

## **PLAN COMMISSION AGENDA**

April 15, 2024

5:30 PM

### **Meeting Room A**

City-County Government Center

160 South Macy St  
Fond du Lac, Wisconsin

## **I. OPENING CEREMONIES**

### **A. Attendance**

### **B. Declaration Quorum Present**

## **II. CONSENT AGENDA**

### **A. February 19, 2024**

## **III. PUBLIC HEARING**

### **A. Special Use Permit 2024-02**

Location: 545 West Pioneer Road, Plant 17

Applicant: Mercury Marine

Request: Allow for the use of two (2) temporary structures as supplemental storage

### **B. Zoning Upon Annexation**

Effect: Zone land to be annexed R-4 (Multifamily Residential)

Location: W4839 Fourth Street Rd

Initiator: Gerhartz Scenic Meadows, LLP/David Kuen

### **C. Zoning Upon Annexation**

Effect: Zone land to be annexed R-4 (Multifamily Residential)

Location: W5324 East Pioneer Road

Initiator: Apostolic Christian Church

## **IV. INPUT**

### **A. Update on Riverfront Plan**

Initiator: Community Development Director

## **V. ACTION**

### **A. Preliminary Plat**

Location: White Pine Heights (north of Hwy 151 between Martin Avenue and Old County Road V)

Initiator: J.E. Arthur & Associates

## **VI. ADJOURN**

**COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
February 19, 2024**

Subject:

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

PC\_Minutes\_2.19.24.pdf

## PLAN COMMISSION MINUTES

Monday, February 19, 2024  
5:30 P.M.

Meeting Room A  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

### OPENING CEREMONIES

#### Attendance

##### Present

Antonio Godfrey, Sr.  
Alicia Hans  
Bradley Leonhard  
Derek TerBeest

##### Absent

Ken Cassaday  
Craig Much  
Anne Pierce

##### Administrative Staff

Dyann Benson, Community Development Director  
Paul DeVries, Director of Public Works

#### Declaration Quorum Present

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

### CONSENT AGENDA

December 11, 2023 Minutes

A Motion was made by TerBeest to approve the December 11, 2023 minutes and seconded by Leonhard, and the motion was **Passed**.

ROLL CALL VOTE:                      Aye – Godfrey, Hans, Leonhard, TerBeest  
                                                    Nay – None

Carried.

### PUBLIC HEARING

#### Special Use Permit 2024-01

Request: Allow for the use as automotive sales, which may include repair, detailing or related services.

Location: 269 North Main Street

Applicant: Marcela Banuelos Gonzalez

## PLAN COMMISSION MINUTES

February 19, 2024

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### Conditions of Approval:

1. Any deviation to the proposed use as presented will require a resubmittal for a Special Use Permit, including any change in business hours. No automotive repairs will be undertaken before 10:00am or after 7:00pm.
2. No maintenance work or repairs shall be undertaken outside of the building.
3. No outdoor storage of tires, vehicle parts or related items.
4. All vehicles parked outside on the lot will be maintained in good condition and operable.
5. Failure to comply with the conditions may result in revocation of the Special Use Permit.

A Motion was made by Godfrey to approve a Special Use Permit to allow for the use as automotive sales, which may include repair, detailing or related services at 269 North Main Street with the conditions listed and seconded by TerBeest and the motion was **Passed**.

ROLL CALL VOTE:                      Aye – Godfrey, Hans, Leonhard, TerBeest  
                                                    Nay – None

Carried.

### **Zoning Code Amendments**

Initiator: Community Development Director

A Motion was made by Leonhard to recommend to the City Council approval to amend Chapter 720, Zoning, of the Code of Ordinances of the City of Fond du Lac to update different sections of land use regulations, with minor correction to Schedule IV, and seconded by Godfrey, and the motion was **Passed**.

ROLL CALL VOTE:                      Aye – Godfrey, Hans, Leonhard, TerBeest  
                                                    Nay – None

Carried.

## **ACTION**

### **Granting of Easement**

Effect: Granting of Easement to Alliant Energy

Location: Plamore Park

Initiator: City Engineer

A Motion was made by TerBeest to approve recommendation to the City Council the granting of an easement for Alliant Energy at Plamore Park subject to city staff negotiations and seconded by Godfrey, and the motion was **Passed**.



## PLAN COMMISSION MINUTES

February 19, 2024

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ROLL CALL VOTE:           Aye – Godfrey, Hans, Leonhard, TerBeest  
                                      Nay – None

Carried.

### ADJOURN

A Motion was made by Godfrey to adjourn at 5:54 p.m. and seconded by Leonhard, and the motion was **Passed**.

ROLL CALL VOTE:           Aye – Godfrey, Hans, Leonhard, TerBeest  
                                      Nay – None

Carried.

DB/ss

**COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
Special Use Permit 2024-02**

Subject:                   Location: 545 West Pioneer Road, Plant 17  
                                  Applicant: Mercury Marine  
                                  Request: Allow for the use of two (2) temporary  
                                  structures as supplemental storage

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

PC\_Memo\_Mercury\_Marine.pdf

Executed\_SUP\_Application.pdf

Public\_Notice.pdf

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** April 11, 2024

**To:** Plan Commission

**From:** Dyann Benson, Community Development Director

**Re:** Special Use Permit – 545 West Pioneer Road, Plant 17

**Applicant:** Mercury Marine

**Request:** Allow for the use of two (2) temporary structures as supplemental storage

**Zoning:**

Site:	M-1 (Manufacturing)
North:	M-1/C-2 (General Commercial)
South:	M-1/C-2
East:	M-1
West:	M-1/C-2

**Land Use:**

Site:	Mercury Marine
North:	Manufacturing
South:	Mercury Marine/Office/Gas Station
East:	Manufacturing/Gas Station
West:	Manufacturing/Retail

<b>Analysis</b>
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The property is one of the primary manufacturing facilities for Mercury Marine. Mercury Marine has continued to undertake improvements of their facilities but has run out of space within the existing facility footprint to accommodate all storage needs. The applicant has two (2) domed hard membrane structures to provide additional space to accommodate their storage needs.

Section 720-58.1(D) states: All districts. Any building, principal or accessory, shall be constructed on a permanent foundation utilizing construction materials as allowed by this section. A membrane structure, including plastic, fabric, or similar flexible materials, is not permitted as a permanent structure except where allowed for a land use approved by a special use permit. The temporary and/or permanent use of a steel shipping container as a structure is not allowed.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. In this case, the use of two (2) temporary

structures for additional storage space until the applicant can plan for and budget for future facility improvements and/or expansions. The two (2) temporary structures are buffered by the existing facility to the south, east and west. The setback of the plant and size of the parcel prohibits easy visibility of the structures from the north or from either public street. The issuance of the Special Use Permit will enable applicant to have additional storage for their parts and product until more permanent solutions can be placed with a plan and budget.

A conditional approval of the special use permit is recommended.

### **Criteria for Special Use Permit Approval**

A special use permit is an opportunity to determine if a use can be accomplished within the standards identified by the zoning code. A decision for approval or denial of a special use permit must be based on substantial evidence, i.e. facts and information. While public input is encouraged, personal opinion, speculation or uncorroborated hearsay does not meet the test for substantial evidence to support or oppose a special use permit proposal.

### **Zoning Code Requirements – Special Use Permit Approval**

- (1) The land use or activity is to be designed, located and operated so as to protect the public health, safety, welfare and convenience.
- (2) The land use or activity will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- (3) The land use or activity will be compatible with existing adjoining development and the implied character of the zoning district where it is to be located.
- (4) Effective landscaping and visual screening are provided as may be required by the zoning code.
- (5) Adequate off-street parking and loading are provided in accordance with the zoning code and ingress and egress are so designed as to cause minimum interference with traffic on abutting streets.
- (6) The land use or activity conforms to all applicable regulations governing the zoning district where it is to be located, except as may be otherwise set forth elsewhere in the zoning code.
- (7) Any conditions determined to be necessary to accomplish the purposes of the zoning code.

