

ORD #240122-2:ORD *Second Reading & Adoption*

**AMEND FOX CROSSING MUNICIPAL CODE CHAPTER §435 ZONING
ORDINANCE – REZONE PARCEL #121021901 LOCATED ON JACOBSEN ROAD
FROM A-2 GENERAL AGRICULTURE TO PLANNED DEVELOPMENT DISTRICT**

The Village Board of Trustees of the Village of Fox Crossing do ordain as follows:

Part I. Chapter §435, Zoning Ordinance, and the Zoning Map made a part thereof, is hereby amended by rezoning parcel #121021901 located on Jacobsen Road from A-2 (General Agriculture) to PDD (Planned Development District) as shown in Attachment 1.

Part II. Approval of the Planned Development District (PDD) includes the following:

1. Any right-of-way reductions shall not be incorporated into the PDD and shall be addressed under the platting process.
2. No front setback reduction shall be allowed for those homes fronting on Jacobsen Road.
3. All internal roads may have a setback of ten (10) feet.
4. Side yards may be five (5) feet.
5. Rear yards may be twenty (20) feet.
6. Minimum lot size allowed is 6,220 square feet.
7. Minimum lot depth is 93 feet.
8. Development is restricted to single-family homes.

Part III. All ordinances or parts of ordinances contradicting the provisions of this ordinance are hereby repealed.

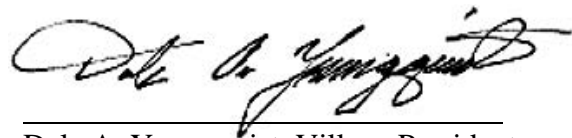
Part IV. Effective Date. This ordinance shall take effect and be in full force from and after its passage and publication or posting according to law.

