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.