



CITY PLAN COMMISSION MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN
160 S Macy Street
Meeting Room A
April 13, 2026
5:30 PM

1. ROLL CALL

- A. Attendance
- B. Declaration Quorum Present

2. CONSENT AGENDA

- A. [March 16, 2026 Minutes](#)

3. ACTION

- A. [Granting Easement For Alliant Energy](#)
Location: Lakeside Park - Across from City's Wastewater Treatment Plant
Initiator: City Engineer
- B. [Mural - 18 E. Division St \(18 Hands Ale Haus\)](#)
Initiator: Sam Meyer (18 Hands Ale Haus)

4. ADJOURN

**CITY PLAN COMMISSION MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: March 16, 2026 Minutes

Subject:

ATTACHMENTS:

File Name

[city-plan-commission_minutes_summary.pdf](#)

CITY PLAN COMMISSION MEETING MINUTES

CITY OF FOND DU LAC, WISCONSIN

160 S Macy Street

Meeting Room A

March 16, 2026

5:30 PM

ROLL CALL

A. Attendance

Present

Brad Leonhard (Virtual)

Patrick Mullen (Virtual)

Derek TerBeest (Virtual)

Alicia Hans (Virtual)

Craig Much (Virtual)

Absent

Brent Schumacher

Administrative Staff

Deborah Hoffmann, City Attorney (Virtual)

Zoom Meeting Link:

B. Declaration Quorum Present

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

CONSENT AGENDA

February 2, 2026 Minutes

A Motion was made by Patrick Mullen to approve the February 2, 2026 minutes and seconded by Derek TerBeest and the motion was **Passed.**

Ayes: Hans, Leonhard, Much, Mullen, TerBeest

Absent: Schumacher

PUBLIC HEARING

Zoning Code Amendment

A Motion was made by Derek TerBeest to approve Zoning Code Amendments Schedule III, Bulk Requirements, Residential Districts R-2 District - Amend the side yard setbacks for 1-family homes to match the setbacks for in the R-1 District for 1-family homes and seconded by Craig Much and the motion was **Passed.**

Ayes: Hans, Leonhard, Much, Mullen, TerBeest

Absent: Schumacher

Rezone

A Motion was made by Craig Much to approve Rezoning Property from A (Agriculture) to R-3 (Central Area Residential District) FDL-15-18-07-24-750-01 which is northeast of East Johnson Street (Wisconsin 23) and Wisconsin American Drive roundabout and seconded by Patrick Mullen and the motion was **Passed.**

Ayes: Hans, Leonhard, Much, Mullen, TerBeest

Absent: Schumacher

Special Use Permit 2026-2

Request: Create Senior Living Community with units available for memory care (which is a community-based residential facility).

Location: FDL-15-18-07-24-750-01 which is northeast of East Johnson Street (Wisconsin 23) and Wisconsin American Drive roundabout.

Initiator: David Baum on behalf of Congregation of the Sisters of St. Agnes

A Motion was made by Leonard to approve the proposed senior-living community with units available with memory care with the five conditions listed below and was seconded by Much, and the motion was **Passed.**

1. Submittal of a site plan for review and approval.
2. The project shall comply with all applicable City of Fond du Lac and State of Wisconsin Stormwater requirements.
3. Access to STH 23 is subject to review and approval from the Wisconsin Department of Natural Resources.
4. Any deviation in the from the proposed land use of senior living residential units with memory care may require a new Special Use Permit.
5. Failure to comply with the conditions may result in revocation of the Special Use Permit.

ROLL CALL VOTE:

Aye - Hans, Leonhard, Mullen, Much, TerBeest
Nay - None

Passed.

Special Use Permit 2026-3

Request: Develop land in the O (Office Conversion District) for residential use as senior multi-family development.

Location: 1437 Lynn Avenue

Initiator: MF Housing Partners LLC

A Motion was made by Mullen to approve the proposed senior-multi family development with the five conditions listed below and was seconded by TerBeest, and the motion was **Passed**.

1. Any deviation to the proposed use as presented will require a resubmittal for a Special Use Permit.
2. A detailed site plan will be required for the construction of a new building, any paving or improved surface of the lot.
3. The project shall comply with all applicable City of Fond du Lac and State of Wisconsin Stormwater requirements.
4. Sidewalk shall be installed along the Lynn Avenue frontage.
5. Failure to comply with the conditions may result in revocation of the Special Use Permit

ROLL CALL VOTE:

Aye - Hans, Leonhard, Mullen, TerBeest

Nay - None

Abstain - Much

Passed.

ACTION

ADJOURN

A Motion was made by Patrick Mullen to adjourn at 6:02pm and seconded by Craig Much and the motion was **Passed**.

