

Village of North Fond du Lac
OFFICIAL MINUTES
PLAN COMMISSION
4-13-2021

A. The meeting was called to order at 6:00 p.m. by chairperson Behnke.

B. MEMBERS PRESENT: Ken Jurkowski, Citizen Member
Nick Leonard, Village Administrator
Mike Streatar, Village President
Brandon Switz, Citizen Member
Don Schneider, Citizen Member
Sherry Behnke, Citizen Member – Chairperson
Mike Will, Trustee

OTHERS PRESENT: Ann Price, Trustee
John Duffy, Trustee
Chuck Hornung, Trustee
Kevin Englebert, East Central Wisconsin Regional Planning Commission
Todd Verboomen, East Central Wisconsin Regional Planning Commission
Jim Cleveland, Envision Greater Fond du Lac
Lisa McArthur, Envision Greater Fond du Lac
Bernadette Ericksen, Envision Greater Fond du Lac
Elle Henne, Envision Greater Fond du Lac
Amy Karow, BP 330 Prospect Avenue
Joe Papke, CRM of Fond du Lac
Kevin Kavanagh, resident 323 Wisconsin Avenue
Mitch Vis, Project Coordinator
Peter Fetters, Zoning Administrator

C. Approval of Minutes.

1. Approve the minutes of Tuesday, October 13, 2020.

Motion by Switz, second by Schneider, to approve the minutes of Tuesday, October 13, 2020.
Motion carried 6-0-1, Streatar abstained.

D. Board Action.

On Monday November 16, 2020, the Village Board held a public hearing on and approved Ordinance 2020-07 the annexation request of Jacob and Kaylin Haensgen of W6702 Winnebago Street located in the Town of Fond du Lac now addressed as 425 Winnebago Street. Fond du Lac County Tax Parcel ID V05-15-17-05-02-015-00. The resolution passed 5 ayes.

E. Old Business.

None.

F. Public Hearing.

Consider the Special Use request of the BP service station to allow the expansion of the floor plan by up to 232 square feet and to reduce the south side setback. The property is located at 330 Prospect Avenue, North Fond du Lac, Wisconsin otherwise known as Fond du Lac County Tax Parcel ID V05-16-17-99-FO-766-00.

Peter Feters stated that the Village had received a request on behalf of the BP gas station located at 330 Prospect Avenue to build a cooler addition on the south side of the building up to 232 square feet reducing the setback to less than size foot as required in Schedule 21.06-B of the zoning code. Feters stated a special use as required by Schedule 21.06-A to expand the service station.

Joe Papke of CRM stated that the request was originally for a 12' wide by 18' long cooler addition. Feters stated that based on prior project submittals on the site that there appears to be only a nine-to-ten-foot setback. Papke stated that in light of the reduced setback the location would be looking for an addition of approximately eight feet by twenty-five feet. Papke said that an addition on the east side as proposed previously for the site would be cost prohibitive due to gas line that would have to be relocated.

Feters read a list of concerns submitted by Kevin Kavanaugh a resident of 323 Wisconsin Avenue located adjacent to the proposed special use. Feters stated that the resident had concerns on existing drainage, existing noise, and existing garbage accumulation.

Will asked Papke if there were plans to match the cooler the building façade. Papke said that the cooler would be plain insulated panels with a rubber roof. Feters stated that the International Building Code would have fire rating requirements for the addition based on the proximity to the lot line. Will asked where the existing cooler condensers will be moved. Papke stated that they would be staked in the southeast corner behind the fence panel. Will asked Papke if there would be gutters present for the water coming of the addition. Papke stated gutters could be added to the structure if required. Leonard stated that he, Mitch Vis, and Feters had looked into drainage issues in the past in regard to the alley to the east of the proposed project. Will asked Papke what the timeline of the expansion is on. Papke said there was no concrete timeline as the refrigeration equipment supply line is spotty. Feters stated that he felt not enough detail had been included in the submission and that he and the Plan Commission needed more information to make an informed decision on the special use; Behnke agreed and stated that the special use could be reheard at a future date with more project details being submitted. Behnke closed the public hearing at 6:34 p.m. with no more citizens to be heard.

G. New Business.

1. Discussion and recommendation to the Village Board on the special use request by the BP Service Station to allow the expansion of the floor plan by up to 232 square feet and to reduce the south side setback. The property is located at 330 Prospect Avenue, North Fond du Lac, Wisconsin otherwise known as Fond du Lac County Tax Parcel ID V05-16-17-99-FO-766-00.

Motion by Leonard, second by Streetar to recommend the Village Board deny the special use request due to lack of project details. The motion carried 7-0.

2. 2040 Comprehensive Plan Update- Economic Development workshop and discussion hosted by East Central Wisconsin Regional Planning Commission in conjunction with the Village of North Fond du Lac Village Board and members of Envision Greater Fond du Lac.

Members of Envision Greater Fond du Lac, East Central Regional Planning Commission, the Village Board, and the Village Plan Commission had an economic development workshop and discussion. The discussion led to the determination that the Village has the following strengths or amenities: small town, safe, walkable, friendly community, excellent schools, infrastructure in good shape, great water supply, Village pool, and the proximity to Fond du Lac, Oshkosh, Fox Cities. The discussion led to the determination of the following challenges or obstacles: inability to compete with larger city amenities, lack of interest in relocating to North Fond du Lac, lack of tax base, not much to offer entrepreneurs, lack of store space, resident perceptions, large number of manufactured housing does not add to tax base, land locked except to the North. Items determined that should be marketed or are small wins for the Village are the school incubator program and virtual building with Envision. Items to plan for in the next ten years were determine to be: more housing influenced by great schools, look to Winnebago Street development options, attract destination businesses, look into beautification grants to revitalize existing businesses, coordinate with Envision Greater Fond du Lac, East Central Wisconsin Regional Planning, University of Wisconsin Oshkosh, and state agencies to identify grants, and reimagine industrial parks that include day cares, health care facilities, and food truck or quick food options.

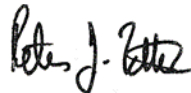
H. Citizens to be Heard.

None.

I. Adjournment.

Motion by Switz, second by Streetar, to adjourn the meeting at 7:45 P.M. The motion carried 7-0.

Respectfully Submitted,



Peter J. Fetters
Building/Zoning Administrator