

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:

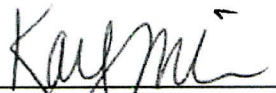
Section 1. That the City of Fond du Lac 2040 Comprehensive Plan is hereby amended as indicated on the attached map.

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 All other ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed.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

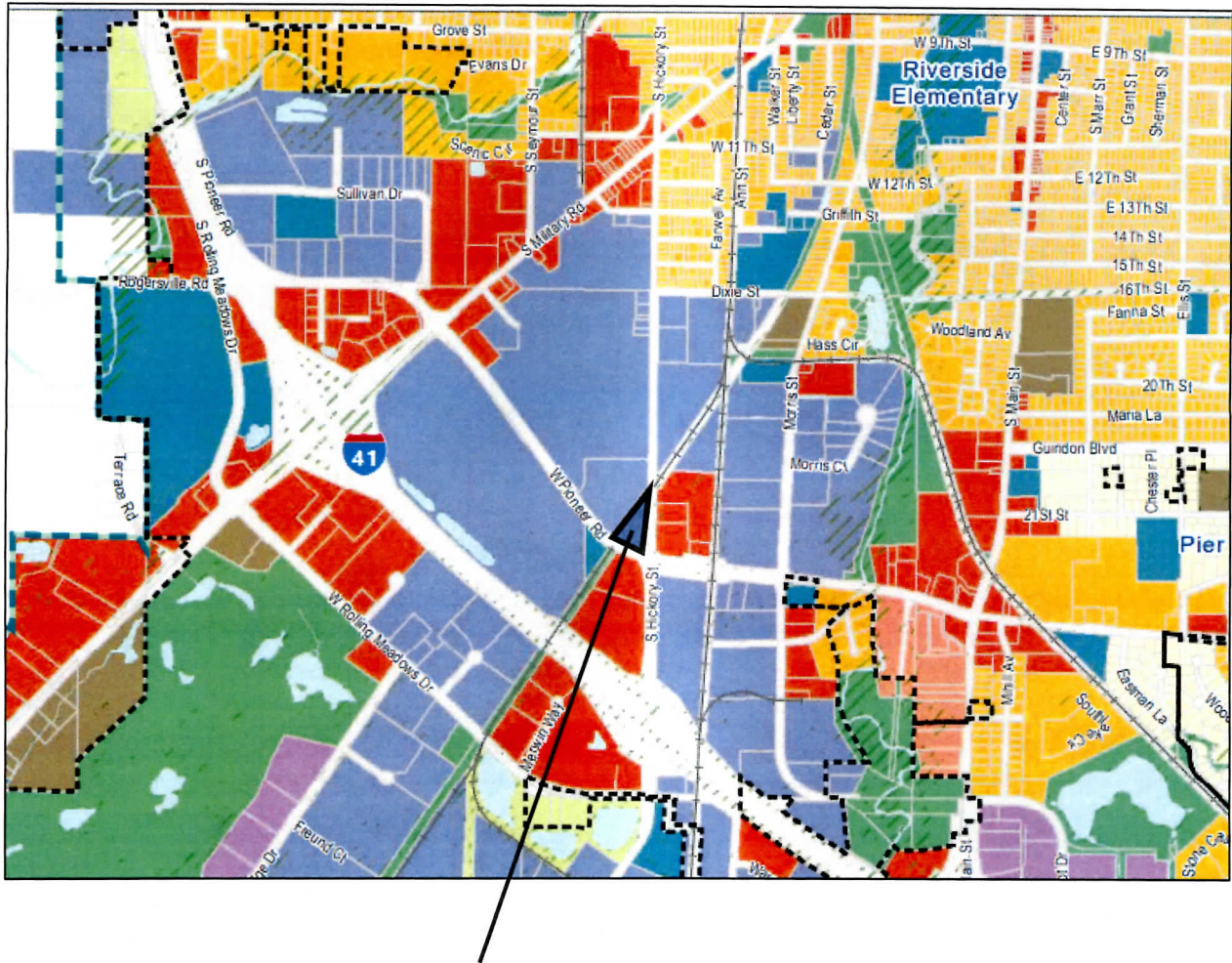


Margaret Heffer, City Clerk

City Attorney:
Reviewed 

COMPREHENSIVE PLAN AMENDMENT NO. 1

Recommended Land Use Designation: Industrial



Comprehensive Plan Amendment No. 1:

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.

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.

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|-----------------------|
| Recommendation |
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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 *****