



VILLAGE OF FOX CROSSING

Bridging the Fox Cities

COMPREHENSIVE PLAN
2018-2038

MSA

PROFESSIONAL SERVICES

ACKNOWLEDGEMENTS

VILLAGE BOARD

Dale Youngquist, President
Michael Van Dyke
Kris Koeppe
Gregory Ziegler
Dale McNamee
Mark Englebert
Barbara Hanson

PLANNING COMMISSION

Dennis Jochman, Chair
Morris Cox
Michael Scheibe
Michael Dillon
Tracy Romzek
Aaron Sabel
Thomas Young

VILLAGE STAFF

George Dearborn, AICP, Director of Community Development
Ria Hull, AICP, Associate Planner

MSA STAFF

Andrew Bremer, AICP, Project Manager
Becky Binz, AICP, Project Planner
Amber Converse, GIS Specialist
Jason Valerius, AICP, QA/QC



CONTENTS

Chapter 1: Introduction

A summary of the role of the plan, the Wisconsin Smart Planning Act, the planning area boundaries and regional context, and Fox Crossing's previous planning efforts and public participation during the current planning process.

Chapter 2: Planning Process & Public Input

A summary of the planning process, including public events and findings, and the public participation plan. This chapter is a concise description of the issues and opportunities facing Fox Crossing.

Chapter 3: Goals, Objectives & Strategies

An overall land use vision for the future of the community and a description of the goals, objectives and strategies to achieve the vision for each planning element.

Chapter 4: Future Land Use Plan

Describes the future land use plan, map, and policies for the Village.

Chapter 5: Implementation

Outlines how the vision of the plan is implemented in everyday decisions and annual goal-setting and budgeting, how the plan should be amended when necessary, and actions to pursue to achieve the plan vision.

Appendix A: Community Indicators Report

A compilation of data and maps that describes the existing conditions, trends and projections for the Village of Fox Crossing and surrounding region.

Appendix B: Community Survey

A summary of the responses from the on-line community survey completed as part of the planning process.

Appendix C: Maps

A set of existing conditions maps and future land use maps within the Village and its 1.5-mile extraterritorial plat review area.



Chapter 1

Introduction

Chapter 1 Contents

Introduction

Chapter 1 discusses the role of the plan, the Wisconsin Smart Planning Act, the planning area boundaries and regional context, and Fox Crossing's previous planning efforts.

- » The Plan as a Living Guide
- » A Snapshot of Fox Crossing
- » Other Planning Documents

THE PLAN AS A LIVING GUIDE

1 Why Plan? The purpose of this plan is to establish a shared vision for Fox Crossing to guide future actions and decisions. This guidance provides predictability and consistency over time and encourages investment in an uncertain future.

2 Plan Maintenance. This document serves as a “living” guide for growth and change for the Village of Fox Crossing. The plan represents the Village’s best effort to address current issues and anticipate future needs, but can and should be amended as conditions warrant reconsideration of policies in the plan. The process of amending the comprehensive plan should not be onerous, but should act as cause for reconsidering the long term vision for the community. The plan’s value will be dependent upon frequent use and occasional updates.

3 Organization. The organization of this plan is based both on the planning process and the guidance provided by the Wisconsin Comprehensive Planning Legislation. The plan is divided into four chapters plus several important appendices.

This chapter provides the foundation for the Comprehensive Plan, outlining why we plan, the planning process, Wisconsin Smart Growth Law, and the planning area. Chapter 1 also provides background on the community, including key community indicators, a summary of existing plans relevant to this study, and a copy of the public participation plan.

WISCONSIN COMPREHENSIVE PLANNING LEGISLATION

Wisconsin’s Comprehensive Planning legislation [§66.1001 Wis. Stats.] was adopted in October of 1999. The law requires that, after January 1, 2010, if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with that local governmental unit’s comprehensive plan:

- Official maps
- Local subdivision regulations
- General zoning ordinances
- Shoreland/wetland zoning ordinance

Wis. Stat. 66.1001 does not mandate specific land use policies communities must adopt, rather it requires that certain topics, or elements, must be addressed in each plan, and the procedures for plan creation, adoption, and amendments.

COMPREHENSIVE PLANNING ELEMENTS

Wis. Stat. 66.1001 Law outlines nine elements that must be included in a community’s comprehensive plan:

1. Issues and opportunities
2. Housing
3. Transportation
4. Utilities & Community Facilities
5. Agricultural, Natural & Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The Village of Fox Crossing has chosen to slightly modify the terminology used throughout this plan from that used in the state statute.

- Transportation has been modified to Mobility & Transportation
- Economic Development has been modified to Economic Prosperity
- Utilities and Community Facilities has been modified to Community Facilities & Services
- Intergovernmental Cooperation has been modified to Collaboration & Partnerships
- Cultural Resources has been modified to Community Character

While the Village has chosen to deviate slightly from the terminology used in the State Statute, the prescribed requirements from §66.1001 are still addressed in their entirety throughout this plan. The final 10 elements of this plan are:

1. Housing
2. Mobility & Transportation
3. Economic Prosperity
4. Agricultural & Natural Resources
5. Community Facilities & services
6. Community Character
7. Collaboration & Partnerships
8. Land Use
9. Implementation



A SNAPSHOT OF FOX CROSSING

The study area for this plan includes all lands in which the Village has both a short- and long-term interest in planning and development activity. The planning area includes all lands within the current municipal limits (see map on page 9) and within the Village's 1.5 mile extraterritorial plat review jurisdiction (see map on page 10).

The Village is approximately 8,473 acres (13.2 square miles) while the planning area is approximately 19,665 acres (30.7 square miles).

REGIONAL CONTEXT

The Village of Fox Crossing is located in Winnebago County, which along with Outagamie and Calumet counties, makes up the Appleton-Neenah-Oshkosh Metropolitan Statistical Area (MSA). The Village's identity, "Bridging the Fox Cities" reflects the fact that the Village is located on both the east and west sides of Little Lake Buttes des Morts (part of the Fox River) and is connected by the Roland Kampo Bridge on State Highway 441. The Village is bordered by the City of Menasha to the east; the Town of Neenah and the City of Neenah to the south; the Town of Clayton to the west; and the towns of Greenville and Grand Chute, and the City of Appleton, to the north.

Major transportation facilities serving the Village include I-41 and US 10. I-41 connects the Village to Appleton (7 miles), Oshkosh (16 miles), Fond du Lac (40 miles) and Milwaukee (100 miles). US 10 connects to the Village to the eastern edge of the State in Manitowoc (50 miles) and to the western edge of the State in Prescott (265 miles). The Village is also adjacent to the Appleton International Airport.

FOX CROSSING'S HISTORY

Since its foundation in the middle 19th century, the Town of Menasha (Village of Fox Crossing) had been occupied almost exclusively by farms. However, the early metropolitan Fox Valley area soon became known for the lumber business and paper mill industry. It was not until a sudden spurt of growth in the 1940s that the Town became more urbanized. Between 1940 and 1950 the population of the Town increased 142% to nearly 3,000. The increase was attributed to the Town's location between two cities, Appleton and Menasha, which made it a natural site for suburban homes. The Town anticipated the forthcoming change to their once quiet small farming community and started to make improvements to the land and area. This made the Town very attractive to homeowners and corporations. Wisconsin's largest corporation at the time, Kimberly-Clark Corporation, was headquartered in the Town.

In 2016 the Town incorporated and became the Village of Fox Crossing. The key reasons the Town chose to incorporate include:

- The area already had full municipal services and was essentially functioning as a Village.
- Incorporation creates permanent boundaries which are beneficial for future planning.
- Residents would gain control of zoning and land division.
- Incorporation would improve the use of Tax Increment Financing.
- Incorporation would protect the tax base by ensuring annexations would not occur.



Corporate Limits

Comprehensive Plan
2018-2038



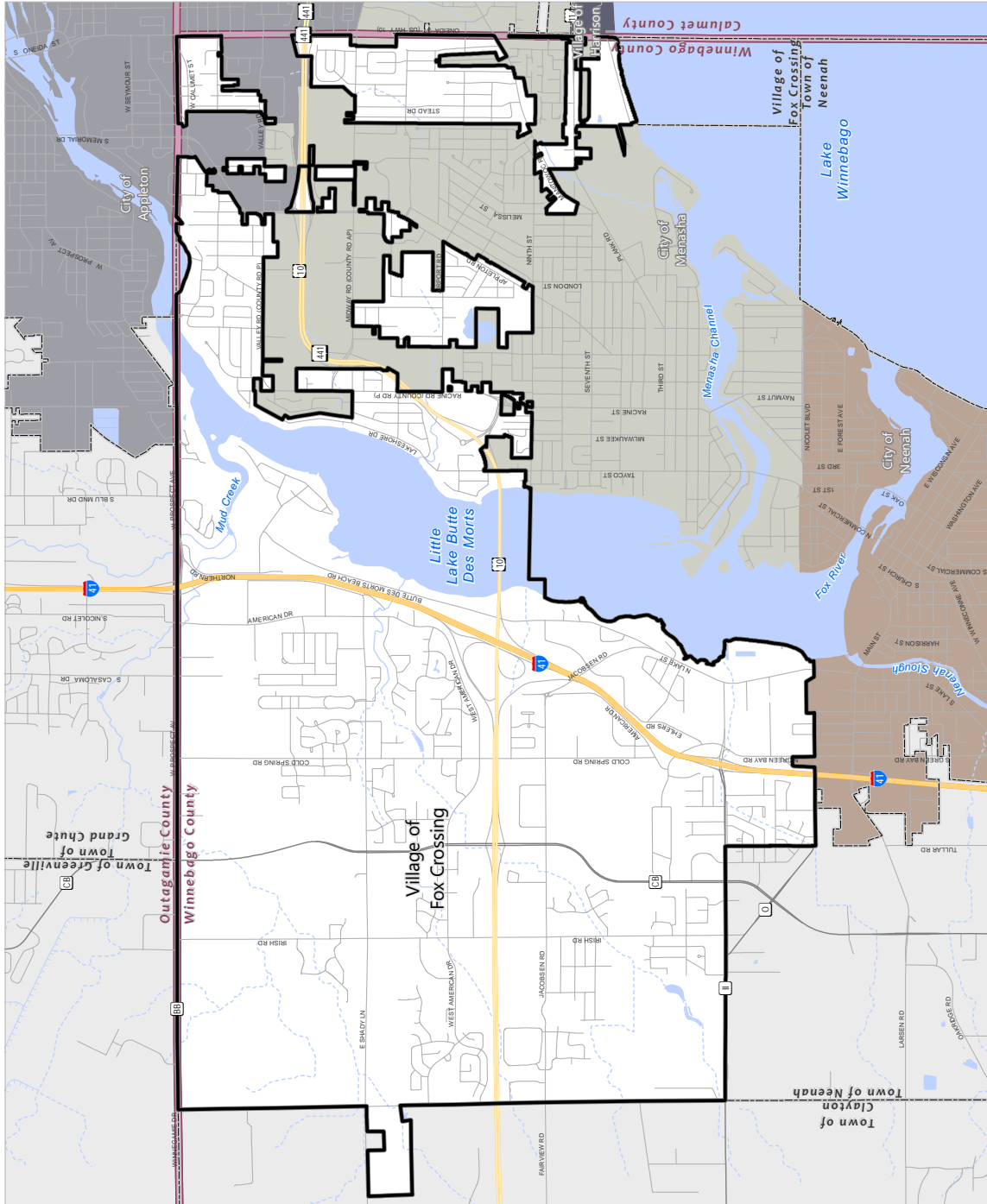
- County
- Village of Fox Crossing
- City of Appleton
- City of Menasha
- City of Neenah
- Village of Harrison
- Town
- Waterbody
- Perennial Stream/River
- Intermittent Stream/Rive
- Artificial Path/Ditch

Data Sources:
Municipal Boundaries: Winnebago, Calumet
and Outagamie Counties,
Winnebago, Calumet and
Outagamie Counties
Aerial: ESRI



0 0.25 0.5 Miles

Print Date: 3/13/2018



Printed By: abennet, File: P:\10300\10960\10960\10967\10967004_CorporateLimits.mxd

KEY COMMUNITY INDICATORS

The 2015 estimated population for the Village is 18,950; roughly 1,431 persons per square mile. From 1980 through 2010, the population in the Village of Fox Crossing increased by 51%, as compared to growth rates for the average of the Fox Cities (42%), County (23%) and the State (21%) during the same time period.

Based on Wisconsin Department of Administration (WI DOA) data, the Village’s 2040 population is projected to be 23,140 which is an increase of 25% from 2010. This exceeds the average projected growth rate of the average of the Fox Cities (24%), Winnebago County (16%) and the State (14%) during this time period.

In 2010, the median age in the Village was 38.5, which is slightly higher than the average of the Fox Cities (38.2), and higher than Winnebago County (37.9). The Village has the highest proportion of “senior citizens” (i.e. 65 and over) at 14% compared to the average of the Fox Cities (12%), as well as Winnebago County (13%). In the future, the number of those 65 and older is expected to increase as baby boomers age.

Additional community indicators are summarized in Appendix A.

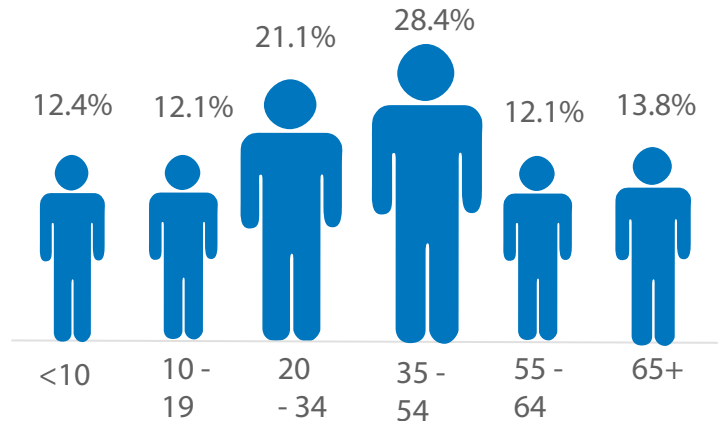
Population Trends & Projections

Source: U.S. Census Bureau & WI DOA Projections

	Village of Fox Crossing	Village of Harrison*	Town of Grand Chute	City of Neenah	Winnebago County	Wisconsin
1980	12,226	3,541	9,529	22,432	131,772	4,705,642
1990	13,975	3,195	14,490	23,219	140,320	4,891,769
2000	15,858	5,756	18,392	24,507	156,763	5,363,675
2010	18,498	10,839	20,919	25,501	166,994	5,686,986
2015	18,950	10,200	22,080	26,010	169,925	5,783,015
2020	20,070	11,760	23,980	26,990	177,050	6,005,080
2025	21,080	13,190	25,700	27,810	183,230	6,203,850
2030	22,020	14,600	27,320	28,520	188,680	6,375,910
2035	22,680	15,700	28,500	28,870	191,710	6,476,270
2040	23,140	16,550	29,270	28,970	193,130	6,491,635

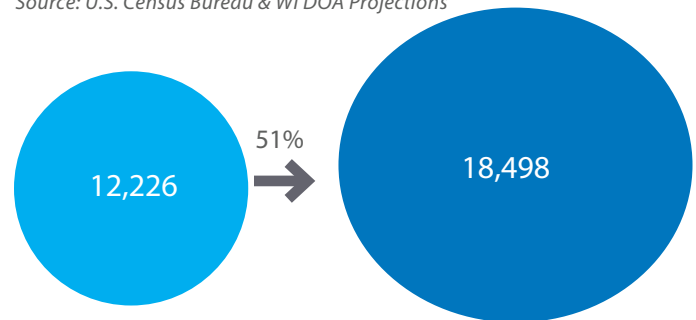
Age Profile, 2010

Source: U.S. Census Bureau



30-Year Population Change (1980-2010)

Source: U.S. Census Bureau & WI DOA Projections



OTHER PLANNING DOCUMENTS

2003 PLAN UPDATE

This plan is an update of the Village's, or at that time the Town of Menasha's, previous 2003 Comprehensive Plan. Per State Statute §66.1001, a Comprehensive Plan must be updated every 10 years. Although this plan replaces the previous plan some of the core goals, objectives, and land use strategies have been carried forward in this document. As such, this plan is considered a second generation plan. In addition, a number of existing Village and neighboring community plans were reviewed and pertinent information helped to shape this plan.