Date Introduced: January 22, 2024

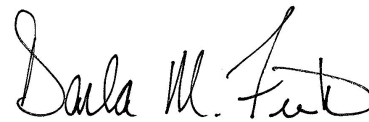
Date Adopted: February 12, 2024

Requested by: George Dearborn, AICP, Director of Community Development

Submitted by: Dale A. Youngquist, Village President

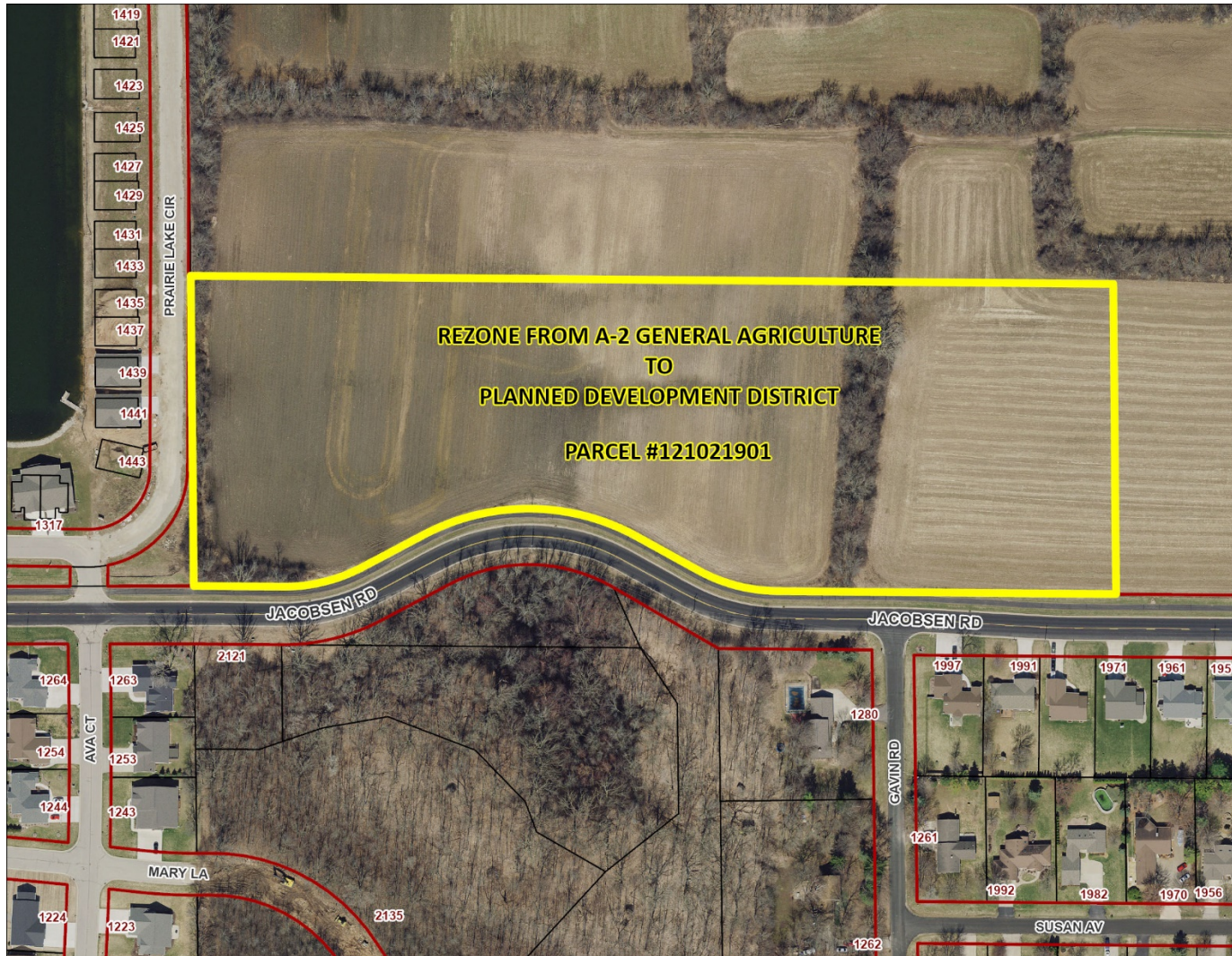


Dale A. Youngquist, Village President



Attest: Darla M. Fink, Village Clerk

ATTACHMENT 1: Proposed Zoning Map Amendment



PLANNING COMMISSION MEMO

Date: January 4, 2024
To: Village Planning Commission Members
From: George L. Dearborn Jr., AICP Director of Community Development
RE: Agenda Item 1 –Jacobsen Road - Parcel 121021901 –Rezoning from A-2 General Agriculture to -Single Family PUD

Overview

The applicant is requesting a rezoning from A-2 General Agricultural to planned unit development rezoning (PUD) for a single-family subdivision plat with reduced setbacks and lot sizes similar to other recently approved subdivisions. This is located on the north side of Jacobsen Road on property currently owned by the Neenah School District as shown on the attached map. This is a 12.5 acre parcel currently zoned A-2 General Agriculture and shown on the Village future land use map as Government, Institutional and Utilities. The surrounding future land uses are Medium Density to the north, east and west and on the other side of Jacobsen Road, it is low density residential. In a separate action, the applicant is requesting a land use amendment from Government, Institutional and Utilities to Medium Density Residential.

The specific lot sizes, setbacks, road right of widths are proposed as follows:

50 foot road right of way

20 foot setback from Jacobsen Road

10 foot setback from internal roads

5 foot side yards

20 foot rear yards

Minimum lot size of 6,220 square feet

Minimum lot depth of 93 feet

Staff Recommendation

Staff has the following recommended modifications of the proposed PUD for single-family homes. Staff recognizes the need for smaller lot sizes and reduced setbacks to reduce development costs and thus housing costs. The proposed 50-foot right of way needs to be addressed in the platting process. Reduced right of way widths are encouraged but still need to be adequate to address all public utilities. Current Village street specifications requires a 60-foot right of way for low use roads. In the past, the Village has allowed a 55-foot right of way for some low use roads.

A proposed 20-foot setback from Jacobsen Road will be a safety issue for those homes that may front on this road. The other internal roads could have a 10-foot right of way setback.

