

# PLAN COMMISSION AGENDA

May 18, 2015  
5:30 p.m.

**Meeting Rooms D & E**  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## **I. CALL TO ORDER**

- A. Attendance
- B. Declaration Quorum Present

## **II. ELECTION OF OFFICERS**

- A. Chairperson
- B. Vice-Chairperson

## **III. CONSENT AGENDA**

April 13, 2015 Minutes

## **IV. PUBLIC HEARING**

### ZONING UPON ANNEXATION

Effect: Zone annexed property R-1 (Single Family Residential)  
Location: W5702 Guindon Boulevard  
Initiator: Jack Knipple

## **V. ACTIONS**

### A. SPECIAL USE PERMIT

Effect: Install new ground sign with electronic message center.  
Location: 479 W Arndt Street  
Initiator: Flyway Signs on behalf of Parkside School

### B. SPECIAL USE PERMIT

Effect: Install a solar photovoltaic system for use by the property owner.  
Location: 320 County Road K  
Initiator: Congregation of Sisters of St. Agnes

C. SPECIAL USE PERMIT

Effect: Allow industrial-type land use(s) within an existing building  
on property zoned for business use.  
Location: 475 S Seymour Street  
Initiator: Jor-Mac & Empire Coatings

D. SPECIAL USE PERMIT

Effect: Auto Repair Shop  
Location: 513 S Military Road  
Initiator: Vickie Roberts

E. SPECIAL USE PERMIT

Effect: Construct new building for automotive dealership and repair  
shop.  
Location: 1217 W Scott Street  
Initiator: Daniel Frank

**VI. ADJOURN**

## PLAN COMMISSION MINUTES

April 13, 2015  
5:30 p.m.

**Meeting Room D**  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

### CALL TO ORDER

ROLL CALL: Present: Lee Ann Lorrigan  
Jordan Skiff  
David Washkoviak  
Sarah Van Buren

Absent: Hertha Longo  
Stan Ramaker  
Brent Schumacher  
Marilyn Zangl  
Nicole Wiese

Administrative Staff: Joellyn Dahlin, Principal Planner  
Paul DeVries, City Engineer

Chairperson Washkoviak declared a quorum present.

### CONSENT AGENDA

#### March 16, 2015 Minutes

Motion made by Commissioner Skiff to approve the March 16, 2015 minutes of the Plan Commission as presented.

Seconded by Commissioner Van Buren.

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

Carried.

### PUBLIC HEARING

#### ZONING CODE AMENDMENT

Effect: Revisions to Municipal Code Chapter 720-11, Accessory Buildings and Uses, to allow the keeping of honeybees in residential areas of the city.

Initiator: Community Development Director

Chairman Washkoviak declared the Public Hearing open. With no appearances, Chairman Washkoviak declared the Public Hearing closed.

Motion made by Commissioner Lorrigan to recommend to the City Council approval of the proposed zoning code amendment.

Seconded by Commissioner Van Buren.

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

Carried.

## **ACTIONS**

### ACQUISITION OF LAND

Effect: Land purchase of new right-of-way for the Walker Street reconstruction project.

Location: 401 S Military Road

Initiator: City Engineer

Motion made by Commissioner Van Buren to recommend to the City Council approval of the land acquisition.

Seconded by Commissioner Lorrigan.

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

Carried.

### ACQUISITION OF LAND

Effect: Approval of Relocation Order and Right-of-Way Plat for the purchase of new right-of-way and limited term easements for a Highway Safety Improvement Project on Rolling Meadows Drive

Location: 321 & 377 N Rolling Meadows Dr.

Initiator: City Engineer

Motion made by Commissioner Skiff to recommend to the City Council approval of the Relocation Order and Right-of-Way Plat.

Seconded by Commissioner Lorrigan.

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

Carried.

## **ADJOURN**

Motion made by Commissioner Van Buren to adjourn.

Seconded by Commissioner Skiff.

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

Carried.

Meeting adjourned at 5:45 p.m.

MARGARET HEFTER  
CITY CLERK

**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, May 18, 2015 in meeting rooms D & E of the City-County Government Center, 160 South Macy Street, at the request of Jack Knipple to zone property upon annexation to R-1, Single Family Residential District located at:

The property to be annexed is located at **W5702 Guindon Boulevard** (T09-15-17-99-BL-085-00) and is described as:

Lands located in part of the Boulevard Heights plat, located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 22, Town 15 North, Range 17 East, Town of Fond du Lac, Fond du Lac County, Wisconsin and being more particularly described as follows:

Commencing at the Southeast corner of Lot 87 of said Boulevard Heights plat, as recorded in Volume 7, Page 2 of Plats, Fond du Lac County Register of Deeds Office, and the Point of Beginning for this description; thence Westerly along the South line of said Lot 87, which is also the North line of Lot 63, a distance of 85 feet more or less to the Southwest corner of said Lot 87; thence Northerly along the West line of said Lot 87, which is also the East line of Lot 86, and its Northerly extension a distance of 205 feet more or less to the center line of Guindon Boulevard; thence Easterly along said centerline of Guindon Boulevard a distance of 85 feet more or less to the Northerly extension of the East line of said Lot 87; thence Southerly along the East line of said Lot 87, its Northerly extension, which is also the Westerly right of way line of Ellis Street, a distance of 205 feet to the Southeast corner of said Lot 87 and the Point of Beginning.

The land described above contains 0.400 acres (17,425 square feet).

End of Description.

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.

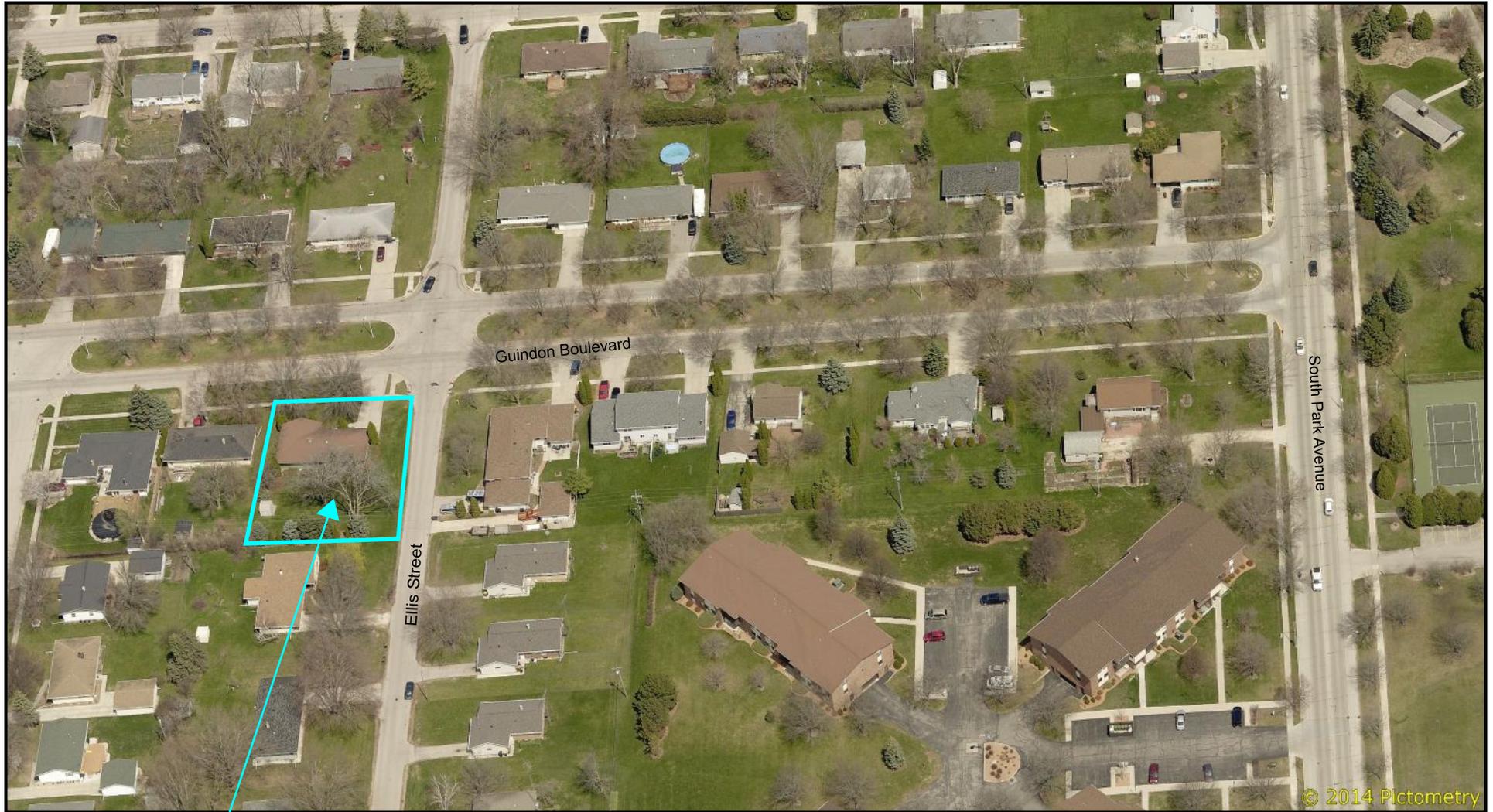
Dated this 27th day of April, 2015

MARGARET HEFTER  
City Clerk

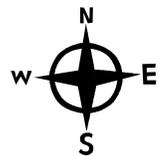
Published: May 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup>, 2015

