PLAN COMMISSION AGENDA

June 16, 2025

5:30 PM

Meeting Room A 160 S Macy Street

City-County Government Center Fond du Lac, Wisconsin

I. OPENING CEREMONIES

A. Attendance

B. Declaration Quorum Present

II. CONSENT AGENDA

A. May 19, 2025

III. PUBLIC HEARING

A. Special Use Permit 2025-06

Location: South Park Avenue (Lot 2 CSM 9123)
(FDL 15-17-26-14-252-02)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

B. Special Use Permit 2025-07

Location: South Park Avenue (Lot 3 CSM 9123)
(FDL 15-17-26-14-252-03)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

C. Special Use Permit 2025-08

Location: South Park Avenue (Lot 4 CSM 9124)
(FDL 15-17-26-14-253-04)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

D. Special Use Permit 2025-09

Location: South Park Avenue (Lot 5 CSM 9124)
(FDL 15-17-26-14-253-05)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

E. Special Use Permit 2025-10

Location: South Park Avenue (Lot 6 CSM 9124)
(FDL 15-17-26-14-253-06)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

IV. ACTION

A. Final Plat

Location: Eastern Ridge Estates Phase 2

V. ADJOURN

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
May 19, 2025

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Minutes_05.19.25.pdf

PLAN COMMISSION MINUTES
Monday, May 19, 2025
5:30 P.M.

Meeting Room A — 160 South Macy Street
City-County Government Center — Fond du Lac, Wisconsin

OPENING CEREMONIES

Attendance

Present
Alicia Hans
Craig Much
Patrick Mullen
Derek TerBeest

Absent
Jo Ann Giese-Kent
Bradley Leonhard

Administrative Staff
Dyann Benson, Community Development Director

Declaration Quorum Present

Community Development Director declared a quorum present at 5:30 p.m.

CONSENT AGENDA

April 14, 2025

A Motion was made by Much to approve the April 14, 2025 minutes and seconded by Hans, and the motion was **Passed**.

ROLL CALL VOTE: Aye – Hans, Much, TerBeest
Abstain - Mullen
Nay – None

Carried.

ELECTION OF OFFICERS

A. Chair

Motion made by TerBeest to nominate Hans as Chair.

Seconded by Mullen.

ROLL CALL VOTE: Aye – Hans, Much, Mullen, TerBeest
Nay – None

Carried.

B. Vice-Chair

Motion made by Much to nominate TerBeest as Vice- Chair.

Seconded by Hans.

ROLL CALL VOTE: Aye – Hans, Much, Mullen, TerBeest

Nay – None

Carried.

PUBLIC HEARING

Special Use Permit 2025-03

Request: Allow a Community Based Residential Facility with an occupancy of up to 10 persons at 496 Wisconsin Court and up to 24 persons at 498 Wisconsin Court for women on the path to recovery.
Location: 496 & 498 Wisconsin Court
Initiator: ARYA/Holly Mulder

Appeared in Support of the Special Use Permit:
Holly Mulder, ARYA, FDL

Appeared in Opposition:
Kevin Drewry, 557 W Scott Street, FDL

Conditions of Approval
1. Final occupancy will be based upon the occupancy inspection by the Inspections Division.
2. No more than 8-10 vehicles may be parked on the property serving both clients and staff. No cars will be parked along Wisconsin Court. If parking demand changes, the applicant will notify Community Development and submit a parking plan for review and approval.
3. All residential dwelling units must comply with any/all applicable building and fire code requirements prior to obtaining an occupancy permit.
4. Review of Special Use Permit at September 2025 Plan Commission meeting.

Mr. Drewry expressed concern over the existing juvenile tenants crossing through yards and over private property to get to Scott Street. He requested a fence be considered as part of the approval. It was discussed that the change from juveniles to adults may alleviate the issue.

A Motion was made by TerBeest to approve a Special Use Permit to allow for a Community Based Residential Facility with up to 10 persons at 496 Wisconsin Court and up to 24 persons at 498 Wisconsin Court with the added condition of a review of the Special Use Permit at the September Plan Commission meeting along with the conditions listed and seconded by Mullen and the motion was **Passed**.

ROLL CALL VOTE: Aye – Hans, Much, Mullen TerBeest
Nay – None

Carried.

Special Use Permit 2025-04

Request: Convert an existing static billboard with a digital billboard
Location: 46 S Rolling Meadows Drive
Initiator: Lamara Media

Appeared in Support of the Special Use Permit:
Trevor Bowman, De Pere

1. No building permits will be issued unless the Federal Aviation Administration (FA) has issued their approval for the conversion from static to a digital billboard.
2. Final selection of billboards for mitigation to be reviewed by Community Development.

A Motion was made by Mullen to approve a Special Use Permit to allow for the conversion of an existing static billboard to a digital billboard with the conditions listed and seconded by Much and the motion was **Passed**.

ROLL CALL VOTE: Aye – Hans, Much, Mullen, TerBeest
Nay – None

Carried.

Special Use Permit 2025-05

Request: Allow ancillary medical facilities when located within 2000 ft of a residential district or residential use
Location: 414 Eastgate Place (FDL-15-17-11-43-527-00), 20 Eastgate Place (FDL-15-17-11-43-526-00), 28 Eastgate Place (FDL-15-17-11-43-525-00), 36 Eastgate Place (FDL-15-17-11-43-524-00)
Initiator: SSM Health

Appeared in Support of the Special Use Permit:
Kurtis Geiger, Excel Engineering, FDL
Richard Helfrich, SSM Health, FDL
Kyle Prochaski, SSM Health, FDL
Paul, Richter, Zimmerman Architectural Studios, Milwaukee

Wrote in Opposition of the Special Use Permit
Nicki Hau, on behalf of the residents of Eastgate Place

Conditions of Approval:
1. A detailed site plan shall be reviewed and approved prior to the issuance of required building permits.

2. Trash/recycle collection access will occur from East Division Street. Trucks will not access the site from Eastgate Place. Semitrucks and large box trucks, if needed for deliveries, will also access from East Division Street.
3. The berm along the east property line will be maintained during the life of the project. Any specimens that need to be replaced due to age, damage or other causes will be replaced in a timely manner with a type and size comparable to the original.
4. Any changes to lighting will require review by Plan Commission.

Much acknowledged receipt of two letters from the adjoining residents of Eastgate Place and the concerns noted therein. There was discussion regarding the Division Street access point and the traffic volume. It was noted by SSM Health that the actual traffic volume would be 100 cars or less, not the 180-200 vehicles noted in the letter. Motion was made by TerBeest to approve a Special Use Permit to allow for expansion of a medical facility when within 200 feet of a residential district or residential use with the conditions listed and seconded by Mullen and the motion was Passed.

ROLL CALL VOTE: Aye – Hans, Much, Mullen, TerBeest
Nay – None

Carried.

ADJOURN

A Motion was made by TerBeest to adjourn at 6:22 p.m. and seconded by Much, and the motion was **Passed.**

ROLL CALL VOTE: Aye – Hans, Much, Mullen, TerBeest
Nay – None

Carried.

DB

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Special Use Permit 2025-06

Subject: Location: South Park Avenue (Lot 2 CSM 9123)
(FDL 15-17-26-14-252-02)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Memo_SUP_Lot_2_0625.pdf

SUP_Application_Lot_2.pdf

Photos_and_CSM_9123.pdf

7304planset(commercial)_cert_2025-05-08.pdf

Bldgs_EFG.pdf

Public_Notice.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: June 10, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Special Use Permit – Lot 2 CSM 9123
South Park Avenue

Applicant: South Park, LLC

Request: Construct mini warehouse storage units

Zoning:	Site:	C-2 (General Business)
	North:	R-2 (Single Family & Two Family Residential)
	South:	Hwy 151
	East:	C-2
	West:	R-4 (Multifamily District)
Land Use:	Site:	Undeveloped Parcel
	North:	Undeveloped Parcel
	South:	Hwy 151
	East:	Undeveloped Parcel
	West:	Undeveloped Parcel

Analysis

The 2.3 acre parcel was created through Certified Survey Map 9123 located between County Road V to the east and Martin Avenue to the west. Hwy 151 is to the south. The applicant seeks to construct a 61 unit mini warehouse storage development. Approval of a special use permit is required to construct mini warehouse storage units in a commercial/general business district. A maximum of 100 storage units are allowed in C-2 District.

The proposed project three (3) separate buildings placed in a north south orientation on the parcel, with the short end and narrow end of the building towards the future Park Avenue and Hwy 151. The 61 mini warehouse storage units will consist of a mix of 12’ x 32’ and 14’ x 48’ units. Proposed hours of operation of the storage unit development will be 24 hours per day, 7 days per week.

Access to the site will be provided from the new extension of South Park Avenue currently under construction and shared driveways onto the new roadway. Stormwater drainage will be designed to drain the site to stormwater ponds located on the southeast corner of the development.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. The proposed commercial development adjacent to Hwy 151 serves as transition from Hwy 151 to the residential development to the north. The proposed storage units will be developed south of the future South Park Avenue with residential development along the north side of the future road serving as a buffer to the existing neighborhood to the north. The north/south orientation of the buildings minimizes the amount of the building seen by South Park Avenue. Landscaping will be required in the front yard setback. A conditional approval of the special use permit is recommended.

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. A detailed site plan shall be reviewed and approved prior to the issuance of required building permits. A maximum of 61 storage units are allowed.

2. Use of the mini warehouse storage units shall be strictly limited to storage purposes. Use of all or part of the buildings for other purposes shall be strictly prohibited. The outdoor storage of personal property, business inventory or similar items, as well as vehicles and equipment shall be strictly prohibited.

3. Outdoor lighting shall be limited to wall mounted fixtures.

4. No temporary or permanent signs or advertising or promotional devices of any type shall be affixed to the mini warehouse buildings other than the identification of the storage development itself.

5. A vegetative/landscaping buffer along the perimeter of the north, south, and west and south sides of the storage unit development to provide appropriate screening.

7. The City will periodically inspect the premise for compliance with this special use permit.

8. No building permit will be issued until road construction is complete.

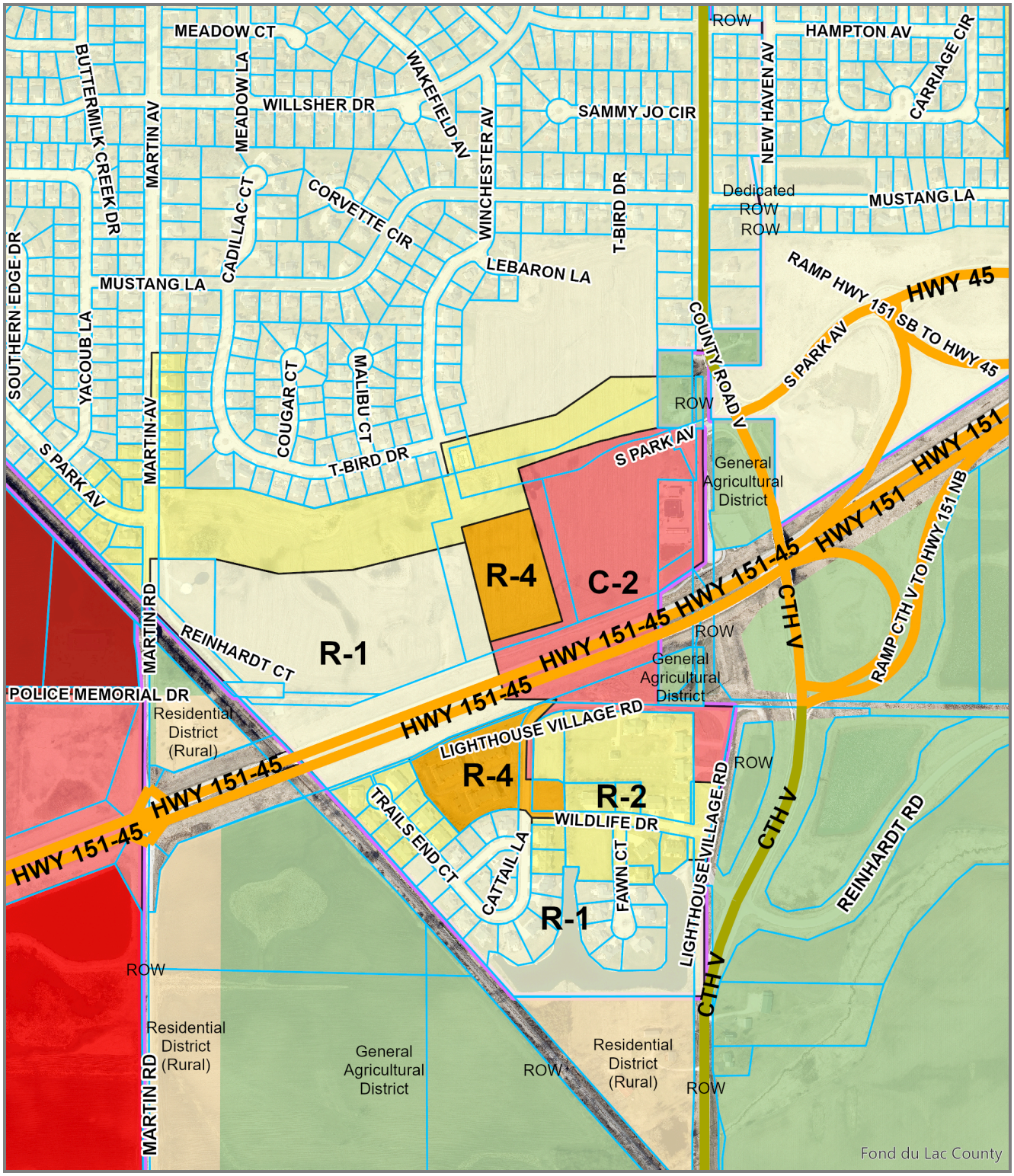
Aerial



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 = 700 feet
6/10/2025

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 = 700 feet
6/10/2025

Docusign Envelope ID: 8423640F-3B65-423B-940A-45FFE5529A45

City of Fond du Lac

SPECIAL USE PERMIT

Application

PROPERTY LOCATION: South Park Avenue (Lot 2 CSM 9123)

Tax Key Number (Vacant Land): FDL- 15 - 17 - 26 - 14 - 252 - 02

Project Applicant			
Name South Fondy, LLC (Jerry Van Lanen)			
Mailing Address N1213 Mayflower Drive	City Greenville	State WI	ZIP Code 54942
Email Address [redacted]		Phone Number [redacted]	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name same as applicant			
Mailing Address	City	State	ZIP Code
Email Address		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:

Mini-warehousing

Time schedule for use and/or development of the property: Construction to begin August 2025

PROJECT APPLICANT SIGNATURE Signed by: Jerry Van Lanen F5FE0DF3A047411...

Project Narrative

South Fondy, LLC (Jerry Van Lanen) currently owns CSM 9123 Lots 2-3 and CSM 9124 Lots 4-6, located south of South Park Avenue and north of USH 151. The land is currently vacant farm land. The project proposes the construction of ten mini-warehouse buildings on five commercial lots.

A Special Use Permit is required for each lot (CSM 9123 Lot 2, CSM 9123 Lot 3, CSM 9124 Lot 4, CSM 9124 Lot 5, CSM 9124 Lot 6) for the proposed mini-warehouse buildings. The buildings are expected to have 24/7 access to renters; however, most renters only access their units a few times a year. An office will be provided in Building A on CSM 9124 Lot 6 for file storage and surveillance equipment. The mini-warehouse buildings will staff one part-time employee as needed. Parking requirements are expected to be minimal.

Legal Description:

CSM 9123 Lot 2, CSM 9123 Lot 3, CSM 9124 Lot 4, CSM 9124 Lot 5, and CSM 9124 Lot 6, being part of the Southeast ¼ of the Northeast ¼ of Section 26, Town 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, WI

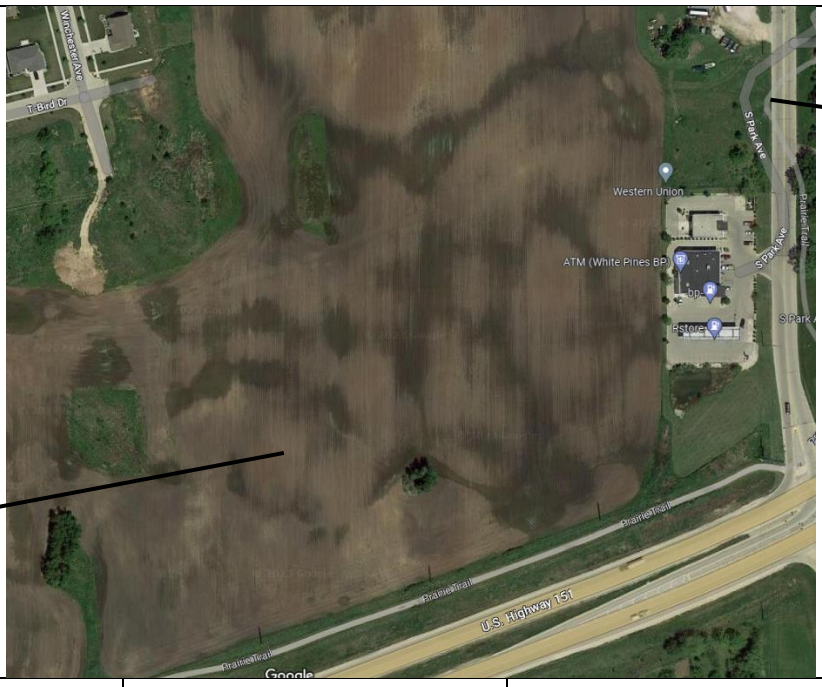


PHOTO NUMBER	DATE	DIRECTION
1		

DESCRIPTION

AERIAL PHOTO



PHOTO NUMBER	DATE	DIRECTION
2	08/04/2022	SW

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
3	08/04/2022	W

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
4	08/04/2022	E

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
5	08/04/2022	NE

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
6	08/04/2022	N

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
7	08/04/2022	NW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
8	08/04/2022	W

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
9	08/04/2022	SW

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PHOTO NUMBER	DATE	DIRECTION
10	08/04/2022	SW

DESCRIPTION

Point 1



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11	08/04/2022	S

DESCRIPTION

Point 1

PHOTO NUMBER	DATE	DIRECTION
12		

DESCRIPTION

CERTIFIED SURVEY MAP NO. 9123

DOC #: 1206339
MAP # 9123
RECORDED March-12-2025 at 12:05 PM
Pages: 5 Fee:$30.00
Exempt Code: 2R

James M. Krebs

JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI
Return via EMAIL

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

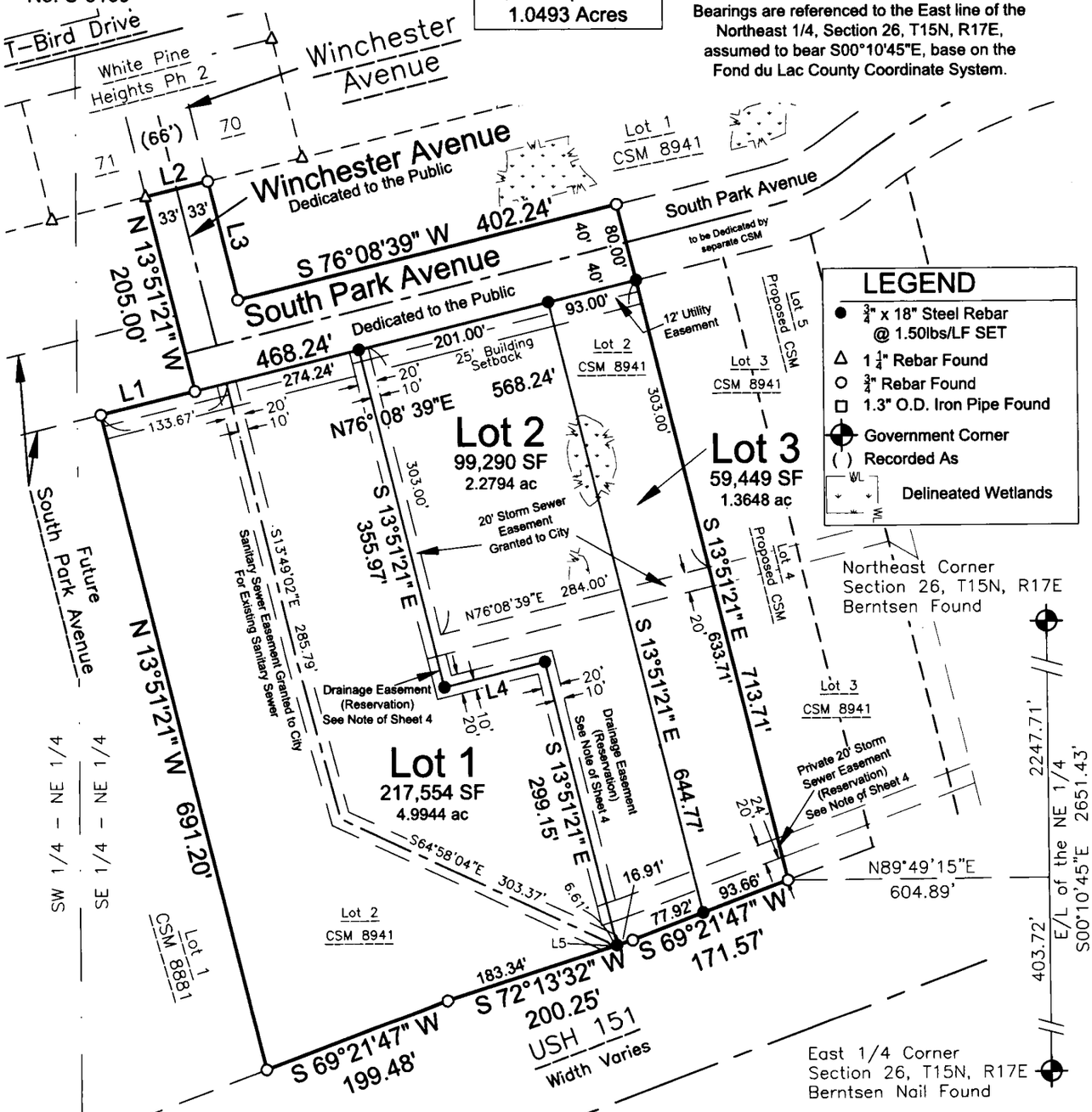
WISCONSIN
SCOTT R ANDERSEN
S-3169
OMRO WI
LAND SURVEYOR
03/08/2025 1:23:33 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

Total Right of Way Dedicated Area
45,709 Square feet
1.0493 Acres

0 150 300

Bearings are referenced to the East line of the Northeast 1/4, Section 26, T15N, R17E, assumed to bear S00°10'45"E, base on the Fond du Lac County Coordinate System.



LEGEND
- ● ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1¼" Rebar Found
- ○ ¾" Rebar Found
- □ 1.3" O.D. Iron Pipe Found
- Government Corner
- ( ) Recorded As
- WL WL Delineated Wetlands

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Survey for:
South Fondy, LLC,
N1213 Mayflower Drive
Greenville, WI 54942

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 1 of 5

3/7/2025 4:25 PM J:\Projects\7304fox\dwg\Civil 3D\7304CSM3.dwg Printed by: scott

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fond du Lac, and under the direction of South Fondy, LLC, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 2, Certified Survey Map 8941 (Doc. 1187297), being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin, containing 422,002 Square Feet (9.6879 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this 8th day of February, 2025.

WISCONSIN
SCOTT R
ANDERSEN
S-3169
DMRO
WI
LAND SURVEYOR

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

LINE TABLE		
Line	Bearing	Length
L1	N 76°08'39" E	100.00'
L2	N 76°08'39" E	66.00'
L3	N 13°51'21" W	125.00'
L4	N 76°08'39" E	106.75'
L5	S 24°53'53" E	5.34'

Owner's Certificate

South Fondy, LLC, a partnership duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fond du Lac

In the presence of: South Fondy, LLC

Jared VanLanen Date 3/10/25

Authorized Agent

SARAH MITCHELL
NOTARY
PUBLIC
STATE OF WISCONSIN

State of Wisconsin)
)SS
Calumet County)

Personally came before me on the 10th day of March, 2025, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell My Commission Expires 12/22/28

Notary Public, Wisconsin

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 2 of 5

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

South Fondy, LLC, Grantor, to:

City of Fond du Lac, Grantee
Alliant Energy, Grantee
SBC, Grantee,
AT&T Distribution, Grantee
TDS Metrocom, Grantee
and
Charter Communications, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC

Jared VanLaanen, Authorized Agent Date 3/10/25

WISCONSIN
SCOTT R
ANDERSEN
S-3169
SURVEYOR
03/08/2025 1:25:28 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 3 of 5

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Storm Sewer Easement and Sanitary Sewer Easement Provisions

South Fondy, LLC (the "Grantor") hereby grants, conveys, and warrants unto to the **City of Fond du Lac** (the "City"), it's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove in the Easement Area, as indicated on the plat, upon, in, over, through and across lands owned by the Grantor so that the City may maintain a storm and sanitary sewer main and appurtenances in the Easement Area. The easements are subject to the following conditions:

1. Access: The City and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to and upon the Easement area, as well as over the area and under the surface of the Easement Area to install, lay, operate, repair and maintain a storm and sanitary sewer main and appurtenances.
2. Restoration: If the City performs any work within the Easement Area, upon completion of that work the City shall, at its cost, restore any damages to property, lawns, or pavement in the Easement Area and immediate surrounding area and all improvements thereupon, caused by the construction and or maintenance of the storm and sanitary sewer main and appurtenances.
3. Nature of Easements: The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.
4. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage, electric, gas, or communication facilities without the express written consent of the City.
5. Landscaping and Vegetation: No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted.

This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC.

Jared VanLaanen, Authorized Agent Date 3/10/25

Private Storm Sewer Easement and Drainage Easement Reservation Note: Proposed creation of Lots south of South Park Ave are to be owned by South Fondy, LLC. At such time that lots would be sold to a different entity other than South Fondy LLC, a separate document formally granting a Storm Sewer Easement and a Drainage Easement.

WISCONSIN
SCOTT R ANDERSEN S-3169 OMRO WI LAND SURVEYOR
03/08/2025 1:25:58 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 4 of 5

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

City of Fond du Lac Certificate

This Certified Survey Map has been approved in accordance with the Subdivision Ordinance of by the

City of Fond du Lac this 12th day of March, 2025.

City Engineer

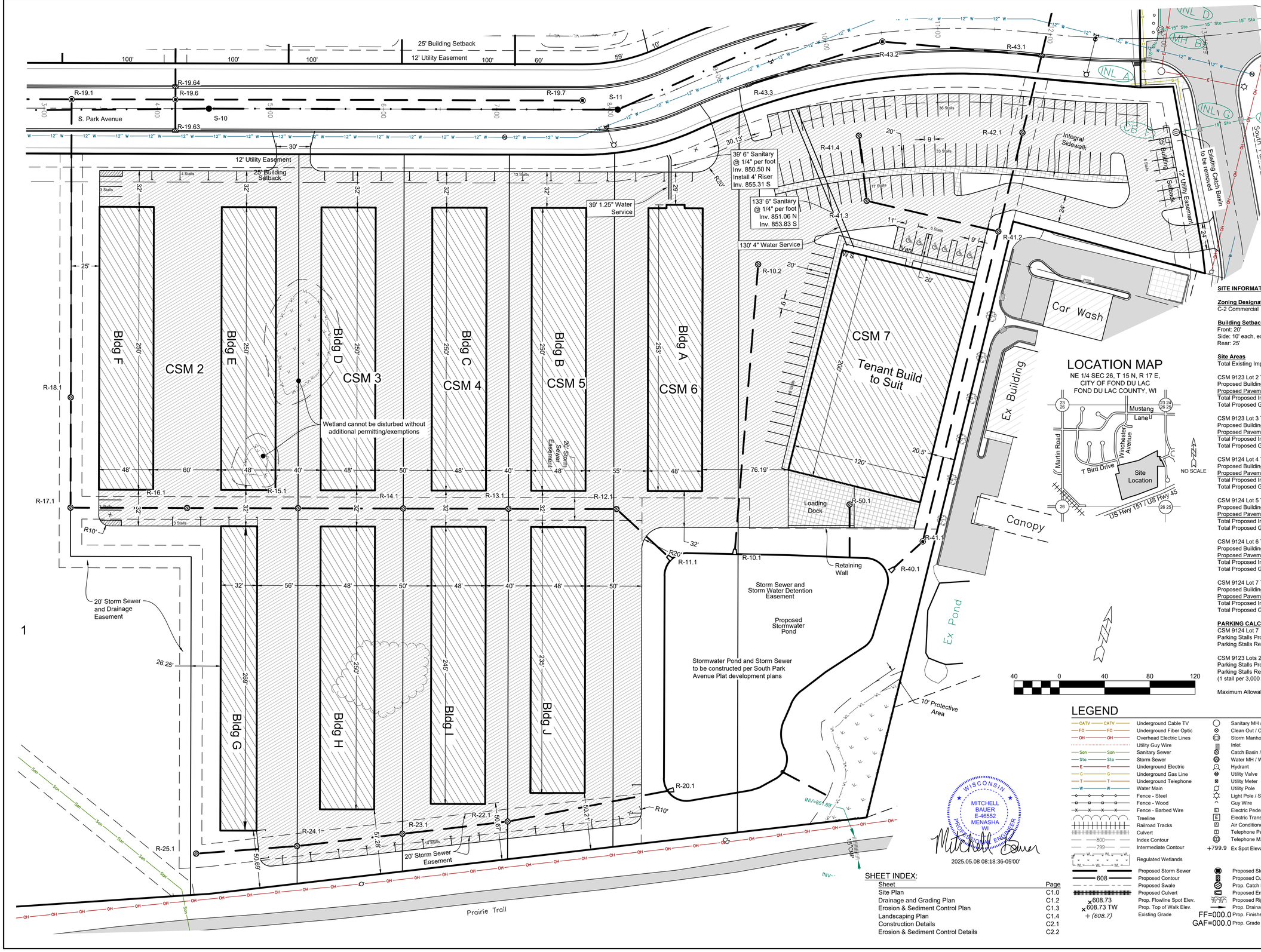
This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:	Recording Information:	Parcel Number(s):
South Fondy, LLC	Doc. 1189159	FDL-15-17-26-14-252-00

WISCONSIN
SCOTT R
ANDERSEN
S-3169
AMRC
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LAND SURVEYOR
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scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 5 of 5



SITE INFORMATION:

Zoning Designation:
C-2 Commercial

Building Setback Requirements:
Front: 20'
Side: 10' each, except 25' adjacent to a residential district
Rear: 25'

Site Areas

Total Existing Impervious:	0 SF	(0%)
CSM 9123 Lot 2 Total Area:	99,290 SF	
Proposed Building Area:	32,608 SF	
Proposed Pavement Area:	42,272 SF	
Total Proposed Impervious:	74,880 SF	(75.4%)
Total Proposed Greenspace:	24,410 SF	(24.6%)
CSM 9123 Lot 3 Total Area:	59,449 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	32,540 SF	
Total Proposed Impervious:	56,540 SF	(95.1%)
Total Proposed Greenspace:	2,909 SF	(4.9%)
CSM 9124 Lot 4 Total Area:	58,421 SF	
Proposed Building Area:	23,760 SF	
Proposed Pavement Area:	31,580 SF	
Total Proposed Impervious:	55,340 SF	(94.7%)
Total Proposed Greenspace:	3,081 SF	(5.3%)
CSM 9124 Lot 5 Total Area:	57,408 SF	
Proposed Building Area:	23,280 SF	
Proposed Pavement Area:	31,032 SF	
Total Proposed Impervious:	54,312 SF	(94.6%)
Total Proposed Greenspace:	3,096 SF	(5.4%)
CSM 9124 Lot 6 Total Area:	68,409 SF	
Proposed Building Area:	12,000 SF	
Proposed Pavement Area:	30,236 SF	
Total Proposed Impervious:	42,236 SF	(61.7%)
Total Proposed Greenspace:	26,173 SF	(38.3%)
CSM 9124 Lot 7 Total Area:	146,396 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	62,145 SF	
Total Proposed Impervious:	86,145 SF	(58.8%)
Total Proposed Greenspace:	60,251 SF	(41.2%)

