



Fox Crossing Community Development Department
2000 Municipal Drive Neenah, WI 54956
Phone (920) 720-7105 Fax (920) 720-7116
www.foxcrossingwi.gov

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
WEDNESDAY, January 17, 2018 @ 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. TID No. 1 Territory Amendment Project Plan and Boundary

APPROVAL OF MINUTES – December 13, 2017

NEW BUSINESS

1. TID No. 1 Territory Amendment Project Plan and Boundary
2. Prairie Lake Condominiums – 4th Addendum
3. Extraterritorial CSM – 9648 Winnegamie Dr. – Town of Clayton
4. Extraterritorial Plat – Dazaifu Estates – Town of Grand Chute

OTHER BUSINESS

1. Development Activity Report

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 ten minutes - non-repetitive matters.

COMPREHENSIVE PLAN

1. Future Land Use Plan Review

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
WEDNESDAY, DECEMBER 13, 2017 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER: Chairperson Jochman called the Planning Commission meeting of December 13, 2017 to order at 5:15 p.m.

PRESENT: Chairperson: Chair Dennis Jochman
Commissioners: Mr. Aaron Sabel, Mr. Tom Young, Mr. Michael Scheibe,
Mr. Michael Dillon, Ms. Tracy Romzek, Mr. Morris Cox

Staff: George Dearborn, Community Development Director
Ria Hull, Associate Planner

ALSO PRESENT: Village Manager Jeffrey Sturgell, Michael Prince, Curtis Baltz

PLEDGE OF ALLEGIANCE

PUBLIC HEARING - Rezoning – East Shady Lane – Michael Prince

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to open the public hearing for the rezoning of a portion of Michael Prince’s property, parcel 006032702, on East Shady Lane.

The motion carried – 7-0

Director Dearborn said that this rezoning is for a newly annexed property on East Shady Lane. He said when the property was annexed it defaulted to agricultural zoning. He said there is also a CSM on the agenda to create a smaller lot on which to build a single-family home. He said this lot will be less than 5 acres, so that is why a rezoning to R-2 is needed. He said the Village’s FLU map doesn’t extend this far yet, but on the County’s FLU map, it does show this property as residential.

A motion was made by Mr. Sabel, seconded by Ms. Romzek, to close the public hearing for the rezoning of a portion of Michael Prince’s property, parcel 006032702, on East Shady Lane.

The motion carried – 7-0

APPROVAL OF MINUTES – November 15, 2017

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve the meeting minutes of November 15, 2017.

The motion carried – 7-0

NEW BUSINESS

Item 1 - Rezoning – East Shady Lane – Michael Prince

Director Dearborn said that staff see no issues with this rezoning.

A motion was made by Mr. Cox, seconded by Ms. Romzek, to approve the rezoning of a portion of parcel 006032702 on East Shady Lane.

Director Dearborn gave some background information on this annexation and the annexation approval process in general, which is set by state laws.

Mr. Sabel asked how annexed land is dealt with regarding FLU.

Director Dearborn said that once we adopt the new Comprehensive Plan, the FLU map will include everything within 1.5 miles of the border.

Chair Jochman expressed concern about annexations and creating islands.

Ms. Hull said that we did not create any islands with this annexation and that the Village Board wants to avoid creating islands.

Mr. Sabel asked how the amount of land in an annexation is determined.

Administrator Sturgell said that the petitioner determines the amount of land to be annexed.

The motion carried – 6-1 (Chair Jochman voting nay)

Item 2 - Certified Survey Map – East Shady Lane - Michael Prince

Director Dearborn said that staff recommend approval of the CSM.

There was discussion about officially mapped roads and how it works now that we are a Village.

Director Dearborn said that we can officially map roads up to 1.5 miles from our border.

A motion was made by Mr. Sabel, seconded by Mr. Cox, to approve the Certified Survey Map for parcel 006032702 on East Shady Lane with the following conditions:

1. All taxes and assessments shall be paid prior to the Village affixing signatures on the Certified Survey Map.
2. The applicant shall provide the Village with a final copy of the recorded CSM.

The motion carried – 6-1 (Chair Jochman voting nay)

Item 3 - Certified Survey Map – 1557 Maloa Street – Ryan Huss

Director Dearborn said that the applicant wants to combine two lots in order to build an accessory structure.

Ms. Hull said that you cannot build an accessory structure on a lot without a principle structure and this is why he wants to combine lots.

Mr. Young asked if the applicant knows about the utility easement.

Director Dearborn said that this would be discussed when he pulls a building permit.

A motion was made by Mr. Sabel, seconded by Mr. Cox, to approve the Certified Survey Map for 1557 Maloa Street with the following conditions:

1. All taxes and assessments shall be paid prior to the Village affixing signatures on the Certified Survey Map.
2. The applicant shall provide the Village with a final copy of the recorded CSM.

The motion carried – 7-0

Item 4 - Certified Survey Map – 1301 Kimberly Dr. and 850 Declaration Dr. – The Ruff House

Director Dearborn said that the applicants want a larger lot size for 850 Declaration.

Ms. Hull said that they eventually want to move the dog daycare business entirely onto the 850 Declaration lot.

A motion was made by Mr. Cox, seconded by Ms. Romzek, to approve the Certified Survey Map for 1301 Kimberly Drive and 850 Declaration Drive with the following conditions:

1. All taxes and assessments shall be paid prior to the Village affixing signatures on the Certified Survey Map.
2. The applicant shall provide the Village with a final copy of the recorded CSM.

The motion carried – 7-0

OTHER BUSINESS

Development Activity Report

Director Dearborn said that a permit was just issued for SECURA. He said the value is approximately 41 million and that we will see this in the year-end report for next month's meeting.

COMMUNICATIONS

Sustainability Committee Report

There was no Sustainability Committee meeting this month.

PUBLIC FORUM

No public forum.

COMPREHENSIVE PLAN - Future Land Use Plan Review

This item is postponed until the January 17, 2018 meeting.

ADJOURNMENT:

A motion was made by Mr. Cox, seconded by Mr. Dillon, to adjourn.

The motion carried – 7-0

6:05 p.m.