Ayes: Hans, Leonhard, Much, Mullen, TerBeest

Absent: Schumacher

Margaret Hefter
City Clerk

CITY PLAN COMMISSION MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN

Title: Granting Easement For Alliant Energy

Subject: Location: Lakeside Park - Across from City's
Wastewater Treatment Plant
Initiator: City Engineer

ATTACHMENTS:

File Name

[Memo Alliant Energy - Lakeside Park Easement - PC April 2026.doc](#)

[City of FDL Easement 3.16.docx_3.pdf](#)

CITY OF FOND DU LAC - Memorandum

Department of Public Works

Date: April 13, 2026

To: Plan Commission

From: Paul De Vries, P.E., Director of Public Works

Re: **Alliant Energy - Easement Request**

This memo and attached supporting documents cover the agenda item under Granting of Utility Easement for the Plan Commission's April 13, 2026 meeting.

Alliant Energy has requested the City grant them a 12-foot wide Natural Gas & Communication Easement along with a 10-foot wide temporary construction easement on lands owned by the City at Lakeside Park. The attached easements on the map indicate the area in question. The location is along the eastern right-of-way line of Doty Street across from City's wastewater treatment plant. These facilities are required as part of the City's RNG (Renewable Natural Gas) project.

The granting of a utility easement requires City Council approval. City staff suggests the Plan Commission recommend to the City Council approval of the granting of this easement.

**EASEMENT
NATURAL GAS AND COMMUNICATION**

Document No.

The undersigned **City of Fond du Lac, a Wisconsin municipal corporation (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor described in that certain Warranty Deed as recorded on May 22, 1992, in Volume 1081 of Deeds, Page 738-739, as Document Number 510849 AND that certain Warranty Deed as recorded on July 2, 2019, as Document Number 1115116, both in the office of the Register of Deeds for **Fond du Lac County, Wisconsin**, said "Easement Area" to be **twelve (12)** feet in width and described as follows:

Part of Lot One (1) of Certified Survey Map Number 1840, as recorded on November 4, 1977, in Volume 10 of CSMS, Page 79-79A, as Document Number 329552, located in the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section 3, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin; and
Part of unplatted lands located in the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of said Section 3, and part of Government Lot Two (2) of said Section 3, and in Block Twenty One (21) of the Original Plat of said City of Fond du Lac, Section 3, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin. More particularly described on Exhibit A attached hereto and incorporated by reference herein.

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground natural gas line and underground communication line facilities, including but not limited to pipelines with valves, main and service laterals, and any other components as Grantee may select for use in the transmission and distribution of natural gas products or communication signals (collectively, the "Designated Facilities").
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.]
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718-2148

Parcel Identification Number(s)

FDL-15-17-03-42-251-00
FDL-15-17-03-43-502-00

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

City of Fond du Lac

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
COUNTY OF FOND DU LAC } SS

Personally came before me this _____ day of _____, 20_____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

This instrument drafted by

Jordan R. Oosterhouse – Land Service Company

Danielle Leuker

Checked by

March 16, 2026

Project Title:	FDL WWTP RNG Feeder Main
ERP Activity ID:	1023682
Tract No.:	of
REROW No.:	

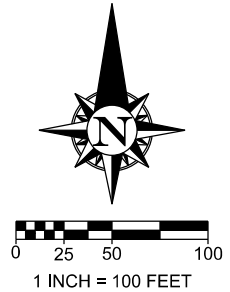
EXHIBIT "A"

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1840, RECORDED IN VOL. 10, PGS. 79 - 79A, AND PART OF UNPLATTED LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF GOVERNMENT LOT 2, AND PART OF BLOCK 21 OF THE ORIGINAL PLAT TO CITY OF FOND DU LAC AND LANDS DESCRIBED ON DOC. No. 510849, ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.

