

PLAN COMMISSION AGENDA

June 16, 2014
5:30 p.m.

Meeting Rooms D & E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. OPENING CEREMONIES

- A. Attendance
- B. Declaration Quorum Present

II. ELECTION

Officers of the Plan Commission

- 1) Chairperson
- 2) Vice-Chairperson

III. APPROVAL OF MINUTES

April 14, 2014

IV. PUBLIC HEARINGS

A. PUBLIC HEARING REGARDING REVISIONS TO CITY OF FOND DU LAC MUNICIPAL CODE CHAPTER 720, ZONING

Effect: Modify requirements for mobile service facilities, shoreland zoning, payday lenders, parking and signage.

Initiator: Principal Planner

B. PUBLIC HEARING TO CONSIDER A COMPREHENSIVE REVISION AND UPDATE OF THE OFFICIAL MAP OF THE CITY OF FOND DU LAC

Effect: Conserve and promote the public health, safety, convenience and general welfare by reserving and protecting future streets, highways and open spaces.

Initiator: Community Development Director

V. REPORTS OF OFFICERS

Sale of Surplus Property

Location: W 12th St (Portion of FDL-15-17-15-34-999-00)

Initiator: Air Tech Heating, Inc.

VI. ADJOURN

PLAN COMMISSION MINUTES

April 14, 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
Brent Schumacher
Paul Smedberg
David Washkoviak
Marilyn Zangl
Stan Ramaker

Absent - Hertha Longo (excused)

Administrative Staff - Joellyn Dahlin, Principal Planner

Vice-Chairperson Schumacher declared a quorum present.

March 17, 2014

Motion made by Commissioner Smedberg to approve the March 17, 2014 minutes of the Plan Commission as presented.

Seconded by Commissioner Zangl.

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

Nay - None

Carried.

PETITIONS AND COMMUNICATIONS

SPECIAL USE PERMIT

Effect: Utilize existing building in the Central Business District for educational program.

Location: 30 S Main Street

Initiator: Marian University

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, June 16, 2014 in meeting rooms D & E of the City-County Government Center, 160 South Macy Street to consider revisions to City of Fond du Lac Municipal Code Chapter 720, Zoning.

The purpose of the proposed revisions is to modify requirements for mobile service facilities, shoreland zoning, payday lenders and allowable signage in various zoning districts.

For further information you are invited to contact the City of Fond du Lac Community Development Department at (920) 322-3440.

All persons having an interest in the proposed amendments to the zoning code are invited to participate in the public hearing and express their opinion. Written communications will also be considered.

Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 16th day of May, 2014

MARGARET HEFTER
City Clerk

Published: June 1st and June 8th, 2014

plan commission memorandum

Date: June 12, 2014
To: Plan Commission
From: Joellyn Dahlin, Principal Planner
Re: Chapter 720 – Zoning Code

Recodification of the municipal code included a comprehensive revision of the zoning code. Late in the recodification process two new laws were enacted that affect zoning regulations: 2013 Wisconsin Act 80 pertains to shoreland regulations and 2013 Wisconsin Act 20 alters local zoning power for mobile service facilities.

Changes to the zoning code (Chapter 720) are necessary to satisfy requirements of the new laws. In addition, minor changes to the zoning code are proposed to correct inconsistencies, clarify regulations and re-establish provisions that were omitted in the recodification. Excerpts of affected code sections are attached to this memorandum. Language to be removed is identified with strike-out text and yellow shading. A red font highlights new language.

Summary of proposed changes to the zoning code:

§720-6. Definitions

Add definition for mobile service facilities, shorelands, payday lenders.

§720-13. Vision clearance triangle.

The vision clearance triangle is defined in §720.6 and limitations for sight obstructions are referenced in §720-13. The sections provide conflicting restrictions; modification of §720-13 is necessary for consistency.

§720-18 and §720-72 Mobile service facility.

2013 Wisconsin Act 20 changed the regulatory powers of local governments for cell phone transmission towers and antennas (i.e. mobile service facilities). Two sections of the zoning code and four land use schedules are affected.

The significant effect of the new law is that a municipality may not prohibit the placement of cell phone towers in particular locations – this means that a transmission tower may be allowed in any zoning district. The law specifies the height of a tower may not be limited to less than 200 feet and states that setback requirements for a new tower cannot differ from ordinary setback requirements for buildings and structures. An application for a permit or approval is required and the process for the permit application and approval/denial must be outlined in the local ordinance.

- Land use schedules list uses or activities permitted in a zoning district. The designation of a land use as a special use assures that the use or activity is designed, located and operated to protect the public interest. A special use permit facilitates discretionary review by the Plan Commission and City Council. The following land use schedules are affected:

Schedule I – Shoreland-Wetland District

Schedule II – Residential Districts

Schedule IV – Business Districts

Schedule VI – Commercial-Recreation, Office and Industrial Districts

- §720-18 provides general requirements for cell phone transmission towers and antennas. The proposed changes incorporate the State requirement for permit review and approval for collocation (adding an antenna to an existing tower/structure). Current regulations that conflict with the new law are removed (tower height, setbacks, land use separation).
- §720-72 affects special use permit requirements for new towers. Proposed changes specify the process for review and approval and eliminate current regulations that conflict with the new law (tower height, tower separation, land use separation).

§720-22. Shoreland Overlay District.

2013 Wisconsin Act 80 affects shoreland zoning regulations. Zoning code revisions for setback regulations are proposed, along with revisions to clarify applicability of shoreland regulations.

§720-76.1. Payday Lenders.

The zoning code does not recognize payday lenders as a land use. State law regulates payday lenders and requires a minimum distance between such businesses and from single family or two-family residential districts. The proposed code revision recognizes payday lenders as a land use, requires a special use permit for the use and provides spacing requirements that reflect State law. (See also Schedule IV – Land Uses or Activities. Business Districts.)

§720-79(5). Parking.

Revisions re-establish a provision omitted in the code recodification. This paragraph states that off-street parking of vehicles is allowed only within driveway and paved parking areas – this regulation is an essential tool for code enforcement.

§720-82 E. Signs – General Provisions, Illumination.

Modify existing provisions for illumination of signs or lighting devices to clarify intent and to reflect a history of special use permit approvals relative to business lighting. The proposed changes address compatibility between commercial and residential land uses.

Changes to Schedule VIII (Design Standards and Specifications for Signs) correct omissions of the recodification and clarify allowable signage.

Recommendation

Community Development staff suggests the Plan Commission recommend to the City Council adoption of the proposed amendments to Chapter 720.

CHAPTER 720 (ZONING) CODE EXCERPT - § 720-6. Definitions.

ANTENNA — Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), ~~wireless telecommunication signals~~ or other communication signals.

BUILDING, PRINCIPAL — A nonaccessory building in which the principal use permitted on the lot is conducted. ~~The main building or structure on a single lot or parcel of land and includes any attached garage or porch.~~

MOBILE SERVICE, COMMUNICATION — Has the meaning given in 47 USC 153(33).

- A. ANTENNA — Communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.
- B. CLASS 1 COLLOCATION — The placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.
- C. CLASS 2 COLLOCATION — The placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.
- D. COLLOCATION — Means class 1 or class 2 collocation or both.
- E. DISTRIBUTED ANTENNA SYSTEM — A network of spatially separated antenna nodes that is connected to a common source via a transport medium and that provides mobile service within a geographic area or structure.
- F. EQUIPMENT COMPOUND — An area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.
- G. EXISTING STRUCTURE — A support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with the City.
- H. FALL ZONE — The area over which a mobile support structure is designed to collapse.
- I. HEIGHT — The distance measured from the original grade at the base of the tower to the highest point of the tower. This measurement excludes any attached antennas and protection devices (e.g. lightning rods).
- J. MOBILE SERVICE FACILITY — The set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.
- K. MOBILE SERVICE PROVIDER — A person who provides mobile service.