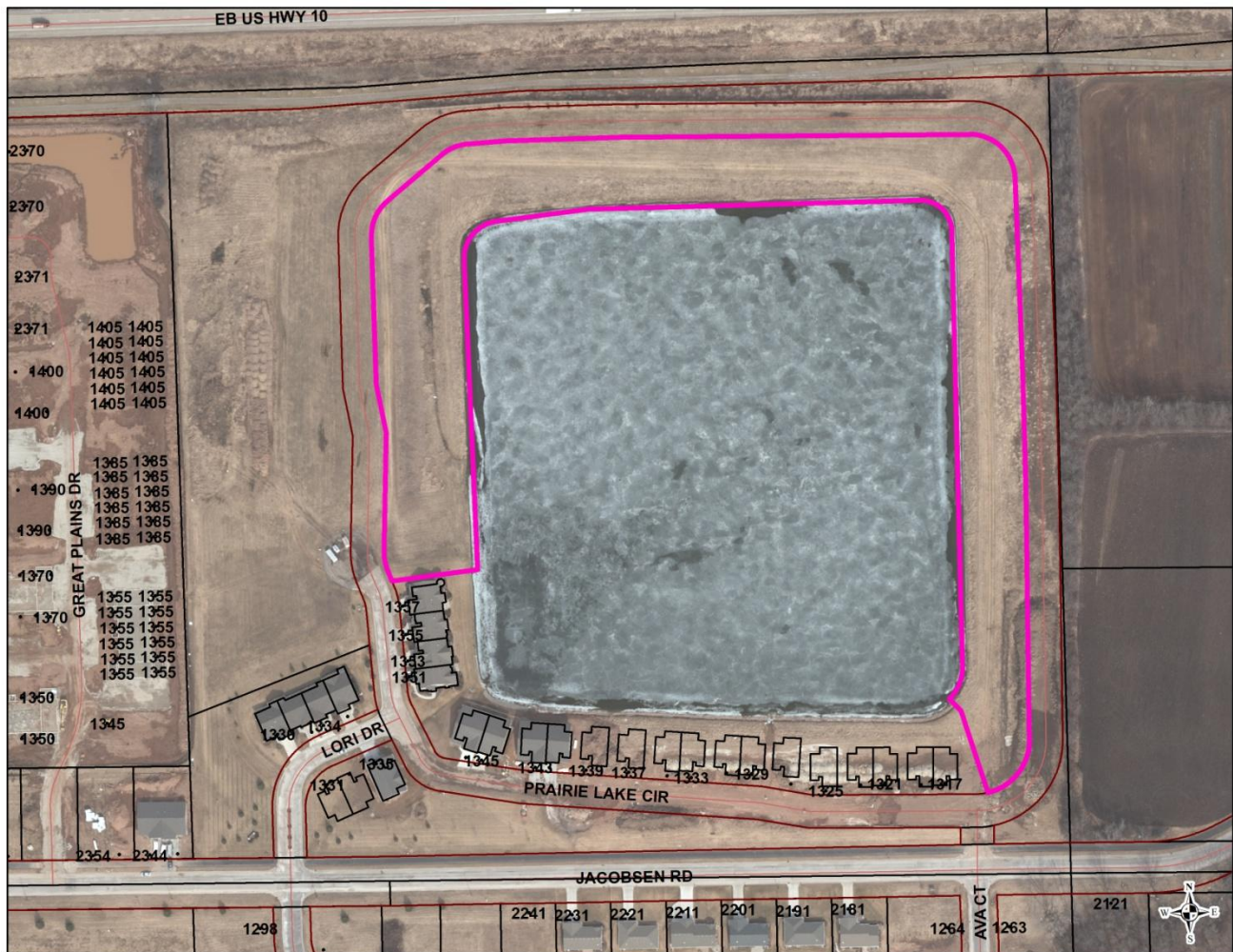
Ria Hull,
Recording Secretary

MEMO

Date: January 10, 2018
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 2 – Prairie Lake Condominiums – 4th Addendum

Overview

This is now the fourth addendum to Prairie Lake Condominiums. The third addendum was approved back in November of 2014. This current proposal is for an expansion to allow for the construction of an additional 43 units along the inside of Prairie Lake Circle. The following location map shows the area proposed for expansion highlighted in pink. The condo plat is on page 3 with the new units also highlighted in pink. The units highlighted in yellow are already platted. The rest of the units, which are not highlighted, are proposed for the future.



Staff Recommendation

Staff find that this condominium plat complies with the Village of Fox Crossing's Chapter 6 Land Division Ordinance and is in compliance with the Village's adopted Comprehensive Plan and recommend approval with the following conditions:

1. All taxes and assessments shall be paid prior to the Village affixing signatures on the condominium plat.
2. The applicant shall provide the Village with a copy of the recorded plat
3. A Developer's Agreement shall be executed between the Village and the Developer to ensure completion of all public improvements.

Fourth Addendum to Prairie Lake Condominium

An Expandable Condominium
Part of Lot 1, all of Lot 2 and part of Lot 3 of CSM No. 6063, being part of the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.



Bearings are referenced to the South line of the SW 1/4, Section 7, T20N, R17E assumed to bear N01°21'11"W Based on the Winnebago County Coordinate System

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- ⊙ Cut Cross Set
- ⊙ Masonry (PK) Nail SET
- 3/4" Rebar Found
- ⊕ Government Corner
- () Recorded As

Notes:

Limited Common Elements are depicted on this plat as "LCE".

Limited Common Elements Include:
Patios, Service Walks, Stoops and Driveways

All areas within the condominium boundary are Common Elements unless depicted as "Unit" or "LCE".

The Purpose of the Addendum is to Declare Units 28-70.

