

ORDINANCE NO. 3806

**AN ORDINANCE AMENDING THE CITY OF FOND DU LAC 2040
COMPREHENSIVE PLAN**

The City Council of the City of Fond du Lac do ordain as follows:

WHEREAS, the Plan Commission of the City of Fond du Lac adopted the "City of Fond du Lac 2040 Comprehensive Plan" (Comprehensive Plan) via Plan Commission Resolution No. 2021-01 and the City Council adopted the Comprehensive Plan via Ordinance No. 3731, and

WHEREAS, the Comprehensive Plan adopts the "Future Land Use Map", incorporating the recommended future land use goals and policies into Chapter 9: Land Use; and

WHEREAS, the "Future Land Use Map" guides future planning and location of development that will meet the said goals and policies of Chapter 9: Land Use and Comprehensive Plan; and

WHEREAS, the environment in which the Comprehensive Plan is implemented is dynamic, it is expected that amendments to the Comprehensive Plan may be needed to address changing conditions; and

WHEREAS, the Future Land Use Map may be amended following the criteria set forth in Chapter 9: Land Use; and

WHEREAS, the amended Future Land Use Map will enable the expansion of an institutional healthcare facility currently limited within its existing boundaries and will reflect the uses of these parcels for such use; and

WHEREAS, a copy of the Future Land Use amendment is attached hereto as Exhibit A as Comp Plan Amendment No. 5, incorporated by reference, and

WHEREAS, the Plan Commission recommended approval of the Comprehensive Plan amendment at its meeting held on January 13, 2025.

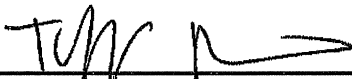
Now therefore, the City Council of the City of Fond du Lac do ordain as follows:

PART I. The "City of Fond du Lac 2040 Comprehensive Plan" and Future Land Use Map are hereby amended to the depicted in Exhibit A of this resolution.

PART II. All ordinances and parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART III. The provisions of this ordinance shall be in full force and effect from and after its passage and publication.

ADOPTED:



Tiffany Brault, President
Fond du Lac City Council

JAN 22 2025

Attest:

City Attorney:

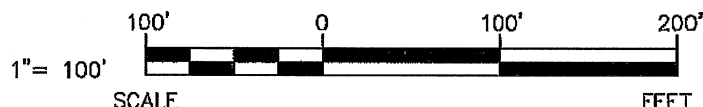
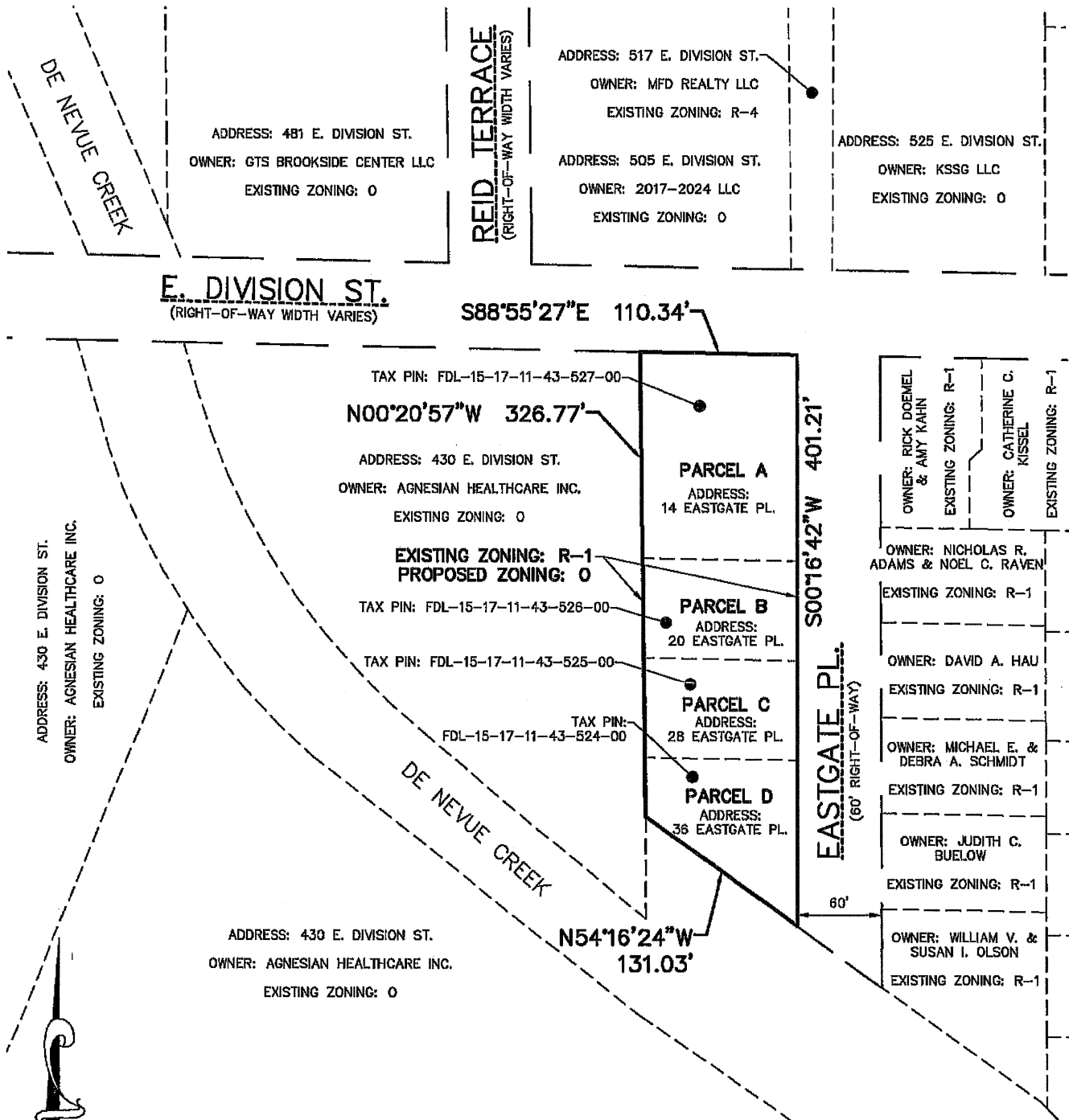