- L. **MOBILE SERVICE SUPPORT STRUCTURE** — A freestanding structure that is designed to support a mobile service facility.
- M. **PERMIT** — A mobile service zoning permit or a special use permit issued by the City which authorizes any of the following activities by an applicant:
- (1) A class 1 collocation
 - (2) A class 2 collocation.
 - (3) The construction of a mobile service support structure.
- N. **SEARCH RING** — A shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors to include topography and the demographics of the service area.
- O. **SUBSTANTIAL MODIFICATION** — The modification of any mobile service support structure, including the mounting of an antenna on such a structure that does any of the following:
- (1) For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.
 - (2) For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.
 - (3) Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
 - (4) Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.
- P. **SUPPORT STRUCTURE** — an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.

PAYDAY LENDER — A business, owned by a licensee, that makes payday loans.

PAYDAY LOAN — Has the meaning given in § 138.14(1)(k) Wis. Stats.

SHORELANDS — Has the meaning given in § 59.692(1)(b) Wis. Stats.

SHORELAND SETBACK AREA — Has the meaning given in § 59.692(1)(bn) Wis. Stats.

~~**TELECOMMUNICATIONS TOWER** — Any structure that is designed and constructed for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self supporting lattice towers, guyed towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.~~

- (2) Ingress and egress to the property; facilitate efficient and safe circulation of traffic both on the site and as it interfaces with the public right-of-way and adjacent properties. The consolidation of access for major traffic arteries is encouraged.
 - (3) Property drainage, with reference to the effect of provisions for drainage on adjacent properties and the consequences of such drainage on overall City drainage capacities.
 - (4) When applicable, recreation and open space, with attention to the size, suitability, development and continued maintenance of the area and the impact on any adjacent living areas.
 - (5) Landscaping of site with attention to yard areas along and visible to public rights-of-way. Provide appropriate screening of parking, truck loading, refuse containers, mechanical equipment and outdoor storage areas from adjacent uses and public rights-of-way.
- B. Plan approval. The Building Inspector may not issue a building permit for any land use or activity in any zoning district, approval of which is contingent upon site plan approval, until a final site plan has been approved by the Community Development Department. Where a decision of the Community Development Department is not agreeable to the project applicant, the applicant may request, in writing, that the Plan Commission review the site plan. Said written request shall also contain the applicant's reasons for making such request. The Community Development Department shall submit, in writing, its justification to not approve the site plan. The Plan Commission may approve, conditionally approve or deny approval of the contested site plan.

§ 720-13. Vision clearance triangle.

On corner lots and on the right-of-way within the vision clearance triangle, no obstruction of vision shall be erected, installed, planted, parked or otherwise placed on any lot between four feet and ~~nine~~ eight feet above the grade of the sidewalk adjacent to such streets and within the vision clearance triangle as defined in § 720-6 of this chapter.

§ 720-14. Mobile homes; recreational vehicles and equipment; prohibited vehicles and equipment.

- A. Mobile homes. Mobile homes shall not be used for dwelling purposes except in a lawfully established mobile home park. The temporary use of a mobile home shall be permitted upon issuance of a permit by the Building Inspector for the following purposes:
- (1) Use for a temporary office or for storage incidental to a construction project, and only for the period of construction, provided that such mobile home is located on the same or contiguous lot as said construction and moved promptly at the end of construction or upon notice by the Building Inspector.
 - (2) Use for a temporary office in a commercial or industrial district, or for temporary classroom space for a school, for a period not to exceed 12 months.

CHAPTER 720 (ZONING) CODE EXCERPT - Schedule I

ZONING

720 Attachment 1:1

Schedule I

Land Uses or Activities Shoreland-Wetland District

KEY:

P = Permitted

SC = Permitted with special conditions (Article V)

SP = Special use permit required (Article IX)

Land Use or Activity	S-W*	A	Site Plan Approval Necessary § 720-12		Reference
			Yes	No	
Agricultural uses, including general farming, dairying, raising grain, grass and seed crops, vegetable farming, orchards, horticulture, plant greenhouses and nurseries, forest and game management and other uses of a similar nature		P		X	
Construction or maintenance of piers, docks or walkways built on pilings, including limited excavating and filling necessary for such construction or maintenance	P			X	
Harvesting of wild crops such as marsh hay, ferns, berries, tree fruits and seeds in a manner that is not injurious to the natural reproduction of such crops	P	P		X	
Hiking, fishing, swimming and boating	P	P		X	
Open space areas and conservation uses, including public and private parks, historic and scientific areas, outdoor education areas, wildlife refuges and public boat launching ramps and attendant access roads	SC	SP		X	§ 720-26B
Single-family detached residential dwellings		SC		X	§ 720-26A
Mobile service facility	SP	SP	X		§ 720-18 § 720-72
Utility transmission lines, including electric, gas, telephone, water and sewer lines	SC	P		X	§ 720-26C

NOTES:

* Any use not listed in Schedule I is prohibited, unless the wetland or a portion of the wetland is rezoned by an amendment of this chapter in accordance with the requirements of § 62.23(7)(d)2, Wis. Stats.

CHAPTER 720 (ZONING) CODE EXCERPT - Schedule II

ZONING

720 Attachment 2:2

Schedule II

Land Uses or Activities Residential Districts

Land Use or Activity	R-1	R-2	R-3	R-4	Site Plan Approval Necessary § 720-12		Reference
					Yes	No	
B. Capacity of 9 to 15 persons	SP	SP	SP	SP	X		
C. Capacity of 16 or more persons	SP	SP	SP	SP	X		
18. Fraternity and sorority for university or college, college dormitory/housing	SP	SP	SP	SP	X		
19. Funeral home, crematory				SP	X		
20. Government service, including municipal utility facilities	P	P	P	P		X	
21. Home occupation	SC	SC	SC	SC		X	§ 720-37
22. Hospital	SP	SP	SP	SP	X		
23. Library, public	P	P	P	P	X		
24. Mobile service facility	SP	SP	SP	SP	X		§ 720-18, § 720-72
24 25 . Nursing home, convalescent home	SP	SP	SP	SP	X		
25 26 . Parks and playgrounds	P	P	P	P	X		
26 27 . Planned development	SP	SP	SP	SP	X		§ 720-66
27 28 . Rooming house or boardinghouse			SP	SP	X		
28 29 . School – elementary, middle, high school	P	P	P	P	X		
29 30 . School – college, university, vocational, technical	SP	SP	SP	SP	X		
30 31 . Shelter facility	SP	SP	SP	SP	X		§ 720-74
31 32 . Traditional neighborhood development (TND)	SC	SC	SC	SC	X		§ 720-38
32 33 . Utility – substation, transmission lines	SP	SP	SP	SP	X		§ 720-71

