

PLAN COMMISSION AGENDA

December 8, 2014
5:30 p.m.

Meeting Rooms F & G
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. OPENING CEREMONIES

- A. Attendance
- B. Declaration Quorum Present

II. APPROVAL OF MINUTES

November 17, 2014

III. PUBLIC HEARING

A. REZONE

Effect: Rezone Property from M-1 (Industrial) to
O (Office)
Location: 490 W Rolling Meadows Drive
Initiator: Home Builders Association of Fond du Lac &
Dodge Counties

IV. PETITIONS AND COMMUNICATIONS

A. CONSTRUCTION OF CURB AND GUTTER

Effect: To initiate administrative action for the
construction of and levying special
assessments
Location: **Walker Street:** From W 12th to S Military
W 12th Street: From the west line of Walker
Walker Street to 120 feet east
Cedar Street: From W 12th to W 9th Street
W Division Street: From Brooke St to Macy St
W 11th Street: From Farwell Ave to Hickory St
Initiator: Paul De Vries, City Engineer

V. AJOURN

PLAN COMMISSION MINUTES

November 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 - Hertha Longo
Lee Ann Lorrigan
Jordan Skiff
David Washkoviak
Nicole Wiese
Sarah Van Buren

Absent - Stan Ramaker (excused)
Brent Schumacher (excused)
Marilyn Zangl (excused)

Administrative Staff - Joellyn Dahlin, Principal Planner

Chairperson Washkoviak declared a quorum present.

APPROVAL OF MINUTES

October 13, 2014

Motion made by Commissioner Lorrigan to approve the October 13, 2014 minutes of the Plan Commission as presented.

Seconded by Commissioner Longo.

ROLL CALL VOTE: Aye - Longo, Lorrigan, Skiff,
Van Buren, Washkoviak, Wiese
Nay - None

Carried.

PUBLIC HEARING

ZONING UPON ANNEXATION

Effect: Zone annexed property R-1 (Single Family Residential)
Location: W5149 Rienzi Road
Initiator: Jeffrey Berenz on behalf of REVEST LLC

Chairman Washkoviak declared the Public Hearing open.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 PM, December 8, 2014 in meeting rooms F & G of the City-County Government Center, 160 South Macy Street, at the request of Home Builder's Association of Fond du Lac & Dodge Counties to rezone property from M-1 (Industrial) to O (Office District) located at:

490 W Rolling Meadows Drive

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. For further information you are invited to contact the Community Development Department at 920-322-3440. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 11th day of November 2014

MARGARET HEFTER
City Clerk

Published: November 16th, 2014 and November 23rd, 2014

CITY OF FOND DU LAC
ZONING PETITION – REZONING



PROPERTY ADDRESS: 490 W Rolling Meadows Dr

Tax Key Number if vacant land: _____

Petitioner: Home Builder's Association of Fond du Lac & Dodge Counties (Same)
(Name) (Address)

Petitioner Phone Number: _____

Email: _____

Property Owner: _____
(If not the same as Petitioner) (Name) (Address)

PROPOSED CHANGE OF ZONING FROM M1 TO O.

Existing Property Zoning Classification:

- | | | |
|--|--|--|
| <input type="checkbox"/> R-1 (Single Family Residential) | <input type="checkbox"/> C-1 (Central Business District) | <input checked="" type="checkbox"/> M-1 (Industrial) |
| <input type="checkbox"/> R-2 (Two-Family Residential) | <input type="checkbox"/> C-2 (General Business District) | <input type="checkbox"/> M-BP (Industrial – Business Park) |
| <input type="checkbox"/> R-3 (Central Area Residential) | <input type="checkbox"/> CR (Commercial-Recreation) | <input type="checkbox"/> S-W (Shoreland-Wetland) |
| <input type="checkbox"/> R-4 (Multifamily Residential) | <input type="checkbox"/> O (Office) | <input type="checkbox"/> A (Agricultural) |
- S (Shoreland Overlay District)
 EB-O (East Branch Overlay District)
 WHP-O (Wellhead Protection Overlay District)
 DD-O (Downtown Design Overlay District)

Existing Land Use and/or Development:

- RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 OTHER HBA and Misc Offices

Description of Existing Land Use and/or Development: _____

Proposed Land Use and/or Development:

