

# PLAN COMMISSION AGENDA

July 15, 2013  
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. APPROVAL OF MINUTES

June 17, 2013

## III. PETITIONS AND COMMUNICATIONS

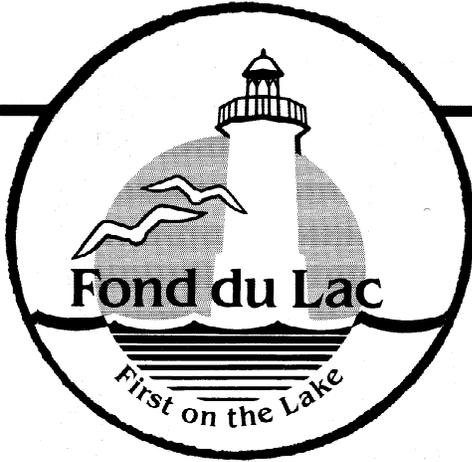
### A. SPECIAL USE PERMIT

Effect: Install two 20,000 gallon diesel above ground storage tanks

Location: 1674 Fox Ridge Drive

Initiator: Kory D. Anderson, General Engineering Company

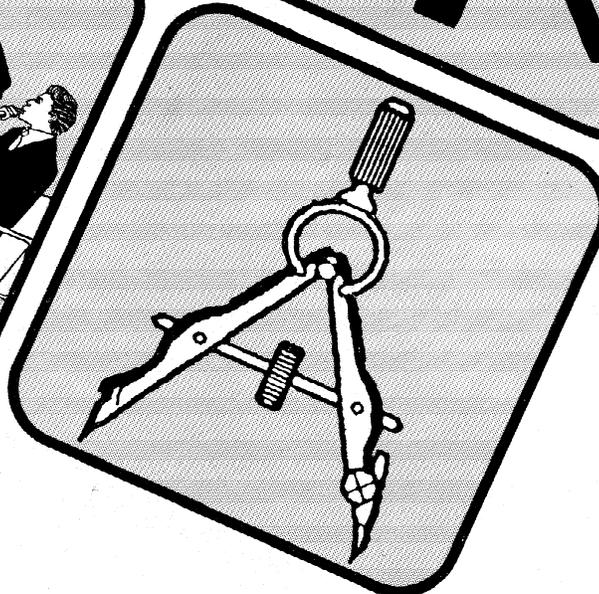
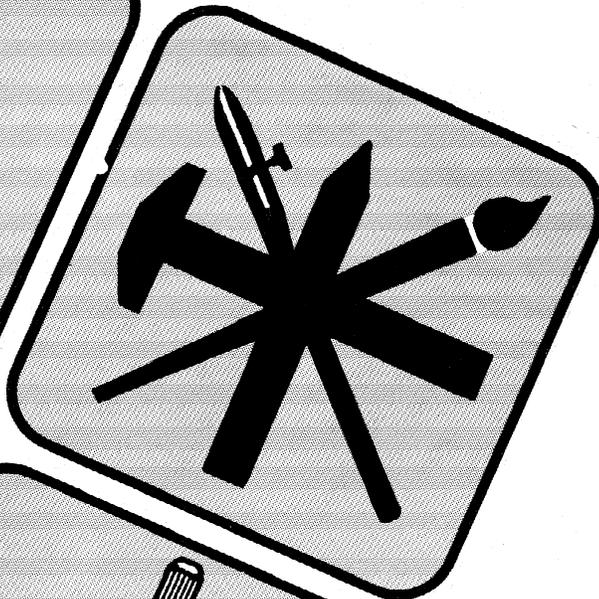
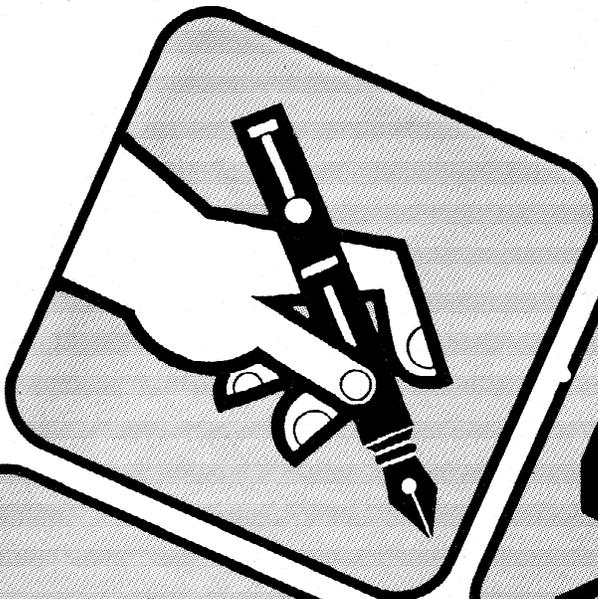
## IV. ADJOURN



