

ORD #240624-1:ORD *Second Reading & Adoption*
**AMEND FOX CROSSING MUNICIPAL CODE CHAPTER §388 COMPREHENSIVE
PLAN – AMEND FUTURE LAND USE MAP FOR PARCEL #12105271301 LOCATED
ON DEERWOOD AVENUE FROM COMMERCIAL TO INDUSTRIAL**

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

Part I. Recitals

WHEREAS, the Village of Fox Crossing Planning Commission has completed the notification requirements of Fox Crossing Chapter §388 Comprehensive Plan; and the requirements of Wisconsin Statutes 66.1001; and

WHEREAS, a Class II Public Notice has been placed in the *Post-Crescent*; and

WHEREAS, this amendment to the 2018 Village of Fox Crossing Comprehensive Plan will amend the Future Land Use Map for Parcel #12105271301 Located on Deerwood Avenue, as identified in Attachment 1, from Commercial to Industrial; and

WHEREAS, the Village of Fox Crossing Planning Commission held a Public Hearing on this item at their June 19, 2024 meeting, and recommended approval of this Comprehensive Plan amendment:

Planning Commission: 6 Aye 1 Nay 0 Excused 0 Abstained

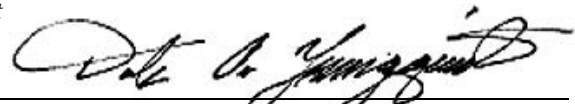
THEREFORE BE IT ORDAINED, the Village of Fox Crossing Board of Trustees hereby approves this Future Land Use Map amendment to Chapter §388 Comprehensive Plan of the Fox Crossing Municipal Code, as recommended by the Village Planning Commission, and shown in Attachment 1.

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 All ordinances of parts of ordinances contradicting the provisions of this ordinance are hereby repealed.