# ZONING UPON ANNEXATION

W5702 Guindon Boulevard

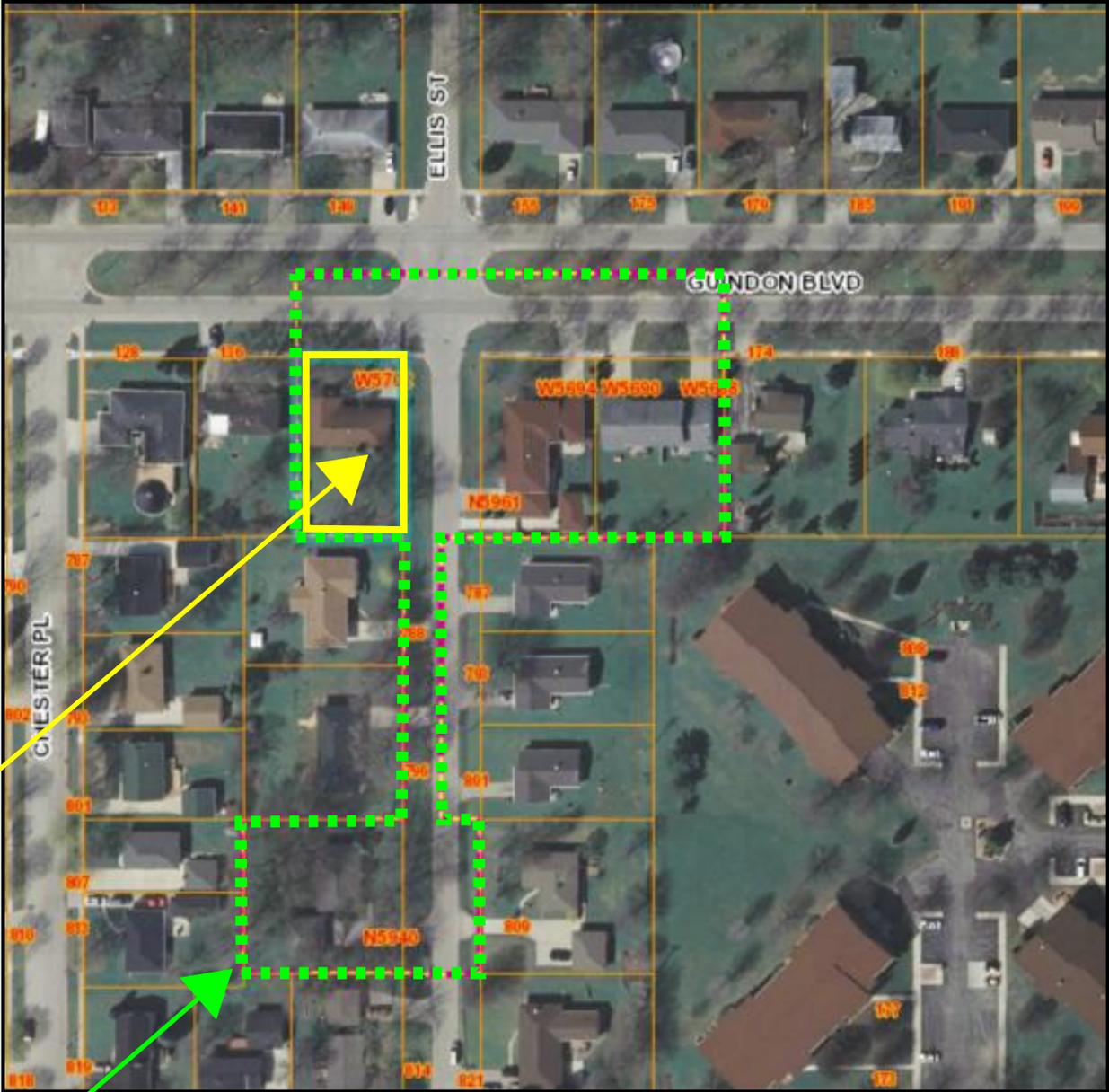


SITE

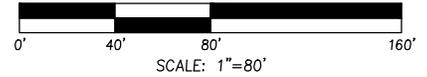


# ANNEXATION

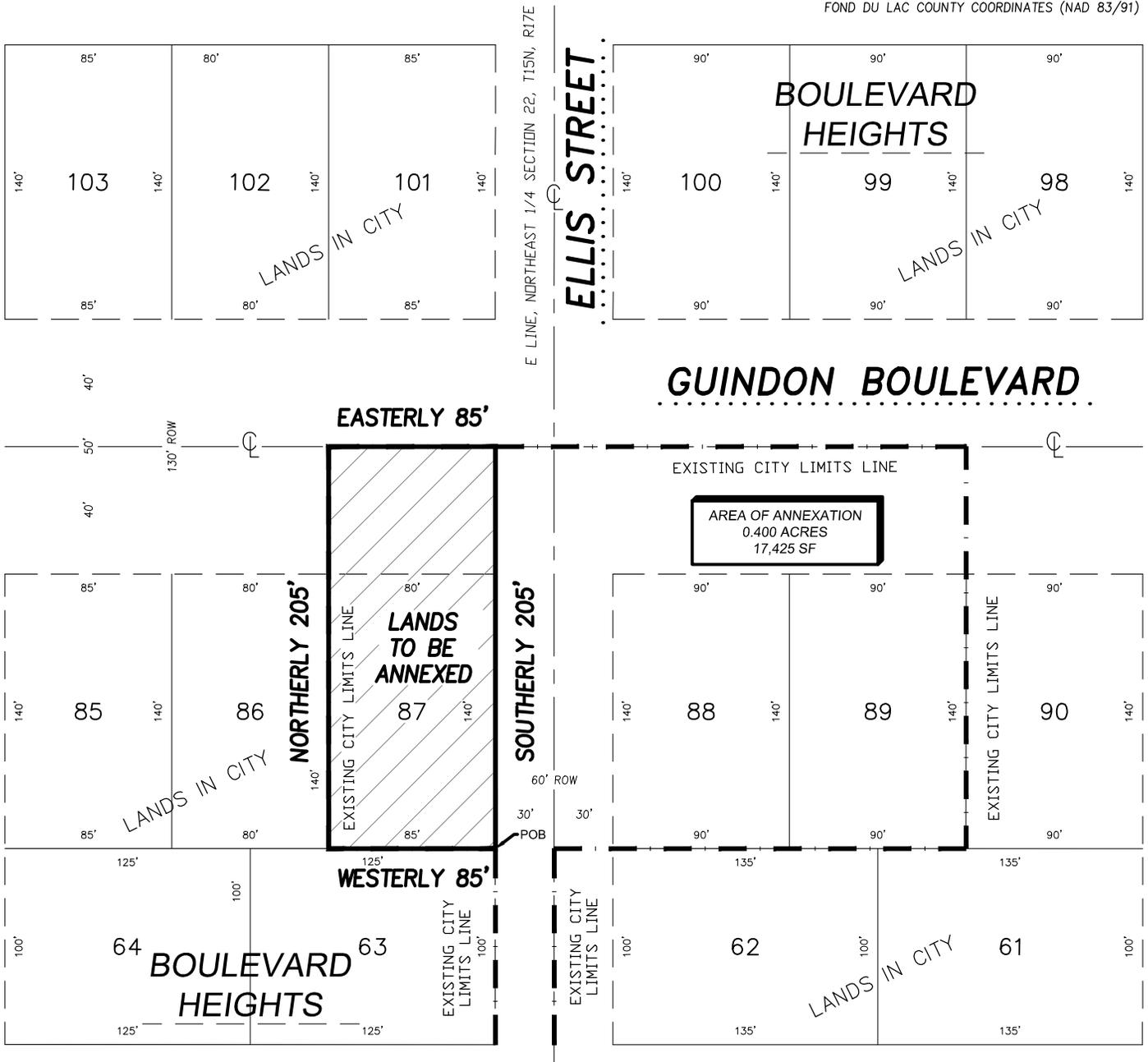
W5702 Guindon Boulevard



FOR LANDS LOCATED IN PART OF  
 THE BOULEVARD HEIGHTS PLAT  
 LOCATED IN THE SE ¼ OF THE NE ¼ OF  
 SECTION 22, T15N, R17E, TOWN OF FOND DU LAC,  
 FOND DU LAC COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE E LINE OF THE  
 NE ¼ OF SECTION 22, T15N - R17E  
 KNOWN AS N00°00'16"E  
 FOND DU LAC COUNTY COORDINATES (NAD 83/91)



SHEET 1 OF 2 SHEETS

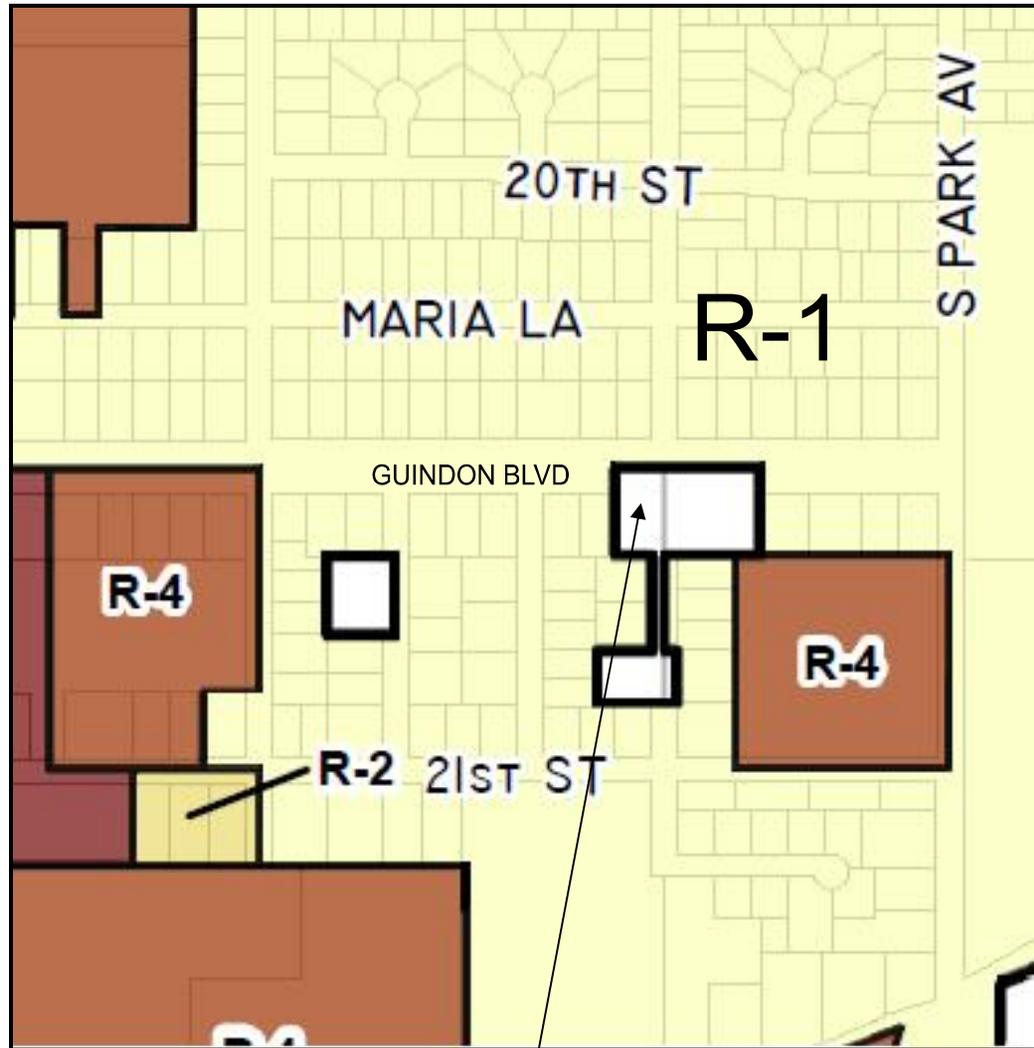
DRAWN BY: MPB  
 DATE: 4/13/15  
 REVISION BY: -  
 DATE: -  
 ACAD FILE: GUINDON BLVD - W5702.dwg

**EXHIBIT A**  
**GUINDON BLVD ANNEXATION MAP**



DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING & TRAFFIC DIVISION  
 CITY OF FOND DU LAC, WISCONSIN  
 PHONE: 920-322-3470  
 FAX: 920-322-3471

# ZONING UPON ANNEXATION – W5702 Guindon Boulevard



RECOMMENDED ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** May 13, 2015

**To:** Plan Commission

**From:** Joellyn Dahlin, Principal Planner

**Re:** Zoning Upon Annexation – **W5702 Guindon Boulevard**

**Applicant:** Jack Knipple

**Request:** Zone land to be annexed R-1 (Single Family Residential)

**Zoning:** Site: Residential (Town of Fond du Lac)  
North: R-1(Single Family Residential)  
South: R-1  
East: Residential (Town of Fond du Lac)  
West: R-1

**Land Use:** Site: Single Family Residence  
North: Single Family Residence  
South: Single Family Residence  
East: Two-Family Residence  
West: Single Family Residence

## **Analysis**

The property to be annexed is a single family lot at the southwest corner of Guindon Boulevard and Ellis Street. The Plan Commission is charged with the task of determining appropriate zoning for the property when it is annexed to the City of Fond du Lac. A designation of R-1 (Single Family Residential) is proposed upon annexation.

The property is situated in a neighborhood of single family development. The proposed zoning designation of R-1 reflects the residential zoning of adjacent properties and it reflects the land use goals of the Comprehensive Plan for single family residential use.

## **Recommendation**

Community Development staff suggests that the Plan Commission recommend to the City Council a zoning designation of R-1 upon annexation of the subject property.

## PUBLIC NOTIFICATION

Zoning Upon Annexation W5702 Guindon Boulevard

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-22-14-777-00	133 GUINDON BLVD	133 GUINDON BLV	FOND DU LAC	WI	54935
FDL-15-17-23-23-567-00	787 ELLIS ST	15 N MARR ST	FOND DU LAC	WI	54935
FDL-15-17-23-23-568-00	793 ELLIS ST	15 N MARR ST	FOND DU LAC	WI	54935
FDL-15-17-23-23-503-00	155 GUINDON BLVD	155 GUINDON BLV	FOND DU LAC	WI	54935
FDL-15-17-22-14-778-00	141 GUINDON BLVD	141 GUINDON BLV	FOND DU LAC	WI	54935
FDL-15-17-23-23-504-00	175 GUINDON BLVD	175 GUINDON BLV	FOND DU LAC	WI	54935
T09-15-17-99-BL-085-00	W5702 GUINDON BLVD	W5702 GUINDON BLV	FOND DU LAC	WI	54935
T09-15-17-99-BL-095-00	W5690 GUINDON BLVD	365 CLEVELAND ST	MENASHA	WI	54952
FDL-15-17-22-14-781-00	796 ELLIS ST	209 AUTEN CIR	MT HOLLY	NC	28120
FDL-15-17-22-14-779-00	149 GUINDON BLVD	149 GUINDON BLVD	FOND DU LAC	WI	54935
T09-15-17-99-BL-090-00	W5694 GUINDON BLVD	W5694 GUINDON BLV	FOND DU LAC	WI	54935
FDL-15-17-22-14-790-00	128 GUINDON BLVD	128 GUINDON BLV	FOND DU LAC	WI	54935
FDL-15-17-22-14-780-00	136 GUINDON BLVD	136 GUINDON BLV	FOND DU LAC	WI	54935
FDL-15-17-22-14-780-02	788 ELLIS ST	788 ELLIS ST	FOND DU LAC	WI	54935
FDL-15-17-22-14-789-00	787 CHESTER PL	767 CHESTER PL	FOND DU LAC	WI	54935

CITY OF FOND DU LAC  
**ZONING PETITION – SPECIAL USE PERMIT**



PROPERTY ADDRESS: 479 W. Arndt Street

Tax Key Number if vacant land: \_\_\_\_\_

Petitioner: Lauren Herlache N5528 Miranda Way  
(Name) (Address)

Petitioner Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner: Fond du Lac School District 72 W. 9th St.  
(If not the same as Petitioner) (Name) (Address)

Filing on behalf of Stacey Buchholz, Principal

Property zoning classification:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> R-1 (Single Family Residential)   | <input type="checkbox"/> C-1 (Central Business District) | <input 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)                  |
| <input type="checkbox"/> S (Shoreland Overlay District)               |  |  |
| <input type="checkbox"/> EB-O (East Branch Overlay District)          |  |  |
| <input type="checkbox"/> WHP-O (Wellhead Protection Overlay District) |  |  |
| <input type="checkbox"/> DD-O (Downtown Design Overlay District)      |  |  |

**Existing Land Use and/or Development:**

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OTHER Elementary School

**Description of Existing Land Use and/or Development:**

Elementary School

**Proposed Land Use and/or Development:**

- NEW CONSTRUCTION
- REMODEL/REUSE EXISTING BUILDING
- OTHER Sign with electronic message center

**DESCRIPTION OF PROPOSED DEVELOPMENT OR LAND USE:**

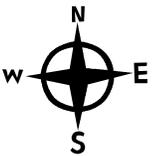
Lighted ground sign with electronic message center.  
Please see attached layout for sizes and design.

