CITY PLAN COMMISSION MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN
160 S Macy Street
February 2, 2026
5:30 PM

Meeting on January 19, 2026 was cancelled due to a lack of quoum.

---

1. ROLL CALL

A. Attendance

B. Declaration Quorum Present

2. CONSENT AGENDA

A. November 17, 2025 Minutes

3. PUBLIC HEARING

A. Rezone Property from C-2 (General Commercial District) to R-1 (Single Family District)

Location: 467 Walker Street
Initiator: Redevelopment Authority

B. Special Use Permit 2026-01

Location: 377 Police Memorial Drive
Applicant: Impact Seven
Proposal: Allow a Multi-family Residential Development in an O Office Conversion District

4. ACTION

A. Granting Easement For Alliant Energy

Location: City Wastewater Treatment & Resource Recovery Facility
Initiator: City Engineer

B. Mural - 24 E Scott Street (Integrity Motors)

Initiator: Larry Schmidt, Peter Frank, Jr. (Integrity Motors)

5. ADJOURN

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

Title: November 17, 2025 Minutes

Subject:

ATTACHMENTS:
File Name
11.17.25 minutes.pdf

CITY PLAN COMMISSION MEETING MINUTES
CITY OF FOND DU LAC, WISCONSIN
160 S Macy Street
Room A

November 17, 2025
5:30 PM

ROLL CALL

A. Attendance

Present
Joanne Giese-Kent
Craig Much
Patrick Mullen
Derek TerBeest

Absent
Alicia Hans
Brad Leonhard
Brent Schumacher

Administrative Staff
Dyann Benson, Community Development Director
Brian Dean, Principal Planner

B. Declaration Quorum Present

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

CONSENT AGENDA

October 13, 2025 Meeting Minutes

A Motion was made by Patrick Mullen to approve the October 13, 2025 minutes and seconded by Craig Much and the motion was **Passed.**
Ayes: Giese-Kent, Much, Mullen, TerBeest

Absent: Hans, Leonhard, Schumacher

PUBLIC HEARING

Zoning Code Amendments
Schedule II Land Uses or Activities Residential Districts
Schedule III Bulk Requirements Residential Districts

Article VI Residential Districts - Zoning Code Language Related to Changes Made in Schedule II

Benson reviewed proposed zoning code updates to the residential district regulations that were discussed at the September and October meetings. The proposed language relates to permitted uses within each district and bulk requirements such as minimum lot sizes and minimum lot dimensions. The proposed updates are part of ongoing recommendations from the 2040 Comprehensive Plan and Housing Study to facilitate housing development opportunities. The proposal would allow additional densities in areas near commercial or multifamily districts in R-1 and R-2 Districts.

A Motion was made by Derek TerBeest to recommend for approval to City Council for the proposed zoning code amendments with changing the R-2 2-family lot size to 4600 per unit and seconded by Patrick Mullen and the motion was **Passed.**
Ayes: Giese-Kent, Much, Mullen, TerBeest

Absent: Hans, Leonhard, Schumacher

ADJOURN

A Motion was made by Craig Much to adjourn at 5:38 p.m. and seconded by Jo Ann Giese-Kent and the motion was **Passed.**
Ayes: Giese-Kent, Much, Mullen, TerBeest

Absent: Hans, Leonhard, Schumacher

Margaret Hefter
City Clerk

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

Title: Rezone Property from C-2 (General Commercial District) to R-1 (Single Family District)

Subject: Location: 467 Walker Street
Initiator: Redevelopment Authority

ATTACHMENTS:
File Name
467 Walker Street_Rezone Application (1).pdf
PC Memo Walker Rezone.pdf
467 Walker St - Zoning map.pdf
2025-12-08_467Walker_CurrentSitePhoto.pdf
467 Walker Street Property Record.pdf
PH Notice Rezone 467 Walker.pdf
PH Notice Rezone 467 Walker Revised.docx

City of Fond du Lac

REZONING

Application

PROPERTY LOCATION: 467 Walker Street

Tax Key Number: FDL- 15- 17- 15 32 364 - 00

Project Applicant			
Name Redevelopment Authority of the City of Fond du Lac			
Mailing Address 160 S Macy Street	City FDL	State WI	ZIP Code 54935
Email Address		Phone Number	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name			
Mailing Address	City	State	ZIP Code
Email Address		Phone Number	
Landowner Certification			
If the person requesting the rezoning is not the owner of the property affected by the proposal, the consent of the landowner is necessary. Refer to the LANDOWNER AUTHORIZATION form included with the rezoning application packet.			

Existing Property Zoning Classification: C-2 General Commercial District

Proposed Zoning Classification: R-1 Single Family District

Description of present use of property: Vacabnt Lot, Ready for Residential Development

Purpose of rezoning. Description of proposed use of property and/or proposed site development:

The property was previously zoned C-2 to accommodate businesses that were located in the in the previous structure. The rest of Walker Street is R-1 and the rezoning is appropriate.

Time schedule for use and/or development of the property: New home construction summer 2026

PROJECT APPLICANT SIGNATURE _____

CITY OF FOND DU LAC

REZONING APPLICATION INSTRUCTIONS AND INFORMATION

Refer to the *Plan Commission Timetable* for application submittal deadlines and meeting dates.

Checklist for submittal of a rezoning request:

- ☐ **Project Application + Filing Fee ($450)**
  The application must provide information of the existing land use and zoning, and the proposed land use and zoning. Operational details of the land use or supplementary information to describe the development may be provided in an attachment to the project application. Operational details should include information such as the hours of business operation, number of employees, expected demand for parking, etc.

- ☐ **Map and Legal Description of Property to Be Rezoned:** Plat map, vicinity map or certified survey map.

- ☐ **Site Plan:** A conceptual site plan is required for a rezoning proposal to show the potential site development and/or changes to existing property conditions. Some proposals may require building elevation drawings or other design details.

- ☐ **Site Photos:** Provide photos of the project site to show existing property conditions.

Application Submittal

A rezoning application may be filed at the City of Fond du Lac Community Development office located on the 4th floor of the City-County Government Center or submitted electronically via email: CD@fdl.wi.gov
For applications submitted via email, please call 920-322-3440 to confirm receipt of electronic submittal.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or deposited in one of the City payment boxes at the City-County Government Center.

Mailing address: City of Fond du Lac – Community Development Department
160 S Macy Street, PO Box 150
Fond du Lac, WI 54936-0150

Plan Commission Meeting

Meeting Date: The Plan Commission meets monthly at 5:30 p.m. in Meeting Room A of the City-County Government Center, 160 S Macy Street. Meeting dates are listed in the *Plan Commission Timetable*. The project applicant or a representative must attend the Plan Commission meeting to present the rezoning proposal and answer questions regarding the request. Public comment will be invited. In some cases it is necessary for the applicant to also attend the City Council meeting for the rezoning proposal.

Public Notification: Owners of property in the vicinity of property proposed for rezoning are notified by the City Clerk via mail. The public hearing notice explains the rezoning proposal and provides information for the Plan Commission meeting.

Project Review: Zoning regulates the use and development of property. City staff analyzes a rezoning proposal with regard to property location, surrounding uses, surrounding zoning, and the potential effect of a change in zoning. The analysis also considers development standards and long term land use plans. The project analysis and recommendation is provided to the applicant in advance of the Plan Commission meeting.

Plan Commission: The Plan Commission is advisory to the City Council. The City Council generally will take action on a rezoning proposal at its meeting the week following the Plan Commission meeting.

Plan Commission and City Council meeting agendas and minutes may be viewed on the City's website: www.fdl.wi.gov

FOR INFORMATION OR ASSISTANCE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT: (920) 322-3440

LANDOWNER AUTHORIZATION

TO: City of Fond du Lac

Community Development Department

Re: REZONING REQUEST

LOCATION: _____

PROPERTY ADDRESS AND/OR TAX KEY NUMBER

The undersigned _____ is the owner of property

NAME OF PROPERTY OWNER (PLEASE PRINT)

referenced above. The undersigned authorizes _____

to sign and file a rezoning application that affects the referenced property.

_____ _____

SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT **DATE**

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: January 12, 2026

To: Plan Commission

From: Brian Dean, Principal Planner

Re: Rezoning 467 Walker Street (FDL-15-17-15-32-364-00), 0.162 acres

Initiator: Redevelopment Authority of the City of Fond du Lac

Request: Rezone Property from C-2 (General Business District) to R-1 (Single-Family Residential District)

Zoning:

Site:	C-2 (Commercial District)
North:	R-1 (Single-Family Residential District)
South:	R-1
East:	R-1
West:	R-1

Land Use:

Site:	Vacant, formerly commercial
North:	Single-Family Residential
South:	Single-Family Residential
East:	Single-Family Residential
West:	Single-Family Residential