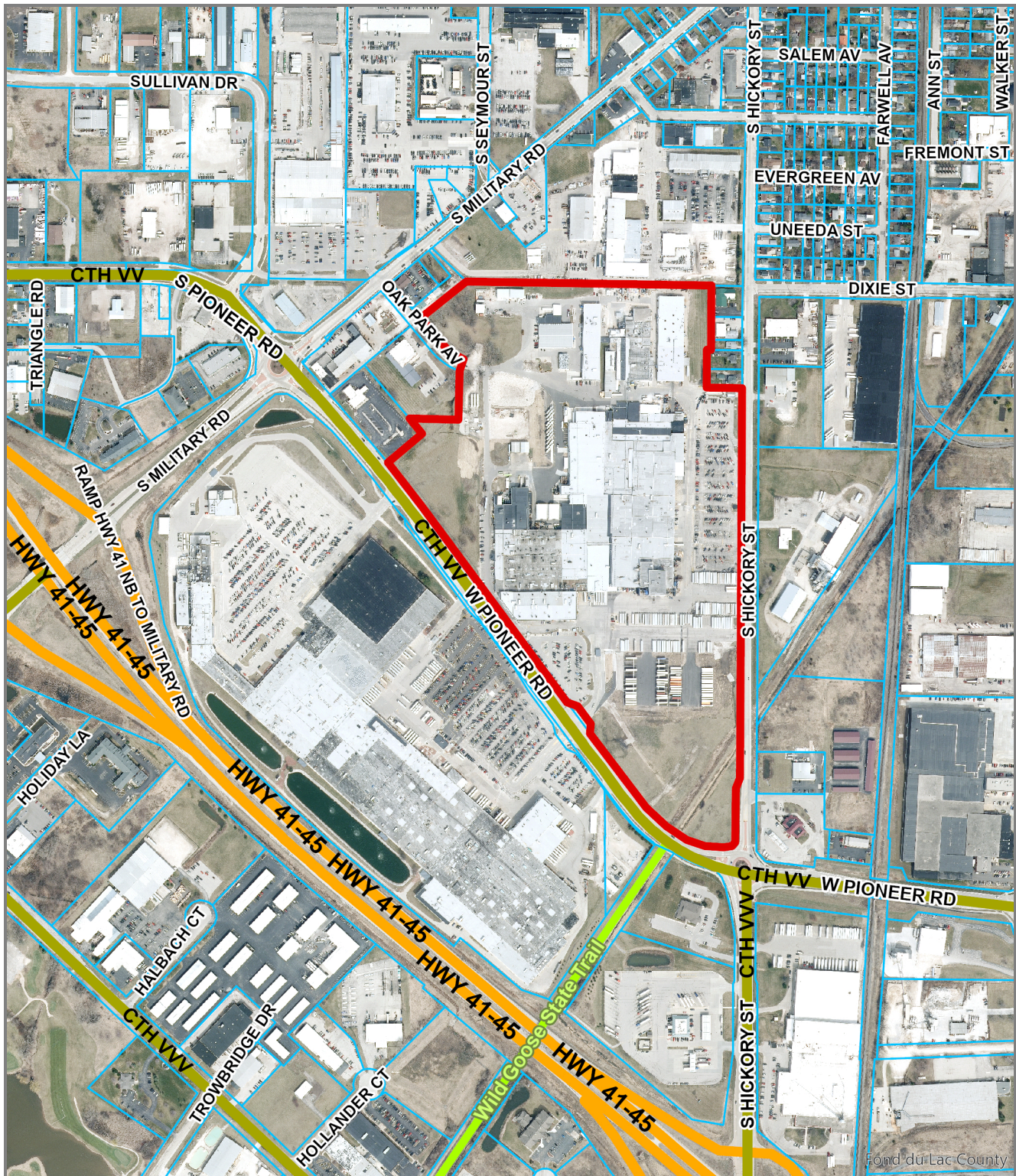
### **Recommendation**

Community Development staff recommends the Plan Commission approve the Special Use Permit, subject to the following conditions:

1. The temporary structures shall be limited to two (2) structures.
2. The Special Use Permit will expire on December 31, 2029. The applicant will either have removed the temporary structures or have submitted plans with a detailed schedule for the construction of a structure that complies with the Zoning Code for size, location and building materials.
3. Failure to comply with the conditions may result in revocation of the Special Use Permit.



## 545 West Pioneer Road - Aerial

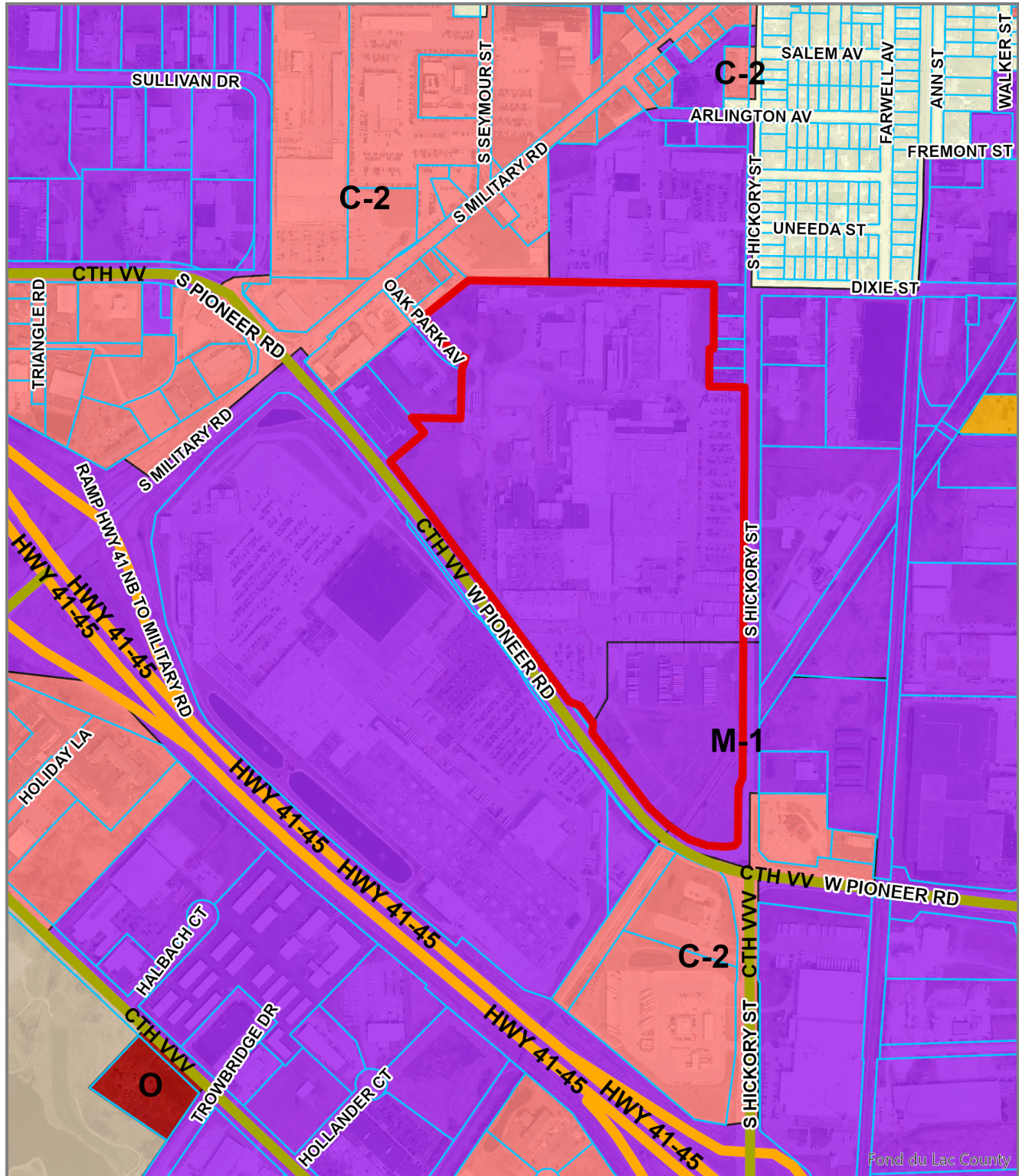


*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
**1 inch = 700 feet**  
 4/11/2024



## 545 West Pioneer Road - Zoning



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 700 feet  
4/11/2024



City of Fond du Lac

## SPECIAL USE PERMIT

### Application

**PROPERTY LOCATION:** 545 W. Pioneer RD. FDL

Tax Key Number (Vacant Land): FDL-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_

#### Project Applicant

Name Mercury Marine

Mailing Address  
W6250 Pioneer RD.

City  
Fond du Lac

State  
WI

ZIP Code  
54935

Email Address

Phone Number

**Landowner (Complete this information if the project applicant is not the property owner.)**

Name

Mailing Address

City

State

ZIP Code

Email Address

Phone Number

#### Landowner Certification

If the person requesting the special use permit is not the owner of the property affected by the proposal, the consent of the landowner is necessary. Refer to the LANDOWNER AUTHORIZATION form included with the special use permit application packet.

Description of present use of property:

Two, Domes, Steel framed, FABRIC Membrane Structures are currently utilized for storage of Aluminum Engine components.

Description of proposed use of property and/or proposed site development:

Mercury is Requesting these structures be allowed for same purpose until a plan & funding is in place to remove or replace said structures with a permanent solution

Time schedule for use and/or development of the property: 12/31/29 Permit to Expire