# City Planning Commission

July 15, 2013

5:30 pm



# PLAN COMMISSION MINUTES

June 17, 2013  
5:30 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## OPENING CEREMONIES

Attendance

ROLL CALL: Present - Jordan Skiff  
Brent Schumacher  
Paul Smedberg  
David Washkoviak  
Marilyn Zangl  
Stan Ramaker  
Hertha Longo

Absent - David Erickson (excused)  
Lee Ann Lorrigan (excused)

Administrative Staff - Joellyn Dahlin, Principal Planner  
Kolin Erickson, Planning Intern

Chairman Smedberg declared a quorum present.

## APPROVAL OF MINUTES

March 18, 2013

Motion made by Commissioner Skiff to approve the March 18, 2013 minutes of the Plan Commission as presented.  
Seconded by Commissioner Longo.

ROLL CALL VOTE: Aye - Longo, Ramaker, Skiff,  
Schumacher, Smedberg,  
Washkoviak, Zangl  
Nay - None

Carried.

## PUBLIC HEARING

### ZONING

Effect: Zone annexed property B-5 (Special Commercial)  
Location: Prairie Road/East Johnson Street

Initiator: Richard Halter





**PLAN COMMISSION MINUTES**

June 17, 2013

Page 4

Nay - None

Carried.

**CERTIFIED SURVEY MAP**

Effect: Dedicated public right-of-way for a portion of Prairie Road and for the extension of Country Lane south from STH 23

Location: Prairie Road/East Johnson Street

Initiator: Richard Halter

Motion made by Commissioner Skiff to recommend to the City Council acceptance of the public dedication and approval of the Certified Survey map, subject to the following conditions:

1. Technical revisions to the certified survey map to meet requirements of the subdivision ordinance shall be completed prior to recordation.
2. The design of the new street, construction sequencing and responsibility for payment of public improvements shall be detailed in a developer's agreement prepared by City staff and accepted by all parties prior to approval of any permits for the development of Lot 1.

Seconded by Commissioner Longo.

ROLL CALL VOTE: Aye - Longo, Ramaker, Skiff,  
Schumacher, Smedberg,  
Washkoviak, Zangl

Nay - None

Carried.

**ADJOURN**

Motion made by Commissioner Washkoviak to adjourn.

Seconded by Commissioner Long.

ROLL CALL VOTE: Aye - Longo, Ramaker, Skiff,  
Schumacher, Smedberg,  
Washkoviak, Zangl

Nay - None

Carried.

Meeting adjourned at 5:50 p.m.

SUE STRANDS  
CITY CLERK

# ZONING PETITION – SPECIAL USE PERMIT



**PROPERTY ADDRESS OF SPECIAL USE PERMIT:** 1674 Fox Ridge Drive  
Tax Key Number if vacant land: \_\_\_\_\_

Petitioner: Kory D. Anderson, PE, Project Engineer 916 Silver Lake Dr., Po Box 340  
General Engineering Company (Name) (Address) Portage, WI 53901

Petitioner Phone Number: ( [REDACTED] ) \_\_\_\_\_

Email: [REDACTED] \_\_\_\_\_

Property Owner: Setzer Properties c/o Keith Fryman 858 Contract St., Lexington, KY  
(If not the same as Petitioner) (Name) (Address) 40505

**PROPOSAL:** Setzer Properties requests to install two 20,000 gallon diesel above-ground storage tanks on their proposed site.