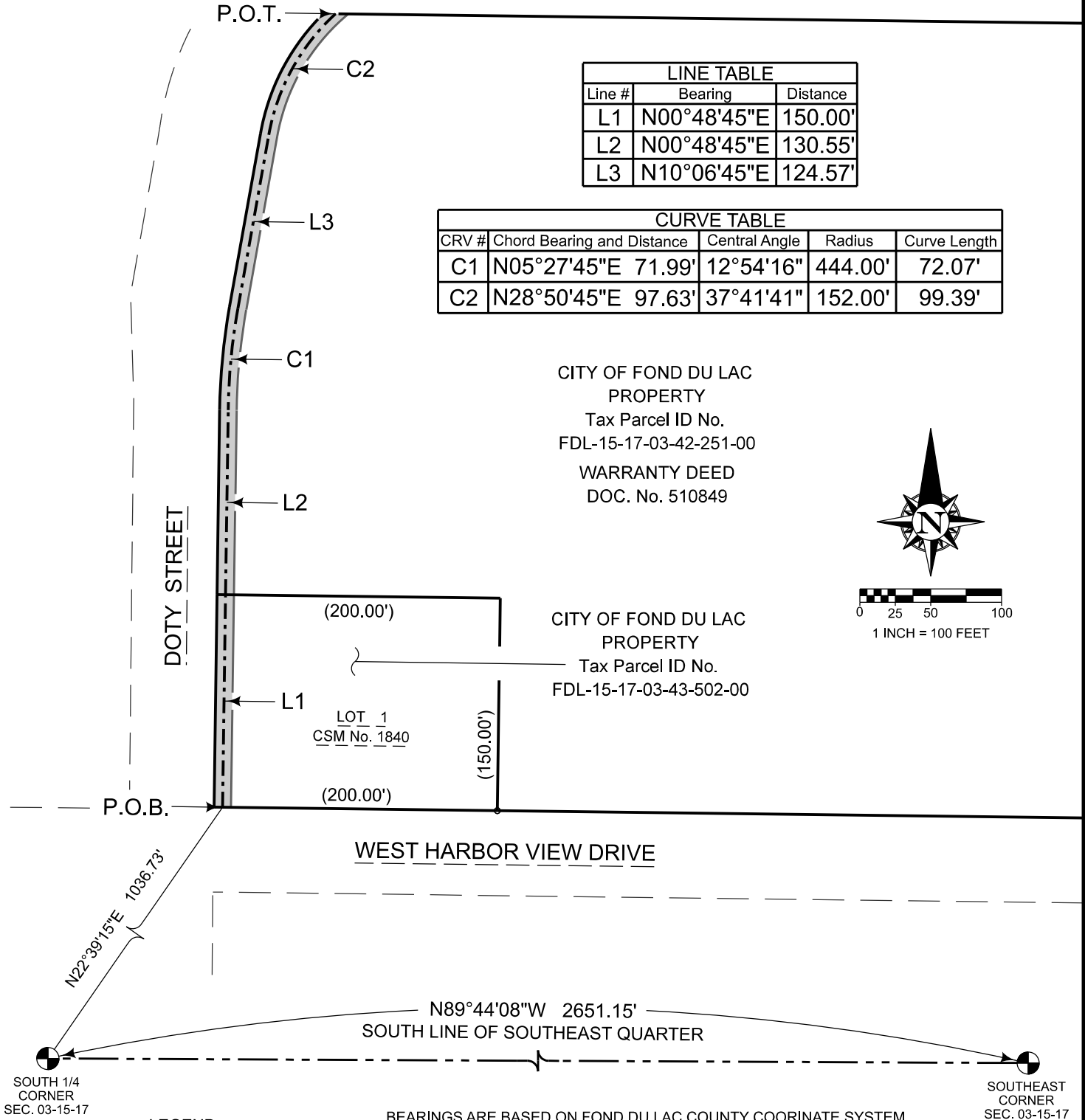
LINE TABLE		
Line #	Bearing	Distance
L1	N00°48'45"E	150.00'
L2	N00°48'45"E	130.55'
L3	N10°06'45"E	124.57'

CURVE TABLE					
CRV #	Chord Bearing and Distance	Central Angle	Radius	Curve Length	
C1	N05°27'45"E 71.99'	12°54'16"	444.00'	72.07'	
C2	N28°50'45"E 97.63'	37°41'41"	152.00'	99.39'	

CITY OF FOND DU LAC
PROPERTY
Tax Parcel ID No.
FDL-15-17-03-42-251-00
WARRANTY DEED
DOC. No. 510849



CITY OF FOND DU LAC
PROPERTY
Tax Parcel ID No.
FDL-15-17-03-43-502-00



SOUTH 1/4
CORNER
SEC. 03-15-17

SOUTHEAST
CORNER
SEC. 03-15-17

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- PLSS CORNER
- RIGHT-OF-WAY LINE
- EASEMENT AREA

BEARINGS ARE BASED ON FOND DU LAC COUNTY COORINATE SYSTEM



GRANTOR / PROPERTY OWNER:

CITY OF FOND DU LAC

DRAWN BY: AE

DATE: 03/16/2026

SHEET: 1 OF 2

File: X:\Office\Annex\Surveyor\Gas Projects\RNG Projects\2025_City of Fond du Lac\Loc_Easement Exhibits_Gas Main Route\City of Fond du Lac RNG GAS Main Easement.dgn

EXHIBIT "A"

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1840, RECORDED IN VOL. 10, PGS. 79 - 79A, AND PART OF UNPLATTED LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF GOVERNMENT LOT 2, AND PART OF BLOCK 21 OF THE ORIGINAL PLAT TO CITY OF FOND DU LAC AND LANDS DESCRIBED ON DOC. No. 510849, ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.

