

# PLAN COMMISSION AGENDA

August 18, 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. APPROVAL OF MINUTES

June 16, 2014

## III. PUBLIC HEARING

## IV. PETITIONS AND COMMUNICATIONS

### A. SPECIAL USE PERMIT

Effect: Operate wholesale bakery in General  
Business District  
Location: 16 Guindon Boulevard  
Initiator: Daniel Fishelson dba Bob & Bonnie's Donuts

## V. ADJOURN

# PLAN COMMISSION MINUTES

June 16, 2014  
5:30 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## OPENING CEREMONIES

ROLL CALL: Present - Hertha Longo  
Lee Ann Lorrigan  
Stan Ramaker  
Jordan Skiff  
Brent Schumacher  
David Washkoviak  
Marilyn Zangl

Absent - Nicole Wiese (excused)

Administrative Staff - Joellyn Dahlin, Principal Planner  
Paul De Vries, City Engineer

City Clerk Margaret Hefter declared a quorum present.

## ELECTION

Officers of the Plan Commission

### Chairperson

Commissioner Schumacher nominated **David Washkoviak** for the position of Chairperson of the Plan Commission. Seconded by Commissioner Longo.

With no further nominations being made, the nominations were closed.

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

Carried.

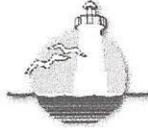
**David Washkoviak** was elected to the position of **Chairperson** of the Plan Commission.







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



PROPERTY ADDRESS: 16 Guindon Blvd

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

Petitioner: Daniel Fishelson 74a Halbach Ct 54937  
(Name) (Address)

Petitioner Phone Number: [REDACTED]

Email Address: [REDACTED]

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

**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)                  |
| <br>  |   |  |
| <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:**

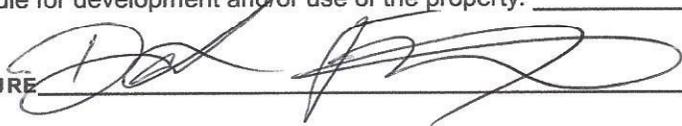
**Proposed Land Use and/or Development:**

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

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

Delete interior drop down tiles and walls. Install waterproof Food grade walls. install plumbing. paint  
Floor. put new HVAC unit in.

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

PETITIONER SIGNATURE 

7-16-14

Zoning Petition Special Use Permit for Bob and Bonnies Donuts and Cakes

We have 2 delivery vans

Dodge caravan cargo van

Chevy Astro van cargo van

Hours of Operation

Monday – Friday 8 am to 4 pm

We have 16 employees

We are a wholesale bakery with no retail store front. We bake donuts and cakes for wholesale customers. We cater to convenience stores, hotels, and birthday/wedding cake consumers.

Renovation plans include demolish all existing internal walls except for offices, break room and bathrooms. Delete the drop down ceiling. Install floor coating and cover external walls according to health code specifications. Add plumbing for wash sink, redo electrical to fit equipment, install vent hood.

Our business creates very little noise during business hours and no noise during off hours.

We are not licensed as a retail bakery. We are a wholesale bakery.

SPECIAL USE PERMIT – FISHELSON  
16 GUINDON BOULEVARD



SPECIAL USE PERMIT – FISHELSON  
16 GUINDON BOULEVARD

GUINDON BOULEVARD STREET VIEW – LOOKING SOUTH





# plan commission memorandum

**Date:** August 14, 2014  
**To:** Plan Commission  
**From:** Joellyn Dahlin, Principal Planner  
**RE:** Request for Special Use Permit – Fishelson

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**Location:** 16 Guindon Boulevard

**Applicant:** Daniel Fishelson dba Bob & Bonnie’s Donuts

**Request:** Operate wholesale bakery on property zoned for business use.

**Zoning:** Site: C-2 (General Business)  
North: C-2 and R-1 (Single Family Residential)  
South: C-2  
East: R-4 (Multifamily Residential)  
West: C-2

**Land Use:** Site: Former Social Security Administration Office  
North: Multitenant Commercial Building/Residential  
South: FDL Fire Station No. 1  
East: Multifamily (5 living units)  
West: Business (Graphic Design Marketing)

## Analysis

The subject property is located on Guindon Boulevard one lot east of South Main Street. The property is zoned C-2 (General Business). The C-2 district is a commercial district that accommodates retail businesses and services. Approval of a special use permit is requested to allow the operation of a wholesale bakery in an existing building.