**PROJECT APPLICANT SIGNATURE**

David Weber

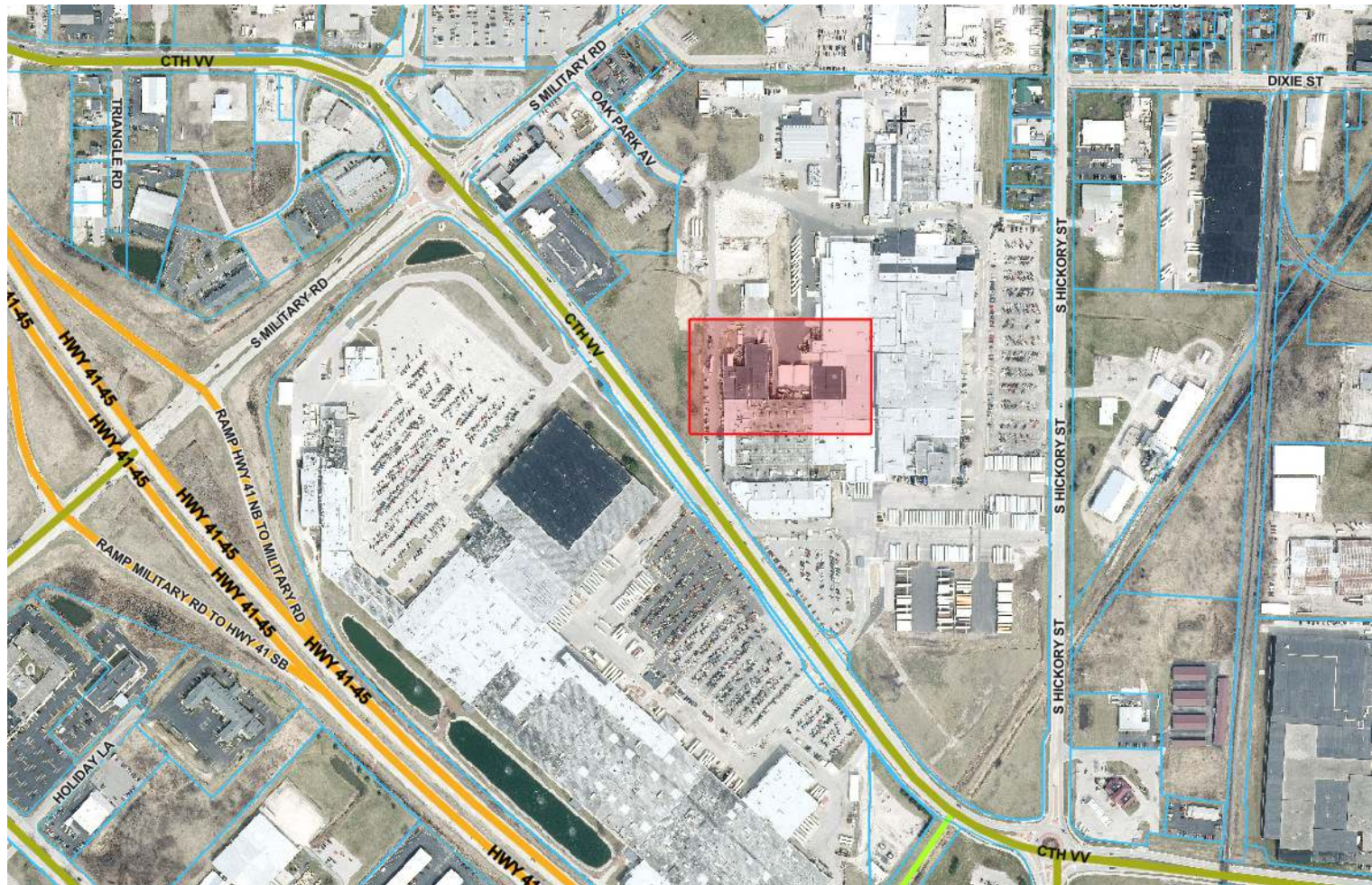


## Site Photos



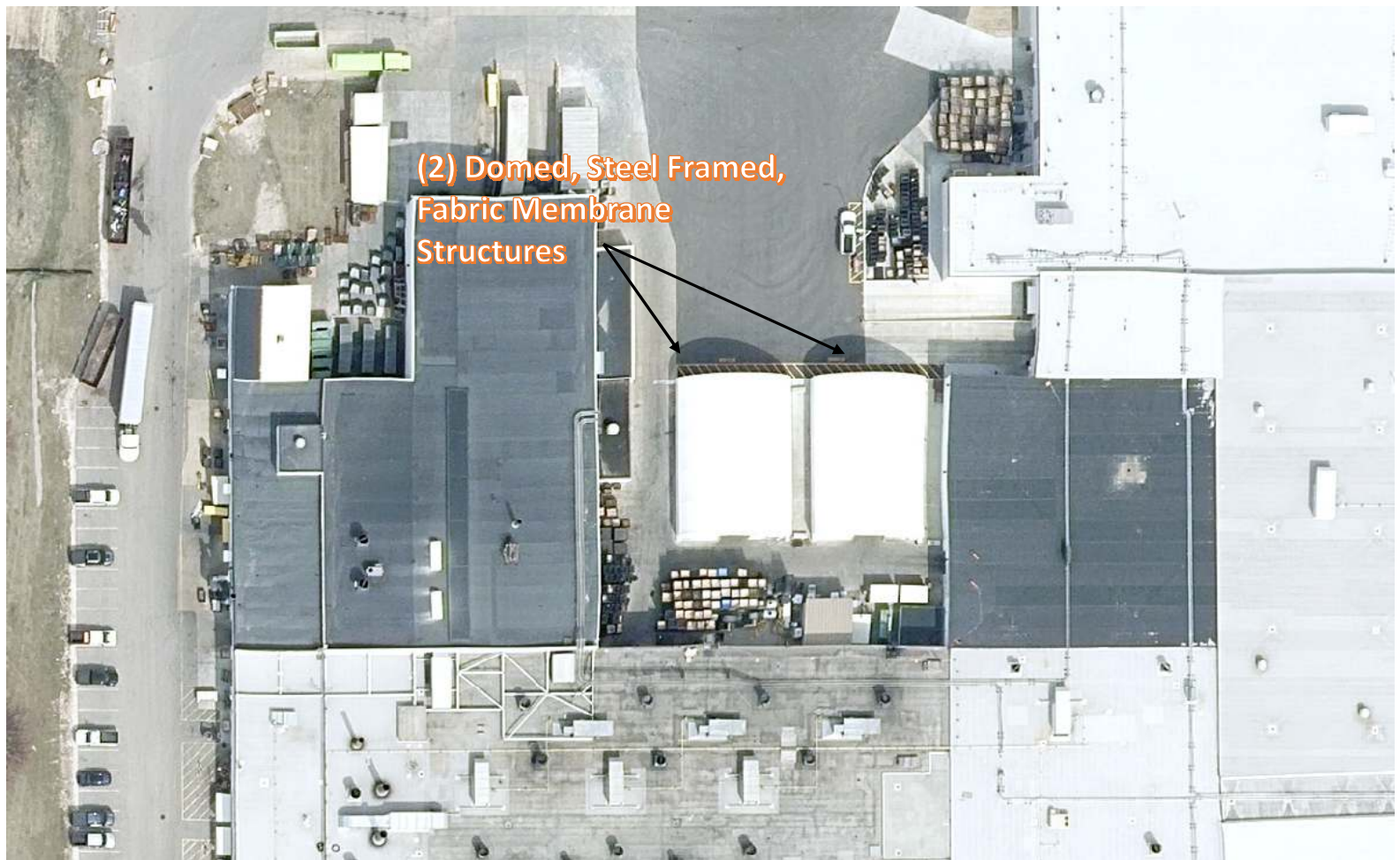






This data is internal to Brunswick.





This data is internal to Brunswick.

## **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 April 15, 2024 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to consider a special use permit for the property identified as 545 West Pioneer Road. The special use permit request is for the use of two (2) temporary structures to supplement existing facility space. Section 720-58.1 prohibits the use of temporary structures except where allowed by Special Use Permit.

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](http://www.fdl.wi.gov). 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 day of March 26, 2024

MARGARET HEFTER  
City Clerk

Published: March 31, 2024 and April 3, 2024

Special Use Permit  
545 W Pioneer Rd

PIN	Street_address	MailingAddress1	MailingAddress2	MailingCity	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	% RYAN LLC	PO BOX 460369	HOUSTON	TX	77056
FDL-15-17-21-11-008-00	545 W PIONEER RD	PO BOX 1939		FOND DU LAC	WI	54936
FDL-15-17-21-11-008-00	545 W PIONEER RD	PO BOX 1939		FOND DU LAC	WI	54936
FDL-15-17-21-11-008-00	545 W PIONEER RD	PO BOX 1939		FOND DU LAC	WI	54936
FDL-15-17-21-11-008-00	545 W PIONEER RD	PO BOX 1939		FOND DU LAC	WI	54936
FDL-15-17-21-11-008-00	545 W PIONEER RD	PO BOX 1939		FOND DU LAC	WI	54936
FDL-15-17-22-22-262-00	0 DIXIE ST	% CITY CLERK	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-16-43-518-03	770 S MILITARY RD	2401 S MEMORIAL DR		APPLETON	WI	54914
FDL-15-17-21-11-080-00		CITY COUNTY GOV CENTER	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-16-43-080-00		CITY COUNTY GOV CENTER	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-13-080-00		CITY COUNTY GOV CENTER	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-13-080-00		CITY COUNTY GOV CENTER	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-13-080-00		CITY COUNTY GOV CENTER	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-13-080-00		CITY COUNTY GOV CENTER	160 S MACY ST	FOND DU LAC	WI	54935
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-15-17-22-32-256-00	981 S HICKORY ST	ATTN: PROPERTY TAX DEPT	PO BOX 2118	MEMPHIS	TN	38101
FDL-15-17-22-32-256-00	981 S HICKORY ST	ATTN: PROPERTY TAX DEPT	PO BOX 2118	MEMPHIS	TN	38101
FDL-15-17-21-11-002-00	630 S HICKORY ST	630 S HICKORY ST		FOND DU LAC	WI	54935
FDL-15-17-21-12-256-02	821 S MILITARY RD	821 S MILITARY RD		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-15-17-21-12-255-00	661 W PIONEER RD	PO BOX 309		ONALASKA	WI	54650
FDL-15-17-16-44-769-00	699 S MILITARY RD	% DAVID RUSE-VALLEY MANAGEMENT	18 JEWELERS PARK DR STE 100	NEENAH	WI	54956
FDL-15-17-21-41-001-01	406 W PIONEER RD	PO BOX 1939		FOND DU LAC	WI	54936
FDL-15-17-21-41-001-01	406 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-15-17-21-41-002-02	912 S HICKORY ST	% AGNESIAN HEALTHCARE INC	430 E DIVISION 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-15-17-22-23-503-00	717 S HICKORY ST	% DUCHARME, MCMILLEN & ASSOCIATES	PO BOX 80615	INDIANAPOLIS	IN	46280
FDL-15-17-22-23-503-00	717 S HICKORY ST	% DUCHARME, MCMILLEN & ASSOCIATES	PO BOX 80615	INDIANAPOLIS	IN	46280
FDL-15-17-22-22-256-00	659 S HICKORY ST	659 S HICKORY ST		FOND DU LAC	WI	54935
FDL-15-17-21-11-001-01	606 S HICKORY ST	606 HICKORY ST		FOND DU LAC	WI	54935
FDL-15-17-22-23-503-04	835 S HICKORY ST	PO BOX 510008		NEW BERLIN	WI	53151
FDL-15-17-22-23-503-08	825 S HICKORY ST	2075 S MOORLAND RD		NEW BERLIN	WI	53151
FDL-15-17-21-41-005-00		LF/6	PO BOX 7921	MADISON	WI	53707
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-15-17-22-23-503-07	329 W PIONEER RD	W6968 WESTWOOD DR		FOND DU LAC	WI	54937
FDL-15-17-22-23-503-07	329 W PIONEER RD	W6968 WESTWOOD DR		FOND DU LAC	WI	54937
FDL-15-17-21-12-254-00	650 OAK PARK AVE	650 OAK PARK AVE		FOND DU LAC	WI	54935

**COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
Zoning Upon Annexation**

Subject:           Effect: Zone land to be annexed R-4 (Multifamily  
Residential)  
Location: W4839 Fourth Street Rd  
Initiator: Gerhartz Scenic Meadows, LLP/David Kuen

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

PC\_Memo\_-\_Annexation\_4th\_Street\_Road.pdf

Public\_Notice.pdf



# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** April 11, 2024

**To:** Plan Commission

**From:** Dyann Benson, Community Development Director

**Re:** Zoning Upon Annexation – W4839 Fourth Street Road

**Applicant:** Gerhartz Scenic Meadows, LLP/David Kuen

**Request:** Zone land to be annexed R-4 (Multifamily Residential)

**Zoning:**

Site:	Exclusive Agriculture/Farmland Preservation District (Town of Empire)
North:	Exclusive Agriculture/Farmland Preservation District (Town of Empire)
South:	R-4 (Multifamily Residential District)
East:	Exclusive Agriculture/Farmland Preservation District (Town of Empire)
West:	General Agricultural District (Town of Fond du Lac)

**Land Use:**

Site:	Residential
North:	Vacant/Agricultural
South:	Residential
East:	Hwy 151/Vacant
West:	Residential/Agricultural

## **Analysis**

The property to be annexed is two (2) parcels comprised of 2.67 acres of land located on the north side of Fourth Street Road near Hwy 151. The land is located within the City's Growth Area of the Cooperative Plan and is currently an occupied residential structure. The applicant wishes to connect to City sewer and water. The Plan Commission is charged with the task to determine appropriate zoning for the property.

A zoning designation of R-4 (Multifamily Residential) is proposed upon annexation of the property. The R-4 zoning designation allows for single family, two-family and multifamily dwellings. The proposed zoning is consistent with the zoning to the south, located within the City of Fond du Lac and the annexation will allow the applicant to connect with City services.

## **Recommendation**

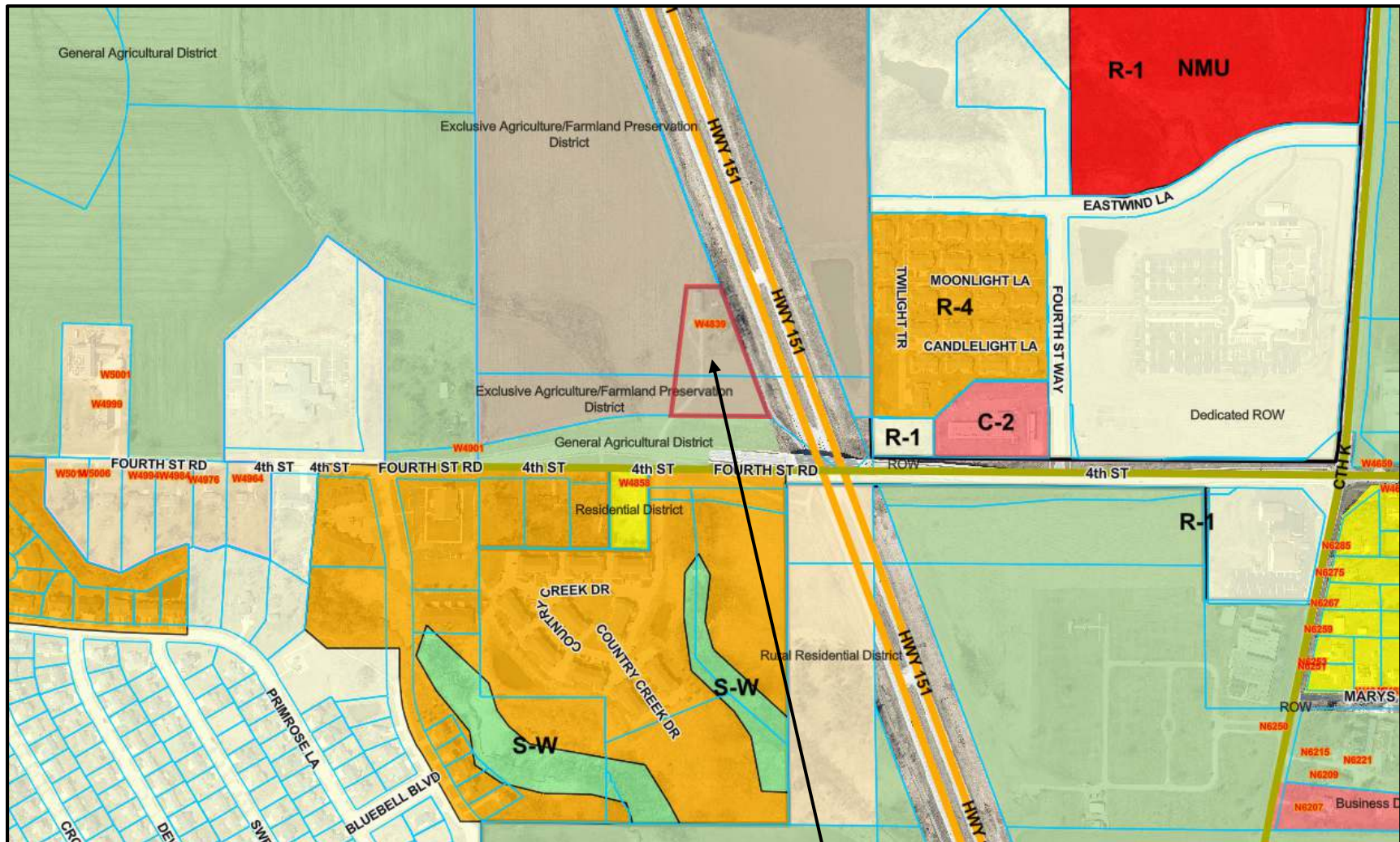
Community Development staff suggests that the Plan Commission recommend to the City Council a zoning designation of R-4 (Multifamily Residential) upon annexation of the subject property.

## ZONING UPON ANNEXATION





**ZONING UPON ANNEXATION**  
**Proposed Zoning: R-4 (Multifamily Residential)**



**SITE**

## **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 April 15, 2024 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to zone property upon annexation to R-4 Multifamily Residential District.

The land to be zoned upon annexation is described as follows:

W4839 Fourth Street Road

T08-15-18-18-07-006-01

T08-15-18-18-07-006-02

Lot 1, Certified Survey Map No. 8972, recorded as document no. 1190588, Certified Survey Maps, Fond du Lac County Register of Deeds Office, being part of the Southwest 1/4 of the Northwest 1/4 of Section 18, T. 15 N.-R. 18 E., Town of Empire, Fond du Lac County, Wisconsin.