PARKING CALCULATIONS

CSM 9124 Lot 7	
Parking Stalls Proposed	120
Parking Stalls Required (1 stall per 200 SF)	120
CSM 9123 Lots 2-3 + CSM 9124 Lots 4-6	
Parking Stalls Proposed	40
Parking Stalls Required	40
(1 stall per 3,000 SF Non Office plus 1 stall per 300 SF Office)	
Maximum Allowable Building Height:	55 feet

LOCATION MAP

NE 1/4 SEC 26, T 15 N, R 17 E,
CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
Overhead Electric Lines	Storm Manhole	Railroad Signal
Utility Guy Wire	Inlet	Sign
Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Storm Sewer	Water MH / Well	Post / Guard Post
Underground Electric	Hydrant	Satellite Dish
Underground Gas Line	Utility Valve	Large Rock
Underground Telephone	Utility Meter	Flag Pole
Water Main	Utility Pole	Deciduous Tree
Fence - Steel	Light Pole / Signal	Coniferous Tree
Fence - Wood	Guy Wire	Bush / Hedge
Fence - Barbed Wire	Electric Pedestal	Stump
Treeline	Electric Transformer	Soil Boring
Railroad Tracks	Air Conditioner	Benchmark
Culvert	Telephone Pedestal	Asphalt Pavement
Index Contour	Telephone Manhole	Concrete Pavement
Intermediate Contour	+799.9 Ex Spot Elevation	Gravel
Regulated Wetlands		
Proposed Storm Sewer	Proposed Storm Manhole	Proposed Building
Proposed Contour	Proposed Curb Inlet	Proposed Asphalt
Proposed Swale	Prop. Catch Basin / Yard Drain	Proposed Concrete
Proposed Culvert	Proposed Endwall	Proposed Gravel
Prop. Flowline Spot Elev.	Proposed Rip Rap	
Prop. Top of Walk Elev.	Prop. Drainage Direction	
Existing Grade	FF=000.0 Prop. Finished Floor Elev.	
	GAF=000.0 Prop. Grade at Foundation	

SHEET INDEX:

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Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Landscaping Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2

WISCONSIN
MITCHELL BAUER E-46552 MENASHA WI
PROFESSIONAL ENGINEER
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Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
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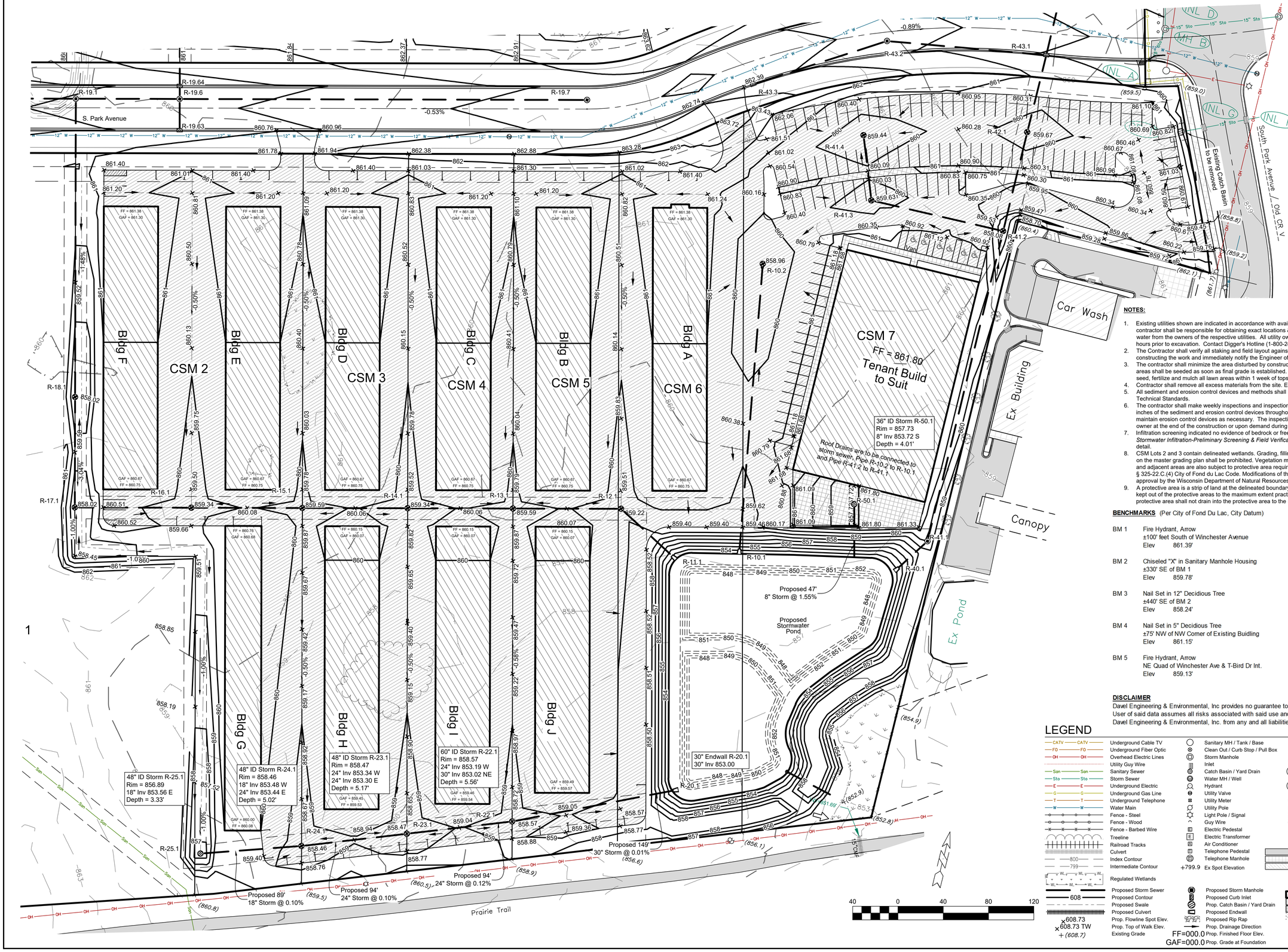
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SITE PLAN

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
Author: MDB
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Page C1.0



NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
6. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
7. Infiltration screening indicated no evidence of bedrock or free water. Refer to *Site Evaluation for Stormwater Infiltration-Preliminary Screening & Field Verification for South Park Avenue Plat* for more detail.
8. CSM Lots 2 and 3 contain delineated wetlands. Grading, filling, or excavation of wetland areas as shown on the master grading plan shall be prohibited. Vegetation may be added to a wetland area. The wetlands and adjacent areas are also subject to protective area requirements in § NR 151.125, Wis. Adm. Code and § 325-22.C.(4) City of Fond du Lac Code. Modifications of these conditions are subject to permitting and approval by the Wisconsin Department of Natural Resources and the City of Fond du Lac.
9. A protective area is a strip of land at the delineated boundary of wetlands. Impervious surfaces shall be kept out of the protective areas to the maximum extent practicable. Impervious surfaces within the protective area shall not drain into the protective area to the maximum extent practicable.

BENCHMARKS (Per City of Fond Du Lac, City Datum)

BM 1 Fire Hydrant, Arrow
±100' feet South of Winchester Avenue
Elev 861.39'

BM 2 Chiseled "X" in Sanitary Manhole Housing
±330' SE of BM 1
Elev 859.78'

BM 3 Nail Set in 12" Decidious Tree
±440' SE of BM 2
Elev 858.24'

BM 4 Nail Set in 5" Decidious Tree
±75' NW of NW Corner of Existing Buidling
Elev 861.15'

BM 5 Fire Hydrant, Arrow
NE Quad of Winchester Ave & T-Bird Dr Int.
Elev 859.13'

DISCLAIMER

Davel Engineering & Environmental, Inc provides no guarantee to the accuracy of the data provided. User of said data assumes all risks associated with said use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use.

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Prop. Flowline Spot Elev.
- Prop. Top of Walk Elev.
- Existing Grade
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- Prop. Finished Floor Elev.
- Prop. Grade at Foundation
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel

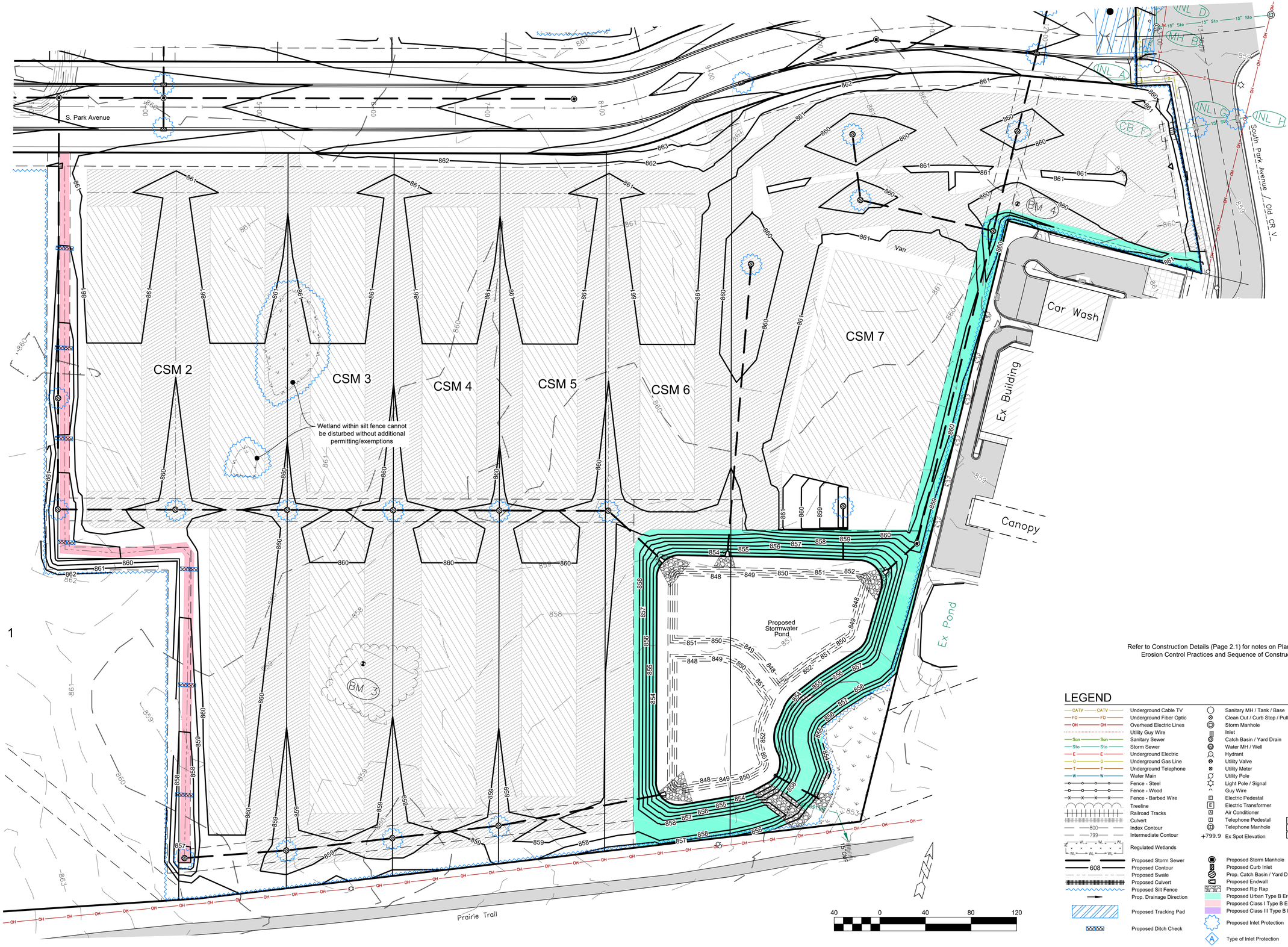
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

DRAINAGE & GRADING PLAN
(Commercial Development)

South Fondy Storage
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
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Refer to Construction Details (Page 2.1) for notes on Planned Sediment and Erosion Control Practices and Sequence of Construction

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Tracking Pad
- Proposed Ditch Check
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- +799.9 Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Proposed Urban Type B Erosion Mat
- Proposed Class I Type B Erosion Mat
- Proposed Class III Type B Erosion Mat
- Proposed Inlet Protection
- Type of Inlet Protection
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

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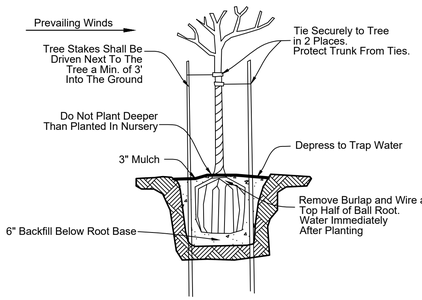
EROSION & SEDIMENT CONTROL PLAN (MASTER)

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
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TREE PLANTING DETAILS

Vegetation			
Plant	**Common Name**	**Genus/Species**	**Qty**
Shade Tree	Swamp White Oak	Quercus bicolor	50
Evergreen	White Spruce	Picea glauca	102
Ornamental	Flowering Crabapple	Malus	42

LEGEND

Regulated Wetlands
Treeline
Deciduous Tree
Asphalt Pavement
Concrete Pavement
Gravel
Proposed Rip Rap
Proposed Building
Proposed Asphalt
Proposed Concrete
Proposed Gravel
Swamp White Oak
White Spruce
Flowering Crabapple

40 0 40 80 120

PRELIMINARY

LANDSCAPE PLAN

South Fondy Storage

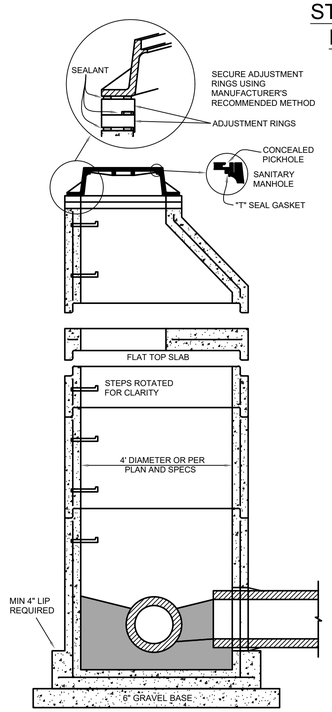
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

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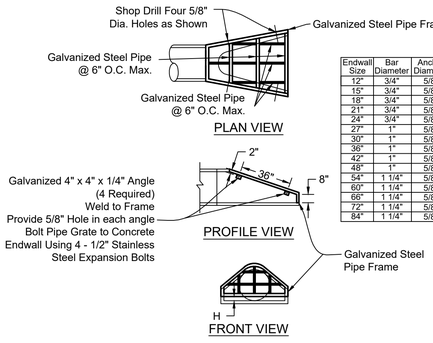
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STANDARD PRECAST MANHOLE DETAIL



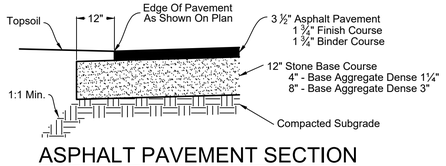
- 6 INCHES OF CRUSHED STONE BASE REQUIRED
- CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION C478
- MANHOLE CONCRETE STRENGTH TO BE 4,000 PSI OR GREATER
- Min. MANHOLE WALL, BASE & FLAT TOP SLAB THICKNESSES
  4 FT I.D.: 5 INCH WALL, 6 INCH BASE & FLAT TOP SLAB
  5 FT I.D.: 6 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  6 FT I.D.: 7 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  8 FT I.D.: 9 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
- MANHOLE BASE TO BE CONSTRUCTED OF CLASS "C" CONCRETE, MINIMUM OF 12 INCHES PLACED UNDER FLOW LINE OF PIPE
- STORM SEWER BENCH SLOPE - 1 INCH PER FT
  SANITARY SEWER BENCH SLOPE - 3 INCHES PER FT
- PIPE HOLES TO BE MANUFACTURED SO AS TO ALLOW FOR LATERAL AND VERTICAL MOVEMENT, AS WELL AS ANGULAR ADJUSTMENT THROUGH 15°
- PIPE TO MANHOLE CONNECTORS SHALL MEET ASTM C923 (KOR-N-SEAL, QUIK-LOK OR EQUAL)
- JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER TYPE GASKETS OR PRE-FORMED JOINT MATERIAL
- MANHOLE STEPS TO BE PLACED AT 16 INCH INTERVALS. THE FIRST STEP SHALL BE PLACED 16 INCHES ABOVE THE BENCH. THE TOP STEP MAY VARY FROM 16 INCHES - 24 INCHES FROM THE TOP OF CASTING. STEPS SHALL BE STEEL REINFORCED PLASTIC. MANHOLE STEPS SHALL BE ALIGNED OVER THE OUTGOING PIPE.
- BARREL SECTION - 12 INCH, 16 INCH, 24 INCH, 32 INCH, 48 INCH AND 64 INCH HIGH. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ INCH PER LINEAL FOOT.
- ECCENTRIC CONE MAY VARY IN HEIGHT FROM 28 INCHES TO 36 INCHES
- INSTALL FLAT TOP WHEN SHOWN ON PLANS, IN SPECIFICATIONS OR APPROVED BY ENGINEER
- ADJUSTMENT RINGS SHALL BE HDPE ADJUSTING RINGS BY LADTECH, INC., CRETEX PRO-RING, OR EJ INFRA-RISER. RINGS SHALL HAVE AN INSIDE DIAMETER OF APPROX. 23-3/4 INCHES. CONCRETE ADJUSTMENT RINGS SHALL NOT BE ALLOWED.
- FRAME SHALL BE NEENAH FOUNDRY R-1550 OR EQUAL.
- SANITARY MANHOLE LID TO HAVE CONCEALED PICK HOLES AND "T" SEAL GASKET



Endwall Size	Bar Diameter	Anchor Diameter	H Height
12"	3/4"	5/8"	2 1/2"
15"	3/4"	5/8"	3"
18"	3/4"	5/8"	4"
21"	3/4"	5/8"	4"
24"	3/4"	5/8"	4"
27"	1"	5/8"	5"
30"	1"	5/8"	5"
36"	1"	5/8"	5"
42"	1"	5/8"	6"
48"	1"	5/8"	6"
54"	1 1/4"	5/8"	6"
60"	1 1/4"	5/8"	7"
66"	1 1/4"	5/8"	7"
72"	1 1/4"	5/8"	7"
84"	1 1/4"	5/8"	8"

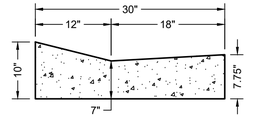
ENDWALL PIPE GRATE

Structure R-19.65 & R-43.5 Only



ASPHALT PAVEMENT SECTION

CSM Lots 1-7



30" MOUNTABLE CURB

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum by the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the ponds.
   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. A diversion is also proposed to temporarily redirect the stream in a non-erosive manner. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**
2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site,
      ii) at the toe of soil piles if the pile will remain in place for more than seven (7) days.
   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications. If required due to seasonal interruption of construction activities, all disturbed areas shall be mulched prior to freeze up.
   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed Mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1,000 square feet for permanent seeding prior to September 15th. Temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Temporary seeding shall be followed by permanent seeding in the Spring. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.
3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
   b) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Once constructed, the proposed pond may function as a sediment basin during the construction of the project in accordance with **WDNR Technical Standard 1064**.
4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
      i) pipe outfalls as indicated on the plans;
   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and is specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans;
5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.
6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance as indicated on the plan.
7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.
8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with discharge to the adjacent storm water pond. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.
9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits. Install erosion control measures. **April 2025**
2) Strip topsoil: **May 2025**
3) Grade site and gravel: **June - July 2025**
4) Building foundation and construction: **August 2025 - May 2026**
5) Flatwork and asphalt paving: **Spring 2026**
6) Stabilize terrace areas no later than one week after final grade is established. **No later than September 15, 2025.**
7) Remove all temporary measures, topsoil critical areas, and establish vegetation. Water if necessary to establish healthy and well rooted vegetation.

The Contractor shall contact the City of Fond du Lac two weeks prior to the ending date of any proposed construction site activity unless activity has already been completed. It may be necessary to install additional sediment control practices, install temporary seeding or stabilization, or to provide revised sediment control performance standard calculations.

Notes: The dates provided are approximate and subject to weather conditions and overall project schedule. Several of the work items listed above may occur simultaneously with others.

Maintenance Plan

The Contractor shall make weekly inspections and inspections within 24-hours after any rainfall event of 0.5-inches or more, which also includes entering the data on the City of Fond du Lac PermiTrack site. The PermiTrack application is accessible at http://www.mypermitrack.com. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the City of Fond du Lac.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

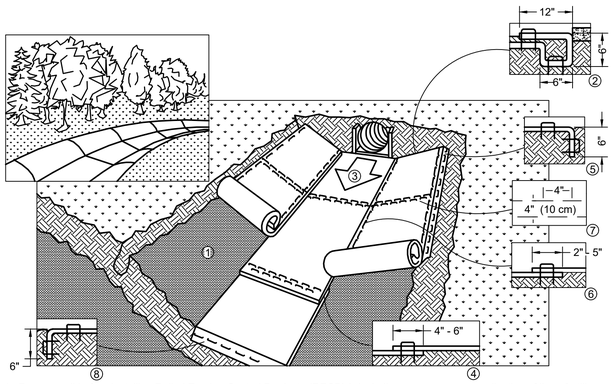
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CONSTRUCTION DETAILS

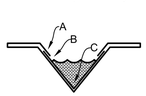
South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page: C2.1



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)



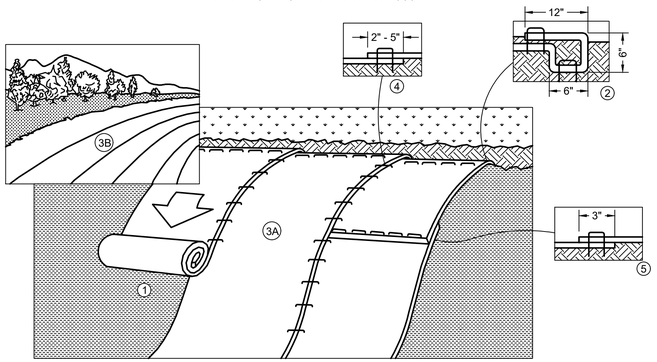
Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

DNR TECHNICAL STANDARD 1053

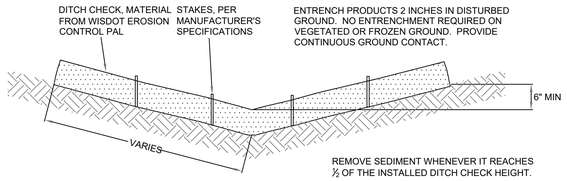


1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)
7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

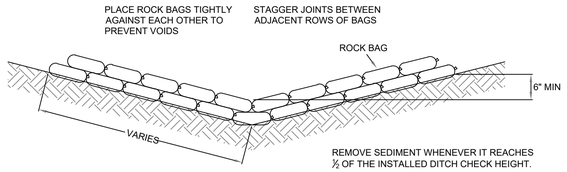
DNR TECHNICAL STANDARD 1052

LOG-TYPE DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

ROCK BAG DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

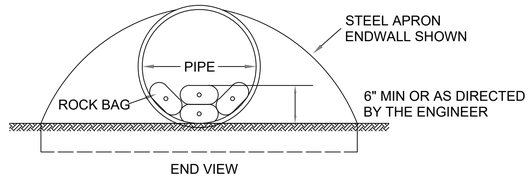
SIEVE	PERCENT PASSING BY WEIGHT
2-INCH	-
1½-INCH	-
1-INCH	100
¾-INCH	90-100
⅜-INCH	20-55
No. 4	0-10
No. 8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

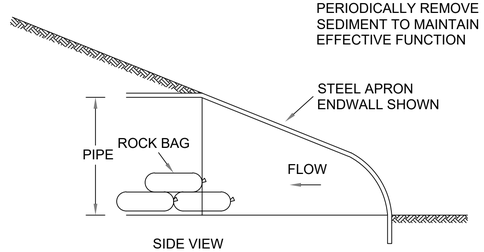
BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH

DITCH CHECK DETAIL

CULVERT PIPE CHECK DETAIL



END VIEW



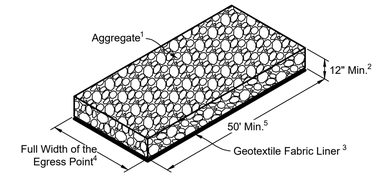
SIDE VIEW

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

Sieve	Percent Passing by Weight
2-INCH	-
1 1/2-INCH	-
1-INCH	100
3/4-INCH	90-100
3/8-INCH	20-55
No.4	0-10
No.8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH



TRACKING PAD DETAIL

DNR TECHNICAL STANDARD 1057

Note [1] Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2022 Standard Specification, Section 312, Select Crushed Material.

Note [2] Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

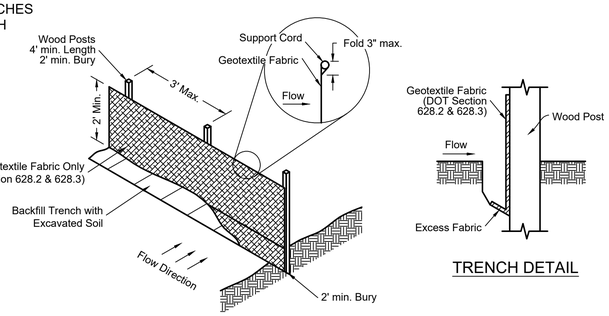
Note [3] Select fabric type based on soil conditions and vehicles loading.

Note [4] Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note [5] If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

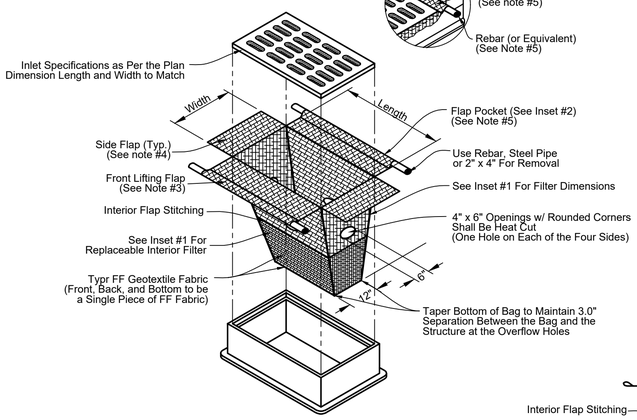


TRENCH DETAIL

Silt fence notes:
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION

DNR TECHNICAL STANDARD 1056



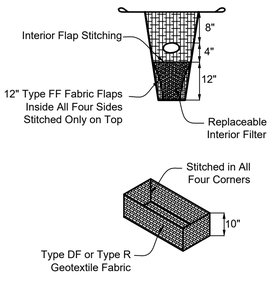
INLET PROTECTION, TYPE D-M

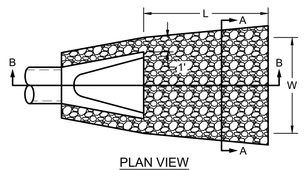
DNR TECHNICAL STANDARD 1060

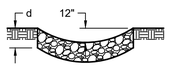
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

NOTES:
1. Taper bottom of bag to maintain three inches of clearance between the bag and the structure, measured from the bottom of the overflow openings to the structure wall.
2. Geotextile fabric, Type FF for flaps, top and bottom of outside of filter bag. Front, back and bottom of filter bag being one piece.
3. Front lifting flap is to be used when removing and maintaining filter bag.
4. Side flaps shall be a maximum of two inches long. Fold the fabric over and reinforce with multiple stitches.
5. Flap pockets shall be large enough to accept wood 2" x 4". The rebar, steel pipe, or wood shall be installed in the rear flap and shall not block the top half of the curb face opening.

MAINTENANCE NOTES:
1. When removing or maintaining inlet protection, care shall be taken so that the sediment trapped in the fabric does not fall into the structure. Material that has fallen into the inlet shall be immediately removed.