Proposed time schedule for development and/or use of the property: Summer 2015

PETITIONER SIGNATURE Herlache



LOCATION OF EXISTING SIGN  
(LOCATION OF PROPOSED REPLACEMENT SIGN)



EXISTING SIGN



# Street View – Parkside School

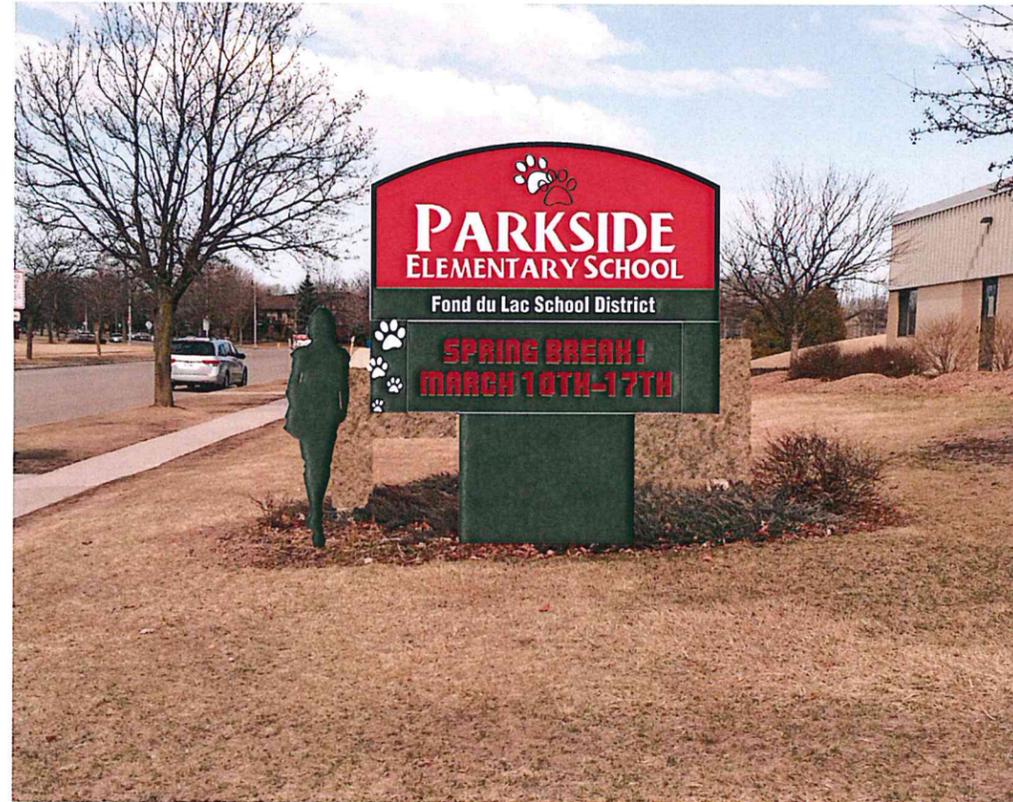
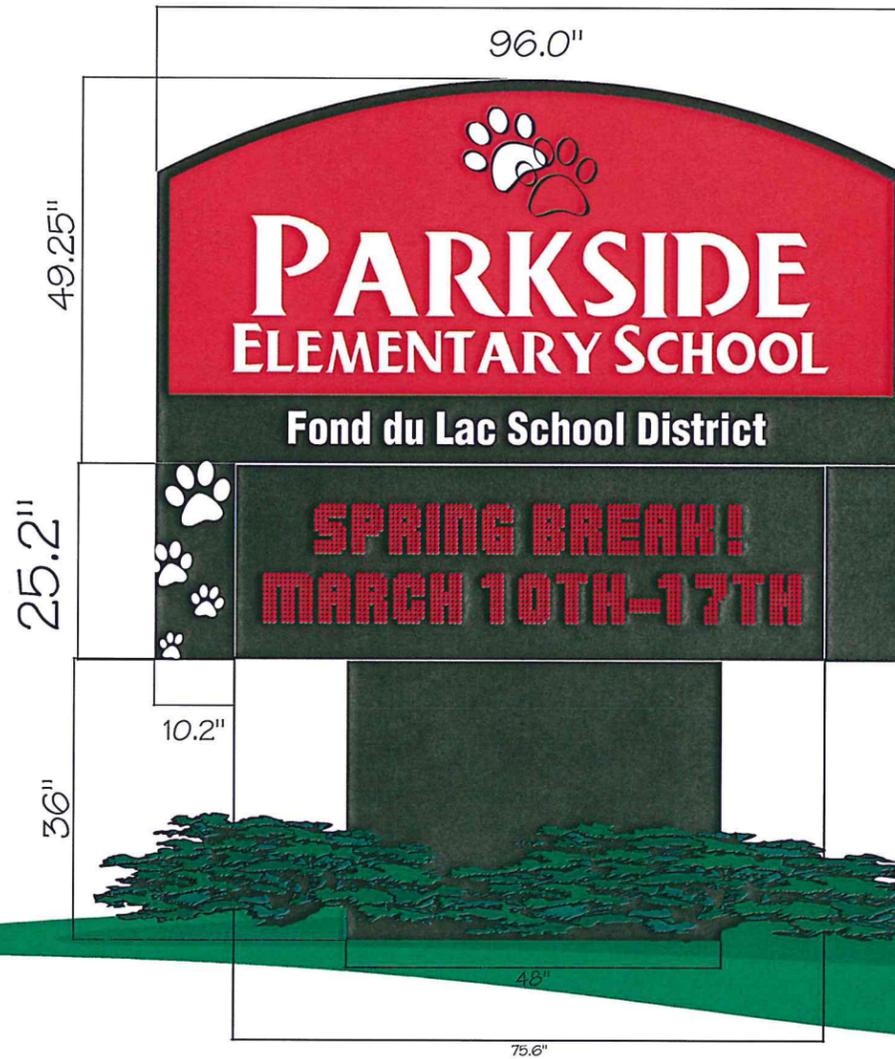


EXISTING GROUND SIGN

## Aerial Sign Location – Parkside Elementary

- Placement of new sign will be in same location as the current sign
- 11 ft setback from sidewalk to edge of sign





*Specifications*

- Qty 1 Lighted Ground Sign
- Colors: Red, White, Black
- Face will be 3/16" acrylic w/Translucent Vinyl Graphics
- Double-Sided

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/2015

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A DIVISION OF FLYWAY INC.



921-7181  
1-800-201-7553  
Fax: (920) 921-8129 • e-mail: info@flywaysigns.com  
N5528 Miranda Way, Fond du Lac, WI 54937  
www.flywaysigns.com



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CUSTOMER REPRESENTATIVE: Dan	CUSTOMER: Fond Du Lac School
DRAWN BY: Becca	DRWN DATE: 04.28.2015
DRAWN FILE NAME: 38430 Parkside Option 1	DRWN REV#: 2
PROJECT DESCRIPTION: Layout for approval	SCALE: NTS

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** May 13, 2015

**To:** Plan Commission

**From:** Joellyn Dahlin, Principal Planner

**Re:** Special Use Permit – **479 West Arndt Street**

**Applicant:** Flyway Signs o/b/o Parkside School

**Request:** Install electronic message center sign in residential zoning district.

**Zoning:**

Site:	R-1 (Single Family Residential)
North:	R-1
South:	O (Office) and C-2 (General Business)
East:	R-1
West:	R-1

**Land Use:**

Site:	Parkside Elementary School
North:	Adelaide Park
South:	Masonic Lodge/Assisted Living Residence
East:	Adelaide Park
West:	Adelaide Park

Analysis
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Parkside Elementary School is located on West Arndt Street near the intersection of North Bell. Adelaide Park borders the 3.39-acre school site to the north, east and west. An existing ground sign in front of the school identifies the property. Replacement of the sign to include an electronic message center is proposed. Consideration of a special use permit is required for the electronic message center sign because the property is located in a residential district.

Schools are located in residential areas and are generally surrounded by single family homes and other residential uses. Because of these circumstances, signage is significantly limited to protect the integrity of the neighborhood. The special use permit requirement recognizes that an electronic sign could be suitable in some instances, depending on the property location, development circumstances and surrounding uses.

The existing sign for the school is located west of the sidewalk that leads to the main entrance of the building. The sign is 11 feet from the front property line and is opposite the intersection of North Bell Street. The sign is sited perpendicular to the building for visibility to traffic in both directions of West Arndt Street. The sign is 6.25 feet height and 40 square feet in area. The sign is not lighted.

The proposed sign is an illuminated monument-type sign 9.20 feet high. The sign area (59.8 square feet) includes the monument base, the sign text, and the electronic message center. The electronic message center measures 2.1' x 6.3' and comprises 28 percent of the sign face. The area of the electronic message center is significantly less than permitted (50%).

The location of Parkside School is not typical of most schools in the city because it borders commercially zoned properties and is in an area of mixed land uses. Adjacent properties that are zoned for business use could use an electronic message center without special approval other than a sign permit.

The location of the new sign in the same location of the existing sign, and the curve in the roadway of Arndt Street, presents a situation where the electronic message center sign would not directly face any nearby residential uses and it would not be in a direct line of sight with any residential uses. Reflective of the property circumstances and the proposed location of the sign, approval of the special use permit would not create a negative impact on any nearby land use.

### **Recommendation**

Community Development staff suggests a motion to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. Sign illumination – including the electronic message center – shall be programmed to reduce intensity between the hours of 9:00 p.m. and 7:00 a.m.
2. Operation of the electronic message center shall comply with regulations for message timing and use. Blinking, flashing, and animated messages and graphics are prohibited.
3. Use of the sign shall relate to events and functions of the school. Use of the sign for unrelated uses and activities, and commercial business purposes is not permitted.

## PUBLIC NOTIFICATION

Special Use Permit  
Parkside Elementary School

Parcel Number	Mailing Address 1	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-09-14-764-00	N8389 SALES RD	VAN DYNE	WI	54979	248 N HICKORY ST
FDL-15-17-09-11-028-00	PO BOX 150	FOND DU LAC	WI	54936	350 N HICKORY ST
FDL-15-17-09-14-750-00	PO BOX 150	FOND DU LAC	WI	54936	0 W ARNDT ST
FDL-15-17-09-11-029-00	PO BOX 150	FOND DU LAC	WI	54936	0 N SEYMOUR ST
FDL-15-17-09-14-753-00	PO BOX 150	FOND DU LAC	WI	54936	0 W ARNDT ST
FDL-15-17-09-14-756-00	PO BOX 150	FOND DU LAC	WI	54936	285 N SEYMOUR ST
FDL-15-17-09-14-763-01	42 BRENTWOOD LN	APPLETON	WI	54915	478 W ARNDT ST
FDL-15-17-09-14-754-00	500 W ARNDT ST	FOND DU LAC	WI	54935	500 W ARNDT ST
FDL-15-17-09-14-751-00	72 W 9TH ST	FOND DU LAC	WI	54935	479 W ARNDT ST
FDL-15-17-09-14-763-02	PO BOX 144	HORICON	WI	53032	
FDL-15-17-09-14-773-01	PO BOX 144	HORICON	WI	53032	244 N BUTLER ST
FDL-15-17-09-14-761-00	333 N PETERS AVE	FOND DU LAC	WI	54935	0 N BELL ST
FDL-15-17-09-14-774-01	3609 70TH ST CT	MOLINE	IL	61265	241 N BELL ST

CITY OF FOND DU LAC  
**ZONING PETITION – SPECIAL USE PERMIT**



PROPERTY ADDRESS: 320 County Road K, Fond du Lac, WI 54937

Tax Key Number if vacant land: 15-18-07-24-999-00

Petitioner: Congregation of Sisters of St. Agnes, 320 County Road K, Fond du Lac, WI 54937  
(Name) (Address)

Petitioner Phone Number: [REDACTED]

Email Address: [REDACTED]

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

**Property zoning classification:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> R-1 (Single Family Residential)   | <input type="checkbox"/> C-1 (Central Business District) | <input 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 checked="" type="checkbox"/> (Agricultural)         |
| <input type="checkbox"/> S (Shoreland Overlay District)               |  |  |
| <input type="checkbox"/> EB-O (East Branch Overlay District)          |  |  |
| <input type="checkbox"/> WHP-O (Wellhead Protection Overlay District) |  |  |
| <input type="checkbox"/> DD-O (Downtown Design Overlay District)      |  |  |

**Existing Land Use and/or Development:**

- RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL  
 OTHER agriculture

**Description of Existing Land Use and/or Development:**

Leased to a farmer

**Proposed Land Use and/or Development:**

- NEW CONSTRUCTION  
 REMODEL/REUSE EXISTING BUILDING  
 OTHER \_\_\_\_\_

**DESCRIPTION OF PROPOSED DEVELOPMENT OR LAND USE:**

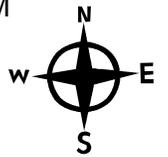
In keeping with the Congregation's commitment to care of Earth and preservation of the environment, we are planning to install a solar photovoltaic system. The system has a capacity of 246kW and the ability to generate over 320,000 kWh annually. There will be 880 solar panels located on our farmland. The system will provide our motherhouse with 50% of our current energy needs.

Proposed Time Schedule: June 1 through August 1, 2015

Petitioner Signature: S. Nurtha Longo, CSA, Treasurer



GENERAL LOCATION OF SOLAR ARRAY SYSTEM



# Fond du Lac County, WI



Parcel Number	FDL-15-18-07-12-499-00	Site Address	400 COUNTY ROAD K
Owner(s)	CONGREGATION OF SISTERS OF ST AGNES	All Addresses	All Addresses
Mailing Address 1	ATTN: SISTER HERTHA	Municipality Code	20226
Mailing Address 2	320 COUNTY ROAD K	Municipality	CITY OF FOND DU LAC
Mailing City	FOND DU LAC	Acres	25.2000
Mailing State	WI	Legal Description	Refer to the source document for actual legal description. SEC 7-15-18, PART OF NW1/4 NE1/4 EXC CSM #1647 V9-147 AND EXC THOSE PORTIONS DEDICATED TO THE PUBLIC.
Mailing Zip	54937		

*Disclaimer: The information displayed on this map was obtained from the Fond du Lac County Geographic Information System (GIS) and is intended to be used as a reference only. Fond du Lac County assumes no liability for the accuracy of this map or any use or misuse of its content. If you discover any discrepancies on this map please contact the Land Information Department.*

Map Scale  
**1 inch = 234 feet**  
 4/9/2015



LOCATION OF SOLAR PANELS

## SOLAR PANEL ARRAY



## SOLAR PANEL RACKING INSTALLATION



# ***CITY OF FOND DU LAC - Memorandum***

---

Department of Community Development

**Date:** May 13, 2015

**To:** Plan Commission

**From:** Joellyn Dahlin, Principal Planner

**Re:** Special Use Permit – **320 County Road K**

**Applicant:** Congregation of Sisters of St. Agnes

**Request:** Install solar photovoltaic system.

**Zoning:** Site: R-1 (Single Family Residential) & A (Agriculture)  
North: R-1  
South: A  
East: R-1  
West: A

**Land Use:** Site: Undeveloped Land  
Congregation of Sisters of St. Agnes Motherhouse  
St. Joseph Springs Cemetery  
Hospice Home of Hope  
North: Future Park  
South: Maintenance Building/Baseball Field/Athletic Track  
East: County Road K/Single Family Residences  
West: Undeveloped Land/USH 151

Analysis
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The subject property is a 25-acre parcel of land owned by the Congregation of Sisters of St. Agnes. Existing development includes the Motherhouse, Hospice Home of Hope, and the St. Joseph Springs Cemetery. The installation of a Solar Photovoltaic system is proposed. Alternate energy installations require a special use permit.