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](http://www.fdl.wi.gov)

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 March 29, 2024

MARGARET HEFTER  
City Clerk

Published: April 3, 2024 and April 7, 2024

PIN	Street_address	OwnerNames	MailingAddress1	MailingCity	MailingState	MailingZip
T08-15-18-18-07-005-02		GERHARTZ SCENIC MEADOWS LLP	N7840 SANDY BEACH RD	FOND DU LAC	WI	54935
T08-15-18-18-07-006-02		GERHARTZ SCENIC MEADOWS LLP	N7840 SANDY BEACH RD	FOND DU LAC	WI	54935
T08-15-18-18-07-005-01		GERHARTZ SCENIC MEADOWS LLP	N7840 SANDY BEACH RD	FOND DU LAC	WI	54935
T08-15-18-18-07-006-01	W4839 FOURTH STREET RD	GERHARTZ SCENIC MEADOWS LLP	N7840 SANDY BEACH RD	FOND DU LAC	WI	54935
T08-15-18-18-07-005-01		GERHARTZ SCENIC MEADOWS LLP	N7840 SANDY BEACH RD	FOND DU LAC	WI	54935
T08-15-18-18-07-090-01		STATE OF WIS DEPT OF TRANSPORTATION	944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-18-07-32-252-00	0 E JOHNSON ST	STATE OF WIS DEPT OF TRANSPORTATION	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T08-15-18-18-06-090-00		STATE OF WIS DEPT OF TRANSPORTATION	944 VANDERPERREN WAY	GREEN BAY	WI	54304

**COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
Zoning Upon Annexation**

Subject:           Effect: Zone land to be annexed R-4 (Multifamily  
Residential)  
Location: W5324 East Pioneer Road  
Initiator: Apostolic Christian Church

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

PC\_Memo\_-\_Annexation\_Pioneer\_Road.pdf

Public\_Notice.pdf

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** April 11, 2024

**To:** Plan Commission

**From:** Dyann Benson, Community Development Director

**Re:** Zoning Upon Annexation – W5324 East Pioneer Road

**Applicant:** Apostolic Christian Church

**Request:** Zone land to be annexed R-4 (Multifamily Residential)

**Zoning:**

Site:	Residential District (Medium Density) (Town of Fond du Lac)
North:	Residential District (High Density)
South:	Residential District (Medium Density) (Town of Fond du Lac)
East:	Residential District (Medium Density) (Town of Fond du Lac)/ R-1 (Single Family District)
West:	R-4 (Multifamily Residential District)

**Land Use:**

Site:	Church/Institutional
North:	Residential
South:	Vacant
East:	Church/Residential
West:	Residential

## **Analysis**

The property to be annexed is comprised of 0.62 acres of land located on the south side of East Pioneer Road near County Road V. The land is located within the City's Growth Area of the Cooperative Plan and is currently home to Apostolic Christian Church. The applicant wishes to connect to City sewer and water. The Plan Commission is charged with the task to determine appropriate zoning for the property.

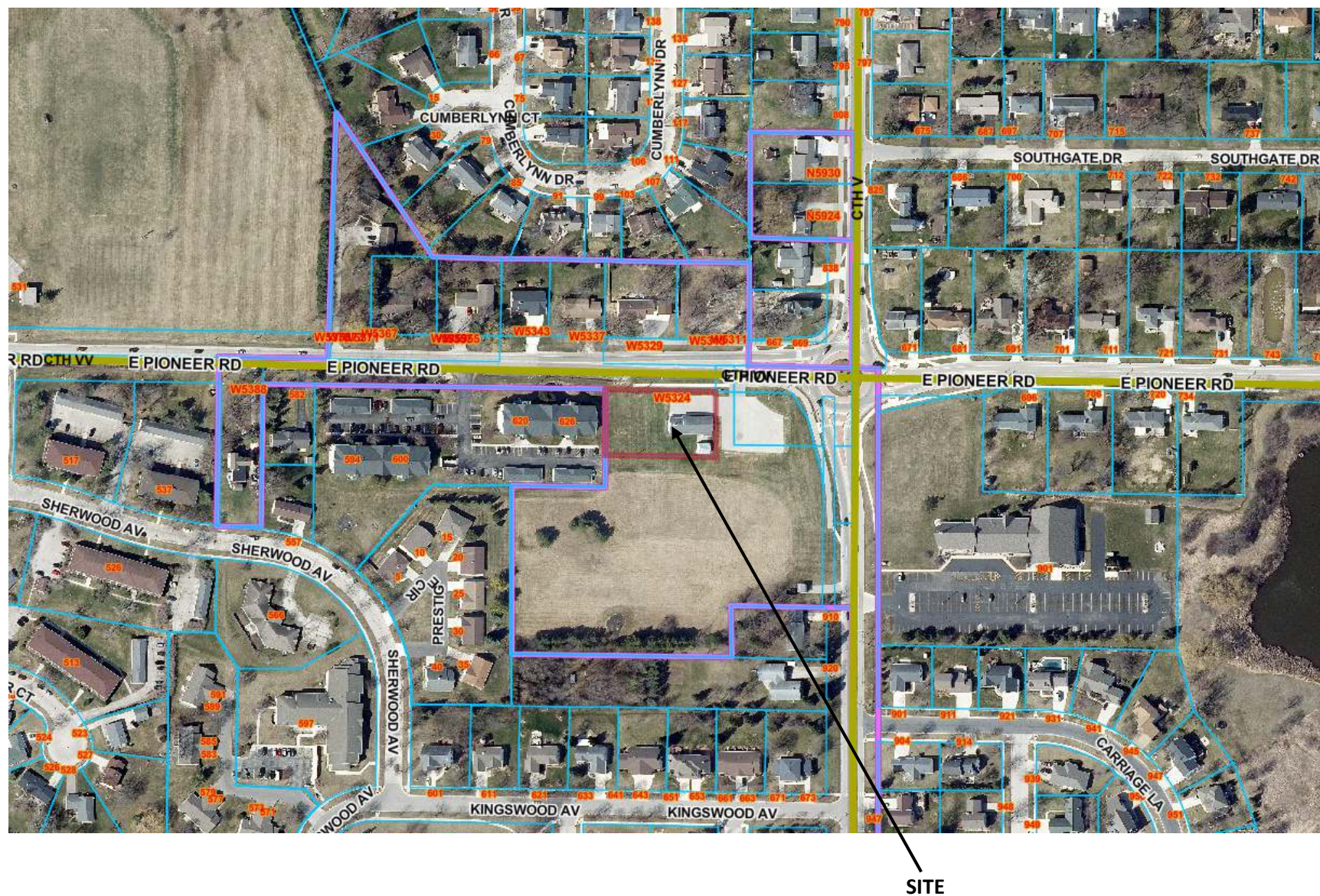
A zoning designation of R-4 (Multifamily Residential) is proposed upon annexation of the property. The R-4 zoning designation allows for single family, two-family and multifamily dwellings. The proposed zoning is consistent with the zoning to the west, located within the City of Fond du Lac, and the annexation will allow the applicant to connect with City services.

## **Recommendation**

Community Development staff suggests that the Plan Commission recommend to the City Council a zoning designation of R-4 (Multifamily Residential) upon annexation of the subject property.



## ZONING UPON ANNEXATION





ZONING UPON ANNEXATION  
Proposed Zoning: R-4 (Multifamily Residential)



SITE

## **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 April 15, 2024 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to zone property upon annexation to R-4 Multifamily Residential District.

The land to be zoned upon annexation is described as follows:

W5324 East Pioneer Road

T09-15-17-23-13-003-00

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](http://www.fdl.wi.gov)

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 March 29, 2024

MARGARET HEFTER  
City Clerk

Published: April 3, 2024 and April 7, 2024

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
T09-15-17-23-13-003-00	W5324 E PIONEER RD	W5324 E PIONEER RD	FOND DU LAC	WI	54935
T09-15-17-23-13-007-00		W5324 E PIONEER RD	FOND DU LAC	WI	54935
T09-15-17-23-13-006-00		W5324 E PIONEER RD	FOND DU LAC	WI	54935
FDL-15-17-23-14-829-01	669 E PIONEER RD	N8173 ASHBERRY AVE	FOND DU LAC	WI	54937
FDL-15-17-23-41-011-00	910 COUNTY ROAD V	910 COUNTY ROAD V	FOND DU LAC	WI	54935
T09-15-17-23-13-080-00		160 S MACY ST	FOND DU LAC	WI	54935
T09-15-17-23-04-011-00		160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-23-14-080-00		160 S MACY ST	FOND DU LAC	WI	54935
T09-15-17-23-04-080-00		160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-24-23-080-00		160 S MACY ST	FOND DU LAC	WI	54935
T09-15-17-23-13-080-01		160 S MACY ST	FOND DU LAC	WI	54935
T09-15-17-23-04-080-01		160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-23-41-010-00	40 PRESTIGE CIR	40 PRESTIGE CIR	FOND DU LAC	WI	54935
FDL-15-17-23-41-006-00	20 PRESTIGE CIR	20 PRESTIGE CIR	FOND DU LAC	WI	54935
T09-15-17-23-04-007-01	W5337 E PIONEER RD	W5337 E PIONEER RD	FOND DU LAC	WI	54935
FDL-15-17-23-41-004-00	10 PRESTIGE CIR	10 PRESTIGE CIR	FOND DU LAC	WI	54935
FDL-15-17-23-41-008-00	30 PRESTIGE CIR	30 PRESTIGE CIR	FOND DU LAC	WI	54935
FDL-15-17-23-14-812-00	99 CUMBERLYNN DR	99 CUMBERLYNN DR	FOND DU LAC	WI	54935
FDL-15-17-23-41-005-00	15 PRESTIGE CIR	15 PRESTIGE CIR	FOND DU LAC	WI	54935
T09-15-17-23-04-012-00	W5329 E PIONEER RD	W5329 E PIONEER RD	FOND DU LAC	WI	54935
FDL-15-17-23-14-814-00	107 CUMBERLYNN DR	277 SPRING ST	CAMPBELLSPORT	WI	53010
FDL-15-17-23-41-003-00	5 PRESTIGE CIR	5 PRESTIGE CIR	FOND DU LAC	WI	54935
FDL-15-17-23-41-001-00	626 E PIONEER RD	N52 W37178 JUNEAU AVE	OCONOMOWOC	WI	53066
FDL-15-17-23-41-009-00	35 PRESTIGE CIR	35 PRESTIGE CIR	FOND DU LAC	WI	54935
FDL-15-17-23-14-811-00	91 CUMBERLYNN DR	91 CUMBERLYNN DR	FOND DU LAC	WI	54935
T09-15-17-23-04-007-02	W5343 E PIONEER RD	W5343 E PIONEER RD	FOND DU LAC	WI	54935
FDL-15-17-23-14-813-00	103 CUMBERLYNN DR	103 CUMBERLYNN DR	FOND DU LAC	WI	54935
T09-15-17-23-04-015-00	W5375 E PIONEER RD	5282 LAYTON DR	VENICE	FL	34293
FDL-15-17-23-14-828-00	838 COUNTY ROAD V	838 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-23-41-007-00	25 PRESTIGE CIR	25 PRESTIGE CIR	FOND DU LAC	WI	54935

**COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
Update on Riverfront Plan**

Subject: Initiator: Community Development Director

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

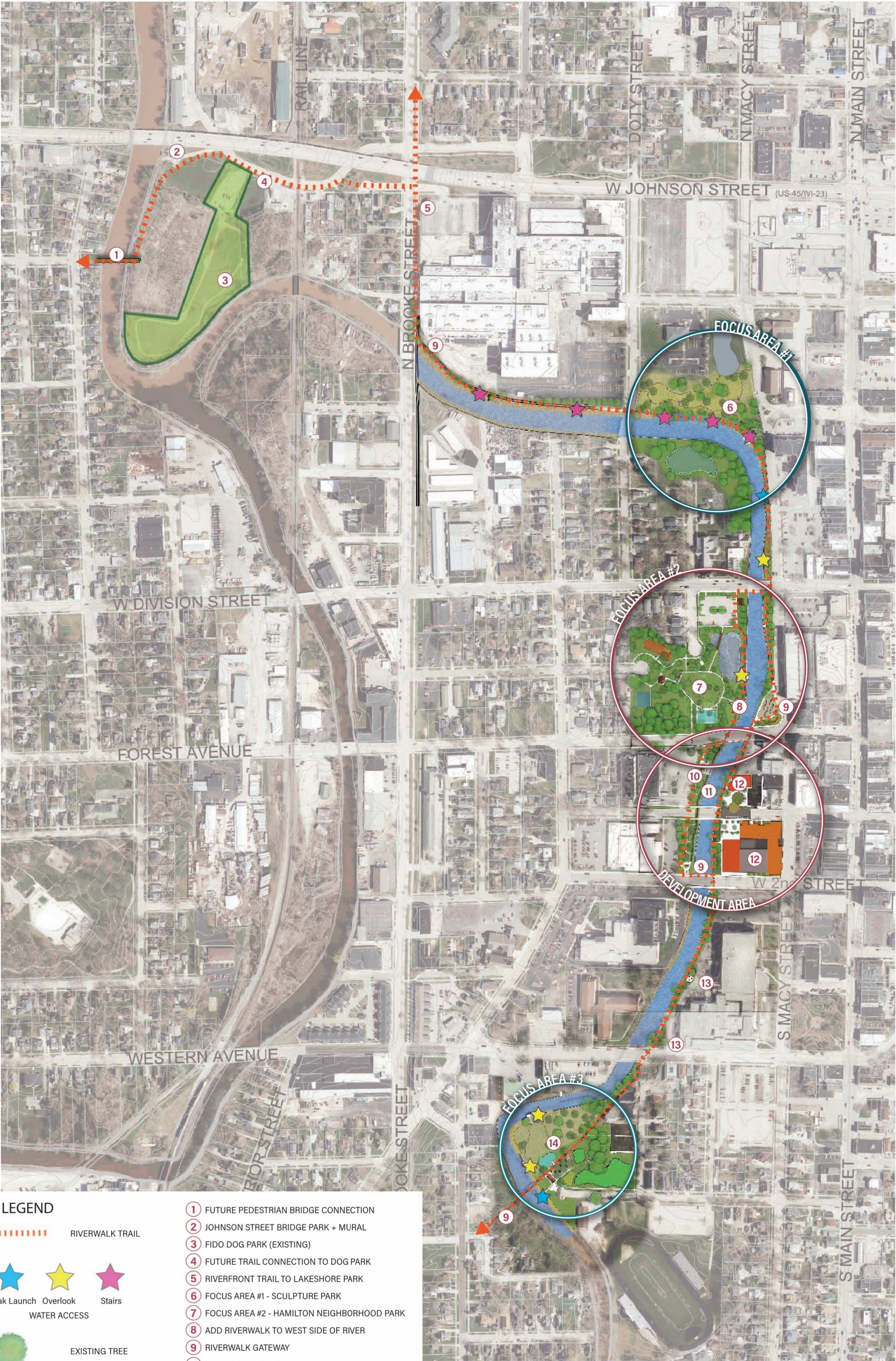
FINAL-Master-Plan-11x17-1\_(1).pdf



# Fond du Lac Downtown Riverfront Plan

## Master Plan

City of Fond du Lac, WI  
June 2023

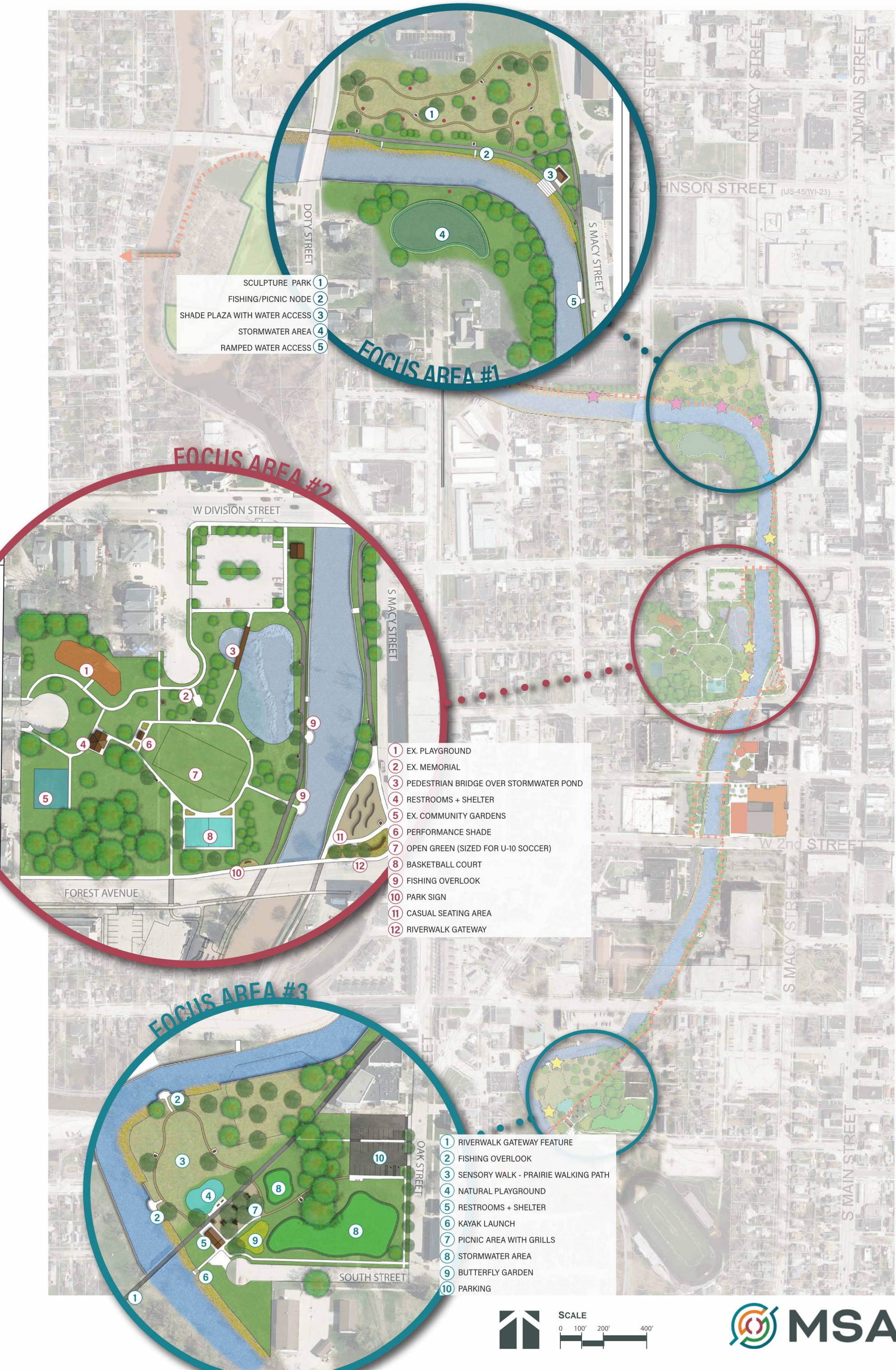




# Fond du Lac Downtown Riverfront Plan

## Master Plan - Focus Areas

City of Fond du Lac, WI  
June 2023



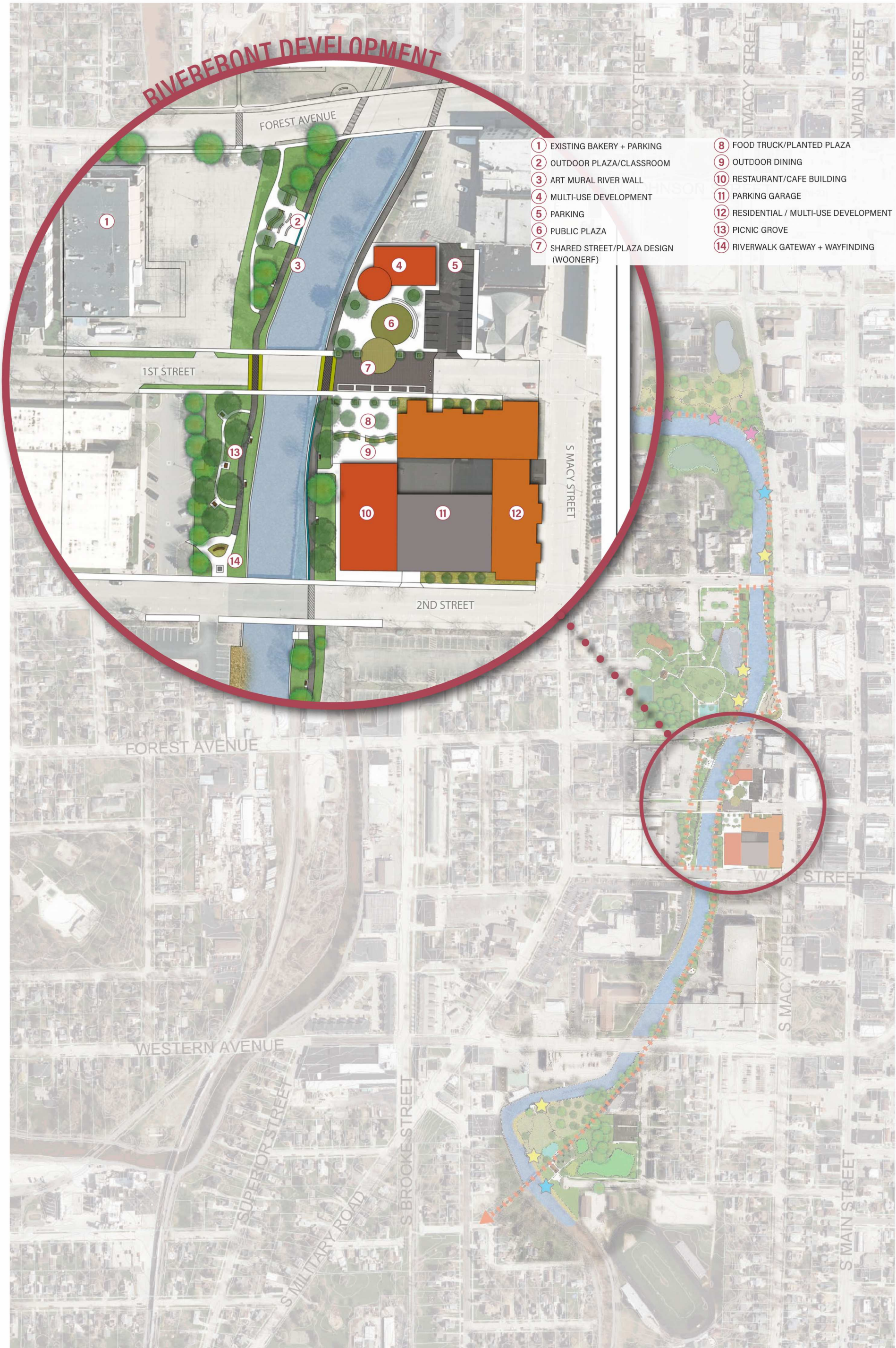
MSA



# Fond du Lac Downtown Riverfront Plan

Master Plan - Riverfront Development

City of Fond du Lac, WI  
June 2023



SCALE  
0 100' 200' 400'





**COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
Preliminary Plat**

Subject:                    Location: White Pine Heights (north of Hwy 151 between  
Martin Avenue and Old County Road V)  
Initiator: J.E. Arthur & Associates

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

White\_Pine\_Heights\_Phase\_4\_Memo.pdf

729015\_Pre\_Plat-1-003.pdf



# ***CITY OF FOND DU LAC - Memorandum***

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Engineering and Traffic Division

**Date:** April 11, 2024

**To:** Plan Commission

**From:** Chris Johnson, City Engineer

**Re:** WHITE PINE HEIGHTS PHASE 4 - Preliminary Plat

The area of the subject plat consists of 19.34 acres of land north of Hwy 151 between Martin Avenue and Old County Road V. The parcel is further defined as being north of the future expansion of South Park Avenue, east of Winchester Avenue and south of Mustang Lane. The property is zoned R-1 Single Family Residential District. The layout of the plat creates 56 lots and the proposed lot sizes are slightly smaller in width and depth for the R-1 District for lots created after 2014 but comply with bulk requirements for lots created before 2014. As part of ongoing amendments and updates to the zoning code, the City is evaluating lot sizes for each of the residential districts.

The approval of a Preliminary Plat is the first step in the process before construction can begin on a subdivision. Community Development and Engineering staff review a preliminary plat to check for compliance with the Subdivision Code, Zoning Code, Comprehensive Plan and Official Map. Approval of a Preliminary Plat is by the Plan Commission only. A Final Plat will be reviewed by the Plan Commission and City Council, along with the State as an approving Agency. A Subdivision Developer's Agreement, Street & Utility Plans, Stormwater Management Plan, and a Master Drainage Plan are required in the implementation of a Final Plat.