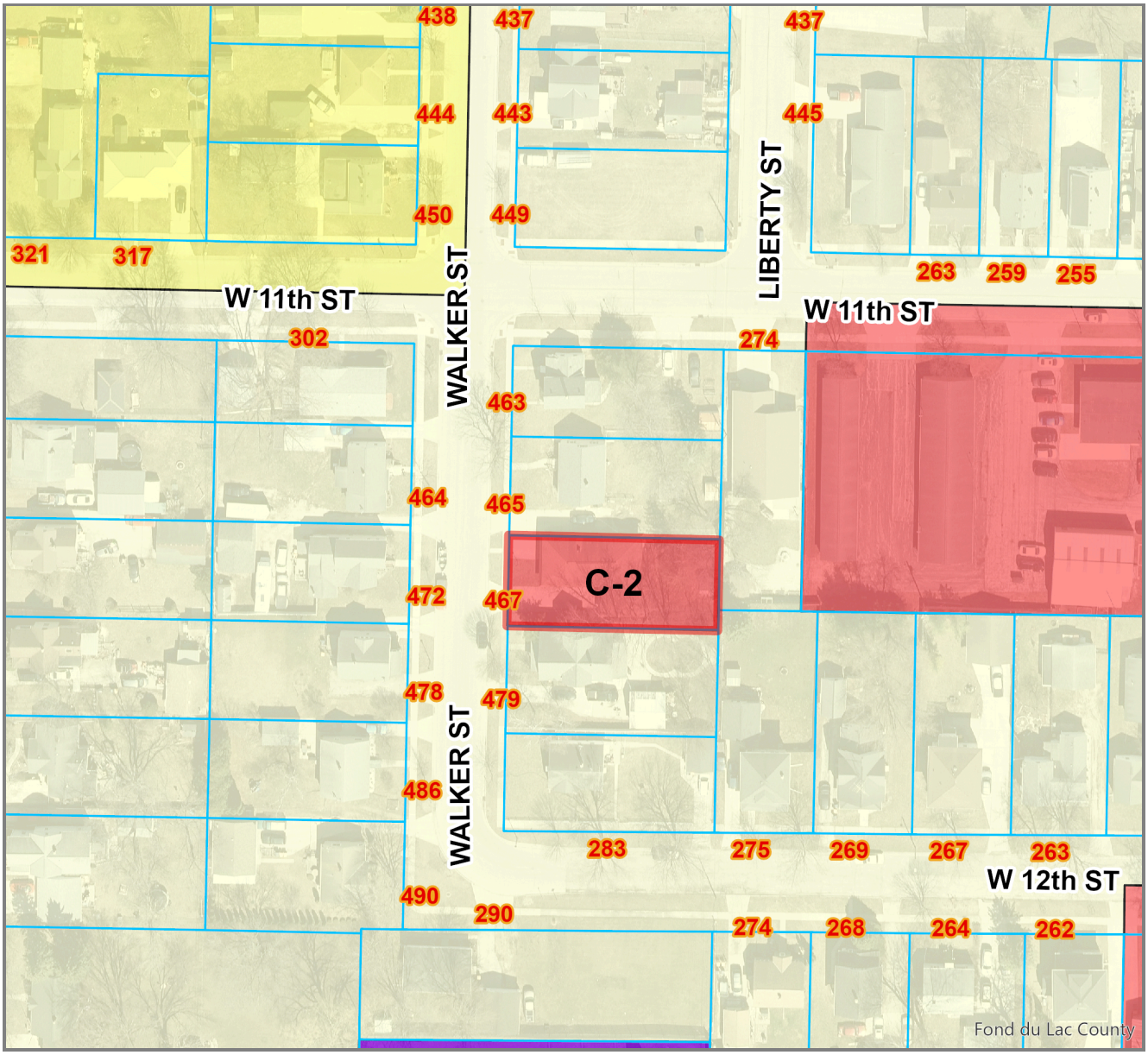
Analysis

The subject property is located along Walker Street, between W. 11th St. and W. 12 St. The property is currently zoned C-2 (General Business District); a change to R-1 (Single Family Residential District) is requested. The lot totals 0.162 acres and is vacant, the former commercial structure was razed. The request to rezone to R-1 is consistent with adjoining properties, and reflects the future desired use of the property, a single-family home built by Habitat for Humanity.

Recommendation

Community Development staff recommends the Plan Commission approve the rezoning of the parcel at 467 Walker Street (FDL-15-17-15-32-364-00) from C-2 (General Commercial) to R-1 (Single-Family Residential).

467 Walker St - Zoning



PIN	FDL-15-17-15-32-364-00	Street_address	467 WALKER ST
OwnerNames	REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC	MunicipalityCode	20226
MailingAddress1	160 S MACY ST	Municipality	CITY OF FOND DU LAC
MailingAddress2		PLSSLocation	SW-SW, Sec. 15, T15N, R17E
MailingCity	FOND DU LAC	Acres	0.162
MailingState	WI	LegalDescription	Refer to the source document for actual legal description. S15 T15N R17E SWAINS SUBD N 55' OF LOT 3
MailingZip	54935		

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
1/13/2026


December 08, 2025

Tax key number: FDL-15-17-15-32-364-00

Property address: 467 Walker St

Traffic / water / sanitary: Light / City water / Sewer

Summary of Assessment	
Land	$ 0
Improvements	$0
Total value	$0

Land

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			7,040	0.162	None	Exempt local		$0

Commercial Building (353; A Place In Time)
Assessed value: n/a

Section name: Section 1
Year built: 1944
% complete: 100%
Stories: 1.00
Perimeter: 174 LF
Total area: 1,574 SF (all stories)



Occupancies

Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Retail store	Retail, general	1	1,574	Wood or steel framed exterior w	8.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			1,574	100.0%	C (AV)
HVAC	Forced air unit			1,574	100.0%	C (AV)

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	RG1, att frame garage, 18x24 SF	432	C		1944	Av
Other features	1	RP1, open lower porch, 144 SF	144	C		1944	Av
Other features	1	SF1, wood frame store front, 16 LF	128	C		1944	Av
Other features	1	CF1, cold storage (chiller), 10x12 SF	120	C		1944	Av

# of identical OBIs: 1	Other Building Improvement (OBI)			
Main Structure			**Modifications (Type, Size)**	**Photograph**
OBI type: Paving Const type: Concrete Year built: 1944	Width: 25 LF Depth: 40 LF Floor area: 1,000 SF	Grade: C Condition: Fair % complete: 100% Assessed $: n/a		not available

Building Permits				
Issued	**Permit #**	**Purpose**	**$ Amount**	**Completed**
5/6/2002	10856	RAZE GARG	$100	5/6/2002

Sales History		
Date	**Price**	**Type**
12/6/2024	$110,000	Not a market sale

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 p.m. on January 19 2026, in Meeting Room A of the City-County Government Center, 160 South Macy Street, at the request of the Redevelopment Authority of the City of Fond du Lac to rezone land from C-2 (General Business District) to R-1 (Single Family Residential District).

The land to be rezoned consist the parcel located at 467 Walker Street (FDL-15-17-15-32-364-00)

The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov.

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. For further information you are invited to contact the Community Development Department at (920) 322-3440. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 8th day of December, 2025

MARGARET HEFTER
City Clerk

Published: December 28th, 2025 and January 4th, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 p.m. on February 221, 2026, in Meeting Room A of the City-County Government Center, 160 South Macy Street, at the request of the Redevelopment Authority of the City of Fond du Lac to rezone land from C-2 (General Business District) to R-1 (Single Family Residential District).

The land to be rezoned consist the parcel located at 467 Walker Street (FDL-15-17-15-32-364-00)

The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov.

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. For further information you are invited to contact the Community Development Department at (920) 322-3440. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 21st day of January, 2026

MARGARET HEFTER
City Clerk

Published: January 25th and 26th, 2026

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

Title: Special Use Permit 2026-01

Subject: Location: 377 Police Memorial Drive
Applicant: Impact Seven
Proposal: Allow a Multi-family Residential Development in an O Office Conversion District

ATTACHMENTS:
File Name
SUP-Application 377 Police Memorial Dr FDL Impact Seven_redacted.pdf
PC Memo SUP 2026-01 Impact Seven_Police Memorial Drive.pdf
Elevations_250199800a2-0 (1).pdf
Elevations_250199800a2-1.pdf
377PoliceMemorialDrive_Zoning Map.pdf
PH Notice Police Memorial Drive.pdf
PH Notice Police Memorial Drive Revised.docx
377 Police Memorial Drive Mailing List.pdf
Letter to Plan Commission_Roznik_redacted.pdf
Special Use Permit Proposal - 377 Police Memorial Drive_KnightsWayIIILetter Jaeger.pdf
Rezoning letter_Scotts_redacted.pdf
SUP LETTER - 377 POLICE MEMORIAL DR.pdf
PC Letter--Susan O'Neill.pdf
RED Flyer 2-sided PDF 11062025.pdf

City of Fond du Lac

SPECIAL USE PERMIT

Application

PROPERTY LOCATION: 77 ~~381~~ Police Memorial Drive, Fond du Lac, WI 54935

Tax Key Number (Vacant Land): FDL-15-17-26-24-801-00

Project Applicant			
Name Impact Seven, Inc.			
Mailing Address	City Rice Lake	State WI	ZIP Code
Email Address		Phone Number	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name River Hills Farms Inc			
Mailing Address	City	State MN	ZIP Code
		Phone Number	

Landowner Certification

If the person requesting the special use permit is not the owner of the property affected by the proposal, the consent of the landowner is necessary. Refer to the LANDOWNER AUTHORIZATION form included with the special use permit application packet.

Description of present use of property:

Vacant farm land

Description of proposed use of property and/or proposed site development:

Development of two phases of multifamily housing. Each consisting of sixty 1-, 2-, 3-bedroom units.

A community building will be located on the west phase of the site with amenities including rental office community gathering space, fitness center.

Time schedule for use and/or development of the property: WHEDA application submissions Dec 2025 and March 2026 Construction start spring 2027 with completion of phase one in 2028. Phase two dates to be determined.

PROJECT APPLICANT SIGNATURE _____

SPECIAL USE PERMIT

Refer to the *Plan Commission Timetable* for application submittal deadlines and meeting dates.

Checklist for submittal of a special use permit request:

- [x] **Project Application + Filing Fee ($400)** Per Dyann Benson 12/2/2025, fee to be determined.
  The application must provide information of the existing land use and for the proposed land use or development. Operational details and information to describe the use may be provided in an attachment to the project application. Operational details should include the hours of business operation, number of employees, expected demand for parking, etc.
- [x] **Site Photos:** Provide photos of the project site to show existing property conditions.
- [x] **Site Map:** Plat map, vicinity map or certified survey map.
- [x] **Site Plan:** A conceptual site plan is required for a special use permit proposal to show the potential site development and/or changes to existing property conditions. Some proposals may require building elevation drawings or other design details.

Application Submittal

A special use permit application may be filed at the City of Fond du Lac Community Development office located on the 4th floor of the City-County Government Center or it may be submitted electronically via email: CD@fdl.wi.gov

For applications submitted via email, please call 920-322-3440 to confirm receipt of electronic submittal.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or deposited in one of the City payment boxes at the City-County Government Center.

Mailing address: City of Fond du Lac – Community Development Department
160 S Macy Street, PO Box 150
Fond du Lac, WI 54936-0150

Plan Commission Meeting

Meeting Date: The Plan Commission meets monthly at 5:30 p.m. in Meeting Room A of the City-County Government Center, 160 S Macy Street. Meeting dates are listed in the *Plan Commission Timetable*. The project applicant or a representative must attend the Plan Commission meeting to present the special use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the special use permit proposal are notified by the City Clerk via mail. The public hearing notice explains the proposal and provides information for the Plan Commission meeting.

Project Review: The purpose of a special use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use. The project analysis and recommendation is provided to the applicant in advance of the public meeting.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a special use permit request. The Plan Commission's decision must be supported by substantial evidence; personal opinion, speculation or uncorroborated hearsay does not meet the test for substantial evidence. Where a special use permit request is denied by the Plan Commission, the same application may not be submitted less than one year from the date of denial. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may submit a written appeal to the Board of Appeals.