D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
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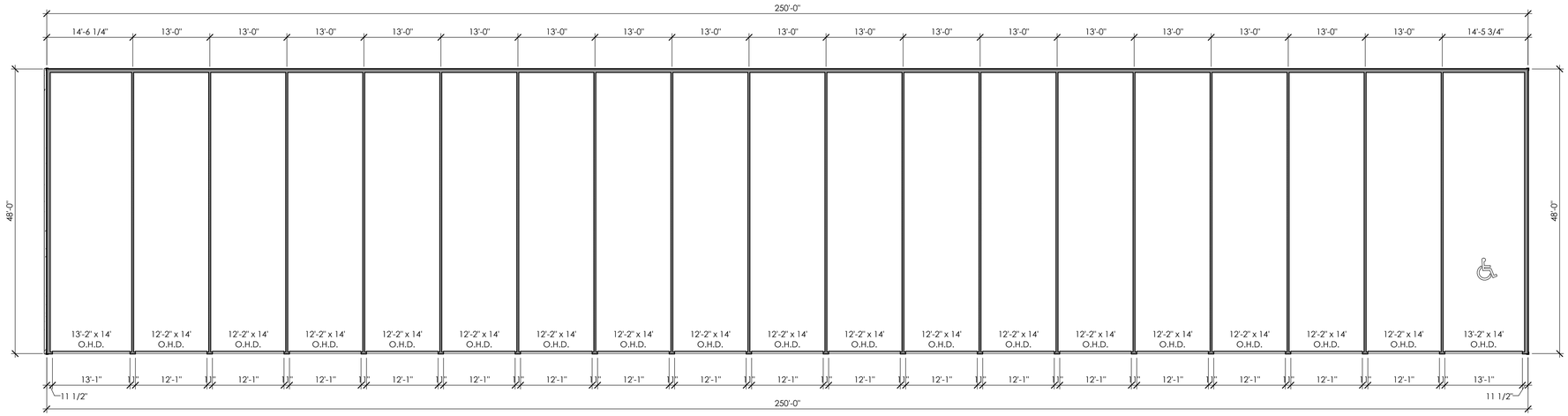
EROSION & SEDIMENT CONTROL DETAILS

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

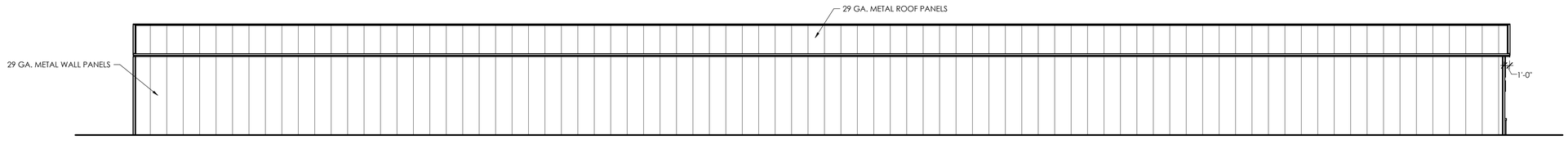
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Filename: 7304Engr.dwg
Author: MDB
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Page C2.2

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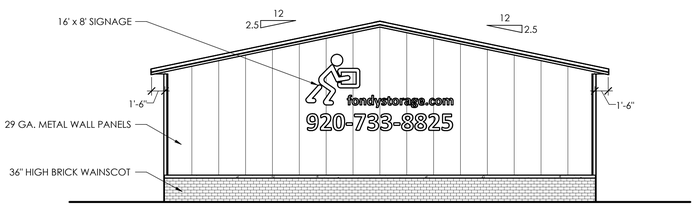


1 FLOOR PLAN
3/32" = 1'-0"

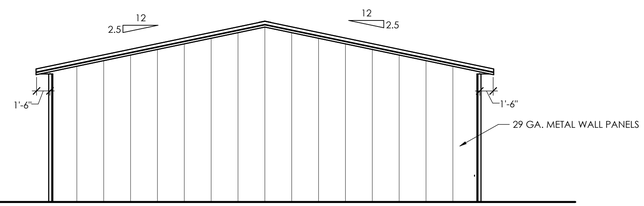




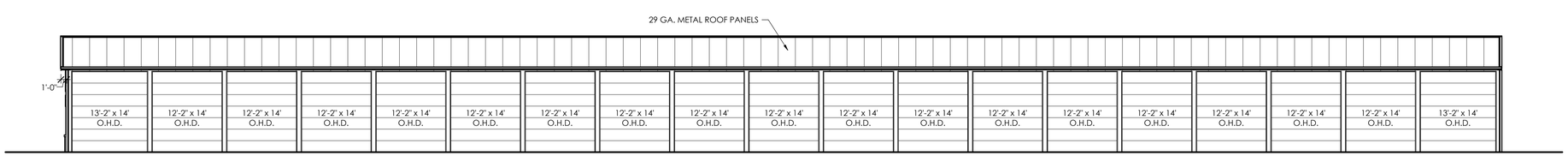
2 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"

BLDG. E
NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN - WELDING
2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

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PROPOSED BLDG. E FOR:
SOUTH FONDY STORAGE
S. PARK AVE
FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

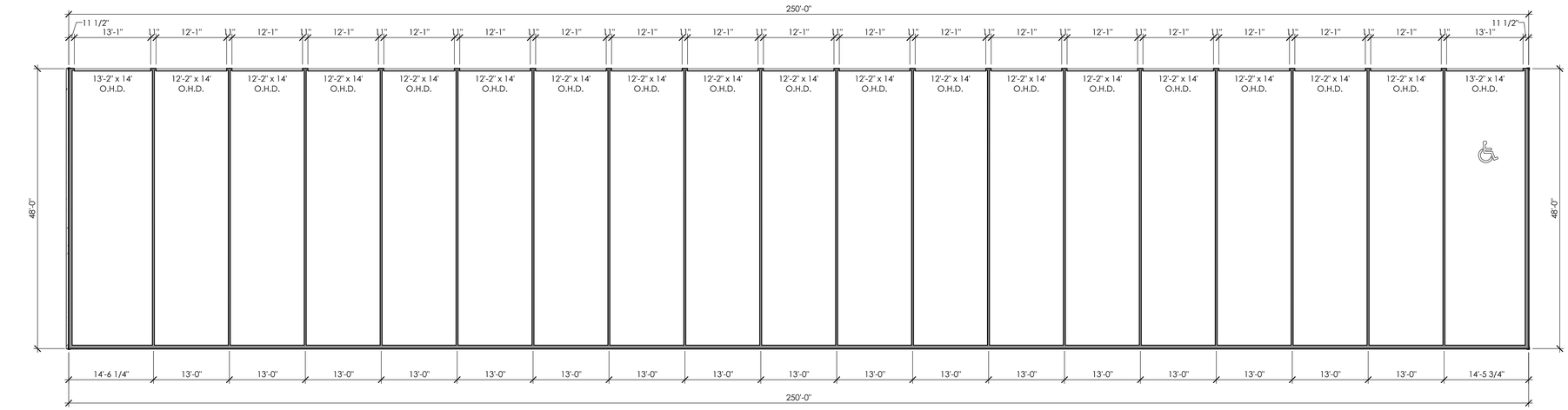
ISSUE RECORD:
P1 12-12-22
P2 05-07-25

P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

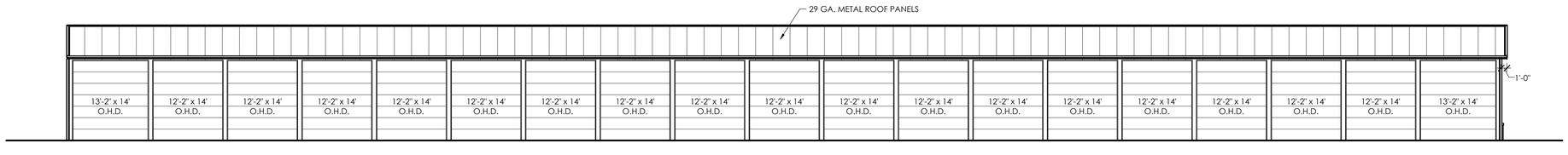
PROJECT #: **230047**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:
FLOOR PLAN

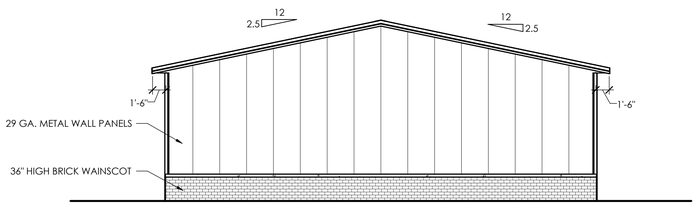
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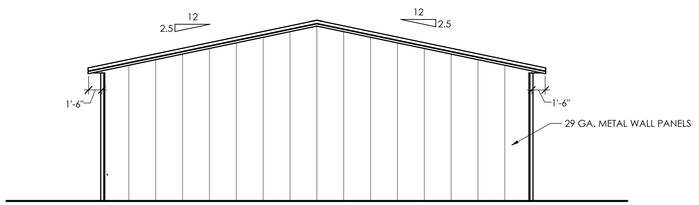
1 FLOOR PLAN
3/32" = 1'-0"



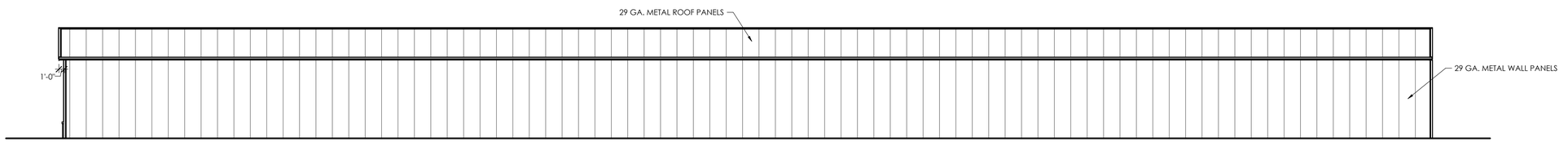
2 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"

BLDG. F
NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN - WELDING
2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

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PROPOSED BLDG. F FOR:
SOUTH FONDY STORAGE
S. PARK AVE
FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

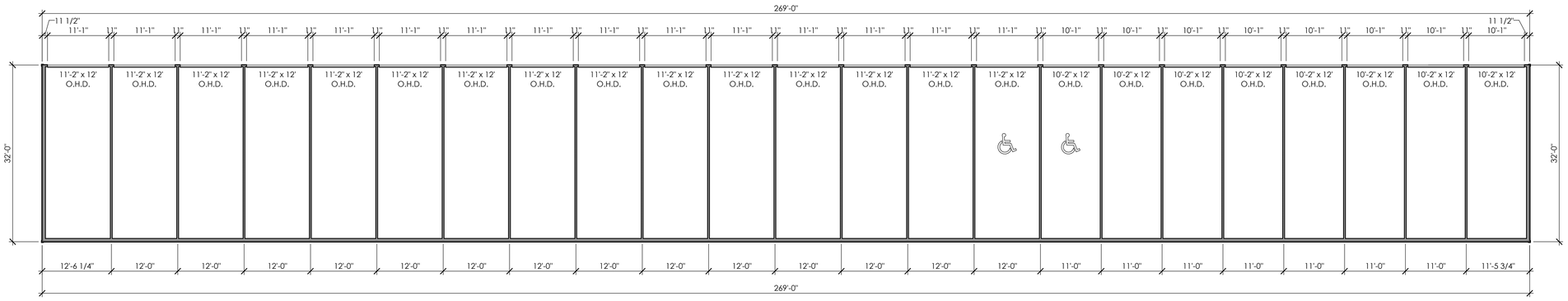
ISSUE RECORD:
P1 12-12-22
P2 05-07-25

P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: **230048**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:
FLOOR PLAN

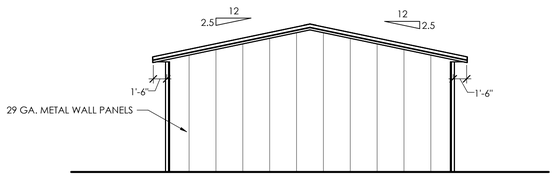
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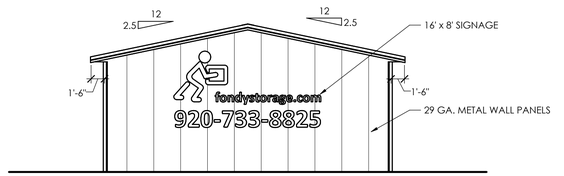
1 FLOOR PLAN
3/32" = 1'-0"



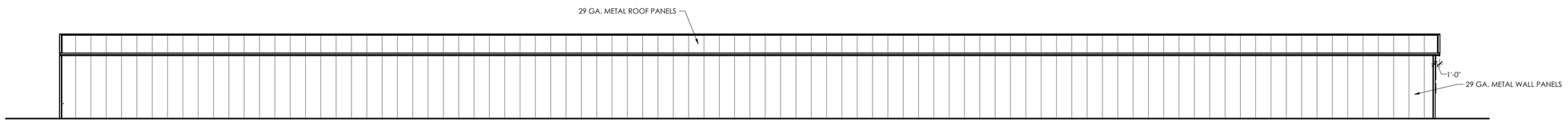
2 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"

BLDG. G
NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN - WELDING
2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

FOX STRUCTURES, INC.

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PROPOSED BLDG. G FOR:
SOUTH FONDY STORAGE
S. PARK AVE
FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

ISSUE RECORD:
P1 12-12-22
P2 05-07-25

P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: **230049**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:
FLOOR PLAN

A1.1

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 June 16, 2025 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to consider a special use permit for the property identified as Lot 2 of Certified Survey Map 9123 located between County Road V and Martin Road; north of Hwy 151. The special use permit request is to allow the development of 61 storage units at the property. The property is zoned C-2 General Business District and the development of 100 storage units or less requires a Special Use Permit.

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 30th day of May, 2025
MARGARET HEFTER, City Clerk
Published: June 8th and 9th, 2025

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-26-13-500-00	553 T-BIRD DR	553 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-01	1291 WINCHESTER AVE	1291 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-14-500-00		W5008 VALLEY CREEK RD	FOND DU LAC	WI	54937
FDL-15-17-26-14-752-00	556 T-BIRD DR	556 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-523-00	542 T-BIRD DR	542 T-BIRD DR	FONDULAC	WI	54935
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-252-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-253-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-13-501-00	549 T-BIRD DR	549 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-02	1293 WINCHESTER AVE	1293 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-13-522-00	538 T-BIRD DR	538 T-BIRD DR	FOND DU LAC	WI	54935
T09-15-17-26-01-003-00		1216 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
T09-15-17-26-01-004-00	N5612 COUNTY ROAD V	N5612 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-11-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-25-22-499-00	0 COUNTY ROAD V	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-01-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-002-00	N5567 OLD COUNTY ROAD V	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-04-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-999-00	0 REINHARDT RD	944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-997-00	0 COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-14-998-00	1306 OLD COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-13-524-00	550 T-BIRD DR	550 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-502-00	541 T-BIRD DR	541 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-750-00	1273 WINCHESTER AVE	1273 WINCHESTER AVE	FOND DU LAC	WI	54935

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Special Use Permit 2025-07

Subject: Location: South Park Avenue (Lot 3 CSM 9123)
(FDL 15-17-26-14-252-03)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Memo_SUP_Lot_3_0625.pdf

SUP_Application_Lot_3.pdf

Photos_and_CSM_9123.pdf

Bldg_DH.pdf

7304planset(commercial)_cert_2025-05-08.pdf

Public_Notice_2025-15.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: June 10, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Special Use Permit – Lot 3 CSM 9123
South Park Avenue

Applicant: South Park, LLC

Request: Construct mini warehouse storage units

Zoning:	Site:	C-2 (General Business)
	North:	R-2 (Single Family & Two Family Residential)
	South:	Hwy 151
	East:	C-2
	West:	C-2
Land Use:	Site:	Undeveloped Parcel
	North:	Undeveloped Parcel
	South:	Hwy 151
	East:	Undeveloped Parcel
	West:	Undeveloped Parcel

Analysis

The 1.4 acre parcel was created through Certified Survey Map 9123 located between County Road V to the east and Martin Avenue to the west. Hwy 151 is to the south. The applicant seeks to construct a 98 unit mini warehouse storage development. Approval of a special use permit is required to construct mini warehouse storage units in a commercial/general business district. A maximum of 100 storage units are allowed in C-2 District.

The proposed project two (2) separate buildings placed in a north south orientation on the parcel, with the short end and narrow end of the building towards the future Park Avenue and Hwy 151. The 98 mini warehouse storage units will consist of 9’ x 20’ units; 9’ x 28’ units; and 9’ x 48’ units . Proposed hours of operation of the storage unit development will be 24 hours per day, 7 days per week.

Access to the site will be provided from the new extension of South Park Avenue currently under construction and shared driveways onto the new roadway. Stormwater drainage will be designed to drain the site to stormwater ponds located on the southeast corner of the development.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. The proposed commercial development adjacent to Hwy 151 serves as transition from Hwy 151 to the residential development to the north. The proposed storage units will be developed south of the future South Park Avenue with residential development along the north side of the future road serving as a buffer to the existing neighborhood to the north. The north/south orientation of the buildings minimizes the amount of the building seen by South Park Avenue. Landscaping will be required in the front yard setback. A conditional approval of the special use permit is recommended.

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. A detailed site plan shall be reviewed and approved prior to the issuance of required building permits. A maximum of 98 storage units are allowed.

2. Use of the mini warehouse storage units shall be strictly limited to storage purposes. Use of all or part of the buildings for other purposes shall be strictly prohibited. The outdoor storage of personal property, business inventory or similar items, as well as vehicles and equipment shall be strictly prohibited.

3. Outdoor lighting shall be limited to wall mounted fixtures.

4. No temporary or permanent signs or advertising or promotional devices of any type shall be affixed to the mini warehouse buildings other than the identification of the storage development itself.

5. A vegetative/landscaping buffer along the perimeter of the north, south, and west and south sides of the storage unit development to provide appropriate screening.

7. The City will periodically inspect the premise for compliance with this special use permit.

8. No building permit will be issued until road construction is complete.

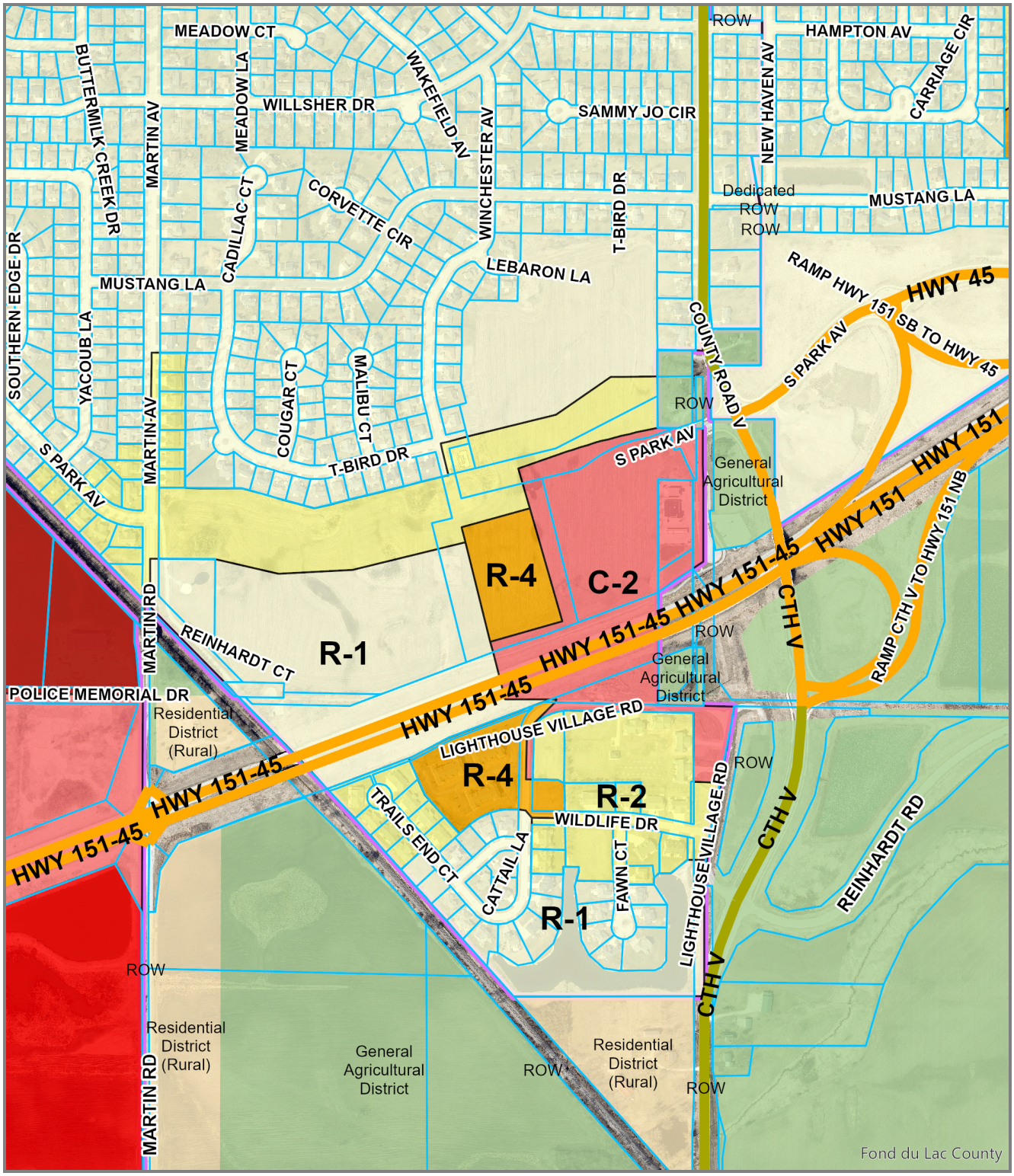
Aerial



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 = 700 feet
6/10/2025

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 = 700 feet
6/10/2025

Docusign Envelope ID: 8423640F-3B65-423B-940A-45FFE5529A45

City of Fond du Lac

SPECIAL USE PERMIT

Application

PROPERTY LOCATION: South Park Avenue (Lot 3 CSM 9123)

Tax Key Number (Vacant Land): FDL- 15 - 17 - 26 - 14 - 252 - 03

Project Applicant			
Name South Fondy, LLC (Jerry Van Lanen)			
Mailing Address N1213 Mayflower Drive	City Greenville	State WI	ZIP Code 54942
Email Address [redacted]		Phone Number [redacted]	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name same as applicant			
Mailing Address	City	State	ZIP Code
Email Address		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:

Mini-warehousing

Time schedule for use and/or development of the property: Construction to begin August 2025

PROJECT APPLICANT SIGNATURE Signed by: Jerry Van Lanen F5FE0DF3A047411...

Project Narrative

South Fondy, LLC (Jerry Van Lanen) currently owns CSM 9123 Lots 2-3 and CSM 9124 Lots 4-6, located south of South Park Avenue and north of USH 151. The land is currently vacant farm land. The project proposes the construction of ten mini-warehouse buildings on five commercial lots.

A Special Use Permit is required for each lot (CSM 9123 Lot 2, CSM 9123 Lot 3, CSM 9124 Lot 4, CSM 9124 Lot 5, CSM 9124 Lot 6) for the proposed mini-warehouse buildings. The buildings are expected to have 24/7 access to renters; however, most renters only access their units a few times a year. An office will be provided in Building A on CSM 9124 Lot 6 for file storage and surveillance equipment. The mini-warehouse buildings will staff one part-time employee as needed. Parking requirements are expected to be minimal.

Legal Description:

CSM 9123 Lot 2, CSM 9123 Lot 3, CSM 9124 Lot 4, CSM 9124 Lot 5, and CSM 9124 Lot 6, being part of the Southeast ¼ of the Northeast ¼ of Section 26, Town 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, WI

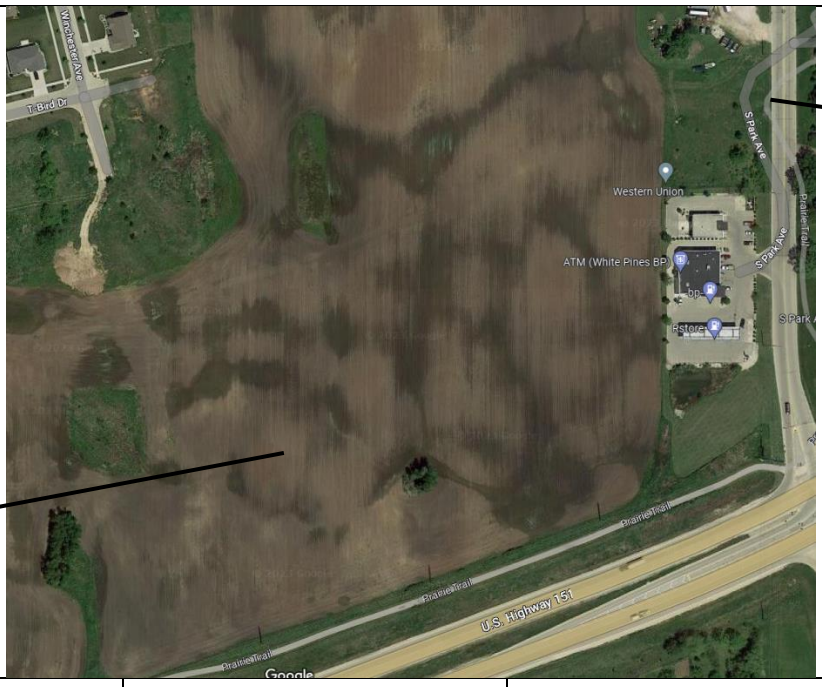


PHOTO NUMBER	DATE	DIRECTION
1		

DESCRIPTION

AERIAL PHOTO



PHOTO NUMBER	DATE	DIRECTION
2	08/04/2022	SW

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
3	08/04/2022	W

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
4	08/04/2022	E

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
5	08/04/2022	NE

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
6	08/04/2022	N

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
7	08/04/2022	NW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
8	08/04/2022	W

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
9	08/04/2022	SW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
10	08/04/2022	SW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
11	08/04/2022	S

DESCRIPTION

Point 1

PHOTO NUMBER	DATE	DIRECTION
12		

DESCRIPTION

CERTIFIED SURVEY MAP NO. 9123

DOC #: 1206339
MAP # 9123
RECORDED March-12-2025 at 12:05 PM
Pages: 5 Fee:$30.00
Exempt Code: 2R

James M. Krebs

JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI
Return via EMAIL

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

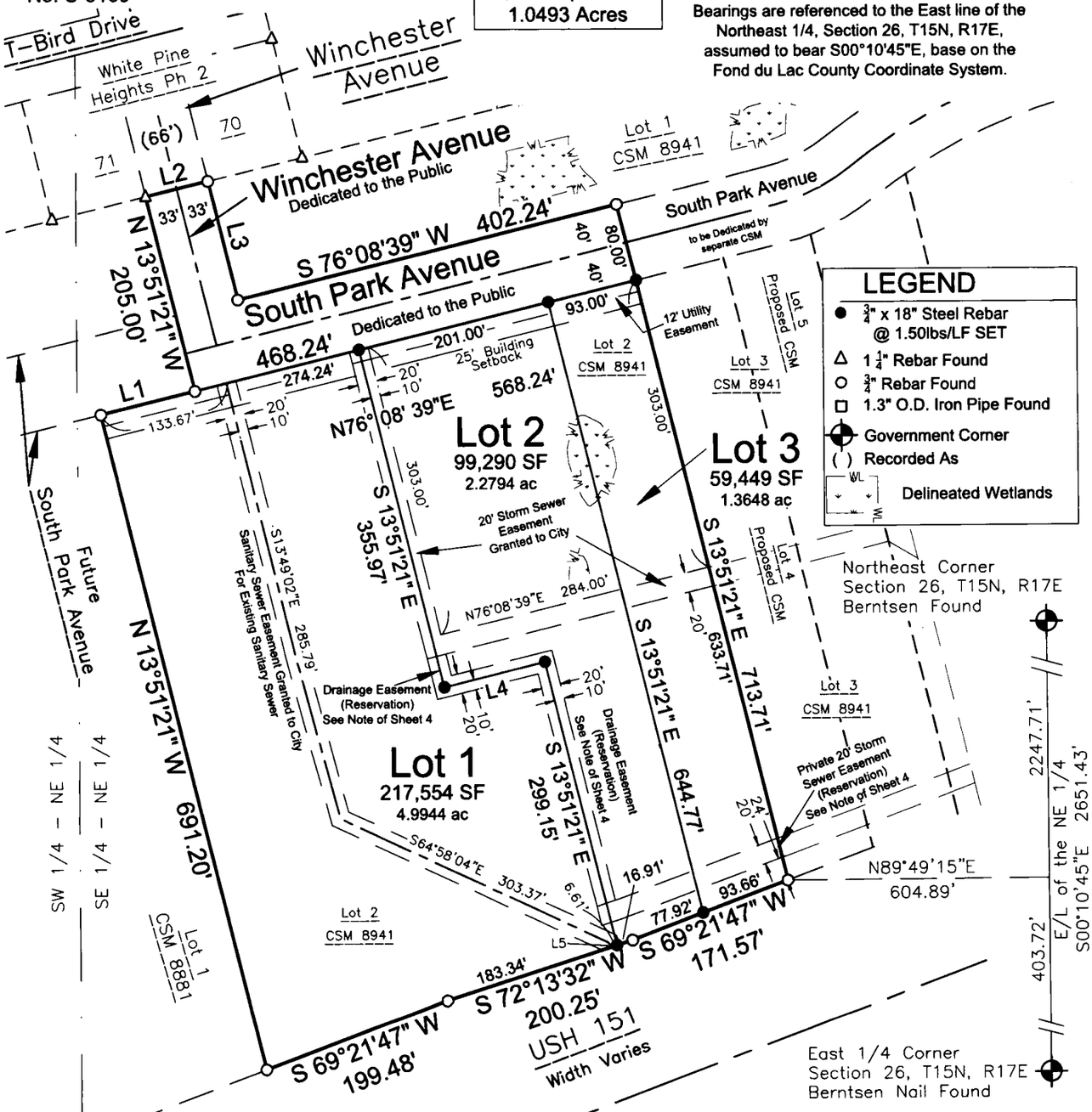
WISCONSIN
SCOTT R ANDERSEN
S-3169
OMRO WI
LAND SURVEYOR
03/08/2025 1:23:33 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

Total Right of Way Dedicated Area
45,709 Square feet
1.0493 Acres

0 150 300

Bearings are referenced to the East line of the Northeast 1/4, Section 26, T15N, R17E, assumed to bear S00°10'45"E, base on the Fond du Lac County Coordinate System.



LEGEND
- ● ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1¼" Rebar Found
- ○ ¾" Rebar Found
- □ 1.3" O.D. Iron Pipe Found
- Government Corner
- ( ) Recorded As
- WL WL Delineated Wetlands

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Survey for:
South Fondy, LLC,
N1213 Mayflower Drive
Greenville, WI 54942

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 1 of 5

3/7/2025 4:25 PM J:\Projects\7304fox\dwg\Civil 3D\7304CSM3.dwg Printed by: scott

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fond du Lac, and under the direction of South Fondy, LLC, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 2, Certified Survey Map 8941 (Doc. 1187297), being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin, containing 422,002 Square Feet (9.6879 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this 8th day of February, 2025.

WISCONSIN
SCOTT R
ANDERSEN
S-3169
DMRO
WI
LAND SURVEYOR

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

LINE TABLE		
Line	Bearing	Length
L1	N 76°08'39" E	100.00'
L2	N 76°08'39" E	66.00'
L3	N 13°51'21" W	125.00'
L4	N 76°08'39" E	106.75'
L5	S 24°53'53" E	5.34'

Owner's Certificate

South Fondy, LLC, a partnership duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fond du Lac

In the presence of: South Fondy, LLC

Jared VanLanen Date 3/10/25

Authorized Agent

SARAH MITCHELL
NOTARY
PUBLIC
STATE OF WISCONSIN

State of Wisconsin)
)SS
Calumet County)

Personally came before me on the 10th day of March, 2025, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell My Commission Expires 12/22/28

Notary Public, Wisconsin

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 2 of 5

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

South Fondy, LLC, Grantor, to:

City of Fond du Lac, Grantee
Alliant Energy, Grantee
SBC, Grantee,
AT&T Distribution, Grantee
TDS Metrocom, Grantee
and
Charter Communications, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC

Jared VanLaanen, Authorized Agent Date 3/10/25

WISCONSIN
SCOTT R
ANDERSEN
S-3169
SURVEYOR
03/08/2025 1:25:28 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 3 of 5

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Storm Sewer Easement and Sanitary Sewer Easement Provisions

South Fondy, LLC (the "Grantor") hereby grants, conveys, and warrants unto to the **City of Fond du Lac** (the "City"), it's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove in the Easement Area, as indicated on the plat, upon, in, over, through and across lands owned by the Grantor so that the City may maintain a storm and sanitary sewer main and appurtenances in the Easement Area. The easements are subject to the following conditions:

1. Access: The City and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to and upon the Easement area, as well as over the area and under the surface of the Easement Area to install, lay, operate, repair and maintain a storm and sanitary sewer main and appurtenances.
2. Restoration: If the City performs any work within the Easement Area, upon completion of that work the City shall, at its cost, restore any damages to property, lawns, or pavement in the Easement Area and immediate surrounding area and all improvements thereupon, caused by the construction and or maintenance of the storm and sanitary sewer main and appurtenances.
3. Nature of Easements: The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.
4. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage, electric, gas, or communication facilities without the express written consent of the City.
5. Landscaping and Vegetation: No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted.

This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC.

Jared VanLaanen, Authorized Agent Date 3/10/25

Private Storm Sewer Easement and Drainage Easement Reservation Note: Proposed creation of Lots south of South Park Ave are to be owned by South Fondy, LLC. At such time that lots would be sold to a different entity other than South Fondy LLC, a separate document formally granting a Storm Sewer Easement and a Drainage Easement.

WISCONSIN
SCOTT R ANDERSEN S-3169 OMRO WI LAND SURVEYOR
03/08/2025 1:25:58 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 4 of 5

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

City of Fond du Lac Certificate

This Certified Survey Map has been approved in accordance with the Subdivision Ordinance of by the

City of Fond du Lac this 12th day of March, 2025.