City staff have compiled a list of conditions recommended for approval of the Preliminary Plat. City Engineering and Community Development staff suggests the Plan Commission approve the Preliminary Plat, subject to revision of the plat to address the following requirements:

## Conditions of Approval

### White Pine Heights Phase 4 – Preliminary Plat

1. No technical correction of the preliminary plat have been identified by Engineering.
2. An amendment to the zoning code will need to be undertaken prior to the approval of the final plat.
3. A subdivider's agreement is required in conjunction with the Final Plat approval. The agreement will be prepared by City staff to set forth the mutual obligations of the City and the subdivider with respect to the actions required to be taken in connection with the final plat. The subdivider's agreement may require the filing of a performance bond, certified check, letter of credit, sufficient collateral or other acceptable surety with the municipality, agreeing and ensuring that the subdivider will cause construction and completion of the required improvements within a time period specified.



# WHITE PINE HEIGHTS PHASE 4

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND  
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF  
SECTION 26, TOWNSHIP 15 NORTH, RANGE 17 EAST CITY OF  
FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

NOTICE OF APPROVAL OF PRELIMINARY PLAT

"NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF  
THE SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL  
BY THE PLAN COMMISSION OF THE CITY OF FOND DU LAC."

THE PLAN COMMISSION OF THE CITY FOND DU LAC,  
WISCONSIN.

DATED \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_

ERIC R. OTTE, P.L.S. NO. S-2440

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

REVISED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

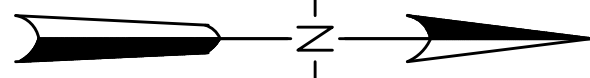
REVISED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

## LEGEND

- IRON PIPE FOUND IN PLACE
- CUT CROSS FOUND
- REBAR FOUND IN PLACE
- 2" IRON PIPE FOUND IN PLACE
- RECORDED INFORMATION

TOTAL AREA  
842,422 SQ. FT.  
19.34 ACRES

NW COR-NE 1/4,  
SEC. 26-15-17  
(PK NAIL FD.)



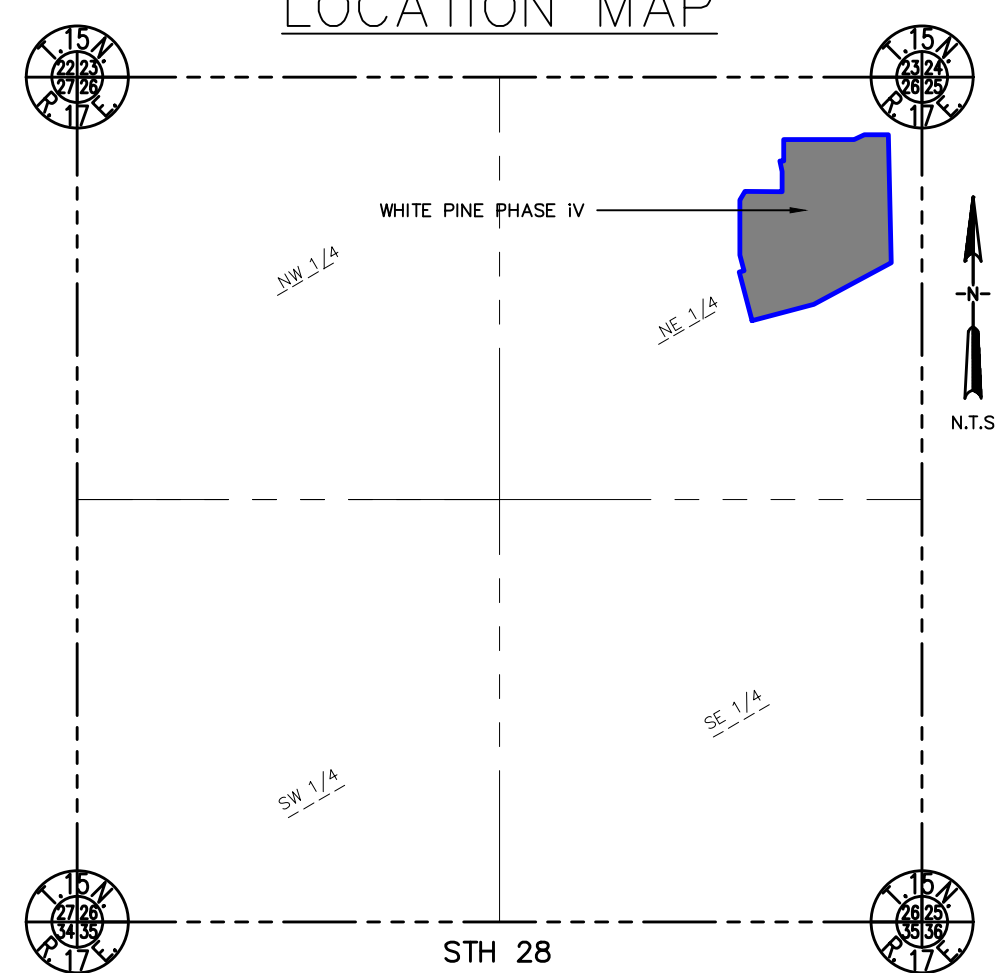
NORTH POINT REFERENCED TO THE  
NORTH LINE OF THE NE 1/4, SECTION  
26-15-17 BEARING N88°57'40"W PER  
COUNTY COORDINATE SYSTEM