Special Use Permit Time Limitation: A special use permit is valid for a period of one year from the date of approval. Construction of the land use or activity must begin within the one year period and continue with due diligence or the permit will be null and void. A one-year extension may be authorized by the Community Development Department with the submittal of a written request prior to expiration of the special use permit, setting forth the facts that require an extension.

Plan Commission meeting agendas and minutes may be viewed on the City's website: www.fdl.wi.gov

FOR INFORMATION OR ASSISTANCE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT: (920) 322-3440

Authentisign ID: C0820E54-9DCF-F011-8195-000D3A1E5303

LANDOWNER AUTHORIZATION

TO: City of Fond du Lac

Community Development Department

Re: SPECIAL USE PERMIT PROPOSAL

LOCATION: FDL-15-17-26-24-801-00

PROPERTY ADDRESS AND/OR TAX KEY NUMBER

The undersigned River Hills Farms, Inc **is the owner of property referenced above. The undersigned authorizes Impact Seven to sign and file an application for a Special Use Permit that affects the referenced property.**

AuthentiSIGN

SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

12/02/25

DATE

381 Police Memorial Drive
Fond du Lac, WI 54935















ALTA/NSPS LAND TITLE SURVEY



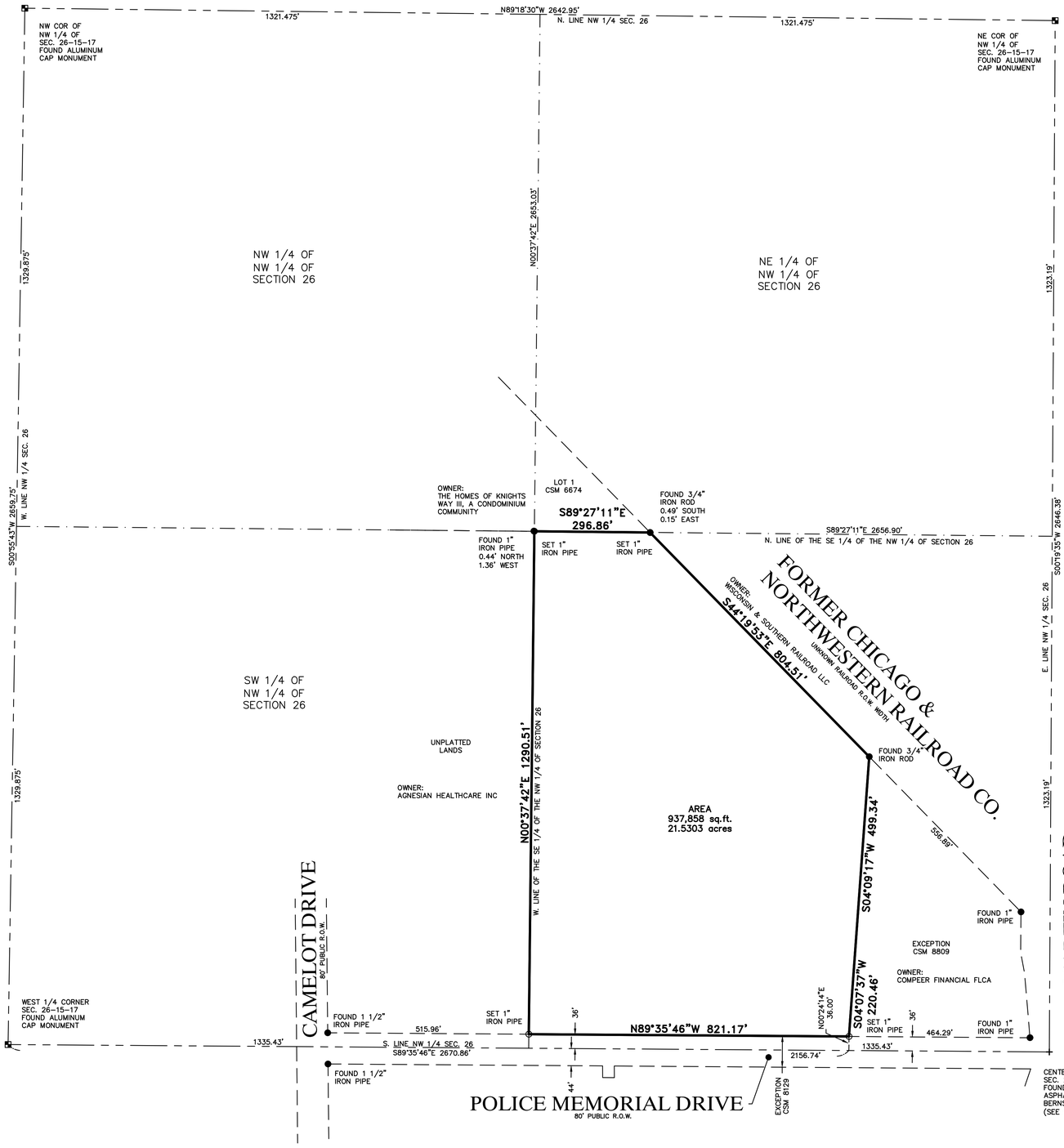
VICINITY MAP – NOT TO SCALE

All that part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 26, in Township 15 North, of Range 17 East, in the City of Fond du Lac, Fond du Lac County, Wisconsin, lying south and west of the Chicago and Northwestern Railway Company's right-of-way running across said Southeast Quarter of the Northwest Quarter.

EXCEPTING THEREFROM that Certified Survey Map No. 8129, recorded on August 30, 2016 in Volume 61 of Certified Survey Maps on Page 41 as Document No. 1073302.

FURTHER EXCEPTING THEREFROM that Certified Survey Map No. 8809, recorded on July 08, 2022 as Document No. 1172584, as amended by Affidavit of Correction recorded on August 09, 2022 as Document No. 1173786.

Prepared for: Impact Seven
Survey No. 169824-RMK



GRAPHIC SCALE
75 0 75 150 300
(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- –EDGE OF TREES
- S –SANITARY SEWER
- STO–STORM SEWER
- W –WATERMAIN
- G –MARKED GAS MAIN
- E –MARKED ELECTRIC
- OHW–OVERHEAD WIRES
- B –BUREAU ELEC. SERV.
- T –MARKED TELEPHONE
- TV–MARKED CABLE TV LINE
- FO–MARKED FIBER OPTIC
- (P) –UTILITY PER PLAN
- 780' INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20253114187

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

A. Basis of Bearings
Bearings are based on the South line of the Northwest 1/4 of Section 26-15-17, which bears South 00° 55' 43" West per Certified Survey Map No. 8809.

B. Title Commitment
This survey was prepared based on First American Title Insurance Company National Commercial Services title commitment number NCS-1262203-MAD, commitment date May 19, 2025, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5, 10-12, 19. Visible evidence shown, if any.

4, 6-9, 18, 20-21. Not survey related.

13. Easements as set forth in Warranty Deed recorded on January 15, 1992 in Volume 1064, Page 987 as Document No. 503286. The above document was re-recorded January 29, 1992 in Volume 1066, Page 387 in/as Document No. 503929 of Official Records. Does not lie within or cross the surveyed property - its location is not shown.

14. Temporary Limited Easement as contained in Deed by Corporation granted to Town of Fond du Lac, dated June 28, 2006, recorded on July 10, 2006 as Document No. 875641. Does not lie within or cross the surveyed property - its location is not shown.

15. Easement Deed by Court Order In Settlement of Landowner Action granted to whichever of Sprint Communications Company L.P., Qwest Communications Company, LLC and WilTel Communications, Inc., dated May 16, 2012, recorded on July 29, 2013 as Document No. 1025924. May lie within or cross the surveyed property - its location cannot be determined from the record document.

16. Designated Freeway Map recorded on January 20, 2015 as Document No. 1047898. Notice and Order Establishing Locations and Right of Way Widths recorded on February 26, 2015 as Document No. 1049341. Does not lie within or cross the surveyed property - its location is not shown.

17. Easement Agreement recorded on March 22, 2023 as Document No. 1181525. Does not lie within or cross the surveyed property - its location is not shown.

C. Flood Note
According to flood insurance rate map of the City of Fond Du Lac, community panel number 55039C0456F, effective on 11/4/2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces
There are 0 total parking spaces consisting of 0 regular and 0 handicapped parking spaces marked on this site.

E. Elevations
Elevations refer to NAVD88 Datum.

G. Notes
As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

To: Impact Seven, Incorporated, a Wisconsin corporation
First American Title Insurance Company National Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(b), 13 and 16 of Table A thereof. The fieldwork was completed on July 25, 2025.