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

Requested by: George Dearborn, Director of Community Development

Submitted by: Dale A. Youngquist, Village President

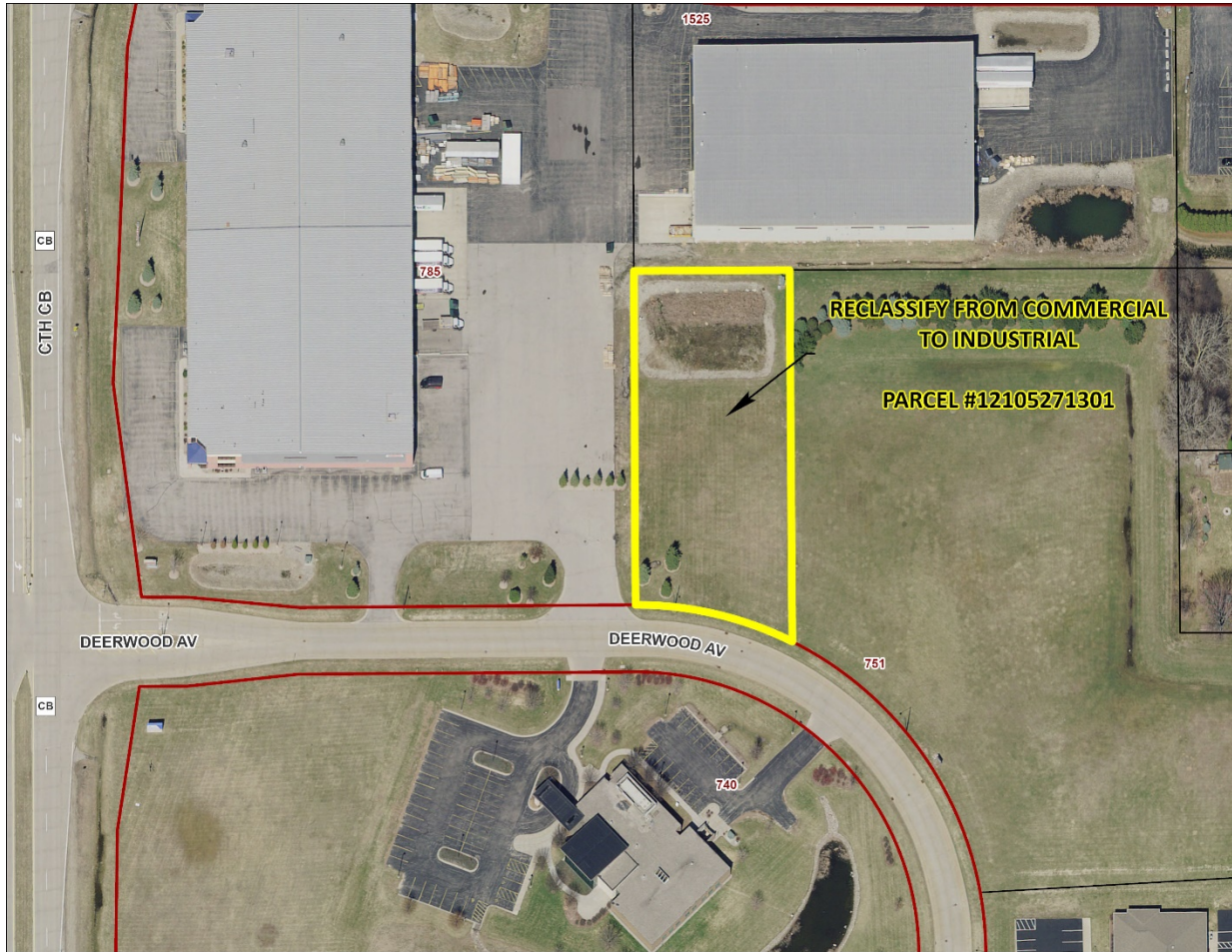


Dale A. Youngquist, Village President



Attest: Darla M. Fink, Village Clerk

Attachment 1: Future Land Use Map Amendment



PLANNING COMMISSION MEMO

Date: May 17, 2024
 To: Village Planning Commission Members
 From: George L. Dearborn Jr., AICP Director of Community Development
 RE: Agenda Item 1 –Ogden Land Use Amendment for Parcel 12105271301.

Overview

The applicant is requesting a land use amendment from commercial to industrial. The property to the north and west has a current land use designation of industrial. Property to the south and east of this property has a commercial land use designation. The applicant’s intent for this land use amendment, if it is approved, is to rezone this parcel to I-2 Heavy Industrial and construct a 20,000 square foot industrial building on the parcel.

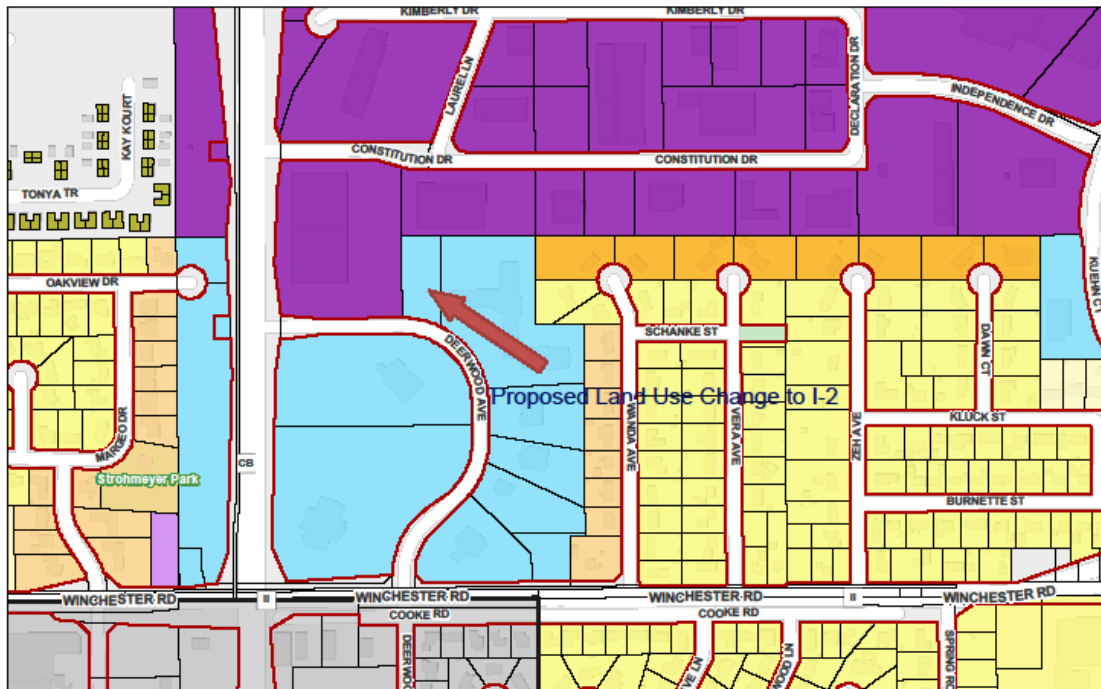
The parcel is currently zoned M-1 Mixed Use. The property to the south and east has the same zoning. The property directly east of this parcel is an assisted living facility. The remaining property to the south is a combination of medical facilities and offices.