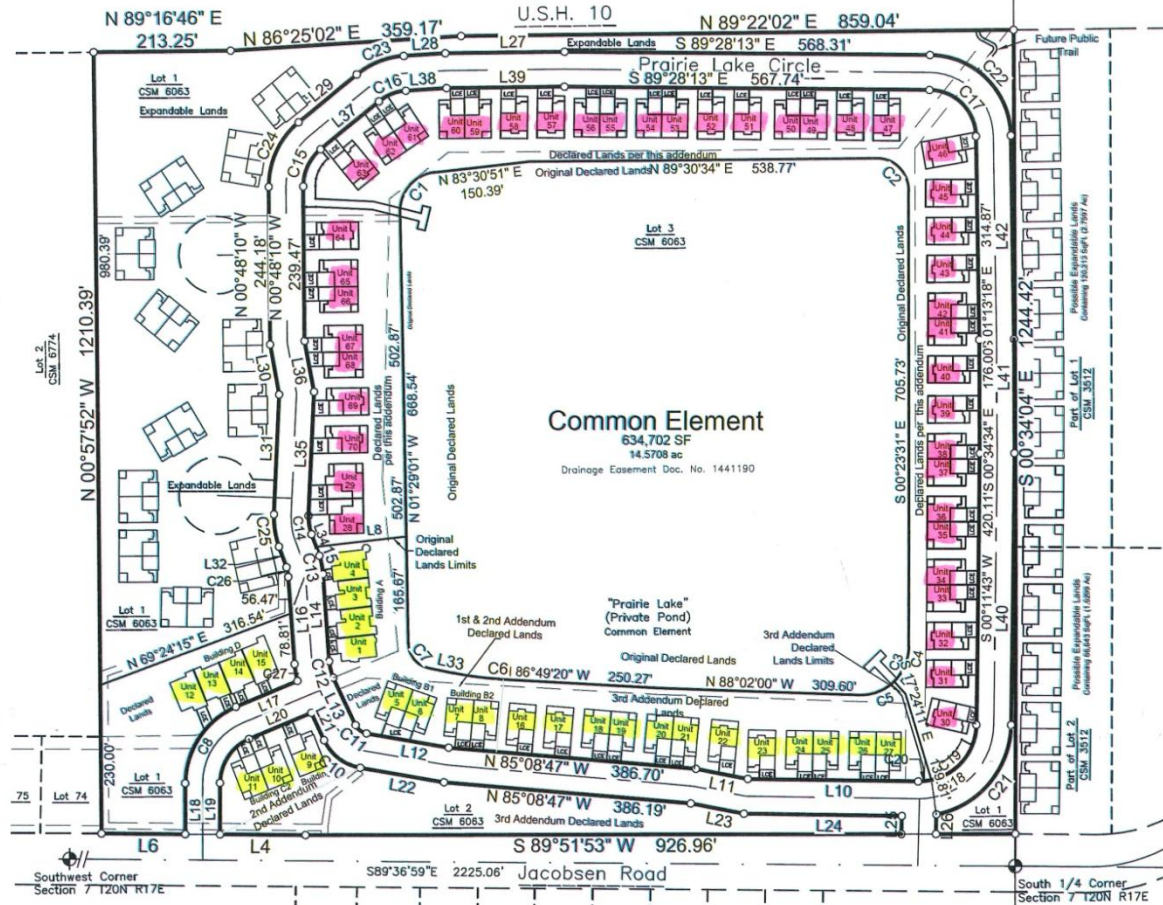
All unit areas are to outside of concrete foundation wall unless otherwise shown

Surveyors Certificate

I, James R. Sehloff, Professional Land Surveyor, do hereby certify that this plat is a correct representation of the condominium described and that the identification and location of each unit, limited common elements, and the common elements can be determined from this plat.

James R. Sehloff
Wisconsin Professional Land Surveyor No. S-2692

Date _____



Entire Condominium Area
For Detail of Unit 28-46, 64-69 see page 2 of 7.
For Detail of Unit 47-63 see page 3 of 7.

File: 2802.10 condo.dwg
Date: 01/10/2018
Drafted By: jim
Sheet: 1 of 8

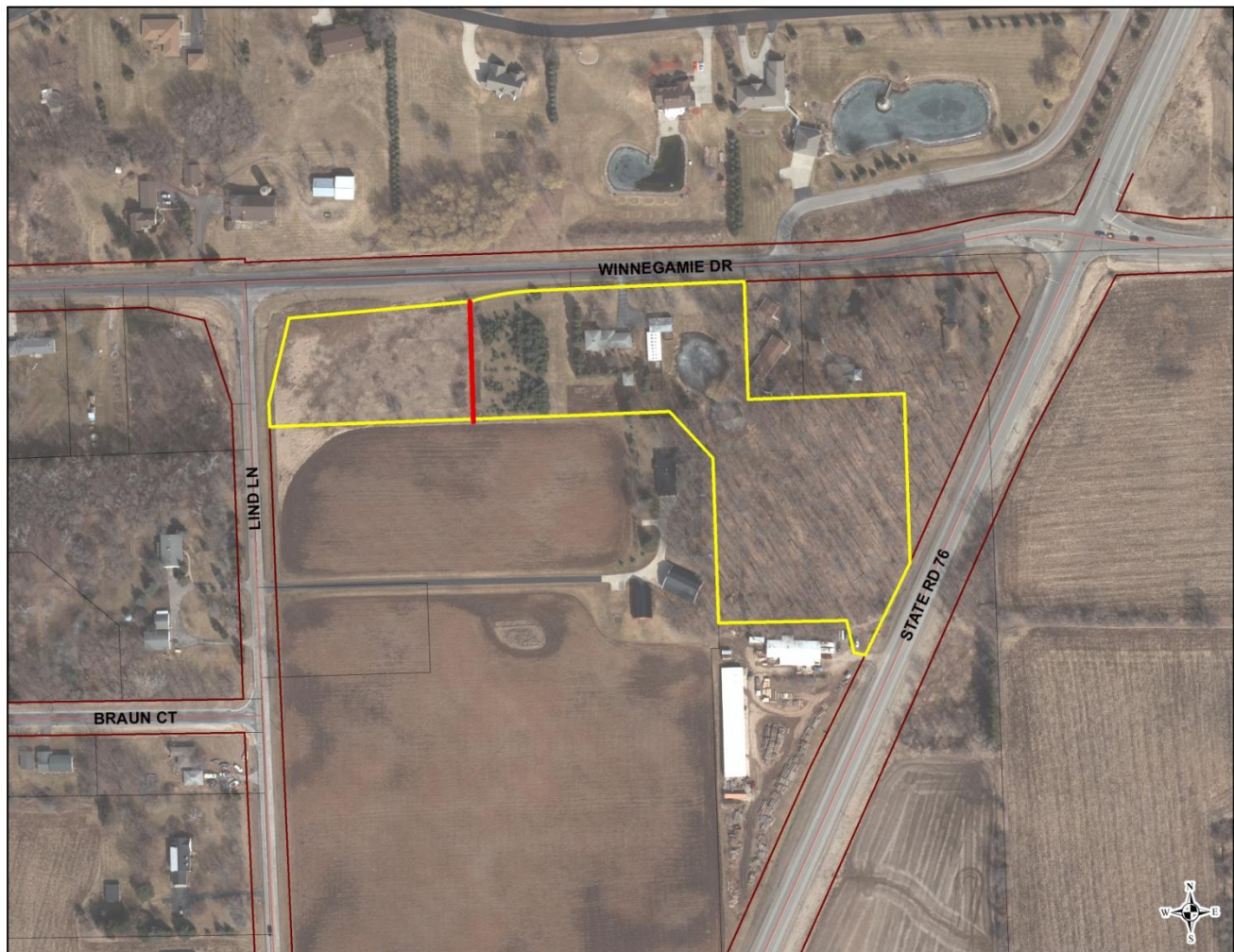


MEMO

Date: January 10, 2018
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 3 – Extraterritorial CSM – 9648 Winnegamie Ave. – Town of Clayton

