

ORDINANCE NO. 3748

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 All other ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed.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



Kay Miller, President
Fond du Lac City Council

MAR 23 2022

Attest:

City Attorney:

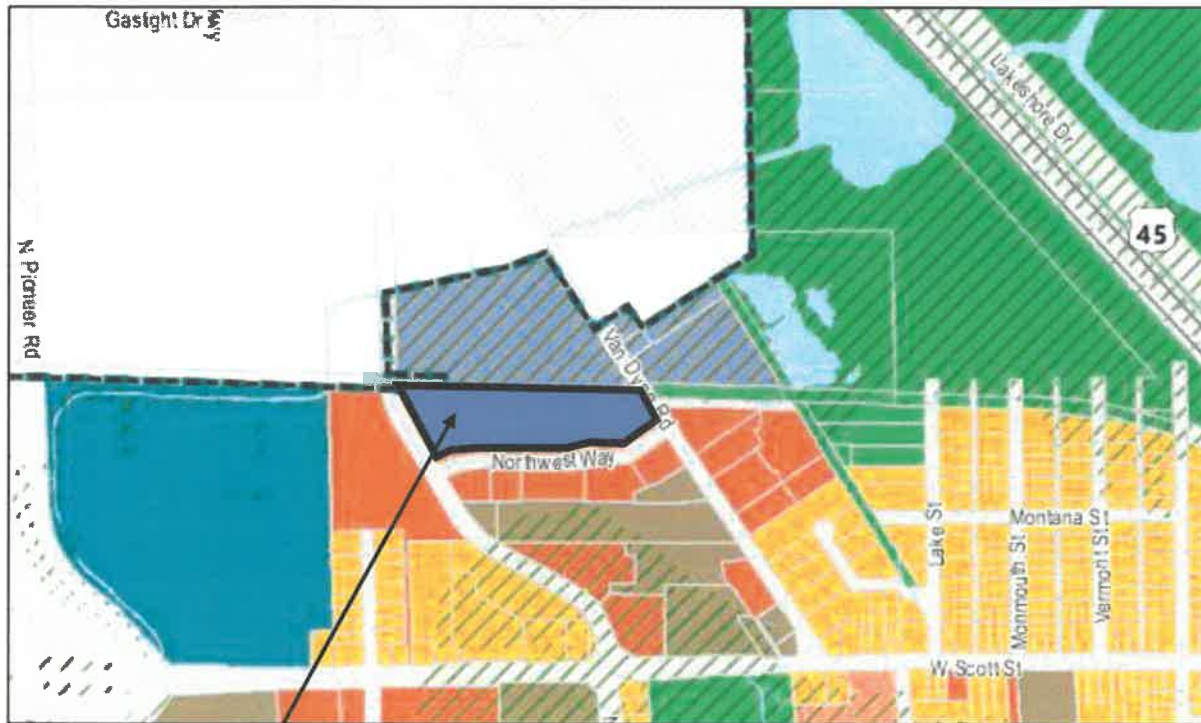


Margaret Hefter, City Clerk

Reviewed 

COMPREHENSIVE PLAN AMENDMENT NO. 2

Recommended Land Use Designation: Industrial



Comprehensive Plan Amendment No. 2:

Parcel Number: FDL-15-17-04-34-750-00, 2.22 acres;

Parcel Number: FDL-15-17-04-34-751-00, 3.16 acres;

and Parcel Number: FDL-15-17-04-34-752-00, 1.48 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, March 14, 2022 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 land currently designated for commercial uses.

The property affected by the proposed amendment consists of three lots located directly north of Northwest Way and between North Peters Avenue and Van Dyne Road. The affected land is described as follows:

Parcel Number: FDL-15-17-04-34-750-00, 2.22 acres;
Parcel Number: FDL-15-17-04-34-751-00, 3.16 acres; and
Parcel Number: FDL-15-17-04-34-752-00, 1.48 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.