City Engineer

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

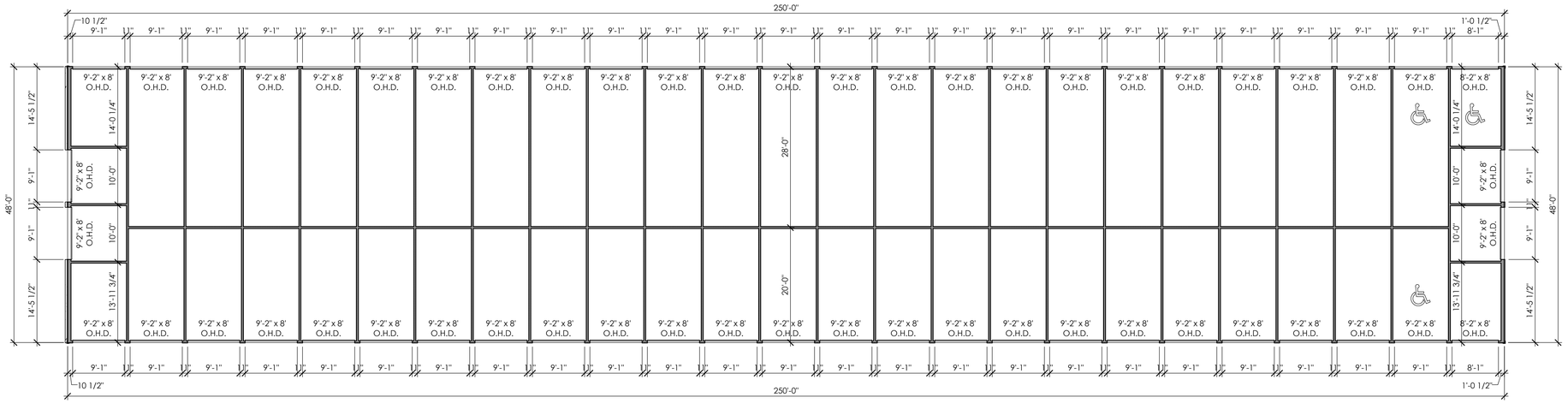
The property owners of record:	Recording Information:	Parcel Number(s):
South Fondy, LLC	Doc. 1189159	FDL-15-17-26-14-252-00

WISCONSIN
SCOTT R
ANDERSEN
S-3169
AMRC
WI
LAND SURVEYOR

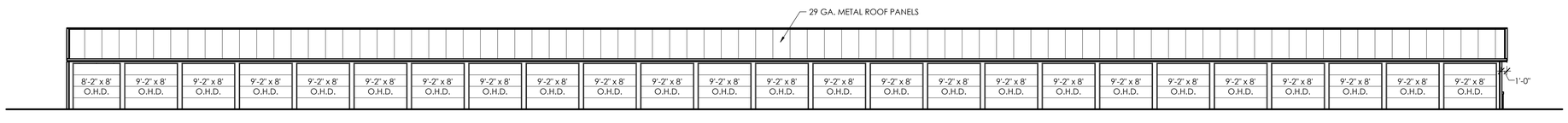
03/08/2025 1:26:17 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

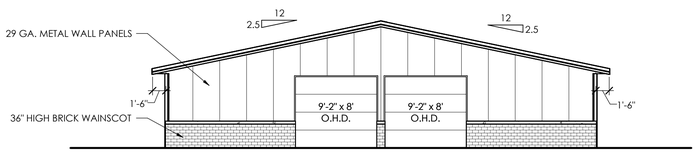
File: 7304CSM3.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 5 of 5



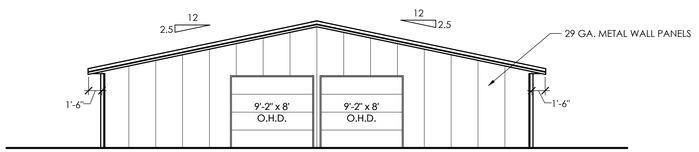
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3/32" = 1'-0"



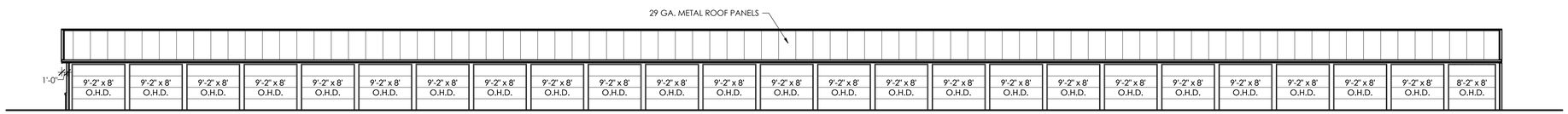
2 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"

BLDG. D
NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN - WELDING
2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

FOX STRUCTURES, INC.

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PROPOSED BLDG. D FOR:
SOUTH FONDY STORAGE
S. PARK AVE
FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

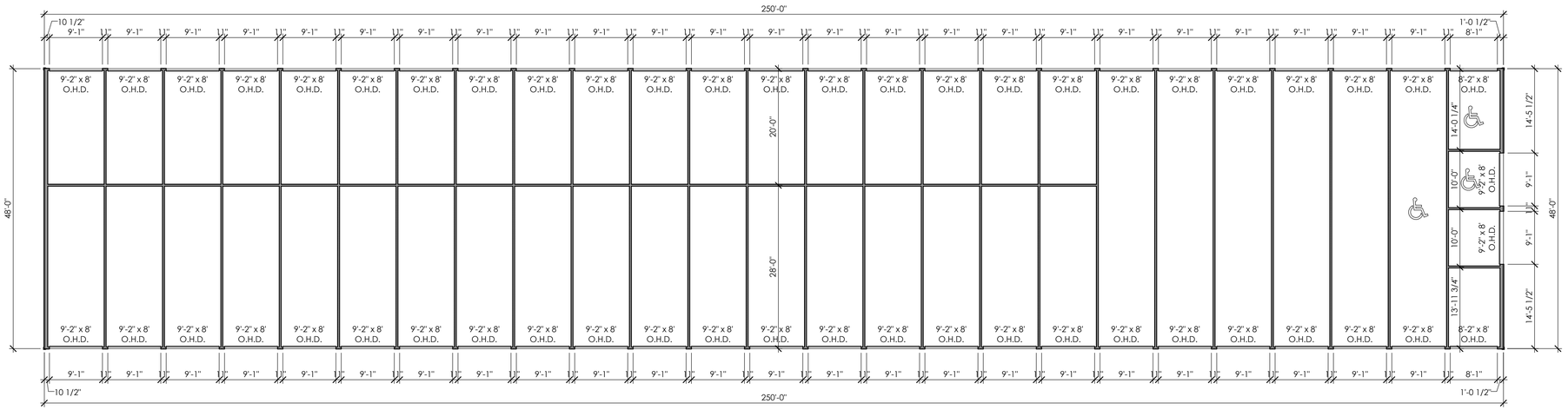
ISSUE RECORD:
P1 12-12-22
P2 05-07-25

P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

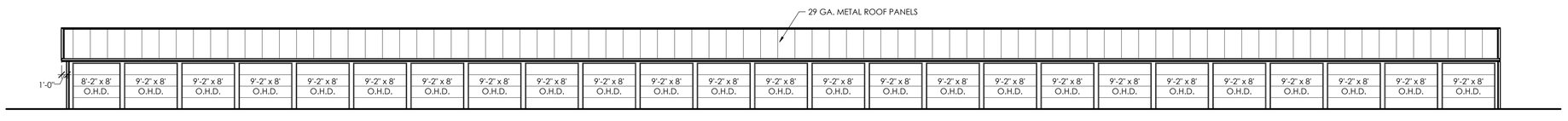
PROJECT #: **230046**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:
FLOOR PLAN

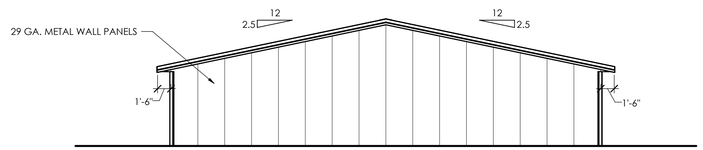
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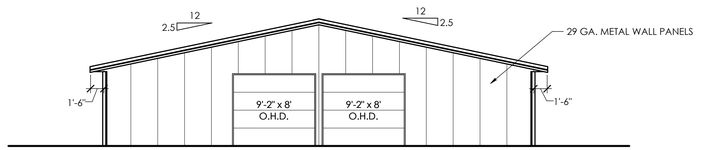
1 FLOOR PLAN
3/32" = 1'-0"



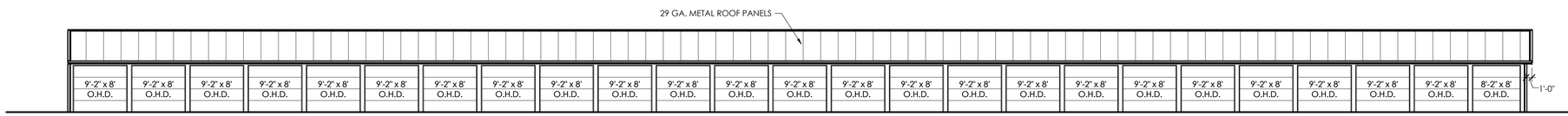
2 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"

CONSTRUCTION
DESIGN - WELDING
2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

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PROPOSED BLDG. H FOR:
SOUTH FONDY STORAGE
S. PARK AVE
FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

ISSUE RECORD:
P1 12-12-22
P2 05-07-25

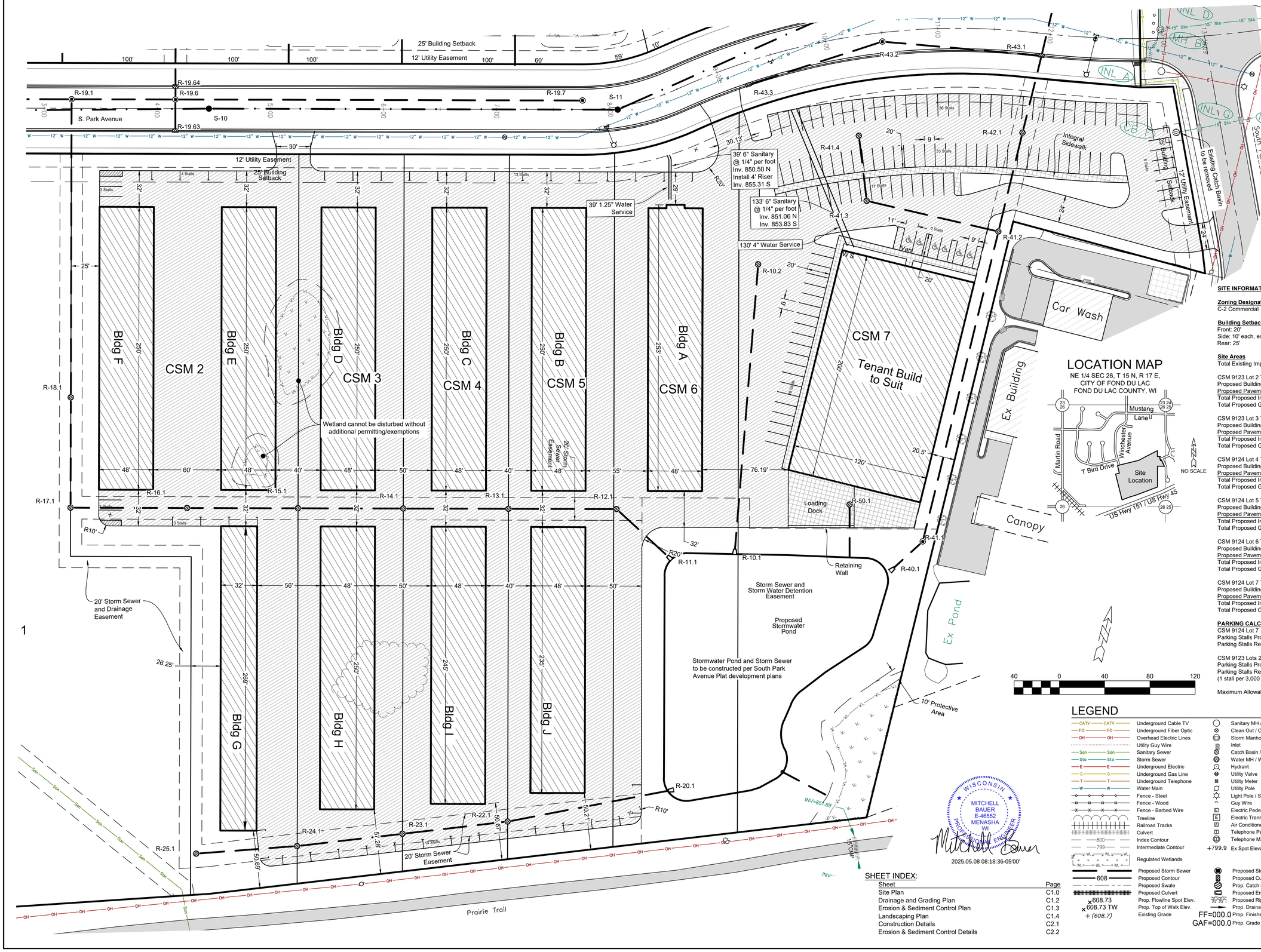
P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: **230050**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:
FLOOR PLAN

BLDG. H
NOT FOR CONSTRUCTION

A1.1



SITE INFORMATION:

Zoning Designation:
C-2 Commercial

Building Setback Requirements:
Front: 20'
Side: 10' each, except 25' adjacent to a residential district
Rear: 25'

Site Areas

Total Existing Impervious:	0 SF	(0%)
CSM 9123 Lot 2 Total Area:	99,290 SF	
Proposed Building Area:	32,608 SF	
Proposed Pavement Area:	42,272 SF	
Total Proposed Impervious:	74,880 SF	(75.4%)
Total Proposed Greenspace:	24,410 SF	(24.6%)
CSM 9123 Lot 3 Total Area:	59,449 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	32,540 SF	
Total Proposed Impervious:	56,540 SF	(95.1%)
Total Proposed Greenspace:	2,909 SF	(4.9%)
CSM 9124 Lot 4 Total Area:	58,421 SF	
Proposed Building Area:	23,760 SF	
Proposed Pavement Area:	31,580 SF	
Total Proposed Impervious:	55,340 SF	(94.7%)
Total Proposed Greenspace:	3,081 SF	(5.3%)
CSM 9124 Lot 5 Total Area:	57,408 SF	
Proposed Building Area:	23,280 SF	
Proposed Pavement Area:	31,032 SF	
Total Proposed Impervious:	54,312 SF	(94.6%)
Total Proposed Greenspace:	3,096 SF	(5.4%)
CSM 9124 Lot 6 Total Area:	68,409 SF	
Proposed Building Area:	12,000 SF	
Proposed Pavement Area:	30,236 SF	
Total Proposed Impervious:	42,236 SF	(61.7%)
Total Proposed Greenspace:	26,173 SF	(38.3%)
CSM 9124 Lot 7 Total Area:	146,396 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	62,145 SF	
Total Proposed Impervious:	86,145 SF	(58.8%)
Total Proposed Greenspace:	60,251 SF	(41.2%)

PARKING CALCULATIONS

CSM 9124 Lot 7	
Parking Stalls Proposed	120
Parking Stalls Required (1 stall per 200 SF)	120
CSM 9123 Lots 2-3 + CSM 9124 Lots 4-6	
Parking Stalls Proposed	40
Parking Stalls Required	40
(1 stall per 3,000 SF Non Office plus 1 stall per 300 SF Office)	
Maximum Allowable Building Height:	55 feet

LOCATION MAP

NE 1/4 SEC 26, T 15 N, R 17 E,
CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
Overhead Electric Lines	Storm Manhole	Railroad Signal
Utility Guy Wire	Inlet	Sign
Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Storm Sewer	Water MH / Well	Post / Guard Post
Underground Electric	Hydrant	Satellite Dish
Underground Gas Line	Utility Valve	Large Rock
Underground Telephone	Utility Meter	Flag Pole
Water Main	Utility Pole	Deciduous Tree
Fence - Steel	Light Pole / Signal	Coniferous Tree
Fence - Wood	Guy Wire	Bush / Hedge
Fence - Barbed Wire	Electric Pedestal	Stump
Treeline	Electric Transformer	Soil Boring
Railroad Tracks	Air Conditioner	Benchmark
Culvert	Telephone Pedestal	Asphalt Pavement
Index Contour	Telephone Manhole	Concrete Pavement
Intermediate Contour	+799.9 Ex Spot Elevation	Gravel
Regulated Wetlands		
Proposed Storm Sewer	Proposed Storm Manhole	Proposed Building
Proposed Contour	Proposed Curb Inlet	Proposed Asphalt
Proposed Swale	Prop. Catch Basin / Yard Drain	Proposed Concrete
Proposed Culvert	Proposed Endwall	Proposed Gravel
Prop. Flowline Spot Elev.	Proposed Rip Rap	
Prop. Top of Walk Elev.	Prop. Drainage Direction	
Existing Grade	FF=000.0 Prop. Finished Floor Elev.	
	GAF=000.0 Prop. Grade at Foundation	

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Landscaping Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2

WISCONSIN
MITCHELL BAUER E-46552 MENASHA WI
PROFESSIONAL ENGINEER
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DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

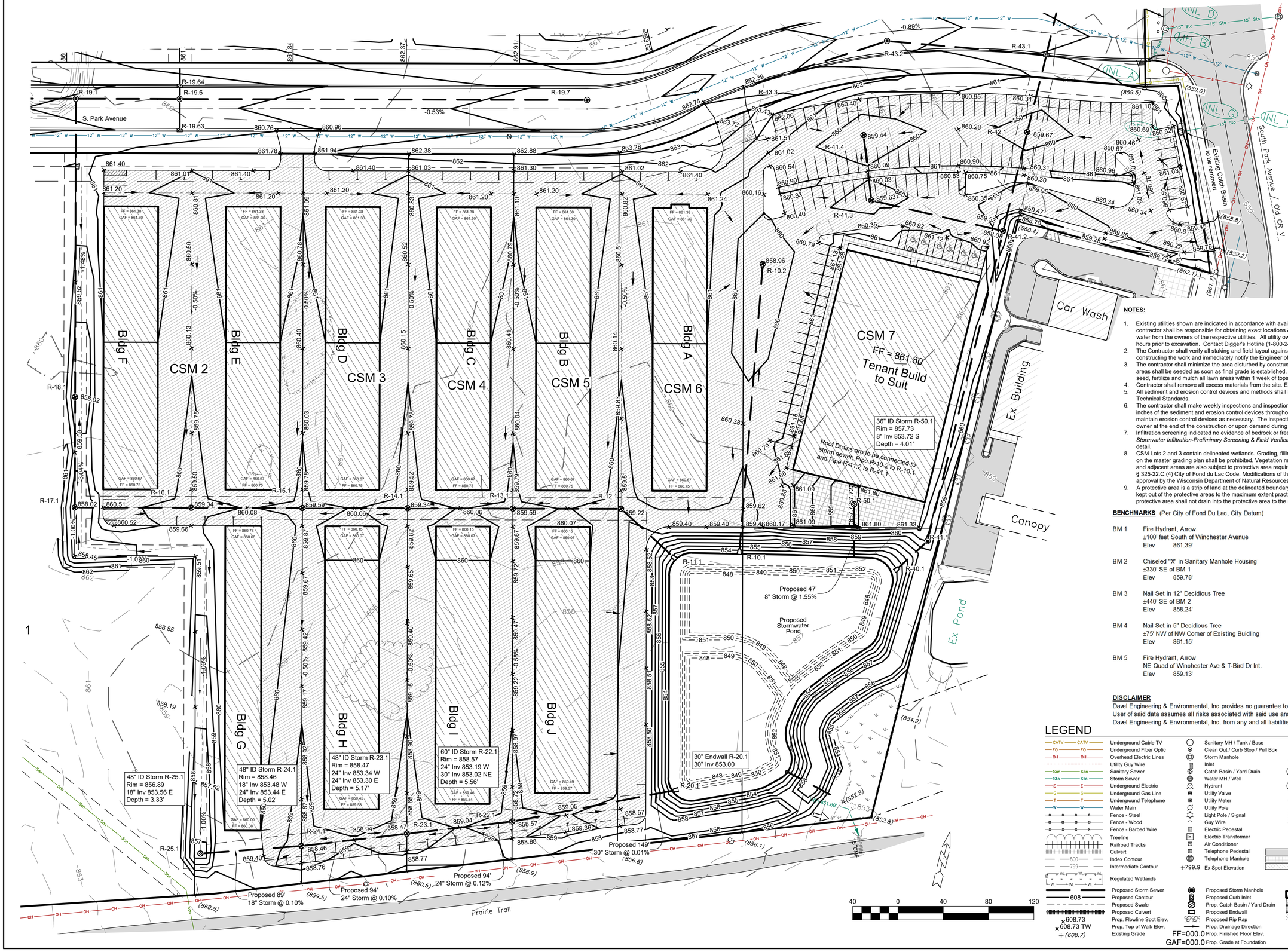
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SITE PLAN

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page C1.0



NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
6. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
7. Infiltration screening indicated no evidence of bedrock or free water. Refer to *Site Evaluation for Stormwater Infiltration-Preliminary Screening & Field Verification for South Park Avenue Plat* for more detail.
8. CSM Lots 2 and 3 contain delineated wetlands. Grading, filling, or excavation of wetland areas as shown on the master grading plan shall be prohibited. Vegetation may be added to a wetland area. The wetlands and adjacent areas are also subject to protective area requirements in § NR 151.125, Wis. Adm. Code and § 325-22.C.(4) City of Fond du Lac Code. Modifications of these conditions are subject to permitting and approval by the Wisconsin Department of Natural Resources and the City of Fond du Lac.
9. A protective area is a strip of land at the delineated boundary of wetlands. Impervious surfaces shall be kept out of the protective areas to the maximum extent practicable. Impervious surfaces within the protective area shall not drain into the protective area to the maximum extent practicable.

BENCHMARKS (Per City of Fond Du Lac, City Datum)

BM 1 Fire Hydrant, Arrow
±100' feet South of Winchester Avenue
Elev 861.39'

BM 2 Chiseled "X" in Sanitary Manhole Housing
±330' SE of BM 1
Elev 859.78'

BM 3 Nail Set in 12" Decidious Tree
±440' SE of BM 2
Elev 858.24'

BM 4 Nail Set in 5" Decidious Tree
±75' NW of NW Corner of Existing Buidling
Elev 861.15'

BM 5 Fire Hydrant, Arrow
NE Quad of Winchester Ave & T-Bird Dr Int.
Elev 859.13'

DISCLAIMER

Davel Engineering & Environmental, Inc provides no guarantee to the accuracy of the data provided. User of said data assumes all risks associated with said use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use.

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Prop. Flowline Spot Elev.
- Prop. Top of Walk Elev.
- Existing Grade
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- Prop. Finished Floor Elev.
- Prop. Grade at Foundation
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel

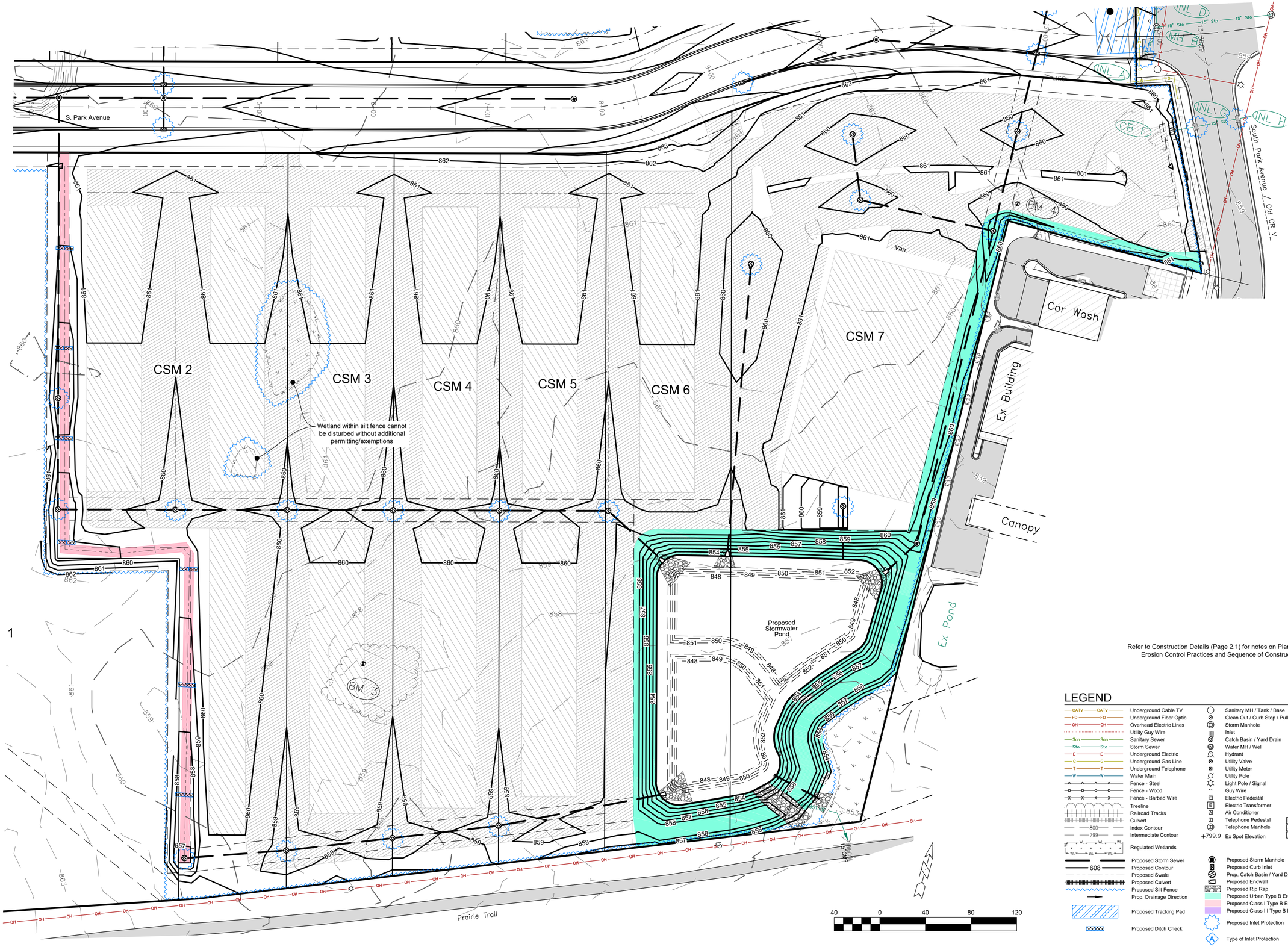
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

DRAINAGE & GRADING PLAN
(Commercial Development)

South Fondy Storage
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page C1.2

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1

Refer to Construction Details (Page 2.1) for notes on Planned Sediment and Erosion Control Practices and Sequence of Construction

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Tracking Pad
- Proposed Ditch Check
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- +799.9 Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Proposed Urban Type B Erosion Mat
- Proposed Class I Type B Erosion Mat
- Proposed Class III Type B Erosion Mat
- Proposed Inlet Protection
- Type of Inlet Protection
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

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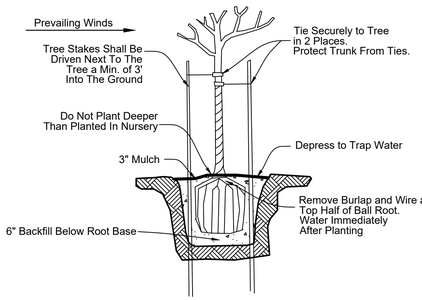
EROSION & SEDIMENT CONTROL PLAN (MASTER)

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page C1.3





TREE PLANTING DETAILS

Vegetation			
Plant	**Common Name**	**Genus/Species**	**Qty**
Shade Tree	Swamp White Oak	Quercus bicolor	50
Evergreen	White Spruce	Picea glauca	102
Ornamental	Flowering Crabapple	Malus	42

LEGEND

Regulated Wetlands
Treeline
Deciduous Tree
Asphalt Pavement
Concrete Pavement
Gravel
Proposed Rip Rap
Proposed Building
Proposed Asphalt
Proposed Concrete
Proposed Gravel
Swamp White Oak
White Spruce
Flowering Crabapple

40 0 40 80 120

PRELIMINARY

LANDSCAPE PLAN

South Fondy Storage

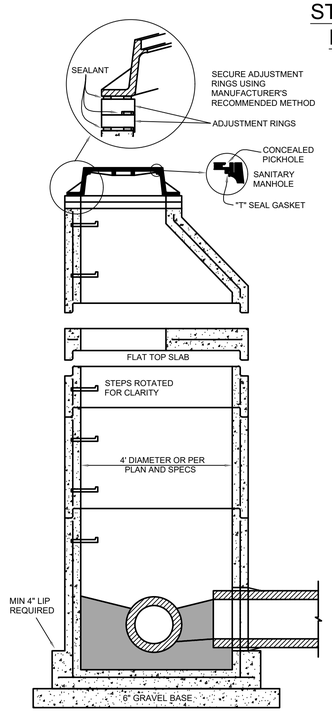
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

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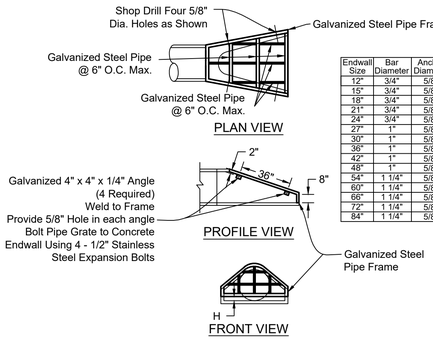
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STANDARD PRECAST MANHOLE DETAIL



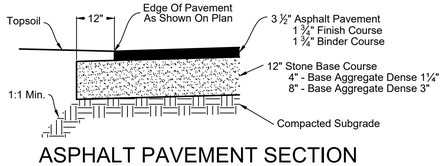
- 6 INCHES OF CRUSHED STONE BASE REQUIRED
- CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION C478
- MANHOLE CONCRETE STRENGTH TO BE 4,000 PSI OR GREATER
- Min. MANHOLE WALL, BASE & FLAT TOP SLAB THICKNESSES
  4 FT I.D.: 5 INCH WALL, 6 INCH BASE & FLAT TOP SLAB
  5 FT I.D.: 6 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  6 FT I.D.: 7 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  8 FT I.D.: 9 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
- MANHOLE BASE TO BE CONSTRUCTED OF CLASS "C" CONCRETE, MINIMUM OF 12 INCHES PLACED UNDER FLOW LINE OF PIPE
- STORM SEWER BENCH SLOPE - 1 INCH PER FT
  SANITARY SEWER BENCH SLOPE - 3 INCHES PER FT
- PIPE HOLES TO BE MANUFACTURED SO AS TO ALLOW FOR LATERAL AND VERTICAL MOVEMENT, AS WELL AS ANGULAR ADJUSTMENT THROUGH 15°
- PIPE TO MANHOLE CONNECTORS SHALL MEET ASTM C923 (KOR-N-SEAL, QUIK-LOK OR EQUAL)
- JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER TYPE GASKETS OR PRE-FORMED JOINT MATERIAL
- MANHOLE STEPS TO BE PLACED AT 16 INCH INTERVALS. THE FIRST STEP SHALL BE PLACED 16 INCHES ABOVE THE BENCH. THE TOP STEP MAY VARY FROM 16 INCHES - 24 INCHES FROM THE TOP OF CASTING. STEPS SHALL BE STEEL REINFORCED PLASTIC. MANHOLE STEPS SHALL BE ALIGNED OVER THE OUTGOING PIPE.
- BARREL SECTION - 12 INCH, 16 INCH, 24 INCH, 32 INCH, 48 INCH AND 64 INCH HIGH. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ INCH PER LINEAL FOOT.
- ECCENTRIC CONE MAY VARY IN HEIGHT FROM 28 INCHES TO 36 INCHES
- INSTALL FLAT TOP WHEN SHOWN ON PLANS, IN SPECIFICATIONS OR APPROVED BY ENGINEER
- ADJUSTMENT RINGS SHALL BE HDPE ADJUSTING RINGS BY LADTECH, INC., CRETEX PRO-RING, OR EJ INFRA-RISER. RINGS SHALL HAVE AN INSIDE DIAMETER OF APPROX. 23-3/4 INCHES. CONCRETE ADJUSTMENT RINGS SHALL NOT BE ALLOWED.
- FRAME SHALL BE NEENAH FOUNDRY R-1550 OR EQUAL.
- SANITARY MANHOLE LID TO HAVE CONCEALED PICK HOLES AND "T" SEAL GASKET



Endwall Size	Bar Diameter	Anchor Diameter	H Height
12"	3/4"	5/8"	2 1/2"
15"	3/4"	5/8"	3"
18"	3/4"	5/8"	4"
21"	3/4"	5/8"	4"
24"	3/4"	5/8"	4"
27"	1"	5/8"	5"
30"	1"	5/8"	5"
36"	1"	5/8"	5"
42"	1"	5/8"	6"
48"	1"	5/8"	6"
54"	1 1/4"	5/8"	6"
60"	1 1/4"	5/8"	7"
66"	1 1/4"	5/8"	7"
72"	1 1/4"	5/8"	7"
84"	1 1/4"	5/8"	8"

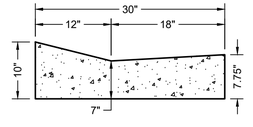
ENDWALL PIPE GRATE

Structure R-19.65 & R-43.5 Only



ASPHALT PAVEMENT SECTION

CSM Lots 1-7



30" MOUNTABLE CURB

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum by the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the ponds.
   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. A diversion is also proposed to temporarily redirect the stream in a non-erosive manner. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**
2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site,
      ii) at the toe of soil piles if the pile will remain in place for more than seven (7) days.
   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications. If required due to seasonal interruption of construction activities, all disturbed areas shall be mulched prior to freeze up.
   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed Mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1,000 square feet for permanent seeding prior to September 15th. Temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Temporary seeding shall be followed by permanent seeding in the Spring. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.
3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
   b) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Once constructed, the proposed pond may function as a sediment basin during the construction of the project in accordance with **WDNR Technical Standard 1064**.
4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
      i) pipe outfalls as indicated on the plans;
   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and is specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans;
5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.
6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance as indicated on the plan.
7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.
8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with discharge to the adjacent storm water pond. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.
9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits. Install erosion control measures. **April 2025**
2) Strip topsoil: **May 2025**
3) Grade site and gravel: **June - July 2025**
4) Building foundation and construction: **August 2025 - May 2026**
5) Flatwork and asphalt paving: **Spring 2026**
6) Stabilize terrace areas no later than one week after final grade is established. **No later than September 15, 2025.**
7) Remove all temporary measures, topsoil critical areas, and establish vegetation. Water if necessary to establish healthy and well rooted vegetation.

