

**NOTICE OF PUBLIC MEETING
VILLAGE OF NORTH FOND DU LAC
PLAN COMMISSION**

Tuesday, August 8, 2023

6:00 P.M.

MUNICIPAL BUILDING
16 Garfield Street

Citizens wishing to be heard may address the committee on any agenda issue after the committee discussion has been completed, but prior to consensus. Please raise your hand to be recognized by the chair. Citizens wishing to be heard on topics not listed on the agenda may speak under item G "Citizens to be Heard."

- A. Call to Order.**
- B. Roll Call.**
- C. Approval of Minutes.**
 - 1. Approve the minutes of Tuesday, July 11, 2023.
- D. Board Action.**

None.
- E. Old Business.**

None.
- F. New Business.**
 - 1. Discussion and recommendation to the Village Board Ordinance 2023-04 an ordinance amending North Fond du Lac 21.05(2)(c) REQUIRED OPEN SPACE.
 - 2. Discussion and recommendation to the Village Board Ordinance 2023-06 an ordinance amending North Fond du Lac 21.13(4)(f)1 YARDS.
- G. Citizens to be Heard.**
- H. Adjournment**

NOTES

A quorum of the Board of Trustees may be in attendance at this meeting to gather information; no action will be taken at this meeting, however, by any governmental body other than the one specifically referred to in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids or services. To request this service, contact the Clerk's Office at 929-3765.

Village of North Fond du Lac
OFFICIAL MINUTES
PLAN COMMISSION
7-11-2023

- A.** The meeting was called to order at 6:00 p.m. by Chairperson Behnke.
- B. MEMBERS PRESENT:** Sherry Behnke, Citizen Member – Chairperson
Brandon Switz, Citizen Member
Ken Jurkowski, Citizen Member
Mike Will, Trustee Member
Don Schneider, Citizen Member
Mike Streatar, Village President
Nick Leonard, Village Administrator

OTHERS PRESENT: Michael Phelan, BCI Burke
Mitch Vis, Director of Public Works
Peter Fetters, Zoning Administrator

C. Approval of Minutes.

1. Approve the minutes of Tuesday, June 13, 2023.

Motion by Schneider, second by Jurkowski, to approve the minutes of Tuesday, May 9, 2023.
Motion carried 6-0-1, Will abstained.

D. Board Action.

None.

E. Old Business.

None.

F. New Business.

1. Discussion and approval of site plan amendments for KSI Development, Inc at 512 Harrison Street on Fond du Lac County Tax Parcel ID Number V05-16-17-32-09-006-00.

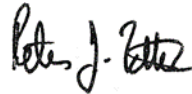
Fetters said he had received a request for site plan amendments to the approved site plan for 512 Harrison Street. Fetters stated that the site plan amendments included a Burke shade canopy over a slab on the southwest corner of the building over a concrete area adjacent to the building and additional exterior storage racking on the north side of the building site. Fetters said the racking would be shrouded like the approved storage on the west side of the building. Fetters stated that site revisions were relatively minor, but Plan Commission approval was necessary. Will stated that the storage location on the north side of the site was a good location for storage. Leonard stated that the existing approved storage on the west of the site would remain, and the proposed storage would be in addition to the previously approved storage racks. Leonard stated that one of the issues with the proposed storage addition to the north was the moving of a swale further north. Leonard stated that Eric Otte of JE Arthur and Associates, Inc was working on finalizing the details of the swale move to capacity and flow. Mike Phelan that with the proposed storage the site would have the same amount of exterior storage as their existing production facility and would facilitate a much more

organized storage approach. Motion by Will, second by Switz, to approve the site plan amendments for KSI Development, Inc at 512 Harrison Street. Motion carried 7-0.

G. Citizens to be Heard.
None.

H. Adjournment.
Motion by Streetar, second by Leonard to adjourn the meeting at 6:07 P.M. The motion carried 7-0.

Respectfully Submitted,



Peter J. Fetters
Building/Zoning Administrator

Recommendation
Ordinance 23-04 Amending Chapter 21.05(2)(c) REQUIRED OPEN SPACE

Date: Tuesday, August 01, 2023
To: Pan Commission Members
From: Peter Fetters

BACKGROUND:

With the application by Roberts Homes for a duplex on one of the irregular trapezoidal shaped lots with narrow frontage issues with driveways and front yard compliance with existing driveway and open space ordinance has become impracticable.

ANALYSIS:

I reviewed our ordinances with administration and spoke to Dyann Benson, the Community Development Director for the City of Fond du Lac. After analyzing the ordinances regulating the front yard open space and parking requirements on one and two-family dwellings, I have proposed the following ordinance change to effectively allow practical use of the narrowing frontage lots.

OPTIONS:

1. Recommend the Village Board approve the ordinance as written.
2. Recommend the Village Board approve the ordinance with amendments.
3. Recommend the Village Board deny the ordinance revision.

RECOMMENDATION:

I recommend that the Plan Commission recommend the Village Board approve the ordinance revisions to facilitate orderly development in the Village.

FISCAL: Positive tax base improvement.