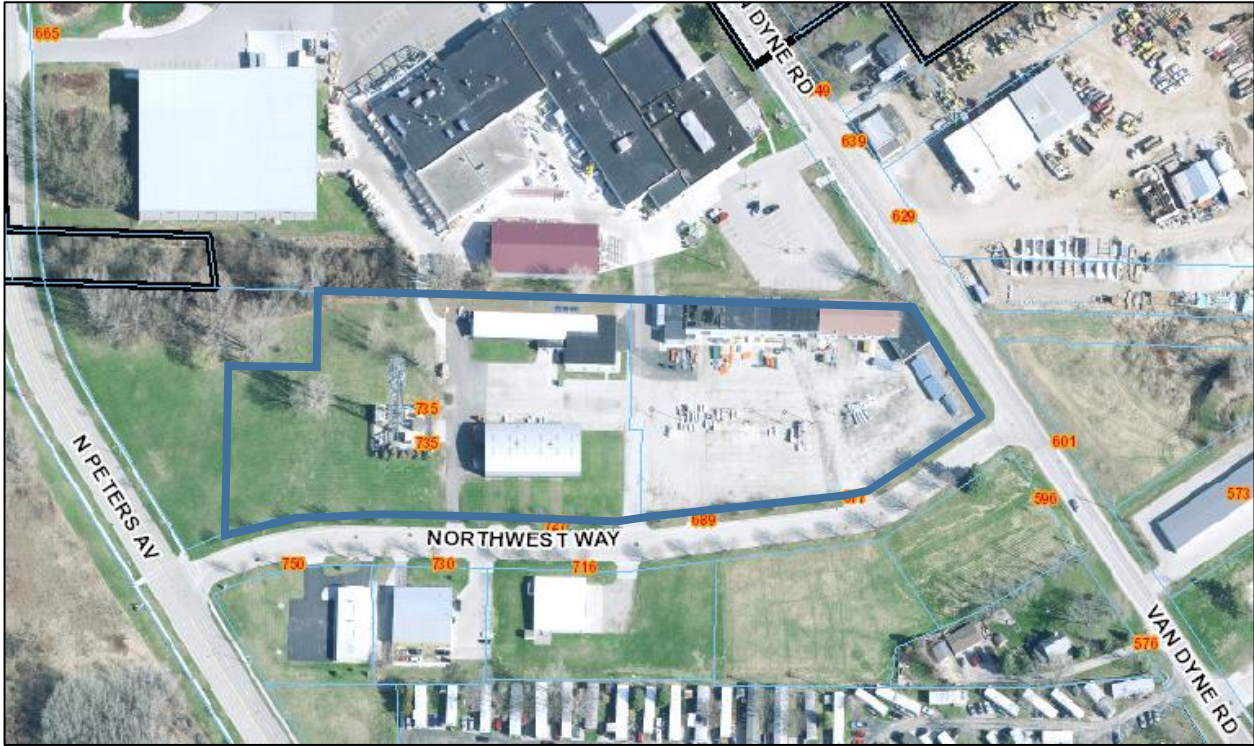
All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. The meeting will be conducted in both in-person and virtual formats. Instructions for participating in the virtual meeting will be provided 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 3rd day of February, 2022