- NEW CONSTRUCTION
 REMODEL/REUSE EXISTING BUILDING
 OTHER General Offices

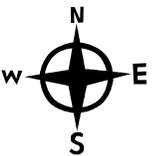
DESCRIPTION OF PROPOSED DEVELOPMENT OR LAND USE:

Entire Building will be used for Offices

Proposed time schedule for development and/or use of the property: Immediate

PETITIONER SIGNATURE David Washkoviak, VP FDL HBA

REZONING - 490 WEST ROLLING MEADOWS DRIVE



490 WEST ROLLING MEADOWS DRIVE

FRONT OF BUILDING



REAR OF BUILDING





REZONING

490 W ROLLING MEADOWS DRIVE

REZONE PROPERTY FROM M-1 TO O (OFFICE)

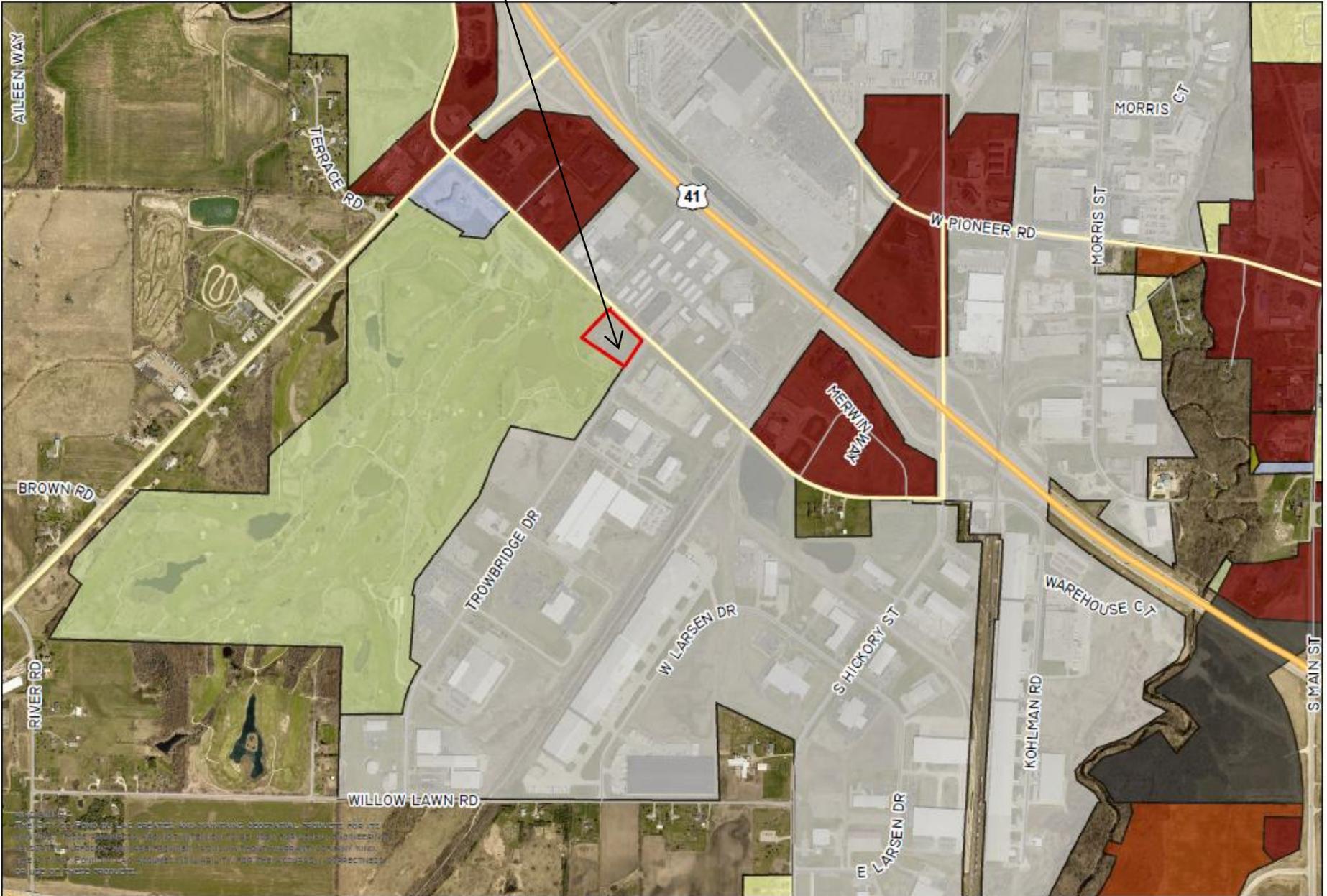
490 W ROLLING MEADOWS DRIVE - FDL-15-17-21-34-753-00