Land use amendments are discretionary unlike rezoning’s which should reflect the underlying future land use map. Thus, the decision should be based on surrounding land use compatibility. A few issues need to be considered. First, if the land use is changed to Industrial many different uses are possible beyond a 21,000 square foot industrial building.

Staff Recommendation

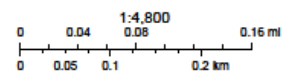
A public hearing is required for this proposed land use amendment. If this land use is approved then it also must be rezoned. A rezoning to I-2 would allow the proposed use. Substantial screening will be needed to limit the potential impact on the adjacent assisted living facility. The land use change as proposed may not have any major impact on the adjacent assisted living facility but future industrial uses could.

Fox Crossing Online GIS Map

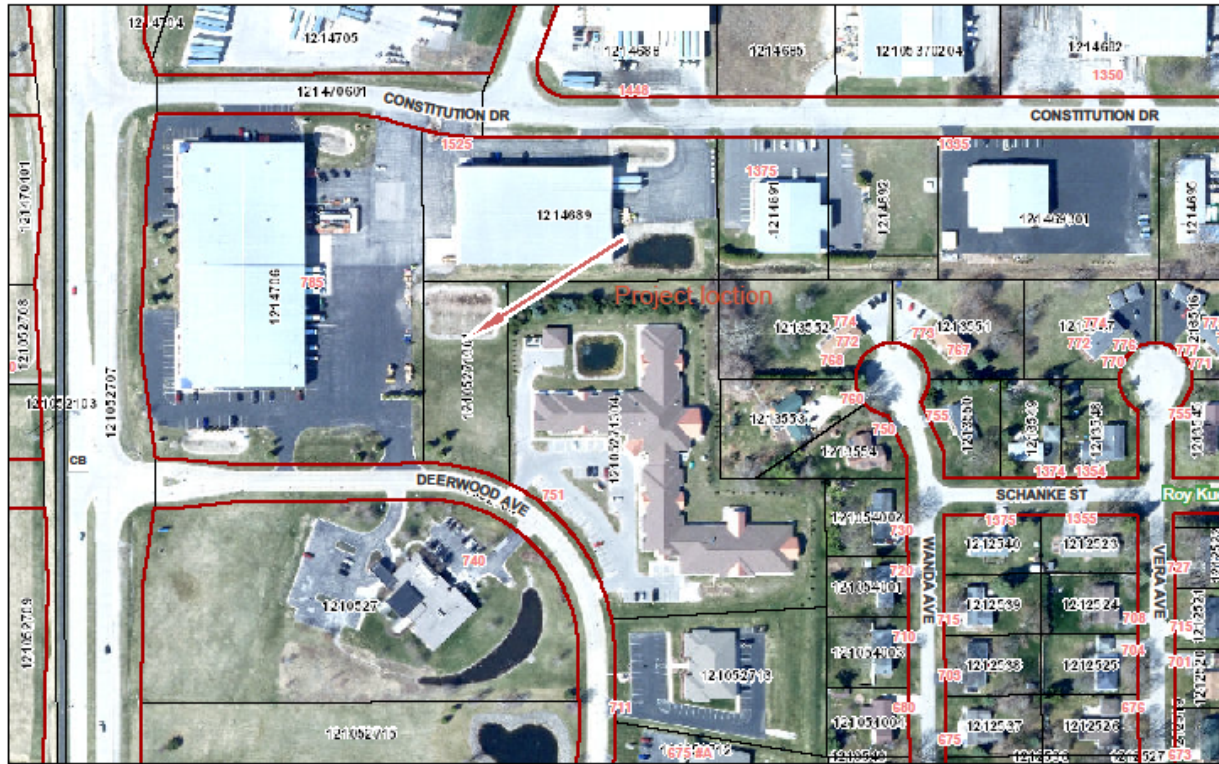


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


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|---------------------------------|--------------------------------|---------------------------------------|-------------------------------------|
| Fox Crossing Municipal Boundary | Zoning | PDD: Planned Development District | R-4: Suburban High Density District |
| Road ROW | I-1: Light Industrial District | R-1: Rural Residential District | Other Municipality |
| Parcels - Fox Crossing | I-2: Heavy Industrial District | R-2: Suburban Low Density District | County Boundary |
| | M-1: Mixed-Use District | R-3: Suburban Medium Density District | |

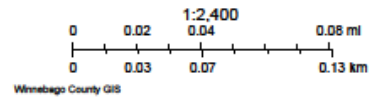


Fox Crossing Online GIS Map



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



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