

PLAN COMMISSION MINUTES

February 17, 2014
5:30 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

ROLL CALL: Present - Dave Erickson
Lee Ann Lorrigan
Jordan Skiff
Paul Smedberg
Marilyn Zangl
Stan Ramaker
Hertha Longo

Absent - Brent Schumacher (excused)
David Washkoviak (excused)

Administrative Staff - Joellyn Dahlin, Principal Planner
Wayne Rollin, Dir of Comm Devel

Chairman Smedberg declared a quorum present.

APPROVAL OF MINUTES

December 9, 2013

Motion made by Commissioner Skiff to approve the
December 9, 2013 minutes of the Plan Commission as
presented.

Seconded by Commissioner Lorrigan.

ROLL CALL VOTE: Aye - Erickson, Longo, Lorrigan,
Ramaker, Skiff, Smedberg,
Zangl

Nay - None

Carried.

PUBLIC HEARING

**PUBLIC HEARING REGARDING THE PROPOSED CREATION OF TAX
INCREMENTAL DISTRICT NUMBER EIGHTEEN BOUNDARIES AND THE PROPOSED
PROJECT PLAN FOR THE DISTRICT**

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Effect: Designate the boundaries of Tax Incremental District Number Eighteen as set forth in the Project Plan; adopt the Project Plan for Tax Incremental District Number Eighteen; recommend to the City Council that Tax Incremental District Number Eighteen be created.

Location: Holiday Inn

Initiator: Community Development Director

Chairman Smedberg declared the Public Hearing open.

Appeared in Support and to Ask/Answer Questions:

Wayne Rollin, Director of Community Development

Craig Molitor, Fond du Lac Visitors Bureau

With no further appearances being made Chairman Smedberg declared the Public Hearing closed.

Motion made by Commissioner Erickson to recommend to the City Council to designate the boundaries of Tax Incremental District Number Eighteen as set forth in the Project Plan; adopt the Project Plan for Tax Incremental District Number Eighteen; recommend to the City Council that Tax Incremental District Number Eighteen be created.

Seconded by Commissioner Skiff.

ROLL CALL VOTE: Aye - Erickson, Longo, Lorrigan,
Skiff, Smedberg, Zangl

Nay - None

Abstain - Ramaker

Carried.

PETITIONS AND COMMUNICATIONS

SPECIAL USE PERMIT

Effect: Construct hotel (Hampton Inn) on vacant land zoned for business use.

Location: 77 North Pioneer Road

Initiator: Surendra Burman o/b/o A2N2 LLC

Appeared in Support and to Ask/Answer Questions:

Eric Otte, J. E. Arthur & Associates

Surendra Burman, PO Box 186, Lomira, WI

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Appeared as Interest May Appear:

Tyler Wehner, 879 Forest Ave., Fond du Lac

Debbie Baier, 80 Pioneer Ct., Fond du Lac

Herbert & Dolores Barthuly, 86 Pioneer Ct., Fond du Lac

John Zorn, 89 N Pioneer Rd., Fond du Lac

Motion made by Commissioner Erickson to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. A detailed site plan prepared by a licensed professional shall be reviewed and approved by the Site Plan Committee. The site plan shall effectively address site drainage, stormwater management, vehicular access and circulation, on-site parking, fire protection, utilities, and landscaping of required setback and parking areas.
2. The principal building entry to the hotel, including accommodation for vehicular access for guest registration, shall be situated on the west side of the building.
3. Outdoor trash and recycling receptacles shall be confined to an enclosed area sited on the north or south ends of the property/building. No trash enclosure may be sited on the east side of the hotel, along the east property line or within the required front yard area. The trash enclosure shall be constructed of a solid wall not less than 6' in height, with materials and colors to match the building.
4. Driveway location and configuration is subject to review and approval by the Fond du Lac County Highway Engineer.
5. Building height shall comply with requirements of the Fond du Lac County Airport Zoning Code. The maximum permissible elevation is 825 feet above mean sea level.