SCALE 1"=60'  
60 0 60 120  
FEET

LINE TABLE		
Line #	Direction	Length
L1	S58°45'35"E	22.89'
L2	N84°05'29"W	37.75'
L3	N58°45'35"W	19.40'
L4	N13°27'19"W	28.74'
L5	N31°14'25"E	11.27'
L6	S58°45'35"E	32.18'
L7	N87°13'28"E	31.14'
L8	S58°45'35"E	11.91'
L9	S24°36'23"W	33.19'
L10	S54°31'34"E	10.50'
L11	S45°01'13"E	15.82'
L12	S58°27'26"E	10.46'
L13	S62°09'58"E	10.67'
L14	N78°29'42"E	5.02'
L15	N42°44'03"E	40.09'
L16	N21°14'34"E	17.33'

Parcel Area Table		
LOT #	AREA (SQ. FT.)	AREA (ACRES)
1	1,1126.96 SQ. FT.	0.26
2	1,1126.96 SQ. FT.	0.26
3	1,1126.96 SQ. FT.	0.26
4	1,1126.96 SQ. FT.	0.26
5	1,1126.96 SQ. FT.	0.26
6	1,1565.80 SQ. FT.	0.27
7	1,7413.82 SQ. FT.	0.40
8	1,3693.26 SQ. FT.	0.31
9	9741.27 SQ. FT.	0.22
10	9397.35 SQ. FT.	0.22
11	9397.35 SQ. FT.	0.22
12	9616.91 SQ. FT.	0.22
13	1,0122.20 SQ. FT.	0.23
14	9985.35 SQ. FT.	0.23
15	9479.94 SQ. FT.	0.22
16	9397.80 SQ. FT.	0.22
17	9397.80 SQ. FT.	0.22
18	9397.80 SQ. FT.	0.22
19	9474.05 SQ. FT.	0.22
20	9474.05 SQ. FT.	0.22
21	9570.20 SQ. FT.	0.22
22	1,0291.21 SQ. FT.	0.24
23	8720.59 SQ. FT.	0.20
24	1,4347.96 SQ. FT.	0.33
25	2,1848.35 SQ. FT.	0.50
26	1,4134.42 SQ. FT.	0.32
27	1,2605.18 SQ. FT.	0.29
28	1,1120.81 SQ. FT.	0.26
29	1,0562.41 SQ. FT.	0.24
30	9489.54 SQ. FT.	0.22
36	1,1351.32 SQ. FT.	0.26
37	8547.15 SQ. FT.	0.20
38	8400.00 SQ. FT.	0.19
39	8400.00 SQ. FT.	0.19
41	1,2790.75 SQ. FT.	0.29
42	1,2099.76 SQ. FT.	0.28
43	1,0675.11 SQ. FT.	0.25
44	9452.67 SQ. FT.	0.22
45	9054.10 SQ. FT.	0.21
46	9386.88 SQ. FT.	0.22
47	1,0638.49 SQ. FT.	0.24
48	9022.16 SQ. FT.	0.21
49	9862.82 SQ. FT.	0.23
50	1,0581.27 SQ. FT.	0.24
51	1,0060.46 SQ. FT.	0.23
52	1,0260.96 SQ. FT.	0.24
53	9855.30 SQ. FT.	0.23
54	8691.05 SQ. FT.	0.20
55	1,2391.21 SQ. FT.	0.28
56	1,1953.46 SQ. FT.	0.27
100	3,3416.48 SQ. FT.	0.77

## LOCATION MAP

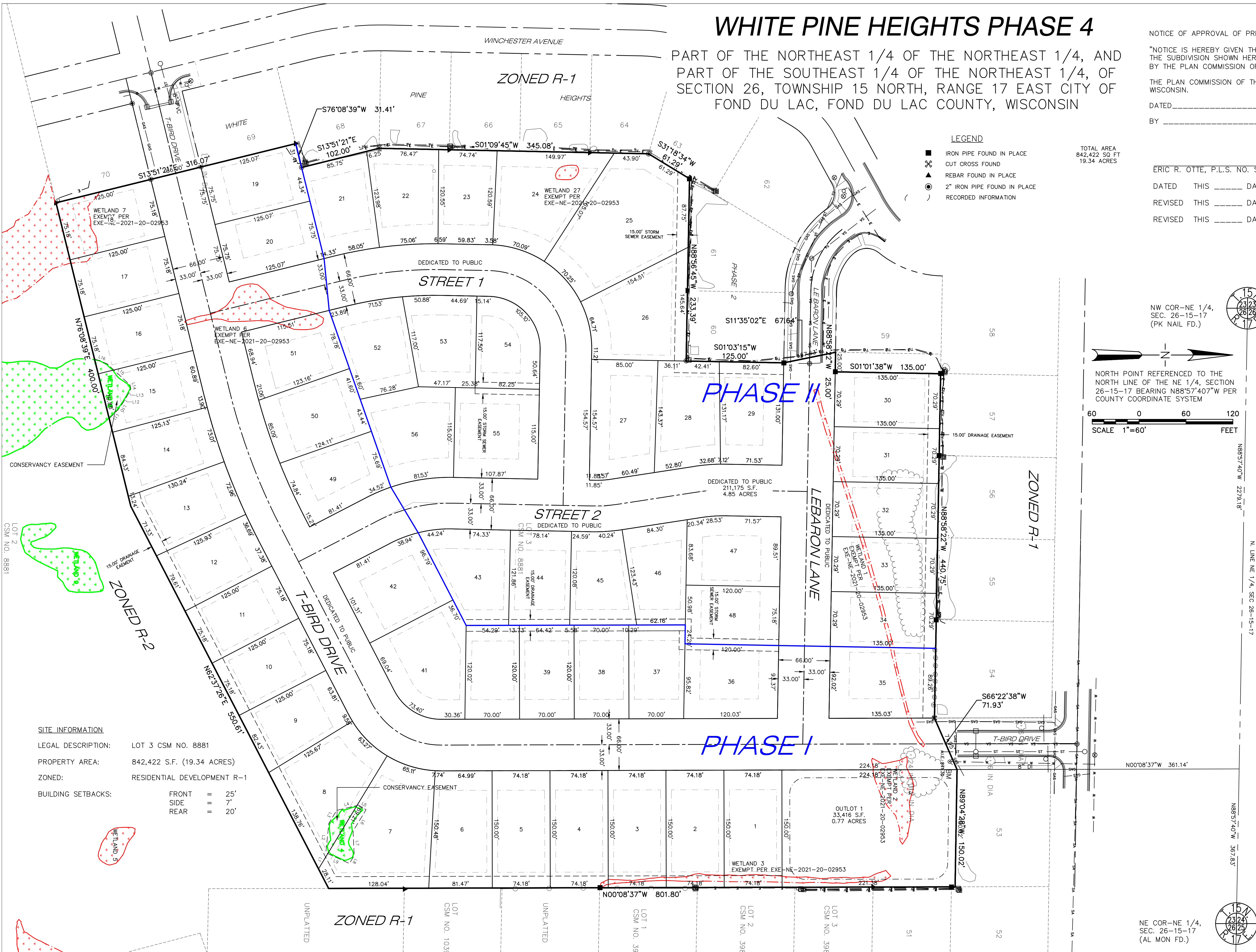


## SITE INFORMATION

LEGAL DESCRIPTION: LOT 3 CSM NO. 8881  
PROPERTY AREA: 842,422 S.F. (19.34 ACRES)  
ZONED: RESIDENTIAL DEVELOPMENT R-1  
BUILDING SETBACKS: FRONT = 25'  
SIDE = 7'  
REAR = 20'

## PHASE I

## PHASE II



NE COR-NE 1/4,  
SEC. 26-15-17  
(AL MON FD.)

DRAWN BY MLA  
CHECKED BY ERO  
APPROVED BY ERO

SCALES  
HORIZONTAL 1"=60'  
VERTICAL NA

PROJECT NO. 729.015  
DATE 2/19/2024

## REVISIONS

BENCH  
MARK

BENCHMARK 1 - ARROW ON HYDRANT - DEAD END OF LEBARON LANE  
ELEVATION: 851.62  
BENCHMARK 2 - ARROW ON HYDRANT - DEAD END OF T-BIRD DRIVE  
ELEVATION: 846.87

DATUM  
NAVD '88  
ASSUMED  
CITY  
PROJECT

PRELIMINARY PLAT  
WHITE PINE HEIGHTS PHASE 4  
LOT 3 CERTIFIED SURVEY MAP NO. 8881  
CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

**A.J.E. ARTHUR AND ASSOCIATES, INC.**  
ENGINEERS SURVEYORS  
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703