VILLAGE PLANS & STUDIES

- Town of Menasha Comprehensive Plan, 2003
- Town of Menasha Economic Profile, 2011
- Town of Menasha Commercial Center Market Analysis & Consumer Survey, revised 2011
- Town of Menasha Business Profile, 2013
- Town of Menasha Bicycle and Pedestrian Plan, 2015
- Incorporation Submittal, 2015
- Village of Fox Crossing Zoning Map, 2016
- Village of Fox Crossing Comprehensive Outdoor Recreation Plan, 2017-2021

NOTABLE NEIGHBORING COMMUNITY PLANS & STUDIES

- City of Appleton Comprehensive Plan, 2016
- City of Menasha Comprehensive Plan, 2008
- City of Neenah Comprehensive Plan, 1999
- Town of Clayton Comprehensive Plan, 2016
- Town of Grand Chute Comprehensive Plan, 2010
- Town of Greenville Comprehensive Plan, 2009
- Town of Neenah Comprehensive Plan, 2009



Chapter 2

Planning Process & Public Input

Chapter 2 Contents

Planning Process & Public Input

Chapter 2 provides a summary of the planning process, including public events and findings, and the public participation plan. This chapter is a concise description of the issues and opportunities facing Fox Crossing as identified by the public.

- » Planning Process
- » Public Participation Plan
- » Public Input Summary

PLANNING PROCESS

MAY 8, 2017 - VILLAGE BOARD MEETING #1

- *Public Participation Plan Adopted*

JUNE 21, 2017 - PLANNING COMMISSION (PC) MEETING #1

- *Review project scope & schedule*
- *Review draft survey*

JULY - SEPTEMBER, 2017 - COMMUNITY SURVEY

JULY 25, 2017 - PUBLIC INVOLVEMENT MEETING #1

- *Review project scope and schedule*
- *Identify issues, opportunities and aspirations*

AUGUST 16, 2017 - PC MEETING #2

- *Review draft Community Indicators Report*
- *Discuss issues & opportunities*

OCTOBER 18, 2017 - PC MEETING #3

- *Review survey responses*
- *Discuss draft Goals, Objectives and Policies*

JANUARY 17, 2018 - PC MEETING #4

- *Discuss Future Land Use Map & policies*

MARCH 21, 2018 - PC MEETING #5

- *Review first draft 2018-2038 Comprehensive Plan*

APRIL TBD, 2018 - PUBLIC INVOLVEMENT MEETING #2

- *Review draft 2018-2038 Comprehensive Plan*

MAY 16, 2018 - PC MEETING #6

- *Review input received at Public Involvement Meeting #2*
- *Review revised draft 2018-2038 Comprehensive Plan*

JUNE 20, 2018 - PC MEETING #7 & PUBLIC HEARING

- *Review final draft of 2018-2038 Comprehensive Plan*
- *Plan recommendation*

JULY 9, 2018 - VILLAGE BOARD MEETING #2

- *Ordinance to approve Fox Crossing 2018-2038 Comprehensive Plan*

The Village of Fox Crossing engaged MSA Professional Services, Inc. to assist in updating its Comprehensive Plan, complying with Wisconsin's Comprehensive Planning requirements, §66.1001. This plan was drafted through a series of working meetings with the Planning Commission whereby individual chapters of this plan were drafted and discussed. Major project milestones and project meetings are summarized in the adjacent text box.

As required by §66.1001, every community must adopt a Public Participation Plan at the beginning of the planning process. The purpose of the plan is to define the procedures for public involvement during every stage of the planning process (See page 2-3 and 2-4).

Highlights of the public participation plan include:

- A community online survey to gather input on all planning issues.
- An initial public involvement meeting to identify issues, opportunities and aspirations for the community.
- A second public involvement meeting to gather input on the draft comprehensive plan.
- A public hearing to gather input on the revised draft comprehensive plan prior to adoption by the Village Board.

PUBLIC PARTICIPATION PLAN



Village of Fox Crossing 2017 Comprehensive Plan Update Public Participation Plan

The Village of Fox Crossing last updated its comprehensive land use plan in 2003. State Statute 66.1001 requires municipalities to update their comprehensive plan every 10 years. The Village of Fox Crossing has elected to use the Village's Planning Commission to work with MSA Professional Services, Inc. to update the Village's Comprehensive Plan. The Planning Commission will have the responsibility for reviewing and recommending the draft Comprehensive Plan prepared by MSA and Village Staff. The Village Board shall have the authority to adopt the new updated Comprehensive Plan.

The Village of Fox Crossing has developed guidelines for informing and involving the public as part of the requirements of the Comprehensive Planning Process (Wis. Stat. 66.1001(4)a). The goal of a public participation plan is to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.

Public Participation Opportunities:

The Village of Fox Crossing will develop its Comprehensive Plan with opportunities for public participation as follows:

- **Project Meetings:** The project will include 11 project meetings. All meetings which involve agenda items related to the Comprehensive Plan update are anticipated to occur in open session and will be noticed according to Village's agenda posting practices.
 - **Plan Commission Meetings.** The Plan Commission will hold seven meetings, six of which will be working sessions with the Village's consultant to review, discuss, and create project material related to the creation of the draft Comprehensive Plan. A seventh meeting with the Planning Commission will include a formal public hearing held on the draft Comprehensive Plan.
 - **Public Involvement Meetings.** The project will include two public involvement meetings, the first at the beginning of the project to share an overview of the project scope and schedule and engage people in exercises to identify issues, opportunities and aspirations for the future of the Village. A second public involvement meeting will be held to provide an opportunity for the public to comment on the draft Comprehensive Plan.
 - **Public Hearing:** One public hearing will be held on the updated Comprehensive Plan prior to adoption.
 - **Village Board Meeting.** An initial Village Board meeting will be held to adopt this public participation plan. A final meeting will occur before the Village Board to adopt the Comprehensive Plan.
- **Project Website:** The Village of Fox Crossing maintains its own website (www.town-menasha.com). The website may be used to post draft plan materials, meeting notices, and meeting minutes as they become available.
- **Project Comment Form:** A general project comment form will be created to enable members of the public to submit written comments regarding the Comprehensive Plan at any time during the planning process. The comment form will be available at Village Hall and can be made available on the Village website.
- **Community Survey:** Using an online web survey the Village will invite the public to submit ideas for making Fox Crossing a better place to live, work shop, play, and stay. The results of the survey will be incorporated into the updated Comprehensive Plan.

Other public participation activities may be added as deemed necessary by Village Staff, the Plan Commission, or Village Board.



Plan Adoption Procedures:

- The Planning Commission shall, by majority vote, adopt a resolution recommending that the Village Board pass an ordinance to adopt the Draft Comprehensive Plan (Wis. Stat. 66.1001(4)b). Prior to taking action on the resolution the Planning Commission shall hold a Public Hearing on the Draft Plan, as stated in Wis. Stat. 66.1001(4)d. The hearing must be preceded by a Class 1 notice under ch.985. a minimum of 30 days prior to the hearing.
- At least 30 days before the public hearing is held the Village shall provide written notice to all of the following, as stated in Wis. Stat. 66.1001(4)e:
 - An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)d, within the jurisdiction of the Village.
 - A person who has registered a marketable nonmetallic mineral deposit under s. 295.20 within the jurisdiction of the Village.
 - Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the Village of Fox Crossing provide the property owner or leaseholder notice of the hearing.
 - Any person who has submitted a request to receive notice of any proposed ordinance that affects the allowable use of property owned by the person.
- An electronic (CD) copy of the Draft Plan, or notification on how to view/download a copy of the plan online, will be disseminated to neighboring jurisdictions and appropriate governments, as stated in Wis. Stat. 66.1001 (4)b, providing 30 days for written comments. A copy of the Draft Plan will be sent to:
 - The Clerk for the following local governmental units shall receive a copy of the plan:

• City of Neenan	• Town of Clayton
• City of Menasha	• Town of Neenah
• City of Appleton	• Winnebago County
• Town of Grand Chute	• Outagamie County
• Town of Greenville	
 - Administrators for the Neenah, Menasha, and Appleton School Districts
 - Appleton, Menasha, and Neenah Public Libraries
 - East Central Regional Planning Commission
 - The Wisconsin Department of Administration – Division of Intergovernmental Relations
- Any written comments submitted to the Village by the above-mentioned governing bodies, property owners, or public, will be read into the minutes during the Public Hearing, evaluated, and incorporated as determined by the Plan Commission into the Comprehensive Plan. A summary of comments and subsequent action will be provided upon request.
- The Village Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Wis. Stat. 66.1001(4)c). An electronic (CD) copy of the adopted plan and ordinance, or notification on how to view/download a copy of the plan online, will be disseminated to the above-mentioned governing bodies, as stated in Wis. Stat. 66.1001(4)b.

Vote: Yes _____ No _____

Adopted this _____ day of _____, 2017. Attest:

Village President, Dale Youngquist

Village Clerk, Karen Backman

PUBLIC INPUT SUMMARY

The planning process provided four specific opportunities for public input on the comprehensive plan update outside of monthly Planning Commission meetings.

COMMUNITY SURVEY

An online community survey was completed from July through September of 2017. The survey was hosted online on Survey Monkey and hard copies were available at Village Hall. Information regarding the availability of survey was provided via the water billing mailing cycle, press releases, emails to recreation program users, Facebook posts, and announcements at Village Meetings. In total, 438 individuals responded to the survey. Highlights of survey responses are provided throughout Chapter 3 and a complete copy of the survey results is provided in Appendix B.

PUBLIC INVOLVEMENT MEETING #1

An initial public involvement meeting was held on July 25th to provide the public with an overview of the planning project, schedule, objectives, and schedule. In addition, several visioning exercises were completed to gather resident feedback on issues and opportunities of the community. Approximately 20-30 people attended the meeting. The following is a summary of input gathered at the meeting.

The initial exercise asked participants **"how would you describe Fox Crossing to someone not from the region? What is our current identity?"** Responses included:

- Was the town of Menasha? It doesn't really have a town (village) center. The river; slow growth on the west

side but we think it will grow.

- I love it! We have a farm, stream, woods and home only minutes from 10/41. We can get to downtown Appleton in 10 minutes and downtown Oshkosh in 20. We are close to everything, yet have privacy and 8 acres. Great location.
- A rapidly growing progressive and modern community.
- Best parks, good government, central location, friendly people, identity separate from Neenah and Menasha.
- Fox Crossing is a smaller community compared to a larger city it is a "quaint" community/ current identity-a lower tax area.
- A village that is a "suburb" of Appleton and Neenah, between the two. West side is primarily residential. It continues to grow but at an acceptable pace. Needs some retail but strategic ones.
- Growing with room to expand good mix of residential and commercial/ industrial. Could use more multi-family quasi downtown.
- A growing new village in the Appleton Wisconsin Metroplex offering quality living along the fox river with efficient services and a responsible government dedicated to low taxes and successful business growth initiatives. Recent transportation changes make Fox Crossing the most desirable community to live, raise a family, work and play!
- Family friendly, rural feel that's still close to bigger cities and shopping. A good mix of old and newer neighborhoods.

- Where Tom's drive in is...
- Family oriented area, village officials are available to talk too and are concerned about any issues if you have any. Current identity: lower taxes and not afraid to grow.
- Suburb of Appleton WI contributing to the larger fox cities metropolitan community. Encircles a major interstate intersection and centers around both ends of the little lake butte des morts bridge.
- Village of fox crossing is successor to town of Menasha established in 1855, Village of fox crossing identity is unfolding with Westside expansion. Village of fox crossing needs to develop its identity: new businesses old supporters.
- Identity is growth sustaining community, valuing conservation/ nature, recreations and environment.
- Area located nearest to little lake butte des morts on both sides.

A second question asked participants **"what do you love about Fox Crossing? What would you protect, enhance, or replicate?"** Responses included:

- I love the parks, bike trails, protect the parks-Natural Resources
- Have 55+ Housing, Enforce airport overlay
- The park system is exceptional for the size of the community
- Water shoreline on Fox River and Lake Winnebago and island on Fox River. It needs to be incorporated in its identity-good start Fox Crossing

- Love the small feel of Fox Crossing. It is relatively safe. People are friendly, clean, not over developed on west side. Like to maintain the small nature of town but add some strategic retailers. The walking/ biking paths are really great.
- Fox Crossing provides phenomenal community services at a high value compared to taxation. Great police, fire, utility, refuse collection, etc. Positive partnership with other municipalities, often relying on them for major offerings (school, fireworks, etc.).
- I love that the village doesn't feel like a large city. I hear birds, see trees and enjoy outdoor/country feel.
- I love all the trees and farms. I love the parks and rec programs for my kids. I would protect some of the farming areas and parks and enhance the walking/biking trails.
- Protect the woodlands and wildlife habitat areas. Pedestrian friendly crosswalks making it easier to go around the Village either walking or biking. I like the park system.
- It is not highly developed, a lot of trails to run/bike/walk, open spaces/green spaces, I don't feel like I live in a big city. Protect green space do not over develop! Fox crossing has a bit of a country feel (in some areas).
- We like the country feel yet close to city.
- Very little traffic. Lots of trees and some farms. Ease of walking and biking to get to places and wide trails so not on the road. Office buildings with nice landscaping.
- Fox Crossing has a plethora

of community parks that are maintained to outstanding visual and contemporary uses. The village has easy access to all areas of the region. You can't beat the quality of police/fire protection. All because of responsible governance.

- Nature, water, and the nearness to recreation centers.
- Lots of parks country feel.
- It is a "blank slate" with tons of room to develop into a cute village close to the country and "mall" dark skies as you come out of the "city" (Appleton).
- Protect green space trails both walking and biking careful expansion into "growth" areas.
- Close enough to walk or bike to work. Great trash/recycle bin system.

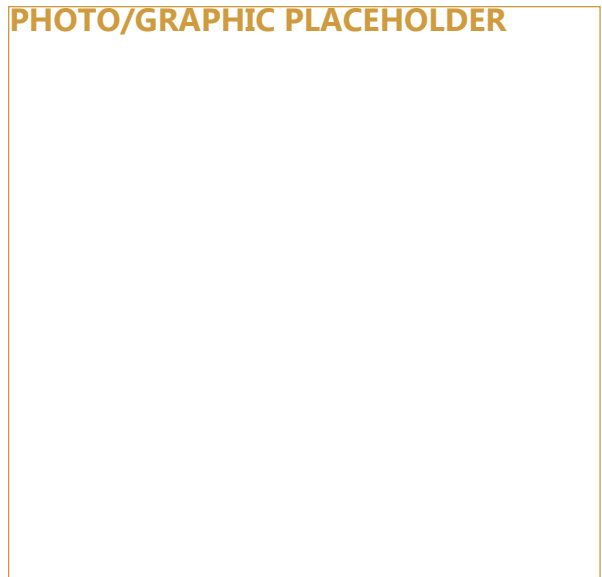
A final question asked participants **"looking 20 years into the future, what are your big ideas and aspirations for our community? What would you change or improve?"** Responses included:

- Stricter rules on houses being built. Like check what is underground before digging, with all bed rock in area and blasting, don't just dig a hole and stick up a home.
- A grocery store and continued growth.
- Intergrate the old-eastside and the new

Westside expansion, how to do it is job yet undone.