Solar Photovoltaics is a technology that converts sunlight into electricity. The direct conversion of sunlight to electricity occurs without any moving parts or environmental emissions during operation. The size of the solar array depends on a number of factors including the amount of electricity used, peak electricity demand, and the amount of sunlight at the site. Photovoltaic modules should be oriented between southeast and southwest; modules generally need an unobstructed view of the sun all of the year.

The proposed solar photovoltaic system reflects the Congregation of Sisters of St. Agnes commitment to care of the earth and preservation of the environment. The proposed system would be located in the vicinity of the Motherhouse on County Highway K (north of State Highway 23). The general location of the system is 200 feet west of the Motherhouse. The system would be significantly removed from adjacent roadways and nearby development; the distance to USH 151 is approximately one-half mile and the distance to State Highway 23 is approximately one-quarter mile. The Motherhouse provides a visual buffer for the nearest residence which is located on the east side of County Road K, a distance of more than 1200 feet east of the proposed installation.

The photovoltaic system is composed of a grouping of solar arrays. The footprint of the solar panel array covers an area of 160'x320'. The proposed system includes 880 solar panels arranged in eight rows. The spacing between each row is 40 feet. The overall height of an array at its highest point is 9 feet. The system would provide the Motherhouse with fifty percent of its current energy needs.

The purpose of a special use permit is to ensure the careful consideration of land use concerns. The proposed system requires significant land area and sunlight exposure. The property uniquely can accommodate the proposed system because of its large undeveloped land area. In consideration of the location of the property on the fringe of the City and bordered distantly by two highways, the size of the property, the location of the installation within the total site area, and the significant separation from nearby land uses, approval of the special use permit would be reasonable.

<b>Recommendation</b>
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Community Development staff suggests a motion to recommend to the City Council approval of the Special Use Permit as submitted.

**PUBLIC NOTIFICATION**  
**SPECIAL USE PERMIT - 320 COUNTY ROAD K**

Parcel Number	Mailing Address 1	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-18-06-34-783-00	1465 HUNTER AVE	FOND DU LAC	WI	54937	1465 HUNTER AVE
FDL-15-18-06-43-552-00	160 S MACY ST	FOND DU LAC	WI	54936	0 HUNTER AVE
FDL-15-18-07-11-002-00	320 COUNTY ROAD K	FOND DU LAC	WI	54937	330 COUNTY ROAD K
FDL-15-18-07-11-003-00	320 COUNTY ROAD K	FOND DU LAC	WI	54937	363 COUNTY ROAD K
FDL-15-18-07-11-008-01	320 COUNTY ROAD K	FOND DU LAC	WI	54937	400 COUNTY ROAD K
FDL-15-18-07-11-009-00	320 COUNTY ROAD K	FOND DU LAC	WI	54937	0 COUNTY ROAD K
FDL-15-18-07-12-499-00	320 COUNTY ROAD K	FOND DU LAC	WI	54937	400 COUNTY ROAD K
FDL-15-18-07-13-502-00	320 COUNTY ROAD K	FOND DU LAC	WI	54937	320 COUNTY ROAD K
FDL-15-18-07-24-751-00	320 COUNTY ROAD K	FOND DU LAC	WI	54937	
FDL-15-18-07-24-999-01	320 COUNTY ROAD K	FOND DU LAC	WI	54937	0 E JOHNSON ST
FDL-15-18-07-24-999-01	320 COUNTY ROAD K	FOND DU LAC	WI	54937	0 E JOHNSON ST
FDL-15-18-07-24-999-01	320 COUNTY ROAD K	FOND DU LAC	WI	54937	0 E JOHNSON ST
FDL-15-18-07-24-999-01	320 COUNTY ROAD K	FOND DU LAC	WI	54937	0 E JOHNSON ST
T08-15-18-99-HV-080-00	W4720 STATE ROAD 23	FOND DU LAC	WI	54937	W4720 STATE ROAD 23
FDL-15-18-07-11-005-00	407 COUNTY ROAD K	FOND DU LAC	WI	54937	407 COUNTY ROAD K
FDL-15-18-06-34-785-00	1464 HUNTER AVE	FOND DU LAC	WI	54937	1464 HUNTER AVE
FDL-15-18-06-34-777-00	1449 HUNTER AVE	FOND DU LAC	WI	54937	1449 HUNTER AVE
FDL-15-18-06-43-551-00	1474 HUNTER AVE	FOND DU LAC	WI	54937	1474 HUNTER AVE
FDL-15-18-07-11-004-00	395 COUNTY ROAD K	FOND DU LAC	WI	54937	395 COUNTY ROAD K
FDL-15-18-06-34-787-00	1448 HUNTER AVE	FOND DU LAC	WI	54937	1448 HUNTER AVE
FDL-15-18-06-34-786-00	1456 HUNTER AVE	FOND DU LAC	WI	54937	1456 HUNTER AVE
FDL-15-18-06-43-550-00	1484 HUNTER AVE	FOND DU LAC	WI	54937	1484 HUNTER AVE
FDL-15-18-06-43-549-00	1492 HUNTER AVE	FOND DU LAC	WI	54937	1492 HUNTER AVE
FDL-15-18-06-34-784-00	1466 HUNTER AVE	FOND DU LAC	WI	54937	1466 HUNTER AVE
FDL-15-18-06-44-757-00	456 COUNTY ROAD K	FOND DU LAC	WI	54937	456 COUNTY ROAD K
FDL-15-18-06-34-782-00	1479 HUNTER AVE	FOND DU LAC	WI	54937	1479 HUNTER AVE
FDL-15-18-07-24-750-00	255 COUNTY ROAD K	FOND DU LAC	WI	54937	
FDL-15-18-07-13-500-00	255 COUNTY ROAD K	FOND DU LAC	WI	54937	0 COUNTY ROAD K
FDL-15-18-07-13-501-00	255 COUNTY ROAD K	FOND DU LAC	WI	54937	0 COUNTY ROAD K
FDL-15-18-07-14-751-00	255 COUNTY ROAD K	FOND DU LAC	WI	54937	255 COUNTY ROAD K
FDL-15-18-07-14-752-00	255 COUNTY ROAD K	FOND DU LAC	WI	54937	0 COUNTY ROAD K
T08-15-18-07-14-003-00	944 VANDERPARREN WAY	GREEN BAY	WI	54304	W4694 STATE ROAD 23
T08-15-18-07-14-004-00	944 VANDERPERREN WAY	GREEN BAY	WI	54304	W4690 STATE ROAD 23
T08-15-18-07-14-005-00	944 VANDERPARREN WAY	GREEN BAY	WI	54304	W4684 STATE ROAD 23
T08-15-18-07-14-006-00	944 VANDERPARREN RD	GREEN BAY	WI	54304	W4666 STATE ROAD 23
T08-15-18-99-HV-090-00	944 VANDERPERREN WAY	GREEN BAY	WI	54304	W4708 STATE ROAD 23
T08-15-18-99-HV-100-00	944 VANDERPERREN WAY	GREEN BAY	WI	54304	W4702 STATE ROAD 23
T08-15-18-07-09-001-00	5350 W 78TH ST	EDINA	MN	55439	
T08-15-18-07-14-002-00	W4698 STATE ROAD 23	FOND DU LAC	WI	54937	W4698 STATE ROAD 23
T08-15-18-07-14-001-00	605 STOW ST	FOND DU LAC	WI	54935	
T08-15-18-07-09-003-00	605 STOW ST	FOND DU LAC	WI	54935	

CITY OF FOND DU LAC  
**ZONING PETITION – SPECIAL USE PERMIT**



PROPERTY ADDRESS: 475 S. SEYMOUR, FDL

Tax Key Number if vacant land: \_\_\_\_\_

Petitioner: JOR-MAC & EMPIRE COATINGS 155 E. MAIN LOWIRA  
(Name) (Address) WI 53048

Petitioner Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner: LKS PROPERTIES I, LLC 155 EAST MAIN, LOWIRA WI 53048  
(If not the same as Petitioner) (Name) (Address)

(PENDING PURCHASE)  
IN JUNE 2015  
RE DATA SHEET  
ATTACHED

**Property zoning classification:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> R-1 (Single Family Residential)              | <input type="checkbox"/> C-1 (Central Business District)            | <input type="checkbox"/> M-1 (Industrial)                  |
| <input type="checkbox"/> R-2 (Two-Family Residential)                 | <input checked="" 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)                  |
| <input type="checkbox"/> S (Shoreland Overlay District)               |   |  |
| <input type="checkbox"/> EB-O (East Branch Overlay District)          |   |  |
| <input type="checkbox"/> WHP-O (Wellhead Protection Overlay District) |   |  |
| <input type="checkbox"/> DD-O (Downtown Design Overlay District)      |   |  |

**Existing Land Use and/or Development:**

- RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL  
 OTHER \_\_\_\_\_

**Description of Existing Land Use and/or Development:**

APPROXIMATELY 80,000 SQ FT OF INDUSTRIAL, WAREHOUSING AND OFFICE SPACE

**Proposed Land Use and/or Development:**

ON 7.5 ACRES

- NEW CONSTRUCTION  
 REMODEL/REUSE EXISTING BUILDING  
 OTHER \_\_\_\_\_

**DESCRIPTION OF PROPOSED DEVELOPMENT OR LAND USE:**

THE JOR-MAC COMPANY (A METAL FABRICATOR) AND EMPIRE COATINGS (A POWDER PAINTER) WISH TO CONDUCT OPERATIONS AT 475 S. SEYMOUR ST FURTHERMORE OTHER POSSIBLE AND SIMILAR TENANTS WILL BE PURSUED

Proposed time schedule for development and/or use of the property: JUNE 2015

PETITIONER SIGNATURE [Signature] CEO JOR-MAC



## 475 S. Seymour Street

\$1,650,000

For Sale or Partial Lease - 90,000+ space located on 7.67 acres in Fond du Lac, WI. Building consists of 30,000+ sq.ft. of updated office space and 55,000+ sq.ft. of industrial/warehouse space. 9 cranes throughout. HVAC in entire building. Fully sprinkled with 2 dock doors w/levelers and 2 overhead doors. Reinforced concrete floors with heavy industrial power & electric. Exceptionally large parking lot for 250+ cars easily sold off for desirable out lots. Presently 22,000 sq.ft. are leased out providing good income for future owner. Confidential lease terms available to qualified buyers.

- HVAC in all parts of building. Climate controlled manufacturing area.
- Building was constructed from 1960-1980s
- Fully Sprinkled
- Reinforced Concrete Floor Structure
- Two 12x14 Dock Doors w/locks & levelers & two 14x14 Overhead Doors
- Zoned Manufacturing



475 S. Seymour Street, Fond du Lac, WI

Price:	\$1,650,000
Building Size:	90,000 SF
Price/SF:	\$18.33
Property Type:	Industrial
Property Sub-type:	Manufacturing
Property Use Type:	Vacant/Owner-User
Commission Split:	2.4%
No. Stories:	4
Year Built:	1960
Clear Ceiling Height:	23 ft.



# 475 S. Seymour Street Fond du Lac, WI 54935

## Property Specifications

Price	\$1,650,000
Building Size	90,000+ square feet
Site Size	7.67 acres
Age	Building was constructed in various stages from 1690 to the early 1980's
Parking	252+ stalls, paved
Dock Doors	Two 12' x 14' w/docks and levelers
Overhead Doors	Two 14' x 14'
Cranes	9
Ceiling Heights	See Floor Plan
Furnace	Furnaces for 1 <sup>st</sup> and 3 <sup>rd</sup> floors were replaced in July 2008
HVAC System	Entire manufacturing area: climate controlled 1 <sup>st</sup> and 3 <sup>rd</sup> floors: forced air heating/cooling 2 <sup>nd</sup> and 4 <sup>th</sup> floors: water heating/cooling
Lighting	Office areas – Florescent (T12) Warehouse area – Metal Halide (400 watt fixtures)
Power/Electrical	Heavy Industrial
Fire Protection	Fully sprinkled (w/exception of LAN Room and Telephone Room)
Construction Quality	Good
Exterior Construction	Steel/Masonry, metal siding
Roof Structure	Built-up rubber membrane East section over shop was resurfaced September 2009
Floor Structure	Reinforced Concrete
2013 Taxes	\$30,782
Zoning	Manufacturing
Tax Parcel #	FDL-15-17-16-44-765-00

# 475 S. Seymour Street Fond du Lac, WI 54935

<b>Office Areas</b>	AREA	SQUARE FOOTAGE	NOTES
	Ground Floor	3,792	
	2 <sup>nd</sup> Floor	8,685	
	3 <sup>rd</sup> Floor	4,424	
	4 <sup>th</sup> Floor	7,695	Occupied by Tenant

<b>MANUFACTURING/WAREHOUSE AREAS</b>	AREA	CEILING HEIGHT	SQUARE FOOTAGE
	West Office	Average	5,382
	NW Office	Average	1,809
	Lab 1	9'	727
	Lab 2	9'	727
	Low Bay 2	14'6"	2,430
	Maintenance	14'6"	1,110
	Low Bay 1	14'6"	3,000
	Hgh Bay	25'	14,360
	Logistics Center	17'	6,872
	Misc Area	14'6"	842
	Old Boiler Room	14'6"	532
	Shower Room	14'6"	551
	Air Lock	15'	608
	Docks	11'	915
	Low Bay 3	14'6"	2,363
	Low Bay 4	23' on center	1,296
	Break Room	10'	1,410
	T1 (Tenant Area 1)	15'	330
	T2 (Tenant Area 2)	15'	209
	T3 (Tenant Area 3)	15'	170
	T4 (Tenant Area 4)	15'	170
	T5 (Tenant Area 5)	23' on center	640
	T6 (Tenant Area 6)	23' on center	204
	T7 (Tenant Area 7)	24'	165
T8 (Tenant Area 8)	24'	121	
T9 (Tenant Area 9)	23' on center	2,825	
T10 (Tenant Area 10)	25'6" at peak	9,792	
	Total Manufacturing Sq Ft	59,560	

