

ORDINANCE NO. 3736

**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:

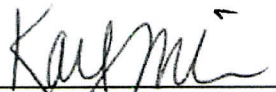
Section 1. That the City of Fond du Lac 2040 Comprehensive Plan is hereby amended as indicated on the attached map.

Section 2. All other ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. This Ordinance shall take effect and be in force upon its passage and publication as provided by law.

ADOPTED:

SEP 22 2021



Kay Miller, President
Fond du Lac City Council

Attest:



Margaret Heffer, City Clerk

City Attorney:

Reviewed 

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 Monday, September 13, 2021 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 industrial development of vacant land currently designated for transportation and commercial uses.

The property affected by the proposed Amendment consists of two lots located northwest of the intersection of W Pioneer Road (CTH VV) and S Hickory Street. The affected land is described as follows:

Parcel Number: FDL-15-17-21-14-753-00, 1.27 acres; and
Parcel Number: FDL-15-17-21-14-751-01, 1.5 acres.

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 in 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. The meeting will be conducted in both in-person and virtual formats. Instructions for participating in the virtual meeting will be provided on the meeting agenda available on the City's website. The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 5th day of August, 2021

MARGARET HEFTER
City Clerk

Published: August 8, 2021

COMPREHENSIVE PLAN AMENDMENT

Existing Land Use Designation: General Commercial & Transportation



Area of Plan Amendment (Parcels: FDL-15-17-21-14-751-01 and FDL-15-17-21-14-753-00)

COMPREHENSIVE PLAN AMENDMENT

Recommended Land Use Designation: Industrial



Area of Plan Amendment

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: August 23, 2021
To: Plan Commission
From: Kolin Erickson, Principal Planner
Re: Comprehensive Plan Amendment No. 1
Location: FDL-15-17-21-14-753-00, 1.27 acres; and FDL-15-17-21-14-751-01, 1.5 acres
Request: Change comprehensive plan land use designations from General Commercial and Transportation to Industrial.

Existing Land Use: Sites: Vacant Land
North: Vacant Land
South: W Pioneer Road
East: S Hickory Street
West: Vacant Land

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 two parcels identified above are located directly northwest of the round-about at W Pioneer Road and S Hickory Street. The Comprehensive Plan identifies one parcel for future general commercial use (FDL-15-17-21-14-751-01). The other parcel is an abandoned railway line and the Comprehensive Plan identifies it for future transportation use (FDL-15-17-21-14-753-00). Mercury Marine is located northwest, nearby both parcels. Mercury Marine is planning on acquiring these vacant parcels for future industrial development.

To facilitate future industrial development of both parcels, a change of zoning from commercial to industrial is proposed. 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 industrial zoning of the subject properties conflicts with the existing land use designations for both commercial and transportation uses; therefore, a change to the Comprehensive Plan is necessary in order for the zoning to change.

The suggested industrial land use designation expands an existing area of the same land use category. The proposed land use designation reflects the industrial development anticipated for the subject properties.

The Comprehensive Plan Amendment and rezoning proposal will be considered as separate items on the September 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 parcel identified as FDL-15-17-21-14-751-01, from General Commercial to Industrial; and for the parcel identified as FDL-15-17-21-14-753-00, from Transportation to Industrial.