CHAPTER 720 (ZONING) CODE EXCERPT - Schedule IV

ZONING

720 Attachment 4:2

Schedule IV

Land Uses or Activities Business Districts

Land Use or Activity	C-1	C-2	Reference
24. Government service, including municipal utility facilities	P	P	
25. Health service and medical offices, clinics, hospital	P	P	
26. Hotel, motel	SP	SP	
27. Indoor amusement and recreation facility, cinema, theater, performing arts	P	P	
28. Library	P	P	
29. Machine, sheet metal and welding shop		SP	
30. Meeting and exhibition hall	P	P	
31. Mobile service facility	SP	SP	§ 720-18, § 720-72
31 32. Newspaper office, including printing and publishing	P	P	
32 33. Outdoor amusement and recreation facility		SP	§ 720-69
34. Payday lenders	SP	SP	§ 720-76-1.
33 35. Personal services, i.e., barbershop, salon (hair/nails/tanning), massage, pet grooming, tattoo/piercing establishment	P	P	
34 36. Planned development	SP	SP	§ 720-66
35 37. Printing and publishing shop, copy and duplicating	P	P	
36 38. Private parking garage or parking lot not accessory to another use	SP	SP	
37 39. Professional or business offices	P	P	
38 40. Radio and television studio	P	P	
39 41. Rental service facility		P	
40 42. Restaurant	P	SP	
41 43. Retail businesses and services	P	P	
42 44. Shelter facility	SP	SP	§ 720-74
43 45. Shopping center, multi-tenant commercial center, home improvement center, building supply		P	
44 46. Utility transmission line and substation	SP	SC	§ 720-71
45 47. Veterinary clinic	SP	P	
46 48. Wholesale establishment		SP	
47 49. Warehouse, storage, mini warehouse		SP	
48. Wireless telecommunications towers and antennas	SP	SP	§ 720-18, § 720-72

CHAPTER 720 (ZONING) CODE EXCERPT - Schedule VI

ZONING

720 Attachment 6:2

Schedule VI

Land Uses or Activities Commercial-Recreation, Office and Industrial Districts

Land Use or Activity	C-R	O	M-1	M-BP	Reference
23. Greenhouse, landscape nursery			P		
24. Hospital, medical clinics and offices		SP		SP	
25. Hotel and conference center	SP			SP	
26. Indoor recreation facility	SP	SP	SP		
27. Library		P			
28. Manufacturing, research/development and testing			P	P	
29. Marine sales and service, boat docks, fuel sales, marina	SP				
30. Mobile service facility	SP	SP	SP	SP	§ 720-18, § 720-72
3031. Motor freight terminal; air and rail freight terminal, parcel delivery facility			P		
3132. National or regional headquarters office		P		P	
3233. Nonmetallic mining			P		
3334. Nursing home; convalescent home		SP			
3435. Offices: governmental, business or professional, including medical clinics		P		SP	
3536. Outdoor amusement and recreational facilities	SP		SP		
3637. Personal services, i.e., barbershop, salon (hair/nails/tanning), massage, pet grooming, tattoo/piercing establishment		P		SC	§ 720-55 (SC)
3738. Planned development		SP			§ 720-66
3839. Private parking garage or parking lot not accessory to another use			P		
3940. Processing, packaging, fabricating, cleaning, bottling, distribution, servicing, testing facilities			P		
4041. Public or privately owned resort	SP				
4142. Publishing and printing			P	SP	
4243. Railroad switching and repair facility			P		
4344. Restaurant	SC			SC	§ 720-55 (CR)
4445. Retail business	SP				
4546. Salvage and recycling facility			SP		
4647. Shelter facility		SP	SP		§ 720-74
4748. Utility transmission line and substation		SP	P	SP	§ 720-71
4849. Warehouse, storage, mini storage			P		
4950. Wholesale establishment					
50. Wireless telecommunications towers and antennas			P	SP	§720-18 and §720-72(SP)

CHAPTER 720 (ZONING) CODE EXCERPT - § 720-18. Mobile service facility.

§ 720-18. ~~Telecommunications towers and antennas.~~ Mobile service facility.

Telecommunications ~~Mobile service~~ towers and antennas shall not be regulated or permitted as essential services, public utilities or private utilities. The purpose of this section is to ~~strike a balance between the federal interest concerning the construction, modification and placement of telecommunications towers and antennas for use in providing personal wireless services~~ maintain and ensure that a non-discriminatory, competitive and broad range of telecommunications services and high quality telecommunications infrastructure, consistent with the Federal Telecommunications Act of 1996 and § 66.0404 Wis. Stats. are provided to serve the community, and further the legitimate interest of the City of Fond du Lac in regulating local zoning. ~~The goals of this section are to protect residential areas and land uses from potential adverse impacts of towers and antennas; minimize the total number of towers throughout the community; encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single use towers; encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening and innovative camouflaging techniques; consider the public health and safety of communication towers; and avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. In furtherance of these goals, the City of Fond du Lac shall give due consideration to the Comprehensive Plan, Zoning Map, and existing land uses and environmentally sensitive areas in approving sites for the location of towers and antennas.~~

A. Applicability.

- (1) New towers and antennas. ~~All~~ Any new mobile service towers or antennas in the City of Fond du Lac shall be subject to ~~these regulations~~ the provisions of this section, and § 720-72 where applicable, except as provided in Subsection A(2) and (3).
- (2) Amateur radio station operators/receive-only antennas. This section shall not govern any tower, or the installation of any antenna, that is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas.
- (3) ~~Preexisting towers or antennas. A tower or antenna for which a building permit or special use permit has been properly issued prior to the effective date of this ordinance shall not be required to meet the requirements of this section, other than the requirements of Subsection C(2).~~ Exempt facilities. Publicly owned and operated telecommunications facilities required in the public interest to provide for and maintain a radio frequency telecommunication system for police, fire and other municipal services are exempt from this section.
- (4) Municipal sites. Antennas installed on a structure other than a new communication tower or antennas installed on an existing communication tower shall be permitted where located on property owned, leased or otherwise controlled by the City of Fond du Lac, irrespective of zoning district, provided that a lease or other agreement to authorize such antenna or tower has been approved by the City.
- (5) Antennas ~~or towers~~ on existing structures. An antenna ~~or tower~~ situated on the roof of a structure in a commercial or industrial district may be allowed, provided that such device is installed and maintained in accord with applicable state or local building codes and complies with current standards of the FAA, FCC and any other agency of the state or federal government with the authority to regulate antennas.

B. Permit required – special use permit. ~~No tower or antenna shall be installed unless a permit is first obtained by the owner or his agent from the Building Inspector.~~ A special use permit is required for the siting and construction of any new mobile service support structure and facilities, and/or the substantial modification of an existing support structure and mobile service facilities (Class 1 collocation). An application shall be made to the Community Development Department on a form furnished by the City and pursuant to the provisions of §§ 720.64 and 720.72.

C. Permit required – mobile service zoning permit (class 2 collocation). A class 2 collocation is subject to the same requirements for issuance of a building permit to which any other type of commercial development or land use development is subject. An application for a mobile service zoning permit shall be made to the Community Development Department on a form furnished by the City.