The Contractor shall contact the City of Fond du Lac two weeks prior to the ending date of any proposed construction site activity unless activity has already been completed. It may be necessary to install additional sediment control practices, install temporary seeding or stabilization, or to provide revised sediment control performance standard calculations.

Notes: The dates provided are approximate and subject to weather conditions and overall project schedule. Several of the work items listed above may occur simultaneously with others.

Maintenance Plan

The Contractor shall make weekly inspections and inspections within 24-hours after any rainfall event of 0.5-inches or more, which also includes entering the data on the City of Fond du Lac PermiTrack site. The PermiTrack application is accessible at http://www.mypermitrack.com. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the City of Fond du Lac.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

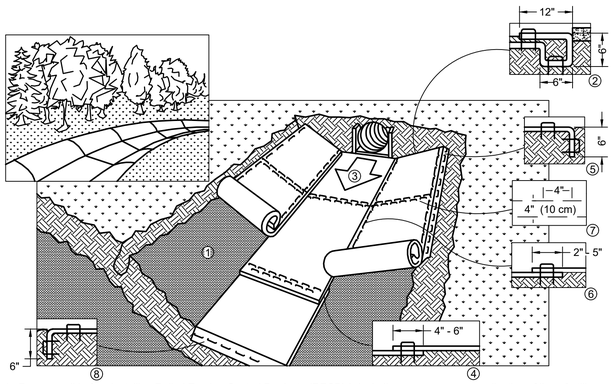
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CONSTRUCTION DETAILS

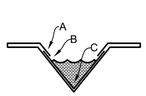
South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page: C2.1



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)



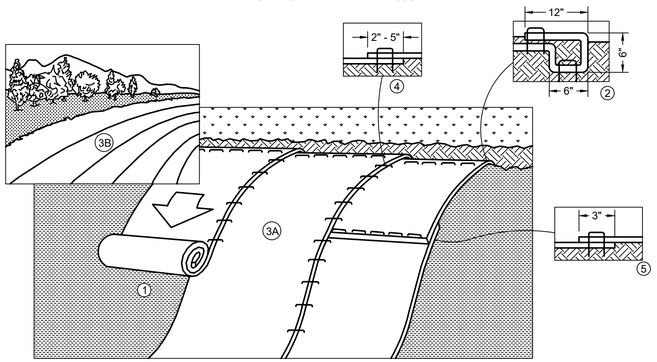
Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

DNR TECHNICAL STANDARD 1053

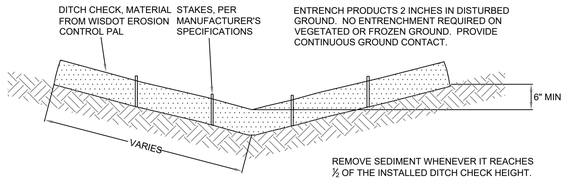


1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)
7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

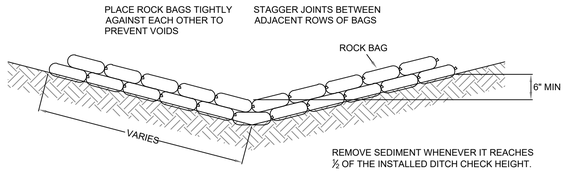
DNR TECHNICAL STANDARD 1052

LOG-TYPE DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

ROCK BAG DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

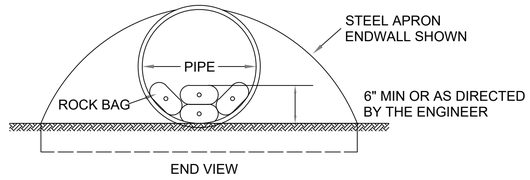
SIEVE	PERCENT PASSING BY WEIGHT
2-INCH	-
1½-INCH	-
1-INCH	100
¾-INCH	90-100
⅜-INCH	20-55
No. 4	0-10
No. 8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

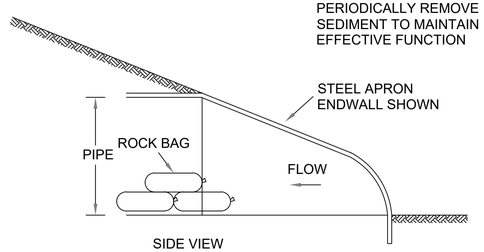
BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH

DITCH CHECK DETAIL

CULVERT PIPE CHECK DETAIL



END VIEW



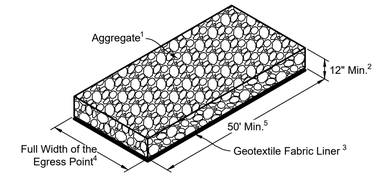
SIDE VIEW

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

Sieve	Percent Passing by Weight
2-INCH	-
1 1/2-INCH	-
1-INCH	100
3/4-INCH	90-100
3/8-INCH	20-55
No.4	0-10
No.8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH



TRACKING PAD DETAIL

DNR TECHNICAL STANDARD 1057

Note [1] Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2022 Standard Specification, Section 312, Select Crushed Material.

Note [2] Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

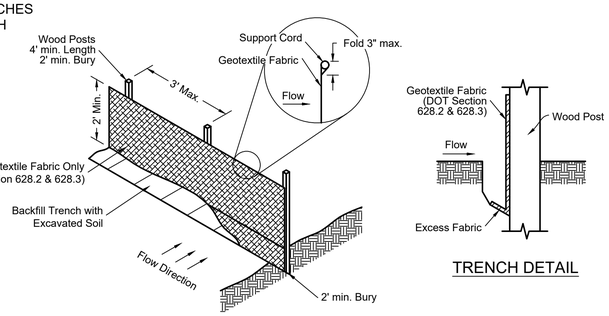
Note [3] Select fabric type based on soil conditions and vehicles loading.

Note [4] Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note [5] If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

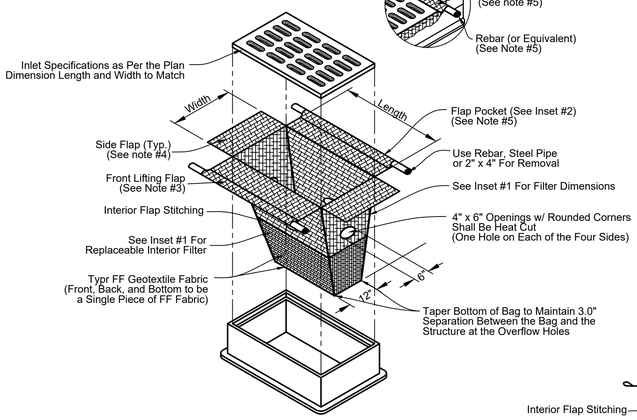


TRENCH DETAIL

Silt fence notes:
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION

DNR TECHNICAL STANDARD 1056



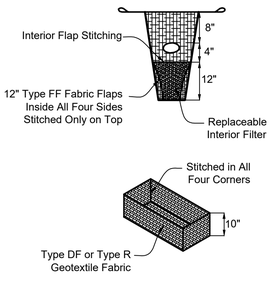
INLET PROTECTION, TYPE D-M

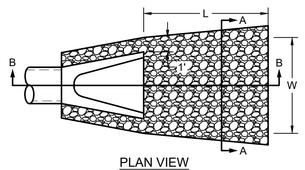
DNR TECHNICAL STANDARD 1060

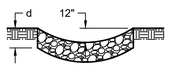
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

NOTES:
1. Taper bottom of bag to maintain three inches of clearance between the bag and the structure, measured from the bottom of the overflow openings to the structure wall.
2. Geotextile fabric, Type FF for flaps, top and bottom of outside of filter bag. Front, back and bottom of filter bag being one piece.
3. Front lifting flap is to be used when removing and maintaining filter bag.
4. Side flaps shall be a maximum of two inches long. Fold the fabric over and reinforce with multiple stitches.
5. Flap pockets shall be large enough to accept wood 2" x 4". The rebar, steel pipe, or wood shall be installed in the rear flap and shall not block the top half of the curb face opening.

MAINTENANCE NOTES:
1. When removing or maintaining inlet protection, care shall be taken so that the sediment trapped in the fabric does not fall into the structure. Material that has fallen into the inlet shall be immediately removed.







D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

EROSION & SEDIMENT CONTROL DETAILS

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
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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 June 16, 2025 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to consider a special use permit for the property identified as Lot 3 of Certified Survey Map 9123 located between County Road V and Martin Road; north of Hwy 151. The special use permit request is to allow the development of 98 storage units at the property. The property is zoned C-2 General Business District and the development of 100 storage units or less requires a Special Use Permit.

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 30th day of May, 2025
MARGARET HEFTER, City Clerk
Published: June 8th and 9th, 2025

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-26-13-500-00	553 T-BIRD DR	553 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-01	1291 WINCHESTER AVE	1291 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-14-500-00		W5008 VALLEY CREEK RD	FOND DU LAC	WI	54937
FDL-15-17-26-14-752-00	556 T-BIRD DR	556 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-523-00	542 T-BIRD DR	542 T-BIRD DR	FONDULAC	WI	54935
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-252-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-253-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-13-501-00	549 T-BIRD DR	549 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-02	1293 WINCHESTER AVE	1293 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-13-522-00	538 T-BIRD DR	538 T-BIRD DR	FOND DU LAC	WI	54935
T09-15-17-26-01-003-00		1216 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
T09-15-17-26-01-004-00	N5612 COUNTY ROAD V	N5612 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-11-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-25-22-499-00	0 COUNTY ROAD V	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-01-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-002-00	N5567 OLD COUNTY ROAD V	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-04-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-999-00	0 REINHARDT RD	944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-997-00	0 COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-14-998-00	1306 OLD COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-13-524-00	550 T-BIRD DR	550 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-502-00	541 T-BIRD DR	541 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-750-00	1273 WINCHESTER AVE	1273 WINCHESTER AVE	FOND DU LAC	WI	54935

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Special Use Permit 2025-08

Subject: Location: South Park Avenue (Lot 4 CSM 9124)
(FDL 15-17-26-14-253-04)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Memo_SUP_Lot_4_0625.pdf

SUP_Application_Lot_4.pdf

7304planset(commercial)_cert_2025-05-08.pdf

Photos_and_CSM_9124.pdf

Bldg_CI.pdf

Public_Notice_2025-08.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: June 10, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Special Use Permit – Lot 4 CSM 9124
South Park Avenue

Applicant: South Park, LLC

Request: Construct mini warehouse storage units

Zoning:	Site:	C-2 (General Business)
	North:	R-2 (Single Family & Two Family Residential)
	South:	Hwy 151
	East:	C-2
	West:	C-2
Land Use:	Site:	Undeveloped Parcel
	North:	Undeveloped Parcel
	South:	Hwy 151
	East:	Undeveloped Parcel
	West:	Undeveloped Parcel

Analysis

The 1.3 acre parcel was created through Certified Survey Map 9124 located between County Road V to the east and Martin Avenue to the west. Hwy 151 is to the south. The applicant seeks to construct a 98 unit mini warehouse storage development. Approval of a special use permit is required to construct mini warehouse storage units in a commercial/general business district. A maximum of 100 storage units are allowed in C-2 District.

The proposed project two (2) separate buildings placed in a north south orientation on the parcel, with the short end and narrow end of the building towards the future Park Avenue and Hwy 151. The 98 mini warehouse storage units will consist of 9’ x 24’ units; 14’ x 8’ units; and 9’ x 48’ units. Proposed hours of operation of the storage unit development will be 24 hours per day, 7 days per week.

Access to the site will be provided from the new extension of South Park Avenue currently under construction and shared driveways onto the new roadway. Stormwater drainage will be designed to drain the site to stormwater ponds located on the southeast corner of the development.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. The proposed commercial development adjacent to Hwy 151 serves as transition from Hwy 151 to the residential development to the north. The proposed storage units will be developed south of the future South Park Avenue with residential development along the north side of the future road serving as a buffer to the existing neighborhood to the north. The north/south orientation of the buildings minimizes the amount of the building seen by South Park Avenue. Landscaping will be required in the front yard setback. A conditional approval of the special use permit is recommended.

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. A detailed site plan shall be reviewed and approved prior to the issuance of required building permits. A maximum of 98 storage units are allowed.

2. Use of the mini warehouse storage units shall be strictly limited to storage purposes. Use of all or part of the buildings for other purposes shall be strictly prohibited. The outdoor storage of personal property, business inventory or similar items, as well as vehicles and equipment shall be strictly prohibited.

3. Outdoor lighting shall be limited to wall mounted fixtures.

4. No temporary or permanent signs or advertising or promotional devices of any type shall be affixed to the mini warehouse buildings other than the identification of the storage development itself.

5. A vegetative/landscaping buffer along the perimeter of the north, south, and west and south sides of the storage unit development to provide appropriate screening.

7. The City will periodically inspect the premise for compliance with this special use permit.

8. No building permit will be issued until the road construction is complete.

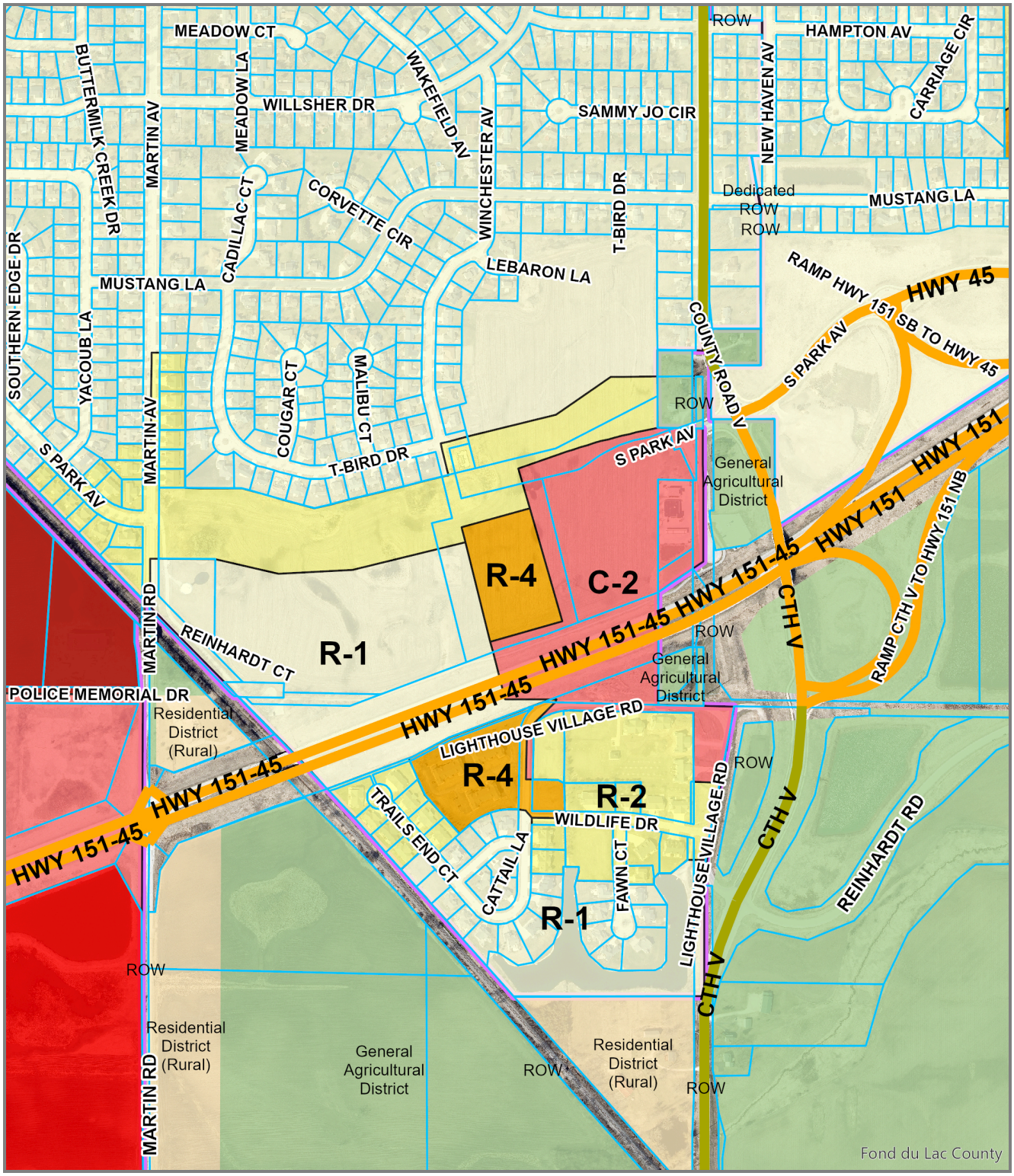
Aerial



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 = 700 feet
6/10/2025

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 = 700 feet
6/10/2025

Docusign Envelope ID: 8423640F-3B65-423B-940A-45FFE5529A45

City of Fond du Lac

SPECIAL USE PERMIT

Application

PROPERTY LOCATION: South Park Avenue (Lot 4 CSM 9124)

Tax Key Number (Vacant Land): FDL- 15 - 17 - 26 - 14 - 253 - 04

Project Applicant			
Name South Fondy, LLC (Jerry Van Lanen)			
Mailing Address N1213 Mayflower Drive	City Greenville	State WI	ZIP Code 54942
Email Address [redacted]		Phone Number [redacted]	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name same as applicant			
Mailing Address	City	State	ZIP Code
Email Address		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:

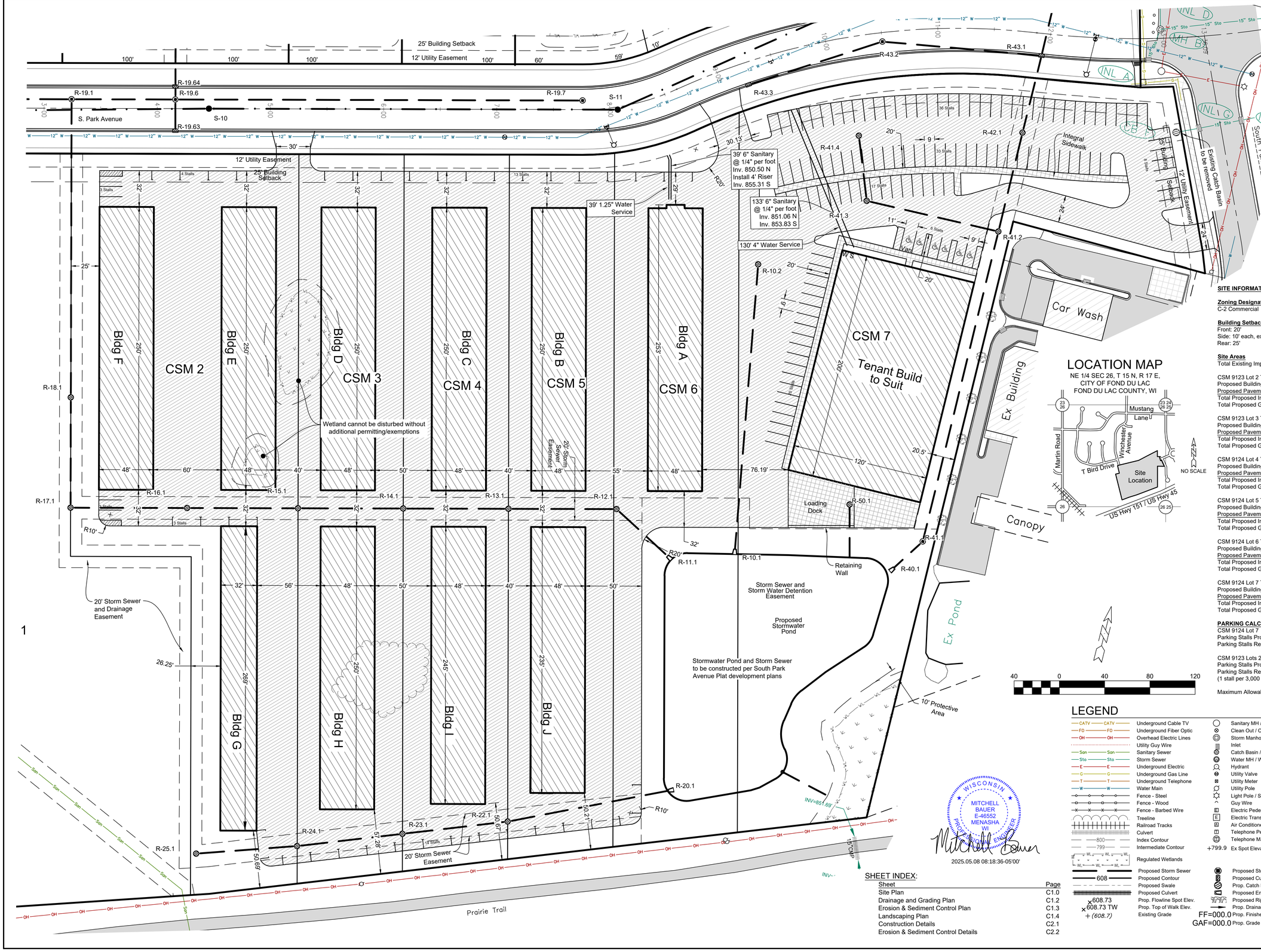
Vacant / farm land

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

Mini-warehousing

Time schedule for use and/or development of the property: Construction to begin August 2025

PROJECT APPLICANT SIGNATURE Signed by: Jerry Van Lanen F5FE0DF3A047411...



SITE INFORMATION:

Zoning Designation:
C-2 Commercial

Building Setback Requirements:
Front: 20'
Side: 10' each, except 25' adjacent to a residential district
Rear: 25'

Site Areas

Total Existing Impervious:	0 SF	(0%)
CSM 9123 Lot 2 Total Area:	99,290 SF	
Proposed Building Area:	32,608 SF	
Proposed Pavement Area:	42,272 SF	
Total Proposed Impervious:	74,880 SF	(75.4%)
Total Proposed Greenspace:	24,410 SF	(24.6%)
CSM 9123 Lot 3 Total Area:	59,449 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	32,540 SF	
Total Proposed Impervious:	56,540 SF	(95.1%)
Total Proposed Greenspace:	2,909 SF	(4.9%)
CSM 9124 Lot 4 Total Area:	58,421 SF	
Proposed Building Area:	23,760 SF	
Proposed Pavement Area:	31,580 SF	
Total Proposed Impervious:	55,340 SF	(94.7%)
Total Proposed Greenspace:	3,081 SF	(5.3%)
CSM 9124 Lot 5 Total Area:	57,408 SF	
Proposed Building Area:	23,280 SF	
Proposed Pavement Area:	31,032 SF	
Total Proposed Impervious:	54,312 SF	(94.6%)
Total Proposed Greenspace:	3,096 SF	(5.4%)
CSM 9124 Lot 6 Total Area:	68,409 SF	
Proposed Building Area:	12,000 SF	
Proposed Pavement Area:	30,236 SF	
Total Proposed Impervious:	42,236 SF	(61.7%)
Total Proposed Greenspace:	26,173 SF	(38.3%)
CSM 9124 Lot 7 Total Area:	146,396 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	62,145 SF	
Total Proposed Impervious:	86,145 SF	(58.8%)
Total Proposed Greenspace:	60,251 SF	(41.2%)

PARKING CALCULATIONS

CSM 9124 Lot 7	
Parking Stalls Proposed	120
Parking Stalls Required (1 stall per 200 SF)	120
CSM 9123 Lots 2-3 + CSM 9124 Lots 4-6	
Parking Stalls Proposed	40
Parking Stalls Required	40
(1 stall per 3,000 SF Non Office plus 1 stall per 300 SF Office)	
Maximum Allowable Building Height:	55 feet

LOCATION MAP

NE 1/4 SEC 26, T 15 N, R 17 E,
CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
Overhead Electric Lines	Storm Manhole	Railroad Signal
Utility Guy Wire	Inlet	Sign
Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Storm Sewer	Water MH / Well	Post / Guard Post
Underground Electric	Hydrant	Satellite Dish
Underground Gas Line	Utility Valve	Large Rock
Underground Telephone	Utility Meter	Flag Pole
Water Main	Utility Pole	Deciduous Tree
Fence - Steel	Light Pole / Signal	Coniferous Tree
Fence - Wood	Guy Wire	Bush / Hedge
Fence - Barbed Wire	Electric Pedestal	Stump
Treeline	Electric Transformer	Soil Boring
Railroad Tracks	Air Conditioner	Benchmark
Culvert	Telephone Pedestal	Asphalt Pavement
Index Contour	Telephone Manhole	Concrete Pavement
Intermediate Contour	+799.9 Ex Spot Elevation	Gravel
Regulated Wetlands		
Proposed Storm Sewer	Proposed Storm Manhole	Proposed Building
Proposed Contour	Proposed Curb Inlet	Proposed Asphalt
Proposed Swale	Prop. Catch Basin / Yard Drain	Proposed Concrete
Proposed Culvert	Proposed Endwall	Proposed Gravel
Prop. Flowline Spot Elev.	Proposed Rip Rap	
Prop. Top of Walk Elev.	Prop. Drainage Direction	
Existing Grade	FF=000.0 Prop. Finished Floor Elev.	
	GAF=000.0 Prop. Grade at Foundation	

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Landscaping Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2

WISCONSIN
MITCHELL BAUER E-46552 MENASHA WI
PROFESSIONAL ENGINEER
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DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

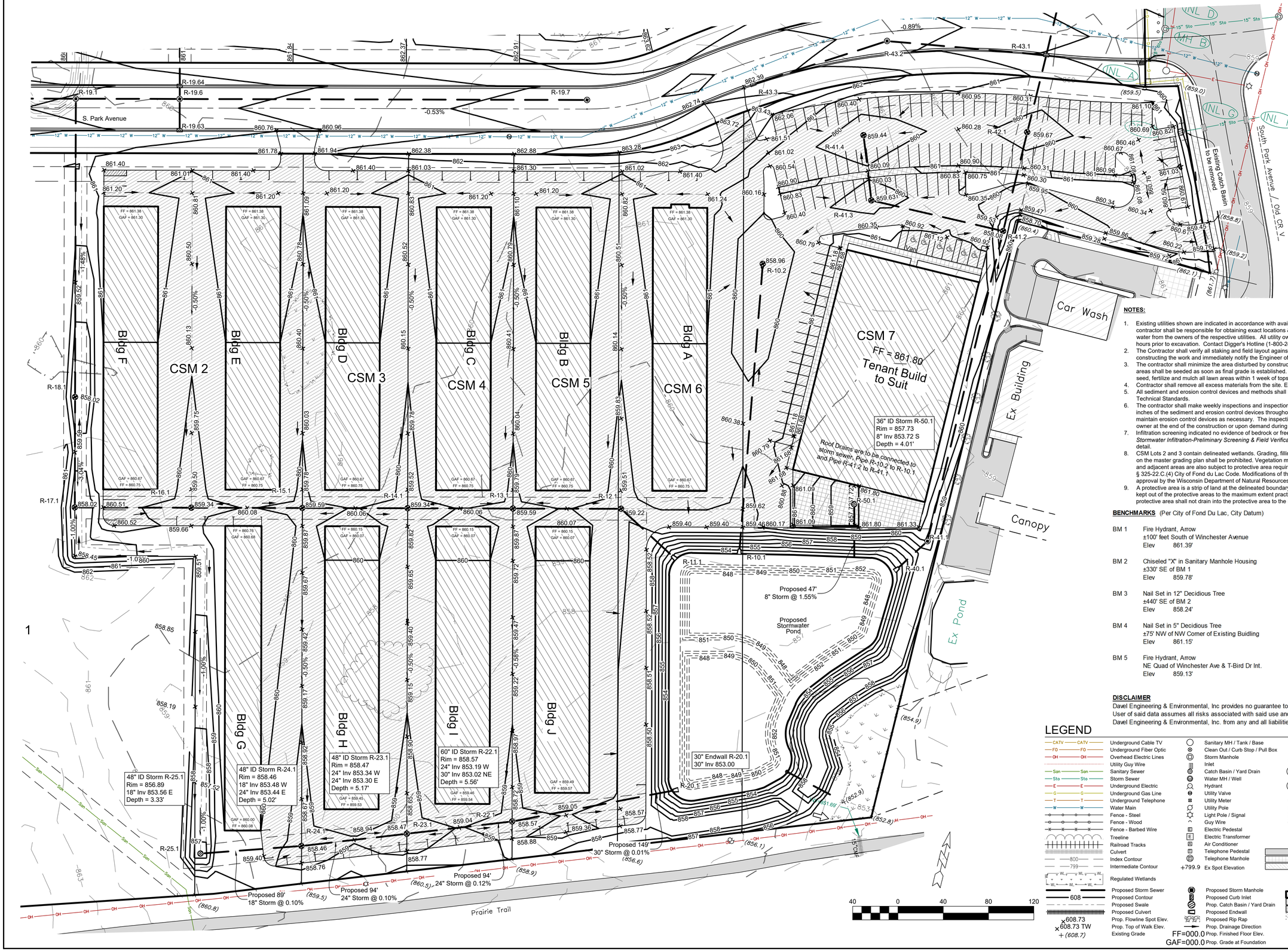
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SITE PLAN

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page C1.0



NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
6. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
7. Infiltration screening indicated no evidence of bedrock or free water. Refer to *Site Evaluation for Stormwater Infiltration-Preliminary Screening & Field Verification for South Park Avenue Plat* for more detail.
8. CSM Lots 2 and 3 contain delineated wetlands. Grading, filling, or excavation of wetland areas as shown on the master grading plan shall be prohibited. Vegetation may be added to a wetland area. The wetlands and adjacent areas are also subject to protective area requirements in § NR 151.125, Wis. Adm. Code and § 325-22.C.(4) City of Fond du Lac Code. Modifications of these conditions are subject to permitting and approval by the Wisconsin Department of Natural Resources and the City of Fond du Lac.
9. A protective area is a strip of land at the delineated boundary of wetlands. Impervious surfaces shall be kept out of the protective areas to the maximum extent practicable. Impervious surfaces within the protective area shall not drain into the protective area to the maximum extent practicable.

