

ORDINANCE NO. 3757

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 All other ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed.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



JUL 27 2022

Keith Heisler, Vice-President
Fond du Lac City Council

Attest:

City Attorney:



Margaret Hefter, City Clerk

Reviewed 

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: July 11, 2022

To: Plan Commission

From: Kolin Erickson, Principal Planner

Re: Comprehensive Plan Amendment No. 3

Location: 383 Tompkins St, FDL-15-17-15-23-533-00, 0.193 acres; and
389 Tompkins St, FDL-15-17-15-23-534-00, 0.193 acres

Request: Change comprehensive plan land use designation from Urban Residential-Medium Density to Industrial.

Existing Land Use:

Sites:	Vacant single family residential dwellings
North:	Industrial (Milk Specialties)
South:	Single family residential dwellings
East:	Industrial (Milk Specialties)
West:	Single family residential dwellings

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 adjacent parcels identified above are located east of S Hickory Street on Tompkins Street. The Comprehensive Plan identifies both parcels for future residential uses. Milk Specialties Company acquired both parcels and is requesting they be rezoned.

To facilitate future industrial development of both parcels, a change of zoning from single-family residential 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 residential 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 and east) of the same land use category. The proposed land use designation reflects the industrial development anticipated for the subject properties owned by Milk Specialties for a future

warehouse and additional off-street parking. Residential development/uses are not anticipated.

The Comprehensive Plan Amendment and rezoning proposal will be considered as separate items on the July 18th 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:

383 Tompkins St, FDL-15-17-15-23-533-00, and 389 Tompkins St, FDL-15-17-15-23-534-00, from Urban Residential-Medium Density to Industrial.

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, July 18, 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 future industrial development of an adjacent, existing business on land currently designated for residential uses.

The property affected by the proposed amendment consists of two lots located at 383 and 389 Tompkins Street. The affected land is described as follows:

Parcel Number: FDL-15-17-15-23-533-00, 0.193 acres; and
Parcel Number: FDL-15-17-15-23-534-00, 0.193 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.

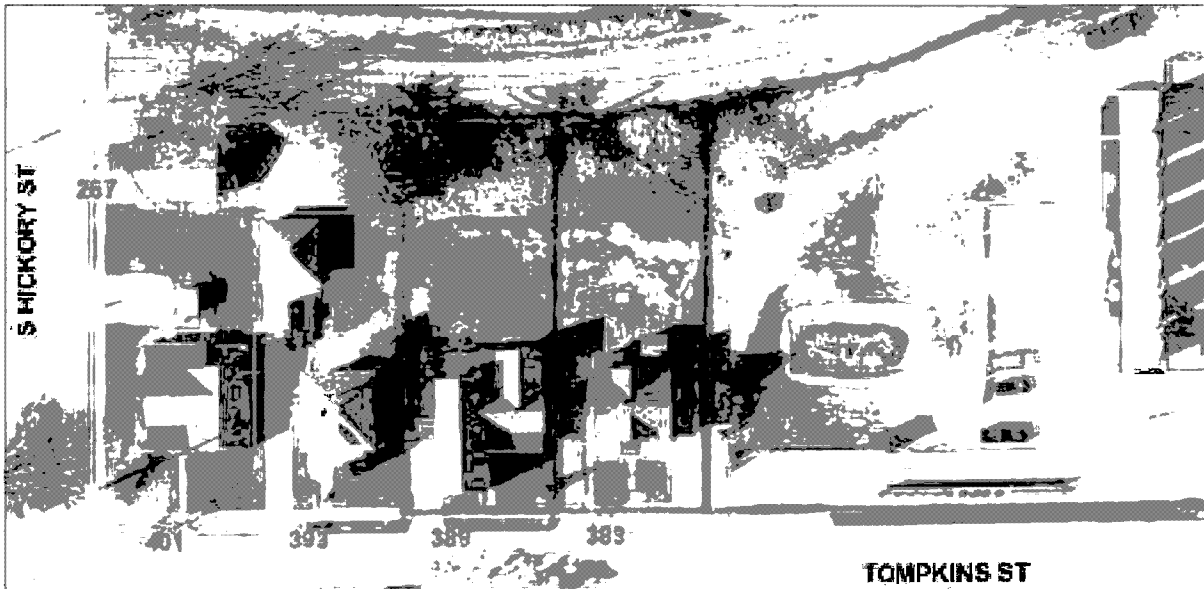
All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 13th day of June, 2022