Date of Plat or Map: July 31, 2025

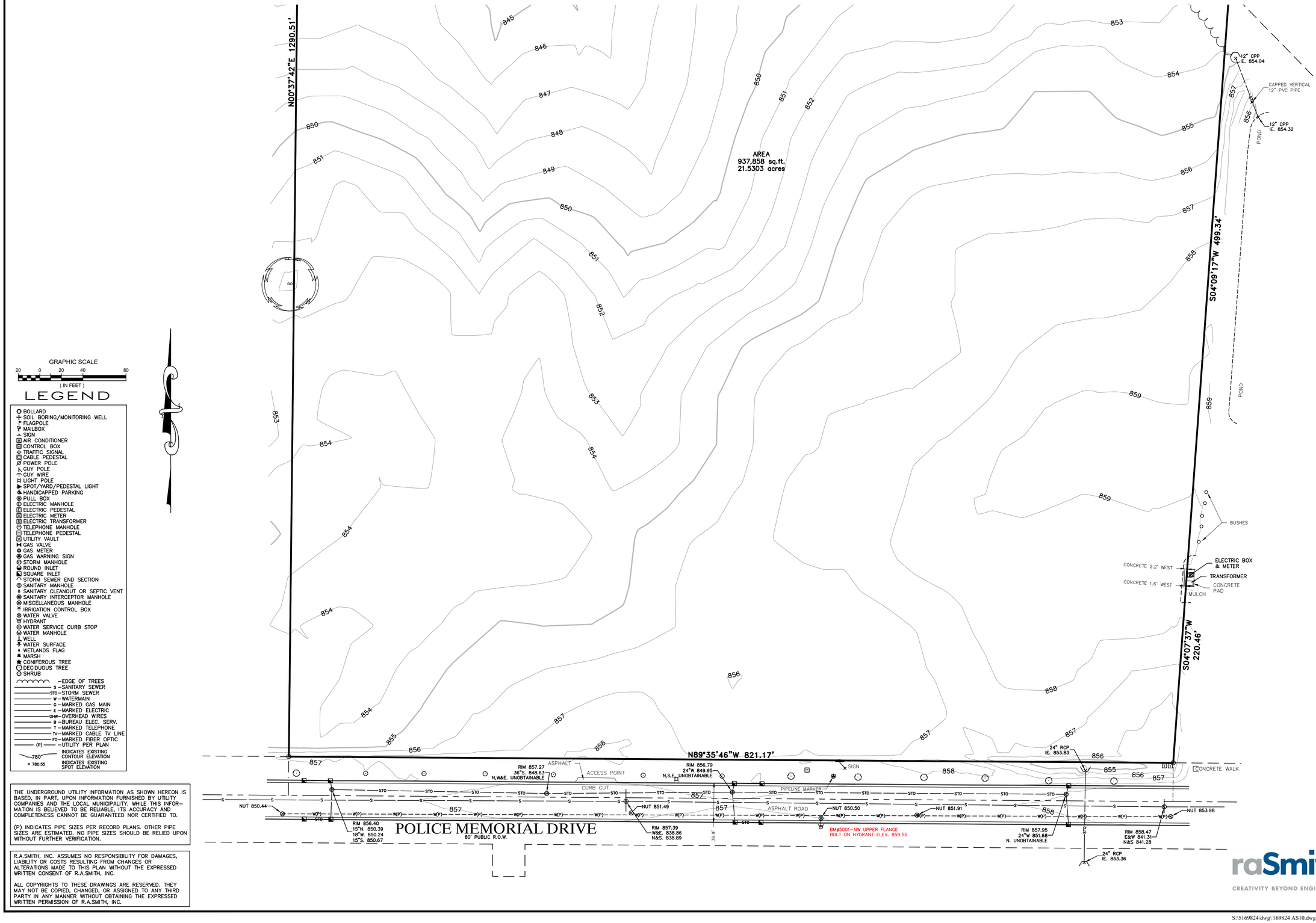
I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Michael J. Ratzburg
Professional Land Surveyor
Registration Number S-2236
michael.ratzburg@rasmith.com

WISCONSIN MICHAEL J. RATZBURG S-2236 WAUKESHA WI LAND SURVEYOR

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

20 0 20 40 80

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

—EDGE OF TREES
S —SANITARY SEWER
STO —STORM SEWER
W —WATERMAIN
G —MARKED GAS MAIN
E —MARKED ELECTRIC
OHW —OVERHEAD WIRES
B —BUREAU ELEC. SERV.
T —MARKED TELEPHONE
TV —MARKED CABLE TV LINE
FO —MARKED FIBER OPTIC
(P) —UTILITY PER PLAN
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

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(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

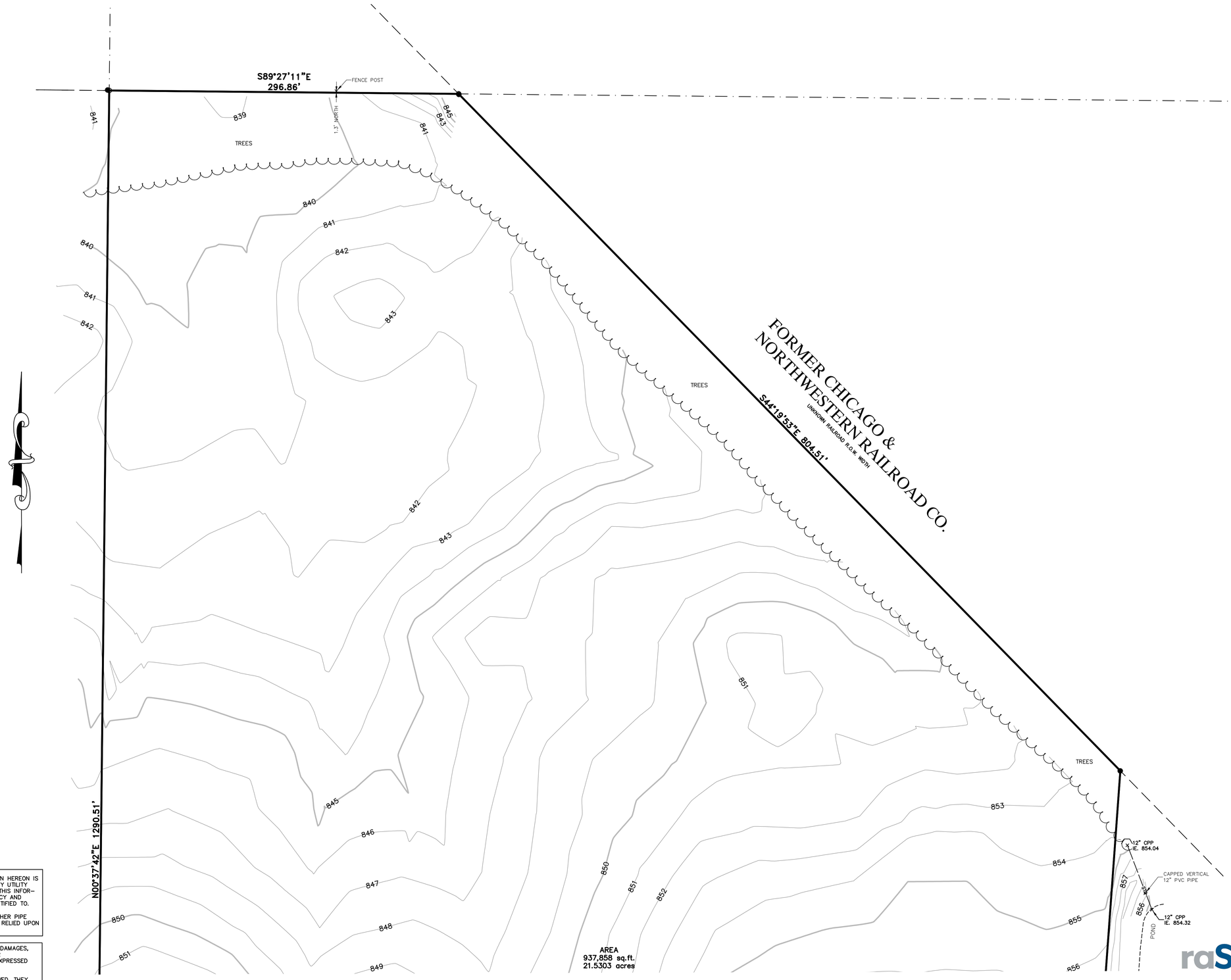
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16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

20 0 20 40 80

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
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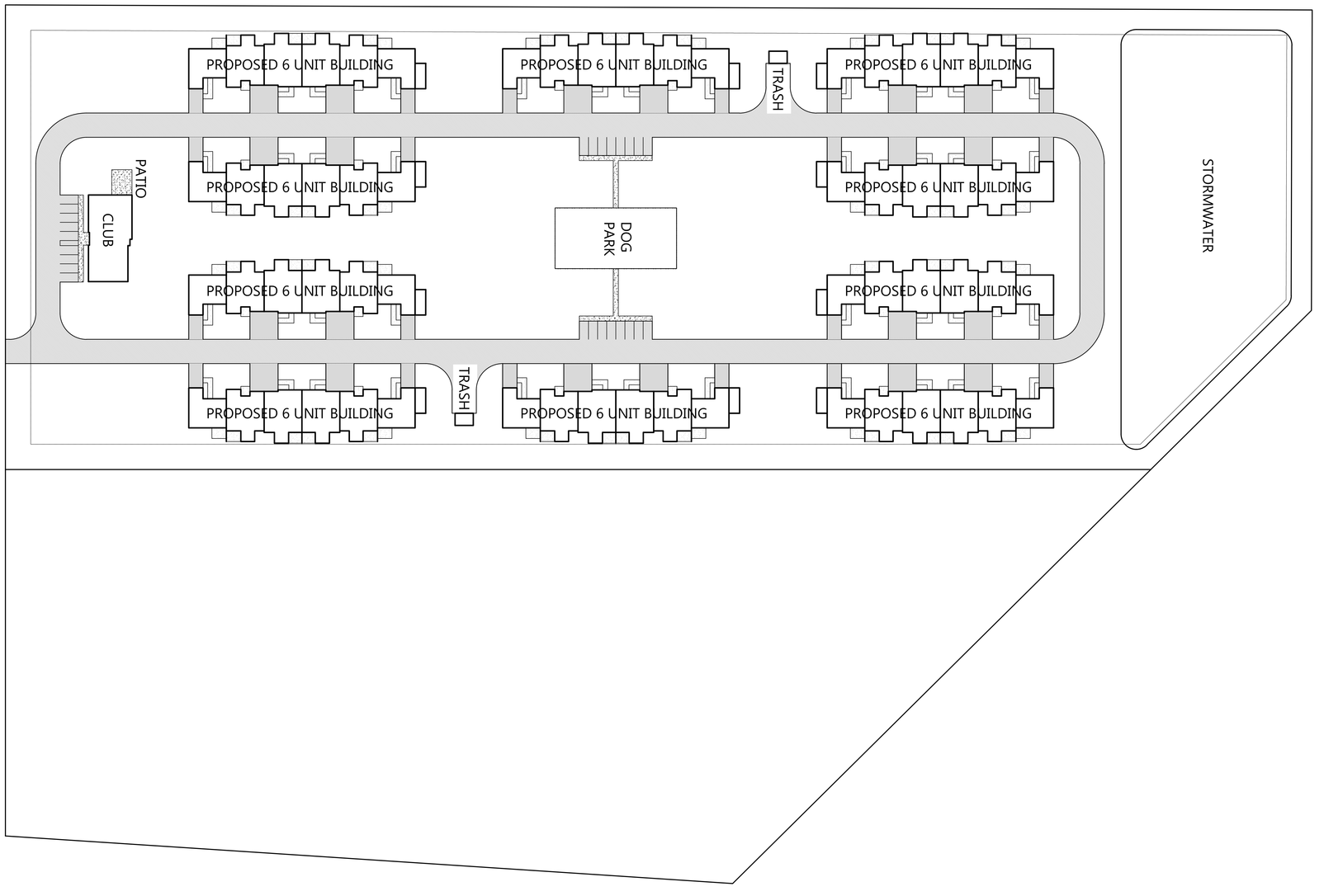
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26