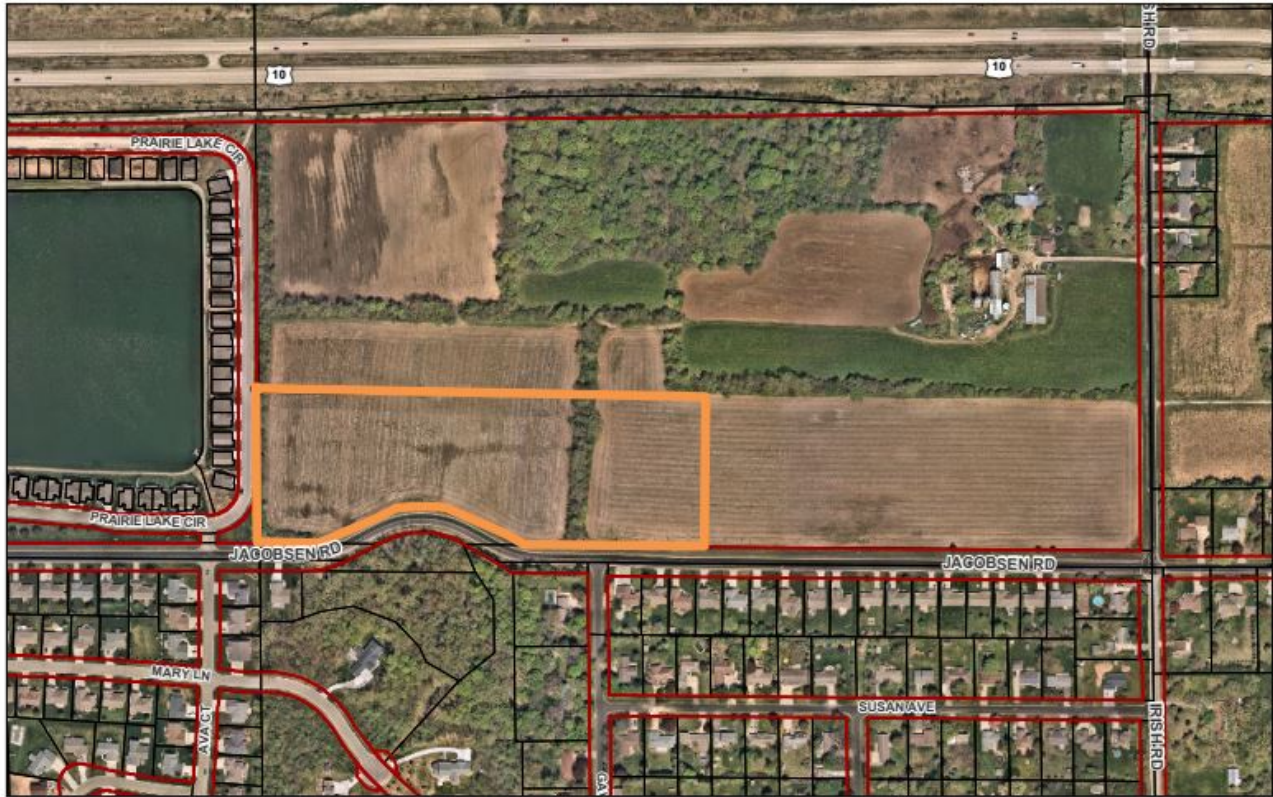
Therefore, staff recommends approval of this PUD as follows:

1. Any right of way reductions shall not be incorporated into this PUD and shall be addressed under the platting process.
2. No setback reduction shall be allowed for those homes fronting on Jacobsen Road.
3. All internal roads may have a setback of 10 feet.
4. Side yards may be 5 feet.
5. Rear yards may be 20 feet.

6. Minimum lot size allowed 6,220 square feet

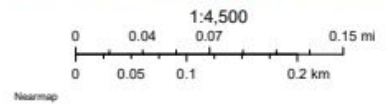
7. Minimum lot depth 93 feet

Project Location
Fox Crossing Public Web Map



12/21/2023, 3:44:50 PM

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



Village of Fox Crossing
Winnebago County, Outagamie County, Calumet County GIS