Overview

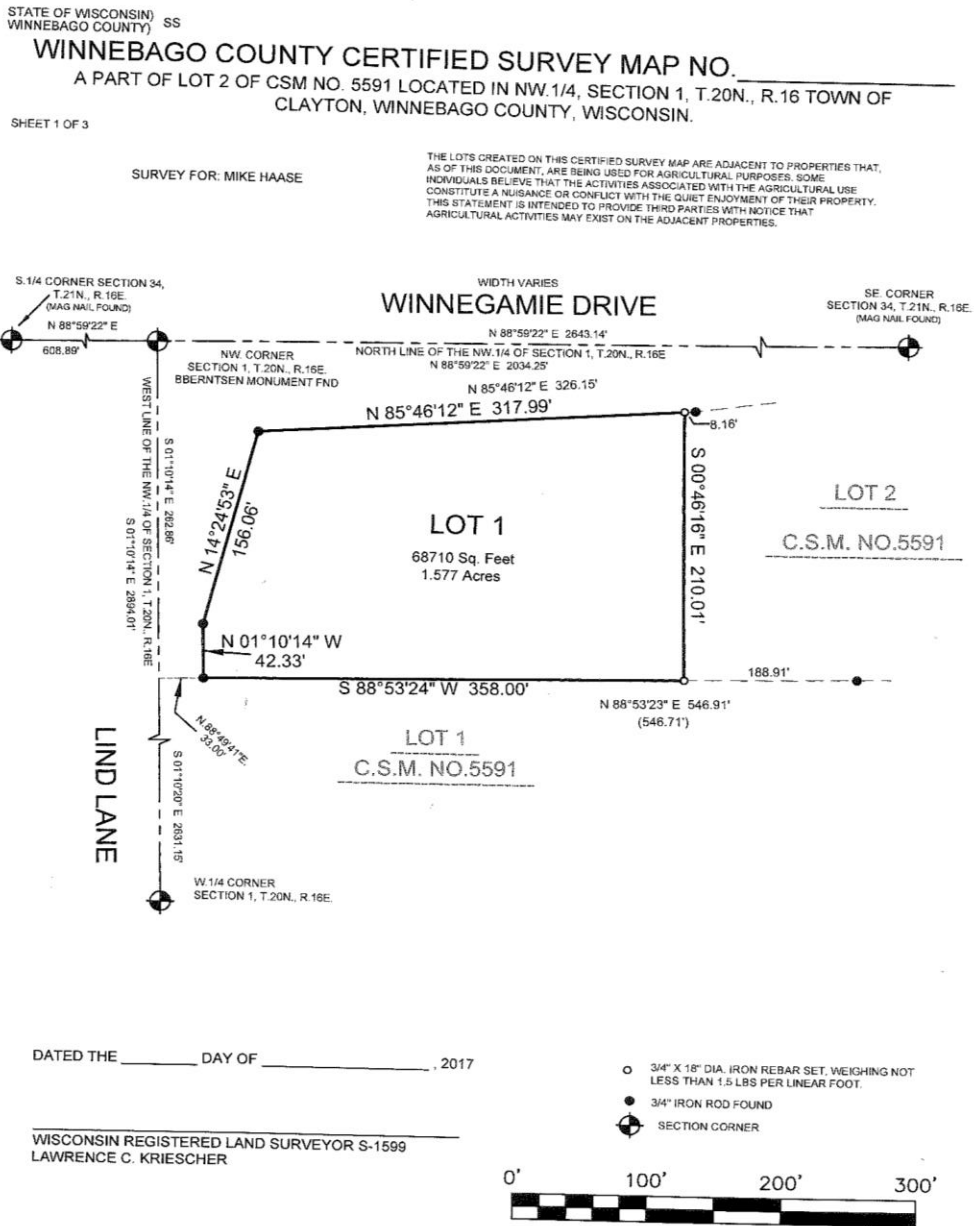
This Certified Survey Map is another extraterritorial review of a land division by the Village. The Village has extraterritorial plat review authority within one and one-half miles of its border. This CSM is located in the Town of Clayton on Winnegamie Drive (County Rd BB) just west of State Rd 76. The current parcel lines are in yellow. The applicant is proposing to split off approximately 1.6 acres for a new single-family home. An approximation of the new lot split is shown by the red line below and the CSM is on the next page.



Staff Recommendation

Land divisions in extraterritorial areas are reviewed in the same fashion as the Village would review a land division within the Village limits. Staff find that this CSM complies with the Village of Fox Crossing's Chapter 6 Land Division Ordinance and recommend approval with the following condition:

