

Village of North Fond du Lac
OFFICIAL MINUTES
PLAN COMMISSION
12-10-19

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

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

MEMBERS EXCUSED: Nick Leonard, Village Administrator

OTHERS PRESENT: Tom Baron, East Central Wisconsin Regional Planning Center
Todd Kopplin, Riiser Fuels, LLC
Mitch Vis, Project Coordinator
Peter Fetters, Zoning Administrator

C. Approval of Minutes.

1. Approve the minutes of Tuesday, November 12, 2019.

Motion by Streetar, second by Switz to approve the minutes of Tuesday, November 12, 2019, Motion carried 6-0, Leonard excused.

D. Board Action.

1. On November 18, 2019 the Village Board approved the Special Use request by Gregory Collins on behalf of MP-Fond du Lac, LLC for medium and heavy duty truck sales and repair on Village of North Fond du Lac Tax Parcels V05-15-17-05-08-001-00 and V05-15-17-05-08-004-00 adjacent to 490 Rolling Meadows Drive in North Fond du Lac.

E. Old Business.

None.

1. A public hearing requested by Gregory Collins on behalf of MP-Fond du Lac, LLC for consideration of medium and heavy duty truck sales and repair on Village of North Fond du Lac Tax Parcels V05-15-17-05-08-001-00 and V05-15-17-05-08-004-00 adjacent to 490 Rolling Meadows Drive in North Fond du Lac.

F. New Business.

1. Approve a certified survey map submitted by Scott Hewitt of Grothman & Associates on behalf of Riiser Fuels LLC for parcel number V05-15-17-05-02-012-00, otherwise known as 545-555 Pioneer Road, North Fond du Lac.

Fetters stated a certified survey map was submitted on behalf of Riiser Fuels for 545-555 Pioneer Road, North Fond du Lac. Fetters said Riiser Fuels would like to separate off the former site of the Stretch Hotel 555 Pioneer Road and the adjacent southern property. Fetters stated that the two parcels created are both compliant with the B-2 zoning district and that the parcels are both served by sewer and water. Fetters said he would recommend Riiser add driveway access easement between the lot being created and the existing Sparkle Wash location. Fetters also noted that there is an existing sign which would be nonconforming after the parcel split which will have to get moved or removed. Todd Kopplin said that the parcel is being split to develop the empty portion of the large parcel. Kopplin stated the sign could be removed or moved and that the access issues could be addressed.

Motion by Jurkowski, second by Streetar, to approve the proposed certified survey dividing parcel V05-15-17-05-02-012-00 into two parcels. Motion carried 6-0, Leonard excused.

2. Comprehensive Plan updates: review of *Chapter 7: Transportation* and review of *Chapter 10: Intergovernmental Cooperation*.

Tom Baron stated that *Chapter 7: Transportation* element of the proposed comprehensive plan update is one of the nine required elements that the State of Wisconsin requires to be included in the plan. Baron stated that the condition of the roadways is good in the Village. Streetar stated that the road improvements in the Village started under Mike Tolvstad. Fetters said that Tolvstad helped improve the road infrastructure and that process had continued under Nick Leonard and Mitch Vis. Fetters stated that Vis would have 2019 PASER data available to be included in the plan. Vis stated the data would be available in the next few weeks. Behnke inquired as to the road classifications designated in the proposed plan. Baron stated he would verify the designation of the Village roads. Fetters stated that Leonard had relayed via email that he feels the roads are maintained but the Village should stay on top of maintenance.

Baron stated in looking at other forms of transit that 30 percent of any community's members don't drive. Streetar said the Village had public bus service from the city to the Village in the past but the service stopped due to low ridership and costs. Baron stated that he helped compile the public transit plan for East Central regional Planning and that costs and ridership are a large issue to efficient public transit. Baron stated that medical transport, handi-van service, taxi, Lyft, and Uber service are helping meet the needs of the community.

Baron stated that walking and biking are an expanding and important mode of transportation in any community. Streetar stated that when he is in the Village during the day he does not see many people bicycling. Behnke stated that she sees many kids biking to the pool, Schneider agreed. Baron stated that the perception of safety has a large impact on the use of bikes on roadways. Vis stated that grant approval often requires intermodal transportation element. Will requested staff partner with Fond du Lac County to explore the development or creation of a bike path. Fetters stated that Leonard relayed via email

prior to the meeting that pedestrian and bike facilities need to be taken into consideration when road improvements are planned or grants applied for.

Baron asked how the members felt about the transportation and cargo transportation of the Village. Baron stated rail cargo transport is not available in the Village and that the region needs an intermodal facility. Will inquired if the Village was considered for the location of the facility. Baron said that ECWRP had explored intermodal transportation and determined that the southwest side of Oshkosh, the Port of Green Bay, and Milwaukee were determined to be the best sites.

Tom Baron stated that *Chapter 10: Intergovernmental Cooperation* element of the proposed comprehensive plan affects how planning and taxes impact residents. Baron stated that the Village has a boundary agreement with the Town of Fond du Lac but not with Town of Friendship. Fetters stated that on a weekly basis he works cooperatively with the City of Fond du Lac Planning Department and Fond du Lac County. Leonard shared with Fetters via email that the current Town of Fond du Lac boundary agreement has worked and has been extended indefinitely until such time as changes are needed. Fetters stated he is unsure why there is no existing boundary agreement but noted that officials at the town have changed in the last few years. Baron suggested that the Village pursue a boundary agreement with the Town of Friendship. Fetters agreed and stated that often times the Department of Administration requires boundary agreements with townships to facilitate annexation process and grant viability. Baron stated the Village works well with other entities on a regular basis and that is not always the case with municipalities.

G. Citizens to be Heard.

None.

H. Adjournment.

Motion by Will, second by Schneider, to adjourn the meeting at 6:45 p.m. Motion carried 6-0, Leonard excused.

Respectfully Submitted,

Peter J. Fetters
Building/Zoning Administrator