MARGARET HEFTER
City Clerk

Published: June 16, 2022

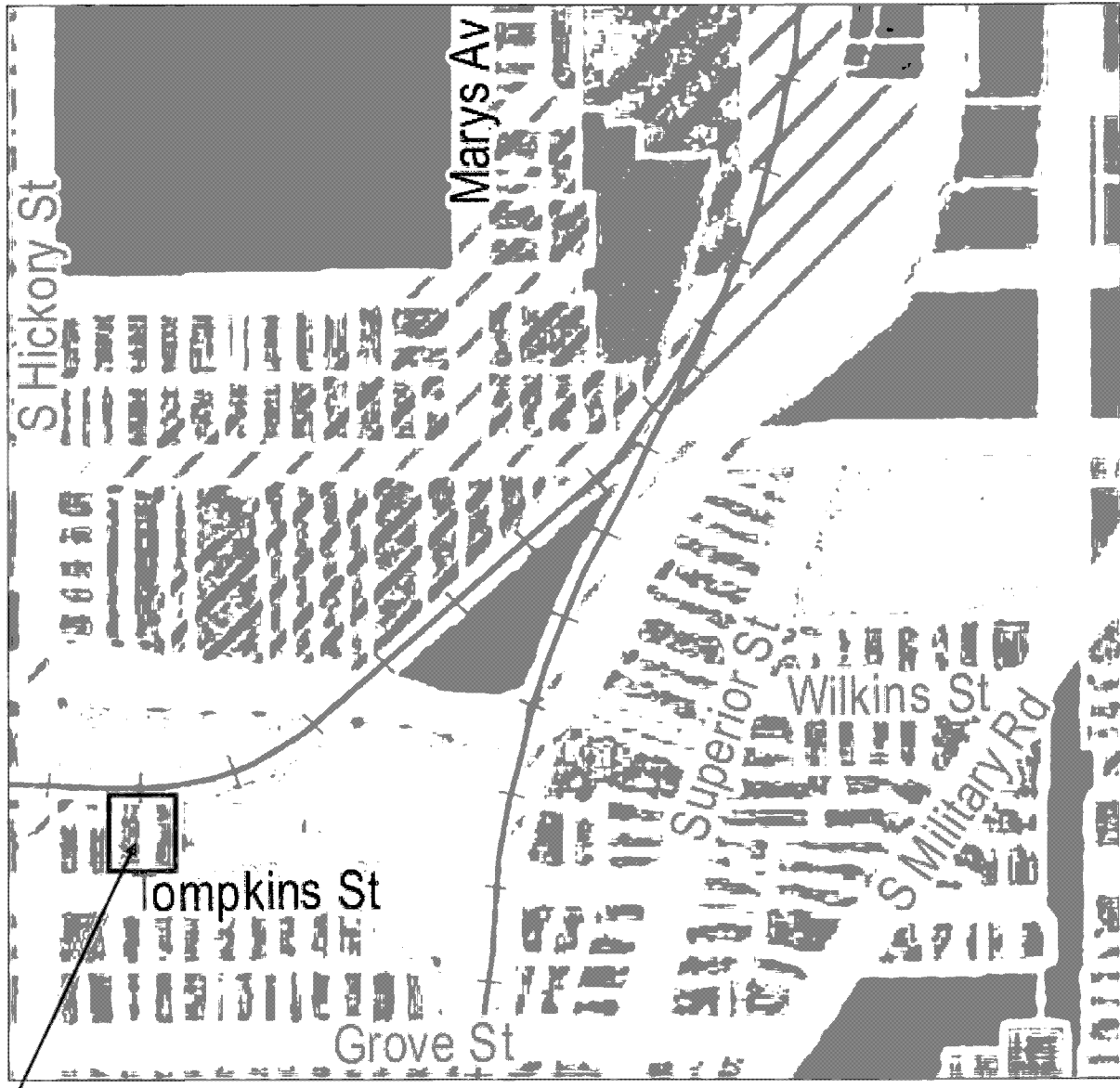
REQUEST FOR REZONING



(Parcels: FDL-15-17-15-23-527-00 [325 Tompkins St], portion of 4.115 acres; FDL-15-17-15-23-533-00 [383 Tompkins St], 0.193 acres; and Parcel Number: FDL-15-17-15-23-534-00 [389 Tompkins St], 0.193 acres