- Established senior housing over 55.
- Improve fire emergency services.
- Limit multi-unit dwelling (i.e. apartments) add grocery store, continue to maintain good roads, continue to share development plans, ensure builders are following regulations and codes.
- Snow plowing before 4 inches get on the road. Builders need to check their development for water issues they need to know the landscape they are building on and build accordingly.
- Does it really need a lot of changing? This group seems obsessed with growth and industrialization. I love the open fields proud of country feel, I do not want to feel like I live in Neenah or Appleton.
- More affordable housing/tiny homes, solar panels.

PHOTO/GRAPHIC PLACEHOLDER



- Add a small grocery store I can walk or bike to on the west side (trader joes) NO big box stores.
- Community Gardens, maintain sense of community connect people together with land.
- Expanded transportation more condo/residential. Having greater develop in mix-economics rental and services.
- I would like to see a splash pad an indoor pool/community center to use during winter. And the trails to connect better. I would like to see a little more development in residential and businesses to help the community grow. And we really need help with the open enrollment policy in the school district. All students should be able to attend the school they are zoned by, maybe its time to make schools bigger and update them.
- Fox crossing needs a powerful positioning statement reflecting a new "identity" driven by a unique and technologically advanced community park/recreation complex. This will serve as the core anchor for the Village that drives small business and economic development. Improve communications to the public.

A second map-based activity provided participants an opportunity to provide specific comments regarding:

A. Road Improvement. Areas that you feel are in need of a transportation improvement (e.g., road reconstruction, road widening, road narrowing, intersection improvement, etc.)

B. Bike/Pedestrian

Improvement. Areas that you feel need a better connection, access or crossing for pedestrians or bike facilities (e.g., on-road bike lane, off-road path, etc.)

C. Public Safety Concern. Nodes or Areas that you feel pose a concern to public safety

D. Community Assets. Assets in the Village that should be maintained, enhanced, or replicated

E. (Re)Development Sites. Parcels or blocks you feel should be (re)developed and for what uses.

F. Preservation Sites. Parcels or areas you feel should be preserved as undeveloped land over the next 10-20 years or beyond.

G. Future Land Use Changes. Parcels or areas you feel should be a different use than is presented on the current Future Land Use Map.

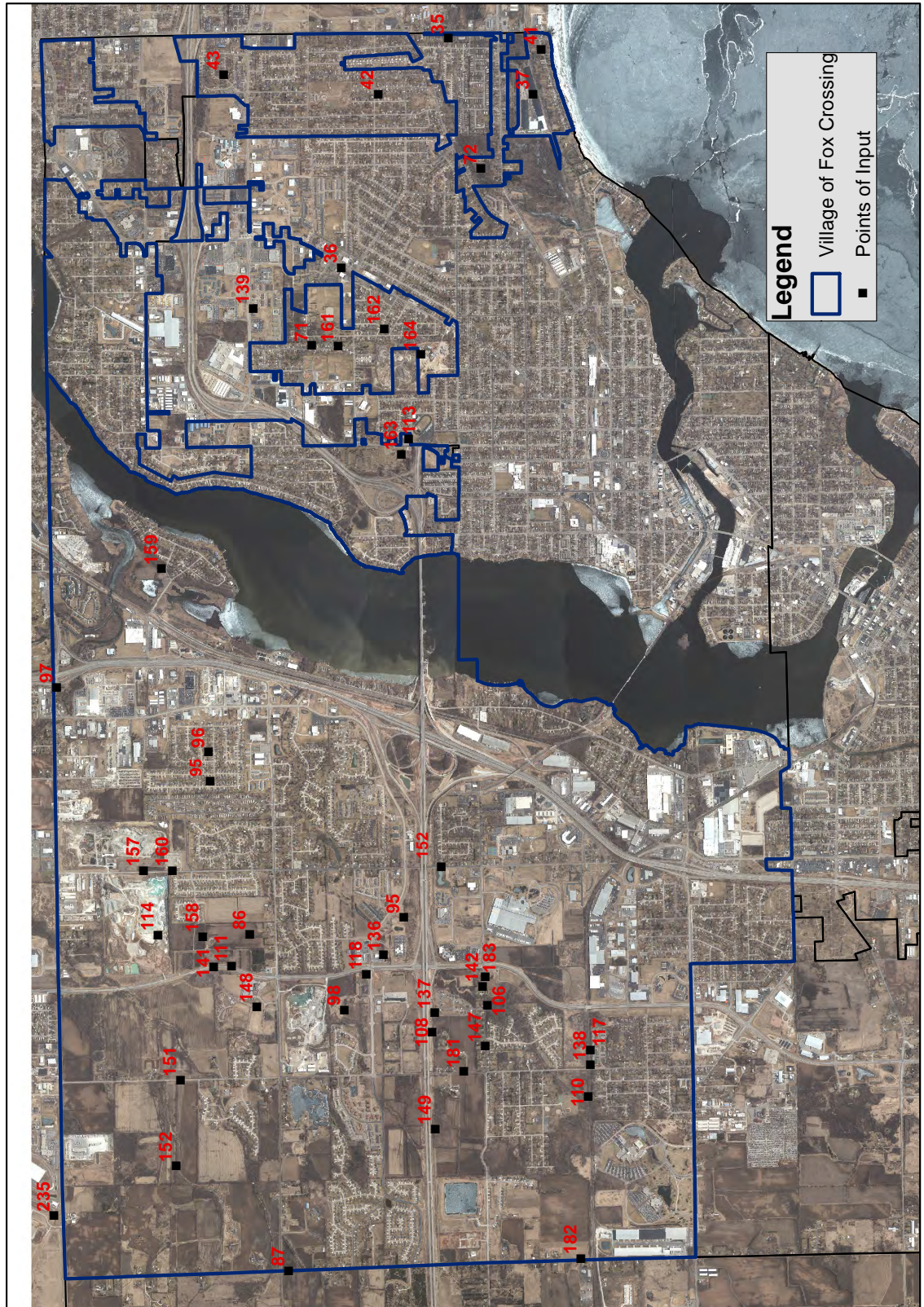
The following is a summary of the responses provided by participants. The letter before each comment indicates the specific topic (i.e. A-Road Improvement, F-Preservation Sites) and the number corresponds to the location of the map on page 9.

- 35. C-Public safety concern! Appleton Road (midway too 9th St.)
- 36. C-Oneida street (Manitowoc Rd. to plank Rd.) sidewalks or bicycle paths on trails
- 37. F-Partnership with heckrodt wetland reserve to improve brigton beach open space 8.98 acres

- 41. E-Identify neighborhoods of brighton beach/plank road in plan and embellish
- 42. E-Identify neighborhoods of sterling heights in plan and embellish
- 43. E-Identify neighborhoods of Midway road in plan and embellish
- 71.B-The entire east side is entirely devoid of biking and pedestrian pathways
- 72.C-The fire emergency services are lacking in response times
- 86. F-Preserve Woodland Prairie park
- 87. F-Do NOT annex into town of Clayton. We do not have any agriculture as a village (that I see here today) to preserve Fox Crossing's country feel, we must not focus on developing what is currently the towns.
- 95. E-Grocery Store C-Abandoned properties not being taken care of also have standing water in trailer parks. Have discussed with commissioner. Says nothing can be done, but it is clearly a breeding ground for mosquitos
- 96. A-Need road improvement throughout the neighborhood
- 97. A-fill pot holes or man-hole cover
- 98. E-Would like to see a grocer in the village
- 106. A/B-Finish cutoff gutter, stormwater/sidewalk
- 108. D-sound barriers on HWY 10

- 110. D-Outdoor Ice rink/free disc golf/radio controlled airplane/RC fields
- 111. D/E-Recreation park/complex for concerts synchronized musical fireworks major events, community programming, sporting activity-co developed with private life style retail and destination projects include trails and observatory that rises above the area with views over a 5-10 mile radius
- 113. B-Need a bold Fox crossing identity signage and Racine road improvement for bikers
- 114. G-Buy out quarry for development of the recreation complex as outlined above
- 117.-Train horn abatement
- 118.B-better way for pedestrians and bikes to cross
- 136.B-A sidewalk that makes it easier to get to the little stripmall that has holidays from the south side
- 137.A-Is there anyway to reduce the traffic noise from highway 10? The friendship trail is not as restful as I'd like
- 138.A-Can we stop the train horns blowing at this intersection? Aren't the bars coming down enough I accept the house rattling but the horn still wakes me up after 14 years
- 139.A/C-Initiate land swaps with the city or explore cost sharing programs to enhance road maintenance and/or services and/or co development projects when merkes is ousted
- 141. A-CB North of Shady should be 4 lanes (2 each way)
- 142. B/C-Need sidewalk/trail/shoulder on side of road. No where to walk or ride bikes. No shoulder and 6 foot deep ditches. Probably 100's of walkers and bikers per day. Jacobsen between CB and Irish
- 147. A-Jacobsen road is too narrow and dangerous for pedestrians and cyclists between CB and Irish road
- 148.D-Can we have a closer place to recycle cardboard boxes? Online shopping results in lots of boxes also styrofoam
- 149. B-Please pave the friendship trail all the way to the weyuwega the gravel shifts and isn't safe then.
- 151. A-Sidewalk/shoulder/Irish Road needs road improvement-would be nice to have sidewalk to park that's on Irish
- 152. F/D-Preserve/We moved to the area for the country feel yet close to the city. Would like to keep it quiet
- 156. A- Cold spring road to be improved/widened
- 158. B-Woodland park when developed should involve more trails for hiking and left natural for wildlife
- 159. -Strobe marsh area be worked into a nature area
- 160. C-Quarry pumping water into ditches on cold spring road either side
- 161. A-Curb and gutter on fatime, slightly wider
- 162. C-Increased street lights
- 163. E- redevelop non-cemetery portion to commercial
- 164. G-Long term strategy for property? Single family residential
- 181. B-We need sidewalks on Irish road from county Rd II to Hwy 10. People run and walk on this road all the time and there's not a safe place for them. It would be nice to connect the friendship trail with the trail on County road II
- 182. B-Same problem as 181 we need sidewalks on Clayton Ave from county road II to Highway 10
- 183. B-We also need sidewalks on Jacobsen to extend to CB its another place that people use often to walk/ bike
- 235.-Noise abatement policy for ATW

Points of Interest from the Public Input Meeting July 25th 2017



**PUBLIC INVOLVEMENT
MEETING #2**

To be completed.

PUBLIC HEARING

To be completed.



Chapter 3

Goals, Objectives, Strategies

Chapter 3 Contents

Goals, Objectives, Strategies

Chapter 3 presents a general vision for the future of the community and describes the goals, objectives and strategies to achieve the vision for various planning elements including:

- » Housing
- » Mobility and Transportation
- » Economic Prosperity
- » Natural and Agricultural Resources
- » Community Facilities and Services
- » Collaborations and Partnerships
- » Community Character
- » Land Use

Vision Statement

Chapter 3 identifies the overall planning vision that will guide Fox Crossing land use related decisions over the next ten to twenty years, along with goals, objectives and strategies to assist the community in achieving the vision. Each element of the Comprehensive Plan contains goals, objectives and strategies established during the planning process based on Plan Commission, Village Staff and public input, and the Community Indicators Report (Appendix A). Refer to Chapter 4 for specific policies related to the Village's Future Land Use Plan. Definitions for goals, objective and strategies are given below.

Goal: An ideal future condition to which the community aspires. It is usually expressed in general, not quantifiable, terms.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually measurable and attainable through planning and implementation activities.

Strategy: A strategy is a plan of action or policy statement designed to achieve the goals and objectives of the plan. Not all strategies will be implemented by the Village and some may require collaboration

with other entities. Policies typically use words like "shall" or "will" to designate firm commitments by the Village. All future actions and decisions made by the Village should be consistent with these policies, unless unforeseen circumstances arise, which make a policy impractical or impossible to adhere to. Such occasions should be rare and probably indicate a need to amend this plan according to the procedures identified in Chapter 5, Implementation. Policies using the words "should," "encourage," "discourage," or "may" are intended to serve as a guide for Village decisions and actions.

COMMUNITY VISION

The Village of Fox Crossing is a model of sustainable growth and development. The Village is a regional employment center with a diversity of large 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 is a safe and family-friendly community.

HOUSING

GOAL

Households and individuals with different needs and income levels will be able to find housing in Fox Crossing.

OBJECTIVES

- a. Provide a diversity of housing opportunities in the Village.
- b. Identify the most suitable areas for new residential uses on the Future Land Use Map and guide the density and unit mix of new residential development to those areas.
- c. Maintain attractive neighborhoods that have safe and convenient access to daily education, retail and recreation needs.

STRATEGIES

1. Within the Future Land Use plan and Village Zoning Ordinances, provide opportunities for a variety of housing densities, styles, lot sizes, building sizes and unit mixes.

2. Encourage housing diversity and affordability. Consider the use of both regulatory measures and incentives to encourage the development of affordable and senior housing integrated with market-rate housing. Inclusionary housing ordinances can provide incentives to development with certain percentages of affordable or senior housing units (e.g. a density bonus allowing for more total units than otherwise permitted).
3. When new residential developments are proposed, require a cohesive mix of lot sizes and unit types and incorporate more flexibility into residential zoning districts in an effort to promote and expand the diversity of housing options in the Village. For example, rather than create uniform residential subdivisions, incorporate higher density developments such as duplexes, triplexes or four-plexes along major roadways and intersections within a single family subdivision. In addition, when new multi-family apartment buildings are proposed, require inclusion of a mixture of efficiency, one-bedroom, two-bedroom and three-bedroom units within the building.
4. Higher density residential uses should typically be placed along collector roads and as transitions between single-family and commercial developments.

ISSUES & OPPORTUNITIES

The planning process revealed the following issues and opportunities related to housing that inform this plan for the future of Fox Crossing. These statements are drawn from Plan Commission discussions and public input and do not represent policy decisions. The list is meant as a summary of key points and not a list all issues or opportunities raised during the planning process.

Issues/Weaknesses/Liabilities:

- Stratification of housing quality between older and newer portions of the Village.
- Raising cost of housing, including rental costs may make it difficult for segments of the population to find affordable housing.
- Regulation of restrictive covenants not being enforced by neighborhood associations. Lack of knowledge regarding covenants for new home buyers.
- Mixed-use housing options are limited. Lack of senior housing.

Opportunities/Strengths/Assets:

- Lots of room for new housing expansion on the west side.
- Wide variety of existing housing choices.
- Neighborhoods are safe and most of convenient access to parks.
- Incorporation provides greater zoning authority to regulate housing at the local level.

59%

of survey respondents "agree" or "strongly agree" the Village should provide opportunities for affordable housing

5. New residential developments should be located in areas of the Village where there is safe pedestrian and bicycle access to commercial and recreational facilities, transportation systems, schools, employment opportunities and other necessary facilities and services. Sidewalks or paved multi-modal trails shall be integrated and provided by developers in new subdivision proposals.

6. Areas not within the Village, but within the Village's extraterritorial plat review area, should not be subdivided or developed for housing in a manner which will prevent the logical and cost efficient expansion of the Village. Preserving land areas around the Village for urban development will allow more logical and cost efficient extensions of municipal utilities and will help to avoid suburban sprawl and leap frog development. The creation of unsewered subdivisions within the Sewer Service Area shall not occur within the Village.

particularly historical structures, through the creation of a local housing rehabilitation program.

8. Stabilize and maintain the existing housing stock in a safe, healthy and attractive manner by creating and enforcing property maintenance codes, developing funding programs, applying for grants that are geared toward housing rehabilitation and maintenance, and buffering residential areas from incompatible land uses.

7. Encourage the preservation and rehabilitation of the community's existing housing stock,

26%

of survey respondents who identify as renters spend 30% or more of their gross monthly household income on rent

78%

of survey respondents would seek single family housing if they were to move in the next 5 years

PHOTO/GRAPHIC PLACEHOLDER

MOBILITY AND TRANSPORTATION

GOAL

Provide and maintain a safe, convenient, efficient and environmentally sound multi-modal transportation network that balances the needs of all users.