**Property zoning classification:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> B-2 (Neighborhood Shopping) | <input type="checkbox"/> R-2 (Single Family Residential)   | <input type="checkbox"/> CR (Commercial Recreation)           |
| <input type="checkbox"/> B-3 (Central Shopping)      | <input type="checkbox"/> R-3 (Single Family Residential)   | <input type="checkbox"/> M-1 (Manufacturing)                  |
| <input type="checkbox"/> B-4 (Service Commercial)    | <input type="checkbox"/> R-3.5 (One & Two Family)          | <input checked="" type="checkbox"/> M-2 (Manufacturing)       |
| <input type="checkbox"/> B-5 (Special Commercial)    | <input type="checkbox"/> R-3.75 (Central Area Residential) | <input type="checkbox"/> M-3 (Planned Manufacturing/Office)   |
| <input type="checkbox"/> B-6 (Planned Shopping)      | <input type="checkbox"/> R-4 (Multifamily Residential)     | <input type="checkbox"/> M-4 (Planned Manufacturing/Business) |
| <input type="checkbox"/> O (Office)                  | <input type="checkbox"/> R-5 (Multifamily Residential)     |   |

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

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

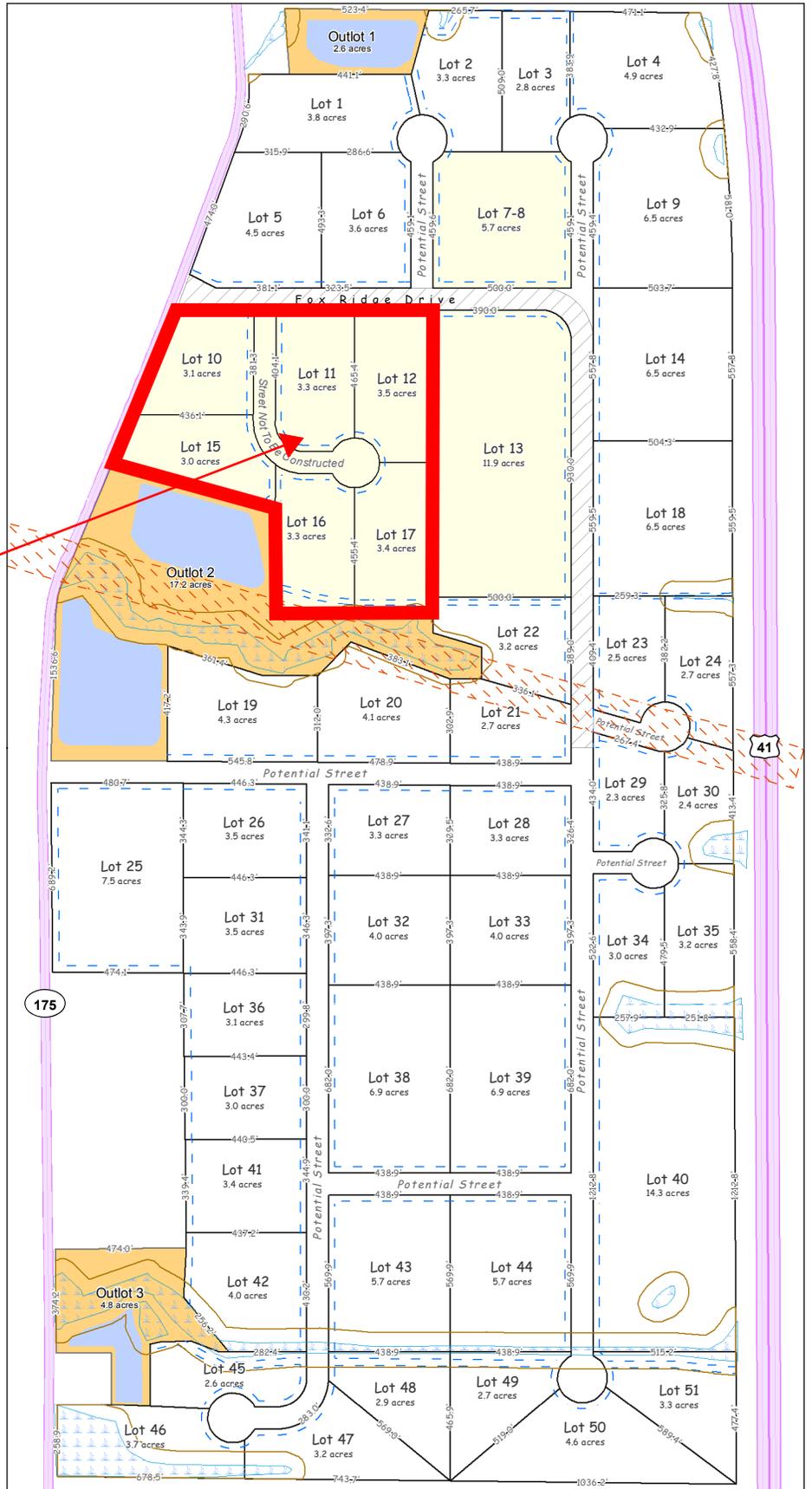
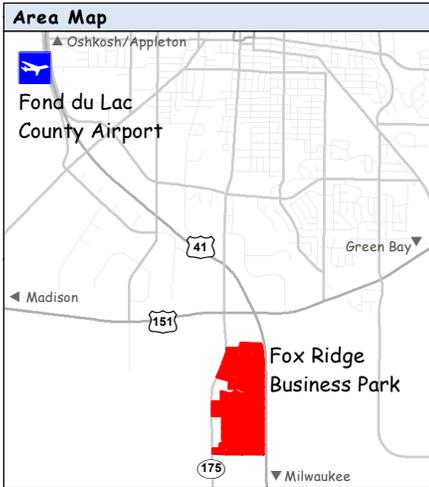
**Type of Proposed Development:**  New construction.  Remodel/expand existing building.