Reviewed 

Margaret Hefter, City Clerk

EXHIBIT A

ZONING EXHIBIT





EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

Always a Better Plan **JOB NO. 240250200**

Zoning Legal Description

Parcel A:

Lot 1 and Lot 2 of Kaiser's Second Addition in the City of Fond du Lac, Fond du Lac County, Wisconsin.

Tax PIN: FDL-15-17-11-43-527-00

Address: 14 Eastgate Pl, Fond du Lac, WI 54935

Parcel B:

Lot 3 of Kaiser's Second Addition to the City of Fond du Lac, Fond du Lac County, Wisconsin.

Tax PIN: FDL-15-17-11-43-526-00

Address: 20 Eastgate Pl, Fond du Lac, WI 54935

Parcel C:

Lot 4 of Kaiser's Second Addition to the City of Fond du Lac, Fond du Lac County, Wisconsin.

Tax PIN: FDL-15-17-11-43-525-00

Address: 28 Eastgate Pl, Fond du Lac, WI 54935

Parcel D:

Lot 5 of Kaiser's Second Addition to the City of Fond du Lac, Fond du Lac County, Wisconsin.

Tax PIN: FDL-15-17-11-43-524-00

Address: 36 Eastgate Pl, Fond du Lac, WI 54935

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: January 8, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Comprehensive Plan Amendment No. 5

Location: 14 Eastgate Place (FDL-15-17-11-43-527-00), 0.377 Acres
20 Eastgate Place (FDL-15-17-11-43-526-00), 0.18 Acres
28 Eastgate Place (FDL-15-17-11-43-525-00), 0.18 Acres
36 Eastgate Place (FDL-15-17-11-43-524-00) 0.19 Acres

Request: Change comprehensive plan land use designations from Residential to Institutional.

Existing Land Use:	Sites:	Residential
	North:	Institutional
	South:	Institutional
	East:	Residential
	West:	Employment

Analysis

The Comprehensive Plan identifies where growth should occur and makes recommendations of future development. Reflective of the dynamics of development and growth, the Comprehensive Plan carries an expectation that amendments would be needed to address changing conditions of land use and development.

The four parcels identified above are located on the west side of Eastgate Place, accessible from East Division Street. The Comprehensive Plan identifies all four parcels as residential land use.