DRAWN BY: CCHURCHILL DATE: 11/20/2014

DEPARTMENT OF PUBLIC WORKS
ENGINEERING & TRAFFIC DIVISION

0 590 1180

1 INCH = 1,100 FEET
FOND DU LAC WISCONSIN
NAD 83, US SURVEY FEET



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CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: December 3, 2014

To: Plan Commission

From: Joellyn Dahlin, Principal Planner

Re: Request for Rezoning – 490 West Rolling Meadows Drive
Home Builders Association of Fond du Lac & Dodge Counties

Proposal: Rezone property from M-1 (Industrial) to O (Office)

Zoning: Site: M-1 (Industrial)
North: M-1
South: A (Agricultural)
East: M-1
West: A (Agricultural)

Land Use: Site: Home Builders Association Office
North: Hoerth Storage/Natural Stone Development
South: Rolling Meadows Golf Course
East: Natural Stone Development
West: Rolling Meadows Golf Course

Analysis

The rezoning proposal affects a 2.99-acre parcel of land located on West Rolling Meadows Drive at Trowbridge Drive. The property is the current site of the Home Builders Association office. A change of zoning from M-1 (Industrial) to O (Office) is proposed.

The subject property and five other properties on the west side of Trowbridge Drive were planned and developed for research facilities and certain office uses. At the time of development the properties were zoned M-3 (Planned Manufacturing and Office). Properties on the east side of Trowbridge Drive and along Rolling Meadows Drive were developed for traditional industrial/manufacturing uses and zoned as such.

The former M-3 (Planned Manufacturing and Office) zoning was eliminated with 2014 changes to the zoning code and consolidated with the neighboring M-1 zoning. The M-1 district is a general industrial district for manufacturing and similar uses. The M-1 district does not accommodate business and professional offices as a principal land use.

The rezoning request in part reflects the applicant's impending plan to sell the building and remain as a tenant when the new owner takes occupancy. The purpose of the rezoning request is to facilitate the continued use of the building for professional offices for multiple tenants.

Approval of the proposed change of zoning will not cause a drastic or noticeable change of a land use nor will it cause detriment to nearby uses. The proposed Office zoning designation is restrictive in allowable land uses and principally allows business and professional offices. Commercial businesses such as retail shops, restaurants, salons and similar uses are not permitted.

Favorable consideration of the rezoning proposal is recommended.

Recommendation

Community Development staff suggests that the Plan Commission recommend to the Council rezoning of the subject property from M-1 (Industrial) to O (Office).

PUBLIC NOTIFICATION
 Petition for Rezone 490 W Rolling Meadows Dr

Parcel Number	Mailing Address 1	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-21-34-751-00	90 TROWBRIDGE DR	FOND DU LAC	WI	54937	90 TROWBRIDGE DR
FDL-15-17-21-32-251-00	160 S MACY ST	FOND DU LAC	WI	54935	560 W ROLLING MEADOWS DR
FDL-15-17-21-43-501-00	74 HALBACH CT	FOND DU LAC	WI	54937	44 HALBACH CT
FDL-15-17-21-31-005-00	74 HALBACH CT	FOND DU LAC	WI	54937	98 HALBACH CT
FDL-15-17-21-34-753-00	490 W ROLLING MEADOWS DR	FOND DU LAC	WI	54937	490 W ROLLING MEADOWS DR
FDL-15-17-21-42-252-00	1336 HWY 124	HOSCHTON	GA	30548	449 W ROLLING MEADOWS DR
FDL-15-17-21-34-750-00	PO BOX 347	FOND DU LAC	WI	54936	30 TROWBRIDGE DR
FDL-15-17-21-42-254-00	30 TROWBRIDGE DRIVE	FOND DU LAC	WI	54936	481 W ROLLING MEADOWS DR
FDL-15-17-21-31-004-00	1188 WINCHESTER AVE	FOND DU LAC	WI	54935	507 W ROLLING MEADOWS DR

plan commission memorandum

Date: November 25, 2014
To: Plan Commission
From: Paul De Vries, City Engineer PDV
RE: 2015 Construction of Public Improvements

This petition was initiated by Paul De Vries, City Engineer. The proposed public improvements include construction of new curb and gutter as a part of the Clearwater Elimination Program, street reconstruction work. The location for special assessment of curb and gutter are:

- On Walker Street from W. Twelfth Street to S. Military Road
- On W. Twelfth Street from the west line of Walker Street to 120 feet east
- On Cedar Street from W. Twelfth Street to W. Ninth Street
- On W. Division Street from Brooke Street to Macy Street

The streets will be reconstructed to restore the considerable amount of trench excavation required as a result of the underground work that will take place. Affected property owners would be assessed pursuant to the normal assessment practices for this type of work. The assessment will be $\frac{1}{4}$ of the actual cost of curb and gutter construction per assessable front foot. Approval of a preliminary resolution is requested for work anticipated during the 2015 construction season.

Recommendation

Engineering and Community Development Department suggest a motion to recommend to the City Council approval of a preliminary resolution.

PETITION

CITY COUNCIL
FOND DU LAC, WISCONSIN

November 25, 2014

The undersigned petitioners, being owners of property herein described, respectfully request your honorable body to take such action as will cause the construction of:

- | | |
|--|---|
| <input type="checkbox"/> Sanitary Sewer Main | <input type="checkbox"/> Storm Sewer |
| <input type="checkbox"/> Sewer Laterals | <input type="checkbox"/> Grade and Gravel |
| <input type="checkbox"/> Water Main | <input checked="" type="checkbox"/> Curb and Gutter |
| <input type="checkbox"/> Water Lateral | <input type="checkbox"/> Permanent Type Pavement |
| <input type="checkbox"/> Street Lighting | <input type="checkbox"/> Sidewalk |

On Walker Street from W. Twelfth Street to S. Military Road
On W. Twelfth Street from the west line of Walker Street to 120 feet east
On Cedar Street from W. Twelfth Street to W. Ninth Street
On W. Division Street from Brooke Street to Macy Street

SIGNATURE OF OWNER(S) (Please sign in ink)	ADDRESS OF PROPERTY (If different than address of residence please state both – please print)	ADDRESS OF RESIDENCE (Please print)
 Paul De Vries, City Engineer Agent for City of Fond du Lac	160 South Macy Street Fond du Lac WI 54936-0150	

plan commission memorandum

Date: November 25, 2014
To: Plan Commission
From: Paul De Vries, City Engineer PDU
RE: 2015 Construction of Public Improvements

This petition was initiated by Paul De Vries, City Engineer. The proposed public improvements will upgrade West Eleventh Street to a standard urban street section. Construction improvements include: storm sewer, storm sewer laterals, grade & gravel, curb & gutter, permanent type pavement, sidewalk and driveway approaches, and street lighting. The location for this special assessment is:

On West Eleventh Street from Farwell Avenue to Hickory Street

West Eleventh Street is on the City's list of Unimproved Streets. As such, in accordance with the City Policies, residential properties adjacent to the project will be assessed an amount equal to 4% of their assessed property value. Non-residential properties would be assessed at a cost split of 50/50 between the City and the abutting non-residential properties.

The assessment will be the actual costs from the contractor's bid, distributed per assessable front foot of each property. Approval of a preliminary resolution is requested for work anticipated during the 2015 construction season.

Recommendation

Engineering and Community Development Department suggest a motion to recommend to the City Council approval of a preliminary resolution.