COMPREHENSIVE PLAN AMENDMENT

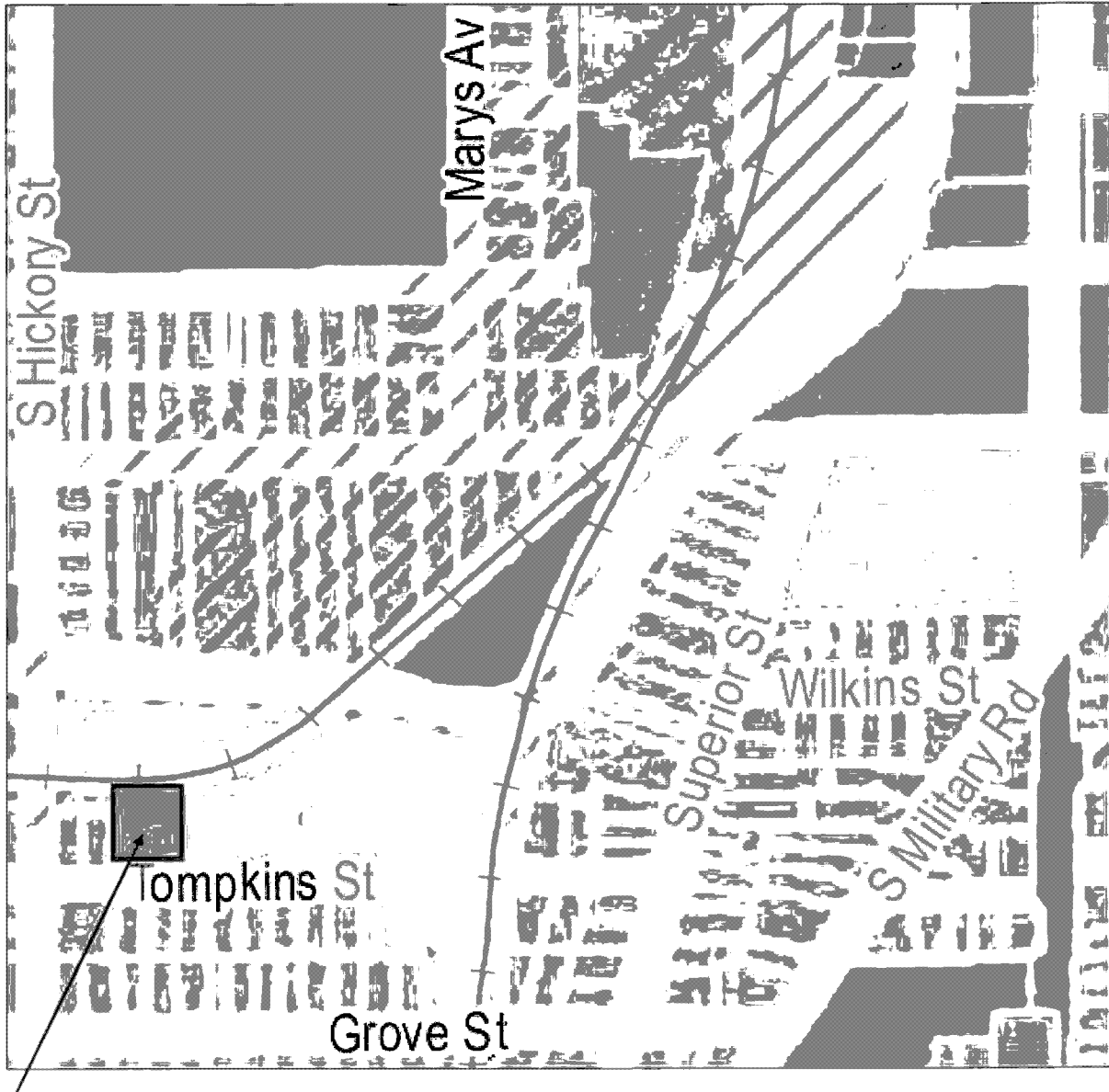
Existing Land Use Designation: Urban Residential-Medium Density



Area of Plan Amendment (Parcels: FDL-15-17-15-23-533-00 [383 Tompkins St], 0.193 acres; and Parcel Number: FDL-15-17-15-23-534-00 [389 Tompkins St], 0.193 acres)

COMPREHENSIVE PLAN AMENDMENT

Recommended Land Use Designation: Industrial



Area of Plan Amendment (Parcels: FDL-15-17-15-23-533-00 [383 Tompkins St], 0.193 acres; and Parcel Number: FDL-15-17-15-23-534-00 [389 Tompkins St], 0.193 acres)