- (1) An application for a mobile service zoning permit (Class 2 collocation) shall contain all of the following information:
 - (a) The name, business address, phone number and email address of the applicant and the contact individual.
 - (b) The location of the proposed or affected support structure.
 - (c) The location of the proposed mobile service facility.
- (2) If an applicant submits to the Department an application for a mobile service zoning permit to engage in a class 2 collocation, which contains all of the information required under subsection C(1), the Department shall consider the application complete. If any of the required information is not in the application, the Department shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
- (3) Within 45 days of its receipt of a complete application, the Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Department may agree in writing to an extension of the 45 day period:
 - (a) Make a final decision whether to approve or disapprove the applicant.
 - (b) Notify the applicant, in writing, of its final decision.
 - (c) If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

C.D. General requirements. In addition to compliance with all applicable regulations of this section, the following standards shall apply for the installation of any tower or antenna:

- (1) Building codes; safety standards. The owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the Building Inspector concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said 30 days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

- (2) State or federal requirements. All towers and antennas shall meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owner of a tower and antenna governed by this section shall bring such tower and antenna into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.
- ~~(3) Co location. A proposed tower shall be structurally and electrically designed to accommodate one or more antennas for multiple users.~~
- (43) Height. Antenna height shall not be restricted, provided that such device is installed and maintained in accord with applicable state or local building codes and in compliance with current standards of the FAA, FCC and any other agency of the state or federal government with the authority to regulate antennas. Tower height shall not be restricted when such structure is a permitted land use; where a special use permit is required, regulated pursuant to the provisions of § 720-72B. shall apply. Tower height is the distance measured from finished grade to the highest point on the tower or other structure, including the base pad.
- ~~(5) Setbacks. A tower shall be located not closer than a distance equal to 100% of the height of the tower from any adjoining lot line. Guy wires and appurtenant equipment and buildings shall comply with requirements of the zoning district in which the tower is located.~~
- ~~(6) Separation between land uses. Tower separation shall be measured from the base of the tower to the lot line of the use and/or designated area as specified herein:~~
- ~~(a) Residential (one and two family dwellings, including modular/mobile homes), vacant land zoned for residential use that has been platted or has preliminary plat approval, land designated by the Comprehensive Plan for future residential use: 200 feet or 300% of tower height, whichever is greater.~~
- ~~(b) Residential (multifamily), institutional, religious and educational uses: 100 feet or 100% of tower height, whichever is greater.~~
- (74) Aesthetics. Towers shall maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness. Where an antenna is installed on a structure other than a tower, the antenna and appurtenant equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
- (85) Signs. No advertising material or signage other than warning or equipment information shall be allowed on any antenna or tower. This prohibition shall include the attachment to an antenna or tower of any flag, decorative sign, streamers, pennants, ribbons, spinners or waving, fluttering or revolving devices, but not including weather devices.
- (96) Lighting. Towers shall not be artificially illuminated unless required by the FAA or any other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

- (107) Fencing. A tower shall be enclosed by security fencing not less than six feet in height and secured so that it is not accessible by the general public. Fence design, materials and colors shall reflect the character of the surrounding area.
- (118) Landscaping. A buffer of plant materials to effectively screen the tower compound from public view and from adjacent properties shall be provided. The minimum buffer shall consist of a landscaped strip at least five feet in width outside the perimeter of the tower compound. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived. Existing mature tree growth and natural land forms shall be preserved to the maximum extent possible. In some cases, ~~such as~~ where towers ~~sited~~ are located on large, wooded lots, natural growth around the property perimeter may be sufficient buffer.
- (129) ~~Appurtenant~~ Mobile service support structure and equipment ~~and buildings~~.
- (a) Antennas mounted on structures or rooftops. ~~The~~ Equipment and network components ~~cabinet or structure~~ used in association with an antenna ~~may be located on a roof, provided that such equipment or structure is~~ shall be placed as unobtrusively as possible. Equipment storage buildings or cabinets shall comply with all applicable building and zoning code requirements.
- (b) Antennas mounted on utility poles, light poles or towers. The equipment cabinet or structure used in association with an antenna shall be sited in accordance with the development standards of the underlying zoning district. Equipment cabinets or structures shall be screened from view.

~~D. Permitted uses.~~

- (1) ~~Allowable zoning districts. The installation of a tower or antenna, including the placement of buildings or other supporting equipment used in connection with said tower or antenna, may be permitted in the M-1 Zoning District.~~
- (2) ~~Municipal sites. Antennas installed on a structure other than a new communication tower or antennas installed on an existing communication tower shall be permitted where located on property owned, leased or otherwise controlled by the City of Fond du Lac, irrespective of zoning district, provided that a lease or other agreement to authorize such antenna or tower has been approved by the City.~~
- (3) ~~Antennas or towers on existing structures. An antenna or tower situated on the roof of a structure in a commercial or industrial district may be allowed, provided that such device is installed and maintained in accord with applicable state or local building codes and complies with current standards of the FAA, FCC and any other agency of the state or federal government with the authority to regulate antennas.~~
- (4) ~~Antennas on existing towers. The attachment of a new antenna on an existing tower may be allowed, provided that:~~
- (a) ~~A tower which is modified or reconstructed to accommodate the co-location of an additional antenna shall be of the same type as the existing tower, unless reconstructed as a monopole;~~
- (b) ~~An existing tower may be modified or rebuilt to accommodate the co-location of additional antenna and may be moved on-site within 50 feet of its existing location, but the relocation may only occur one time per communication tower;~~
- (c) ~~After a tower is rebuilt to accommodate co-location, only one tower may remain on the site; and~~

~~(d) The on site relocation of a tower which comes within the separation distances to residential units or residentially zoned lands shall only be permitted when approved by the City Council.~~

~~E. Special uses. The installation of towers, antennas and appurtenant equipment or buildings may be allowed by special use permit in the C-2 and M-BP Zoning Districts. An application for a special use permit shall be subject to the procedures and requirements of §§ 720.64 and 720.72.~~

~~F~~**E** Removal of abandoned antennas and towers. An antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within 90 days of receipt of notice from the City of Fond du Lac notifying the owner of such abandonment. **The removal of a mobile service support structure shall include restoration of a site to its original condition or a condition approved by the Community Development Department.** Failure to remove an abandoned antenna or tower within said 90 days shall be grounds to remove the tower or antenna **and restore the site** at the owner's expense. If there are two or more users of a single tower, ~~then~~ this provision shall not become effective until all users cease using the tower.

~~G. Exempt facilities. Publicly owned and operated telecommunications facilities required in the public interest to provide for and maintain a radio frequency telecommunication system, including digital, analog, wireless or electromagnetic waves, for police, fire and other municipal services are exempt from this section.~~

CHAPTER 720 (ZONING) CODE EXCERPT - § 720-72. Mobile service facility (Special Use Permit)

§ 720-72. ~~Wireless telecommunications towers and antennas.~~ Mobile service facility.

- A. ~~Separation between towers. Separation distances between towers shall be applicable for a proposed tower and any preexisting towers. The separation distance shall be measured by a straight line between the base of an existing tower and the base of a proposed tower.~~

New Tower Type	Existing Tower Type			
	Lattice	Guyed	Monopole 75 Feet in Height or Greater	Monopole Less than 75 Feet in Height
Lattice	5,000	5,000	1,500	750
Guyed	5,000	5,000	1,500	750
Monopole 75 feet in height or greater	1,500	1,500	1,500	750
Monopole less than 75 feet in height	750	750	750	750

- A. **Application.** An application for a special use permit shall contain all of the following information:
- (1) The name, business address, phone number and email address of the applicant and the contact individual.
 - (2) The location of the proposed or affected support structure.
 - (3) The location of the proposed mobile service facility.
 - (4) If the application is to construct a new mobile service support structure, a construction plan shall describe the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.
 - (5) If the application is to construct a new mobile service support structure, an explanation shall describe why the applicant chose the proposed location and why the applicant did not choose collocations, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant’s search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.
 - (6) If the application is to substantially modify an existing support structure, a construction plan shall describe the proposed modifications to the support structure and the equipment and the network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.
- B. **Application process.**
- (1) If an applicant submits an application for a special use permit to the Community Development Department to engage in an activity described in this chapter, which contains all of the information required under this chapter, the Department shall consider the application complete. If the Department does not believe that the application is complete, the Department shall notify the applicant in writing, within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

- (2) Within 90 days of its receipt of a complete application, the Community Development Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Department may agree in writing to an extension of the 90-day period:
 - (a) Review the application to determine whether it complies with the building code and this chapter, subject to the limitations of this section.
 - (b) Make a final decision whether to approve or disapprove the application, pursuant to §§ 720-63 and 720-72.
 - (c) Notify the applicant in writing, of its final decision.
 - (d) If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
- (3) The City Council may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under Subsection A(5).