MARGARET HEFTER
City Clerk

Published: February 13, 2022

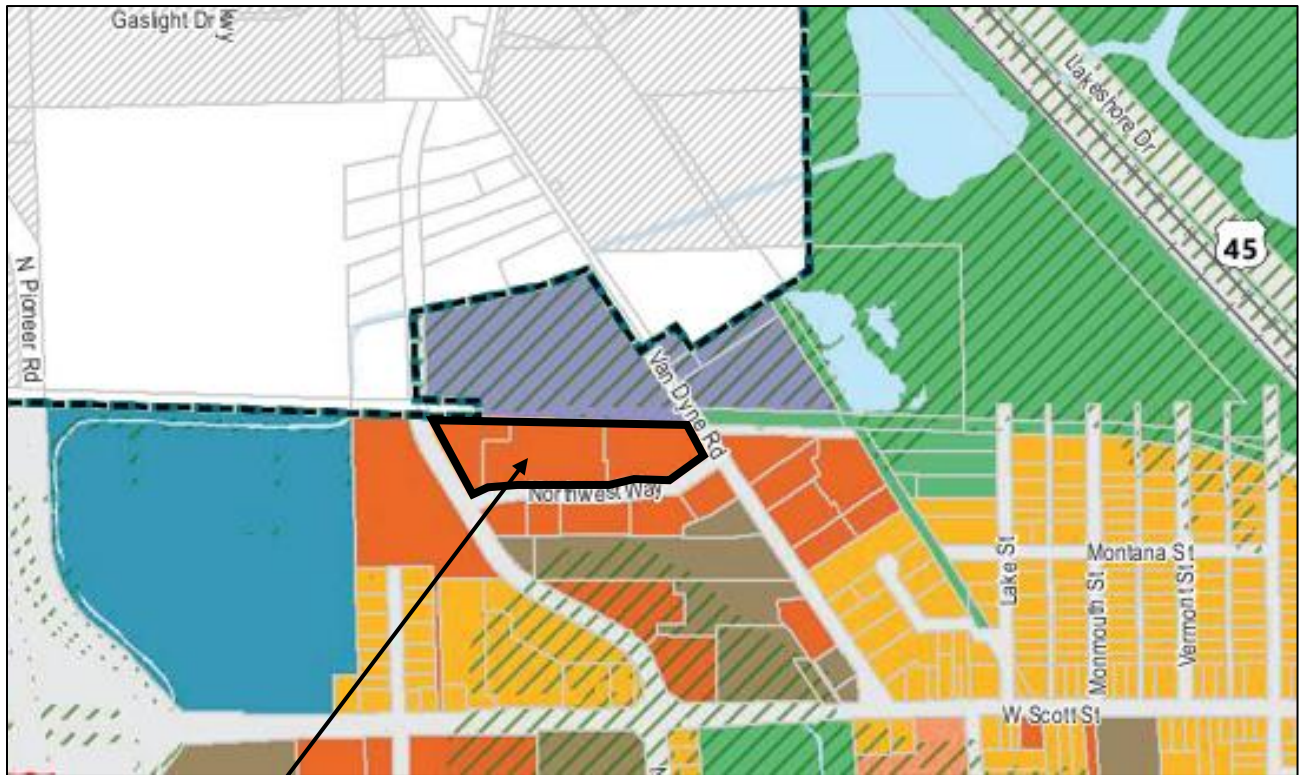
REQUEST FOR REZONING



Parcels: FDL-15-17-04-34-750-00 and FDL-15-17-04-34-751-00

COMPREHENSIVE PLAN AMENDMENT

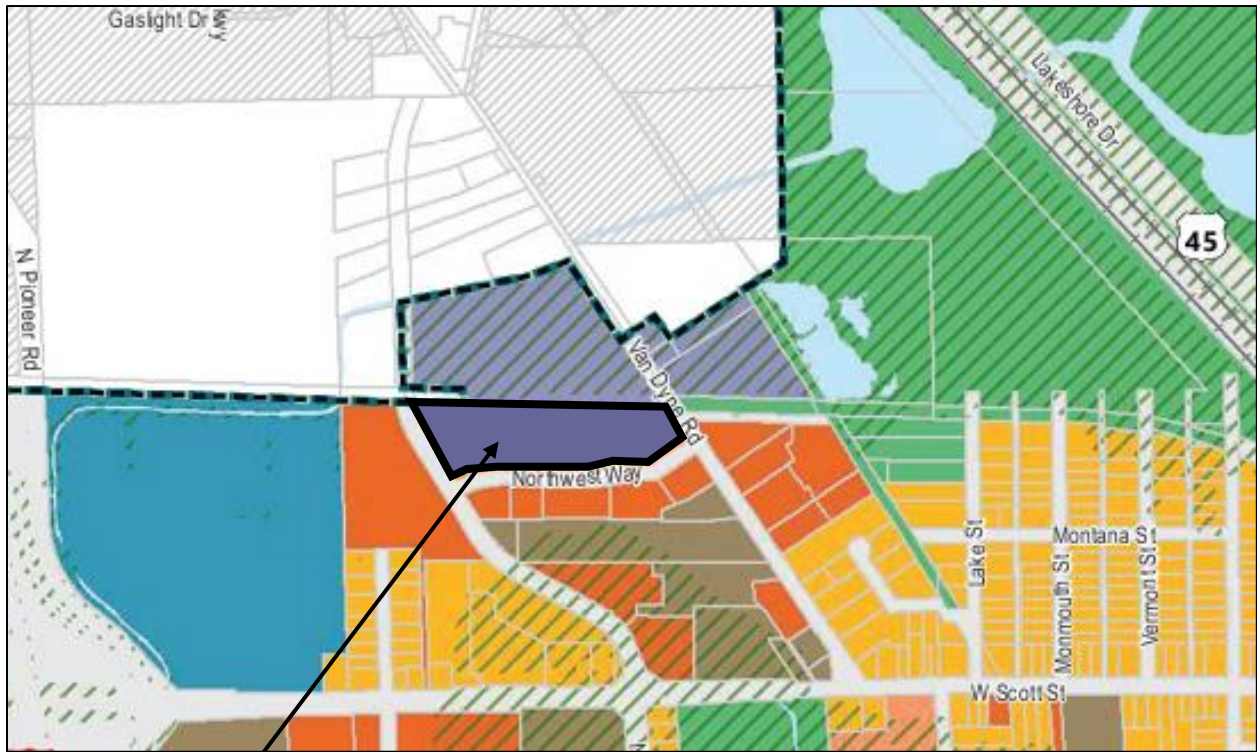
Existing Land Use Designation: General Commercial



Area of Plan Amendment (Parcels: FDL-15-17-04-34-750-00, FDL-15-17-04-34-751-00, and FDL-15-17-04-34-752-00)

COMPREHENSIVE PLAN AMENDMENT

Recommended Land Use Designation: Industrial



Area of Plan Amendment (Parcels: FDL-15-17-04-34-750-00, FDL-15-17-04-34-751-00, and FDL-15-17-04-34-752-00)

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: March 1, 2022

To: Plan Commission

From: Kolin Erickson, Principal Planner

Re: Comprehensive Plan Amendment No. 2

Location: FDL-15-17-04-34-750-00, 2.22 acres;
FDL-15-17-04-34-751-00, 3.16 acres;
and FDL-15-17-04-34-752-00, 1.48 acres;

Request: Change comprehensive plan land use designations from General Commercial to Industrial.

Existing Land Use: Sites: Industrial/Storage/Office Uses, Cellular Tower, Vacant Land
North: Industrial/Storage/Offices
South: Undeveloped Land, General Commercial Uses
East: Undeveloped Land, Storage Buildings
West: Undeveloped 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 three parcels identified above are located north of Northwest Way between North Peters Avenue and Van Dyne Road. The Comprehensive Plan identifies all three parcels for future general commercial uses. BCI Burke is requesting a rezoning of their parcels: FDL-15-17-04-34-750-00 and FDL-15-17-04-34-751-00.

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 commercial 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 (from the north) of the same land use category. The proposed land use designation reflects the industrial development anticipated for the subject properties owned by BCI Burke. Commercial development/uses are not anticipated.

The Comprehensive Plan Amendment and rezoning proposal will be considered as separate items on the March 14th 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:

FDL-15-17-04-34-750-00, FDL-15-17-04-34-751-00, and FDL-15-17-04-34-752-00, from General Commercial to Industrial.