Rezoning Comp Plan Amendment
325, 383 and 389 Tompkins Street

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-15-23-562-00	367 GROVE ST	367 GROVE ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-542-00	374 TOMPKINS ST	374 TOMPKINS ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-536-00	401 TOMPKINS ST	401 TOMPKINS ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-566-00	389 GROVE ST	389 GROVE STREET	FOND DU LAC	WI	54935
FDL-15-17-15-23-539-00	384 TOMPKINS ST	923 SOUTH MAIN ST STE E	OSHKOSH	WI	54902
FDL-15-17-15-23-564-00	377 GROVE ST	377 GROVE ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-567-00	397 GROVE ST	397 GROVE ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-544-00	354 TOMPKINS ST	W6325 LOST ARROW RD	FOND DU LAC	WI	54937
FDL-15-17-16-14-801-00	254 S HICKORY ST	W6325 LOST ARROW RD	FOND DU LAC	WI	54937
FDL-15-17-15-23-565-00	383 GROVE ST	383 GROVE ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-568-00	403 GROVE ST	403 GROVE ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-543-00	356 TOMPKINS ST	356 TOMPKINS ST	FOND DU LAC	WI	54935
FDL-15-17-16-14-813-00	288 S HICKORY ST	415 E VINE ST #101	MILWAUKEE	WI	53212
FDL-15-17-15-23-603-00	267 S HICKORY ST	236 DOTY ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-527-00	325 TOMPKINS ST	7500 FLYING CLOUD DR STE 500	EDEN PRAIRIE	MN	55344
FDL-15-17-15-23-533-00	383 TOMPKINS ST	325 TOMPKINS ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-534-00	389 TOMPKINS ST	7500 FLYING CLOUD DR #500	EDEN PRAIRIE	MN	55344
FDL-15-17-15-23-563-00	373 GROVE ST	373 GROVE ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-561-00	359 GROVE ST	359 GROVE ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-535-00	393 TOMPKINS ST	393 TOMPKINS ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-540-00	378 TOMPKINS ST	378 TOMPKINS AVE	FOND DU LAC	WI	54935
FDL-15-17-15-23-541-00	376 TOMPKINS ST	376 TOMPKINS ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-602-00	315 WESTERN AVE	944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-16-41-019-00	0 S HICKORY ST	944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-15-23-537-00	400 TOMPKINS ST	400 TOMPKINS ST	FOND DU LAC	WI	54935
FDL-15-17-15-23-538-00	390 TOMPKINS ST	PO BOX 581	FOND DU LAC	WI	54936
FDL-15-17-16-14-803-00	415 TOMPKINS ST	415 TOMPKINS ST	FOND DU LAC	WI	54935
FDL-15-17-16-14-802-00	0 S HICKORY ST	415 TOMPKINS ST	FOND DU LAC	WI	54935

PLAN COMMISSION MINUTES

Monday, July 18, 2022

5:30 P.M.

Meeting Room A
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

Attendance

Present

Schellin Eck
Bradley Leonhard
Craig Much
Dan Nielsen
Anne Pierce
Derek TerBeest

Absent

Kenneth Cassaday
Antonio Godfrey Sr.
Alicia Hans

Administrative Staff

Dyann Benson, Community Development Director
Kolin Erickson, Principal Planner

Declaration Quorum Present

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

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

ACTION

Comprehensive Plan Amendment No. 3

Request: Change the Comprehensive Plan land use designations from Urban Residential-Medium Density to Industrial.

Location: 383 Tompkins St (FDL-15-17-15-23-533-00), 0.193 acres; and 389 Tompkins St (FDL-15-17-15-23-534-00), 0.193 acres

A Motion was made by Much to recommend to the City Council approval to change the Comprehensive Plan land use designations from Urban Residential-Medium Density to Industrial for 383 Tompkins St (FDL-15-17-15-23-533-00) and 389 Tompkins St (FDL-15-17-15-23-534-00) and seconded by Nielsen, and the motion was **Passed**.

Ayes: Eck, Leonhard, Much, Nielsen, Pierce, TerBeest

Nay: None

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

THE REPORTER

www.fdlreporter.com

STATE OF WISCONSIN BROWN COUNTY

FOND DU LAC, CITY OF, CLERK
Guy Fox

160 S MACY ST

FOND DU LAC WI 549354241

The Fond du Lac City adopted the following Ordinances at its July 27, 2022 meeting:

Ordinance No. 3757: An Ordinance Amending the City of Fond du Lac 2040 Comprehensive Plan

These may be viewed in their entirety at the City Clerk's Office, 160 S. Macy St., Fond du Lac, WI, on the City website at www.fdl.wi.gov or call the Clerk's Office at 920-322-3430.

Adopted: July 27, 2022

Keith Heisler, Vice-President

Fond du Lac City Council

Attest: Margaret Hefter, City Clerk

Run: August 3, 2022 WNAXLP

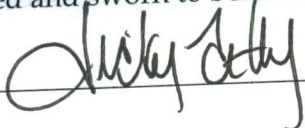
I, being duly sworn, doth depose and say I am an authorized representative of The Reporter, a daily newspaper published in the city of Fond du Lac, Wisconsin, in said county, and that a notice of which the annexed is a printed copy, taken from said paper, which published therein on:

Account Number: GWM-50601
Order Number: 0005358152
Total Ad Cost: \$11.46
Published Dates: 08/03/2022



Legal Clerk

State of Wisconsin
County of Brown
Subscribed and sworn to before on August 3, 2022



Notary Public State of Wisconsin, County of Brown

9-19-25

My Commission Expires

of Affidavits 1

This is not an invoice

VICKY FELTY
Notary Public
State of Wisconsin

FOND DU LAC, CITY OF, CLERK
Re: Ord No 3757

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