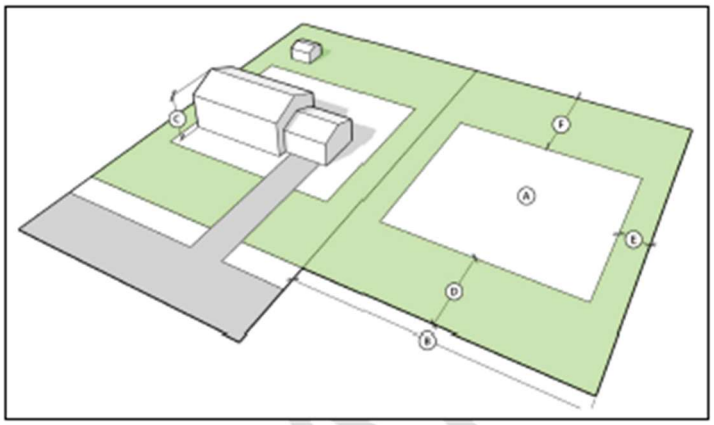
(B) *Zoning District Dimensional Standards.*

Table 4: Dimensional Standards

| | | |
|---|---|---|
| **Dimensions and Principal Building Standards (with Public Sewer and Water – Properties within 100 feet of sanitary sewer / water main must connect)** | | |
| A | Lot Area (minimum/maximum) | 10,890 – 43,560 sq. ft. (1 acre) |
| B | Lot Width (minimum) | 80 ft |
| | Lot Depth (minimum) | 136 ft |
| C | Structure Height (maximum) | 30 ft |
| | Lot Coverage (maximum) | 75% |
| D | Front Yard Setback (minimum) | 30 ft (corner lots have 2 front yards) |
| E | Side Yard Setback (minimum) | 10 ft |
| | Side Yard Corner Setback (adjacent to street) | 30 ft |
| F | Rear Yard Setback (minimum) | 40 ft |
| | Driveway Setback (minimum) | 4 ft from side and rear property lines |
| **Dimensions and Principal Building Standards (without Public Sewer and Water – Properties not within 100 feet of sanitary sewer / water main)** | | |
| | Lot Area (minimum) | 2.5 acres |
| | Lot Width (minimum) | 150 ft |
| | Lot Depth (minimum) | 150 ft |
| | Side Yard Setback (minimum) | 20 ft |
| | Rear Yard Setback (minimum) | 40 ft |
| | Driveway Setback (minimum) | 4 ft from side and rear property lines |
| **Accessory Building Standards** | | |
| | Structure Area (maximum) | 10% of lot area, including attached garage and any Accessory Dwelling Unit (ADUs) |
| | Structure Height (maximum) | 20 ft |
| | Structure Number (maximum) | 4 per lot, no more than 3 of them being detached |
| | Front Yard Setback (minimum) | 30 ft |
| | Side Yard Setback (minimum) | 10 ft |
| | Side Yard Corner Setback (adjacent to street) | 10 ft |
| | Rear Yard Setback (minimum) | 10 ft |
| | Garage | 400 sq. ft. (minimum), 20 ft wide (minimum), attached to primary structure |

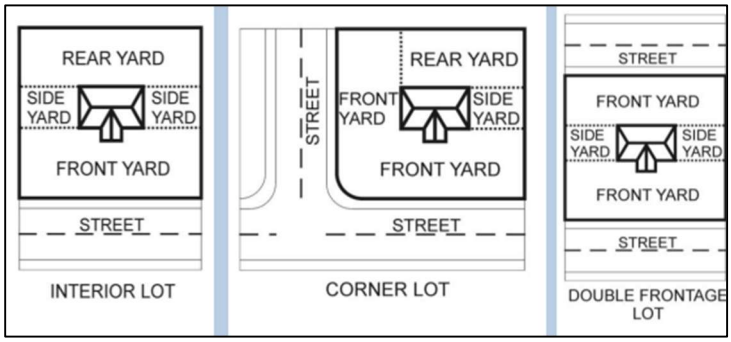
Zoning District Bulk Regulations Graphic Example Continued

Figure 2: SFD District Dimensional Standards




(C) *Uses.* Refer to Section 1.2, Table of Uses, for permitted, conditional, interim, and prohibited uses.

Lot Type Definitions Accompanying Graphic Example



Development Application Review and Approval Process Example

**Sec. 1.11. Application, Review, and Approval Process.**

**Subsec. 1.11.1. Authority.**

The Zoning Administrator is responsible for the administration and enforcement of the regulations of this subsection that applies to the following: land use, preliminary plat, final plat, minor subdivision, lot combination, rezoning, zoning text amendments, Comprehensive Plan amendments, permits (conditional use, interim, building, and mining), and variances.

**Subsec. 1.11.2. Amendments.**

The City Council may amend, supplement, or repeal the regulations of this Chapter after a public hearing has been held at a Planning Commission meeting. An amendment may be initiated by the City Council, Planning Commission, or by petition. A notice of the time, place, and purpose of the hearing shall be published in the official newspaper of the City at least ten (10) days prior to the day of the hearing.

**Subsec. 1.11.3. General Application Procedures.**

Table. 1.11.3-1. Summary of the Roles of Decision-Making Bodies

| Procedure | Zoning Administrator | Planning Commission | City Council | Board of Adjustment |
|---|---|---|---|---|
| Preliminary Plat | R | H, R | D | |
| Final Plat | R | H, R | D | |
| Minor Subdivision | D | | | A |
| Major Subdivision | | | D | |
| Planned Unit Development | R | H, R | D | |
| Lot Combination | D | | | A |
| Rezoning (Official Zoning Map Amendment) | R | H, R | D | |
| Zoning Text Amendment | R | H, R | D | |
| Comprehensive Plan (Land Use Plan) Amendment | R | H, R | D | |
| Conditional Use Permit | R | H, R | D | |
| Interim Use Permit | R | H, R | D | |
| Building Permit | R | H, R | D | |
| Mining Permit | R | H, R | D | |
| Variance | R | | A | H, D |

*H=Hearing (public hearing required)*
*A=Appeal*
*D=Decision (responsible for final decision)*
*R=Recommendation (responsible for review and a recommendation)*
* = Will take action only if requested for a specific application or circumstance

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## Other Business 1 – Development Activity

## October 26

**This Month**

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

**Totals**

| Residential | Commercial |
|---|---|
| • **6 SF this year** | **6 this year** |
| • **0 Duplex this year** | |
| • **6 MF this year** | |

- *12 SF last year* *5 last year*
- *1 Duplex last year*
  *7 MF last year (166 units)*

**Total Values**

**This year $38,618,151** **Last year $58,070,989**

# VILLAGE OF FOX CROSSING
# SUSTAINABILITY COMMITTEE MEETING
# Wednesday, November 4, 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 October 7, 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. Recycling Brochure-Decal update
3. Electronic Recycling post-event review

## NEW BUSINESS

1. December meeting
2. Discussion topics, possible new project ideas
3. Other Business

## ADJOURNMENT

**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.

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.