OBJECTIVES

- a. Local transportation systems will be well coordinated with regional systems and investments.
- b. Ensure adequate and appropriate right-of-way dedication for existing and future streets, bicycle and pedestrian facilities as land is platted.
- c. Future land uses should be located to compliment adjacent existing and proposed transportation facilities.
- d. Transportation facilities and investments will balance the needs of all users.
- e. Grow the Village's network of off-road bike and pedestrian facilities. Biking and walking in the Village will be safe, enjoyable and efficient.

f. Increase access to transit facilities.

g. Maintain local transportation facilities in a good and safe condition.

STRATEGIES

1. Coordinate transportation projects with the Village's Comprehensive Plan as well as with the regional transportation system through coordinated intergovernmental long-range transportation and land use planning.
2. Utilize Official Mapping powers to coordinate long-term facility planning in the Village and surrounding extraterritorial plat review area. At a minimum, the Village will review and update the Village's Official Street Map on an annual basis in order to reserve adequate rights-of-way for future reconstructed or newly constructed streets, and pedestrian and bicycle facilities.
3. Encourage a connected, flexible street grid that promotes Complete Street principles and Safe Routes to Schools. Dead-end streets and cul-de-sacs should be avoided to the extent possible. An area development plan should be submitted as a condition of all subdivision review in order to ensure that proposed new streets can connect to adjacent properties and to avoid unnecessary cul-de-sacs and loops that increase maintenance costs and reduce mobility.

ISSUES & OPPORTUNITIES

The planning process revealed the following issues and opportunities related to mobility and transportation that inform this plan for the future of Fox Crossing. These statements are drawn from Plan Commission discussions and public input and do not represent policy decisions. The list is meant as a summary of key points and not a list all issues or opportunities raised during the planning process.

Issues/Weaknesses/Liabilities:

- Condition of local roadways, inadequate funding/state aid.
- Existing paved trails do not all connect to form an integrate loop.
- Train horns/noise in residential areas.
- Poor cross-town connection due to lake and Village borders.
- Adequate funding for expansion of transit services.

Opportunities/Strengths/Assets:

- Reconstruction of STH 41/441 to improve access and development in the Village.
- Proximity to Appleton International Airport, railroads, recreational trails, etc.
- Village has been expanding its network of off-road recreational trails. Existing Bike & Pedestrian Plan and Comprehensive Outdoor Recreation Plan to continue to build on this momentum.



30%

of survey respondents bike for exercise at least once per week

4. New roads, sidewalks and trails shall be built according to Village standards and inspected before accepted for dedication.

5. When considering new development proposals, the Village may require development agreements that define the responsibilities of the Village, the developer and other agencies regarding any required improvements (e.g. turn lanes, traffic lights, etc.) to Village streets and funding of such improvements. The Village may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development to assess traffic impacts from proposed development.

6. Where appropriate, the Village may designate weight restrictions, truck routes, access restrictions and speed limits to protect local streets and improve traffic flow and safety.

7. Require all new development along existing and proposed transit corridors to be designed so that it can be easily and conveniently served with bus or other transit systems. Site plan reviews should include a thorough analysis of whether or not the proposed development is designed in a manner that will allow it to be served by transit vehicles (e.g. buses, car pools, vans, rail, etc.).

8. Maintain a Capital Improvement Plan to plan for the annual construction and maintenance

of roads and other transportation facilities. Annual transportation investments should include funding for both traditional road improvements and alternative transportation modes, such as on-road bicycle accommodations, off-road bike and pedestrian trails, sidewalks and transit facilities.



9. Implement the recommendations found within the Village's 2015 Bicycle and Pedestrian Plan.

10. Improve walk ability and sidewalks in existing neighborhoods that lack these amenities, with a priority toward installing or repairing existing sidewalks or multi-modal trails along collector streets or near schools and parks. The Village may accept the use of multi-modal trails in lieu of sidewalks in new developments.

11. Promote multi-modal trail development that will ensure that most neighborhoods in the Village are located within ¼ to ½ mile (five to ten minute walk) of a public park facility.

12. Ensure that pedestrian crossings at major intersections are properly designed to provide safety and convenience to those crossing these heavily traveled streets. Consider the use of traffic calming measures and crosswalk enhancements such as Rectangular Rapid Flash Beacons, Hawk Beacons, painted crosswalks, raised crosswalks, speed tables, speed bumps, pedestrian crossing signage, sidewalk bumpouts, or crossing flags.

13. Require new development to provide off-street parking and loading facilities. Encourage shared parking arrangements between adjacent land uses whenever possible. Consider the use of both reduced minimum and maximum off-street parking requirements in Zoning Ordinances to reduce the development of under utilized parking lots.

14. Explore the establishment of an impact fee, or wheel tax, to ensure that new development supports transportation improvements to maintain minimum levels of service for all impacted roads.

15. Require off-site improvements for new developments that ensure that these new developments do not degrade the service levels of the public roads they will impact.

16. Establish minimum levels of service for all transportation facilities within the Village.

ECONOMIC PROSPERITY

GOAL

Retain, expand, create and attract businesses that strengthen and diversify the local economy, grow the tax base and enhance employee wages and benefits.

OBJECTIVES

- a. Support the development of high quality business parks and the development of a mixed-use pedestrian-oriented community commercial center.
- b. Retain and expand existing commercial establishments and industries.
- c. Take full advantage of the economic development possibilities associated with the Village's access and proximity to regional rail lines, Appleton International Airport, the regional highways and waterway systems.
- d. Fox Crossing's retail sector will continue to expand and diversify thereby reducing consumer spending leakage, increasing consumer choices and

enhancing the quality of life of the community.

- e. Diversify the local economic base so that it keeps pace with the realities of a rapidly changing world economy and does not become threatened by economic down turns in various sectors of the industrial economic base (e.g. paper industry).
- f. Create economic development opportunities along the riverfront for higher density residential and mixed uses.

STRATEGIES

1. The Village may consider the use of public land acquisition to expand the industrial and commercial tax base or to rehabilitate blighted or contaminated properties. The Village may offer incentives such as grants, low interest loans, low cost land sales, public infrastructure improvements and tax increment financing to encourage economic development (i.e. business retention, expansion and attraction). Incentives should not exceed public benefits received.
2. Ensure industrial or commercial businesses that generate large volumes of traffic or wastewater, or have a high water demand locate where a full range of compatible utilities, services, roads and other infrastructure can be provided to adequately support such developments.

ISSUES & OPPORTUNITIES

The planning process revealed the following issues and opportunities related to economic prosperity that inform this plan for the future of Fox Crossing. These statements are drawn from Plan Commission discussions and public input and do not represent policy decisions. The list is meant as a summary of key points and not a list all issues or opportunities raised during the planning process.

Issues/Weaknesses/Liabilities:

- Limited tourism to support the local economy.
- Limited neighborhood/daily services businesses (e.g. grocery store). Most retail development is in adjacent communities. Lack of retail within walking or biking distance from most neighborhoods.
- As a new Village, there is limited name recognition outside of the fox valley.

Opportunities/Strengths/Assets:

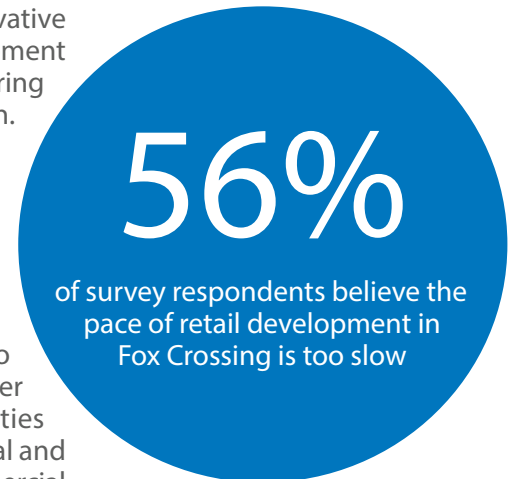
- Solid base of industrial and office development within the community.
- Lots of room for growth of businesses on the west side. Attracting new large businesses such as Secura Insurance headquarters.
- With incorporation the ability to leverage the use of tax increment financing to create new business parks or redevelop older portions of the Village in need of rehabilitation.
- Business friendly climate .
- Restaurant/brew pub on waterfront. Desire to attract strategic small-scale retail development.

67%

of survey respondents think the Village should develop a mixed-use, pedestrian oriented retail and entertainment Village Center

- 3. Areas not within the Village, but within the Village's extraterritorial plat review area, should not be subdivided or developed for non-agricultural based businesses in a manner which will prevent the logical and cost efficient expansion of the Village. Preserving land areas around the Village for urban development will allow more logical and cost efficient extensions of municipal utilities and will help to avoid urban sprawl and leap frog development.
- 4. Create a marketing plan to recruit new industries based on the Village's unique locational attributes, skilled labor force and full range of municipal services.
- 5. Diversify the mixture of commercial and service uses in the Village to meet unmet market niches and better serve existing neighborhoods.

- 6. Encourage the use of innovative regional economic development strategies and tax base sharing tools in the Fox Cities region.
- 7. Encourage intergovernmental cooperation and coordination in the area of economic development.
- 8. Identify opportunities to redevelop blighted and underutilized waterfront properties for higher density residential and mixed uses, including commercial developments such as restaurants.



NATURAL AND AGRICULTURAL RESOURCES

GOAL

Preserve and improve natural features and amenities for the benefit of present and future generations.

OBJECTIVES

- a. Protect environmental corridors (e.g. floodplains, natural drainage ways, wetlands, open water, steep slopes >20%, mature woodlands > 1 acre) from development to improve fish and wildlife habitat, water quality and reduce stormwater management problems and other environmental problems caused by improper development.
- b. Maintain and improve air, land and water quality to ensure compliance with state and national standards.
- c. Support urban agricultural practices compatible with their surroundings.

STRATEGIES

1. Utilize the Future Land Use Map and local Zoning Ordinance, Subdivision Ordinance, Shoreland and Shoreland-Wetland Zoning Overlays, Floodplain Ordinance and Official Map to identify and protect environmental corridors from incompatible development.
2. Require (re)development projects to include stormwater management facilities as approved by the Village, to meet applicable local and state regulations.
3. Encourage native landscaping around stormwater ponds to provide wildlife habitat and to improve the aesthetics of the ponds.
4. All site plans, preliminary plats and certified survey maps shall accurately depict all natural resource features that are found on the site for the purpose of determining compliance with this plan and local ordinances.

ISSUES & OPPORTUNITIES

The planning process revealed the following issues and opportunities related to natural & agricultural resources that inform this plan for the future of Fox Crossing. These statements are drawn from Plan Commission discussions and public input and do not represent policy decisions. The list is meant as a summary of key points and not a list all issues or opportunities raised during the planning process.

Issues/Weaknesses/Liabilities:

- Limited public access to waterfront.
- Water clarity of Little Lake Butte des Morts
- Limited managed natural areas.
- Noise from quarry blasting.

Opportunities/Strengths/Assets:

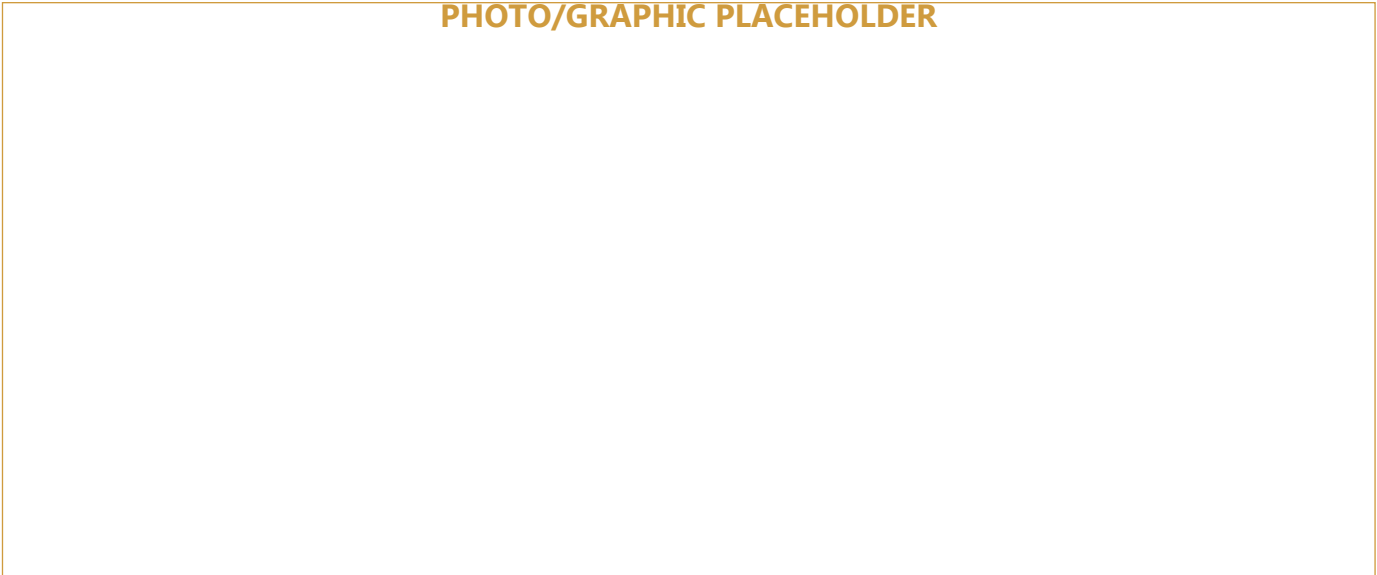
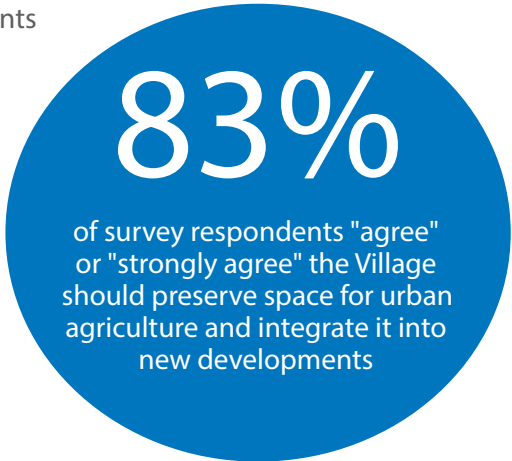
- Village has been making allowances for community gardens, urban bees and chickens to support local agriculture.
- Good land ethic of the public. Community values sustainable development, conservation of natural resources and the environment.
- Amble green space/parks.
- Fox River and Little Lake Butte des Morts.
- Future reuse of existing quarry operations for natural and recreational uses.
- West side has a country feel. Village doesn't feel like a large city.



95%

of survey respondents "agree" or "strongly agree" the Village should identify and protect environmentally sensitive areas

5. Encourage the preservation of mature woodlands and heritage trees through the use of cluster development zoning techniques and landscaping ordinances that minimize impacts to these resources during site design and construction of new development.
6. Maintain a list of preferred native plants and trees for installation on public and private properties. When installing new street terrace trees, trees within parks or when approving private development plans, encourage a mix of at least three types of native tree species to mitigate future complete tree loss from one specific insect or disease.
7. Employ a comprehensive management approach for solid and organic wastes and recyclable materials.
8. Implement ordinances that encourage urban agriculture (e.g. urban bee keeping, keeping of chickens, etc.) while minimizing nuisances to adjacent land owners.
9. Support the development of community gardens, farmer's markets, road side stands, on-site accessory farm sales and similar initiatives that connect residents to local food.



COMMUNITY FACILITIES AND SERVICES

GOAL

Provide residents and businesses with sufficient, reliable and high quality public services, utilities and facilities.

OBJECTIVES

- a. Public/private utilities and facilities will be managed to meet or exceed professional and governmental standards to protect and enhance public health and the natural environment.
- b. Public facilities will continue to meet the needs of residents and businesses, especially as new development increases the demand for those facilities and services.
- c. Land use planning and development will support the efficiency and fiscal sustainability of energy, sewer, water and stormwater systems.
- d. All residents will have access to open space and recreational activities.
- e. Infrastructure maintenance and construction projects will be scheduled and financed to maximize cost efficiency and minimize cost fluctuation for taxpayers.