Proposed time schedule for development and/or use of the property: Commence construction July 1, 2013  
Complete construction Spring 2014 }

**PETITIONER SIGNATURE** Kory D. Anderson entire site

City Clerk: \_\_\_\_\_ Date Rec'd \_\_\_\_\_ Receipt # \_\_\_\_\_ Project # \_\_\_\_\_

# Fox Ridge Business Park



Con-way Freight Site

- Purchased Lot<sup>1</sup>
- Available Lot<sup>1</sup>
- City Outlot<sup>1</sup>
- City Easement
- Dedicated Right of Way
- Highline Easement<sup>2</sup>
- Protection Area<sup>2</sup>
- Pond<sup>2</sup>
- Wetland<sup>2</sup>



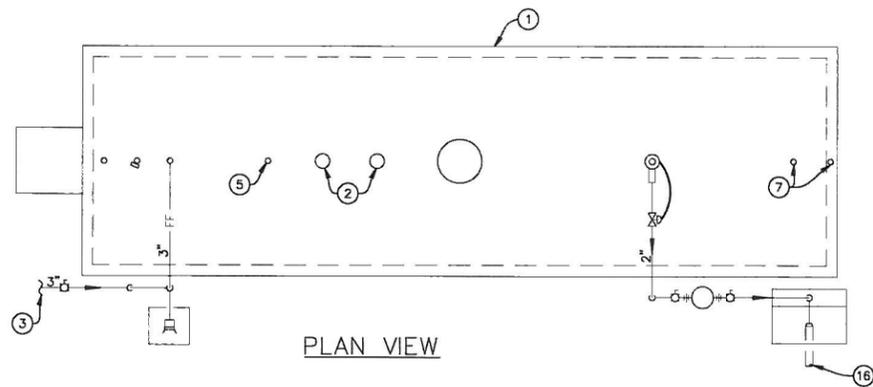
City of Fond du Lac

First on the Lake

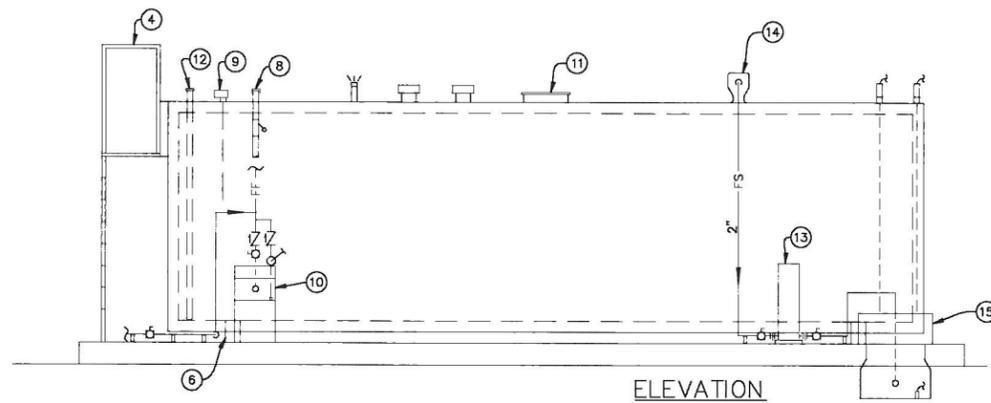
160 South Macy Street, Fond du Lac, WI 54935