CIVIL SITE PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT

IMPACT SEVEN

POLICE MEMORIAL DRIVE ● FOND DU LAC, WISCONSIN

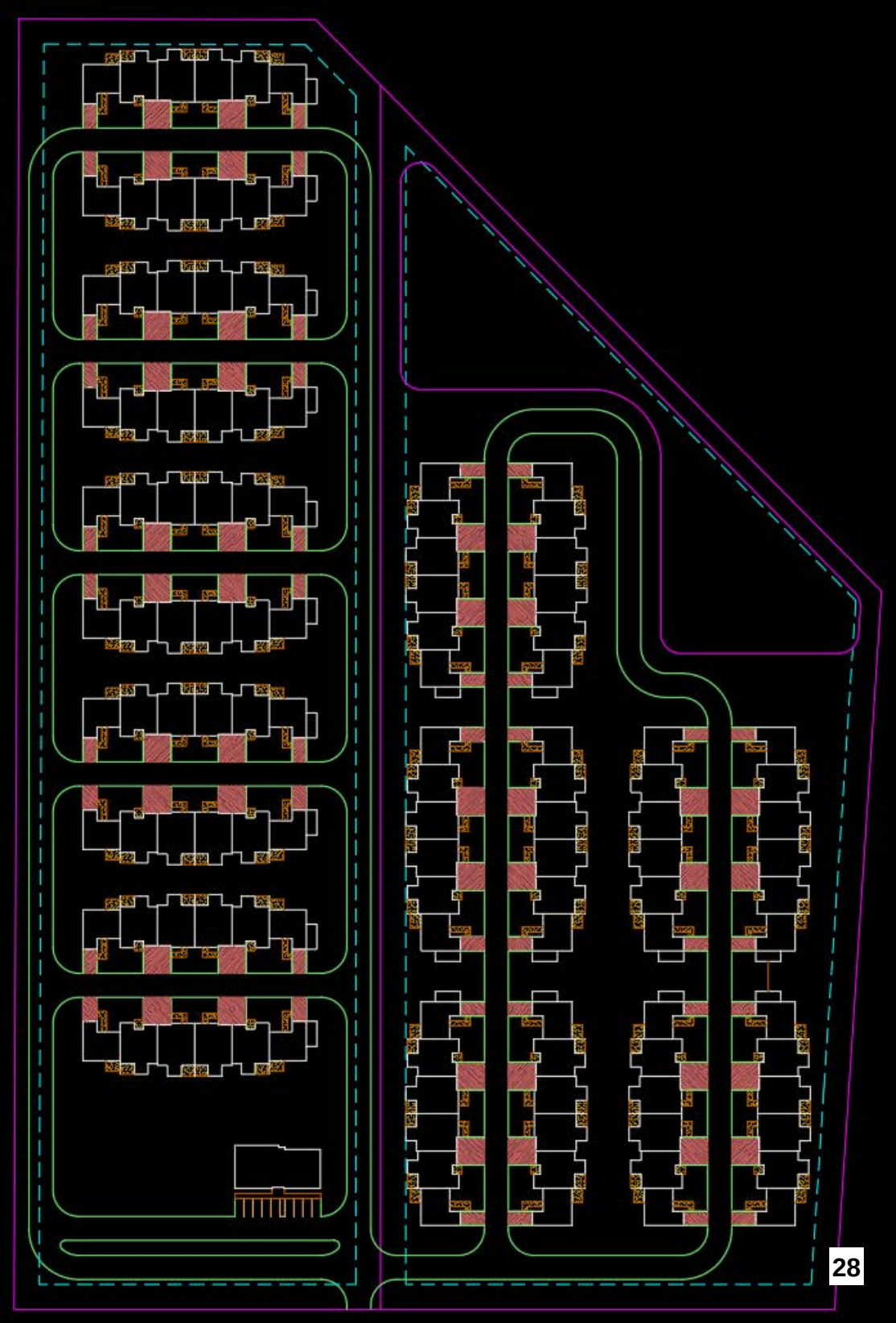
PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 20, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
250199800

SHEET NUMBER
C1.1



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: January 12, 2026

To: Plan Commission

From: Brian Dean, Principal Planner

Re: Special Use Permit – 2026-01
377 Police Memorial Drive

Applicant: Impact Seven

Request: Multifamily residential in O Office Conversion District

Zoning:	Site:	O (Office Conversion District)
	North:	R-1 (Single-Family Residential) and R-2 (Two-Family Residential)
	South:	C-2 (General Commercial)
	East:	O
	West:	O
Land Use:	Site:	Farmland
	North:	Single-Family Homes/Condominiums
	South:	Vacant Land
	East:	Office
	West:	Office

Analysis

The 21.64 acre subject property is located along Police Memorial Drive, between Compeer Financial to the east and SSM Health to the west. It is currently agricultural land, with no built improvements. The request is to have multifamily housing in the O Office Conversion District, which requires a special use permit. The application notes that two (2) phases of multifamily housing are envisioned, with sixty (60) units of multifamily housing in each phase (mix of 1,2 , and 3 bedroom units), with a community building in the western phase of the site. The application contains two (2) different conceptual site renderings, both of which portray stormwater facilities near the subject property's northern boundary. Stormwater facilities will be required to meet applicable state and city stormwater requirements, including those requirements specified in City of Fond du Lac Code *Chapter 325 Erosion Control and Stormwater Management*.

Section §720-53 O Office Conversion District states that:

> "The intent of the O Office Conversion District is to set forth those land uses and activities in existing office districts which are permitted to provide for the specialized business, office, educational, institutional and cultural needs of the City and surrounding region and which often have unique site and locational requirements. This district also allows for reuse of structures for residential use in areas surrounded by other residential uses."

The submitted elevations portray a building with six (6) residential units as well as the planned community building. The residential building elevation exhibits varied rooflines and materials for visual interest, as well as six (6) garage doors, with one garage per dwelling. When a future, required site plan is submitted, it shall be demonstrated that standards in *Schedule IX Minimum Off-Street Parking Requirements* Activity #16 are met.

The conceptual site plans do not portray any landscaping. When an official site plan is submitted, §720.12(a)(5) would require appropriate landscaping and screening.

One of the conceptual site plans portrays two (2) trash areas serving sixty 60 units in one phase in the western half of the property. An additional, third trash enclosure closer to the community building (clubhouse) may prove beneficial.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. This proposal would allow the usage of existing land within the city to help increase housing availability and proximity to employment opportunities in Fond du Lac.

The issuance of the Special Use Permit will enable the applicant to proceed with further design and funding activities. The application references a tentative construction start spring 2027, with completion of phase one in 2028 (phase two timing to be determined).

A conditional approval of the special use permit is recommended.

Criteria for Special Use Permit Approval

A special use permit is an opportunity to determine if a use can be accomplished within the standards identified by the zoning code. A decision for approval or denial of a special use permit must be based on substantial evidence, i.e. facts and information. While public input is encouraged, personal opinion, speculation or uncorroborated hearsay does not meet the test for substantial evidence to support or oppose a special use permit proposal.

Zoning Code Requirements – Special Use Permit Approval

(1) The land use or activity is to be designed, located and operated so as to protect the public health, safety, welfare and convenience.

(2) The land use or activity will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(3) The land use or activity will be compatible with existing adjoining development and the implied character of the zoning district where it is to be located.

(4) Effective landscaping and visual screening are provided as may be required by the zoning code.

(5) Adequate off-street parking and loading are provided in accordance with the zoning code and ingress and egress are so designed as to cause minimum interference with traffic on abutting streets.

(6) The land use or activity conforms to all applicable regulations governing the zoning district where it is to be located, except as may be otherwise set forth elsewhere in the zoning code.

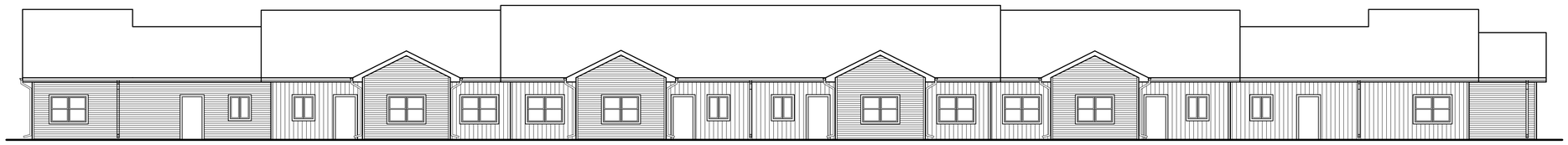
(7) Any conditions determined to be necessary to accomplish the purposes of the zoning code.

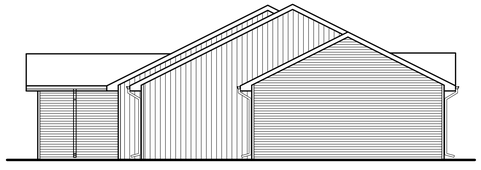
Recommendation

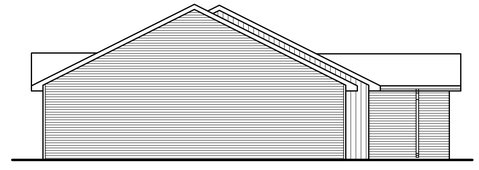
Community Development staff recommends the Plan Commission approve the Special Use Permit, subject to the following conditions:

1. The Applicant shall submit a site plan for review, comment, and approval by review agencies.

2. The project shall comply with all applicable City of Fond du Lac and State of Wisconsin Stormwater requirements.









ARCHITECTURAL EXTERIOR ELEVATIONS

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT

IMPACT SEVEN

POLICE MEMORIAL DRIVE • FOND DU LAC, WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 12, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

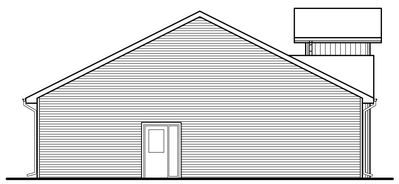
250199800

SHEET NUMBER

A2.0









ARCHITECTURAL EXTERIOR ELEVATIONS

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PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
IMPACT SEVEN
POLICE MEMORIAL DRIVE • FOND DU LAC, WISCONSIN