STRATEGIES

1. Sanitary Sewer: Encourage logical, cost-efficient expansion of sanitary sewer to serve compact development patterns. Plan for sewer extensions on a system

basis, rather than as a series of individual projects, and locate and size utilities with enough capacity to serve adjacent future growth. Continue to clean, repair or replace undersized or outdated sewer mains as part of capital improvement planning. Prior to approving new development proposals, review sewer service treatment capacities to ensure sufficient capacity is available to serve existing and projected development.

2. Water: Water quality standards will be strictly adhered to, including both drinking water standards and standards for stormwater returned to the source. Monitor the quality and quantity of water pumped from municipal wells to ensure the needs of the community are met in terms of health and sustainability. Encourage programs and development techniques that support water conservation and both groundwater protection and recharge. The Village may restrict certain types of land uses from locating within proximity of municipal wells if they pose a threat to the water supply. The Village will continue to repair and replace undersized or outdated water mains and water meters following a capital improvement plan.

3. Stormwater: Require new development to include storm drainage as part of the development proposal. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in

ISSUES & OPPORTUNITIES

The planning process revealed the following issues and opportunities related to community facilities and services that inform this plan for the future of Fox Crossing. These statements are drawn from Plan Commission discussions and public input and do not represent policy decisions. The list is meant as a summary of key points and not a list all issues or opportunities raised during the planning process.

Issues/Weaknesses/Liabilities:

- Limited awareness of existing facilities and services available in the community.
- Lack of social media presence.
- No library within the Village.
- Lack of a center community park/ community recreation complex for civic events, indoor and outdoor recreation.

Opportunities/Strengths/Assets:

- The use of renewable energy initiatives within the community. Active Sustainability Committee leading initiatives.
- Fox Crossing provides phenomenal community services at a high value compared to taxation. Great police, fire, utility, refuse collection, parks, etc.
- Great public and private schools
- Low debt
- Growing recreational trail system.

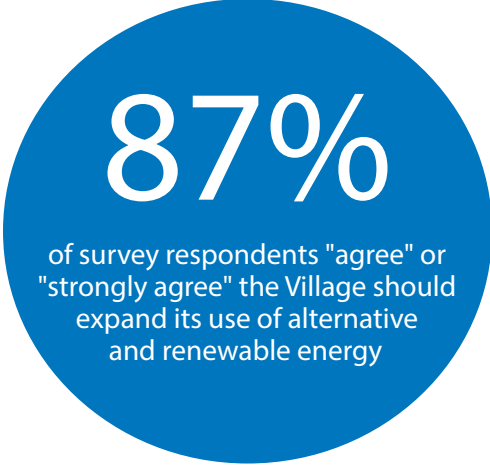
accordance with applicable local and state regulations. Encourage the use of best practice stormwater management devices that improve the quality and reduce the quantity of runoff (e.g. rain gardens, infiltration basins, vegetated swales) in the design of stormwater management plans and a general effort to reduce the amount of impervious surfaces within new or existing developments.

- 4. Utility Services and Extensions: New utilities and municipal infrastructure will not represent an unreasonable cost to the Village - development will pay its fair share. Urban services will be required for all new developments in the Village, including municipal water, wastewater and stormwater management systems. Non-farm development not served by public sanitary sewer and water is discouraged within the plat review jurisdiction of the Village, except as approved through intergovernmental planning or related agreements, consistent with adopted Comprehensive Plans and designed to potentially accommodate the long-term retrofitting of public services into the development. In areas not served by municipal sewer and water, the Village requires adherence to the Wisconsin Sanitary Code.
- 5. Solid Waste and Recycling: Annually review levels of service provided by the contracted solid waste disposal and recycling services and meet with them as necessary to address any concerns raised by residents or

local businesses. Consider the creation of a leaf composting facility. Encourage participation in recycling and clean-up programs for the disposal of expired medicines, paint and hazardous materials. Provide information about clean-up programs to residents and businesses at least once annually.

- 6. Power Plants, Transmission Lines and Telecommunication Facilities: Work with representatives from the various providers to raise awareness of local concerns during the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers or telecommunication towers in the area. If such facilities are proposed, they should be located in an area safely away from existing or planned residential areas and should avoid environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of utilities is encouraged and the Village may investigate the costs of burying utility lines as part of street (re)construction projects to improve the aesthetics of the community.
- 7. Energy Conservation: Support the efforts of energy providers, government agencies and others, to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged for new building construction. Consider the use of energy efficient alternatives when upgrading public buildings or equipment. Work with energy providers and land owners to

support appropriate applications of renewable energy and utilization of on-site distributed energy generation (e.g., solar, wind, geothermal, biomass, solid waste) as a means of protecting the Village against future fluctuations in energy costs, in accordance with WI State Statute 66.0401.



- 8. Schools: Collaborate with the Menasha and Neenah School Districts and post-secondary institutions, such as technical colleges, to provide high quality educational facilities and opportunities for Village residents. Actively participate in the planning and siting of any new school facility in the community or the adaptive reuse of decommissioned school properties. Collaborate with area schools to maximize the community's capital investment in school facilities by making those facilities readily available, as feasible, for other uses that support social interaction and health within the community, such as community meetings, neighborhood festivals, youth and

adult sports. Support community improvement projects that promote Safe Routes to Schools.

9. Libraries: Collaborate with the surrounding local Public Libraries -- Appleton, Neenah and Menasha -- to maintain and improve access to public library facilities and services for Fox Crossing residents.

10. Emergency Services: The Village will work through its Police Department, Fire Department and EMS staff and volunteers to maintain adequate provision of emergency services (i.e. police, fire, ambulance) for residents and businesses. Review service provision levels with the appropriate departments/agencies annually. New equipment purchases will be coordinated through capital improvement planning. Encourage opportunities for cost sharing and intergovernmental cooperation on emergency services with adjacent municipalities.

11. Special Needs Facilities: Work with adjacent communities to maintain and improve access to special needs facilities (e.g. health care, senior care, etc.) for area residents. Collaborate with local non-profits and social service agencies to ensure there are adequate resources for all residents and that service is fair and equitable.

12. Parks: Implement the recommendations within the Village's 2017-2021 Comprehensive Outdoor Recreation Plan (CORP) and update the plan every five

years to maintain eligibility for park acquisition and improvement grants. Encourage the connectivity of local parks and recreational facilities with regional facilities, via bicycle and pedestrian trails or marked routes on existing roads. Require all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation and open space acquisition and development (in accordance with State Statute) to ensure all neighborhoods have access to public park facilities or trails. Refer to the Village's CORP for additional guidance on park policies and strategies for implementation.

long-term public facility needs. Upgrades for handicap accessibility and energy efficiency will be considered for all Village facilities (including parks) whenever changes are made to those facilities.

15. Village Fees and Finances: The Village may require developer agreements or fees to recoup the costs associated with processing, reviewing or inspecting building or land use proposals and permits, including pass through fees of consultants hired by the Village to perform these services. The Village may also assess impact fees or special assessments to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes). Manage the ratio of general obligation debt to overall revenues as appropriate within State requirements.

Top Six
Desired Park and
Recreation Amenities
According to the Community
Survey:

1. Off-Road Walking/Biking Trails
2. Dog Park
3. Nature Preserve
4. Outdoor Pool
5. Splash Pad
6. Lake/Shoreline Restoration

13. Capital Improvement Planning: Maintain a rolling five year Capital Improvement Plan to assist with annual scheduling and budgeting of infrastructure and equipment maintenance, repair and replacement.

14. Village Facilities: Use the Five-Year Capital Improvement Plan to coordinate and prioritize

COLLABORATIONS AND PARTNERSHIPS

GOAL

Maintain mutually beneficial relationships and partnerships with neighboring municipalities, counties, State and Federal Agencies, non-profit groups, and the schools, colleges and universities serving Fox Crossing residents.

OBJECTIVES

- a. Work with neighboring communities to limit sprawl and promote orderly development.
- b. Foster cooperation and coordination in the provision of services where efficiency, equity and economies of scale can be obtained with other entities.
- c. Reduce costs and improve quality of municipal services through partnerships with neighboring towns, municipalities and counties.
- d. Support public involvement in Village meetings and the development of Village plans and ordinances.

STRATEGIES

1. Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves natural resources in mutually agreed areas.
2. Coordinate Official Mapping in extraterritorial plat review areas with adjacent municipalities.

3. Provide adjacent municipalities, Outagamie and Winnebago counties, with a copy of this land use plan and an opportunity to provide comments prior to adoption or future amendments.
4. Where intergovernmental cooperation efforts do not yield mutually agreeable results, the Village may utilize its zoning, subdivision, official mapping and extraterritorial zoning and plat review powers where necessary to protect Village interests and coordinate development in the Village's extraterritorial plat review area.
5. Develop urban service phasing plans that are coordinated with the Land Use and Transportation Plans prepared by the East Central Wisconsin Regional Planning Commission (ECWRPC).
6. Coordinate the installation of bike and pedestrian infrastructure with adjacent municipalities to provide interconnectivity consistent with the Appleton Transportation Management Area & Oshkosh Metropolitan Planning Organization Bicycle and Pedestrian Plan prepared by ECWRPC.
7. Participate, review, monitor, and comment on pending plans from neighboring municipalities, counties, regional and state agencies on land use and planning activities that would affect Fox Crossing.

ISSUES & OPPORTUNITIES

The planning process revealed the following issues and opportunities related to collaborations and partnerships that inform this plan for the future of Fox Crossing. These statements are drawn from Plan Commission discussions and public input and do not represent policy decisions. The list is meant as a summary of key points and not a list all issues or opportunities raised during the planning process.

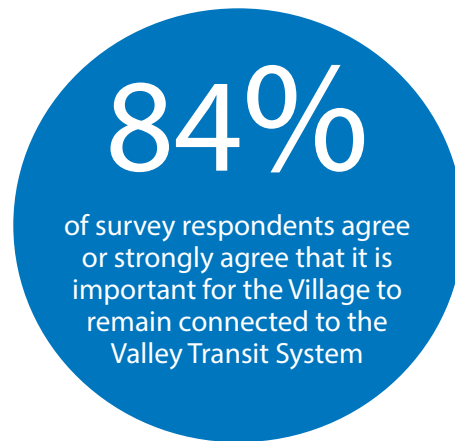
Issues/Weaknesses/Liabilities:

- Lawsuits filed by adjacent communities during the Village's incorporation process creating tension between communities.
- Impacts on development due to Outagamie County Airport Overlay Zoning Ordinance.
- Finding/engaging residents in community projects or filling committees.
- Irregular municipal boundaries on the east side of the Village difficult to discern which community you are in and presents challenges for service delivery.

Opportunities/Strengths/Assets:

- The ability to reduce redundancy of services because of proximity to neighboring communities.
- Existing service agreements and partnerships with adjacent communities for fire, police, sewer services.
- Road repair cost sharing.
- Municipal Boundary Agreements

8. The Village shall designate staff to act as liaisons with adjacent municipalities, Outagamie and Winnebago counties and other regional, state and federal agencies and attend regional meetings to represent the interests of the Village.
9. Collaborate with local and regional service organizations on fundraising and community improvement projects.
10. Pursue coordination with school districts to include student representation and involvement in Board, commission and committee meetings to foster the next generation of Village leaders.
11. Encourage the creation of a business association that will support the Village of Fox Crossing.



PHOTO/GRAPHIC PLACEHOLDER

COMMUNITY CHARACTER

GOAL

Preserve the quaint character of Fox Crossing and enhance the community's identity within the Fox Valley as a model for sustainable growth and development.

OBJECTIVES

- a. Maintain safe buildings and properties, which support the health of Village residents.
- b. Improve the aesthetics along key community entry ways such as STH 441/USH 10, USH 41 and CTH CB.
- c. Improve the aesthetics and quality of new and existing sites and buildings within the Village.

STRATEGIES

1. Enforce zoning and building codes that require inspection of new structures and remediation of unsafe and unsanitary property or housing conditions. Work with property owners to improve the appearance of properties,

including removal of "junk" materials. In cooperation with the Village Police Department, actively enforce code violations related to building, zoning and property maintenance ordinances.

2. When restrictive covenants are proposed by developers require copies to be filed with the County Register of Deeds and maintain copies on file with the Village. Create a map of properties that are included under existing restrictive covenants with hyperlinks to those covenants. Make the map available under the Community Development portion of the Village's website.
3. Develop a cohesive and attractive sense of place along community gateways by implementing unique public streetscaping improvements (e.g. decorative lighting, landscaping, wayfinding, street and gateway signage) and requiring higher quality private development site and building designs.
4. Enforce development design guidelines and standards for new development, especially multi-family, commercial and industrial developments to ensure high quality design that will maintain neighborhood character, property values and aesthetics over time. Strengthen the Village's Zoning Ordinance relating to site and building design, lighting, landscaping and signage to promote higher quality design and aesthetics especially for properties along transportation corridors, adjacent

ISSUES & OPPORTUNITIES

The planning process revealed the following issues and opportunities related to community character that inform this plan for the future of Fox Crossing. These statements are drawn from Plan Commission discussions and public input and do not represent policy decisions. The list is meant as a summary of key points and not a list all issues or opportunities raised during the planning process.

Issues/Weaknesses/Liabilities:

- Lack of a singular identity to the community, especially with new incorporation.
- No annual community events aside from Summer Safety Night.
- Limited tourism.
- No cultural center, museum or historical society.
- No true "Village Center" or mixed-use gathering place.

Opportunities/Strengths/Assets:

- Rebrand the community with a new identity, logo, tagline, etc.
- Variety or parks and recreation programs.
- Implement zoning ordinance amendments such as "dark sky compliant lighting" and high-quality site and building designs the maintain attractive properties and buildings.



64%

of survey respondents believe Fox Crossing should do more to visually set itself apart from surrounding

to single-family residential land uses, and within the Village Center.

5. Support year round community events and programs that celebrate the Village of Fox Crossing and promote community pride while providing opportunities for business tourism.
6. Provide a distinctive and consistent street and directional signage system throughout the Village. The directional signage system should guide travelers to key activity centers such as the new Village Center, waterfront recreation areas, commercial districts, parks, schools, office centers and industrial parks.



PHOTO/GRAPHIC PLACEHOLDER

LAND USE

GOAL

Maintain an adequate supply of municipally serviced land to accommodate growth, in residential, commercial and industrial uses, located in an orderly, planned and sustainable manner.

OBJECTIVES

- a. Grow the tax base and population of the Village at a moderate and sustainable pace.
- b. Protect areas identified in this plan for future Village expansion from development that is incompatible with this plan or that would encumber orderly Village expansion.
- c. Use land, utilities and community services as efficiently as possible.
- d. Ensure high quality and aesthetically pleasing development compatible with surrounding land uses.
- e. Redevelop vacant, blighted or under-utilized properties.

STRATEGIES

1. Maintain a Future Land Use Plan (Chapter 4) to identify appropriate areas for residential, commercial, industrial, institutional and environmental uses within the Village and its extraterritorial plat review jurisdiction based on proximity to compatible land uses, transportation facilities and public utilities.
2. Review proposed developments within the Village's extraterritorial plat review jurisdiction for consistency with this plan and the Village's subdivision ordinances and provide comments to neighboring communities as necessary in the interests of the Village.
3. Maintain an Official Map to coordinate long-term facility planning (e.g. roads, utilities, parks, drainage areas, etc.) in the Village and surrounding extraterritorial plat review area and to protect these areas from development.
4. Any development with uses more intensive than neighboring uses, particularly residential uses, will utilize siting and

ISSUES & OPPORTUNITIES

The planning process revealed the following issues and opportunities related to land use that inform this plan for the future of Fox Crossing. These statements are drawn from Plan Commission discussions and public input and do not represent policy decisions. The list is meant as a summary of key points and not a list all issues or opportunities raised during the planning process.