PLAN VIEW



ELEVATION

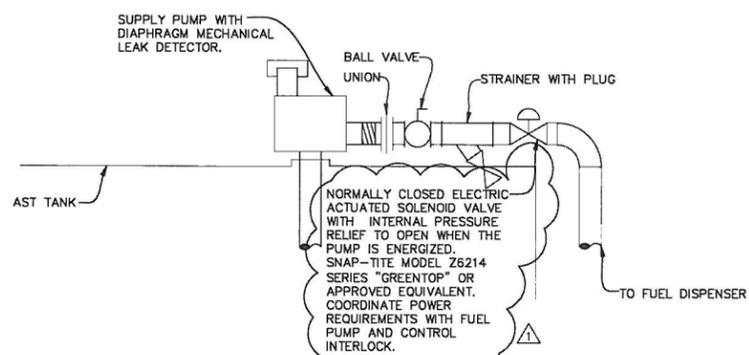
20,000 GALLON DIESEL FUEL AST DETAIL  
NOT TO SCALE

**GENERAL NOTES:**

1. INSTALL AST AND ALL ASSOCIATED EQUIPMENT AS PER THE MANUFACTURER'S CRITERIA AND CODE REQUIREMENTS.
2. THE AST SHOWN IS BASED ON A MODERN WELDING COMPANY DETAIL. THE EXACT ORIENTATION OF THE TANK FITTINGS MAY VARY DEPENDING ON THE FINAL APPROVED AST SYSTEM MANUFACTURER. SEE AST SCHEDULE ON SHEET FF04 AND THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**FLAG NOTES: ○**

1. 20,000 GALLON CYLINDRICAL UL 2085 DOUBLE WALL AST. (NOMINAL 10' DIA. x 34'-6")
2. 8" PRIMARY TANK AND INTERSTITIAL SPACE EMERGENCY VENTS. CONFIRM SIZE WITH THE AST SUPPLIER.
3. FROM FP-1 FILL PUMP. SEE SHEET FF01 FOR CONTINUATION. PROVIDE CHECK VALVE AND ISOLATION BALL VALVE AS NOTED ON THE PIPING SCHEMATIC ON SHEET FF02. PROVIDE PIPE SUPPORTS AS REQUIRED AS PER THE SPECIFICATIONS AND MANUFACTURER'S CRITERIA.
4. OSHA APPROVED LADDER AND WORK PLATFORM BY AST SUPPLIER.
5. 3" PRIMARY TANK VENT WITH RISER PIPE AND OPW PRESSURE/VACUUM VENT TO 12' AFG.
6. 12" SADDLES PER AST SUPPLIER CRITERIA.
7. VEEDER ROOT INVENTORY PROBE AND INTERSTITIAL SPACE LEAK SENSOR.
8. OVERFILL FLOAT VALVE WITH TOP CAMLOCK SEALED FITTING TO ALLOW REMOVAL OF FLOAT VALVE. PROVIDE EXTENSION TO 6" ABOVE BOTTOM OF THE TANK. PROVIDE TANK BOTTOM PROTECTION PLATE BENEATH RISER PIPE.
9. TANK LEVEL MECHANICAL GAUGE. OPW 200TG-ENG.
10. BOTTOM LOAD ACCESS BOX ASSEMBLY WITH ISOLATION VALVE, TANKER CONNECTION FITTING WITH POPPET CHECK VALVE AND DUST CAP, BOTTOM DRAIN VALVE, 3" REAR BOOT AND WEATHER RESISTANT ACCESS ENCLOSURE WITH 15 GALLON CAPACITY AND ADJUSTABLE LEGS. OPW MODEL 6211 OR APPROVED EQUIVALENT. PROVIDE APPROPRIATE LABELS ON THE ENCLOSURE TO DESIGNATE THE PRODUCT STORED (DIESEL FUEL AND AST-1 OR AST-2).
11. 24" MANWAY WITH SEALED LID.
12. MANUAL STICK AND SAMPLING PORT WITH 4" CAMLOCK FITTING. PROVIDE EXTENSION PIPE TO 6" ABOVE BOTTOM OF TANK AND TANK BOTTOM PROTECTION PLATE BENEATH RISER PIPE.
13. KAYDON VKS-2 FILTER WITH INLET AND DISCHARGE PRESSURE GAUGES, DRAIN VALVE AND ISOLATION BALL VALVES.
14. SUBMERSIBLE SUPPLY PUMP IN 4" TANK FITTING. INTERLOCK WITH NORMALLY CLOSED ANTI-SIPHON SOLENOID VALVE. SEE PUMP SCHEDULE ON SHEET FF04 AND PIPING CONTINUATION ON FF02. ALSO SEE THE SUBMERSIBLE PUMP PARTIAL PIPING DETAIL ON THIS SHEET.
15. OPW PITS-4021 TRANSITION SUMP WITH ACCESS LID AND PIPE PENETRATION SEALS. PROVIDE VR SUMP SENSOR.
16. DOUBLE WALL FRP PIPING TO FUEL DISPENSERS. SEE FF01 FOR CONTINUATION.