Rezoning and Comprehensive Plan Amendment
545 W Pioneer Road

Parcel Number	Site Address	Mailing Address 1	Mailing City	State	Zip
FDL-15-17-16-43-512-01	740 S MILITARY RD	536 S SEYMOUR ST	FOND DU LAC	WI	54935
FDL-15-17-15-33-610-00	601 S HICKORY ST	N5354 LEDGETOP DR	FOND DU LAC	WI	54937
FDL-15-17-15-33-613-00	607 S HICKORY ST	111 CUMBERLYNN DR	FOND DU LAC	WI	54935
FDL-15-17-16-44-777-00	450 ARLINGTON AVE	PO BOX 460369	HOUSTON	TX	77056
FDL-15-17-22-22-262-00	0 DIXIE ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-21-14-753-00		6250 N RIVER RD STE 9000	ROSEMONT	IL	60017
FDL-15-17-21-11-001-00	624 S HICKORY ST	W6152 COUNTY TRUNK B	FOND DU LAC	WI	54935
FDL-15-17-16-43-524-00	765 S MILITARY RD	765 S MILITARY RD	FOND DU LAC	WI	54935
FDL-15-17-21-11-003-00	640 S HICKORY ST	640 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-16-44-770-00	721 S MILITARY RD	1192 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-21-11-004-00	650 S HICKORY ST	650 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-15-33-612-00	605 S HICKORY ST	605 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-22-22-255-00	631 S HICKORY ST	631 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-21-11-002-00	630 S HICKORY ST	630 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-21-12-250-00	743 S MILITARY RD	PO BOX 427	FOND DU LAC	WI	54936
FDL-15-17-21-12-250-00	743 S MILITARY RD	PO BOX 427	FOND DU LAC	WI	54936
FDL-15-17-21-12-256-02	821 S MILITARY RD	821 S MILITARY RD	FOND DU LAC	WI	54935
FDL-15-17-21-12-255-00	661 W PIONEER RD	PO BOX 309	ONALASKA	WI	54650
FDL-15-17-16-44-769-00	699 S MILITARY RD	18 JEWELERS PARK DR STE 100	NEENAH	WI	54956
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-11-007-01	545 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-21-13-500-01	600 W PIONEER RD	PO BOX 1939	FOND DU LAC	WI	54936
FDL-15-17-16-43-518-03	770 S MILITARY RD	2401 S MEMORIAL DR	APPLETON	WI	54915
FDL-15-17-21-14-752-01	0 W PIONEER RD	817 W MAIN ST	BROWNSVILLE	WI	53006
FDL-15-17-22-23-503-00	717 S HICKORY ST	PO BOX 64101 MS-5185	ST PAUL	MN	55164
FDL-15-17-22-23-503-00	717 S HICKORY ST	PO BOX 64101 MS-5185	ST PAUL	MN	55164
FDL-15-17-21-11-001-01	606 S HICKORY ST	606 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-22-22-256-00	659 S HICKORY ST	659 S HICKORY ST	FOND DU LAC	WI	54935

Rezoning and Comprehensive Plan Amendment
545 W Pioneer Road

FDL-15-17-22-23-503-08	825 S HICKORY ST	2075 S MOORLAND RD	NEW BERLIN	WI	53151
FDL-15-17-15-33-611-00	603 S HICKORY ST	603 S HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-16-43-525-00	745 S MILITARY RD	5321 CORPORATE BLVD	BATON ROUGE	LA	70808
FDL-15-17-21-12-254-00	650 OAK PARK AVE	650 OAK PARK AVE	FOND DU LAC	WI	54935

PLAN COMMISSION MINUTES
Monday, September 13, 2021
5:30 P.M.

Meeting Room A / Go to Meeting
Street
City-County Government Center
Wisconsin

160 South Macy
Fond du Lac,

OPENING CEREMONIES

Attendance

Present

Ben Giles
Craig Much
Derek TerBeest
Sarah Van Buren

Absent

Antonio Godfrey Sr
Alicia Hans

Administrative Staff

Dyann Benson, Director of Community Development
Paul DeVries, Director of Public Works
Kolin Erickson, Principal Planner
Tracy Salter, Director of Administration

Declaration Quorum Present

Chair Van Buren declared a quorum present at 5:30 p.m.

***** Other Business *****

PUBLIC HEARING

Comprehensive Plan Amendment No. 1

Request: Change the Comprehensive Plan land use designations from General
Commercial and Transportation to Industrial.

Location: FDL-15-17-21-14-751-01 and FDL-15-17-21-14-753-00

Applicant: City of Fond du Lac

Appeared in Support:

Dave Hahn, Mercury Marine (virtual)
Trent Poole (virtual)

A Motion was made by TerBeest to approve recommendation to City Council to change the Comprehensive Plan land use designations from General Commercial and Transportation to Industrial for FDL-15-17-21-14-751-01 and FDL-15-17-21-14-753-00, and seconded by Much, and the motion was **Passed**.

Ayes: Giles, Much, TerBeest

Nays: None

Abstain: Van Buren

***** Other Business *****