SSM Health is requesting a rezoning of the parcels to O Office Conversion District. The properties have been acquired and the structures are in the process of being razed.

In considering appropriate zoning for a property, continuity between zoning and land use is required. In other words, the *zoning* of a property must reflect the *use* of the property. The proposed office zoning of the subject properties conflicts with the existing land use designations for residential uses; therefore, a change to the Comprehensive Plan is necessary in order for the zoning to change.

The suggested institutional land use designation would represent the future land use. The proposed land use designation reflects the institutional (healthcare) expansion anticipated for the subject properties. The proposed expansion of the facility is limited on the current site due to the creek (and subsequently Division Street bridge) to the south and west. This limits not only the building expansion, but circulation as well.

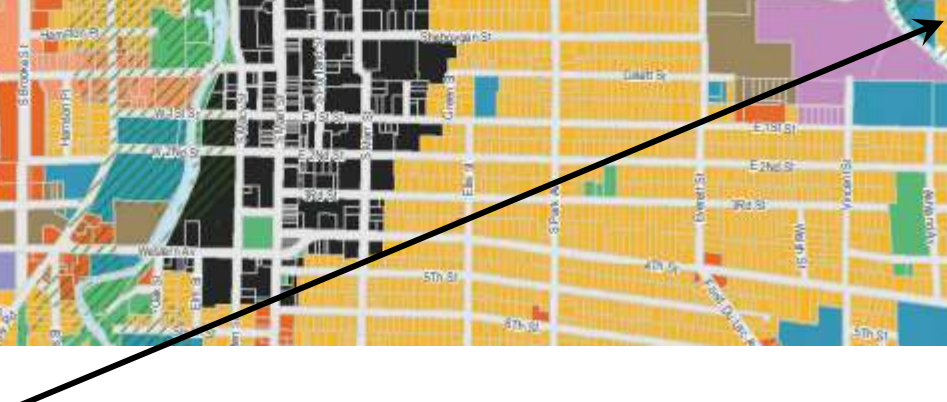
The Comprehensive Plan Amendment and rezoning proposal will be considered as separate items on the January 13th Plan Commission agenda.

Recommendation

The process for amending the Comprehensive Plan is the same used for adoption of the Plan. Community Development staff advises the Plan Commission recommend to the City Council a change of land use designation for the parcels identified as:

14 Eastgate Place (FDL-15-17-11-43-527-00), 0.377 Acres;
20 Eastgate Place (FDL-15-17-11-43-526-00), 0.18 Acres;
28 Eastgate Place (FDL-15-17-11-43-525-00), 0.18 Acres; and
36 Eastgate Place (FDL-15-17-11-43-524-00) 0.19 Acres
from Residential to Institutional land use.

Recommended Land Use Designation: Institutional & Utilities



Parcel Number: FDL-15-17-11-43-527-00, 0.377 acres
Parcel Number: FDL-15-17-11-43-526-00, 0.18 acres
Parcel Number: FDL-15-17-11-43-525-00, .18 acres
Parcel Number: FDL-15-17-11-43-524-00, .19 acres

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COMPREHENSIVE PLAN AMENDMENT