BENCHMARKS (Per City of Fond Du Lac, City Datum)

BM 1 Fire Hydrant, Arrow
±100' feet South of Winchester Avenue
Elev 861.39'

BM 2 Chiseled "X" in Sanitary Manhole Housing
±330' SE of BM 1
Elev 859.78'

BM 3 Nail Set in 12" Decidious Tree
±440' SE of BM 2
Elev 858.24'

BM 4 Nail Set in 5" Decidious Tree
±75' NW of NW Corner of Existing Buidling
Elev 861.15'

BM 5 Fire Hydrant, Arrow
NE Quad of Winchester Ave & T-Bird Dr Int.
Elev 859.13'

DISCLAIMER

Davel Engineering & Environmental, Inc provides no guarantee to the accuracy of the data provided. User of said data assumes all risks associated with said use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use.

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Prop. Flowline Spot Elev.
- Prop. Top of Walk Elev.
- Existing Grade
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- Prop. Finished Floor Elev.
- Prop. Grade at Foundation
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel

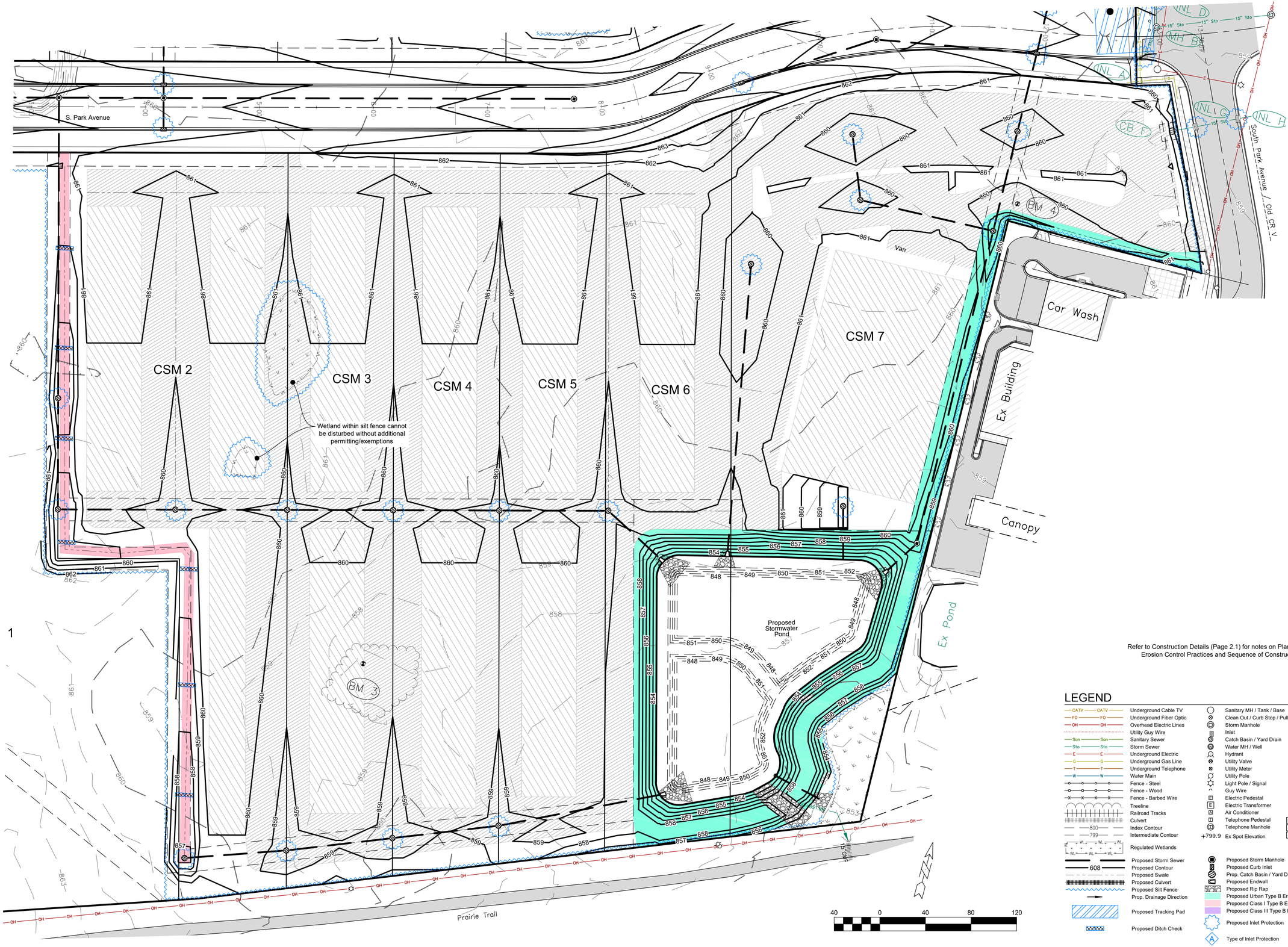
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

DRAINAGE & GRADING PLAN
(Commercial Development)

South Fondy Storage
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
Author: MDB
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Refer to Construction Details (Page 2.1) for notes on Planned Sediment and Erosion Control Practices and Sequence of Construction

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Tracking Pad
- Proposed Ditch Check
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- +799.9 Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Proposed Urban Type B Erosion Mat
- Proposed Class I Type B Erosion Mat
- Proposed Class III Type B Erosion Mat
- Proposed Inlet Protection
- Type of Inlet Protection
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

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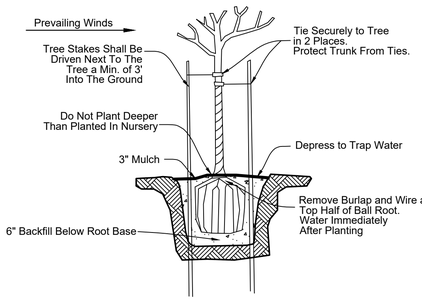
EROSION & SEDIMENT CONTROL PLAN (MASTER)

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page C1.3





TREE PLANTING DETAILS

Vegetation			
Plant	**Common Name**	**Genus/Species**	**Qty**
Shade Tree	Swamp White Oak	Quercus bicolor	50
Evergreen	White Spruce	Picea glauca	102
Ornamental	Flowering Crabapple	Malus	42

LEGEND

Regulated Wetlands
Treeline
Deciduous Tree
Asphalt Pavement
Concrete Pavement
Gravel
Proposed Rip Rap
Proposed Building
Proposed Asphalt
Proposed Concrete
Proposed Gravel
Swamp White Oak
White Spruce
Flowering Crabapple

40 0 40 80 120

PRELIMINARY

LANDSCAPE PLAN

South Fondy Storage

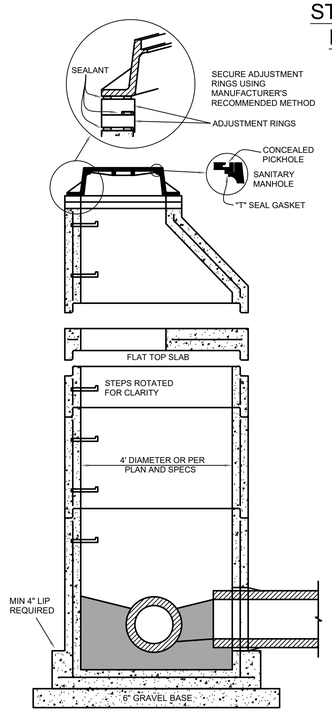
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

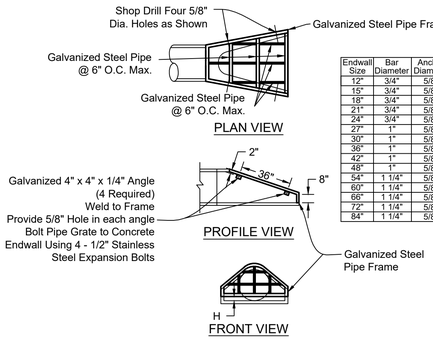
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STANDARD PRECAST MANHOLE DETAIL



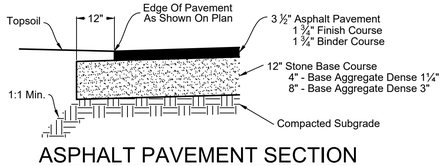
- 6 INCHES OF CRUSHED STONE BASE REQUIRED
- CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION C478
- MANHOLE CONCRETE STRENGTH TO BE 4,000 PSI OR GREATER
- Min. MANHOLE WALL, BASE & FLAT TOP SLAB THICKNESSES
  4 FT I.D.: 5 INCH WALL, 6 INCH BASE & FLAT TOP SLAB
  5 FT I.D.: 6 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  6 FT I.D.: 7 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  8 FT I.D.: 9 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
- MANHOLE BASE TO BE CONSTRUCTED OF CLASS "C" CONCRETE, MINIMUM OF 12 INCHES PLACED UNDER FLOW LINE OF PIPE
- STORM SEWER BENCH SLOPE - 1 INCH PER FT
  SANITARY SEWER BENCH SLOPE - 3 INCHES PER FT
- PIPE HOLES TO BE MANUFACTURED SO AS TO ALLOW FOR LATERAL AND VERTICAL MOVEMENT, AS WELL AS ANGULAR ADJUSTMENT THROUGH 15°
- PIPE TO MANHOLE CONNECTORS SHALL MEET ASTM C923 (KOR-N-SEAL, QUIK-LOK OR EQUAL)
- JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER TYPE GASKETS OR PRE-FORMED JOINT MATERIAL
- MANHOLE STEPS TO BE PLACED AT 16 INCH INTERVALS. THE FIRST STEP SHALL BE PLACED 16 INCHES ABOVE THE BENCH. THE TOP STEP MAY VARY FROM 16 INCHES - 24 INCHES FROM THE TOP OF CASTING. STEPS SHALL BE STEEL REINFORCED PLASTIC. MANHOLE STEPS SHALL BE ALIGNED OVER THE OUTGOING PIPE.
- BARREL SECTION - 12 INCH, 16 INCH, 24 INCH, 32 INCH, 48 INCH AND 64 INCH HIGH. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ INCH PER LINEAL FOOT.
- ECCENTRIC CONE MAY VARY IN HEIGHT FROM 28 INCHES TO 36 INCHES
- INSTALL FLAT TOP WHEN SHOWN ON PLANS, IN SPECIFICATIONS OR APPROVED BY ENGINEER
- ADJUSTMENT RINGS SHALL BE HDPE ADJUSTING RINGS BY LADTECH, INC., CRETEX PRO-RING, OR EJ INFRA-RISER. RINGS SHALL HAVE AN INSIDE DIAMETER OF APPROX. 23-3/4 INCHES. CONCRETE ADJUSTMENT RINGS SHALL NOT BE ALLOWED.
- FRAME SHALL BE NEENAH FOUNDRY R-1550 OR EQUAL.
- SANITARY MANHOLE LID TO HAVE CONCEALED PICK HOLES AND "T" SEAL GASKET



Endwall Size	Bar Diameter	Anchor Diameter	H Height
12"	3/4"	5/8"	2 1/2"
15"	3/4"	5/8"	3"
18"	3/4"	5/8"	4"
21"	3/4"	5/8"	4"
24"	3/4"	5/8"	4"
27"	1"	5/8"	5"
30"	1"	5/8"	5"
36"	1"	5/8"	5"
42"	1"	5/8"	6"
48"	1"	5/8"	6"
54"	1 1/4"	5/8"	6"
60"	1 1/4"	5/8"	7"
66"	1 1/4"	5/8"	7"
72"	1 1/4"	5/8"	7"
84"	1 1/4"	5/8"	8"

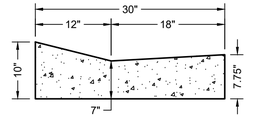
ENDWALL PIPE GRATE

Structure R-19.65 & R-43.5 Only



ASPHALT PAVEMENT SECTION

CSM Lots 1-7



30" MOUNTABLE CURB

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum by the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the ponds.
   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. A diversion is also proposed to temporarily redirect the stream in a non-erosive manner. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**
2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site,
      ii) at the toe of soil piles if the pile will remain in place for more than seven (7) days.
   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications. If required due to seasonal interruption of construction activities, all disturbed areas shall be mulched prior to freeze up.
   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed Mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1,000 square feet for permanent seeding prior to September 15th. Temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Temporary seeding shall be followed by permanent seeding in the Spring. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.
3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
   b) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Once constructed, the proposed pond may function as a sediment basin during the construction of the project in accordance with **WDNR Technical Standard 1064**.
4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
      i) pipe outfalls as indicated on the plans;
   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and is specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans;
5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.
6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance as indicated on the plan.
7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.
8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with discharge to the adjacent storm water pond. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.
9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits. Install erosion control measures. **April 2025**
2) Strip topsoil: **May 2025**
3) Grade site and gravel: **June - July 2025**
4) Building foundation and construction: **August 2025 - May 2026**
5) Flatwork and asphalt paving: **Spring 2026**
6) Stabilize terrace areas no later than one week after final grade is established. **No later than September 15, 2025.**
7) Remove all temporary measures, topsoil critical areas, and establish vegetation. Water if necessary to establish healthy and well rooted vegetation.

The Contractor shall contact the City of Fond du Lac two weeks prior to the ending date of any proposed construction site activity unless activity has already been completed. It may be necessary to install additional sediment control practices, install temporary seeding or stabilization, or to provide revised sediment control performance standard calculations.

Notes: The dates provided are approximate and subject to weather conditions and overall project schedule. Several of the work items listed above may occur simultaneously with others.

Maintenance Plan

The Contractor shall make weekly inspections and inspections within 24-hours after any rainfall event of 0.5-inches or more, which also includes entering the data on the City of Fond du Lac PermiTrack site. The PermiTrack application is accessible at http://www.mypermitrack.com. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the City of Fond du Lac.

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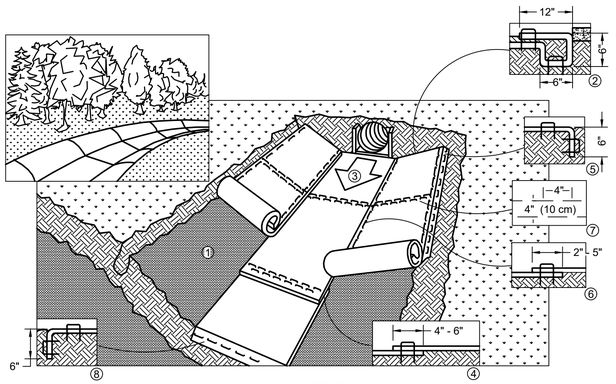
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CONSTRUCTION DETAILS

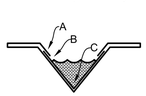
South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
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1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)



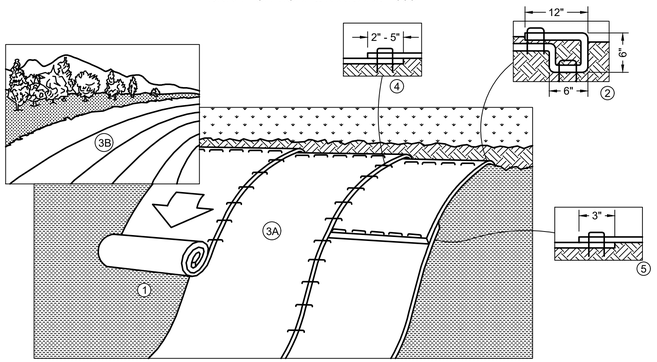
Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

DNR TECHNICAL STANDARD 1053

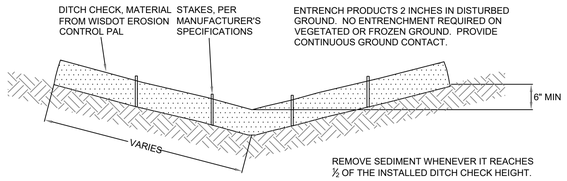


1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)
7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

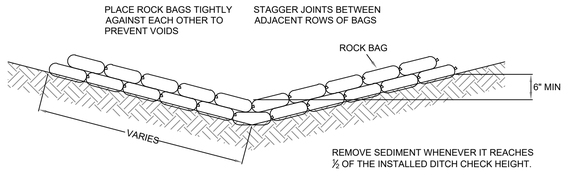
DNR TECHNICAL STANDARD 1052

LOG-TYPE DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

ROCK BAG DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

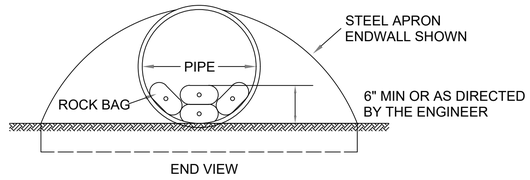
SIEVE	PERCENT PASSING BY WEIGHT
2-INCH	-
1½-INCH	-
1-INCH	100
¾-INCH	90-100
⅜-INCH	20-55
No. 4	0-10
No. 8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

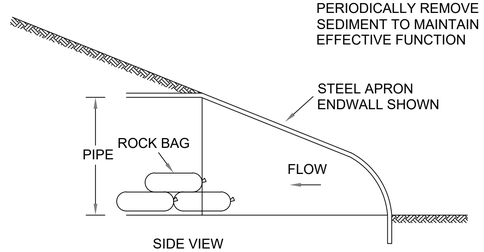
BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH

DITCH CHECK DETAIL

CULVERT PIPE CHECK DETAIL



END VIEW



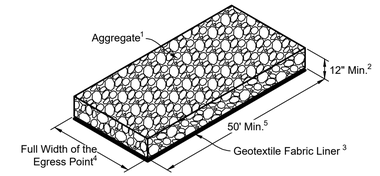
SIDE VIEW

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

Sieve	Percent Passing by Weight
2-INCH	-
1 1/2-INCH	-
1-INCH	100
3/4-INCH	90-100
3/8-INCH	20-55
No.4	0-10
No.8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH



TRACKING PAD DETAIL

DNR TECHNICAL STANDARD 1057

Note [1] Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2022 Standard Specification, Section 312, Select Crushed Material.

Note [2] Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

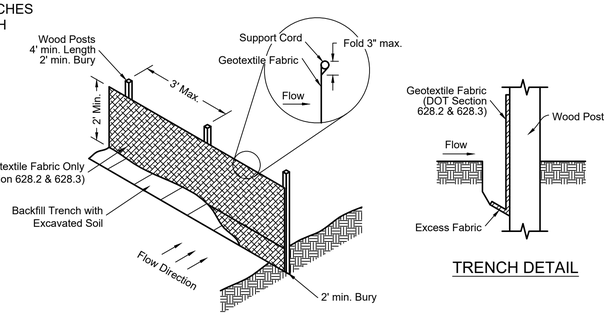
Note [3] Select fabric type based on soil conditions and vehicles loading.

Note [4] Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note [5] If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

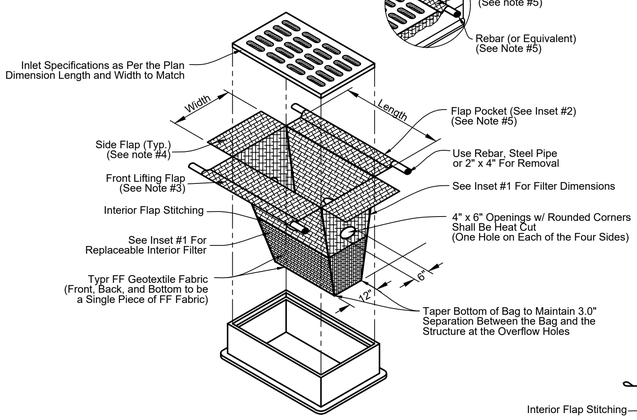


TRENCH DETAIL

Silt fence notes:
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION

DNR TECHNICAL STANDARD 1056



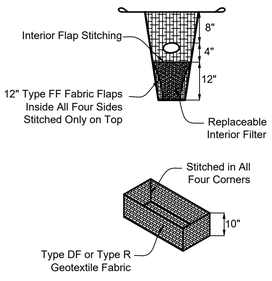
INLET PROTECTION, TYPE D-M

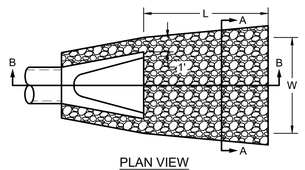
DNR TECHNICAL STANDARD 1060

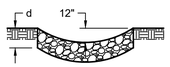
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

NOTES:
1. Taper bottom of bag to maintain three inches of clearance between the bag and the structure, measured from the bottom of the overflow openings to the structure wall.
2. Geotextile fabric, Type FF for flaps, top and bottom of outside of filter bag. Front, back and bottom of filter bag being one piece.
3. Front lifting flap is to be used when removing and maintaining filter bag.
4. Side flaps shall be a maximum of two inches long. Fold the fabric over and reinforce with multiple stitches.
5. Flap pockets shall be large enough to accept wood 2" x 4". The rebar, steel pipe, or wood shall be installed in the rear flap and shall not block the top half of the curb face opening.

MAINTENANCE NOTES:
1. When removing or maintaining inlet protection, care shall be taken so that the sediment trapped in the fabric does not fall into the structure. Material that has fallen into the inlet shall be immediately removed.







D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

EROSION & SEDIMENT CONTROL DETAILS

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page C2.2

4/24/2025 3:08 PM J:\Projects\7304fox\dwg\Civil 3D\7304Engr.dwg Printed by: mitch

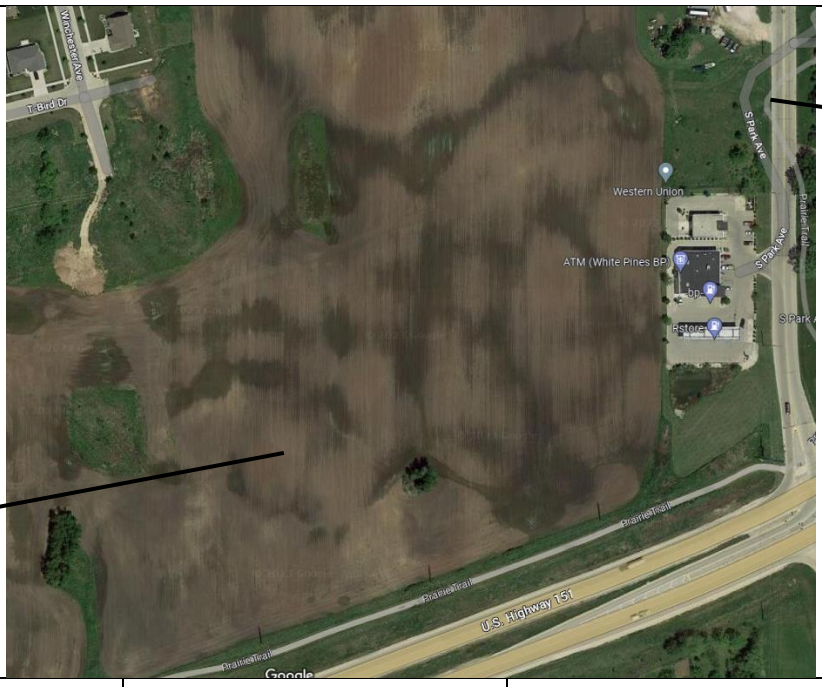


PHOTO NUMBER	DATE	DIRECTION
1		

DESCRIPTION

AERIAL PHOTO



PHOTO NUMBER	DATE	DIRECTION
2	08/04/2022	SW

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
3	08/04/2022	W

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
4	08/04/2022	E

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
5	08/04/2022	NE

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
6	08/04/2022	N

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
7	08/04/2022	NW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
8	08/04/2022	W

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
9	08/04/2022	SW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
10	08/04/2022	SW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
11	08/04/2022	S

DESCRIPTION

Point 1

PHOTO NUMBER	DATE	DIRECTION
12		

DESCRIPTION

CERTIFIED SURVEY MAP NO. 9124

DOC #: 1206340
MAP # 9124
RECORDED March-12-2025 at 12:05 PM
Pages: 5 Fee:$30.00
Exempt Code: 2R

James M. Krebs

JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI
Return via EMAIL

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

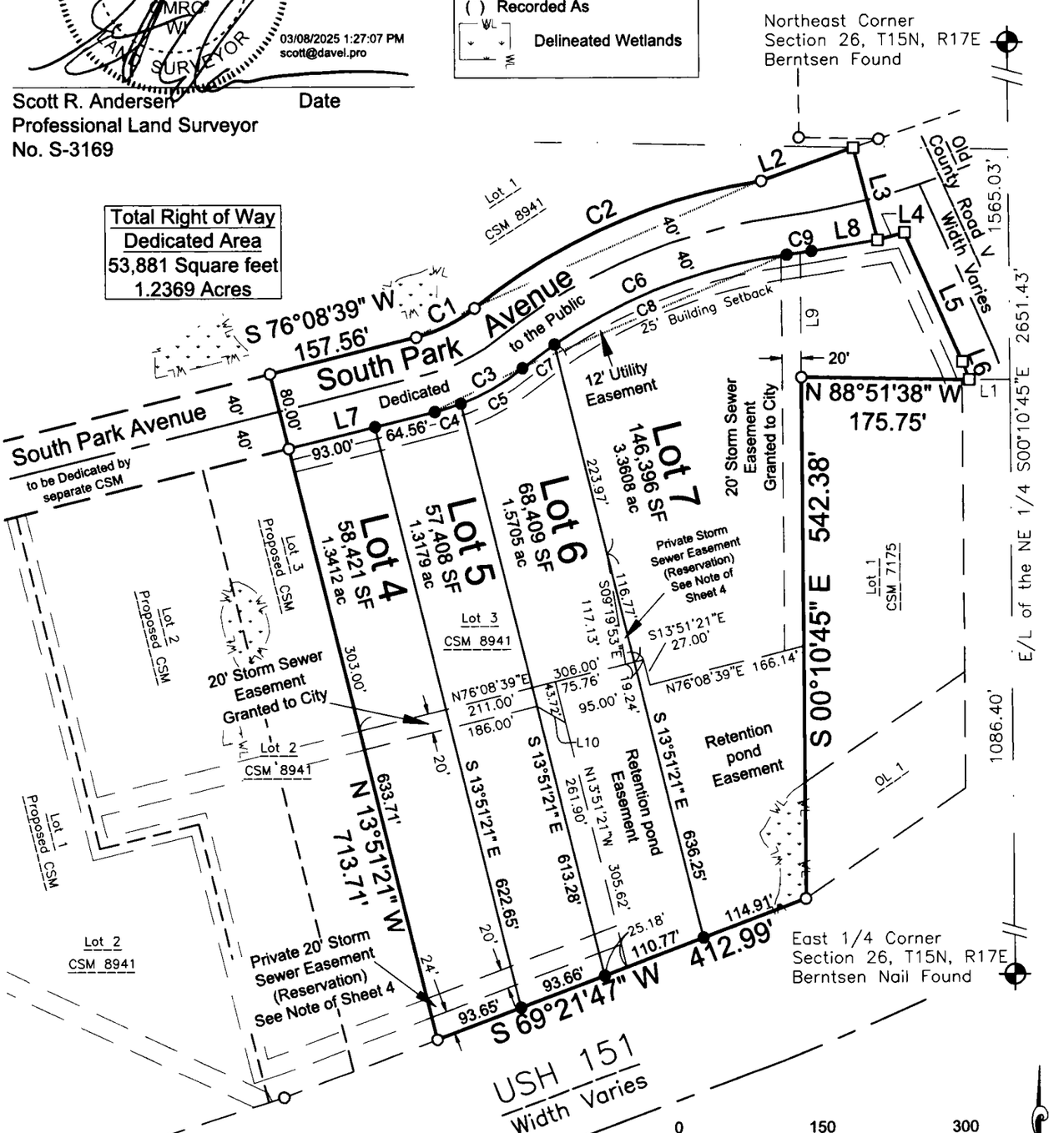
WISCONSIN
SCOTT R ANDERSEN
S-3169
AMRO
WI
LAND SURVEYOR
03/08/2025 1:27:07 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

LEGEND

- ● ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 ¼" Rebar Found
- ○ ¾" Rebar Found
- □ 1.3" O.D. Iron Pipe Found
- Government Corner
- ( ) Recorded As
- WL Delineated Wetlands WL

Total Right of Way Dedicated Area
53,881 Square feet
1.2369 Acres



0 150 300

Bearings are referenced to the East line of the Northeast 1/4, Section 26, T15N, R17E, assumed to bear S00°10'45"E, base on the Fond du Lac County Coordinate System.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Survey for:
South Fondy, LLC,
N1213 Mayflower Drive
Greenville, WI 54942

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 1 of 5

3/7/2025 4:53 PM J:\Projects\7304fox\dwg\Civil 3D\7304CSM4.dwg Printed by: scott

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fond du Lac, and under the direction of South Fondy, LLC, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3, Certified Survey Map 8941 (Doc. 1187297), being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin, containing 384,515 Square Feet (8.8273 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this 8th day of February, 2025.

WISCONSIN
SCOTT R ANDERSEN S-3169 OMRO WI
LAND SURVEYOR

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate

South Fondy, LLC, a partnership duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fond du Lac

In the presence of: South Fondy, LLC

Jared VanLanen 3/10/25
Jared VanLanen Date
Authorized Agent

State of Wisconsin)
)SS
Calumet County)

SARAH MITCHELL NOTARY PUBLIC STATE OF WISCONSIN

Personally came before me on the 10th day of March, 2025, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell My Commission Expires 12/22/28
Notary Public, Wisconsin

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 2 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

South Fondy, LLC, Grantor, to:

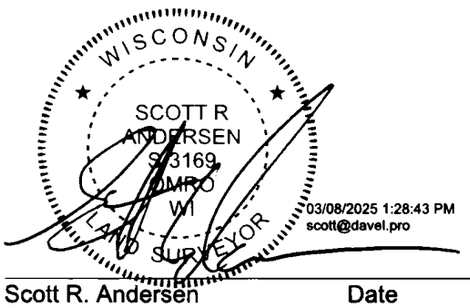
City of Fond du Lac, Grantee
Alliant Energy, Grantee
SBC, Grantee,
AT&T Distribution, Grantee
TDS Metrocom, Grantee
and
Charter Communications, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC

Jared VanLanen, Authorized Agent — Date 3/10/25



Scott R. Andersen — Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 3 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Storm Sewer Easement Provisions

South Fondy, LLC (the "Grantor") hereby grants, conveys, and warrants unto to the **City of Fond du Lac** (the "City"), it's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove in the Easement Area, as indicated on the plat, upon, in, over, through and across lands owned by the Grantor so that the City may maintain a storm sewer and appurtenances in the Easement Area. The easements are subject to the following conditions:

1. Access: The City and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to and upon the Easement area, as well as over the area and under the surface of the Easement Area to install, lay, operate, repair and maintain a storm sewer and appurtenances.
2. Restoration: If the City performs any work within the Easement Area, upon completion of that work the City shall, at its cost, restore any damages to property, lawns, or pavement in the Easement Area and immediate surrounding area and all improvements thereupon, caused by the construction and or maintenance of the storm sewer main and appurtenances.
3. Nature of Easements: The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.
4. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage, electric, gas, or communication facilities without the express written consent of the City.
5. Landscaping and Vegetation: No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted.