An easement area twelve (12) feet in width, being six (6) feet on each side of the following described centerline, more particularly described as follows:

Part of Lot 1 of Certified Survey Map No. 1840, recorded in Vol. 10, Pgs. 79 - 79A, and part of unplatted lands located in the southwest 1/4 of the southeast 1/4, and part of Government Lot 2, and part of block 21 of the Original Plat to City of Fond du Lac and lands described on Doc. No. 510849, all in Section 3, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Commencing at the south 1/4 corner of said Section 3; thence North 22°39'15" East, 1036.73 feet to the south line of said Lot 1 and the POINT OF BEGINNING;

thence North 00°48'45" East, 150.00 feet to the north line of said Lot 1;

thence North 00°48'45" East, 130.55 feet to a point of curvature;

thence northerly 72.07 feet along the arc of a curve to the right, having a radius of 444.00 feet, a central angle of 12°54'16", and whose long cord bears North 05°27'45" East, 71.99 feet;

thence North 10°06'45" East, 124.57 feet to a point of curvature;

thence northerly 99.39 feet along the arc of a curve to the right, having a radius of 152.00 feet, a central angle of 37°41'41", and whose long cord bears North 28°50'45" East, 97.63 feet to the POINT OF TERMINATION.

Also, a ten (10) foot wide temporary construction easement lying east of and immediately adjacent to above said twelve (12) foot easement. Said temporary construction easement shall run with the lands described herein until such a time as the construction and installation of the designated facilities is completed. However, in any event, this temporary construction easement shall expire not later than one year after the date of execution of said easement.

 Alliant Energy WISCONSIN POWER AND LIGHT COMPANY	GRANTOR / PROPERTY OWNER: CITY OF FOND DU LAC		
	DRAWN BY: AE	DATE: 03/16/2026	SHEET: 2 OF 2

CITY PLAN COMMISSION MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN

Title: Mural - 18 E. Division St (18 Hands Ale Haus)

Subject: Initiator: Sam Meyer (18 Hands Ale Haus)

ATTACHMENTS:

File Name

[PC_Memo_18HandsAleHaus_GambrinusMural.docx](#)

[Gambrinus.jpg](#)

[Gambrinus2.jpg](#)

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 6, 2026
To: Plan Commission
From: Matt Miller, AICP, CNU-A, Interim Community Development Consultant
Re: Mural - 18 E Division Street
Applicant: Sam Meyer
Request: Installation of mural
Zoning: Section 720-84 (P) Special Signs and Devices - Murals

Analysis

The Applicant is seeking approval to install a 6ft x 6ft mural on the south fence facing inside the biergarten at 18 Hands Ale Haus (mural facing north).

Per the Applicant:

“Artist Mindy Leitner [will] paint mythical German patron of beer, King Gambrinus [and] Signarama of FDL will transfer the painting to one of two applications. 1) Vinyl applied directly to fence or 2) Vinyl framed and then hung on the fence. South fence is about 100’ from E Division St and there will be multiple tables/table tents between mural and E Division St.”

Components of the biergarten and its expansion have recently been at DARB meetings for review and approval. A rendering of the mural is included in the Plan Commission packets.

Please note that Section 720-84(P) (5) prohibits “*graphic or text advertising a business, product, brand or service.*” The renderings have the business name on the barrel. The Plan Commission must decide whether the proposed mural complies with the zoning code.

Section 720-84(P) Murals

The following shall apply to any mural, whether existing at the time of adoption of this chapter or proposed:

- (1) The mural has attributes that enhance visual enjoyment.
- (2) The mural exemplifies high artistic quality.
- (3) The mural does not create a public safety issue, such as a distraction to drivers.
- (4) The mural content will not adversely affect the public welfare or morals, or include

hostile or negative connotations or representations.

(5) The content of a mural may not include graphics or text to advertise a business, product, brand, or service, except for the bona fide historic recreation of vintage advertising.

(6) The location of the mural shall consider the nature of adjacent land uses.

(7) Lighting in any manner shall be prohibited.

(8) The mural shall be kept in good condition for the life of same, taking care to address color fading, degradation of materials, and vandalism. Where a mural becomes marked with graffiti, the property owner is responsible for the prompt removal of the graffiti as required by City Code § 500-6. The mural shall be removed when it becomes unsightly and/or is not maintained. Where the mural is not maintained, the City of Fond du Lac can require that the mural be covered with opaque paint in a color complementary to the building on which the mural is located or some other appropriate material.

Recommendation

Community Development staff suggests the Plan Commission approve the proposed mural at 18 E. Division St. subject to the following conditions:

1. Murals shall comply with Section 720-84 (P) of the City of Fond du Lac Zoning Code.