1. The applicant shall provide the Village with a copy of the recorded CSM.



L.C. KRIESCHER AND ASSOCIATES LLC
5251 GRANDVIEW ROAD
LARSEN, WI 54947
920-836-3576

BOUNDARY SURVEY
&
LAND DESIGN

PROJECT NO. 2017-09-01
FILE NO. HAASE.DWG
DWG. NO. L-492

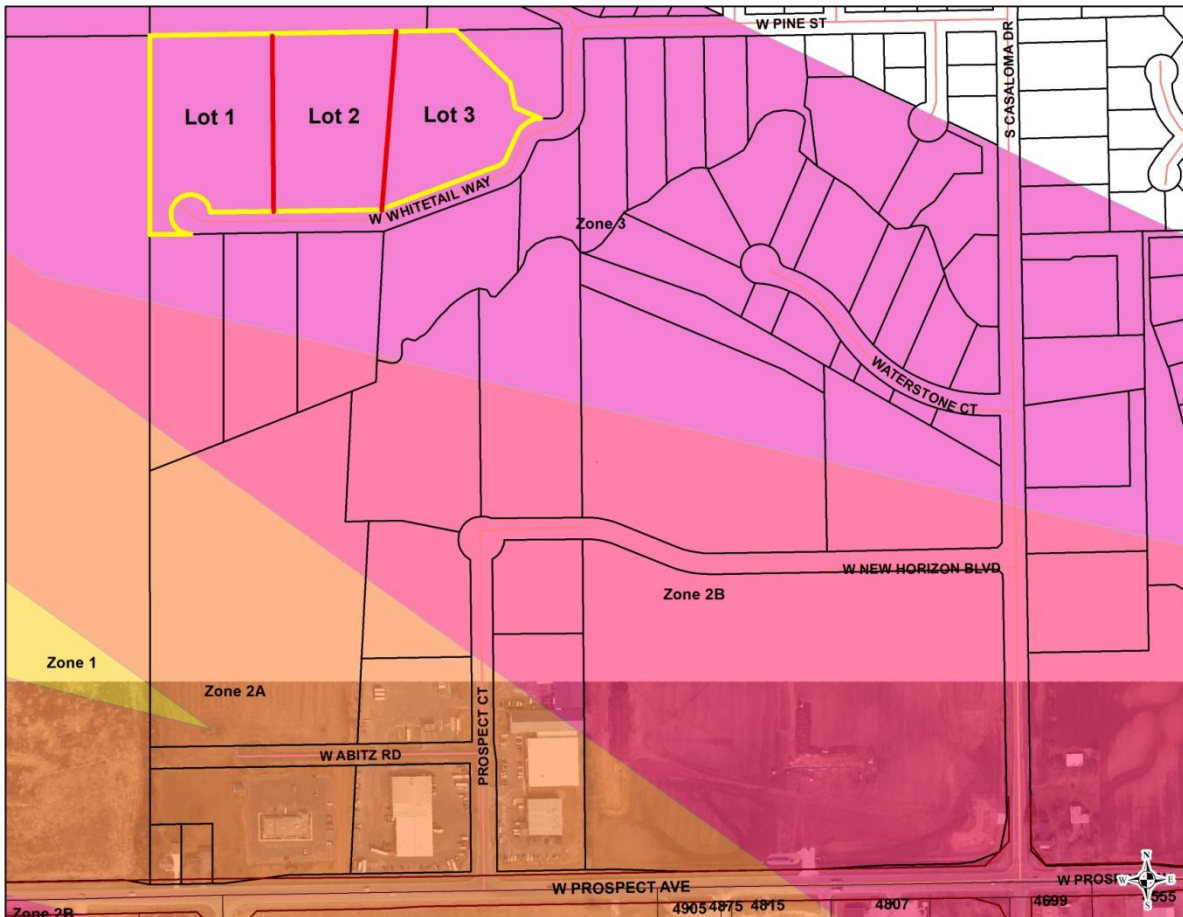
THIS INSTRUMENT DRAFTED BY L.C. KRIESCHER S-1599

MEMO

Date: January 10, 2018
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 4 - Extraterritorial Plat – Dazaifu Estates – Town of Grand Chute

Overview

This is a plat within the Town of Grand Chute, which is to be reviewed under our extraterritorial jurisdiction. It is a three-lot plat for single-family homes. It is located west of Casaloma and north of W. Prospect on Whitetail Way, as shown on the map below. The current lot lines are in yellow and the new lot splits are in red. The plat is just inside of the airport overlay (also on the map below in pink). The minimum lot size for residential lots created in the airport overlay is 1 acre. These three lots are all well over 1 acre in size: Lots 1 and 2 are about 4.5 acres and Lot 3 is about 3.7 acres. As can be seen on the plat on the following page, there is also a large power line easement through Lots 2 and 3, but the lots are large enough that there will still be plenty of buildable area.





PROFESSIONAL SERVICES

More ideas. Better solutions.®

Memo

To: Fox Crossing Planning Commission
From: Andrew Bremer, AICP
Subject: Comprehensive Plan Materials for the January 17th meeting
Date: January 10, 2018

Accompanying this memo are three items that we will discuss at the January 17 meeting:

Revised Vision Statement. After reviewing your feedback from our last meeting together MSA and Village Staff have developed the following revised vision statement:

“The Village of Fox Crossing is a model of sustainable growth and development. The Village is a regional employment center with a diversity of office and light industrial businesses that provide for a resilient local economy. Retail developments are modest in size, unique in design and accessible by foot and bike. A variety of housing choices exist and every neighborhood has high-quality parks linked by a network of bike and pedestrian facilities. The Village has a small-town character and is a safe and family-friendly community.”

First Draft of Chapter 4 Future Land Use. Arguably the most important and most used portion of what will be the new comprehensive plan. As tempting as it is to focus on the Future Land Use Map, the policies that support the categories on the map are what matters most.

First Draft of Future Land Use Map. Includes areas both within the Village and within the 1.5-mile plat review jurisdiction.

Looking forward to our discussion,

Andrew

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 International Lane, Suite 300, Madison, WI 53704-3133
(608) 242-7779 (800) 446-0679

FAX: (608) 242-5664 WEB ADDRESS: www.msa-ps.com

Page 1 of 1 P:\10900s\10960s\10967\10967004\Documents\Meetings\01172018 PC\Fox Crossing PC Memo 01102018.docx



Draft Chapter 4: Future Land Use

Chapter 4 outlines the desired future land use for Fox Crossing and the surrounding planning area, including categories of land uses, development densities and design strategies consistent with the goals, objectives, and strategies of Chapter 3. This chapter includes the following sections:

- Future Land Use Guide
- Amending the Future Land Use Map
- Interpreting Boundaries
- Future Land Use Categories
- District Future Land Use Maps (to be completed)

Future Land Use Guide

Using the Future Land Use Map

The Future Land Use Map contains different land use categories that together illustrate the Village's land use vision. These categories, and associated policies, are described in the succeeding pages, including explanation of the Village's intent, zoning, design and development strategies for each.

This plan includes one Village-wide Future Land Use Map along with several "District Maps". District Maps are scaled to enable more detailed illustrations of the locations throughout the Village where residential, mixed-use, commercial, industrial, public, open and park spaces should be located. Other than the difference in layout design the location of future land uses on the District Maps are identical to the Village-wide Map.

The Future Land Use Map presents recommended future land uses for the Village of Fox Crossing and its extraterritorial jurisdiction. This map, along with the associated policies, will be a basis for land development decisions and are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.

Statement of Intent & Typical Uses

The future land use categories identify areas by their primary intended uses, character and densities (herein described as "Statement of Intent & Typical Uses"). These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use classification.

Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the Future Land Use Map have yet to be platted or subdivided. The Village recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as "unplatted new development areas") may be subdivided, zoned and developed is outside of the scope of a comprehensive plan. Given this limitation, the Village's desire to provide developers site planning flexibility, and the desire to encourage compatible mixed use developments, the Village has identified



the maximum percentage of secondary future land use categories that may be included in future site specific development proposals.

Potentially Acceptable Zoning Districts

The future land use classifications identify those existing Village of Fox Crossing Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are consistent with this plan. Areas subject to Village zoning districts include all lands located within the Village of Fox Crossing municipal boundary. Areas outside the municipal boundary, but within the Village’s extraterritorial plat review jurisdiction are subject to the Village’s Subdivision Ordinance in addition to applicable county or local township zoning and land division regulations.