Issues/Weaknesses/Liabilities:

- Minimum waterfront commercial and recreation areas.
- Aging commercial and industrial properties and businesses that may be negatively impacting surrounding neighborhoods.
- Knowledge and compliance with neighborhood association restrictive covenants.
- Challenges due to division of community by Little Lake Butte des Morts.
- No true "Village Center" or mixed-use gathering place.

Opportunities/Strengths/Assets:

- Plenty of opportunity to expand on west side.
- Business friendly community.
- Control of local zoning, annexation and extraterritorial review.
- Location to larger metro areas but still save and family oriented neighborhoods.



20%

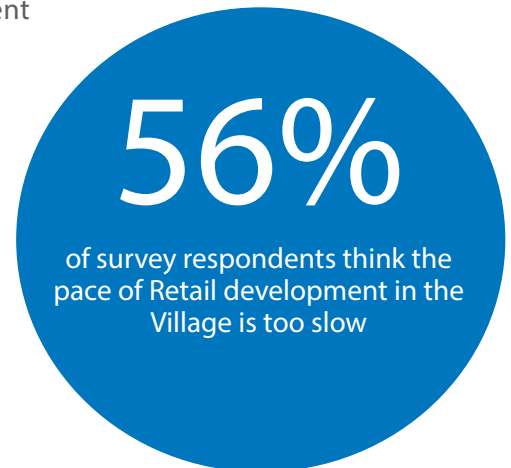
of survey respondents believe noise control in Fox Crossing is "poor"

screening techniques to minimize negative impacts on neighboring properties due to noise, light, traffic, etc.

5. Work with property owners to clean up contaminated or blighted sites that threaten the public health, safety and welfare and to redevelop these sites to productive uses. Prevent new occurrences of these types of properties.
6. Infill development and redevelopment of under-utilized properties where Village roads and utilities already exist is a priority for the Village and is strongly encouraged.
7. Update the Village's Official Zoning Map at least once per year to ensure the map accurately reflects any zoning amendments completed in the prior year. Include the map on the Village's website along with zoning permit application forms.

8. Encourage efficient and sustainable development patterns through the use of innovative zoning techniques, land use, transportation and utility planning tools such as planned unit developments and cluster zoning.

9. Through the land use planning process, determine the highest and best use of vacant or under-utilized properties within the Village and prioritize these properties for (re)development and investment.



PHOTO/GRAPHIC PLACEHOLDER



Chapter 4

Future Land Use

Chapter 4 Contents

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
 - » Using the Future Land Use Map
 - » Amending the Future Land Use Map
 - » Interpreting Boundaries
 - » Planning Districts
- » Future Land Use Categories
 - » Rural Lands & Urban Reserve
 - » Low Density Residential
 - » Medium Density Residential
 - » High Density Residential
 - » Neighborhood Mixed Use
 - » Commercial
 - » Industrial
 - » Government, Institutional & Utilities
 - » Parks, Recreation & Conservancy
 - » Natural Resource Protection Overlay

FUTURE LAND USE GUIDE

USING THE FUTURE LAND USE MAP

The Future Land Use Map (refer to page 4-4 and Appendix C) 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 (refer to Appendix C) 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 (refer to pages 4-5 through 4-10). 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. The Village may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development within these areas. The Village may also require that developers create neighborhood plans for these areas prior to submitting requests for

rezonings or preliminary plats.

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" requires the need to incorporate even higher quality site and building design strategies to mitigate potential incompatibilities with adjacent uses to consider rezoning to these districts.

BEST PRACTICE DESIGN STRATEGIES

The Best Practice Design Strategies listed within each category, and those found on pages 4-23 to 4-26, are provided to help developers and Village officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve a rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

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 natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), 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.

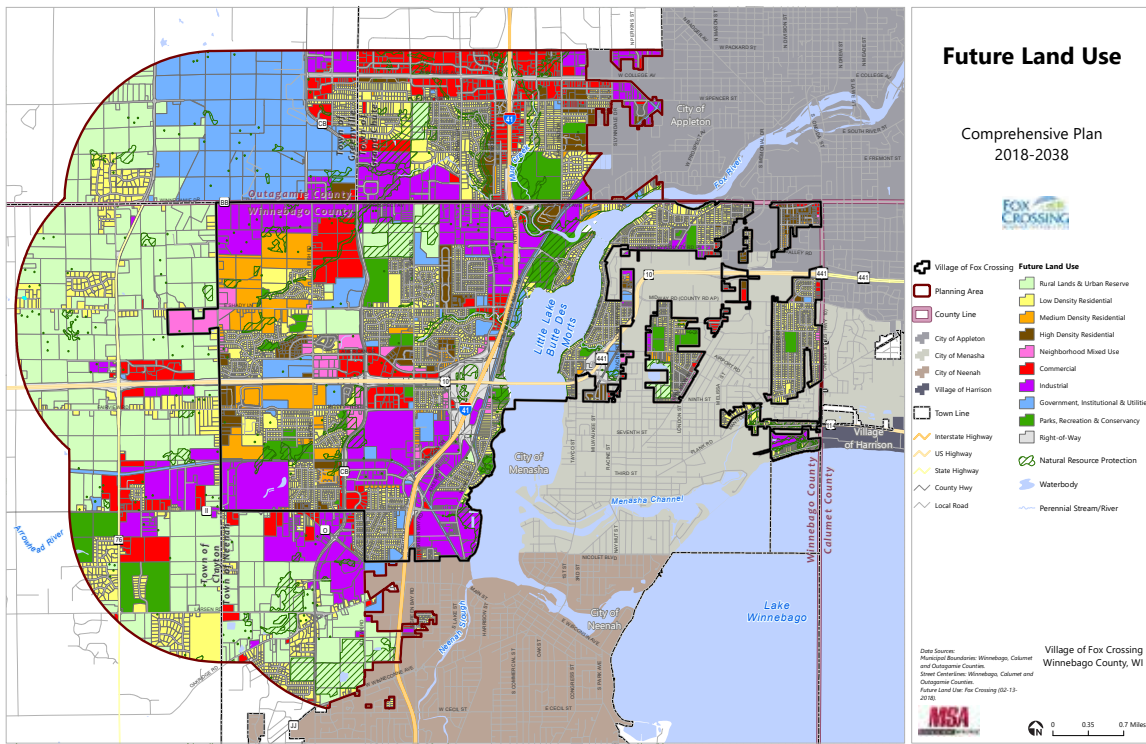
INTERPRETING BOUNDARIES

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.

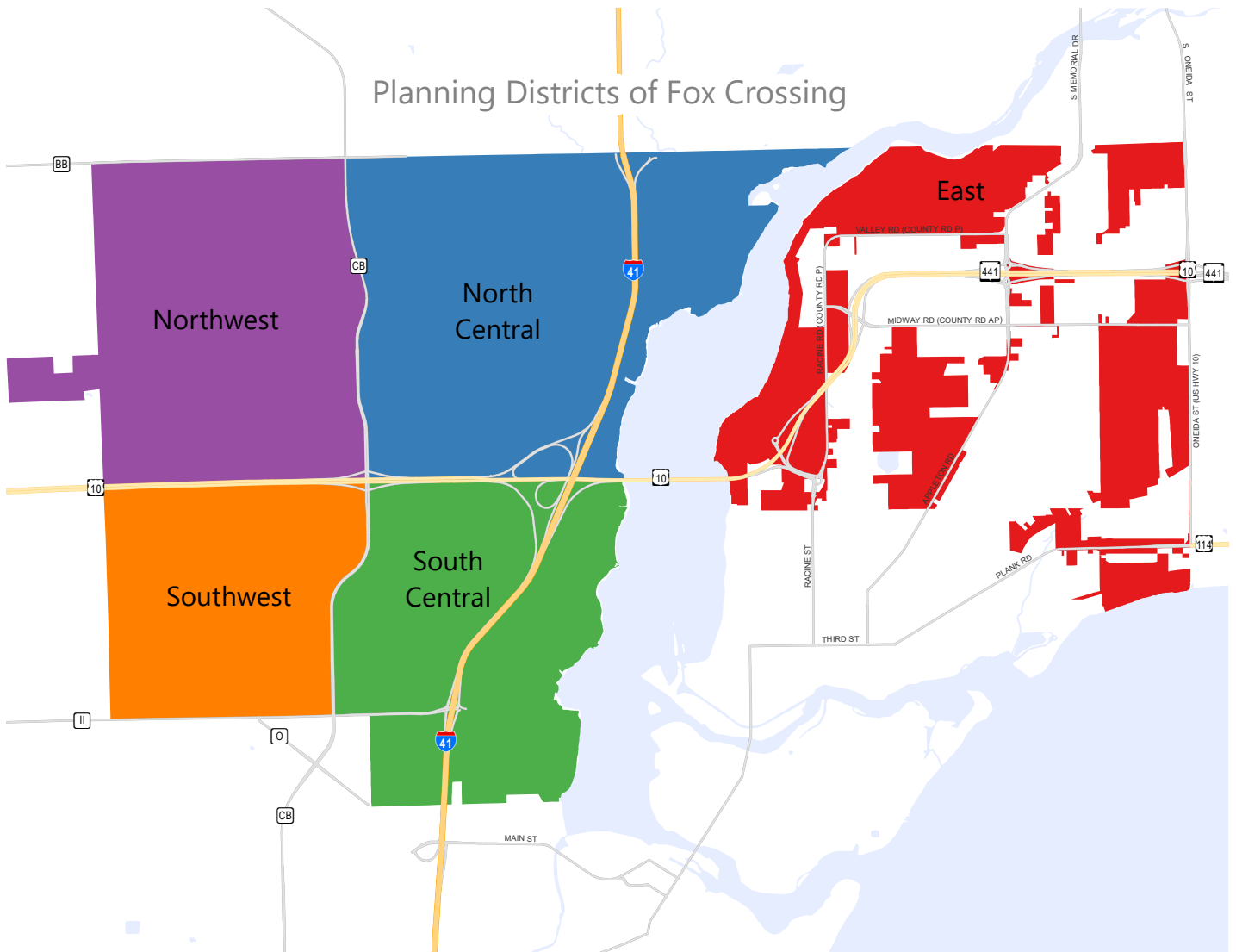
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.
6. Boundaries indicated as following the center lines of streams, 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.