ORDINANCE 2023-4

ORDINANCE AMENDING 21.05(2)(c) REQUIRED OPEN SPACE

The Village Board of North Fond du Lac do ordain as follows:

SECTION 1 – Notwithstanding other ordinances and regulations Village Code section 21.05(2)(c) is hereby amended to read as follows:

(c) REQUIRED OPEN SPACE.

In all residential districts the total area of all structures on a lot shall not exceed the maximum percentage of lot coverage as specified in the attached schedule. At least sixty-five percent (65%) of any required front yard area shall remain open space and shall not be used for parking and driveways.

Exception: Trapezoidal or triangular one and two-family lots with a narrowing frontage and front lot width of less than 75' are exempt from the front yard 65% open space requirement for driveways; and may have driveways which widen after the sidewalk to the width of the garage.

SECTION 2 – Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given without the invalid or unconstitutional provision or applications.

SECTION 3 – This ordinance shall take effect and be in full force from and after its passage, posting and publication.

Mike Streatar, Village President

Attest: _____
Nick Leonard, Administrator-Clerk

Vote: Duffy _____
Price _____
Hornung _____
Streatar _____
Will _____

_____ 1st Reading
_____ 2nd Reading

Posted:

Drafted By: Peter J. Fetters

Recommendation
Ordinance 23-06 Amending Chapter 21.13(4)(f)1 YARDS

Date: Tuesday, August 01, 2023
To: Plan Commission Members
From: Peter Fetters

BACKGROUND:

With the application by Roberts Homes for a duplex on one of the irregular trapezoidal shaped lots with narrow frontage issues with driveways and front yard compliance with existing driveway and open space ordinance has become impracticable.

ANALYSIS:

I reviewed our ordinances with administration and spoke to Dyann Benson, the Community Development Director for the City of Fond du Lac. After analyzing the ordinances regulating the front yard open space and parking requirements on one and two-family dwellings, I have proposed the following ordinance change to effectively allow practical use of the narrowing frontage lots.

OPTIONS:

1. Recommend the Board approve the ordinance as written.
2. Recommend the Board approve the ordinance with amendments.
3. Recommend the Board deny the ordinance revision.

RECOMMENDATION:

I recommend that the Plan Commission recommend the Village Board approve the ordinance revisions to facilitate orderly development in the Village.

FISCAL: Positive tax base improvement.

ORDINANCE 2023-6

ORDINANCE AMENDING 21.13(4)(f)1 YARDS

The Village Board of North Fond du Lac do ordain as follows:

SECTION 1 – Notwithstanding other ordinances and regulations Village Code section 21.13(4)(f)1 is hereby amended to read as follows:

- (f) YARDS. Off-street parking space, open to the sky, may be located in a yard except that:
 - 1. ~~In residential districts, drives shall be no wider than 20 feet in single family districts and 24 feet in multi-family districts.~~ No parking shall be permitted in any front yard on unpaved surfaces.

SECTION 2 – Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given without the invalid or unconstitutional provision or applications.

SECTION 3 – This ordinance shall take effect and be in full force from and after its passage, posting and publication.

Mike Stretar, Village President

Attest: _____
Nick Leonard, Administrator-Clerk

Vote: Duffy _____
 Price _____
 Hornung _____
 Stretar _____
 Will _____

_____ 1st Reading
 _____ 2nd Reading

Posted:

Drafted By: Peter J. Fetters

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.34	15,025	
BUILDING FLOOR AREA	0.00	0	0.0%
CONCRETE SIDEWALK AND DRIVEWAY	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	0.34	15,025	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.34	15,025	
BUILDING FLOOR AREA	0.08	3,586	23.9%
CONCRETE SIDEWALK AND DRIVEWAY	0.04	1,664	46.4%
TOTAL IMPERVIOUS	0.12	5,250	34.9%
LANDSCAPE/ OPEN SPACE	0.22	9,775	65.1%

NOTES:

EXISTING ZONING: = R-5
 SETBACKS: FRONT = 75' OF FRONTAGE AT FRONT OF BUILDING FOR DUPLEXES
 SIDE = 6'
 REAR = 35'

*FINAL SPECIFICATIONS FOR ALL WORK SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