B.C. Tower height. ~~The following criteria shall apply in determining the maximum height of a tower:~~

- ~~(1) For a single user: up to 90 feet.~~
- ~~(2) For two users: up to 120 feet.~~
- ~~(3) For three or more users: up to 150 feet.~~

Tower height shall not exceed 200 feet and shall comply with current standards of the FAA, FCC and any other agency of the state or federal government with the authority to regulate mobile service facilities.

- D.** Setbacks. The minimum setback of a tower shall comply with requirements of the zoning district in which the tower is located. Guy wires, anchors, supporting equipment and structures shall comply with requirements of the zoning district in which the tower is located.
- E.** Collocation. Any proposed tower shall be structurally and electrically designed to accommodate one or more antennas for multiple users.

CHAPTER 720 (ZONING) CODE EXCERPT - § 720-20 and 720-22. Shoreland

ARTICLE V

Shoreland-Wetland, Agricultural and Overlay Districts

§ 720-20. Intent.

The general intent of this article is to set forth land uses or activities which are permitted in areas which are environmentally sensitive, are of environmental concern, or are rural in character. This article also sets forth uses which are allowed with special conditions and land uses which must receive a special use permit. ~~The Fond du Lac County shoreland zoning provisions in effect on the date of annexation of land are replaced by this article which shall be administered by the City of Fond du Lac for all areas annexed by the municipality after May 7, 1982.~~

§ 720-21. S-W Shoreland-Wetland District.

The intent of the Shoreland-Wetland District is to prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, the placement of structures and land uses; and to preserve shore cover and the natural beauty adjacent to lakes, rivers and streams and other water bodies. All wetlands and portions of wetlands, regardless of size, which are designated as wetlands on the Wetland Inventory Maps and within the jurisdiction of this chapter shall be regulated. Wetlands of less than five acres, identified with a point symbol on the Wetland Inventory Maps, shall not be regulated under this section unless specific boundaries are approved for such areas and such boundaries are added to the Wetland Inventory Maps. The Shoreland-Wetland District is meant to comply with §§ 62.231 and 281.31, Wis. Stats. The final Wetlands Inventory Map, dated September 18, 1986, is made part of this chapter.

§ 720-22. S Shoreland Overlay District.

The intent of the Shoreland Overlay District is to ~~further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses;~~ **limit certain land use activities detrimental to shorelands, and preserve shore cover and natural beauty by controlling the location of structures in shoreland areas and restricting the removal of natural shoreland vegetation. The Shoreland Overlay District regulations shall apply to a shoreland that was annexed by the City of Fond du Lac after May 7, 1982, and that prior to annexation was subject to Fond du Lac County shoreland zoning provisions under § 59.692 Wis. Stats.**

A. General requirements.

- (1) ~~Minimum lot area: 10,000 square feet.~~

The Shoreland Overlay District shall affect **lands (referred to herein as shorelands) in the City of Fond du Lac that are within 1,000 feet from the ordinary high-water mark of a navigable lake, pond or flowage and lands within 300 feet from of the ordinary high-water mark from of a navigable river or stream or to the landward side of the floodplain, whichever distance is greater.**

- (2) ~~Minimum average width: 65 feet.~~

The Shoreland Overlay District does not include lands adjacent to an artificially constructed drainage ditch, pond or retention basin if the drainage ditch, pond or retention basin is not hydrologically connected to a natural navigable water body.

(3) The minimum shoreland setback area shall be at least 50 ~~75~~ feet from the ordinary high-water mark of an adjacent body of water to the nearest part of a building or structure shall be required for all buildings and structures, except piers, boat hoists and boathouses. Where an existing pattern of development exists, a new home may be constructed closer than 75 feet to the ordinary high water mark at the same setback as the average setback of neighboring homes. The construction or placement of a principal building within the shoreland setback area may be permitted if all of the following apply:

- (a) The principal building is constructed or placed on a lot or parcel of land that is immediately adjacent on each side to a lot or parcel of land containing a principal building; and
- (b) The principal building is constructed or placed within a distance equal to the average setback of the principal building on the adjacent lots or 35 feet from the ordinary high-water mark, whichever distance is greater.

B. **Vegetative buffer zone.** ~~Trees and shrubbery. The cutting of trees and shrubbery shall be regulated to protect the natural beauty, control erosion and reduce the flow of effluents, sediments and nutrients from the shoreland area. The tree and shrubbery cutting regulations required by this section shall not apply to the removal of dead, diseased or dying trees or shrubbery.~~

- (1) A person who is required to maintain or establish a vegetative buffer zone may remove all of the vegetation in a part of that zone in order to establish a viewing or access corridor that is no greater than ~~In the strip of land 35 feet wide inland from the ordinary high water mark, no more than 30 feet in any~~ for every 100 feet shall be clear cut, of shoreline frontage and extends no more than 35 feet inland from the ordinary high-water mark.
- (2) ~~In shoreland areas more than 35 feet inland, tree and shrub cutting shall be governed by consideration of the effect on water quality and consideration of sound forestry practices and soil conservation practices.~~ A person who owns shoreland property that contains vegetation must maintain that vegetation in a vegetative buffer zone along the entire shoreline of the property and extending 35 feet inland from the ordinary high-water mark of the navigable water. If the vegetation in a vegetative buffer zone contains invasive species or dead, diseased or dying vegetation, the owner of the shoreland property may remove the vegetation, except that if the owner removes all of the vegetation, the owner shall establish a vegetative buffer zone with new vegetation.

CHAPTER 720 (ZONING) CODE EXCERPT - § 720-76.1. Payday lenders.

§ 720-76.1. Payday lenders.

The minimum criteria are required pursuant to Wis. Stats. sec. 62.23(7)(hi):

- A. No payday lender shall be located within 1,500 feet of another payday lender.
- B. No payday lender shall be located within 150 feet of a single family or two-family residential zoning district.
- C. Determination of distance.
 - (1) For the purpose of determining the distance between a payday lender and any use set forth in Subsections A and B above, the measurement shall be from the nearest lot line, that is the legal boundaries of a parcel of property, of the parcel upon which the use is located and then along the nearest public street or streets to the nearest lot line of the use being measured.
 - (2) In the circumstance of a shopping center, for the purpose of determining the distance between a payday lender and any use set forth Subsections A and B above, the measurement shall be from the nearest building wall of the commercial building space of the parcel upon which the use is located to the nearest building wall of the principal use being measured.

CHAPTER 720 (ZONING) CODE EXCERPT - § 720-79(5). Off-street parking.

§ 720-79

ZONING

§ 720-82

- (4) Repair and service. No vehicle repair work of any kind shall be permitted in any off-street parking area, driveway or access aisle.
- (5) Prohibited parking. Parking of vehicles shall be permitted only within allowable driveway area and paved off-street parking pursuant to this article. Parking of vehicles in yard area is prohibited.