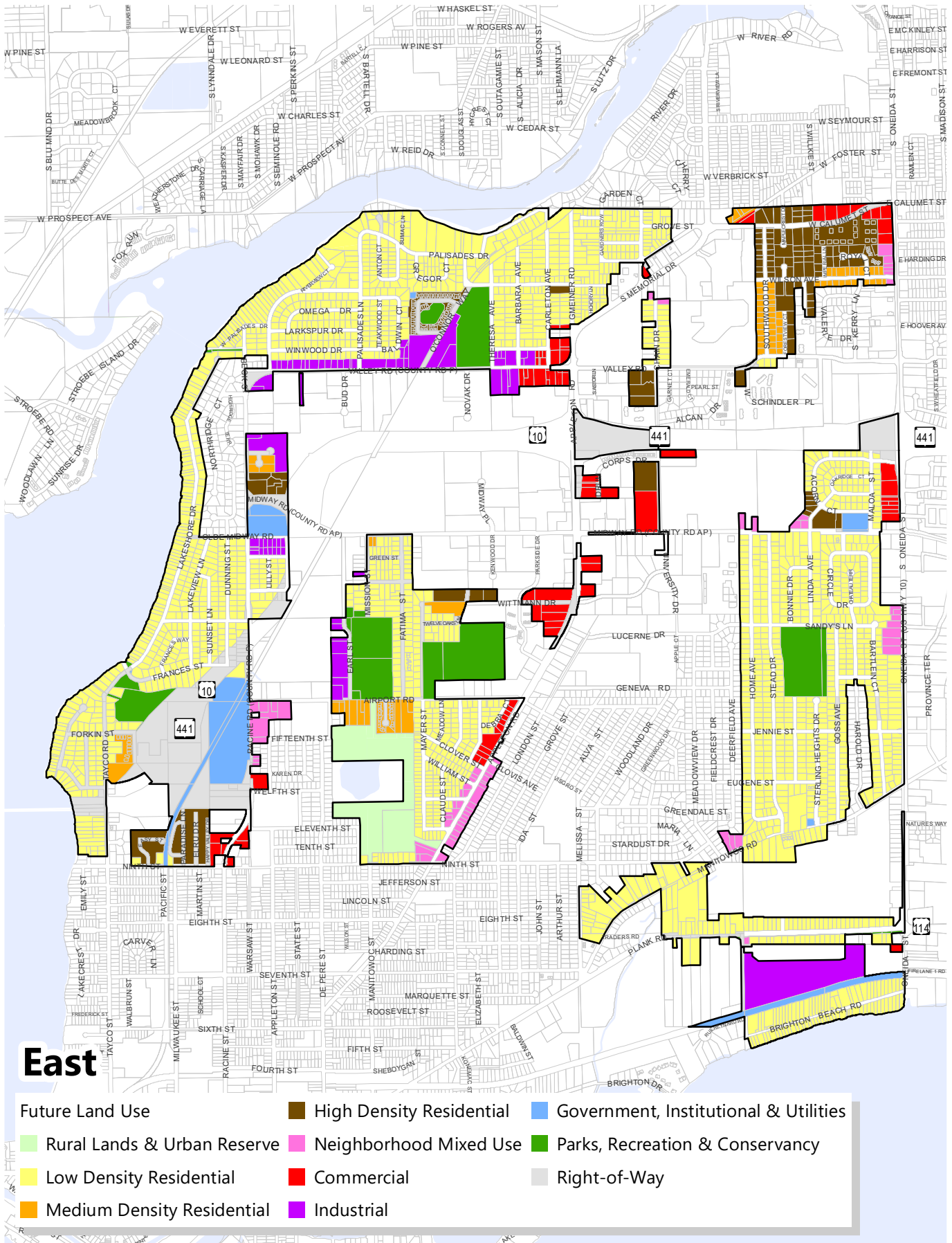


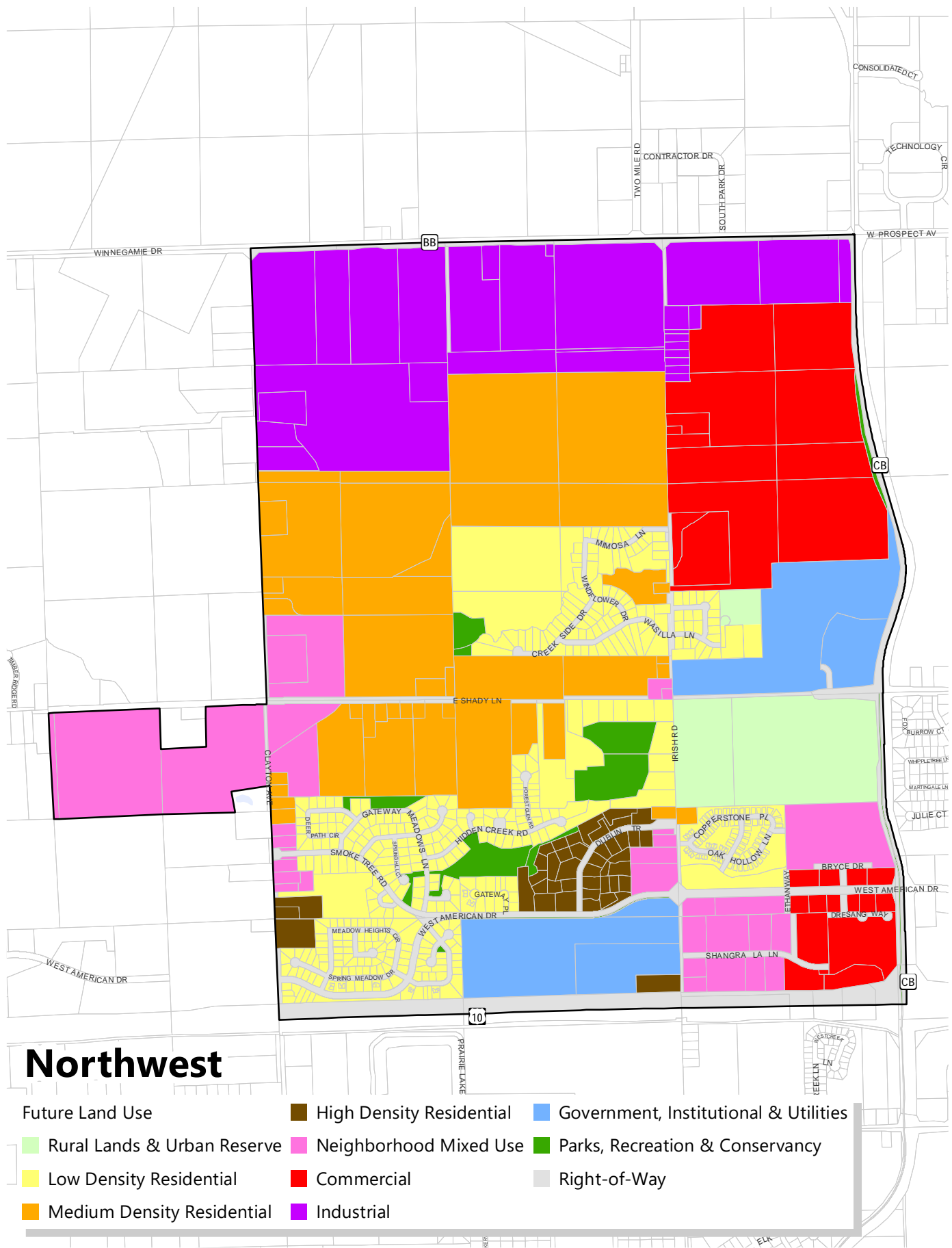
PLANNING DISTRICTS

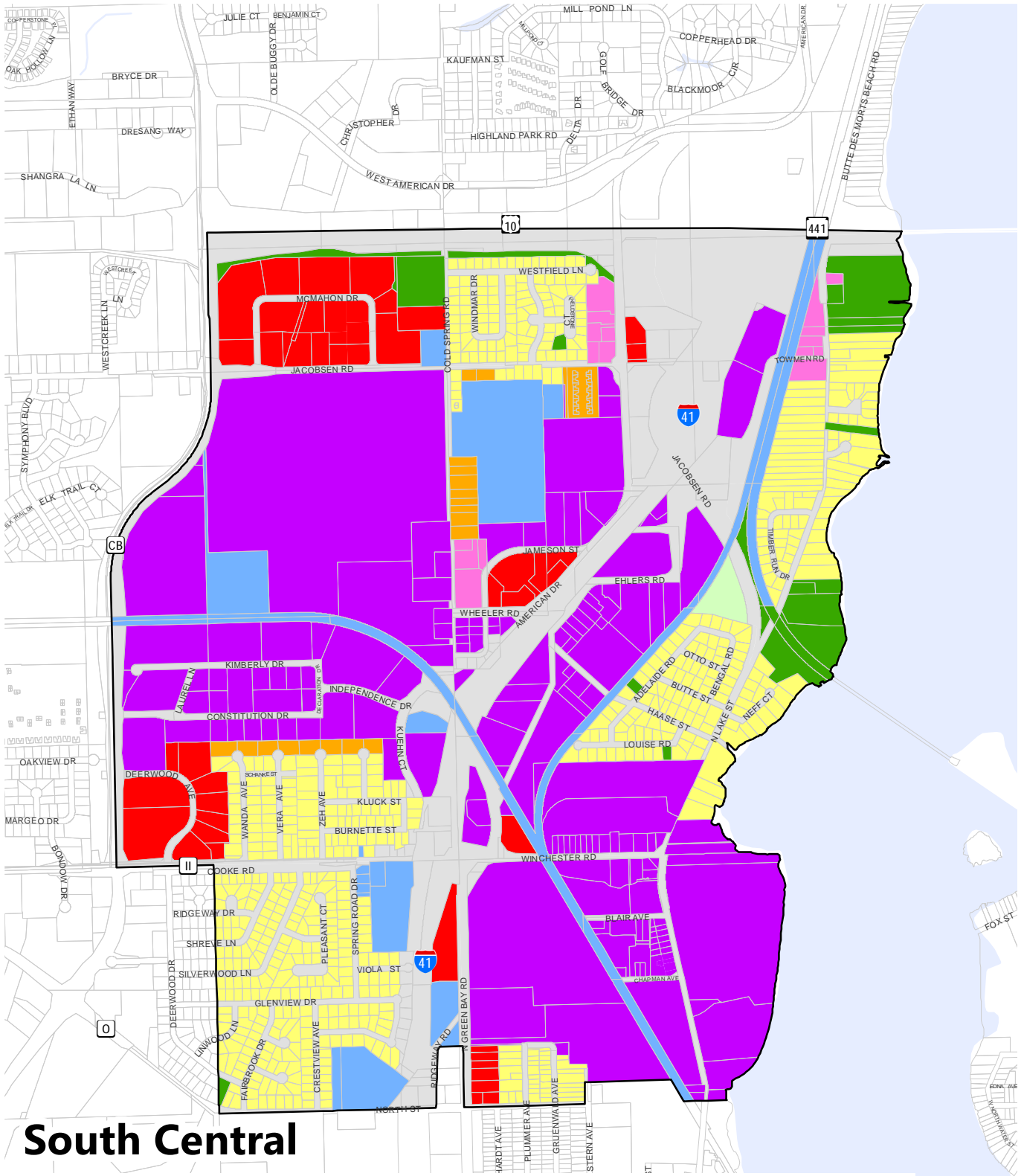
This plan includes one Village-wide Future Land Use Map along with several “Planning District Maps”. District Maps are scaled to enable more detailed illustrations of the locations throughout the Village where residential, mixed-use, commercial, industrial, public, open and park spaces should be located (refer to pages 4-5 through

4-10). Other than the difference in layout design the location of future land uses on the District Maps are identical to the Village-wide Map.



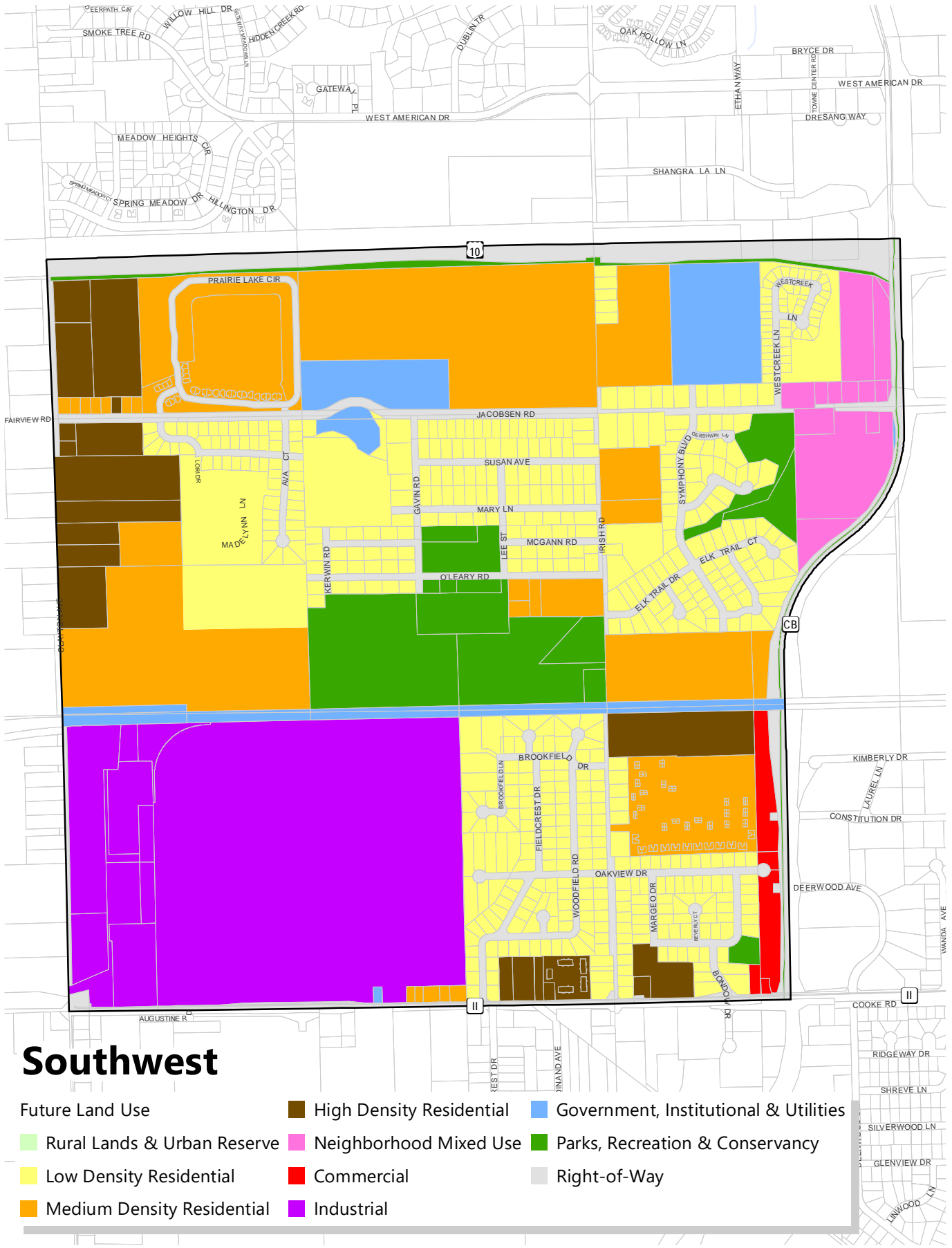






South Central

- | | | |
|-----------------------------|--------------------------|---------------------------------------|
| Future Land Use | High Density Residential | Government, Institutional & Utilities |
| Rural Lands & Urban Reserve | Neighborhood Mixed Use | Parks, Recreation & Conservancy |
| Low Density Residential | Commercial | Right-of-Way |
| Medium Density Residential | Industrial | |



Southwest

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)



Fox Crossing Picture Placeholder

LOW DENSITY RESIDENTIAL

STATEMENT OF INTENT & TYPICAL USES

Low Density Residential (LDR) areas are intended for primarily single-family housing with densities up to 4 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 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. The density within these areas shall be as prescribed within the MDR future land use category.
- 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.)

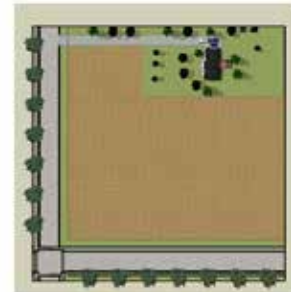
POTENTIALLY ACCEPTABLE ZONING DISTRICTS:

- 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)
- PDD Planned Development District (tertiary)

BEST PRACTICE DESIGN STRATEGIES



Desirable Layout #1



Desirable Layout #2

Placing the property at the corner of the parcel (property) maximizes productive agricultural land.



Conservation development layout example: Emphasis on minimal roadways with a large amount of conserved land for public use and trails.



Fox Crossing Picture Placeholder



MEDIUM DENSITY RESIDENTIAL

STATEMENT OF INTENT & TYPICAL USES

Medium Density Residential (MDR) areas are intended for primarily single-family housing with densities of 4 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 Low Density Residential uses, less than 20% of total unplatted new development areas, typically located adjacent to existing developed or planned Low Density Residential areas. The density within these areas shall be as prescribed within the LDR future land use category.
- Small pockets of High Density Residential uses, less than 15% 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. The density within these areas shall be as prescribed within the HDR future land use category.

- 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)
- PDD Planned Development District (secondary)
- B-1 Neighborhood Business (tertiary)
- M-1 Mixed-Use (tertiary)

BEST PRACTICE DESIGN STRATEGIES

The graphic and text below illustrate design techniques that can be used in new developments to replicate traditional neighborhood design based on good planning and design practices. See pages 4-16 and 4-18 for additional development guidelines as applicable.



A. Building setbacks will vary according to building type and lot size but should generally be consistent within a given block. In traditional neighborhoods, setbacks should not exceed 35 feet from the front property line or 45 feet from the curb, whichever is less.

B. Homes should be designed with architectural details that provide visual interest and human scale for the street and the neighborhood. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. Overly complicated rooflines with multiple pitches and hips and/or excessive gables can negatively impact a street and should be discouraged (see bad and better design examples on the right).

C. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind a sidewalk and residence, if a sidewalk is present.

D. Incorporate covered front porch or at least a raised stoop, preferably covered and constructed with materials that relate to the overall design of the home.

E. Decorative fencing and/or landscaping that visually defines the single family lot at the street edge are encouraged.

F. Consider garage location and scale to avoid a “garage-scape” street appearance. Garages should extend no further than the front facade of the residence. If this is not feasible garages should be turned 90 degrees with windows provided on the side of the garage facing the street.

BAD DESIGN



BETTER DESIGN



BEST DESIGN





Fox Crossing Picture Placeholder

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, typically located adjacent to existing developed or planned Low Density Residential areas. The density within these areas shall be as prescribed within the MDR future land use category.
- Small pockets of commercial

uses that serve neighborhood needs, less than 15% 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)
- PDD Planned Development District (secondary)
- R-8 Manufactured/Mobile Home Community (tertiary)
- B-1 Neighborhood Business (tertiary)
- M-1 Mixed-Use (tertiary)



BEST PRACTICE DESIGN STRATEGIES

The graphic and text below illustrates how a multi-family building can use varying techniques to create a look and feel that is compatible with adjacent single-family development and best planning practice. See page 13 for single-family and duplex guidelines, as well as general guidelines on 23 through 26.



A. The front door should face the street and there should be a clear route to the door from the street or sidewalk.

B. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of the setback along the building facade. Large, undifferentiated building walls and rooflines are strongly discouraged. Desired architectural details include projecting bays/porches and upper-level set-backs and offsets to the primary facade(s).

C. Building setbacks will vary according to building type and lot size but should generally not exceed 40 feet.

D. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind the sidewalk.

E. Off-street parking is located in the side and rear yard.

F. Services areas and refuse containers should be located at the rear end of the site and screened from public view. Also ground mounted or wall mounted mechanical equipment shall be screened.

G. Garage doors facing the primary street is discouraged. If unavoidable, recess it from the front facade(s) to minimize their visual impact on the design.

BAD DESIGN



BETTER DESIGN



BEST DESIGN



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



Fox Crossing Picture Placeholder



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)
- PDD Planned Development District (primary)
- B-1 Neighborhood Business (primary)
- R-4 High Density Residential (secondary)
- B-2 Community Business (secondary)
- B-3 Community Business (tertiary)

BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for Neighborhood Mixed Use. See page 4-23 through 4-26 for additional development guidelines.



Incorporating generous amounts of landscaping, smaller scale building signage



First floor retail with second story office or residences with shallow setbacks to promote walkability



Single family home conversions (such as a bed and breakfast business) provide a good transition between single family residential and non-residential uses



Monument sign with decorative wall and planter at pedestrian scale



Two story commercial building with gabled roof to blend with residential development



Town homes with zero front- and side-yard setbacks are appropriate in the Neighborhood Mixed Use area



Incorporation of decorative stone and wood building materials. Pitched roofs and gables should be considered for all buildings adjacent to residential development



Home-to-office conversions are a good transition use and design as a buffer between single family residential neighborhoods and non-residential uses



One and half to two story neighborhood commercial

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)
- PDD Planned Development District (secondary)
- I-1 Light Industrial (tertiary)

Refer to the next page for design strategies.



BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for highway commercial and mixed use business. See page 4-23 through 4-26 for additional development guidelines.



The images above illustrate techniques used to vary the facade heights along a long facade.



This example shows an office building with a primary facade using brick with stone as an accent material, meeting desired natural color palette.



Desired design for a retail building. The color palette includes natural and earth tones. Building has uses brick (primary) and EIFS (secondary), with architectural details that breakdown the facade to human scale. There are varying building planes and heights.