PETITION

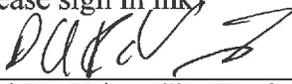
CITY COUNCIL
FOND DU LAC, WISCONSIN

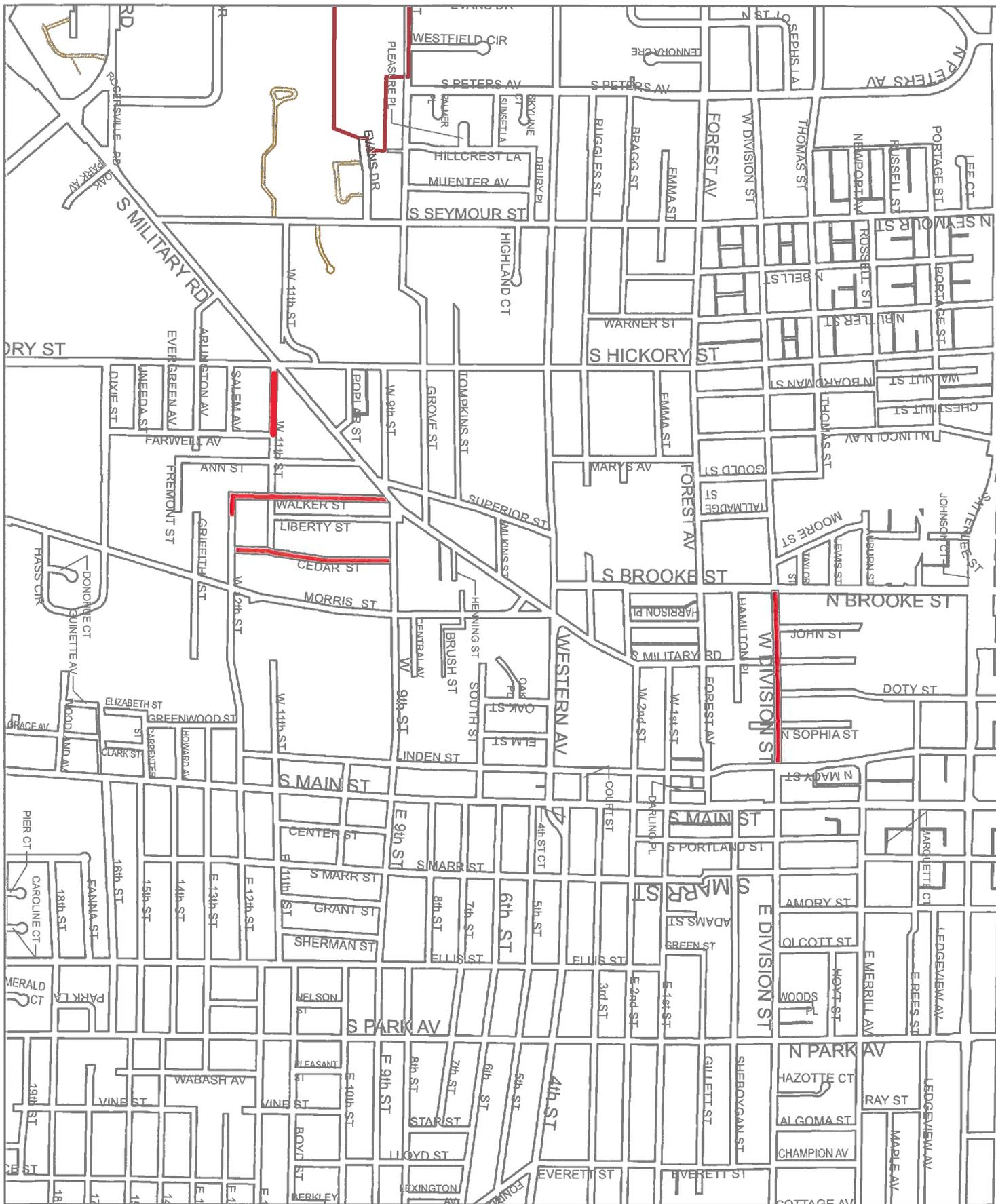
November 25, 2014

The undersigned petitioners, being owners of property herein described, respectfully request your honorable body to take such action as will cause the construction of:

- | | |
|---|--|
| <input type="checkbox"/> Sanitary Sewer Main | <input checked="" type="checkbox"/> Storm Sewer |
| <input checked="" type="checkbox"/> Sewer Laterals | <input checked="" type="checkbox"/> Storm Sewer Laterals |
| <input type="checkbox"/> Water Main | <input checked="" type="checkbox"/> Grade and Gravel |
| <input checked="" type="checkbox"/> Water Lateral | <input checked="" type="checkbox"/> Curb and Gutter |
| <input checked="" type="checkbox"/> Street Lighting | <input checked="" type="checkbox"/> Permanent Type Pavement |
| | <input checked="" type="checkbox"/> Sidewalk and Driveway Approach |

On W. Eleventh Street from Farwell Avenue to Hickory Street

SIGNATURE OF OWNER(S) (Please sign in ink)	ADDRESS OF PROPERTY (If different than address of residence please state both – please print)	ADDRESS OF RESIDENCE (Please print)
 Paul De Vries, City Engineer Agent for City of Fond du Lac	160 South Macy Street Fond du Lac WI 54936-0150	



ENGINEERING & TRAFFIC DIVISION

PLAN COMMISSION & CITY COUNCIL

2015 Proposed Street Improvements

DRAWN BY: PDEVRIES DATE: 11/25/2014

1" = 1,120 FT