PROFESSIONAL SEAL

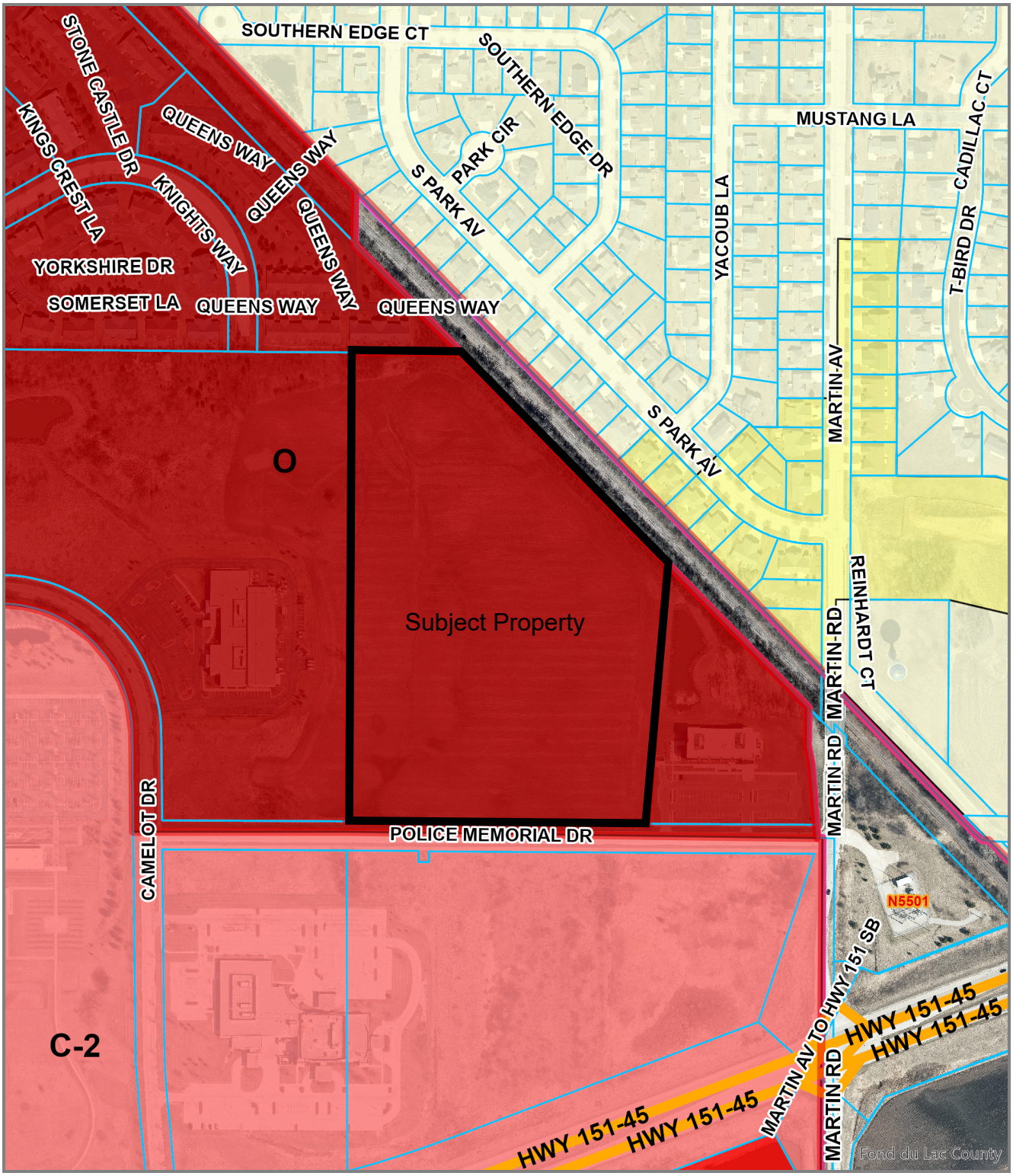
PRELIMINARY DATES
DEC. 15, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
250199800

SHEET NUMBER
A2.1

377 Police Memorial Drive - Zoning



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Map Scale
1 inch = 400 feet
1/13/2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 p.m. on January 19, 2026, in Meeting Room A of the City-County Government Center, 160 South Macy Street, at the request of Impact Seven to develop land in the O (Office Conversion District) for residential use as a multi-family development.

The land to be developed consists of the parcel located at 377 Police Memorial Drive (FDL-15-17-26-24-801-00). The parcel is located west of Compeer Financial, which is at 381 Police Memorial Drive.

The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov.

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. For further information you are invited to contact the Community Development Department at (920) 322-3440. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 19th day of December, 2025

MARGARET HEFTER
City Clerk

Published: December 28, 2025, and January 4, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 p.m. on February 2, 2026, in Meeting Room A of the City-County Government Center, 160 South Macy Street, at the request of Impact Seven to develop land in the O (Office Conversion District) for residential use as a multi-family development.

The land to be developed consists of the parcel located at 377 Police Memorial Drive (FDL-15-17-26-24-801-00). The parcel is located west of Compeer Financial, which is at 381 Police Memorial Drive.

The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov.

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. For further information you are invited to contact the Community Development Department at (920) 322-3440. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 21st day of January, 2026

MARGARET HEFTER
City Clerk

Published: January 25th and 26th, 2026

Special Use Permit 2026-01
377 Police Memorial Drive

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-26-23-749-03	307 CAMELOT DR	430 E DIVISION ST	FOND DU LAC	WI	54935
FDL-15-17-26-32-499-04	421 CAMELOT DR	430 E DIVISION ST	FOND DU LAC	WI	54935
FDL-15-17-26-34-999-01	1400 MARTIN AVE	430 E DIVISION ST	FOND DU LAC	WI	54935
FDL-15-17-26-21-097-00	1234 S PARK AVE	1234 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-24-760-01	1334 S PARK AVE	1334 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-21-120-00	84 QUEENS WAY	84 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-762-00	1350 S PARK AVE	N1993 S TOWNHALL RD	CHILTON	WI	53014
FDL-15-17-26-22-340-00	104 QUEENS WAY	104 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-758-01	1316 S PARK AVE	1316 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-24-764-00	1326 MARTIN AVE	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-26-24-765-00	1338 MARTIN AVE	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-26-24-800-00	381 POLICE MEMORIAL DR	PO BOX 4249	MANKATO	MN	56002
FDL-15-17-26-24-756-00	1296 S PARK AVE	1296 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-21-119-00	82 QUEENS WAY	82 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-761-00	1340 S PARK AVE	1340 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-24-754-00	1278 S PARK AVE	1278 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-21-099-00	1252 S PARK AVE	1252 S PARK AVE	FOND DU LAC	WI	54935
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FDL-15-17-26-22-321-00	10 QUEENS WAY	10 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-22-327-00	40 QUEENS WAY	40 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-758-00	1314 S PARK AVE	1314 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-21-101-00	1268 S PARK AVE	1268 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-22-322-00	14 QUEENS WAY	14 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-22-341-00	108 QUEENS WAY	108 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-22-331-00	62 QUEENS WAY	62 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-22-325-00	32 QUEENS WAY	32 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-21-118-00	80 QUEENS WAY	80 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-21-118-00	80 QUEENS WAY	80 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-22-320-00	6 QUEENS WAY	6 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-763-01	1362 S PARK AVE	1362 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-22-335-00	105 QUEENS WAY	105 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-759-01	1324 S PARK AVE	1324 S PARK AVE	FOND DU LAC	WI	54935

FDL-15-17-26-24-760-00	1330 S PARK AVE	1330 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-24-763-00	1356 S PARK AVE	1356 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-22-333-00	97 QUEENS WAY	1964 GOLF COURSE DR	FOND DU LAC	WI	54935
FDL-15-17-26-24-761-01	1344 S PARK AVE	1344 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-22-336-00	109 QUEENS WAY	109 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-762-01	1354 S PARK AVE	N3438 MAPLE LN	FOND DU LAC	WI	54935
FDL-15-17-26-22-326-00	36 QUEENS WAY	36 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-22-324-00	28 QUEENS WAY	28 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-21-096-00	1224 S PARK AVE	1224 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-21-093-00	1200 S PARK AVE	1200 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-22-337-00	92 QUEENS WAY	92 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-21-121-00	86 QUEENS WAY	86 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-22-328-00	50 QUEENS WAY	50 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-21-100-00	1260 S PARK AVE	1260 S PARK AVE	FOND DU LAC	WI	54937
FDL-15-17-26-24-801-00		1869 EAGLE RIDGE DR APT 1	MENDOTA HEIGHTS	MN	55118
FDL-15-17-26-22-338-00	96 QUEENS WAY	96 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-21-098-00	1242 S PARK AVE	1242 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-22-323-00	18 QUEENS WAY	18 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-759-00	1320 S PARK AVE	1320 S PARK AVE	FOND DU LAC	WI	54935
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FDL-15-17-26-22-329-00	54 QUEENS WAY	54 QUEENS WAY	FOND DU LAC	WI	54935
FDL-15-17-26-24-755-00	1286 S PARK AVE	1286 S PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-26-22-332-00	93 QUEENS WAY	93 QUEENS WAY	FOND DU LAC	WI	54935
T09-15-17-26-16-099-00		315 W 3RD ST	PITTSBURG	KS	66762

To: City of Fond du Lac Plan Commission
RE: Maggie Hefter
Subject: Special Use Permit Proposal – 377 Police Memorial Drive

Jan. 12, 2026

Dear Members of the City of Fond du Lac Plan Commission,

This letter is in response to an agenda item planned for your January 19 meeting regarding a request for a special use permit for the parcel identified at 377 Police Memorial Drive.

While you consider the request, imagine your home flooding four times over 20 years in an area where no other homes are flooding.

Twice, rushing floodwaters caused a record 7 feet of water in my basement, destroying possessions that are irreplaceable, and forcing the replacement of furnaces, hot water heaters, rewiring of electrical outlets, not to mention the deep layers of muck that had to be sucked out by professional cleaners.

The first time was in 2006, just a month after I had moved into a NEW construction condominium at 96 Queens Way in the 26-unit Homes of Knights Way III Condominium Association off Camelot Drive. At the time, the builders, Midwest Real Estate, said the river of water in the backyard that had the strength to crash through my basement egress window was caused by mesh accidentally being left on a drain that was installed in the back yard, in a ditch created to move water away from the buildings.

Now, decades later, through much hard work and heartache, members of our Association have learned that our two affected buildings (containing nine condos) were constructed in an area that was a natural waterway, and once contained a river that drained water off the parcel of land located to the south of our buildings – the property which is up for discussion at your meeting.

The original plans - building condos lower than the land behind us on a natural waterway - were somehow approved by the City of Fond du Lac. The flooding has

been occurring in only two of the buildings in my condo association, and to my knowledge none in the other two Homes of Knights Way condo associations in this area.

For years, we sought some kind of accountability, and while we received some visits to the property and inspections, received no help. The city engineer said that Midwest did everything right, the city attorney said you can't hold a city liable for damages or poor decisions, attorneys advised us that small people like us do not have the money to take on a big corporation. So, we were just stuck. Out of luck.