§ 720-80. Off-street loading.

Off-street loading berths shall be provided in connection with any building or structure which is to be erected or enlarged and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles.

- A. Location. All required off-street loading berths and access thereto shall be located entirely on the same lot as the use to be served. Suitable property area shall be provided for on-site turning and maneuvering of vehicles. No portion of any vehicle shall project into a street or alley. No loading berth shall be located in a required front yard.
 - (1) M-BP District. In addition to the provisions of this subsection, loading areas and loading docks are not permitted on the side of a building adjacent to a street or a highway.
- B. Access. Each required off-street loading berth shall be provided with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.
- C. Space allocation. Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

ARTICLE XI

Signs

§ 720-81. Purpose.

The intent of this article is to acknowledge that the reasonable display of signs is appropriate as a public service and necessary to the conduct of competitive commerce and industry. Provisions of this article are intended to establish minimum standards which regulate the design, erection and display of signs based on land use, public safety, neighborhood values and aesthetic quality.

§ 720-82. General provisions.

- A. Permit required. No sign shall be erected, replaced, relocated or structurally modified unless a permit is first obtained by the owner or his agent from the Building Inspector. A permit shall not be required for real estate signs, construction and subdivision development signs, building nameplates, building markers, window signs, flags, and political signs.
- B. Exceptions. The provisions of this article shall not apply to signs erected and maintained pursuant to and in discharge of any function of government, or required by law, including public or quasi-public signs which are intended to welcome visitors to the City of Fond du Lac or advertise the City, provided that such signs are designed, erected and maintained in a manner so as to be compatible with the surrounding development.
- C. Sign projections. No sign and/or awning shall extend beyond a property line. A sign and/or awning shall not encroach into and/or over the public right-of-way except as specified by § 720-11C(2).
- D. Painted signs. Signs shall not be painted on the exterior wall of any building. Existing painted wall signs shall not be repainted and shall be removed at such time as new signage permitted by this article is installed.
- E. Illumination. An illuminated sign or lighting device shall not employ flashing, rotating or moving light. In no event shall an illuminated sign or lighting device be situated to direct or beam light onto adjacent residential land or onto a public right-of-way, waterway or air corridor, or premises adjacent to any of these, so as to cause glare or reflection that may constitute a nuisance or traffic hazard. **The use of neon lighting and tubing and similar decorative lighting shall be restricted to properties located in the C-2 district. Neon and other decorative lighting shall be permanently affixed to a building or structure; a permit is required. Neon and other similar decorative lighting shall not be utilized on the façade of any building, structure or canopy that is oriented to face or abut a residential district or property used for residential purposes and/or within 200 feet of a residential district or property used for residential purposes.**
- F. Vision clearance triangle. Ground signs within the vision triangle shall include not more than two posts or standards eight inches or less in diameter. The minimum clearance for all signs (ground, wall, projecting) shall be not less than eight feet above the grade of the intersection of the street center lines, and signs shall be situated so as not to obscure the vision of motorists approaching the street intersection.
- G. Removal. In any district all signs and/or sign structures must be removed when the business or activity identified or advertised by such sign(s) has not been conducted for a period of six months or more, or when a sign structure remains unused for a period of six months or more. The owner or lessee of the premises on which said sign(s) and/or sign structures are located shall accomplish removal within 60 days from the date of mailing of a notice by the Building Inspector. If not removed within said period, such signs may be removed by the City at the owner's expense.

CHAPTER 720 (ZONING) □ O □ □ □ □ □ □ P □ - Schedule VIII

ZONING

City of Fond du Lac
720 Attachment 8:2

Schedule VIII

Design Standards and Specifications for Signs

Zoning District	Allowable Signage Total Number of Signs Permitted on Any Lot	Maximum Gross Surface Area Permitted (square feet) ¹			Projecting Sign Maximum Projection From Wall (inches)	Ground Sign (feet)			
		Wall and/or Projecting Sign	Ground Sign	Electronic Message Center ²		Height		Minimum Setback	
						Maximum	Minimum ³	Front	Side
C-1	1 projecting sign plus wall signs	Wall sign: 2.0 per linear foot of building façade Projecting sign: 8 square feet, except 12 square feet for a building facade greater than 40 linear feet			40				
C-2	1 projecting sign or 1 plus wall signs for each tenant space plus 1 ground sign for each lot	1.0 per linear foot of building facade	1.0 per linear foot of main building facade with a maximum of 75 square feet; for lots with a frontage 150 feet or more, 150 square feet maximum	1 EMC permitted per property	40	20	8	5	5
	1 ground sign for a shopping center (lot area greater than 15 acres) or multi-tenant commercial building greater than 25,000 square feet in area, plus 1 monument sign for each outlot or satellite lot	1.0 per linear foot of building facade	1.0 per linear foot of main building facade with a maximum of 350 square feet; for outlot or satellite lot, 1.0 per linear foot of main building facade with a maximum of 75 square feet	1 EMC permitted per shopping center		40 8	8	15 15	15 15
M-1	1 ground sign per street frontage plus wall signs		1.0 per linear foot of main building facade; 150 square feet maximum	1 EMC permitted per property		20	8	10	10

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, June 16, 2014 in meeting rooms D & E of the City-County Government Center, 160 South Macy Street to consider a comprehensive revision and update of the Official Map of the City of Fond du Lac.

The purpose of the Official Map is to conserve and promote the public health, safety, convenience and general welfare by reserving and protecting future streets, highways and open spaces.

The proposed Official Map is available for viewing in the City's Engineering Department and the Community Development Department at 160 South Macy Street (4th floor).

All persons having an interest in the proposed Official Map are invited to participate in the public hearing and express their preference.

Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 9th day of May, 2014

Maggie Hefter
City Clerk

Published: June 1st and June 8th, 2014

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: May 20, 2014

To: City Plan Commission

From: Wayne Rollin, Community Development Director

Re: Proposed Official Map

City staff has prepared a new proposed Official Map for the City of Fond du Lac. An Official Map is authorized under Section 62.23(6), Wisconsin Statutes, and is intended to show existing and future streets. The existing Official Map for the City of Fond du Lac was adopted in 1998 and is in need of updating. The existing and proposed Official Maps are attached. The proposed Map is a collaborative effort of Public Works and Community Development staff.

The Official Map helps to preserve and protect future street and highway rights-of-way. Staff and developers use the map when reviewing or planning subdivisions or other developments. Note that a number of the proposed facilities from the 1998 Official Map have been constructed, like the Highway 151 Bypass, for example.

Several of the proposed improvements shown on the map are related to future highway projects, including the future USH 41/151 interchange, the USH 151 / CTH V interchange, the STH 23 / CTH UU interchange and a future interchange south of the City on USH 41. Future City streets include potential extensions of Capital Drive, Venture Drive, Country Lane, Prairie Road, Hunter Drive and Lynn Avenue. Under most circumstances, the property owner will initiate the request to construct a street as development requires. City Council approvals and funding availability will still be required. Showing a future facility on the Official Map does not mean that the street *will* be constructed, it simply preserves the right-of-way so that it *can* be constructed.