The list of potentially acceptable zoning districts includes an identification of “primary”, “secondary”, or “tertiary” zoning districts. These notations provide additional guidance to the Village and applicants regarding the relative mix, or priority of acceptability/consistency, of zoning intended within each future land use category. Proposed zoning amendments to a zoning district identified as “secondary” or “tertiary” may signify the need to incorporate even higher quality site and building design strategies to mitigate potential incompatibilities with adjacent uses.

The identification of future land use categories and associated typical uses and potentially acceptable zoning districts does not compel the Village to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on Village transportation infrastructure, the capacity and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and Village capacity to serve new (re)development.

Amending the Future Land Use Map

It may from time to time be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See Chapter 5 for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Compatibility - The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources - The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed



amendment/development. Any proposed building envelopes are not located within the setback of Shoreland and Floodplain zones (or is raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioners may indicate those approaches they intend to use to preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

Transportation - The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles. The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians. Petitioners may indicate those approaches they intend to use to mitigate transportation compatibility concerns.

Ability to Provide Services - Provision of public facilities and services will not place an unreasonable financial burden on the Village. Petitioners may demonstrate to the Village that the current level of services in the Village, or region, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

Public Need - There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive social and fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan - The proposed amendment/development is consistent with the general vision for the Village, and the other goals, objectives, and strategies of this plan.

Interpreting Boundaries

Where uncertainty exists as to the boundaries of future land use categories shown on the Future Land Use Map, the following rules will apply. If uncertainty still exists, the Village Board shall decide any inquires related to map boundaries upon recommendation of the Planning Commission.

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys will be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines will be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries will be construed as following such boundaries.
4. Boundaries indicated as following railroad lines will be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.



6. Boundaries indicated as following the center lines of streams, rivers, canals, or other bodies of water will be construed to follow such center lines.
7. Boundaries indicated as parallel to extension of features indicated in the preceding above will be so construed. The scale of the map will determine distances not specifically indicated on the map.

Future Land Use Categories

Rural Lands & Urban Reserve

Statement of Intent & Typical Uses

The Rural Lands & Urban Reserve (RLUR) category is intended to preserve land and rural character in areas deemed unlikely, inappropriate, or infeasible for non-agriculturally based development at the time this plan was developed. Typical uses in these areas include, but are not limited to:

- Farming & farmsteads
- Agricultural based business (e.g. farm implement sales)
- Bed and breakfast
- Veterinary clinic, animal shelter/kennel
- Nurseries, greenhouses, & landscaping businesses
- Forestry operations
- Non-metallic quarry
- Open spaces, prairies and woodlands
- Hunting preserves and shooting ranges
- Limited residential non-farm developments (i.e. excluding subdivisions and public water and sanitary utilities)
- Government and Utility Facilities (e.g. civic use facility, substations, etc.)
- Parks, trails, and recreational facilities (e.g. golf course, campgrounds, etc.)

The development of residential subdivisions is strongly discouraged in areas designated as RLUR until such time as the Comprehensive Plan is amended to identify these areas for Low, Medium or High Density Residential land uses. The preferred development density for non-agricultural residences is one (1) dwelling unit per twenty (20) acres, or less, of contiguous land under single ownership rounded to the nearest whole number. In limited cases, the use of conservation subdivisions or cluster developments may be permissible with potential group sewage disposal systems. The development of non-agriculturally based commercial and manufacturing uses is also strongly discouraged in RLUR areas until such time as the Comprehensive Plan is amended to identify these areas for Neighborhood Mixed Use, Commercial or Industrial land uses.

Development in RLUR areas should be limited in order to preserve rural vistas, open spaces, woodlands, and agricultural lands. In addition, limiting development in these areas serves to reduce urban sprawl and inefficient land development. Non-agriculturally based uses should be targeted for development



adjacent to existing developed lands within the Village where a full range of urban services can be provided and developments can occur at greater densities.

Those new developments and land divisions which are deemed appropriate for approval in RLUR areas should be located and designed in order to accommodate integration into future Village neighborhoods. New access points onto county and state highways should be avoided when possible, particularly those intended to serve only one property. New developments that would pose a threat to the efficient and logical expansion of the Village should be prohibited.

Potentially Acceptable Zoning Districts

- A-2 General Agriculture (primary)
- R-1 Rural Residential (secondary)
- R-2 Low Density Residential (tertiary)

Low Density Residential

Statement of Intent & Typical Uses

Low Density Residential (LDR) areas are intended for primarily single-family housing with densities up to 3.5 units per acre. Areas classified as LDR will typically be predominately single-family detached units with the potential for some duplex developments. Though single-family housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including but not limited to:

- Community centers
- Places of worship
- Schools
- Day care centers
- Small pockets of Medium or High Density Residential uses, less than 10% of total unplatted new development areas, typically located as a buffer to non-residential uses or along major roadways/intersection to a single-family housing subdivision.
- Small commercial uses that serve neighborhood needs, less than 5% of total unplatted new development areas, typically located as a buffer to non-residential uses or along major roadways/intersections to a single-family housing subdivision.
- Parks, trails and recreational facilities
- Municipal and utility facilities (e.g. well house, lift stations, substation, etc.)

Potentially Acceptable Zoning Districts

- R-1 Rural Residential (primary)
- R-2 Low Density Residential (primary)
- R-3 Medium Density Residential (secondary)
- A-2 General Agriculture (tertiary)
- B-1 Neighborhood Business (tertiary)
- M-1 Mixed-Use (tertiary)



- PPD Planned Development District (tertiary)

Medium Density Residential

Statement of Intent & Typical Uses

Medium Density Residential (MDR) areas are intended for primarily single-family housing with densities of 3.5 to 9 units per acre. Areas classified as MDR will typically be predominately single-family detached units with the potential for some duplex, four-plex, and other lower density attached housing developments such as courtyard apartments, bungalow courts, and townhouses. Though single-family housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including but not limited to:

- Community centers
- Places of worship
- Schools
- Day care centers
- Small pockets of High Density Residential uses, less than 20% of total unplatted new development areas, typically located as a buffer to non-residential uses or along major roadways/intersection to a single-family housing subdivision.
- Small commercial uses that serve neighborhood needs, less than 10% of total unplatted new development areas, typically located as a buffer to non-residential uses or along major roadways/intersections to a single-family housing subdivision.
- Parks, trails and recreational facilities
- Municipal and utility facilities (e.g. well house, lift stations, substation, etc.)