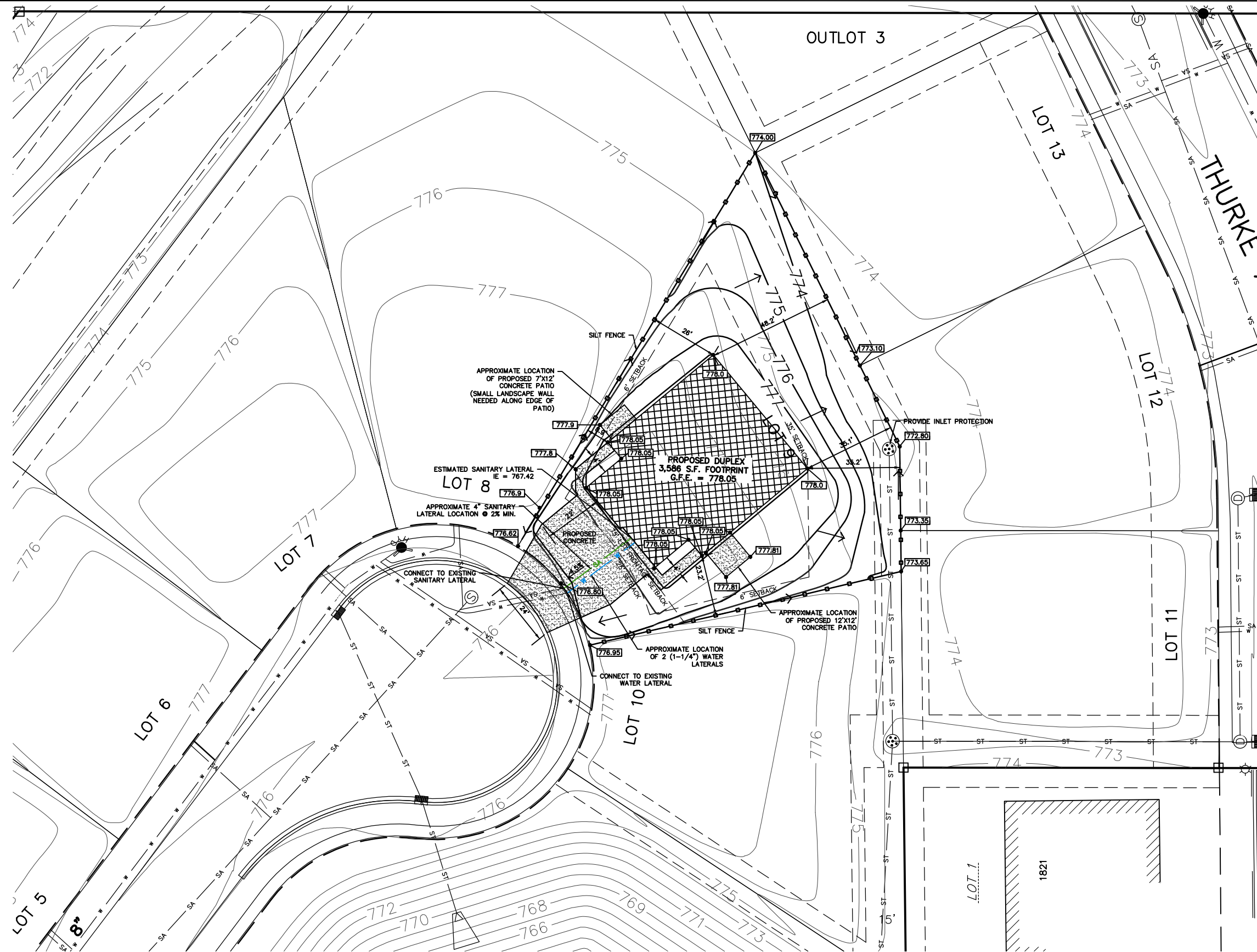
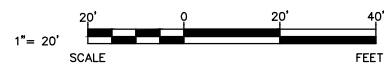
*ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN SHALL BE INSTALLED, MAINTAINED, AND INSPECTED PER WDNR TECHNICAL STANDARDS.

*G.F.E. = GARAGE FLOOR ELEVATION

*CONTRACTOR TO VERIFY SANITARY AND WATER LATERAL LOCATIONS. LOCATIONS BASED ON FIELD DATA ASSUMPTIONS AND LOCATIONS.

LEGEND:

- ⊙ WATER VALVE IN BOX
- ⊘ UTILITY POLE
- 3/4" REBAR FOUND
- ▲ 1" IRON PIPE FOUND
- ST EXISTING STORM SEWER AND MANHOLE
- SA EXISTING SANITARY SEWER AND MANHOLE
- W EXISTING WATER LINE AND HYDRANT
- OU EXISTING OVERHEAD UTILITY LINE
- FO EXISTING UNDERGROUND FIBER OPTIC LINE
- E EXISTING UNDERGROUND ELECTRIC CABLE
- G EXISTING UNDERGROUND GAS LINE
- ===== EXISTING CURB AND GUTTER
- 1000.00 PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- MATCH 1000.00 MATCH EXISTING GRADE SPOT ELEVATIONS
- PROPOSED DRAINAGE FLOW
- SA PROPOSED SANITARY SEWER LATERAL
- W PROPOSED WATER LATERAL
- 765 PROPOSED GROUND CONTOUR
- 765 SUBDIVISION PLANNED GROUND CONTOUR
- 765 PROPERTY LINE



EXCEL ENGINEERING Inc.
 100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 PHONE: (920) 926-9800
 FAX: (920) 926-9801

PROJECT:
 ROBERTS HOMES
 LOT 9 FAIRLAWN COURT
 NORTH FOND DU LAC, WI

DEVELOPER:
 JIM ROBERTS
 1315 S. MAIN STREET
 FOND DU LAC, WI 54935

DATE:
 JULY 24, 2023

DESIGN NO.:
 230287200

SHEET