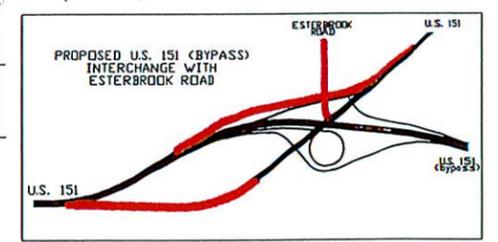
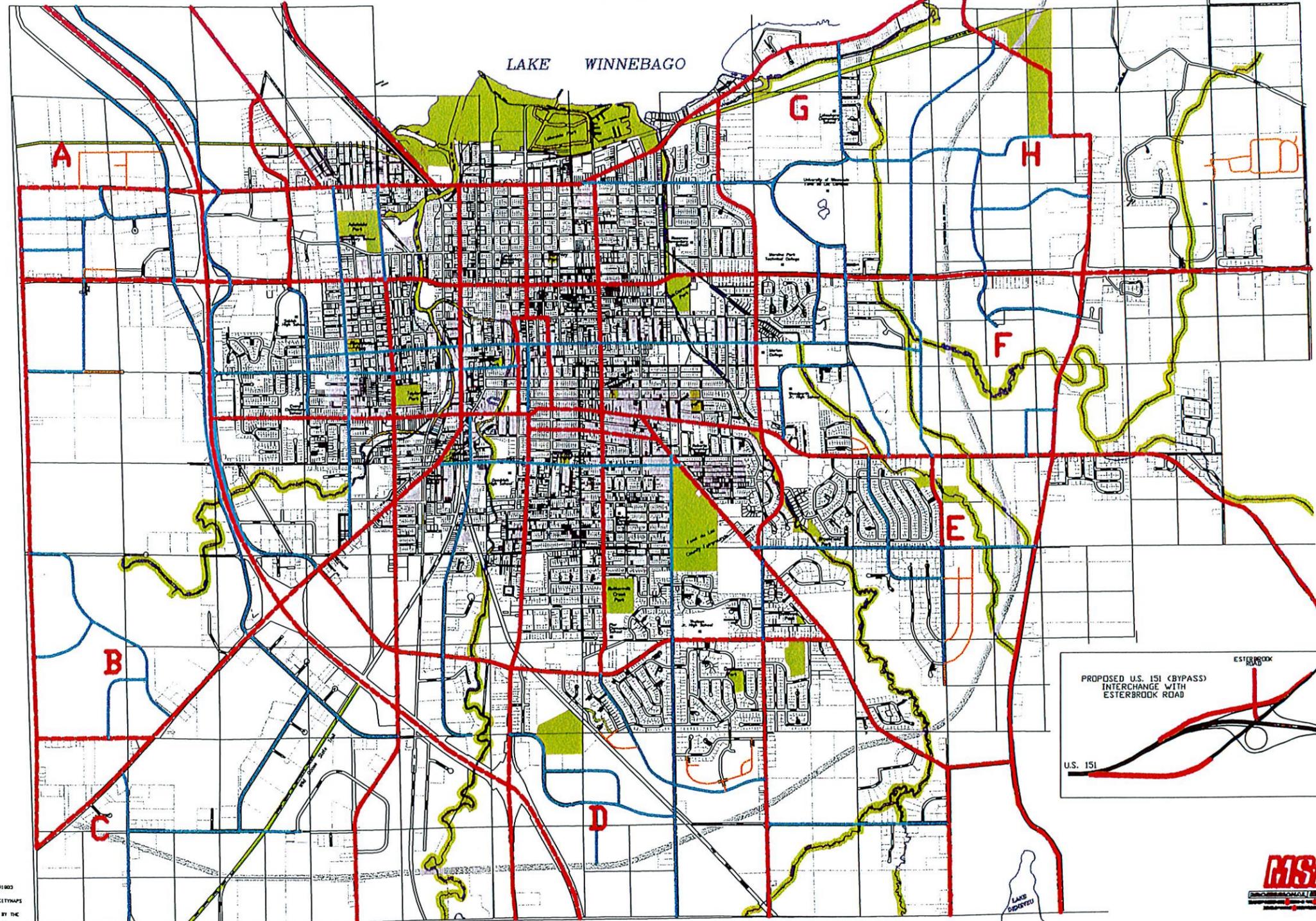
An appropriate motion would be to recommend approval to the City Council. Should you have any questions about the proposed Official Map, please feel free to contact Jordan Skiff, Paul De Vries or myself. Thank you.

CITY OF FOND DU LAC
 FOND DU LAC COUNTY, WISCONSIN
 OFFICIAL MAP
 OCTOBER 28, 1998

REVISED: JANUARY 24, 2001



- CITY PARKS AND OPEN SPACE CORRIDOR
- PROPOSED DOT BYPASS
- THOROUGHFARE
- COLLECTOR STREET
- LOCAL STREET
- SEE NARRATIVE



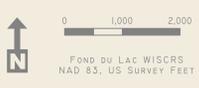
PROJECT NUMBER: 191003
 PLOTTED BY: 12/20/98
 CHECKED BY: V. SWAN CITYMAPS
 CITY MAP 5
 NOTE:
 1. BASE MAP PROVIDED BY THE CITY OF FOND DU LAC.
 2. METAL MAP PROVIDED BY VIMM.
 3. FLEET SIGN / OPEN SPACE MAP PROVIDED BY CONY.
 4. PRELIMINARY INTERCHANGE AND BYPASS (U.S. 151) PROVIDED BY VIMM.





CITY OF FOND DU LAC

OFFICIAL MAP



FUTURE DEVELOPMENT
STREETS

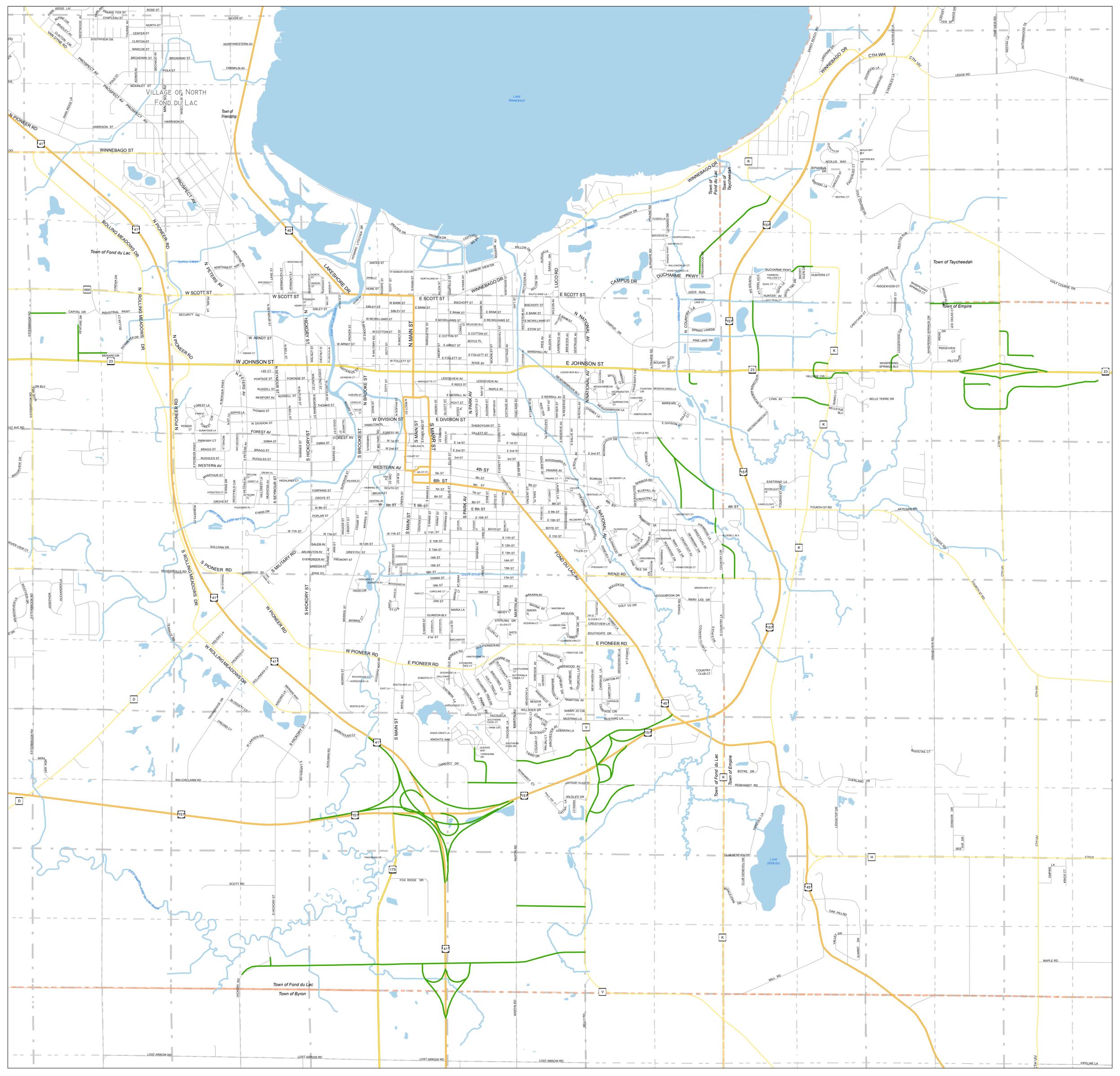
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TOWN LINES
SECTION
QUARTER-SECTION