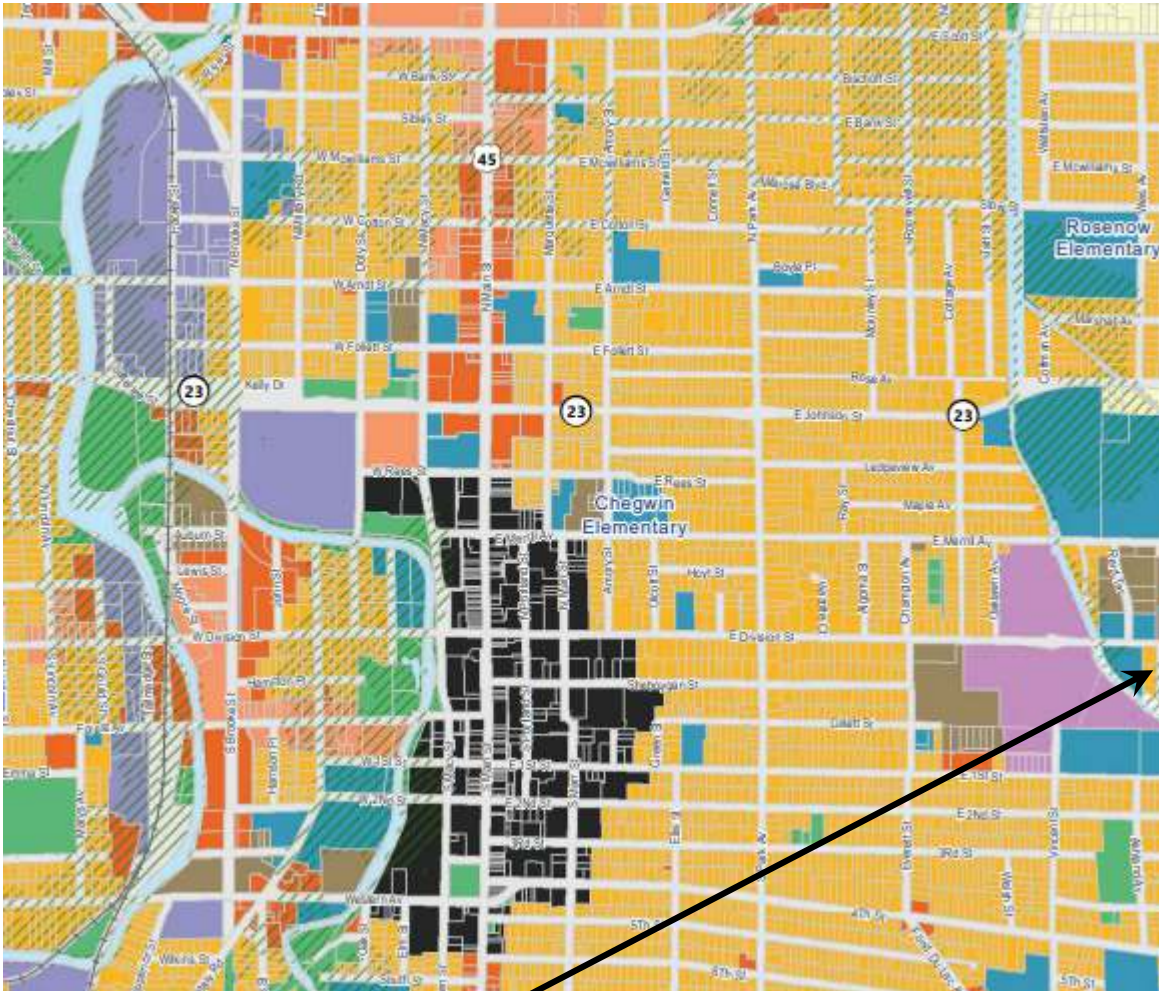
Existing Land Use Designation: Urban Residential



Area of Plan Amendment (Parcels: FDL-15-17-11-43-527-00, FDL-15-17-11-43-526-00, FDL-15-17-11-43-525-00, and FDL-15-17-11-43-524-00)

COMPREHENSIVE PLAN AMENDMENT

Recommended Land Use Designation: Institutional & Utilities



Area of Plan Amendment

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 p.m. on January 13, 2025, in Meeting Room A of the City-County Government Center, 160 South Macy Street, to amend the Comprehensive plan for the City of Fond du Lac.

The Comprehensive Plan identifies where growth should occur and makes recommendations of future development in the City. The purpose of the proposed amendment is to permit the future commercial development/expansion of land currently designated for residential uses.

The property affected by the proposed amendment consists of four parcels located on the west side of Eastgate Place. The affected land is described as follows:

Parcel Number: FDL-15-17-11-43-527-00 (0.38 Acres), 14 Eastgate Place

Parcel Number: FDL-15-17-11-43-526-00 (0.18 Acres), 20 Eastgate Place

Parcel Number: FDL-15-17-11-43-525-00 (0.18 Acres), 28 Eastgate Place

Parcel Number: FDL-15-17-11-43-524-00 (0.19 Acres), 36 Eastgate Place

For further information you are invited to contact the Community Development Department at (920) 322-3440. A copy of the proposed Comprehensive Plan amendment is on file at the Community Development Department. The current Comprehensive Plan is available on the City's website under the Community Development Department.

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 6th of December, 2024

MARGARET HEFTER
City Clerk

Published: December 11, 2024