The property is developed with a nondescript metal building formerly leased by the Social Security Administration for office use. The building has stood vacant for

several years. The petitioner plans to purchase the property and modify the interior of the building to accommodate a wholesale bakery.

The petitioner owns and operates Bob & Bonnie's Donuts. The business has been a specialty bakery in the community for more than 35 years. The petitioner would like to relocate the bakery from its current location on Halbach Court. The bakery is a wholesale operation and serves commercial customers such as convenience stores, hotels, car dealerships and other businesses throughout the Fox Valley. The public is allowed to purchase hot donuts every Thursday morning for two hours, from 7:30 a.m. to 9:30 a.m.

The special use permit must consider land use issues such as site zoning, site location, surrounding zoning and surrounding land uses. The provision of suitable on-site parking for the proposed use must be considered, along with operational requirements of the proposed land use such as hours of operation and the nature of the business.

The subject property is situated on the fringe of the South Main Street commercial corridor in an area of mixed land uses. Businesses are located immediately west of the site and across Guindon Boulevard to the north. Fire Station No. 1 borders the site to the south. Duplex dwellings and single family homes are situated on Guindon Boulevard east of the site.

At 4800 square feet in area, the subject building is of modest size for commercial use. Renovation plans call for only interior changes to the building. Exterior changes to the building are not planned and expansion of the building is not planned. Changes to the interior of the building include the removal of partition walls, modification of the ceiling, installation of floor covering and changes to plumbing and electrical services.

Typical of any wholesale business, the parking demand and traffic to and from a property is mostly limited to employees and delivery vehicles. The bakery has two delivery vans – a Dodge Caravan cargo van and a Chevrolet Astro cargo van. The business has 16 employees. Parking is situated on the west and south (rear) sides of the building and along the rear lot line. Two existing driveways serve the property. The driveways provide shared access for the adjacent lots to the east and west.

The hours of operation for the bakery are Monday through Friday from 8:00 a.m. to 4:00 p.m. Bakery operations do not create noise outside of the building nor any other nuisance effects. The proposed use would be expected to have little impact on the surrounding neighborhood and would probably create less traffic and parking demand than the former use. Inasmuch as the property is zoned for business purposes and has

a history of commercial use, the site borders a residential neighborhood. Reflective of proximity of nearby homes, a conditional approval of the special use permit would be appropriate to address signage and site lighting.

<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 conditions:

1. Wall signs shall be limited to the north and west building facades. Sign design shall utilize individual non-illuminated letters.
2. A ground sign is permitted in accord with zoning regulations for size and location. The sign may not include an electronic message center. Illumination of the sign shall be external.
3. An outdoor enclosure shall be provided at the rear of the building to confine and screen trash and recycling containers. The trash enclosure shall be constructed of a solid wall not less than 6' in height. Wall materials may utilize wood, vinyl or masonry. The color of the trash enclosure shall match/complement the building color.