SUBMERSIBLE PUMP PARTIAL PIPING DETAIL  
NO SCALE

05-22-13	ADDENDUM NO. 1		
05-08-13	BID DOCUMENTS		
DATE	REV	DESCRIPTION	BY
DESIGNER			
TENANT			
PROJECT			
SHEET NUMBER			

<b>MKK</b> CONSULTING ENGINEERS, INC. Mechanical, Electrical & Energy Consultants 500 West 18th Street, Suite 200 Cheyenne, Wyoming 82001 (307) 634-7647 • Fax (307) 638-6094	PROJ. NO: 2013.02.0030 
CON-WAY FREIGHT INC. 2211 OLD EARHART ROAD PHONE: (734) 757-1671	ANN ARBOR, MI 48105 FAX: (866) 820-8377
CON-WAY FREIGHT SERVICE CENTER FOX RIDGE BUSINESS PARK, FOX RIDGE DRIVE & HIGHWAY 41 FOND DU LAC, WISCONSIN	
FUEL ISLAND SCHEDULES/DETAILS	
FF 03	

SPECIAL USE PERMIT – CON-WAY FREIGHT  
1674 FOX RIDGE DRIVE



SPECIAL USE PERMIT – CON-WAY FREIGHT  
1674 FOX RIDGE DRIVE



# plan commission memorandum

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**Date:** July 10, 2013  
**To:** Plan Commission  
**From:** Joellyn Dahlin, Principal Planner  
**RE:** Request for Special Use Permit – Con-way Freight

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**Location:** 1674 Fox Ridge Drive  
**Applicant:** Kory Anderson, Project Engineer o/b/o Con-Way Freight  
**Request:** Install two 20,000-gallon aboveground diesel fuel storage tanks for freight transport company.

**Zoning:**

Site:	M-2 (Manufacturing)
North:	M-2
South:	M-2
East:	M-2
West:	M-2

**Land Use:**

Site:	Vacant Land – Fox Ridge Business Park
North:	Vacant Land – Fox Ridge Business Park
South:	Vacant Land – Fox Ridge Business Park
East:	Chicago Tube & Iron
West:	State Highway 175

## Analysis

Fox Ridge Business Park is a City-owned industrial park located on State Highway 175 south of the U.S. 151 Bypass. Setzer Properties plans to develop a 21-acre site in the industrial park to create a truck terminal for Con-way Freight. Construction is planned to begin this month, with completion in Spring 2014. Approval of a special use permit is requested for the installation of two 20,000-gallon aboveground diesel fuel storage tanks to serve the truck terminal.

Aboveground storage tanks for fuel and flammable liquids are restricted to properties zoned for industrial use and require approval of a special use permit. The purpose of a special use permit is to assure a use appropriate for a property and compatible with the surrounding area.

The proposed site development provides a 42,770 square foot dock building and 6572 square feet of office space. A freestanding canopy structure for diesel fuel dispensers is sited west of the dock building. The proposed aboveground diesel storage tanks would be located on the west side of the canopy structure. The fuel facility would serve trucking operations of Conway Freight.

Each 20,000-gallon tank is 10 feet in diameter, with a length of 34'6". The substantial property size allows siting of the two tanks hundreds of feet from any lot line. The location of the tanks would not create any conflict or potential intrusion on any existing development in the industrial park nor would it affect any future development in the industrial park. Strict compliance with City and State Fire and Building Codes will assure a safe use.

<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, subject to the following condition:

1. Fuel tank siting shall be in the approximate location shown on the site map submitted with the special use permit petition.

## Public Notification - Special Use Permit Con-Way Freight/1674 Fox Ridge Drive

Parcel Number	Site Address	Mailing Address 2	Mailing City	Mailing State	Mailing Zip
FDL-15-17-34-14-750-00	1784 FOX RIDGE DR		ROMEDEVILLE	IL	60446
FDL-15-17-34-14-999-00	0 S HWY 175	P O BOX 150	FOND DU LAC	WI	54936
FDL-15-17-34-11-249-00	1739 FOX RIDGE DR	N216 STATE RD 55	KAUKAUNA	WI	54130