We were fighting this battle from the beginning. Remember, these were brand new 2006 builds, and as early as 2007 our newly formed Condo Association members signed a letter that alerted Midwest Real Estate to the fact the water was not draining properly through our neighborhood. We flooded again in 2008, during the major, city-wide flood, again in 2017 and again in 2020.

Meanwhile, to exasperate the problem, this land parcel the water run-off was coming from had been rented out to a farmer, who has slowly been eroding the soil year after year because of poor farming practices that had gone on, until recently, without any checks or accountability on land with growing development all around it.

Our condo association has spent almost $80,000 for the construction of a new French Drain behind the two affected buildings, and my estimated loss over 20 years is at least $50,000 from my hard-earned retirement savings.

Now, when we have heavy rain, the water pours off the land, rushing like a lake onto our property. We are all hoping the French drain will prevent flooding, yet since it has been installed there are rainy days it still fills up like a river, slowly edging nearer and nearer to our properties.

Because of all this, I ask the City of Fond du Lac Plan Commission to consider our plight and how plans moving forward would affect properties to the north of this parcel. At the very least, the land needs a retention pond, and careful monitoring and conservation of how natural resources move through this valuable growth area of the city.

Sincerely,

Sharon Roznik
96 Queens Way
[Personal email and phone number redacted for privacy by city staff]

The homeowners of Knights Way III would like to emphasize a **great** need for a retention pond and/or proper storm water management in any development that is anticipated for this parcel.

Condos in our association have had flood issues since the beginning of moving in when the condos were new in 2006. Midwest Real Estate was serving as the condo association until a certain number of condos were sold, so they cleaned it up. That first flood left only a few inches in the basement of two condos. Midwest said the 2006 flood was caused by a mesh cover that had not been removed from the big drain in the back yard behind building 20.

In 2008 we had an unusual amount of spring rain followed by a line of strong storms on June 12th that resulted in the flooding of all 5 units in building 19. We watched the rain run off the field directly behind us as well as off the end of the road—Queensway. The water filled our egress wells, breaking through the windows and filling our basements with 6 feet of water. Midwest Real Estate replaced the pumps and the windows. They also eventually increased the grade of the land in the back of us from west to east (higher on the west) in an attempt to direct water away from the road and to the drain between buildings 19 and 20.

2017, again, June. Another spring storm with a torrential downfall. A video, supplied by a homeowner in building 19, shows the different path of the water---directly off the farmers field, pouring over the rock retaining wall behind them. Homeowners saw no sign of water coming from the western end.

The storm drain wasn't able to keep up, the water flowed down toward our building which we understand is about 12 inches lower than building 20. Again, it filled the egress windows of all five homes, breaking them and allowing water to enter homeowner's basements. The amount of water was about 18 inches—enough to need professional cleaning services and forcing homeowners to again replace furnaces, water heaters, etc.

Our association was by now turned over to the homeowners. It was determined that the egress wells were the responsibility of the association, and we began to look at possible improvements as the wells were damaged by the flooding. Many ideas were explored to alleviate future problems. The board, with input from the homeowners, eventually chose to fabricate an addition to the storm drain, allowing it to take more of a water load. We also hired Kranig excavating to replace the existing plastic egress wells with a block type that would be built to the high-water mark from the floods, costing 28,700. The hope was that SHOULD the drain need extra time to take on torrential rain; the wells would be able to hold it back until that could occur.

Three years went by; homeowners could now see an issue with the new drain—even though it was built to take more water and with wider grates it still wasn't enough to accommodate all the debris that would run off the field. If the top could be tipped it would allow the flow to occur.

Until June 10th, 2020. Another torrential storm, almost 3 inches in less than a half hour. We watched the flow of the water change behind us from the planned west to east to east to west. The swale behind us quickly filled and we knew the drain wasn't keeping up. We went to check downstairs and discovered the water had begun to come in the sides of the egress well, running down the wall to the basement floor. The window didn't break this time; but we ended up with 3-4 inches of muddy water. Though the new wells prevented the broken window the water now came in over the foundation wall, saturating insulation and forcing homeowners to remove drywall. This is a new and different concern as it could conceivably affect the integrity of the foundation. For the third time homeowners needed professional clean up and to replace a furnace and water heater among much else….

On Wednesday 3-3-21 Knight Way III Association installed a new French drain behind building 20 costing $64,575.00. This new system works but the water has to get very high before it turns around and goes to Knights Way and out through the city drain. Our association has to maintain this new drain; this is expensive. The association many times has to clear out sticks and corn husks from plugging up the drain. The water is all coming from this parcel of land that the city now wants to rezone. The homeowners on Queens Way need help from whoever buys this land or what type of use this land is for.

Thanks, and please consider this in the plans for the new owner.

Susan Jaeger

108 Queens Way

Board Member

Knights Way III Association

To: Maggie Hefter, City Clerk

Re: Re-zoning of Police Memorial parcel

Jan. 12th, 2026

Dear Ms. Hefter,

This letter is for all planning commission members responsible for making decisions regarding the rezoning of the parcel of land on Police Memorial Drive. The meeting is scheduled for Jan. 19th, 2026. I am unable to attend and wanted to voice my concerns in a letter beforehand.

We reside at 100 Queensway, building #20, behind the land being considered for rezoning. We purchased our home in 2006, the first in our newly constructed building.

We have experienced three floods which I know you will be hearing about so I won't go into that here but the financial cost to us alone is somewhere around $40,000.00.

We, as an Association, have researched and attempted to mitigate the cause of flood waters, which always came from the south of our property. The financial cost to the Association has been $92,000.00. Every time we feel we have reached a solution to our issue from the runoff a new one comes up.

We have also spoken with multiple and various city and state officials over the past 18 years (since the first flood) and hired Excel Engineering the last time to guide us.

The latest issue has been muddy runoff from the farmed field that has impeded the ability of the French Drain we installed (at a cost of $65,000) to work as intended. Yet another issue we need to address.

My concern with the rezoning is that proper storm water runoff coming from the property is given the consideration that has been lacking. We are bearing the brunt of inadequate planning and development coming from the property

and are concerned about maintaining the value of our home and the ability of the drain we purchased at the Association's expense to do its job.

Thank you for your time in considering this and I look forward to the city helping us, as taxpayers, maintain the value of our home.

Lee and Barbara Scott

100 Queensway, FDL

[Personal email redacted by City staff for privacy]

Wisconsin & Southern Railroad, L.L.C.
1800 E Johnson St
Madison, WI 53704

January 8, 2026

Delivered via USPS to

Maggie Hefter, City Clerk
City of Fond du Lac
P.O. Box 150
Fond du Lac, WI 54936-0150

Re: Special Use Permit – 377 Police Memorial Drive

Dear Ms. Hefter:

Wisconsin & Southern Railroad (WSOR) appreciates the City's review of the Special Use Permit for 377 Police Memorial Drive. The rail corridor alongside this parcel is active, and we kindly ask that public safety be considered in the approval.

To help prevent trespass and keep residents safe, WSOR recommends installing continuous fencing along the property line that borders the railroad corridor, with simple "No Trespassing – Active Railroad" signage. We're happy to coordinate with City staff and the applicant on practical details (alignment, gates, and maintenance access).

Thank you for your consideration, and please include this letter in the public record.

Sincerely,

Michele R. Valdivia

Michele R. Valdivia
Senior Property Manager
Wisconsin & Southern Railroad, L.L.C.
Michele.Valdivia@watco.com

City of Fond du Lac Plan Commission

RE: Special Use Permit Proposal, 377 Police Memorial Drive

I am a resident of Homes of Knight's Way III. We are a condo association consisting of 26 residential addresses. Our home was built in 2006, and our back windows face the parcel of land that is the subject of this re-zoning.

My main concern and purpose of attending this meeting is to learn how the re-zoning and construction of the proposed development will affect and impact our property. I also want to share my concerns regarding storm water management and how important it will be during development in the parcel being considered.

There is a history of storm water flooding, muddy run-off, and excessive debris coming from this parcel, causing multiple damage incidents to homes in our Association. Our Association has spent just under $94,000 to mitigate the flooding issues. Prior to the construction of a French drain in 2021, modified landscaping, and enforced egress windows, some of the buildings facing this parcel experienced multiple flooded basements, ranging from 6' of water in 2008 to 18" of water in 2020. We have not had a recurrence of water in any basements since the construction of the French drain, even though run-off water can still reach three to four feet in depth right behind our home.

One of the features of the French drain allows surface water to seep into the drain from directly above. Water passes through a layer of river rock, a mesh weed barrier, and into holes in the drainpipe. This feature, along with three 6" top drains, allows for faster drainage.

Due to poor farming practices (per County AG Dept) and the depletion of natural vegetation, erosion of the soil has increased substantially on the parcel in question of re-zoning. The natural rapid water flow in this area is carrying a large amount of silt, soil, crop waste, and sticks, over the property boundary onto our property. The force of the rushing water has pushed the surface rock from around the main drain, located behind our home, and allowed more erosion. This main drain channels water into the city storm system, eventually emptying into the retention pond on Camelot Drive. The main drain has been compacted with debris from the parcel behind us on many occasions this year, causing it to become compromised and unable to drain at full capacity. The silt, soil, and debris have also covered portions of the drainage system on the French drain. Water is no longer able to pass through the caked-on mud and debris, and water now sits on top of the drain system until it evaporates. We have obtained one estimate to remove the mud packed rock and mesh liner to make the French drain fully functional again. That estimate is over $5,200. We are delaying any repairs until we know what is happening with this parcel. And, as an aside, the same eroded dirt and debris is entering the city storm water system. After the heavy rain on June 27th, mud and debris followed the drainage pattern and flowed onto Knights Way. There was debris over 3/10 of a mile down Knights Way and over 2.5 inches of debris packed over some of the storm sewer grates.

I was assured, by Dyanne Benson, in a July 24th phone call, that any parcel over ½ acre must have a storm water management plan. She further stated that the purchaser of this parcel would have to have a storm water plan, complete with connection to the city storm water system and/or a retention pond or ponds. I was told the city is very diligent in implementation and construction of these plans and continues to monitor them once in place. During this conversation, I told Dyanne that in one of my many calls with government agencies regarding this matter, I was advised that the farmer

currently farming this parcel reported to the Fond du Lac County Conservationist that the retention pond near the new ComPeer building at 381 Police Memorial Drive overflows during heavy rain. Dyanne insisted there is no retention pond at Com Peer, that they are connected to the city storm system. There is a pond right behind the building, which can be seen from Martin Avenue. This is not reassuring to me and does not sound like diligent monitoring of storm water systems. How does one monitor something if one does not know what is to be monitored?