Left, retail building with primary facade using fiber cement siding with stone as an accent material. Right, retail building with primary facade using stone and brick with EIFS as an accent material. Both meeting a desired natural color palette.



An example of a commercial building using earth tones as the primary color with brighter accent color for awnings and roofing



The example above shows a raised parapet wall and cornice that extends back to give the perception of three-dimensional facade (desirable). The example on the right shows a "fake" parapet wall and cornice that is not three-dimensional (as it lacks depth).



An example of a high quality office building using variations in building color, projections and windows to break up long walls.

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 DISTRICTS:

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

BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for Industrial. See page 4-23 through 4-26 for additional development guidelines.

Weak Design



Better Design



Left, a metal-faced (or concrete panel) building devoid of any architectural merit or character. Right, an industrial building using stone as a base material and metal siding making up to 75% of the remaining facade.



Using generous amounts of landscaping to screen large industrial buildings from street view



Variations in facade depth and heights for industrial buildings to break up long monotonous walls



Monument signs are encouraged in all settings instead of pole signs

GOVERNMENT, INSTITUTIONAL & UTILITIES

Government, Institutional & Utilities (GIU) areas include places of worship, cemeteries, schools, community centers, government facilities, railroads, 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 AND 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

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 NRP areas illustrated on the Future Land Use Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

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 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.

GENERAL DESIGN GUIDELINES

BUILDING DESIGN

1. Buildings should establish vertical proportions for the street façade, and for the elements within that façade, rather than long, horizontal blank walls. Verticality can be emphasized using the following techniques: expression of structural bays, variation in material, variation in building plane (projections or recessed bays), articulation of the roofline or cornice, and use of vertically-proportioned windows.



2. All building faces visible from a public street should use design features similar to the primary front facade.



3. A positive visual termination at the top of the building should be established (e.g., pitched roofs with gable(s) facing the street or a flat roof with a defined cornice).



4. Pitched roofs should have a slope no less than 5:12.



5. Accessory buildings and structures should be compatible with the principal building in terms of building facade character, roof shapes, materials, colors and architectural details.



EXTERIOR MATERIALS & COLORS

1. Material should be of durable quality, especially along street-facing facades (e.g., kiln-fired brick, terra cotta, wood siding / details, fiber cement siding, engineered wood siding, and high-quality natural cut stone or brick veneer). The use of low reflectance materials with subtle, neutral, or earth tone colors on the facade is encouraged.
2. A schema that incorporates more than one material and color is encouraged, especially in highlighting expression lines or details that provides visual interest.
3. Secondary facade facing a public street (such as on corner buildings) should utilize the same materials as the primary front facade transitioning at an architectural feature (e.g., column, structural bay articulation, protruding/receding building plane).



4. Fluorescent colors are strongly discouraged with bright colors acceptable as a secondary (accent) color.

STREET RELATIONSHIP

1. The building's primary entrance should be connected to the public sidewalk and/or street by an attractive and accessible path/walkway.



LANDSCAPING & PARKING

1. Interesting or creative landscape architectural designs that use a diverse variety of native plants integrated with other landscaping materials or features should be provided to avoid uncreative and monotonous landscaping.
2. Parking lots should be landscaped in order to minimize the impact of large expanses of pavement. Plantings and low fences located between parking areas and the public right-of-way are strongly encouraged; however, for pedestrian safety, these features should not obscure vision between three and six feet above ground.



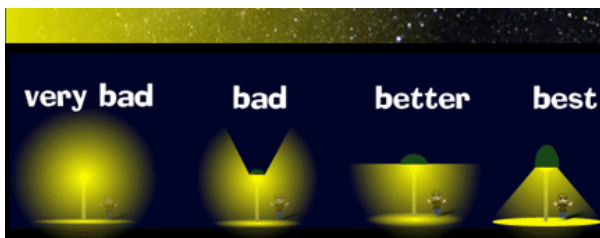
3. Shared parking lots are encouraged as a means to reduce total impervious surfaces, reduce access points to the street (and across sidewalks), and provide more convenient access for customers. Side and rear parking is encouraged.



The above concept illustrates shared parking between two developments connected by an access drive, and includes vegetative buffers along all pedestrian routes.

EXTERIOR LIGHTING & SIGNAGE

1. Exterior lighting should be designed to complement the character of the building, and should not adversely impact neighboring properties or streets (i.e. light trespass, excessive lighting, direct glare). Use of dark-sky compliant / full cutoff lighting fixtures is preferred.



2. Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.



3. Any exterior signage lights are encouraged to be mounted above the sign and directed downward to minimize light pollution.



SERVICE AREAS & SCREENING

1. Screening should be compatible with building architecture and other site features.



2. Trash and recycling containers should be located or screened so they are not visible from the public street or adjacent properties.



3. Placement of service boxes and gas meters should be located away from the pedestrian zone, such as in the rear yard, in the side yard set behind the front building plane, or in the front yard following the minimum building setback restrictions.

4. Rooftop mechanical equipment should be located or screened so that they are not visible from a public street or adjacent properties.



SUSTAINABILITY

1. Consider using green roof technologies, wherever feasible.

2. Use “dark sky” friendly exterior lighting and LED technologies.

3. Wherever feasible, include bio-filtration basins and swales as a part of the stormwater systems on site to promote infiltration and groundwater recharge and reduce sediment runoff.

4. Consider using porous paving materials (e.g., asphalt, concrete and pavers) in parking areas, walkways, etc.

5. Use drought tolerant landscaping materials to limit water use.





Chapter 5

Implementation

Chapter 5 Contents

Implementation

Chapter 5 outlines how the vision, goals, objectives, and strategies of the plan will be implemented in everyday decisions and annual goal-setting and budgeting and how the plan should be updated and amended when necessary. This chapter includes the following sections:

- » Guiding Decisions
- » Implementation Tools
- » Plan Adoption & Amendments
- » Plan Consistency & Severability
- » Action Plan

GUIDING DECISIONS

GUIDING DECISIONS DAILY

Responsibility for implementing this plan lies primarily with the Village Board, Planning Commission, and Village Staff.

VILLAGE BOARD

The Village Board sets priorities, controls budgets and tax rates, and usually has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Board members are aware of the plan and expect Village actions to be consistent with this plan. Each Board member should have a copy of this plan and should be familiar with the major goals, objectives, and strategies described herein. The Village Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

PLAN COMMISSION

Land use and development recommendations are a core component of this plan, and the Planning Commission has a major role in guiding those decisions. Planning Commission members must each have a copy of this plan and must be familiar with its content, especially Chapter 4, Future Land Use. It is generally the responsibility of the Planning Commission to determine whether proposed development projects are consistent with this plan, and to make recommendations that are consistent with this plan. In cases

where actions that are inconsistent with this plan are deemed to be in the best interest of the Village, the Planning Commission should initiate efforts to amend the plan to better reflect Village interest. This will help to reinforce the legitimacy of the plan as an important tool in Village functions.

OTHER VILLAGE BOARDS/ COMMISSIONS

In some cases, particular initiatives and action items listed in this plan may be more appropriately carried out by another Village commission such as the Park Commission, or in cooperation with other units of government, business and service organizations, or non-profit agencies. In such cases, this plan should serve as a foundation for Village-related decision making. Village staff and officials should take an active lead role in sharing this plan with other organizations, communicating the intent of relevant objectives and policies.

VILLAGE STAFF

Key Village staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. Department Heads should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

Department Heads should be expected to know and track the various goals, objectives, policies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. All of the Village's contracted staff should also be aware of the plan and the connections between the plan and Village projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village functions.

GUIDING DECISIONS ANNUAL

To provide lasting value and influence, this plan must be used and referenced regularly, especially during annual goal-setting, budgeting and capital planning processes. To inform these annual processes, the Planning Commission should prepare, with input from Village Department Heads, a concise Comprehensive Plan Annual Report with the following information:

- Action items in progress or completed during the prior 12 months (celebrate success!)
- Planning Commission recommendations for action items to pursue during the next 12 months.
- Staff recommendations for any amendments to the adopted plan.

IMPLEMENTATION TOOLS

The Comprehensive Plan Annual Report/Working Action Plan should be maintained on an annual basis, starting with the actions in this plan and evolving over time. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines (if appropriate) and assigned to specific individuals, boards or commissions for completion per the new schedule and Village Board directive. If the updated action plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the action plan should not require an amendment to the plan and can be approved simply by Village Board action.

IMPLEMENTATION TOOLS

Many of the strategies identified in this plan presume the use of existing

Village ordinances and programs. The Village's key implementation tools include:

OPERATIONAL TOOLS

- Annual Budget Process
- Capital Improvement Plans

REGULATORY TOOLS

- Land Use Regulations (including zoning, land division, subdivision and extraterritorial land use controls)
- Building Codes (including plumbing and electrical codes)
- Erosion and Stormwater Ordinances
- Official Maps

FUNDING TOOLS

- Tax Incremental Financing (TIF) Districts
- Grant Programs
- General Fund Revenues
- Fees & Special Assessments
- Fundraising/Private Donation
- Utility Revenues

PHOTO/GRAPHIC PLACEHOLDER

PLAN ADOPTION AND AMENDMENTS

ADOPTION, AMENDMENTS AND UPDATES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Village Board in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the Village Board may adopt or amend the plan: the Planning Commission must recommend adoption and the Village must hold an official public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its various components. The resolution should also reference the reasons for creating or amending the plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Planning Commission, and the approved resolution should be included in the adopted plan document.

PUBLIC HEARING

Prior to adopting this plan, or plan amendment, the Village (either Village Board or Planning Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

DRAFT DISTRIBUTION AND PUBLIC HEARING NOTIFICATIONS

The Village is required to provide direct notice of the public hearing to all of the following as they apply to the municipal limits:

- An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)(d).
- A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.
- Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local government unit provide the property owner or leaseholder notice of the hearing.

- Any individuals who request, in writing, notification of the proposed comprehensive plan ordinance or public hearing. Each such individual must be sent a notice of the public hearing and a copy of the ordinance at least 30 days prior to the public hearing. The Village may charge a fee equal to the cost of providing such notice and copy.

Finally, the Village should send the notice and a copy of the proposed plan, or plan amendment, to the Plan Distribution List (see next page). These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Village should coordinate directly with the local public library serving the Village to make a copy of the proposed plan, or plan amendment, available for viewing by any interested party.

PLAN ADOPTION

This plan and any future amendments become official Village policy when the Village Board passes, by a majority vote of all elected members, an adoption ordinance. The Village Board may choose to revise the plan after it has been recommended by the Planning Commission and after the public hearing. It is not a legal requirement to consult with the Planning Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

ADOPTED PLAN DISTRIBUTION

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village.
3. The regional planning commission in which the Village is located.
4. The public library that serves the area in which the Village is located.
5. The Comprehensive Planning Program at the Department of Administration.

Electronic copies of the plan or plan amendment, or notification of how to download the plan from the Village's website shall be deemed sufficient.

AMENDMENT VS. PLAN UPDATE

PLAN AMENDMENT

From time to time the Village may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Village. Should the Village wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threatens the integrity of the plan and the planning process and should be avoided.

Any change to the plan goals, objectives, polices or maps constitutes an amendment to the plan and must follow the adoption/ amendment process described in this section. Amendments may be proposed by either the Village Board, Planning Commission, Village Staff, village property owners or developers. Amendments may be made at any time using this process.

PLAN UPDATE

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

PLAN CONSISTENCY AND SEVERABILITY

PLAN CONSISTENCY

Once formally adopted, the plan becomes a tool for communicating the Village's land use policies and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, after January 1, 2010, if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with that local governmental unit's comprehensive plan:

- Official maps
- Local subdivision regulations
- General zoning ordinances and zoning maps
- Shoreland/wetland zoning ordinances

An action will be deemed consistent if:

- It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,

- It is compatible with the proposed future land uses and densities/intensities contained in this plan,
- It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan, the Village reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

SEVERABILITY

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional by court of law, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application. If any requirement or limitation attached to an authorization given under this Comprehensive Plan is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

ACTION PLAN

The following section provides a list of the top actions items to pursue over the next 10 years in order to implement the vision, goals, and objectives of this plan. This list was developed in-part from the issues and opportunities and list of strategies outlined in Chapter 3, and from the results of the Community Survey (refer to Appendix B). These action items supplement other strategies described for each planning element within Chapter 3.

PRIORITIES AND TIMELINES

The action items are not listed by priority and multiple actions may be pursued at the same time. Decisions regarding the timing, budgeting, and coordination of each action item with the next 10 years will be reviewed at least once annual by the Village Board as part of the municipal budget setting process or the Comprehensive Plan Annual Report.

All action items are perceived to have a deadline of 10 years; the timeline before the next statutory update of this plan. The timing of when certain action items are completed will be decided by the Village Board and in many cases are variable since completion of certain actions may be dependent on market conditions or other forces outside of the Village's control. In addition, some actions may require continual efforts on behalf of the Village.

MEASURING SUCCESS

Success in implementing the action plan will vary. In some cases, success is evaluated based on whether a facility is ultimately built (i.e. community center) or if a study or zoning code amendment is completed. In other cases, success may be judged by whether interim implementation tasks have been completed or the degree to which change has occurred. Change can be measured both quantitatively (e.g. the number of new business or jobs created since plan adoption) or qualitatively (e.g. degree to which residents are satisfied with improvements).

ACTION ITEMS

1. Maintain a list of preferred native plants and trees for installation on public and private properties.
2. Maintain a Capital Improvement Plan to plan for the annual construction and maintenance of Village facilities.
3. Implement the recommendations found within the Village's 2015 Bicycle and Pedestrian Plan.
4. Install or repair existing sidewalks or multi-modal trails along collector streets or near schools and parks.
5. Explore the establishment of an impact fee, or wheel tax, to ensure that new development supports transportation improvements to maintain minimum levels of service for all impacted roads.
6. Establish minimum levels of service for all transportation facilities within the Village.

7. Create and enforce property maintenance codes, develop funding programs and apply for grants that are geared toward housing rehabilitation and maintenance.
8. Consider creation of a leaf composting facility.
9. Provide information about clean-up programs to residents and businesses at least once annually.
10. Implement the recommendations within the Village's 2017-2021 Comprehensive Outdoor Recreation Plan (CORP) and update the plan every five years.
11. Create a marketing plan to recruit new industries based on the Village's unique locational attributes, skilled labor force and full range of municipal services.
12. Identify opportunities to redevelop blighted and under utilized waterfront properties for higher density residential or mixed uses.
13. Provide adjacent municipalities, Outagamie and Winnebago counties, with a copy of this land use plan and an opportunity to provide comments prior to adoption or future amendments.
14. Develop urban service phasing plans that are coordinated with the Land Use and Transportation Plans prepared by the East Central Wisconsin Regional Planning Commission (ECWRPC).

15. Designated staff to act as liaisons with adjacent municipalities, Outagamie and Winnebago counties and other regional, state and federal agencies and attend regional meetings to represent the interest of the Village.
16. Pursue coordination with school districts to include student representation and involvement in Board, commission and committee meetings to foster the next generation of Village leaders.
17. Encourage the creation of a business association that will support the Village of Fox Crossing.
18. Create a map of properties that are included under existing restrictive covenants with hyperlinks to those covenants. Make the map available under the Community Development portion of the Village's website.
19. Strengthen the Village's Zoning Ordinance relating to site and building design, lighting, landscaping and signage to promote higher quality design and aesthetics especially for properties along transportation corridors, adjacent to single-family residential land uses, and within the Village Center.
20. Maintain an Official Map to coordinate long-term facility planning.
21. Identify ways in which Fox Crossing can visually set itself apart from surrounding communities (e.g. stronger "gateway" features, public art, unique signage) and implement these techniques.
22. Conduct preliminary planning for the development of a mixed-use, pedestrian oriented retail and entertainment Village Center.

PHOTO/GRAPHIC PLACEHOLDER