This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC.

Jared VanLanen, Authorized Agent

Private Storm Sewer Easement Reservation Note: Proposed creation of Lots south of South Park Ave are to be owned by South Fondy, LLC. At such time that lots would be sold to a different entity other than South Fondy LLC, a separate document formally granting a Storm Sewer Easement to such storm sewer.

WISCONSIN
SCOTT R
ANDERSEN
S-3169
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scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 4 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

City of Fond du Lac Certificate

This Certified Survey Map has been approved in accordance with the Subdivision Ordinance of by the

City of Fond du Lac this 12th day of March, 2025.

City Engineer

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:	Recording Information:	Parcel Number(s):
South Fondy, LLC	Doc. 1189159	FDL-15-17-26-14-253-00

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	160.00'	S 63°50'13" W	68.21'	68.74'	24°36'51"	S 51°31'48" W	S 76°08'39" W
C2	640.00'	S 66°22'50" W	328.06'	331.77'	29°42'04"	S 81°13'52" W	S 51°31'48" W
C3	240.00'	N 63°50'13" E	102.31'	103.10'	24°36'51"	N 76°08'39" E	N 51°31'48" E
C4	240.00'	N 72°44'28" E	28.49'	28.51'	6°48'21"	N 76°08'39" E	N 69°20'18" E
C5	240.00'	N 60°26'03" E	74.30'	74.60'	17°48'30"	N 69°20'18" E	N 51°31'48" E
C6	560.00'	N 67°06'02" E	300.64'	304.37'	31°08'28"	N 51°31'48" E	N 82°40'16" E
C7	560.00'	N 53°39'39" E	41.65'	41.65'	4°15'43"	N 51°31'48" E	N 55°47'30" E
C8	560.00'	N 69°13'53" E	260.31'	262.71'	26°52'45"	N 55°47'30" E	N 82°40'16" E
C9	800.00'	N 81°44'13" E	26.08'	26.08'	1°52'05"	N 82°40'16" E	N 80°48'11" E

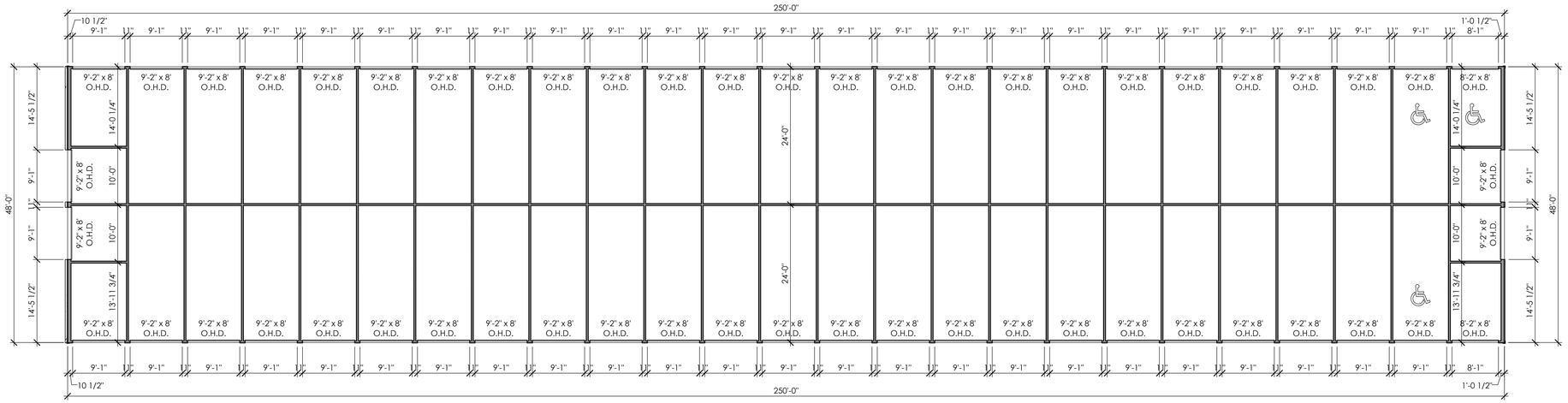
LINE TABLE

Line	Bearing	Length
L1	S 89°49'15" W	42.25'
L2	S 70°29'30" W	102.30'
L3	S 14°36'53" E	99.46'
L4	N 74°28'06" E	28.85'
L5	S 24°07'57" E	147.14'
L6	S 20°35'03" E	20.42'
L7	N 76°08'39" E	157.56'
L8	N 80°48'11" E	70.48'
L9	S 00°10'56" E	129.15'
L10	S 60°21'22" E	34.46'

WISCONSIN
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S-3169
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scott@davel.pro

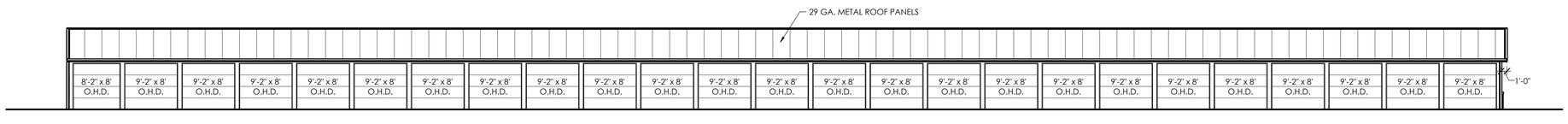
Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 5 of 5



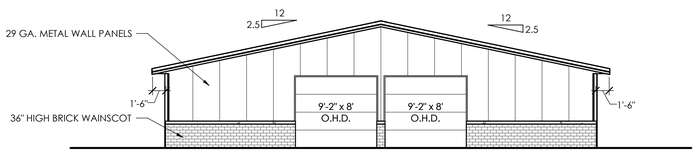
1 FLOOR PLAN

3/32" = 1'-0"



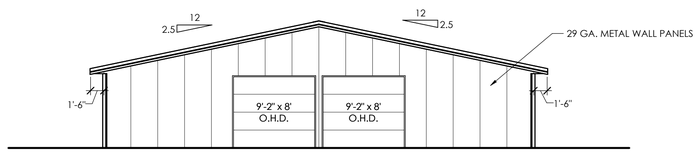
2 EAST ELEVATION

3/32" = 1'-0"



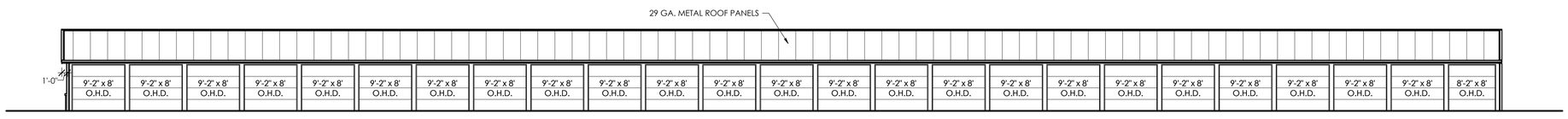
4 NORTH ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"



5 WEST ELEVATION

3/32" = 1'-0"

BLDG. C

NOT FOR CONSTRUCTION

CONSTRUCTION DESIGN - WELDING

2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

FOX STRUCTURES, INC.

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PROPOSED BLDG. C FOR:

SOUTH FONDY STORAGE

S. PARK AVE

FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

ISSUE RECORD:

P1 12-12-22
P2 05-07-25

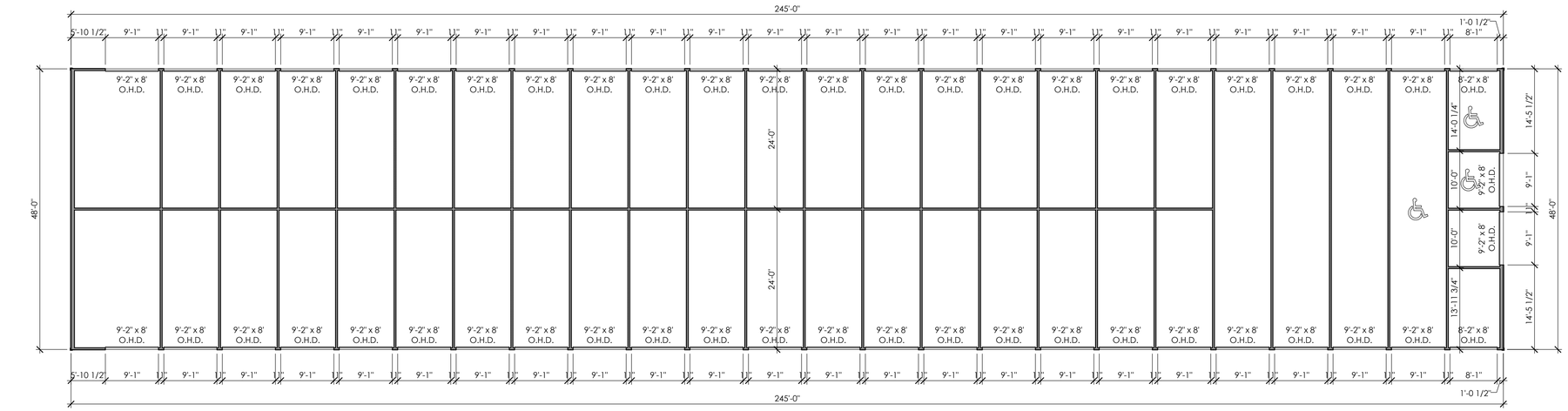
P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: **230045**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:

FLOOR PLAN

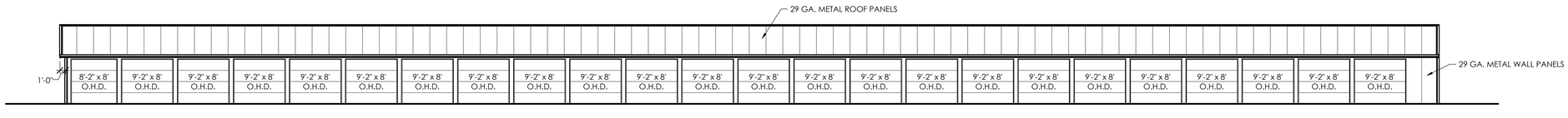
A1.1



1 FLOOR PLAN

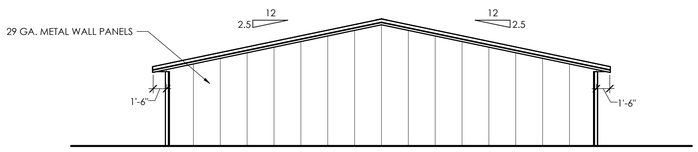
3/32" = 1'-0"





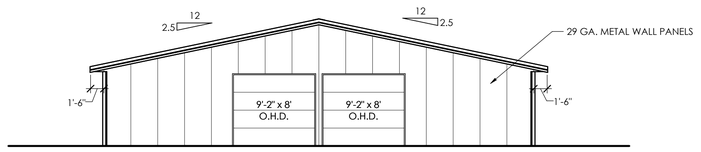
2 EAST ELEVATION

3/32" = 1'-0"



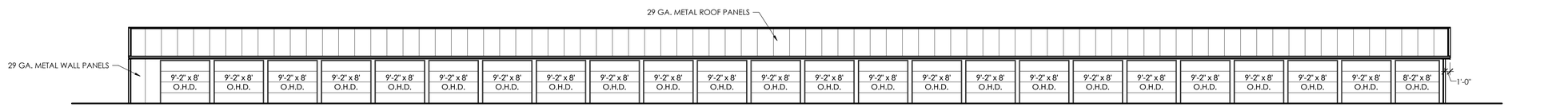
4 NORTH ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"



5 WEST ELEVATION

3/32" = 1'-0"

BLDG. I

NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN - WELDING

2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

FOX STRUCTURES, INC.

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PROPOSED BLDG. I FOR:

SOUTH FONDY STORAGE

S. PARK AVE

FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

ISSUE RECORD:

P1 12-12-22
P2 05-07-25
-
-
-
-
-
-
-
-

P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: **230051**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:

FLOOR PLAN

A1.1

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 June 16, 2025 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to consider a special use permit for the property identified as Lot 4 of Certified Survey Map 9124 located between County Road V and Martin Road; north of Hwy 151. The special use permit request is to allow the development of 98 storage units at the property. The property is zoned C-2 General Business District and the development of 100 storage units or less requires a Special Use Permit.

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 30th day of May, 2025
MARGARET HEFTER, City Clerk
Published: June 8th and 9th, 2025

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-26-13-500-00	553 T-BIRD DR	553 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-01	1291 WINCHESTER AVE	1291 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-14-500-00		W5008 VALLEY CREEK RD	FOND DU LAC	WI	54937
FDL-15-17-26-14-752-00	556 T-BIRD DR	556 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-523-00	542 T-BIRD DR	542 T-BIRD DR	FONDULAC	WI	54935
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-252-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-253-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-13-501-00	549 T-BIRD DR	549 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-02	1293 WINCHESTER AVE	1293 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-13-522-00	538 T-BIRD DR	538 T-BIRD DR	FOND DU LAC	WI	54935
T09-15-17-26-01-003-00		1216 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
T09-15-17-26-01-004-00	N5612 COUNTY ROAD V	N5612 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-11-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-25-22-499-00	0 COUNTY ROAD V	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-01-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-002-00	N5567 OLD COUNTY ROAD V	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-04-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-999-00	0 REINHARDT RD	944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-997-00	0 COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-14-998-00	1306 OLD COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-13-524-00	550 T-BIRD DR	550 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-502-00	541 T-BIRD DR	541 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-750-00	1273 WINCHESTER AVE	1273 WINCHESTER AVE	FOND DU LAC	WI	54935

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Special Use Permit 2025-09

Subject: Location: South Park Avenue (Lot 5 CSM 9124)
(FDL 15-17-26-14-253-05)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Memo_SUP_Lot_5_0625.pdf

SUP_Application_Lot_5.pdf

Photos_and_CSM_9124.pdf

7304planset(commercial)_cert_2025-05-08.pdf

Bldg_BJ.pdf

Public_Notice_2025-09.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: June 10, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Special Use Permit – Lot 5 CSM 9124
South Park Avenue

Applicant: South Park, LLC

Request: Construct mini warehouse storage units

Zoning:	Site:	C-2 (General Business)
	North:	R-2 (Single Family & Two Family Residential)
	South:	Hwy 151
	East:	C-2
	West:	C-2
Land Use:	Site:	Undeveloped Parcel
	North:	Undeveloped Parcel
	South:	Hwy 151
	East:	Undeveloped Parcel
	West:	Undeveloped Parcel

Analysis

The 1.3 acre parcel was created through Certified Survey Map 9124 located between County Road V to the east and Martin Avenue to the west. Hwy 151 is to the south. The applicant seeks to construct a 96 unit mini warehouse storage development. Approval of a special use permit is required to construct mini warehouse storage units in a commercial/general business district. A maximum of 100 storage units are allowed in C-2 District.

The proposed project two (2) separate buildings placed in a north south orientation on the parcel, with the short end and narrow end of the building towards the future Park Avenue and Hwy 151. The 96 mini warehouse storage units will consist of a mix of 8’ x 14’ units; 10’ x 32” units; 9’ x 16’ units; and 9’ x 28’ units. Proposed hours of operation of the storage unit development will be 24 hours per day, 7 days per week.

Access to the site will be provided from the new extension of South Park Avenue currently under construction and shared driveways onto the new roadway. Stormwater drainage will be designed to drain the site to stormwater ponds located on the southeast corner of the development.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. The proposed commercial development adjacent to Hwy 151 serves as transition from Hwy 151 to the residential development to the north. The proposed storage units will be developed south of the future South Park Avenue with residential development along the north side of the future road serving as a buffer to the existing neighborhood to the north. The north/south orientation of the buildings minimizes the amount of the building seen by South Park Avenue. Landscaping will be required in the front yard setback. A conditional approval of the special use permit is recommended.

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. A detailed site plan shall be reviewed and approved prior to the issuance of required building permits. A maximum of 98 storage units are allowed.

2. Use of the mini warehouse storage units shall be strictly limited to storage purposes. Use of all or part of the buildings for other purposes shall be strictly prohibited. The outdoor storage of personal property, business inventory or similar items, as well as vehicles and equipment shall be strictly prohibited.

3. Outdoor lighting shall be limited to wall mounted fixtures.

4. No temporary or permanent signs or advertising or promotional devices of any type shall be affixed to the mini warehouse buildings other than the identification of the storage development itself.

5. A vegetative/landscaping buffer along the perimeter of the north, south, and west and south sides of the storage unit development to provide appropriate screening.

7. The City will periodically inspect the premise for compliance with this special use permit.

8. No building permit will be issued until the road construction is complete.

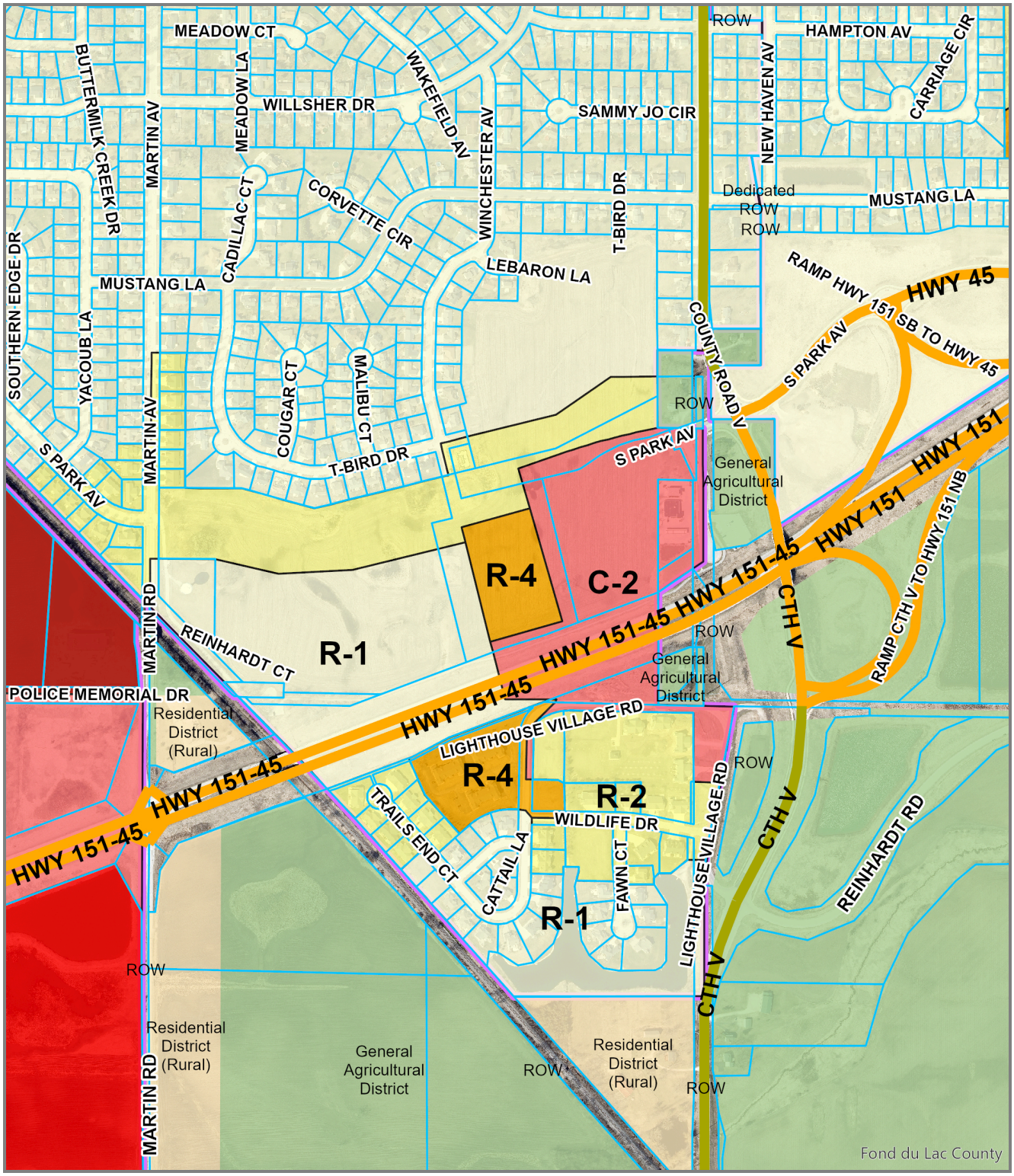
Aerial



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 = 700 feet
6/10/2025

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 = 700 feet
6/10/2025

Docusign Envelope ID: 8423640F-3B65-423B-940A-45FFE5529A45

City of Fond du Lac

SPECIAL USE PERMIT

Application

PROPERTY LOCATION: South Park Avenue (Lot 5 CSM 9124)

Tax Key Number (Vacant Land): FDL- 15 - 17 - 26 - 14 - 253 - 05

Project Applicant			
Name South Fondy, LLC (Jerry Van Lanen)			
Mailing Address N1213 Mayflower Drive	City Greenville	State WI	ZIP Code 54942
Email Address [redacted]		Phone Number [redacted]	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name same as applicant			
Mailing Address	City	State	ZIP Code
Email Address		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:

Mini-warehousing

Time schedule for use and/or development of the property: Construction to begin August 2025

PROJECT APPLICANT SIGNATURE Signed by: Jerry Van Lanen F5FE0DF3A047411...

Project Narrative

South Fondy, LLC (Jerry Van Lanen) currently owns CSM 9123 Lots 2-3 and CSM 9124 Lots 4-6, located south of South Park Avenue and north of USH 151. The land is currently vacant farm land. The project proposes the construction of ten mini-warehouse buildings on five commercial lots.

A Special Use Permit is required for each lot (CSM 9123 Lot 2, CSM 9123 Lot 3, CSM 9124 Lot 4, CSM 9124 Lot 5, CSM 9124 Lot 6) for the proposed mini-warehouse buildings. The buildings are expected to have 24/7 access to renters; however, most renters only access their units a few times a year. An office will be provided in Building A on CSM 9124 Lot 6 for file storage and surveillance equipment. The mini-warehouse buildings will staff one part-time employee as needed. Parking requirements are expected to be minimal.

Legal Description:

CSM 9123 Lot 2, CSM 9123 Lot 3, CSM 9124 Lot 4, CSM 9124 Lot 5, and CSM 9124 Lot 6, being part of the Southeast ¼ of the Northeast ¼ of Section 26, Town 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, WI

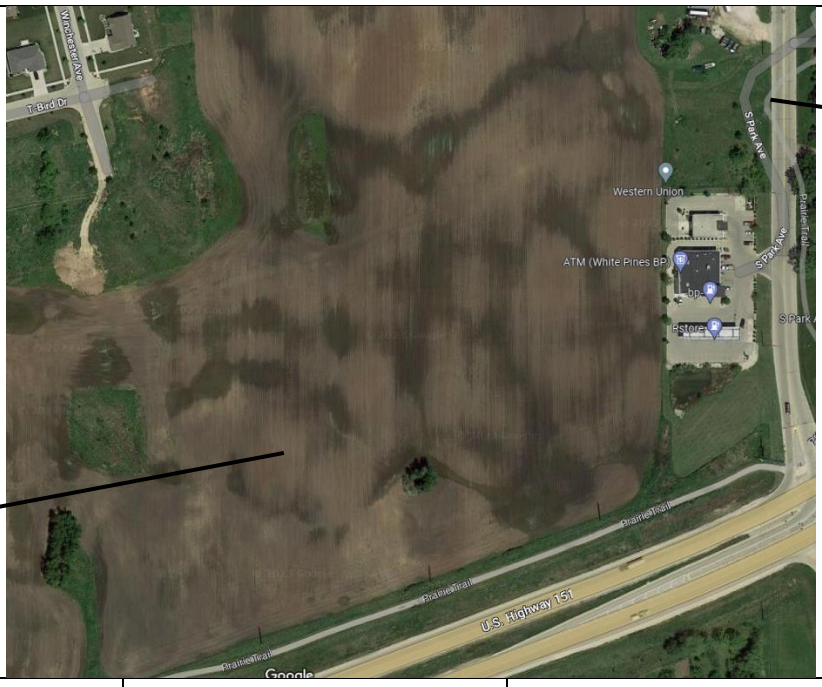


PHOTO NUMBER	DATE	DIRECTION
1		

DESCRIPTION

AERIAL PHOTO



PHOTO NUMBER	DATE	DIRECTION
2	08/04/2022	SW

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
3	08/04/2022	W

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
4	08/04/2022	E

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
5	08/04/2022	NE

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
6	08/04/2022	N

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
7	08/04/2022	NW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
8	08/04/2022	W

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
9	08/04/2022	SW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
10	08/04/2022	SW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
11	08/04/2022	S

DESCRIPTION

Point 1

PHOTO NUMBER	DATE	DIRECTION
12		

DESCRIPTION

CERTIFIED SURVEY MAP NO. 9124

DOC #: 1206340
MAP # 9124
RECORDED March-12-2025 at 12:05 PM
Pages: 5 Fee:$30.00
Exempt Code: 2R

James M. Krebs

JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI
Return via EMAIL

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

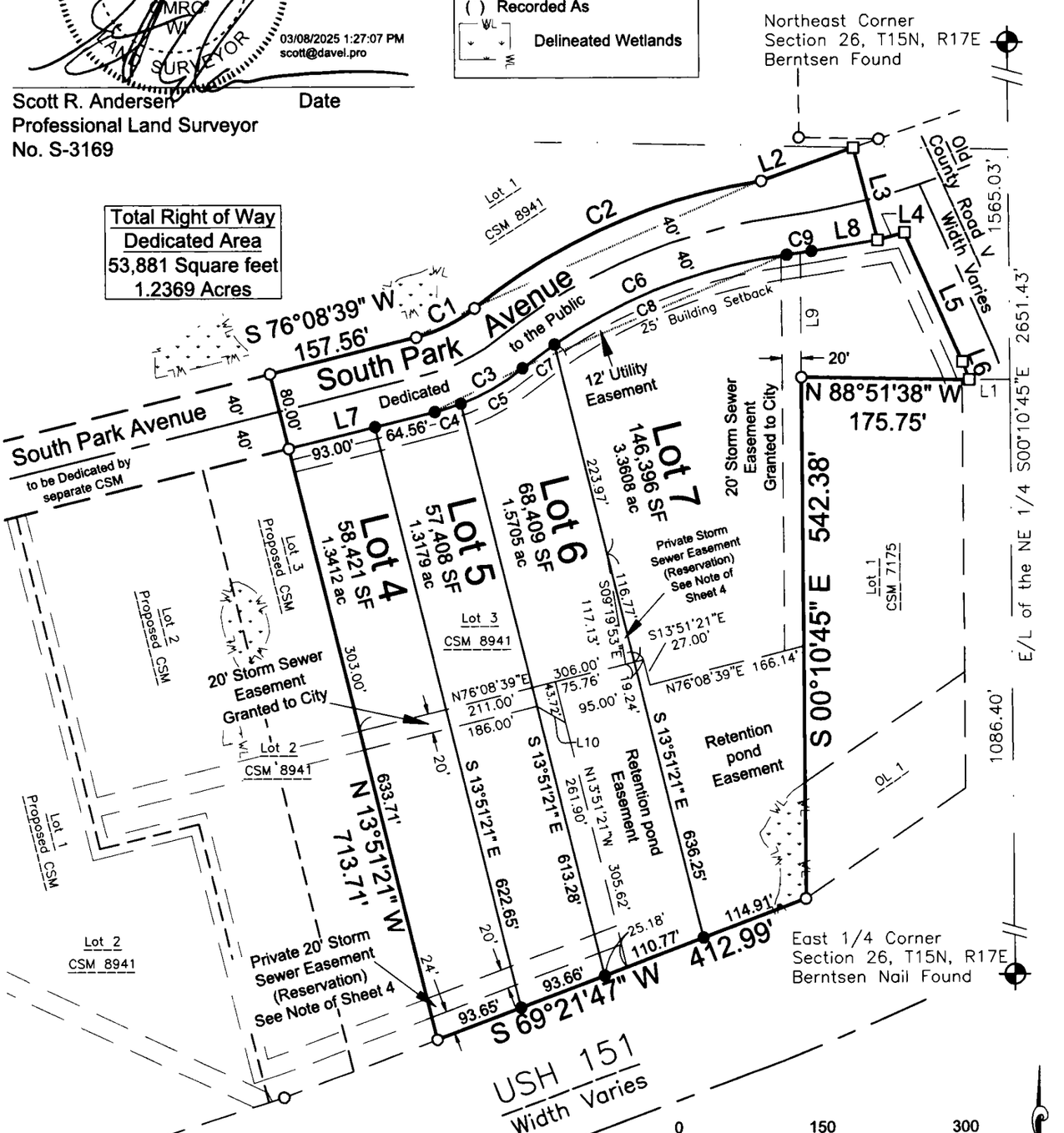
WISCONSIN
SCOTT R ANDERSEN
S-3169
AMRO
WI
LAND SURVEYOR
03/08/2025 1:27:07 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

LEGEND

- ● ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 ¼" Rebar Found
- ○ ¾" Rebar Found
- □ 1.3" O.D. Iron Pipe Found
- Government Corner
- ( ) Recorded As
- WL Delineated Wetlands WL

Total Right of Way Dedicated Area
53,881 Square feet
1.2369 Acres



0 150 300

Bearings are referenced to the East line of the Northeast 1/4, Section 26, T15N, R17E, assumed to bear S00°10'45"E, base on the Fond du Lac County Coordinate System.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Survey for:
South Fondy, LLC,
N1213 Mayflower Drive
Greenville, WI 54942

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 1 of 5

3/7/2025 4:53 PM J:\Projects\7304fox\dwg\Civil 3D\7304CSM4.dwg Printed by: scott

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fond du Lac, and under the direction of South Fondy, LLC, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3, Certified Survey Map 8941 (Doc. 1187297), being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin, containing 384,515 Square Feet (8.8273 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this 8th day of February, 2025.