### OTHER MISCELLANEOUS ROOMS/BUILDINGS

AREA	SQUARE FOOTAGE
Basement, Boiler Rms, Upstairs Conference Rm, Lobby	5,000-10,000
3 Quonset Huts located in gated yard area	

**TOTAL BUILDING SQUARE FOOTAGE      90,000+**

**475 S. Seymour Street  
Fond du Lac, WI 54935**

**CRANES**

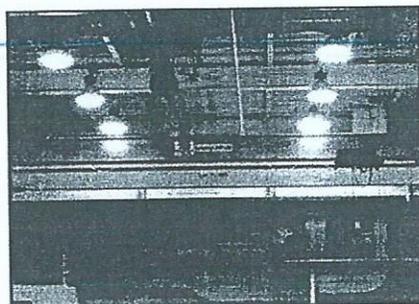
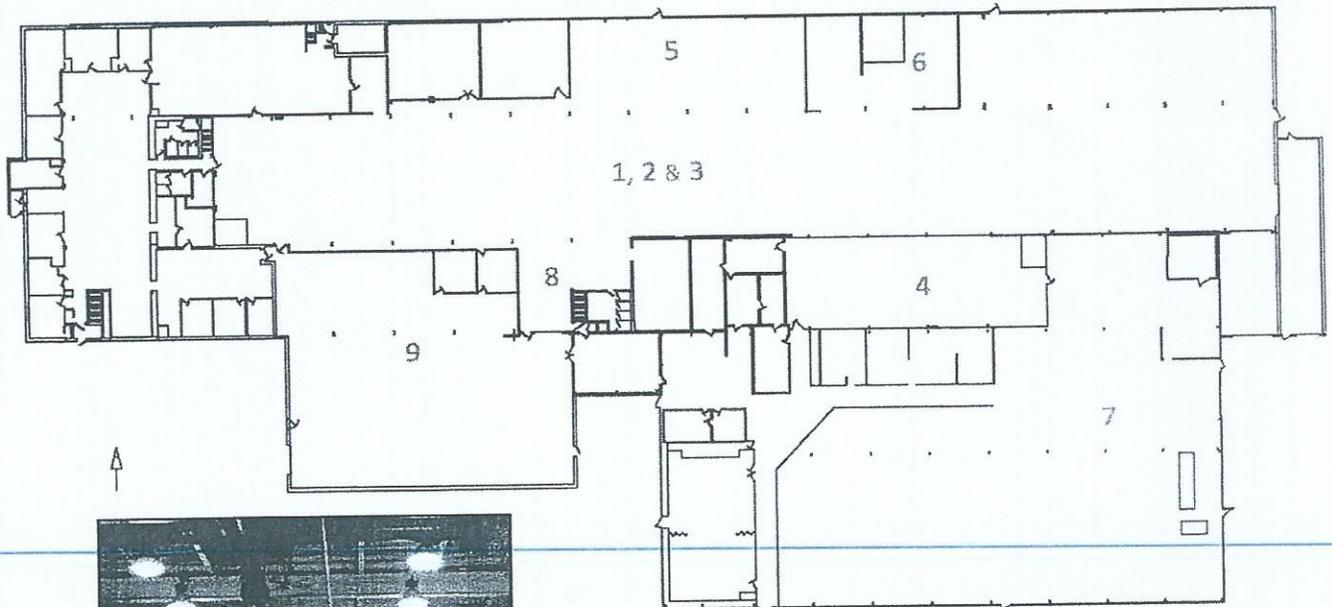
<b>CRANE #</b>	<b>LOCATION (See Floor Plan Below)</b>	<b>CAPACITY</b>	<b>HOOK HEIGHT</b>	<b>BAY SIZE</b>
1	High Bay – Main Plant	7.5 Ton	13'6"	359' x 40'
2	High Bay – Main Plant	2 Ton	14'6"	359' x 40'
3	High Bay – Main Plant	10 Ton	14'6"	359' x 40'
4	Low Bay 4	2,000 Ton	8'6"	78' x 30'
5	Low Bay 2	4,000 Ton	8'6"	81' x 30'
6	Maintenance Area	4,000 Ton	8'6"	37' x 30'
7	Tenant Area 10	4,000 Ton	12'6"	189' x 40'
8	Aisle going into Logistics	4,000 Ton	9'	30' x 20'
9	Logistics Center	15,000 Ton	11'	94' x 50'

# 475 S SEYMOUR STREET FOND DU LAC, WI 54935



CRANES				
CRANE #	LOCATION (See Floor Plan Below)	CAPACITY	HOOK HEIGHT	Bay Size
1	High Bay- Main Plant	7.5 Ton	13'6"	359' X 40'
2	High Bay- Main Plant	2 Ton	14'6"	359' X 40'
3	High Bay- Main Plant	10 Ton	14'6"	359' X 40'
4	Low Bay 4	2,000 LB	8'6"	78' X 30'
5	Low Bay 2	4,000 LB	8'6"	81' X 30'
6	Maintenance Area	4,000 LB	8'6"	37' X 30'
7	Tenant Area 10	4,000 LB	12'6"	189' X 40'
8	Aisle going into Logistics	4,000 LB	9'	30' X 20'
9	Logistics Center	15,000 LB	11'	94' X 50'

## CRANE LOCATIONS



# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** May 13, 2015

**To:** Plan Commission

**From:** Joellyn Dahlin, Principal Planner

**Re:** Special Use Permit – **475 South Seymour Street**

**Applicant:** Jor-Mac/Empire Coatings

**Request:** Allow industrial use of property zoned for business use.

**Zoning:**

Site:	C-2 (General Business)
North:	M-1 (Industrial)
South:	C-2 and M-1
East:	C-2 and M-1
West:	C-2

**Land Use:**

Site:	Former Industrial (G&L)
North:	Mielke Cabinet Shop/Residences
South:	Brenner Tank/Businesses
East:	Leasa Electric
West:	Lenz Truck Sales

Analysis
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The subject site is a large property on South Seymour Street at the intersection of South Military Road. The 7.67-acre parcel has frontage on both Seymour and Military. The property was developed for industrial use. Until 2011 the zoning designation of the property reflected the former industrial use. The property was rezoned in 2011 to a commercial designation at the request of a prospective buyer. The property sale did not occur and commercial use of the property did not proceed as anticipated. Jor-Mac now proposes to purchase the property and would like to use the existing facilities for multiple industrial-type businesses and requests approval of a special use permit.

The property is zoned C-2 (General Commercial). The C-2 district principally accommodates general business uses. Machine shops, sheet metal and welding shops, and wholesale/warehouse establishments are special uses in the C-2 zoning district.

The Jor-Mac Company specializes in metal fabrication including laser cutting and forming equipment, sawing, welding, machining, powder painting and assembly equipment. The capabilities of the business were expanded with the acquisition of Empire Coating, an established provider of custom powder solutions. Jor-Mac/Empire would like to utilize a portion of the subject property for its operations. It is envisioned that similar tenants would be pursued for occupancy in the building.

The purpose of a special use permit is to evaluate potential land use concerns. The prevailing factors to determine suitability of a particular land use include operational details of the proposed use, and due regard for surrounding development and surrounding zoning.

The existing building complex consists of 30,000 square feet of office space and 60,000 square feet of industrial/warehouse space. The office use is a permitted use under the property's commercial zoning designation. On-site parking is available to satisfy zoning code requirements for an office occupancy and also for industrial-type occupancies.

The property is somewhat unique by virtue of its current zoning, former zoning, history of use, surrounding land uses, and the mix of nearby zoning designations. The site was developed for industrial use and has been used for such purpose for many decades. The property is bordered by industrial zoning, commercial zoning, and residential zoning. Nearby businesses include an unusually large truck dealership (Lenz Trucks), a large manufacturing facility (Brenner Tank), a commercial cabinet shop and an electrical shop. Residential uses are situated north/northwest of the property.

Reflective of the established use of the property, the substantial bulk of the property, the large building size, and the building facilities that accommodate office tenants as well as manufacturing uses, approval of the special use permit would be reasonable. A conditional approval is suggested to assure continued compatibility with surrounding land uses.

### **Recommendation**

Community Development staff suggests a motion to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. The special use permit applies to the Jor-Mac Company, Empire Coatings, and similar tenants, provided occupancy occurs within one year of approval of the special use permit. Use of the premises for industrial-type tenants/uses that are proposed more than one year after issuance of this special use permit shall require separate (future) approval of a special use permit.
2. All business activities and operations shall be conducted within a completely enclosed building. Outdoor storage of materials and equipment shall be limited to the east side of the principal building within a screened enclosure in accord with zoning regulations.

PUBLIC NOTIFICATION

Special Use Permit  
475 S Seymour St

Parcel Number	Mailing Address 1	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-16-43-510-00	536 S SEYMOUR ST	FOND DU LAC	WI	54935	724 S MILITARY RD
FDL-15-17-16-43-512-00	536 S SEYMOUR ST	FOND DU LAC	WI	54935	740 S MILITARY RD
FDL-15-17-16-43-506-00	536 S SEYMOUR ST	FOND DU LAC	WI	54935	0 S SEYMOUR ST
FDL-15-17-16-43-507-00	536 S SEYMOUR ST	FOND DU LAC	WI	54935	526 S SEYMOUR ST
FDL-15-17-16-43-508-01	536 S SEYMOUR ST	FOND DU LAC	WI	54935	536 S SEYMOUR ST
FDL-15-17-16-43-511-00	536 S SEYMOUR ST	FOND DU LAC	WI	54935	730 S MILITARY RD
FDL-15-17-16-43-513-00	536 S SEYMOUR ST	FOND DU LAC	WI	54935	0 SULLIVAN ST
FDL-15-17-16-44-777-00	450 ARLINGTON AVE	FOND DU LAC	WI	54936	450 ARLINGTON AVE
FDL-15-17-16-44-775-01	449 ARLINGTON AVE	FOND DU LAC	WI	54935	449 ARLINGTON AVE
FDL-15-17-16-44-762-00	610 S MILITARY RD	FOND DU LAC	WI	54935	610 S MILITARY RD
FDL-15-17-16-44-766-00	460 LINDEN ST	FOND DU LAC	WI	54935	661 S MILITARY RD
FDL-15-17-16-41-018-00	709 MILL ST	REEDSVILLE	WI	54230	457 W 11TH ST
FDL-15-17-16-44-775-00	245 E DIVISION ST	FOND DU LAC	WI	54935	431 ARLINGTON AVE
FDL-15-17-16-41-034-00	460 W 11TH ST	FOND DU LAC	WI	54935	460 W 11TH ST
FDL-15-17-16-42-287-00	460 S SEYMOUR ST	FOND DU LAC	WI	54935	460 S SEYMOUR ST
FDL-15-17-16-43-500-00	460 S SEYMOUR ST	FOND DU LAC	WI	54935	0 S SEYMOUR ST
FDL-15-17-16-44-770-00	1192 FOND DU LAC AVE	FOND DU LAC	WI	54935	721 S MILITARY RD
FDL-15-17-16-44-765-00	250 CIRCUIT DR	NORTH KINGSTON	RI	02852	475 S SEYMOUR ST
FDL-15-17-16-44-760-00	598 S MILITARY RD	FOND DU LAC	WI	54935	598 S MILITARY RD
FDL-15-17-16-42-294-00	43 SCENIC CIRCLE	FOND DU LAC	WI	54935	43 SCENIC CIR
FDL-15-17-16-42-291-00	33 SCENIC CIR	FOND DU LAC	WI	54935	33 SCENIC CIR
FDL-15-17-16-44-763-00	616 S MILITARY RD	FOND DU LAC	WI	54935	616 S MILITARY RD
FDL-15-17-16-41-033-00	474 W 11TH ST	FOND DU LAC	WI	54935	474 W 11TH ST
FDL-15-17-16-42-283-00	N1638 CANARY LN	CAMPBELLSPORT	WI	53010	436 S SEYMOUR ST
FDL-15-17-16-44-769-00	PO BOX 182571	COLUMBUS	OH	43218	699 S MILITARY RD
FDL-15-17-16-41-031-00	500 W 11TH ST	FOND DU LAC	WI	54935	500 W 11TH ST
FDL-15-17-16-41-030-00	526 W 11TH ST	FOND DU LAC	WI	54935	526 W 11TH ST
FDL-15-17-16-42-297-00	1989 PLEASANT VALLEY RD	GRAFTON	WI	53024	49 SCENIC CIR
FDL-15-17-16-42-299-00	1989 PLEASANT VALLEY RD	GRAFTON	WI	53024	53 SCENIC CIR