That brings us to the protection of our property, the Homes of Knights Way, and the rezoning issue before you. Our Association has been dealing with a water problem since 2008 and seeking help has been like chasing the wind. Since January of 2025, I have had multiple conversations with city, county, and private individuals regarding the damage incurred from this parcel of property to the Association's property, and the expenses we have had to shoulder. I began to feel as if I were playing "hot potato" with city departments. I have spoken or met with the following:

Eric Drazkowski, EXCEL, consulted with us and City departments before French drain installation and as recently as July of 2025, regarding French Drain repair.

City Engineer: agreed it was a real problem, just not theirs.

Nick Waldschnidt, City Storm Water Management Engineer: Knew of the problem but said it wasn't theirs. He stated he was not concerned about debris/chemicals entering the Camelot pond from this property.

County Agriculture Department: Very helpful, concerned with the receding border between properties and poor farming practices. Filed a complaint looping County staff and DNR on lack of cover crop plantings and erosion issues. Complaint was dropped due to pending sale.

FdL County Conservationist: Brad and staff were very helpful, discussed options to mitigate issues, met with other city depts, stated the City won't do anything now because the property is for sale. Brad was out after rains and documented damage. Felt he would have to work with Nick Waldschnidt, City, and Chris Johnson, City Civil Engineer to determine if retention pond at ComPeer is working properly. New owners will need to address water in natural drainage pattern with a retention pond in NW corner of their property.

Dept of Agriculture, Trade, and Consumer Protection was contacted by the County Conservationist, they agreed there is a real problem. Mitigation measures would have to be built on property that is for sale.

Dyanne Benson: First comment was, "You're not the first person to call about this." The conversation went a bit downhill from there.

Allowing the rezoning of this parcel for the proposed project is your decision. It is your responsibility. I am asking you to consider the information I have shared when making your decision. I am expecting that this project, or any future project, be required to follow stormwater management practices, without exception. I would expect that this Commission and the City of Fond du Lac will ensure that our home investments are protected and valued as much as any new developments that we seek and encourage.

You are welcome to contact me if you have any further questions.

Susan O'Neill

92 Queens Way

Fond du Lac, WI 54935

impact seven

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development

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impact seven

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A quick look at a few we've completed







Maple Wood Cottages

St. Croix Falls, WI
New Construction
40 units
$14.4 Million
9% Federal LIHTC
Workforce training classroom / mobile lab








The Trotta

Middleton, WI
New Construction
126 units
$25.6 Million
Workforce housing
4-story / under-ground parking





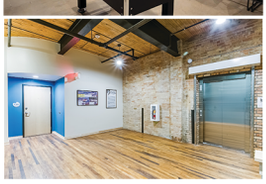


Garden Terrace

LaCrosse, WI
New Construction
50 units
$10.9 Million
9% Federal LIHTC
Garden walk-up





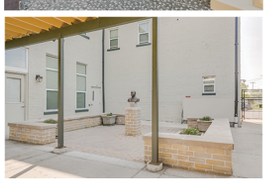


Artist Lofts

Manitowoc, WI
Adaptive Reuse
40 units
$9.5 Million
9% Federal LIHTC
5-story historic
Mirro Plant #3







King Drive Commons IV

Milwaukee, WI
Historic, New Const.
41 units
$10 Million
9% Federal LIHTC
Mixed -use

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

Title: Granting Easement For Alliant Energy

Subject: Location: City Wastewater Treatment & Resource Recovery Facility
Initiator: City Engineer

ATTACHMENTS:
File Name
Memo Alliant Energy - WTRRF Easement - PC Jan 2026.doc
City of FDL Gas Gate Station Easement_11.4.docx.pdf

CITY OF FOND DU LAC - Memorandum

Department of Public Works

Date: January 19, 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 January 19, 2026 meeting.

Alliant Energy has requested the City grant them a 100-foot by 100-foot Natural Gas Gate Station Easement on lands owned by the City at the Wastewater Treatment & Resource Recovery Facility (WTRRF). The attached easement and map indicate the area in question. The location is along the eastern property line of the 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.

Document No.

EASEMENT

NATURAL GAS GATE STATION

The undersigned **City of Fond du Lac, (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 in the **City of Fond du Lac, Fond du Lac County, State of Wisconsin**, said "Easement Area" described as follows:

Part of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of Section 3, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

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-15-17-03-42-252-00

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for a gas gate station, along with aboveground and underground natural gas line, electric and communication line facilities, including but not limited to pipelines with valves, main and service laterals, fences, regulation, filtration, preheater, analyzer equipment, gas chromatograph, SCADA, and any other components as Grantee may select for use in 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. **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.

8. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

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

City of Fond du Lac

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF FOND DU LAC)

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

_____as _____ of **City of Fond du Lac**
(title)
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

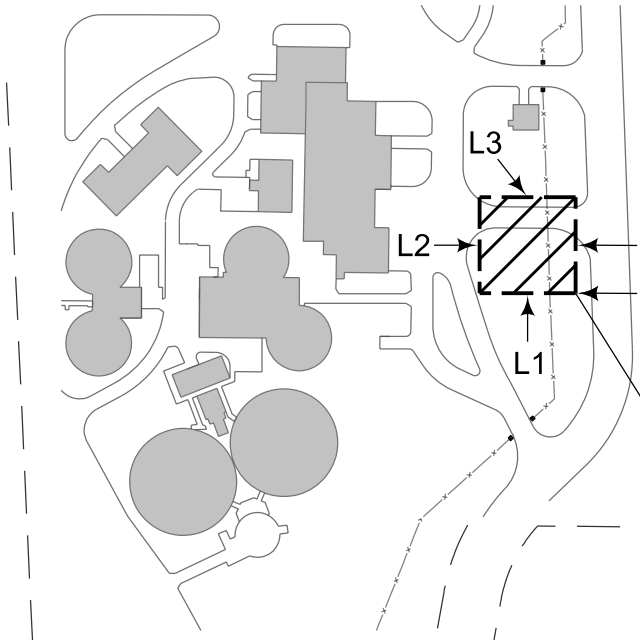
Jordan R. Oosterhouse – Land Service Company

Checked by Heather Dee
November 4, 2025

Project Title:	FDL Waste Water Treatment RNG
ERP Activity ID:	1144832
Tract No.:	1 of 1
REROW No.:	

EXHIBIT "A"

Located in the Northwest Quarter of Southeast Quarter
of Section 3, Township 15 North, Range 17 East,
City of Fond Du Lac, Fond Du Lac County, Wisconsin.



LAKESIDE PARK
CITY OF FOND DU LAC
PROPERTY

N

0 50 100 200
1 INCH = 200 FEET

WASTEWATER TREATMENT PLANT
CITY OF FOND DU LAC
PROPERTY
Tax Parcel ID No.
FDL-15-17-03-42-252-00

LAKESIDE PARK
CITY OF FOND DU LAC
PROPERTY
Tax Parcel ID No.
FDL-15-17-03-42-251-00

N50°37'01"W 2780.82'

CITY OF FOND DU LAC
PROPERTY

LOT 1
CSM No. 1840

WEST HARBOR VIEW DRIVE

DOTY ST.

LINE TABLE		
Line #	Bearing	Distance
L1	N90°00'00"W	100.00'
L2	N00°00'00"W	100.00'
L3	S90°00'00"E	100.00'
L4	S00°00'00"W	100.00'

SOUTH LINE OF SOUTHEAST QUARTER
N89°44'07"W 2651.14'

SOUTH QUARTER
CORNER
SEC. 03-15-17

SOUTHEAST
CORNER
SEC. 03-15-17

LEGEND

P.O.B. POINT OF BEGINNING
APPROX. DEED LINES
PLSS CORNER
EASEMENT AREA

BEARINGS ARE BASED ON FOND DU LAC COUNTY COORINATE SYSTEM

Alliant Energy
WISCONSIN POWER AND LIGHT COMPANY

GRANTOR / PROPERTY OWNER:
CITY OF FOND DU LAC

DRAWN BY: TJT | DATE: 10/22/2025 | SHEET: 1 OF 2

File: X:\Office\Annex\Surveyor\Gas Projects_RNG Projects\2025_City of Fond du Lac_Easement Exhibits\City of Fond du Lac RNG GATE Easement.dgn

EXHIBIT "A"

Located in the Northwest Quarter of Southeast Quarter of
Section 3, Township 15 North, Range 17 East, City of Fond Du Lac,
Fond Du Lac County, Wisconsin.

AN EASEMENT AREA DESCRIBED AS FOLLOWS:

Located in the Northwest Quarter of Southeast Quarter of Section 3, Township 15 North, Range 17 East, City of Fond Du Lac, Fond Du Lac County, Wisconsin, more particularly described as follows:

Commencing at the southeast corner of said Section 3; thence North 50°37'01" West, 2780.82 feet to the POINT OF BEGINNING;

thence North 90°00'00" West, 100.00 feet;

thence North 00°00'00" West, 100.00 feet;

thence South 90°00'00" East, 100.00 feet;

thence South 00°00'00" West, 100.00 feet to the POINT OF BEGINNING.

Alliant Energy
WISCONSIN POWER AND LIGHT COMPANY

GRANTOR / PROPERTY OWNER:
CITY OF FOND DU LAC

DRAWN BY: TJT	DATE: 10/22/2025	SHEET: 2 OF 2

File: X:\Office\Annex\Surveyor\Gas Projects_RNG Projects\2025_City of Fond du Lac_Easement Exhibits\City of Fond du Lac RNG GATE Easement.dgn

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

Title: Mural - 24 E Scott Street (Integrity Motors)

Subject: Initiator: Larry Schmidt, Peter Frank, Jr. (Integrity Motors)

ATTACHMENTS:
File Name
PC Memo Integrity Motors Mural.doc
ChatGPT Image Jan 12, 2026, 11_12_41 AM.png

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: January 30, 2026

To: Plan Commission

From: Brian Dean, Principal Planner

Re: Mural - 24 E Scott Street

Applicant: Integrity Motors/Larry Schmidt, Peter Frank, Jr.

Request: Installation of mural

Zoning: Section 720-84 (P) Special Signs and Devices - Murals

Analysis

The applicant is seeking approval to install a mural on the west wall of the building. The mural shows the Fond du Lac Lighthouse, an bald eagle, the American flag, and a number of late-model automobiles.

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 Central Barber subject to the following conditions:

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


FOND DU LAC WI