**Public Notification - Special Use Permit/Fishelson  
16 Guindon Boulevard**

Parcel Number	Mailing Address 1	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-22-14-825-00	N8593 LAKEVIEW RD	FOND DU LAC	WI	54937	798 S MARR ST
FDL-15-17-22-14-767-00	43 GUINDON BOULEVARD	FOND DU LAC	WI	54935	43 GUINDON BLV
FDL-15-17-22-13-503-00	W178 COUNTY KK	CAMPELLSPORT	WI	53010	759 S MAIN ST
FDL-15-17-22-14-817-00	N8817 GLADSTONE BEACH RD	FOND DU LAC	WI	54937	782 S MARR ST
FDL-15-17-22-14-818-00	N8817 GLADSTONE BEACH RD	FOND DU LAC	WI	54937	784 S MARR ST
FDL-15-17-22-14-822-00	N8817 GLADSTONE BEACH RD	FOND DU LAC	WI	54937	792 S MARR ST
FDL-15-17-22-14-826-00	N8817 GLADSTONE BEACH RD	FOND DU LAC	WI	54937	800 S MARR ST
FDL-15-17-22-14-827-00	N8817 GLADSTONE BEACH RD	FOND DU LAC	WI	54937	802 S MARR ST
FDL-15-17-22-14-828-00	N8817 GLADSTONE BEACH RD	FOND DU LAC	WI	54937	804 S MARR ST
FDL-15-17-22-14-829-00	N8817 GLADSTONE BEACH RD	FOND DU LAC	WI	54937	806 S MARR ST
FDL-15-17-22-14-830-00	N8817 GLADSTONE BEACH RD	FOND DU LAC	WI	54937	810 S MARR ST
FDL-15-17-22-14-809-00	56 GUINDON BLV	FOND DU LAC	WI	54935	56 GUINDON BLV
FDL-15-17-22-13-508-00	P O BOX 150	FOND DU LAC	WI	54936	815 S MAIN ST
FDL-15-17-22-13-501-00	16 MARIA LN	FOND DU LAC	WI	54935	16 MARIA LA
FDL-15-17-22-13-507-00	PO BOX 1153	FOND DU LAC	WI	54936	783 S MAIN ST
FDL-15-17-22-14-811-00	P O BOX 1519	FOND DU LAC	WI	54936	40 GUINDON BLV
FDL-15-17-22-13-504-00	31 GUINDON BLV	FOND DU LAC	WI	54935	31 GUINDON BLV
FDL-15-17-22-14-766-00	35 GUINDON BLV	FOND DU LAC	WI	54935	35 GUINDON BLV
FDL-15-17-22-14-812-00	1317 W BENT AVE	OSHKOSH	WI	54901	32 GUINDON BLV
FDL-15-17-22-14-768-00	51 GUINDON BLV	FOND DU LAC	WI	54935	51 GUINDON BLV
FDL-15-17-22-14-810-00	48 GUINDON BLV	FOND DU LAC	WI	54935	48 GUINDON BLV
FDL-15-17-22-14-765-00	36 MARIA LN	FOND DU LAC	WI	54935	36 MARIA LA
FDL-15-17-22-13-506-00	845 S MAIN ST STE 100	FOND DU LAC	WI	54935	16 GUINDON BLV
FDL-15-17-22-13-518-00	166 E DIVISION ST	FOND DU LAC	WI	54935	824 S MAIN ST
FDL-15-17-22-13-519-00	166 E DIVISION ST	FOND DU LAC	WI	54935	782 S MAIN ST
FDL-15-17-22-13-521-00	166 E DIVISION ST	FOND DU LAC	WI	54935	780 S MAIN ST
FDL-15-17-22-13-522-00	166 E DIVISON ST	FOND DU LAC	WI	54935	770 S MAIN ST
FDL-15-17-22-13-524-00	166 E DIVISON ST	FOND DU LAC	WI	54935	758 S MAIN ST
FDL-15-17-22-13-500-00	28 MARIA LN	FOND DU LAC	WI	54935	28 MARIA LA
FDL-15-17-22-14-815-00	W5125 BROOKSIDE RD	FOND DU LAC	WI	54937	778 S MARR ST
FDL-15-17-22-14-820-00	W5125 BROOKSIDE RD	FOND DU LAC	WI	54937	788 S MARR ST
FDL-15-17-22-14-823-00	W5125 BROOKSIDE RD	FOND DU LAC	WI	54937	794 S MARR ST
FDL-15-17-22-14-824-00	W5125 BROOKSIDE ROAD	FOND DU LAC	WI	54937	796 S MARR ST
FDL-15-17-22-14-821-00	W2350 PERRY LN	FOND DU LAC	WI	54935	790 S MARR ST
FDL-15-17-22-14-816-00	6844 MCCOY DRIVE	WATAUGA	TX	76148	780 S MARR ST
FDL-15-17-22-14-819-00	6844 MCCOY DR.	WAUTAGA	TX	76148	786 S MARR ST