Special Use Permit  
475 S Seymour St

FDL-15-17-16-42-290-00	31 SCENIC CIR	FOND DU LAC	WI	54935	31 SCENIC CIR
FDL-15-17-16-42-284-00	440 S SEYMOUR ST	FOND DU LAC	WI	54935	440 S SEYMOUR ST
FDL-15-17-16-42-296-00	47 SCENIC CIR	FOND DU LAC	WI	54935	47 SCENIC CIR
FDL-15-17-16-41-025-17	117 N MAIN ST	FOND DU LAC	WI	54935	0 W 11TH ST
FDL-15-17-16-41-026-00	117 N MAIN ST	FOND DU LAC	WI	54935	497 W 11TH ST
FDL-15-17-16-41-027-00	117 N MAIN ST	FOND DU LAC	WI	54935	505 W 11TH ST
FDL-15-17-16-41-028-00	117 N MAIN ST	FOND DU LAC	WI	54935	523 W 11TH ST
FDL-15-17-16-41-029-00	117 N MAIN ST	FOND DU LAC	WI	54935	535 W 11TH ST
FDL-15-17-16-44-758-00	625 S MILITARY RD	FOND DU LAC	WI	54935	625 S MILITARY RD
FDL-15-17-16-42-300-00	55 SCENIC CIR	FOND DU LAC	WI	54935	55 SCENIC CIR
FDL-15-17-16-42-289-00	29 SCENIC CIRCLE	FOND DU LAC	WI	54935	29 SCENIC CIR
FDL-15-17-16-44-777-01	643 MILITARY RD	FOND DU LAC	WI	54935	643 S MILITARY RD
FDL-15-17-16-44-761-00	604 S MILITARY RD	FOND DU LAC	WI	54935	604 S MILITARY RD
FDL-15-17-16-41-019-00	944 VANDERPERREN WAY	GREEN BAY	WI	54304	0 S HICKORY ST
FDL-15-17-16-44-764-00	944 VANDERPERREN WAY	GREEN BAY	WI	54304	0 W 11TH ST
FDL-15-17-16-42-293-00	41 SCENIC CIR	FOND DU LAC	WI	54935	41 SCENIC CIR
FDL-15-17-16-44-756-00	289 MAPLE AVE	FOND DU LAC	WI	54935	613 S MILITARY RD
FDL-15-17-16-42-298-00	51 SCENIC CIR	FOND DU LAC	WI	54935	51 SCENIC CIR
FDL-15-17-16-42-292-00	35 SCENIC CIR	FOND DU LAC	WI	54935	35 SCENIC CIR
FDL-15-17-16-44-757-00	617 S MILITARY RD	FOND DU LAC	WI	54935	617 S MILITARY RD
FDL-15-17-16-41-032-00	490 W 11TH ST	FOND DU LAC	WI	54935	490 W 11TH ST
FDL-15-17-16-42-295-00	45 SCENIC CIR	FOND DU LAC	WI	54935	45 SCENIC CIR
FDL-15-17-16-43-502-00	1526 MERRILL ST	DE PERE	WI	54115	516 S SEYMOUR ST

CITY OF FOND DU LAC  
**ZONING PETITION – SPECIAL USE PERMIT**



**PROPERTY ADDRESS:** 513 South Military, FDL

Tax Key Number if vacant land: \_\_\_\_\_

Petitioner: Vickie Roberts (Name) W 7155 Rogersville Road (Address) FDL

Petitioner Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner: Jim Bauer Concrete (Name) 33 Trails End Ct, FDL (Address)  
(If not the same as Petitioner)

**Property zoning classification:**

- R-1 (Single Family Residential)
- R-2 (Two-Family Residential)
- R-3 (Central Area Residential)
- R-4 (Multifamily Residential)
- C-1 (Central Business District)
- C-2 (General Business District)
- CR (Commercial-Recreation)
- O (Office)
- M-1 (Industrial)
- M-BP (Industrial – Business Park)
- S-W (Shoreland-Wetland)
- 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 \_\_\_\_\_

**Description of Existing Land Use and/or Development:** \_\_\_\_\_

**Proposed Land Use and/or Development:**

- NEW CONSTRUCTION
- REMODEL/REUSE EXISTING BUILDING
- OTHER \_\_\_\_\_

**DESCRIPTION OF PROPOSED DEVELOPMENT OR LAND USE:**

replace windows & paint dress up to use  
Auto Repair & Sales

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

**PETITIONER SIGNATURE** Vickie Roberts

513 South Military Road  
Special Use Permit Proposal

Hours of operation:      Monday-Friday 7:00 a.m. to 5:00 p.m.  
                                 Saturday 8:00 a.m. to 12:00 p.m.  
                                 Sunday CLOSED

Automobile and light truck repair: tune-ups, brake repair, exhaust work, engine repair including change-outs and transmission change-outs, suspension work, tire changes.

Junk vehicles will not be stored on the premises; only vehicles awaiting repair will be temporarily parked outside of the building.

Proposed changes to the building: Replace broken windows, repair doors, interior paint and repair. The 11<sup>th</sup> Street driveway will not be used and will be chained to prevent entry/exit.

It is our intention to maintain the property for our customers and the general public, and to be good neighbors for the surrounding neighborhood.

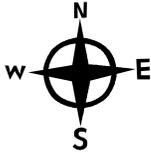
Gordy Zoch, Jr.  
Brennan Zoch

dba Zoch Auto Sales & Service



© 2014 Pictometry

SITE



513 South Military Road – Front Façade (West)



# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** May 13, 2015

**To:** Plan Commission

**From:** Joellyn Dahlin, Principal Planner

**Re:** Special Use Permit – **513 South Military Road**

**Applicant:** Vickie Roberts o/b/o Zoch Auto Sales & Service

**Request:** Operate automotive repair shop on property zoned for business use.

**Zoning:**

Site:	C-2 (General Business)
North:	C-2
South:	R-1 (Single Family Residential)
East:	C-2 and M-1
West:	C-2

**Land Use:**

Site:	Former Jim Bauer Concrete Shop
North:	Residence
South:	Residences
East:	Residence
West:	Billboards

## Analysis

The subject property is a small property on South Military Road near South Hickory Street. The property has a history of use for small businesses include a lawn mower repair shop and most recently a contractor's shop for Jim Bauer Concrete. The property is zoned for business use. The petitioner – Vickie Roberts – intends to purchase the real estate. The proposed business – Zoch Auto Sales and Service - would lease the premises. Automotive service and repair shops are allowed in a business district as a special use. The purpose of a special use permit is to assure a use appropriate to the subject property and compatible with the surrounding neighborhood.

Zoch Auto Sales and Service is a family-owned and operated automotive repair business. The business has been in operation in the community for a number of years. The repair shop would make use of the existing building; no expansion of the building is planned. Minor changes to the building are proposed to improve the appearance – replace broken windows,

repair doors, interior paint/repair. The business operator intends to maintain the property to provide a pleasant appearance for customers and for the neighborhood in general.

Overhead doors at the front and rear of the building allow vehicle access to interior service bays for four vehicles. Business operations anticipate servicing an average of six vehicles per day. All business activities would be confined within the interior of the building. Vehicles awaiting repair would be parked in an orderly manner on the site. Depending on customer demand and scheduling requirements, it is estimated that 2 or 3 vehicles would be parked overnight on the property. Use of the existing driveway access on 11<sup>th</sup> Street is not planned or desired by the business owner, and the driveway opening will be appropriately blocked to prevent vehicles from using the property as a shortcut to/from Military Road.

The repair shop would be open 6 days a week, with operating hours of 7:00 a.m. to 5:00 p.m. weekdays and 8:00 a.m. to noon on Saturday. The business would be closed on Sunday. Business operations include automobile and light truck repair: tune-ups, brake repair, exhaust work, engine repair including change-outs and transmission change-outs, suspension work, tire changes.

The circumstances of the property must be considered in evaluating the proposed use. The prevailing factors to determine suitability of the use for the property includes operational details of the proposed use and due regard for surrounding development.

The property is very small and, reflective of the existing site development and its history of service-type businesses, reuse of the site for a traditional commercial business is not likely or practical. Use of the property for an automotive related business is not unreasonable provided that the use is conducted properly i.e. business operations are confined to the interior of the building to mitigate noise and visual intrusion for surrounding properties. A conditional approval of the special use permit is suggested to assure a land use appropriate for the property.

### **Recommendation**

Community Development staff suggests a motion to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. All vehicle service and repair and customizing activities, including testing operations, shall be performed within the interior of the building. No service and/or repair activities shall occur outside of the building, regardless of duration (i.e. temporary or long term).
2. The open outdoor storage of vehicle parts, engines, tires, dismantled vehicles, inoperable junk vehicles, trailers, etc. is prohibited. The temporary storage of dismantled vehicles, parts, engines, etc. shall be confined within an opaque fenced enclosure, sited adjacent to the building and at the rear of the property, screened from public view.

3. Exterior building and/or trim paint color(s) should be non-reflective and utilize an earth tone color palette. Required improvements shall address repair or replacement of damaged siding, doors, and windows, and peeling/cracked/damaged paint.
4. The building shall comply with all International Building and Mechanical Code requirements relating to motor vehicle repair occupancy. Separate plan review by City Building Inspector is required. Necessary modifications to the building shall be made prior to occupancy and prior to the start of business operations.
5. Vehicles awaiting repair and/or vehicles offered for sale shall be parked in an orderly manner on the site, within the paved parking area. No vehicles shall be parked or stored on any lawn or landscape area, regardless of duration (i.e. temporary or long term).
6. Driveway and parking areas shall be paved as required by zoning regulations. Gravel parking and driveway areas are not permitted.
7. Signage for the property shall be limited to one wall sign on the main façade of the building. Wall sign size shall be pursuant to zoning code regulations. Directional signs are allowed in accord with zoning code regulations.
8. Outdoor trash and recycling dumpsters for the business shall be confined within an enclosed area screened from public view. The trash enclosure may utilize wood or vinyl fencing, or a masonry wall.

# PUBLIC NOTIFICATION

Special Use Permit  
513 S Military Road

Parcel Number	R	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-16-41-040-00	N4749 MAPLE DR	OAKFIELD	WI	53065	556 S MILITARY RD
FDL-15-17-15-32-330-00	443 WALKER ST	FOND DU LAC	WI	54935	368 W 11TH ST
FDL-15-17-15-32-329-00	15 N MARR ST	FOND DU LAC	WI	54935	374 W 11TH ST
FDL-15-17-15-32-334-00	502 S PARK AVE	FOND DU LAC	WI	54935	464 FARWELL AVE
FDL-15-17-15-32-332-00	W6172 WESTLAKE CT	FOND DU LAC	WI	54937	360 W 11TH ST
FDL-15-17-15-32-321-00	342 FOREST AVE	FOND DU LAC	WI	54935	349 W 11TH ST
FDL-15-17-15-32-312-00	712 STERLING DR	FOND DU LAC	WI	54935	485 S MILITARY RD
FDL-15-17-15-32-313-00	712 STERLING DR	FOND DU LAC	WI	54935	483 S MILITARY RD
FDL-15-17-15-32-307-00	508 S MILITARY RD	FOND DU LAC	WI	54935	508 S MILITARY RD
FDL-15-17-15-32-304-00	712 STERLING DR	FOND DU LAC	WI	54935	498 S MILITARY RD
FDL-15-17-15-32-310-00	33 TRAILS END CT	FOND DU LAC	WI	54937	513 S MILITARY RD
FDL-15-17-15-32-306-00	712 STERLING DR	FOND DU LAC	WI	54935	502 S MILITARY RD
FDL-15-17-15-32-308-00	510 S MILITARY RD	FOND DU LAC	WI	54935	510 S MILITARY RD
FDL-15-17-15-32-335-00	306 N MILITARY RD	FOND DU LAC	WI	54935	470 FARWELL AVE
FDL-15-17-15-32-327-00	390 W 11TH ST	FOND DU LAC	WI	54935	390 W 11TH ST
FDL-15-17-15-32-333-00	358 W 11TH ST	FOND DU LAC	WI	54935	358 W 11TH ST
FDL-15-17-15-33-545-00	381 SALEM AVE	FOND DU LAC	WI	54935	381 SALEM AVE
FDL-15-17-15-32-331-00	364 W 11TH ST	FOND DU LAC	WI	54935	364 W 11TH ST
FDL-15-17-15-33-539-00	476 FARWELL AVE	FOND DU LAC	WI	54935	476 FARWELL AVE
FDL-15-17-15-32-324-00	6312 SOUTH FIDDLER'S	ENGLEWOOD	CO	80111	0 S MILITARY RD
FDL-15-17-15-32-309-00	8900 N UPPER RIVER CT	RIVER HILLS	WI	53217	512 S MILITARY RD
FDL-15-17-15-33-544-00	369 SALEM AVE	FOND DU LAC	WI	54935	369 SALEM AVE
FDL-15-17-15-33-543-00	365 SALEM AVE	FOND DU LAC	WI	54935	365 SALEM AVE
FDL-15-17-15-32-303-00	496 S MILITARY RD	FOND DU LAC	WI	54935	496 S MILITARY RD
FDL-15-17-15-32-311-00	509 S MILITARY RD	FOND DU LAC	WI	54935	509 S MILITARY RD
FDL-15-17-15-32-305-00	N5981 NELSON RD	FOND DU LAC	WI	54937	500 S MILITARY RD
FDL-15-17-15-32-328-00	516 MORSE ST	WAUPUN	WI	53963	384 W 11TH ST
FDL-15-17-16-41-014-00	N4749 MAPLE DR	OAKFIELD	WI	53065	442 S HICKORY ST
FDL-15-17-16-41-041-00	N4188 S LAKESHORE DR	MARKESAN	WI	53946	464 S HICKORY ST
FDL-15-17-15-32-301-00	PO BOX 150	FOND DU LAC	WI	54936	0 S HICKORY ST
FDL-15-17-15-32-322-00	359 W 11TH ST	FOND DU LAC	WI	54935	359 W 11TH ST
FDL-15-17-15-32-323-00	359 W 11TH ST	FOND DU LAC	WI	54935	367 W 11TH ST
FDL-15-17-15-32-325-00	461 S HICKORY ST	FOND DU LAC	WI	54935	461 S HICKORY ST
FDL-15-17-15-32-300-00	4902 N BILTMORE LN	MADISON	WI	53718	399 S HICKORY ST
FDL-15-17-15-33-547-00	204 HILL RD	ROSENDALE	WI	54974	391 SALEM AVE
FDL-15-17-15-33-549-00	481 S HICKORY ST	FOND DU LAC	WI	54935	481 S HICKORY ST
FDL-15-17-15-33-548-00	467 S HICKORY ST	FOND DU LAC	WI	54935	467 S HICKORY ST

CITY OF FOND DU LAC  
**ZONING PETITION – SPECIAL USE PERMIT**



PROPERTY ADDRESS: 1217 W. Scott St

Tax Key Number if vacant land: \_\_\_\_\_

Petitioner: Daniel P. Frank 555 Van Dyne Rd FDL WI  
(Name) (Address) 54937

Petitioner Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner: Daniel P Frank 555 Van Dyne Rd FDL WI  
(If not the same as Petitioner) (Name) (Address) 54937