Comprehensive Plan Amendment

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-04-31-006-00	665 N PETERS AVE	PO BOX 549	FOND DU LAC	WI	54936
FDL-15-17-04-31-006-00	665 N PETERS AVE	PO BOX 549	FOND DU LAC	WI	54936
FDL-15-17-04-31-006-00	665 N PETERS AVE	PO BOX 549	FOND DU LAC	WI	54936
FDL-15-17-04-31-006-00	665 N PETERS AVE	PO BOX 549	FOND DU LAC	WI	54936
FDL-15-17-04-34-750-00	689 NORTHWEST WAY	PO BOX 549	FOND DU LAC	WI	54936
FDL-15-17-04-34-750-00	689 NORTHWEST WAY	PO BOX 549	FOND DU LAC	WI	54936
FDL-15-17-04-34-751-00	735A NORTHWEST WAY	PO BOX 549	FOND DU LAC	WI	54936
FDL-15-17-04-34-752-00	0 NORTHWEST WAY	PO BOX 549	FOND DU LAC	WI	54936
FDL-15-17-04-43-528-00	601 VAN DYNE RD	116 S MAIN ST	MAYVILLE	WI	53050
FDL-15-17-04-43-503-01	596 VAN DYNE RD	773 E MERRILL AVE	FOND DU LAC	WI	54935
FDL-15-17-04-42-251-00	0 VAN DYNE RD	629 VAN DYNE RD	FOND DU LAC	WI	54937
FDL-15-17-04-42-254-00	629 VAN DYNE RD	629 VAN DYNE RD	FOND DU LAC	WI	54937
FDL-15-17-04-43-502-00	0 VAN DYNE RD	629 VAN DYNE RD	FOND DU LAC	WI	54937
FDL-15-17-04-34-754-01	750 NORTHWEST WAY	N8162 ROLLING HILL DR	FOND DU LAC	WI	54937
FDL-15-17-04-42-252-00	649 VAN DYNE RD	649 VAN DYNE RD	FOND DU LAC	WI	54937
T09-15-17-04-09-001-00	N7005 VAN DYNE RD	649 VAN DYNE RD	FOND DU LAC	WI	54937
FDL-15-17-04-34-754-02	730 NORTHWEST WAY	PO BOX 885	FOND DU LAC	WI	54936
FDL-15-17-04-34-753-01	716 NORTHWEST WAY	PO BOX 1069	FOND DU LAC	WI	54936
FDL-15-17-04-42-253-00	639 VAN DYNE RD	W4955 MARIEARL LN	FOND DU LAC	WI	54935

PLAN COMMISSION MINUTES

March 14, 2022
5:30 P.M.

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

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

Attendance

Present

Ben Giles (virtual, arrived at 5:32 p.m.)
Alicia Hans
Craig Much
Anne Pierce
Derek TerBeest
Sarah Van Buren

Absent

Antonio Godfrey Sr.

Administrative Staff

Dyann Benson, Director of Community Development
Kolin Erickson, Principal Planner

Declaration Quorum Present

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

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

ACTION

Comprehensive Plan Amendment No. 2

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

Locations: FDL-15-17-04-34-750-00, FDL-15-17-04-34-751-00, and FDL-15-17-04-34-752-00

Appeared in Support:

Michael Phelan, W4342 Skyway Dr

Appeared to Gather Information:

Greg Barber, 480 N Pioneer Rd

A Motion was made by TerBeest to recommend to the City Council approval to change the Comprehensive Plan land use designations from General Commercial to Industrial for parcels FDL-15-17-04-34-750-00, FDL-15-17-04-34-751-00, and FDL-15-17-04-34-752-00 and seconded by Much, and the motion was **Passed**.

Ayes: Giles, Hans, Much, Pierce, TerBeest, Van Buren

Nays: None

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