

Village of North Fond du Lac
OFFICIAL MINUTES
PLAN COMMISSION
6-8-2021

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

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
Emily Hanson, resident 87 North Street
Chuck Hornung, Trustee
Kevin Englebert, East Central Wisconsin Regional Planning Commission
Jeff Minter, CSM Companies Incorporate
Mitch Vis, Project Coordinator
Peter Fetters, Zoning Administrator

C. **Approval of Minutes.**

1. Approve the minutes of Tuesday, April 13, 2021.

Motion by Jurkowski, second by Schneider, to approve the minutes of Tuesday, April 13, 2021.
Motion carried 6-0-1, Behnke absent.

D. **Board Action.**

Monday April 19, 2021 the Village Board discussed and unanimously denied Resolution R-06-2021, a resolution to consider the special use request for 330 Prospect Avenue to expand the building floor plan in the Village of North Fond du Lac, WI based on the recommendation of the Plan Commission.

E. **Old Business.**

None.

F. **New Business.**

1. Discussion and approval of the certified survey map submitted by Quam Engineering. LLC on behalf MP Fond du Lac, LLC for the proposed Kenworth Site located on Fond du Lac County Tax Parcel ID Numbers V05-15-17-05-08-004-00 and V05-15-17-05-08-001-00 directly adjacent to 490 North Rolling Meadows Drive in North Fond du Lac.

Motion by Switz, second by Schneider to approve the certified survey map by Quam Engineering LLC on behalf of MP Fond du Lac, LLC. The motion carried 6-0-1, Behnke absent.

2. Discussion and approval of the site plan submitted by Jacob Rosbeck of Quam Engineering, LLC on behalf MP Fond du Lac, LLC for the proposed Kenworth Site located on Fond du Lac County Tax Parcel ID Numbers V05-15-17-05-08-004-00 and V05-15-17-05-08-001-00 directly adjacent to 490 North Rolling Meadows Drive in North Fond du Lac.

Fetters stated that The Village of North Fond du Lac received a request to approve the site plans for a proposed new Kenworth sales and services building at located on Fond du Lac County Tax Parcel ID Numbers V05-15-17-05-08-004-00 and V05-15-17-05-08-001-00 directly adjacent to 490 North Rolling Meadows Drive in North Fond du Lac. Fetters said the plan notes a 23,486 square foot building with a proposed future addition of 7,020 square feet and shows access drive all the way around the building from North Rolling Meadows Drive. Fetters stated the proposed site plan is in compliance with the North Fond du Lac Zoning Code.

Jeff Minter of CSM Companies stated that the advertising of trucks would be done primarily on the highway 41 side of the property with stock inventory and presold units being on display. Minter stated that there would be 18 service bays as service is integral to sales. Minter said the future building expansion space would be left as grass until such time as needed. Fetters relayed to Minter that the police department had asked if there would be surveillance cameras present on site. Minter stated that there would be security cameras on site. Jurkowski asked Minter if the building was fire sprinklered throughout, Minter replied that the building was.

Motion by Schneider, second by Switz to approve the site plan with final approval of the drainage plan and signage by staff, contingent on receiving approval for the driveway and bypass lanes from Fond du Lac County. The motion carried 7-0.

3. Discussion and recommendation on the Future Land Use Map of the Village of North Fond du Lac Comprehensive Plan Update.

Kevin Englebert stated the future land use map is a guide and not prescriptive, the document is amendable, and the map proposed has ample space for development and growth. Fetters asked if single-family and two-family sections could be combined so as not to be confused with multiple family areas. Nick Leonard stated that some of the areas adjacent to the rail yard should be industrial with others further out being commercial. Fetters stated that the agricultural designation was not realistic for areas being annexed into the Village as the areas will have other uses if being annexed. Englebert agreed that East Central Regional Planning Commission staff and Village staff will work on refining the document before future adoption.

G. Citizens to be Heard.

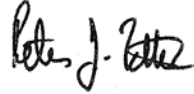
None.

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H. Adjournment.

Motion by Behnke, second by Schneider, to adjourn the meeting at 6:40 P.M. The motion carried 7-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Peter J. Fetters". The signature is written in a cursive style with a large initial "P" and "F".

Peter J. Fetters
Building/Zoning Administrator