**Property zoning classification:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> R-1 (Single Family Residential)              | <input type="checkbox"/> C-1 (Central Business District)            | <input type="checkbox"/> M-1 (Industrial)                  |
| <input type="checkbox"/> R-2 (Two-Family Residential)                 | <input checked="" 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)                  |
| <input type="checkbox"/> S (Shoreland Overlay District)               |   |  |
| <input type="checkbox"/> EB-O (East Branch Overlay District)          |   |  |
| <input type="checkbox"/> WHP-O (Wellhead Protection Overlay District) |   |  |
| <input type="checkbox"/> DD-O (Downtown Design Overlay District)      |   |  |

**Existing Land Use and/or Development:**

- RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL  
 OTHER \_\_\_\_\_

**Description of Existing Land Use and/or Development:**

vacant

**Proposed Land Use and/or Development:**

- NEW CONSTRUCTION  
 REMODEL/REUSE EXISTING BUILDING  
 OTHER \_\_\_\_\_

**DESCRIPTION OF PROPOSED DEVELOPMENT OR LAND USE:**

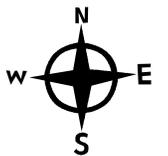
Retail auto dealership with secured perimeter.  
living area to sleep when in Fond Du Lac upstairs not a residents

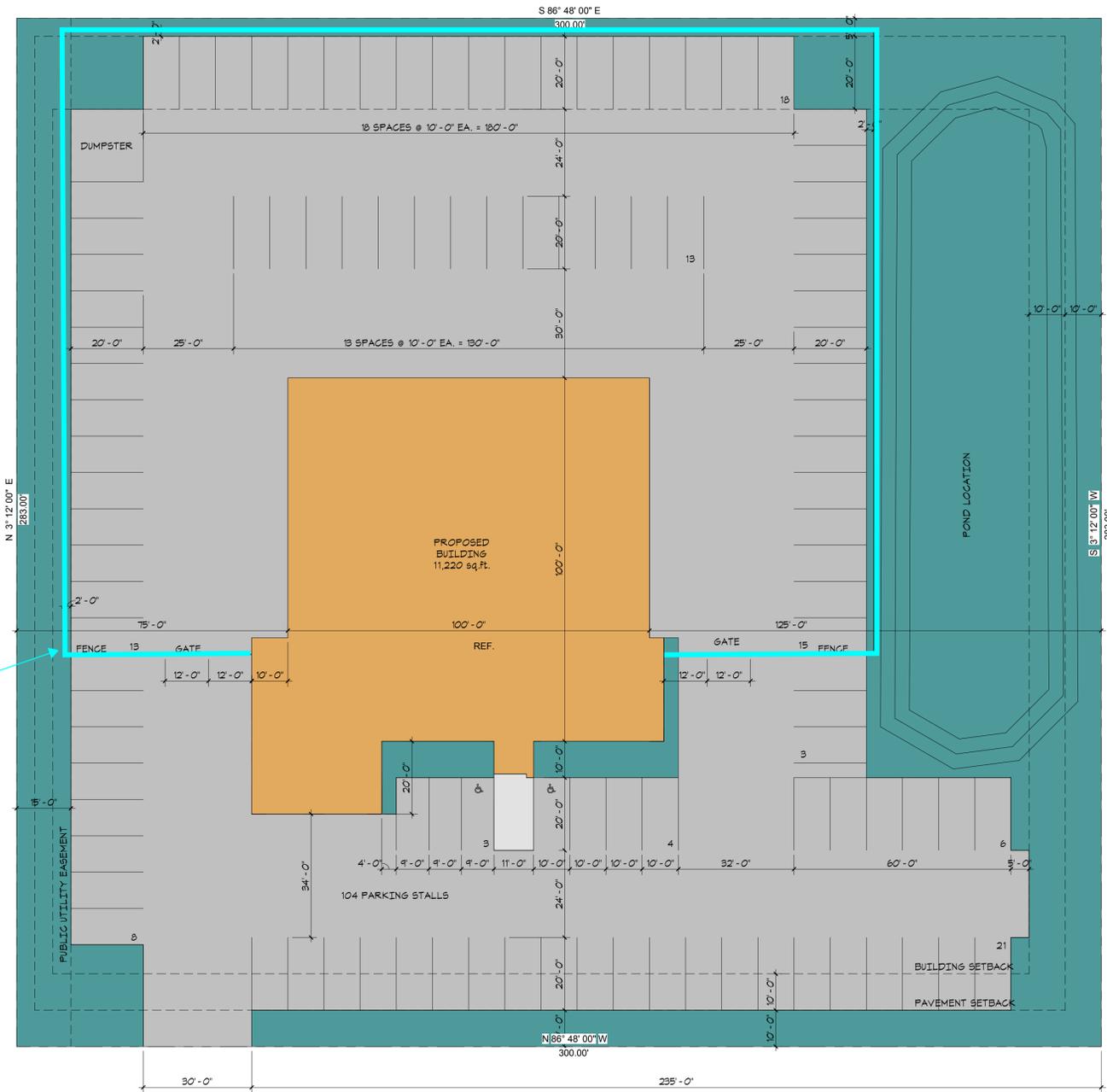
Proposed time schedule for development and/or use of the property: \_\_\_\_\_

PETITIONER SIGNATURE D. Frank

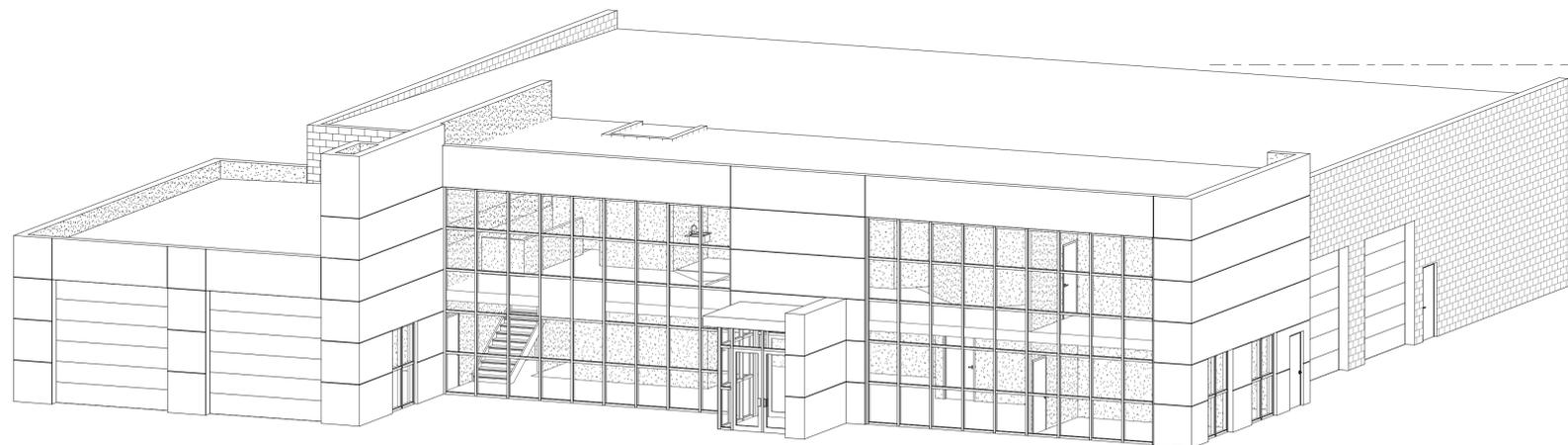


SITE





PROPOSED FENCE



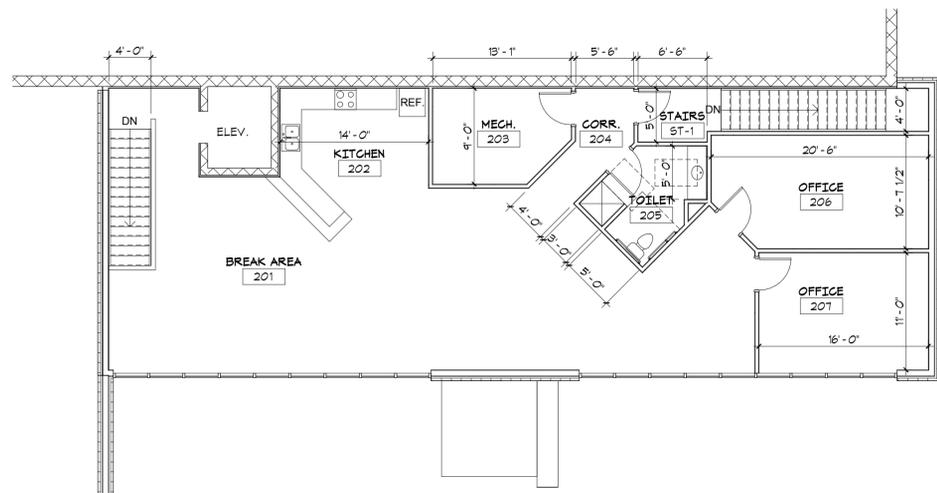
BUILDING ELEVATION - 3D VIEW

WEST SCOTT STREET

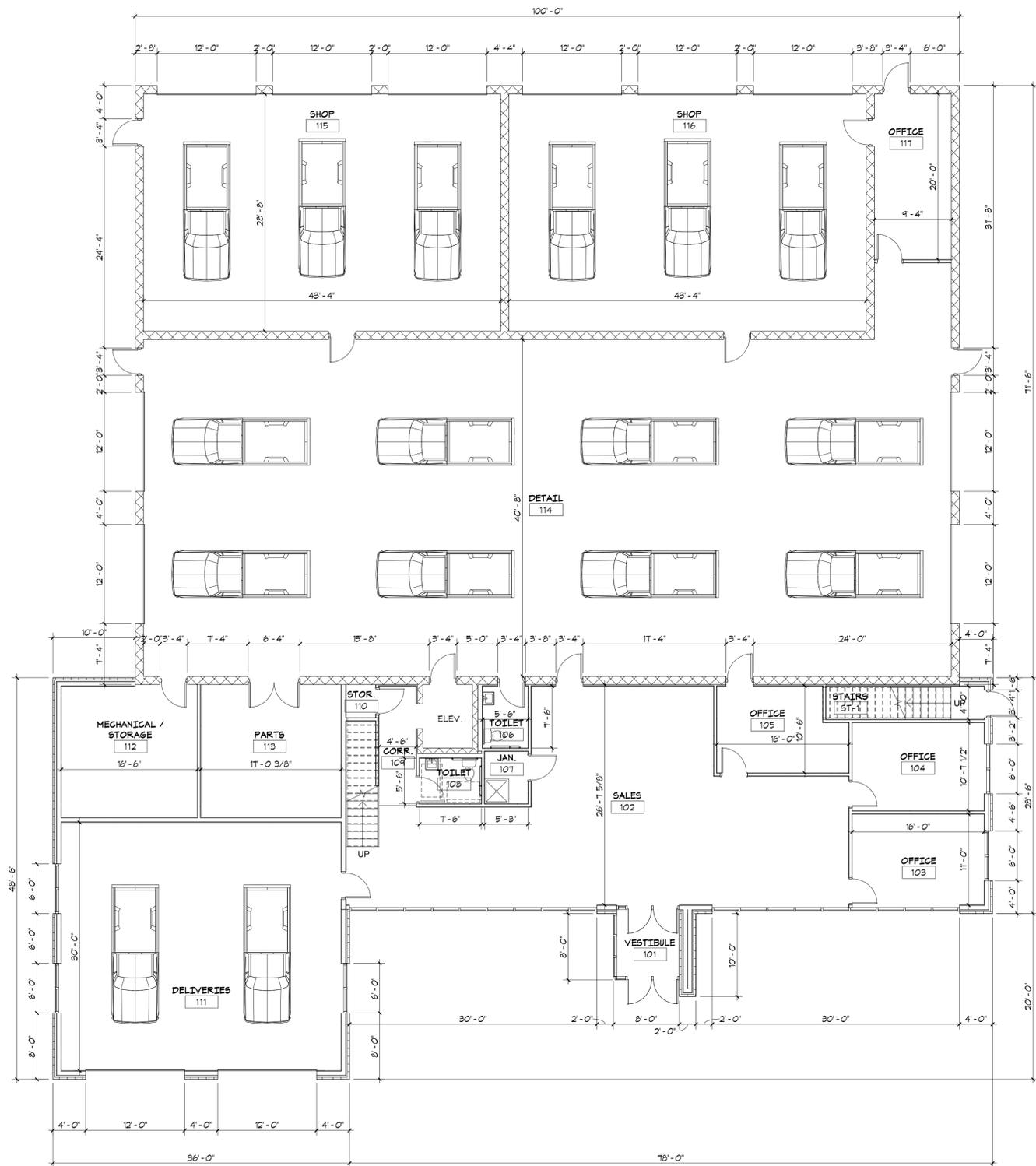

**SITE PLAN**  
 SCALE: 1" = 20'-0"

**Blacksmoke Wholesale**  
 Fond du Lac, WI

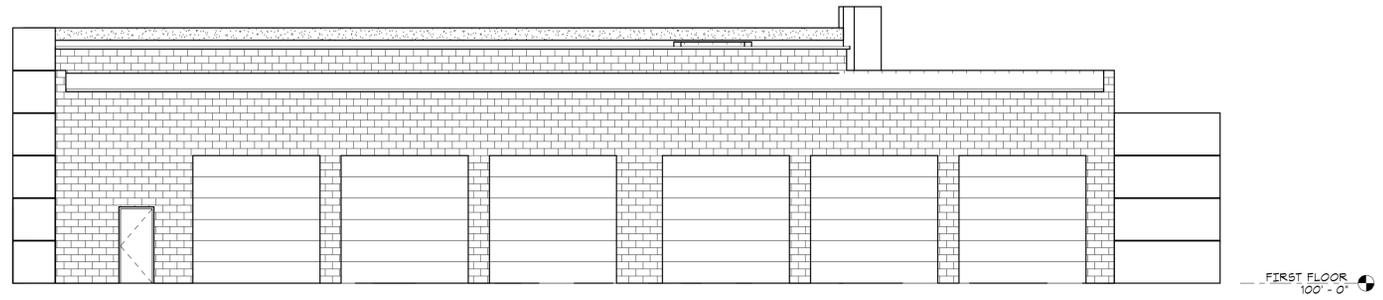
SITE PLAN  
 Preliminary



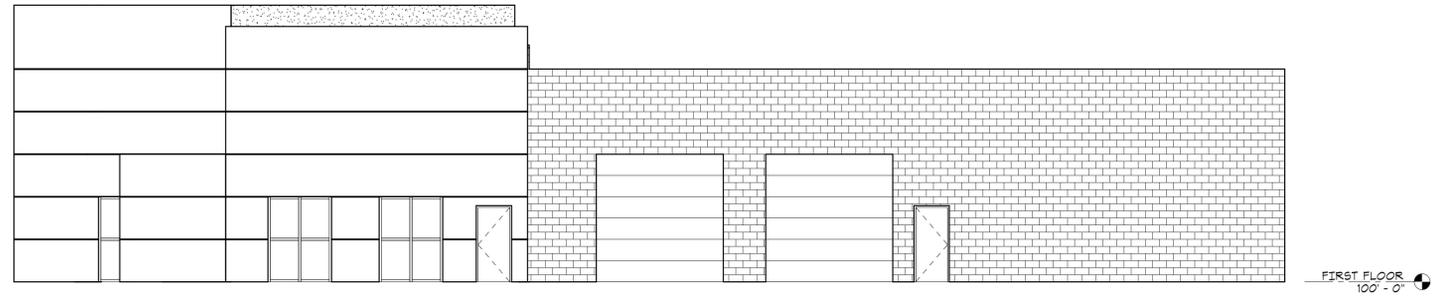
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