Potentially Acceptable Zoning Districts

- R-3 Medium Density Residential (primary)
- R-2 Low Density Residential (secondary)
- R-4 High Density Residential (secondary)
- PPD Planned Development District (secondary)
- R-1 Rural Residential (tertiary)
- B-1 Neighborhood Business (tertiary)
- M-1 Mixed-Use (tertiary)

High Density Residential

Statement of Intent & Typical Uses

High Density Residential (HDR) areas are intended for housing with densities exceeding 9 units per acre. Areas classified as HDR will typically be predominately multi-family attached units (i.e. courtyard apartments up to mid-rise apartments) with the potential for some single-family attached, single-family detached, duplex, four-plex, and other lower density housing developments. Though multi-family housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including but not limited to:

- Assisted living and nursing home facilities
- Community centers
- Places of worship
- Schools
- Day care centers
- Small pockets of Medium Density Residential uses, less than 25% of total unplatted new development areas.
- Small pockets of commercial uses that serve neighborhood needs, less than 20% of total unplatted new development areas, typically located along major roadways/intersections to the development area.
- Parks, trails and recreational facilities
- Municipal and utility facilities (e.g. well house, lift stations, substation, etc.)

Potentially Acceptable Zoning Districts

- R-4 High Density Residential (primary)
- R-3 Medium Density Residential (secondary)
- R-8 Manufactured/Mobile Home Community (secondary)
- PPD Planned Development District (secondary)
- R-2 Low Density Residential (tertiary)
- B-1 Neighborhood Business (tertiary)
- M-1 Mixed-Use (tertiary)

Neighborhood Mixed Use

Statement of Intent & Typical Uses

The Neighborhood Mixed Use (NMU) areas are intended to provide a unique mix of small scale commercial, medium to higher density residential, public and related uses in a bicycle and pedestrian-friendly environment. Areas identified as NMU often serve as a buffer between Medium or High Density Residential developments and Commercial or Industrial uses. Often these parcels are not located adjacent to primary arterials or collectors roadways like properties in the Commercial category. The purpose of the NMU category is to provide flexibility in determining the most appropriate mix of complementary land uses in close proximity to one another. Example uses include but are not limited to:

- Attached single-family residential
- Multi-family residential
- Senior housing
- Assisted living facilities
- Bed and breakfasts
- Mixed-use residential/commercial
- Restaurants and entertainment
- Small scale retail sales and service



- Professional offices
- Civic and institutional
- Parks, trails and recreational facilities
- Municipal and utility facilities (e.g. well house, lift stations, substation, etc.)

Neighborhood Mixed Use areas are intended to provide areas for both vertical mixed uses (i.e. buildings with multiple uses) or horizontal mixed uses (compatible uses adjacent to one another). Most residential uses should occur as single-family attached units, multi-family units, or above ground floor units in buildings with ground floor retail or office uses. New detached single family residential uses are discouraged in these areas, especially if adjacent to non-residential uses.

Large Retail Developments (those exceeding 20,000 square feet) are discouraged in these areas unless they are part of a highly integrated, well planned mixed-use development. Single story strip commercial developments are also discouraged in these areas. If either of these types of development are proposed high quality site and building design features/materials should be utilized to achieve the Village's intent for these areas. Outdoor storage of raw materials should be prohibited and outdoor display of retail merchandise should be minimized. Outdoor areas for dining are encouraged. Uses that require large parking lots, or have a high frequency of semi-truck deliveries, are highly discouraged in these areas.

Single story buildings are discouraged in these areas. Where single floor buildings are proposed exterior building facades should give the appearance of at least a 1.5 story building at building corners or primary customer entrances and include variations in building facade colors, materials, and depths to promote a higher standard of aesthetics. The use of gabled roofs to blend with residential buildings is also encouraged when new commercial developments are proposed near existing or planned residential areas.

This category is intended to foster mixed-use development areas that are characterized by quality architecture, signage, landscaping, and site design:

Potentially Acceptable Zoning Districts

- M-1 Mixed-Use (primary)
- PPD Planned Development District (primary)
- B-1 Neighborhood Business (primary)
- R-4 High Density Residential (secondary)
- B-2 Community Business (secondary)
- R-3 Medium Density Residential (tertiary)
- B-3 Community Business (tertiary)

Commercial

Statement of Intent & Typical Uses

Commercial (C) areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. These parcels are typically adjacent to principal arterial and collector roadways. Example uses include but are not limited to:



- Professional Offices
- Retailers and shopping centers
- Clinics and health care facilities
- Hotels
- Restaurants and entertainment businesses
- Gas Stations and convenience stores
- Automobile sales and services
- Parks, trails and recreational facilities
- Municipal and utility facilities (e.g. well house, lift stations, substation, etc.)

The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.) For example, areas near major transportation routes or near highway intersections are generally better suited for larger retail uses (e.g. exceeding 20,000 square feet in size). Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. These uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.

Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping. Outdoor areas for dining are encouraged while outdoor display of retail merchandise should be minimized.

Potentially Acceptable Zoning Districts

- B-2 Community Business (primary)
- B-3 Community Business (primary)
- B-1 Neighborhood Business (secondary)
- M-1 Mixed-Use (secondary)
- PPD Planned Development District (secondary)
- I-1 Light Industrial (tertiary)

Industrial

Statement of Intent & Typical Uses

Industrial (I) areas are intended for business uses that typically require outside storage of raw materials or merchandise display, processing and assembly of materials, and warehousing of goods. Businesses typically require large single floor clear span buildings and may have higher semi-truck traffic demand or require rail road access. Typical uses in these areas have one or more characteristics which do not make them conducive to being located adjacent to residential development, particularly if no or minimal on-site mitigation is provided. Example uses include but are not limited to:

- Manufacturing
- Parts assembly
- Packaging and bottling
- Warehousing



- Distribution Centers
- Wholesale trade
- Laboratories
- Mini-storage
- Animal hospitals, shelters, and kennels
- Lumberyards
- Professional Offices
- Small municipal and utility facilities (e.g. well house, lift stations, substation, etc.)
- Large municipal facilities (e.g. public works garage or yard waste center)
- Parks, trails and recreational facilities

Potentially Acceptable Zoning District

- I-1 Light Industrial (primary)
- I-1 Heavy Industrial (primary)
- B-3 Community Business (secondary)
- PPD Planned Development District (secondary)
- B-2 Community Business (tertiary)

Government, Institutional & Utilities

Statement of Intent & Typical Uses

Government, Institutional & Utilities (GIU) areas include places of worship, cemeteries, schools, community centers, government facilities, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

Potentially Acceptable Zoning Districts

The Village does not maintain a standalone government or institutional zoning district. Such uses are typically considered as permitted or conditional uses in another zoning district.