EXISTING ROADS
US HIGHWAY
STATE HIGHWAY
COUNTY HIGHWAY
LOCAL

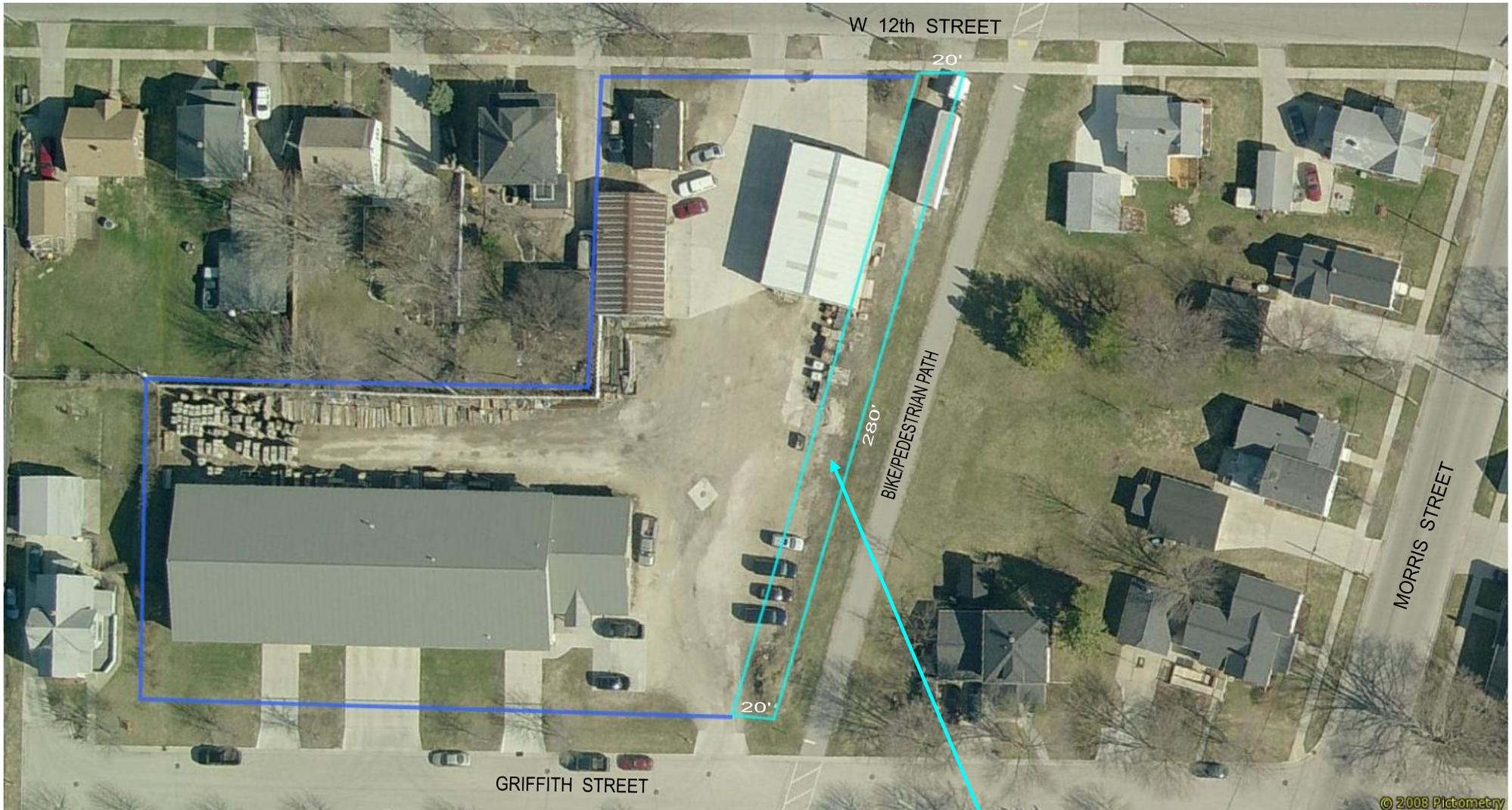
APPROVED: _____
REVISED: _____

DOCUMENT INFORMATION
DRAWN BY: CCHURCHILL
DATE: 4/30/2014
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DISCLAIMER
THE CITY OF FOND DU LAC CREATES AND MAINTAINS GEOSPATIAL PRODUCTS FOR ITS OWN USE. THESE RESOURCES ARE NOT INTENDED TO BE USED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES, AND ARE PROVIDED "AS-IS" WITHOUT WARRANTY OF ANY KIND. THE CITY OF FOND DU LAC ASSUMES NO LIABILITY FOR THE ACCURACY, CORRECTNESS, OR USE OF THESE PRODUCTS.



SURPLUS PROPERTY – 12TH/GRIFFITH
(PORTION OF FDL-15-17-15-34-999-00)



AREA OF PROPOSED SALE
(AIR TECH HEATING INC.)

plan commission memorandum

Date: June 11, 2014
To: Plan Commission
From: Joellyn Dahlin, Principal Planner
RE: Surplus Property – W 12th Street (Portion of FDL-15-17-15-34-999-00)

Air Tech purchased the former Johnson Brothers Concrete property at 250 West 12th Street. The 1.1-acre property is situated west of the bike trail and extends from West 12th to Griffith Street. Air Tech would like to purchase a 20'-wide strip of land that is part of the City-owned property along the trail. The 20'-wide strip borders the east lot line of Air Tech's property and extends 280 feet from West 12th to Griffith.

The City-owned property, if acquired, would be integrated into Air Tech's existing parking area. Similar land sales along the trail have been approved in the past for other interested parties.

The total area of the land in question is 5600 square feet. The proposed acquisition would leave a 10' buffer from the trail. The purchase price would be based on the value of the land.

Recommendation

Community Development staff suggests a motion to recommend to the City Council approval of the sale of surplus land as proposed.