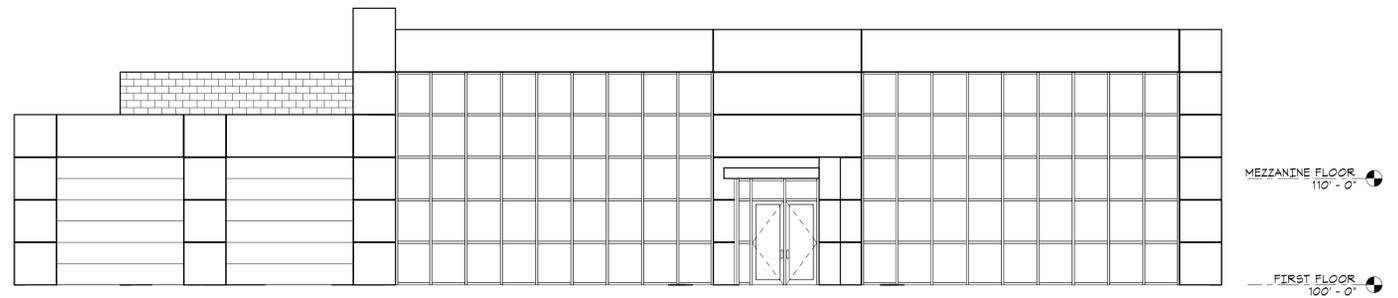
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



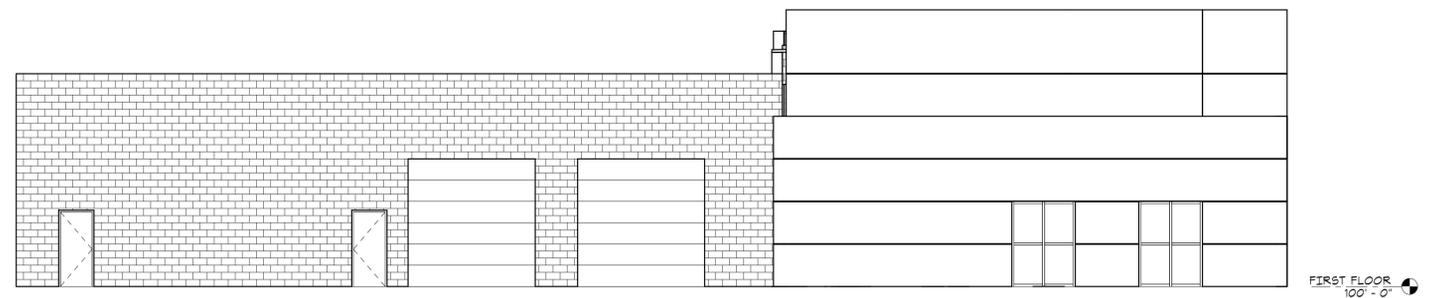
① NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



② EAST ELEVATION  
SCALE: 1/8" = 1'-0"



③ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



④ WEST ELEVATION  
SCALE: 1/8" = 1'-0"

# ***CITY OF FOND DU LAC - Memorandum***

---

Department of Community Development

**Date:** May 13, 2015

**To:** Plan Commission

**From:** Joellyn Dahlin, Principal Planner

**Re:** Special Use Permit – **1217 West Scott Street**

**Applicant:** Daniel P. Frank d/b/a Blacksmoke Wholesale

**Request:** Operate wholesale and retail automotive dealership with repair facilities on property zoned for business use.

**Zoning:** Site: C-2 (General Business)  
North: A (Agricultural)  
South: M-1 (Manufacturing)  
East: C-2  
West: A

**Land Use:** Site: Undeveloped Land  
North: Agricultural Land  
South: Fond du Lac West Industrial Park  
East: Fond du Lac Theatre  
West: Agricultural Land

<b>Analysis</b>
-----------------

The subject property is undeveloped land on West Scott Street west of Rolling Meadows Drive, almost to the limit of the municipal boundary. The property is immediately west of the Fond du Lac Theatre. The property is zoned for business use. The petitioner recently purchased the property and plans to develop the site for an automotive dealership. The dealership is principally a wholesale operation; only a small percentage of newer truck inventory would be maintained on-site for sale to the general public.

Automotive dealerships that offer the retail sale of vehicles to the general public are allowed in a business district as a permitted use. Automobile service and repair shops require a special use permit. Wholesale businesses (businesses engaged in buying and selling merchandise to other businesses) require a special use permit.

The petitioner has been involved in the automotive business for many years and has operated a wholesale automotive business in the City for several years. In 2014 the petitioner's business wholesaled over 1000 trucks, averaging 75-100 per month. Trucks are purchased from Lenz Trucks and from Holiday Dodge. Vehicles are occasionally acquired from auctions and small dealers, and also as trade-ins from a general retail sales transaction. When a vehicle is acquired, it is detailed and repaired as necessary; vehicles that require body work are sent to an off-site shop. There are usually 30-40 vehicles on the premises in different stages of processing before they are moved to the Fox Valley Auto Auction. The average number of vehicles moved for auction in a given week is 21.

The new facility would be open 6 days a week, with operating hours of 9:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 3:00 p.m. on Saturday. The business would be closed on Sunday. In addition to the business owner/operator there would be five employees: an office manager, two fulltime detailers, one fulltime technician to repair trucks, and one porter to transport vehicles.

The new building is 11,220 square feet in size with two floor levels. Approximately 25% of the first floor provides three offices, an area for automotive parts, and a two-bay area for customer vehicle deliveries. The bulk of the first floor is dedicated to service facilities: 6 shop bays and 8 detail bays. The service and detail facilities would be used for vehicles acquired for sale/trade/auction and would also be available to serve customers who have purchased a vehicle from the dealership. The service and detail facility would not be open to the general public.

The second floor covers approximately one third of the building footprint. The floorplan provides the amenities of a living unit: full kitchen, bathroom with a shower, living area (identified as "break-room"), and two bedroom-size rooms identified as offices. The intent of this arrangement is to provide accommodations for the petitioner to be used on a casual basis.

In clarification of zoning regulations, a living unit(s) may be allowed above the ground floor of a commercial building. This is common and appropriate in the downtown area and in some of the older business districts in the city (North Main Street, South Main Street, several blocks of Scott Street west of North Main). A mixed use is not, however, typical for a new commercial building. No new commercial developments have included an apartment as part of the building layout and no other commercial use on Rolling Meadows Drive and/or Scott Street present this type of mixed use situation. To meet the intent of zoning regulations, the floor plan of the proposed building should not include residential amenities. If additional office space beyond that which is provided on the first floor is desired, such space would be allowed provided it meets the customary arrangement for office space.

The subject property is 1.95-acres in size. The proposed development plan situates the building to face West Scott Street. The property is somewhat unusual in that it fronts on West Scott Street but is immediately adjacent to land that has been dedicated for the future

construction of a street extending north from Scott Street. The future street borders the east lot line of the petitioner's property; the new street would be situated between the petitioner's property and the Fond du Lac Theatre. This situation creates a configuration of two front yards for the subject property. Because of this, the site development plan must consider building and parking setback requirements, allowable areas for outdoor storage, location of fencing, and similar development issues.

The proposed site plan complies with building and parking setback requirements. On-site parking exceeds zoning regulations; 28 spaces are required and 104 are provided. Forty-five spaces are provided in front of the building for customer use and for the display of vehicles available for purchase by the general public. Vehicles acquired and processed for wholesale purposes would be stored separately within a fenced area to the sides and rear of the building (59 parking spaces). The purpose of segregating certain vehicles within a fenced enclosure is for aesthetic purposes and to restrict access by the general public where the vehicles would not be available for retail sale. In consideration of setback requirements for the future street, an adjustment of the proposed limit and location of proposed fencing is appropriate. This concern has been discussed with the petitioner and can be addressed as part of the administrative review of a site plan by the Site Plan Review Committee.

The first-time development of a property offers opportunity to create an attractive development that is an asset to a site and its surrounding area. The proposed design of the new building features a front façade of glass, and incorporates masonry and decorative metal elements in the overall design. An attractive landscape design will further enhance the new site development.

### **Recommendation**

Community Development staff suggests a motion to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. All vehicle service and repair and customizing activities, including testing operations, shall be performed within the interior of the building. No service and/or repair activities shall occur outside of the building, regardless of duration (i.e. temporary or long term).
2. The open outdoor storage of vehicle parts, engines, tires, dismantled vehicles, inoperable junk vehicles, trailers, etc. is prohibited. The temporary storage of inoperable or dismantled vehicles, parts, engines, etc. shall be confined within an fenced enclosure screened from public view.
3. Fencing shall comply with zoning regulations for siting and height. Fencing along the east side of the building shall not extend in front (east of) the building wall. Fencing along the west side of the building shall not extend in front of the limit of the south (main façade) building wall.

4. Fence materials shall be vinyl, wood, or masonry. The color of fence materials shall complement the color of the building. The use of chain link fencing shall be prohibited.
5. Vehicles offered for sale and/or awaiting repair or transport shall be parked in an orderly manner on the site, within the paved parking area. No vehicles shall be parked or stored on any lawn or landscape area, regardless of duration (i.e. temporary or long term).
6. Driveway location and configuration is subject to approval of an access/driveway permit by the Fond du Lac County Highway Commission.
7. Building height shall comply with requirements of the Fond du Lac County Airport Zoning Code. The maximum permissible elevation is 867 feet above mean sea level.
8. 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, fencing, enclosure of trash and recycling storage area, on-site parking, fire protection, utilities, and landscaping of required setback and parking areas. Building elevation drawings and detailed floor plans shall be included with the site plan submittal to depict various business activities; use of the building for residential purposes (temporary, interim or permanent) shall not be permitted.

## PUBLIC NOTIFICATION

Special Use Permit  
1217 W Scott Street

Parcel Number	Mailing Address 1	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-08-21-249-00	PO BOX 150	FOND DU LAC	WI	54936	0 W SCOTT ST
FDL-15-17-05-43-503-00	555 VAN DYNE RD	FOND DU LAC	WI	54937	1233 W SCOTT ST
FDL-15-17-08-21-008-04	W5354 CHURCH RD	FOND DU LAC	WI	54937	1305 INDUSTRIAL PKY UNIT #E
FDL-15-17-08-21-008-05	W5354 CHURCH RD	FOND DU LAC	WI	54937	1305F INDUSTRIAL PKY
FDL-15-17-08-12-260-00	N7754 SANDY BEACH RD	FOND DU LAC	WI	54935	1210 W SCOTT ST
FDL-15-17-05-43-501-00	PO BOX 2208	FOND DU LAC	WI	54936	1131 W SCOTT ST
FDL-15-17-08-21-008-00	1315 S MAIN ST	FOND DU LAC	WI	54935	1305A INDUSTRIAL PKY
FDL-15-17-08-21-008-01	1315 S MAIN ST	FOND DU LAC	WI	54935	1305B INDUSTRIAL PKY
FDL-15-17-08-21-008-02	1315 S MAIN ST	FOND DU LAC	WI	54935	1305C INDUSTRIAL PKY
FDL-15-17-08-21-008-03	1315 S MAIN ST	FOND DU LAC	WI	54935	1305D INDUSTRIAL PKY
FDL-15-17-08-21-008-06	1315 S MAIN ST	FOND DU LAC	WI	54935	1305I INDUSTRIAL PKY
FDL-15-17-08-21-008-07	1315 S MAIN ST	FOND DU LAC	WI	54935	1305J INDUSTRIAL PKY
FDL-15-17-08-21-008-08	1315 S MAIN ST	FOND DU LAC	WI	54935	1305K INDUSTRIAL PKY
FDL-15-17-08-21-008-09	1315 S MAIN ST	FOND DU LAC	WI	54935	1305L INDUSTRIAL PKY
FDL-15-17-08-12-261-00	1315 S MAIN ST	FOND DU LAC	WI	54935	1184 W SCOTT ST
FDL-15-17-08-12-259-00	W4062 SILICA RD	FOND DU LAC	WI	54937	1234 W SCOTT ST
FDL-15-17-05-43-500-00	PO BOX 1257	FOND DU LAC	WI	54936	0 W SCOTT ST
FDL-15-17-05-43-502-00	PO BOX 1257	FOND DU LAC	WI	54936	0 W SCOTT ST
FDL-15-17-05-34-750-00	W7221 COUNTY ROAD 000	FOND DU LAC	WI	54937	1311 W SCOTT ST