Parks, Recreation & Conservancy

Statement of Intent & Typical Uses

Parks, Recreation and Conservancy (PRC) areas are intended for active and passive recreation uses or preservation of natural areas, stormwater facilities, or drainage basins. Areas identified as PRC should be preserved for passive and active recreational uses. Some stormwater management or other utility/institutional uses (e.g. water towers) may be located within these areas.

Potentially Acceptable Zoning Districts

The Village does not maintain a standalone parks or recreation zoning district. Such uses are typically considered as permitted or conditional uses in another zoning district.



Natural Resource Protection

The Natural Resource Protection (NRP) overlay classification identifies sensitive lands that may be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions:

- Water bodies and wetlands mapped as part of the WDNR Wetland Inventory
- 100-Year Floodplains based on FEMA maps
- Areas with slopes averaging 12% or more based on USDA-NRCS Soils data
- Lands within 300 feet of streams and 1,000 feet of lakes or ponds

Areas shown as NRP on the Village's Future Land Use Map do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within the Village's planning area. Mapped NRP areas are derived from third party sources and are generally considered sufficient for the intent of this planning document. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval.

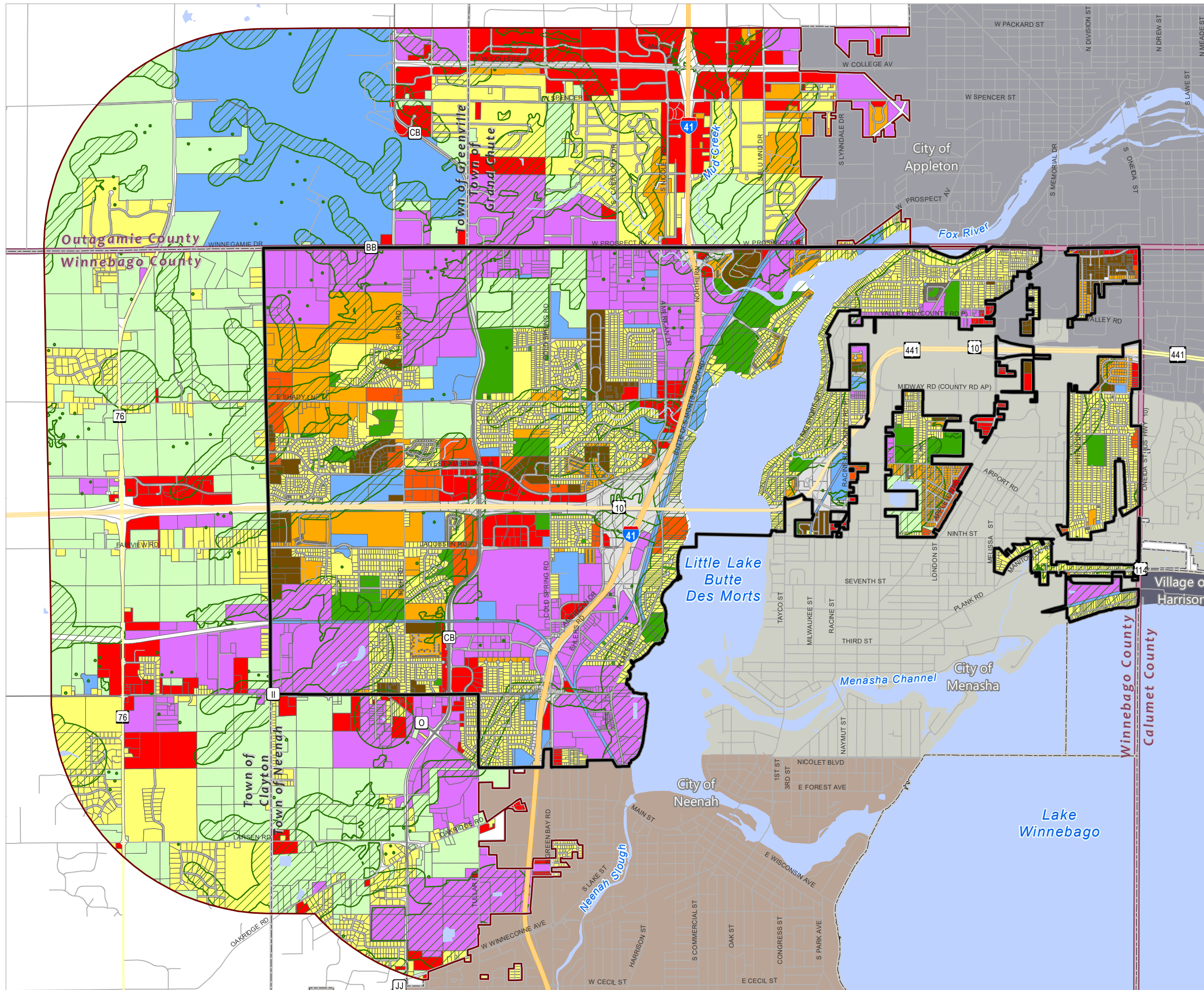
The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of the NRP represents areas that are vital to the region's ecosystem and are key ingredients of the quaint character and image of Fox Crossing. Thus, development in areas designated NRP shall be limited based on underlying local, county, state or federal environmental regulations.

This classification is intended to function as an overlay district, such that the underlying future land use classification (Medium-Density Residential, Commercial, etc.) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.

Landowners and developers are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged. Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.

Future Land Use

2018 Comprehensive Plan Update



- | | | | |
|--|-------------------------|------------------------|---------------------------------------|
| | Village of Fox Crossing | Future Land Use | |
| | Planning Area | | Rural Lands & Urban Reserve |
| | County Line | | Low Density Residential |
| | City of Appleton | | Medium Density Residential |
| | City of Menasha | | High Density Residential |
| | City of Neenah | | Neighborhood Mixed Use |
| | Village of Harrison | | Commercial |
| | Town Line | | Industrial |
| | Interstate Highway | | Government, Institutional & Utilities |
| | US Highway | | Parks, Recreation & Conservancy |
| | State Highway | | Right-of-Way |
| | County Hwy | | Natural Resource Protection |
| | Local Road | | Waterbody |
| | | | Perennial Stream/River |

Data Sources:
Municipal Boundaries: Winnebago, Calumet and Outagamie Counties.
Street Centerlines: Winnebago, Calumet and Outagamie Counties.
Future Land Use: Fox Crossing (2018).

Village of Fox Crossing
Winnebago County, WI