WISCONSIN
SCOTT R ANDERSEN S-3169 OMRO WI
LAND SURVEYOR

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate

South Fondy, LLC, a partnership duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fond du Lac

In the presence of: South Fondy, LLC

Jared VanLanen 3/10/25
Jared VanLanen Date
Authorized Agent

State of Wisconsin)
)SS
Calumet County)

SARAH MITCHELL NOTARY PUBLIC STATE OF WISCONSIN

Personally came before me on the 10th day of March, 2025, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell My Commission Expires 12/22/28
Notary Public, Wisconsin

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 2 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

South Fondy, LLC, Grantor, to:

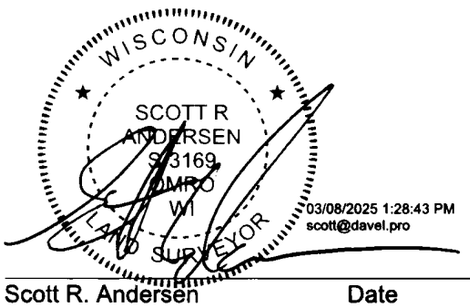
City of Fond du Lac, Grantee
Alliant Energy, Grantee
SBC, Grantee,
AT&T Distribution, Grantee
TDS Metrocom, Grantee
and
Charter Communications, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC

Jared VanLanen, Authorized Agent — Date 3/10/25



Scott R. Andersen — Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 3 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Storm Sewer Easement Provisions

South Fondy, LLC (the "Grantor") hereby grants, conveys, and warrants unto to the **City of Fond du Lac** (the "City"), it's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove in the Easement Area, as indicated on the plat, upon, in, over, through and across lands owned by the Grantor so that the City may maintain a storm sewer and appurtenances in the Easement Area. The easements are subject to the following conditions:

1. Access: The City and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to and upon the Easement area, as well as over the area and under the surface of the Easement Area to install, lay, operate, repair and maintain a storm sewer and appurtenances.
2. Restoration: If the City performs any work within the Easement Area, upon completion of that work the City shall, at its cost, restore any damages to property, lawns, or pavement in the Easement Area and immediate surrounding area and all improvements thereupon, caused by the construction and or maintenance of the storm sewer main and appurtenances.
3. Nature of Easements: The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.
4. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage, electric, gas, or communication facilities without the express written consent of the City.
5. Landscaping and Vegetation: No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted.

This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC.

Jared VanLanen, Authorized Agent

Private Storm Sewer Easement Reservation Note: Proposed creation of Lots south of South Park Ave are to be owned by South Fondy, LLC. At such time that lots would be sold to a different entity other than South Fondy LLC, a separate document formally granting a Storm Sewer Easement to such storm sewer.

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ANDERSEN
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scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 4 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

City of Fond du Lac Certificate

This Certified Survey Map has been approved in accordance with the Subdivision Ordinance of by the

City of Fond du Lac this 12th day of March, 2025.

City Engineer

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:	Recording Information:	Parcel Number(s):
South Fondy, LLC	Doc. 1189159	FDL-15-17-26-14-253-00

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	160.00'	S 63°50'13" W	68.21'	68.74'	24°36'51"	S 51°31'48" W	S 76°08'39" W
C2	640.00'	S 66°22'50" W	328.06'	331.77'	29°42'04"	S 81°13'52" W	S 51°31'48" W
C3	240.00'	N 63°50'13" E	102.31'	103.10'	24°36'51"	N 76°08'39" E	N 51°31'48" E
C4	240.00'	N 72°44'28" E	28.49'	28.51'	6°48'21"	N 76°08'39" E	N 69°20'18" E
C5	240.00'	N 60°26'03" E	74.30'	74.60'	17°48'30"	N 69°20'18" E	N 51°31'48" E
C6	560.00'	N 67°06'02" E	300.64'	304.37'	31°08'28"	N 51°31'48" E	N 82°40'16" E
C7	560.00'	N 53°39'39" E	41.65'	41.65'	4°15'43"	N 51°31'48" E	N 55°47'30" E
C8	560.00'	N 69°13'53" E	260.31'	262.71'	26°52'45"	N 55°47'30" E	N 82°40'16" E
C9	800.00'	N 81°44'13" E	26.08'	26.08'	1°52'05"	N 82°40'16" E	N 80°48'11" E

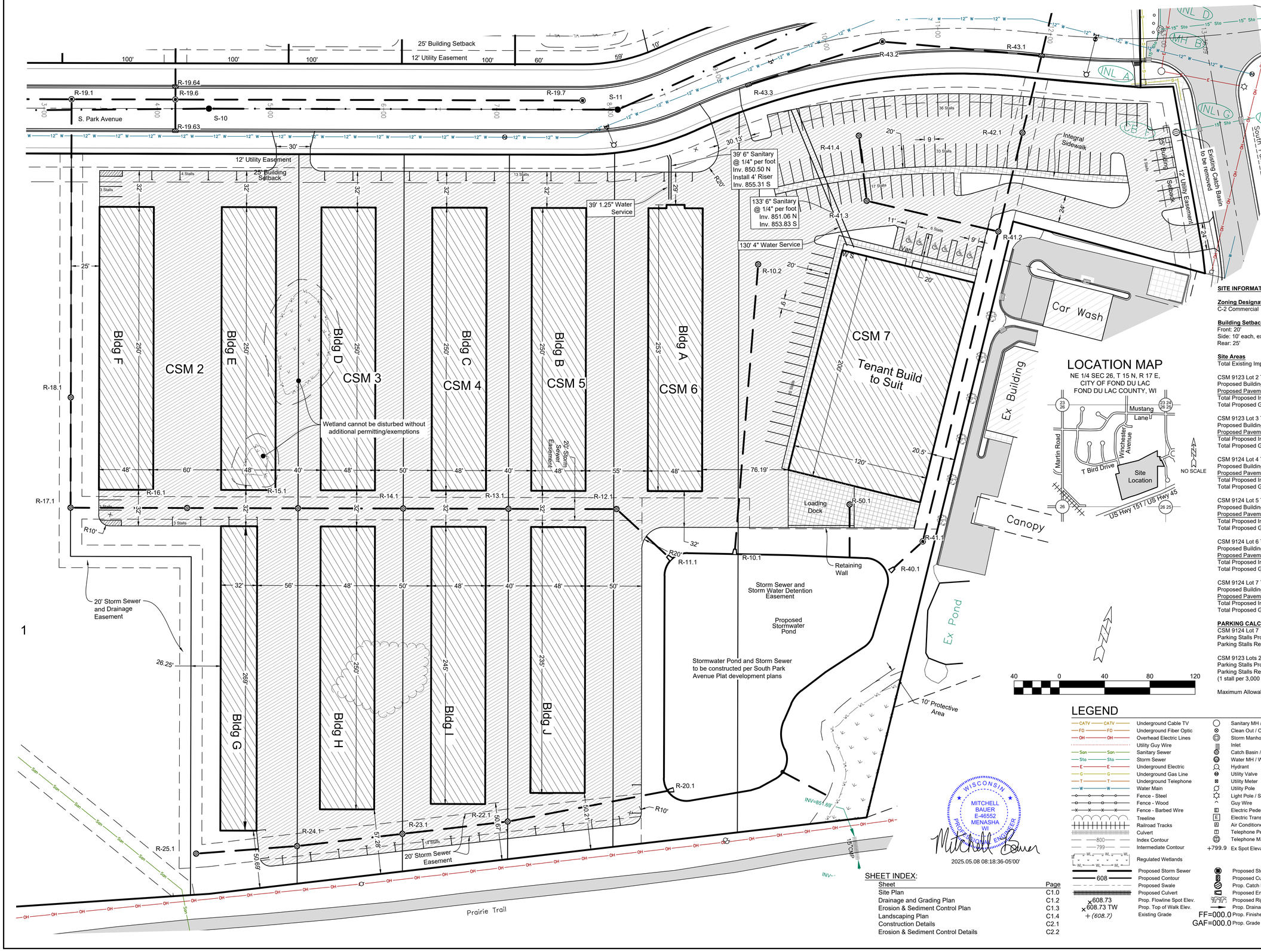
LINE TABLE

Line	Bearing	Length
L1	S 89°49'15" W	42.25'
L2	S 70°29'30" W	102.30'
L3	S 14°36'53" E	99.46'
L4	N 74°28'06" E	28.85'
L5	S 24°07'57" E	147.14'
L6	S 20°35'03" E	20.42'
L7	N 76°08'39" E	157.56'
L8	N 80°48'11" E	70.48'
L9	S 00°10'56" E	129.15'
L10	S 60°21'22" E	34.46'

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SCOTT R ANDERSEN
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scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 5 of 5



SITE INFORMATION:

Zoning Designation:
C-2 Commercial

Building Setback Requirements:
Front: 20'
Side: 10' each, except 25' adjacent to a residential district
Rear: 25'

Site Areas

Total Existing Impervious:	0 SF	(0%)
CSM 9123 Lot 2 Total Area:	99,290 SF	
Proposed Building Area:	32,608 SF	
Proposed Pavement Area:	42,272 SF	
Total Proposed Impervious:	74,880 SF	(75.4%)
Total Proposed Greenspace:	24,410 SF	(24.6%)
CSM 9123 Lot 3 Total Area:	59,449 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	32,540 SF	
Total Proposed Impervious:	56,540 SF	(95.1%)
Total Proposed Greenspace:	2,909 SF	(4.9%)
CSM 9124 Lot 4 Total Area:	58,421 SF	
Proposed Building Area:	23,760 SF	
Proposed Pavement Area:	31,580 SF	
Total Proposed Impervious:	55,340 SF	(94.7%)
Total Proposed Greenspace:	3,081 SF	(5.3%)
CSM 9124 Lot 5 Total Area:	57,408 SF	
Proposed Building Area:	23,280 SF	
Proposed Pavement Area:	31,032 SF	
Total Proposed Impervious:	54,312 SF	(94.6%)
Total Proposed Greenspace:	3,096 SF	(5.4%)
CSM 9124 Lot 6 Total Area:	68,409 SF	
Proposed Building Area:	12,000 SF	
Proposed Pavement Area:	30,236 SF	
Total Proposed Impervious:	42,236 SF	(61.7%)
Total Proposed Greenspace:	26,173 SF	(38.3%)
CSM 9124 Lot 7 Total Area:	146,396 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	62,145 SF	
Total Proposed Impervious:	86,145 SF	(58.8%)
Total Proposed Greenspace:	60,251 SF	(41.2%)

PARKING CALCULATIONS

CSM 9124 Lot 7	
Parking Stalls Proposed	120
Parking Stalls Required (1 stall per 200 SF)	120
CSM 9123 Lots 2-3 + CSM 9124 Lots 4-6	
Parking Stalls Proposed	40
Parking Stalls Required	40
(1 stall per 3,000 SF Non Office plus 1 stall per 300 SF Office)	
Maximum Allowable Building Height:	55 feet

LOCATION MAP

NE 1/4 SEC 26, T 15 N, R 17 E,
CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
Overhead Electric Lines	Storm Manhole	Railroad Signal
Utility Guy Wire	Inlet	Sign
Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Storm Sewer	Water MH / Well	Post / Guard Post
Underground Electric	Hydrant	Satellite Dish
Underground Gas Line	Utility Valve	Large Rock
Underground Telephone	Utility Meter	Flag Pole
Water Main	Utility Pole	Deciduous Tree
Fence - Steel	Light Pole / Signal	Coniferous Tree
Fence - Wood	Guy Wire	Bush / Hedge
Fence - Barbed Wire	Electric Pedestal	Stump
Treeline	Electric Transformer	Soil Boring
Railroad Tracks	Air Conditioner	Benchmark
Culvert	Telephone Pedestal	Asphalt Pavement
Index Contour	Telephone Manhole	Concrete Pavement
Intermediate Contour	+799.9 Ex Spot Elevation	Gravel
Regulated Wetlands		
Proposed Storm Sewer	Proposed Storm Manhole	Proposed Building
Proposed Contour	Proposed Curb Inlet	Proposed Asphalt
Proposed Swale	Prop. Catch Basin / Yard Drain	Proposed Concrete
Proposed Culvert	Proposed Endwall	Proposed Gravel
Prop. Flowline Spot Elev.	Proposed Rip Rap	
Prop. Top of Walk Elev.	Prop. Drainage Direction	
Existing Grade	FF=000.0 Prop. Finished Floor Elev.	
	GAF=000.0 Prop. Grade at Foundation	

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Landscaping Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2

WISCONSIN
MITCHELL BAUER E-46552 MENASHA WI
PROFESSIONAL ENGINEER
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Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
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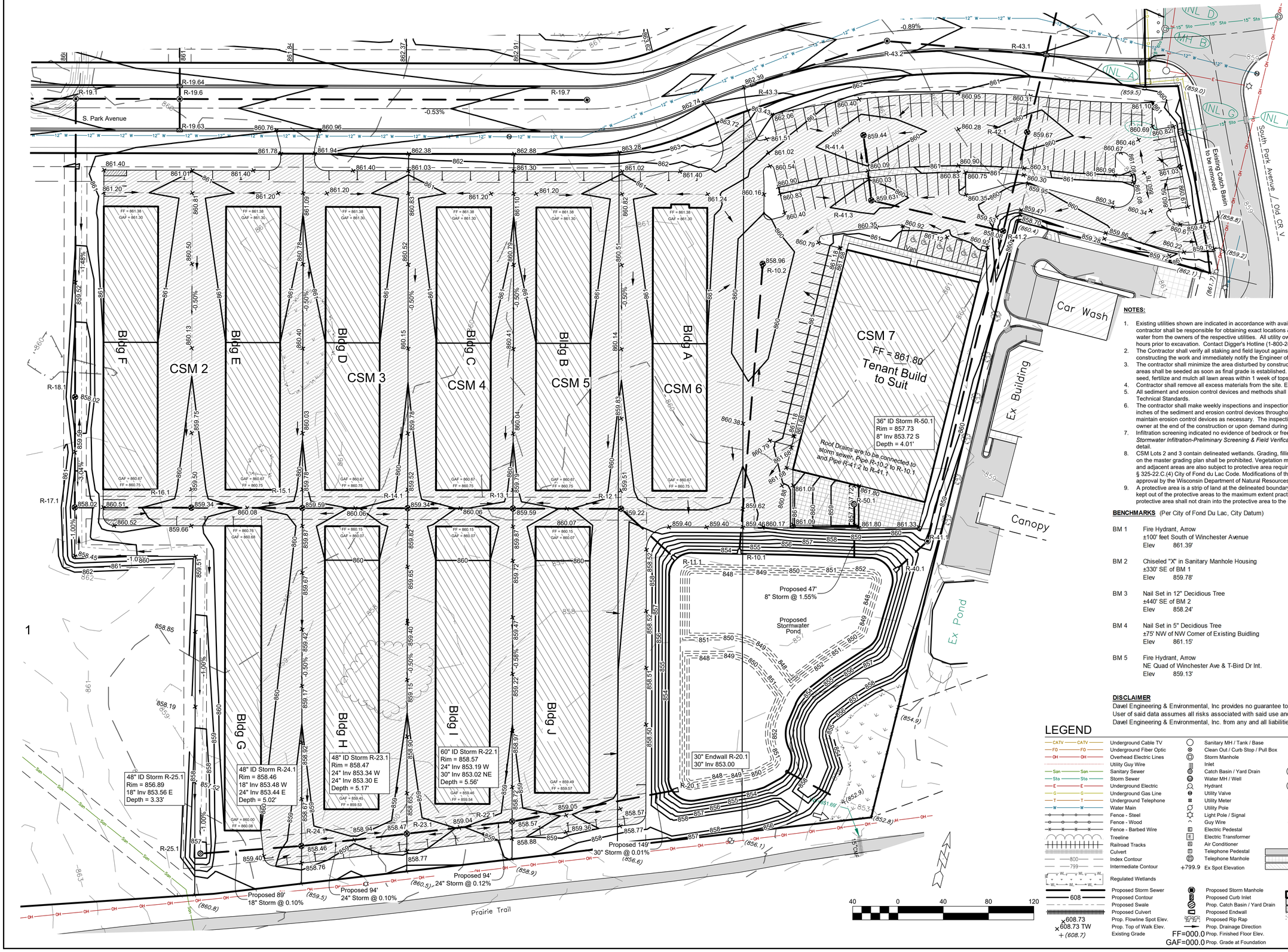
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SITE PLAN

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
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Page C1.0



NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
6. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
7. Infiltration screening indicated no evidence of bedrock or free water. Refer to *Site Evaluation for Stormwater Infiltration-Preliminary Screening & Field Verification for South Park Avenue Plat* for more detail.
8. CSM Lots 2 and 3 contain delineated wetlands. Grading, filling, or excavation of wetland areas as shown on the master grading plan shall be prohibited. Vegetation may be added to a wetland area. The wetlands and adjacent areas are also subject to protective area requirements in § NR 151.125, Wis. Adm. Code and § 325-22.C.(4) City of Fond du Lac Code. Modifications of these conditions are subject to permitting and approval by the Wisconsin Department of Natural Resources and the City of Fond du Lac.
9. A protective area is a strip of land at the delineated boundary of wetlands. Impervious surfaces shall be kept out of the protective areas to the maximum extent practicable. Impervious surfaces within the protective area shall not drain into the protective area to the maximum extent practicable.

BENCHMARKS (Per City of Fond Du Lac, City Datum)

BM 1 Fire Hydrant, Arrow
±100' feet South of Winchester Avenue
Elev 861.39'

BM 2 Chiseled "X" in Sanitary Manhole Housing
±330' SE of BM 1
Elev 859.78'

BM 3 Nail Set in 12" Decidious Tree
±440' SE of BM 2
Elev 858.24'

BM 4 Nail Set in 5" Decidious Tree
±75' NW of NW Corner of Existing Buidling
Elev 861.15'

BM 5 Fire Hydrant, Arrow
NE Quad of Winchester Ave & T-Bird Dr Int.
Elev 859.13'

DISCLAIMER

Davel Engineering & Environmental, Inc provides no guarantee to the accuracy of the data provided. User of said data assumes all risks associated with said use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use.

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Prop. Flowline Spot Elev.
- Prop. Top of Walk Elev.
- Existing Grade
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- Prop. Finished Floor Elev.
- Prop. Grade at Foundation
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel

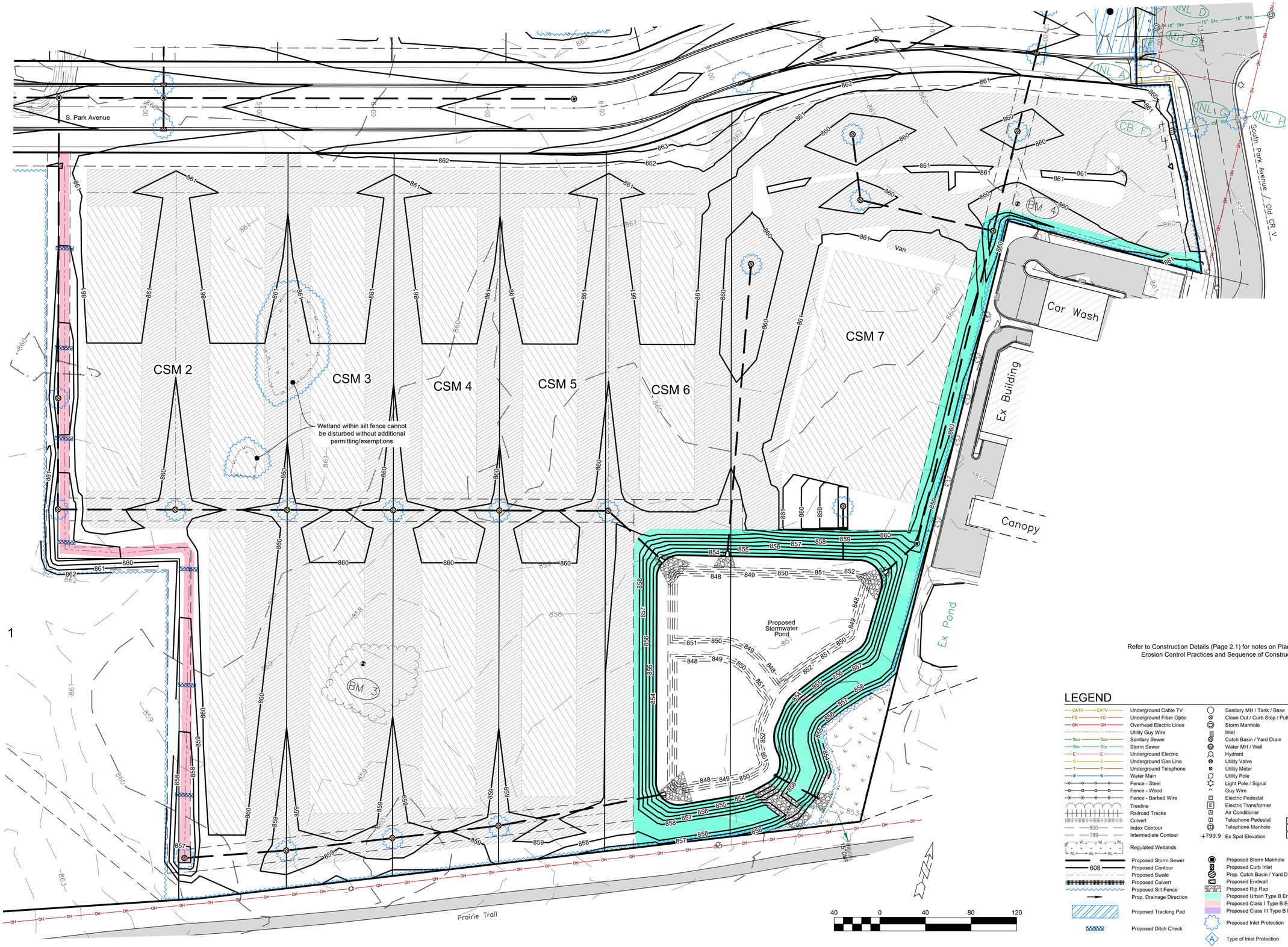
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

DRAINAGE & GRADING PLAN
(Commercial Development)

South Fondy Storage
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
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Author: MDB
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1

Refer to Construction Details (Page 2.1) for notes on Planned Sediment and Erosion Control Practices and Sequence of Construction

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Tracking Pad
- Proposed Ditch Check
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- +799.9 Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Proposed Urban Type B Erosion Mat
- Proposed Class I Type B Erosion Mat
- Proposed Class III Type B Erosion Mat
- Proposed Inlet Protection
- Type of Inlet Protection
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

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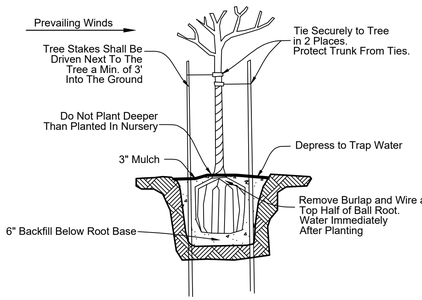
EROSION & SEDIMENT CONTROL PLAN (MASTER)

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
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TREE PLANTING DETAILS

Vegetation			
Plant	**Common Name**	**Genus/Species**	**Qty**
Shade Tree	Swamp White Oak	Quercus bicolor	50
Evergreen	White Spruce	Picea glauca	102
Ornamental	Flowering Crabapple	Malus	42

LEGEND

Regulated Wetlands
Treeline
Deciduous Tree
Asphalt Pavement
Concrete Pavement
Gravel
Proposed Rip Rap
Proposed Building
Proposed Asphalt
Proposed Concrete
Proposed Gravel
Swamp White Oak
White Spruce
Flowering Crabapple

40 0 40 80 120

PRELIMINARY

LANDSCAPE PLAN

South Fondy Storage

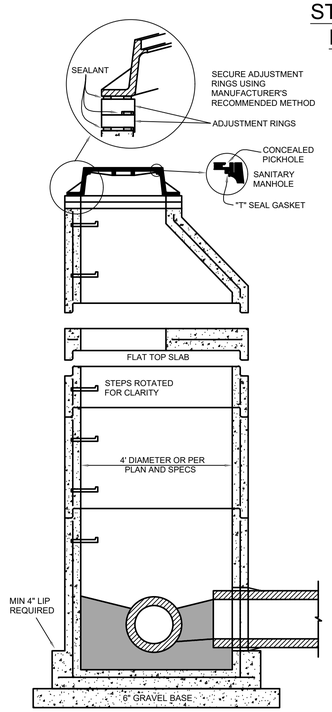
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

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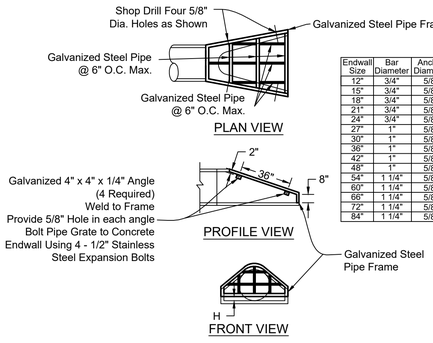
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STANDARD PRECAST MANHOLE DETAIL



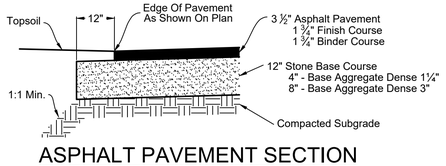
- 6 INCHES OF CRUSHED STONE BASE REQUIRED
- CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION C478
- MANHOLE CONCRETE STRENGTH TO BE 4,000 PSI OR GREATER
- Min. MANHOLE WALL, BASE & FLAT TOP SLAB THICKNESSES
  4 FT I.D.: 5 INCH WALL, 6 INCH BASE & FLAT TOP SLAB
  5 FT I.D.: 6 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  6 FT I.D.: 7 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  8 FT I.D.: 9 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
- MANHOLE BASE TO BE CONSTRUCTED OF CLASS "C" CONCRETE, MINIMUM OF 12 INCHES PLACED UNDER FLOW LINE OF PIPE
- STORM SEWER BENCH SLOPE - 1 INCH PER FT
  SANITARY SEWER BENCH SLOPE - 3 INCHES PER FT
- PIPE HOLES TO BE MANUFACTURED SO AS TO ALLOW FOR LATERAL AND VERTICAL MOVEMENT, AS WELL AS ANGULAR ADJUSTMENT THROUGH 15°
- PIPE TO MANHOLE CONNECTORS SHALL MEET ASTM C923 (KOR-N-SEAL, QUIK-LOK OR EQUAL)
- JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER TYPE GASKETS OR PRE-FORMED JOINT MATERIAL
- MANHOLE STEPS TO BE PLACED AT 16 INCH INTERVALS. THE FIRST STEP SHALL BE PLACED 16 INCHES ABOVE THE BENCH. THE TOP STEP MAY VARY FROM 16 INCHES - 24 INCHES FROM THE TOP OF CASTING. STEPS SHALL BE STEEL REINFORCED PLASTIC. MANHOLE STEPS SHALL BE ALIGNED OVER THE OUTGOING PIPE.
- BARREL SECTION - 12 INCH, 16 INCH, 24 INCH, 32 INCH, 48 INCH AND 64 INCH HIGH. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ INCH PER LINEAL FOOT.
- ECCENTRIC CONE MAY VARY IN HEIGHT FROM 28 INCHES TO 36 INCHES
- INSTALL FLAT TOP WHEN SHOWN ON PLANS, IN SPECIFICATIONS OR APPROVED BY ENGINEER
- ADJUSTMENT RINGS SHALL BE HDPE ADJUSTING RINGS BY LADTECH, INC., CRETEX PRO-RING, OR EJ INFRA-RISER. RINGS SHALL HAVE AN INSIDE DIAMETER OF APPROX. 23-3/4 INCHES. CONCRETE ADJUSTMENT RINGS SHALL NOT BE ALLOWED.
- FRAME SHALL BE NEENAH FOUNDRY R-1550 OR EQUAL.
- SANITARY MANHOLE LID TO HAVE CONCEALED PICK HOLES AND "T" SEAL GASKET



Endwall Size	Bar Diameter	Anchor Diameter	H Height
12"	3/4"	5/8"	2 1/2"
15"	3/4"	5/8"	3"
18"	3/4"	5/8"	4"
21"	3/4"	5/8"	4"
24"	3/4"	5/8"	4"
27"	1"	5/8"	5"
30"	1"	5/8"	5"
36"	1"	5/8"	5"
42"	1"	5/8"	6"
48"	1"	5/8"	6"
54"	1 1/4"	5/8"	6"
60"	1 1/4"	5/8"	7"
66"	1 1/4"	5/8"	7"
72"	1 1/4"	5/8"	7"
84"	1 1/4"	5/8"	8"

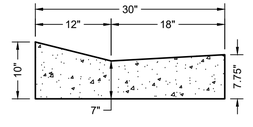
ENDWALL PIPE GRATE

Structure R-19.65 & R-43.5 Only



ASPHALT PAVEMENT SECTION

CSM Lots 1-7



30" MOUNTABLE CURB

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum by the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the ponds.
   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. A diversion is also proposed to temporarily redirect the stream in a non-erosive manner. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**
2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site,
      ii) at the toe of soil piles if the pile will remain in place for more than seven (7) days.
   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications. If required due to seasonal interruption of construction activities, all disturbed areas shall be mulched prior to freeze up.
   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed Mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1,000 square feet for permanent seeding prior to September 15th. Temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Temporary seeding shall be followed by permanent seeding in the Spring. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.
3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
   b) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Once constructed, the proposed pond may function as a sediment basin during the construction of the project in accordance with **WDNR Technical Standard 1064**.
4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
      i) pipe outfalls as indicated on the plans;
   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and is specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans;
5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.
6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance as indicated on the plan.
7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.
8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with discharge to the adjacent storm water pond. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.
9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits. Install erosion control measures. **April 2025**
2) Strip topsoil: **May 2025**
3) Grade site and gravel: **June - July 2025**
4) Building foundation and construction: **August 2025 - May 2026**
5) Flatwork and asphalt paving: **Spring 2026**
6) Stabilize terrace areas no later than one week after final grade is established. **No later than September 15, 2025.**
7) Remove all temporary measures, topsoil critical areas, and establish vegetation. Water if necessary to establish healthy and well rooted vegetation.

The Contractor shall contact the City of Fond du Lac two weeks prior to the ending date of any proposed construction site activity unless activity has already been completed. It may be necessary to install additional sediment control practices, install temporary seeding or stabilization, or to provide revised sediment control performance standard calculations.

Notes: The dates provided are approximate and subject to weather conditions and overall project schedule. Several of the work items listed above may occur simultaneously with others.

Maintenance Plan

The Contractor shall make weekly inspections and inspections within 24-hours after any rainfall event of 0.5-inches or more, which also includes entering the data on the City of Fond du Lac PermiTrack site. The PermiTrack application is accessible at http://www.mypermitrack.com. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the City of Fond du Lac.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

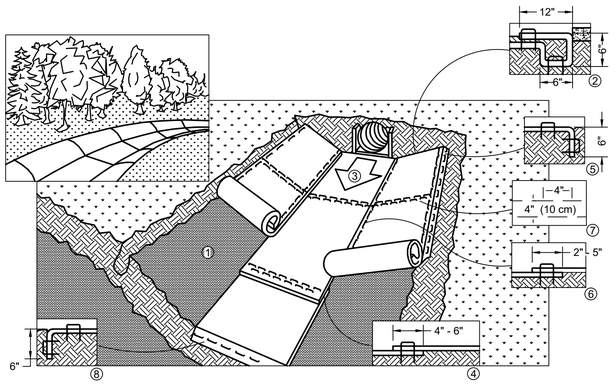
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CONSTRUCTION DETAILS

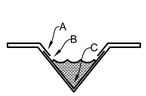
South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page: C2.1



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)



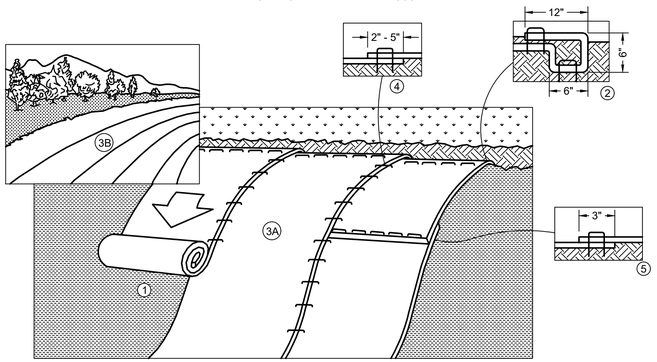
Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

DNR TECHNICAL STANDARD 1053

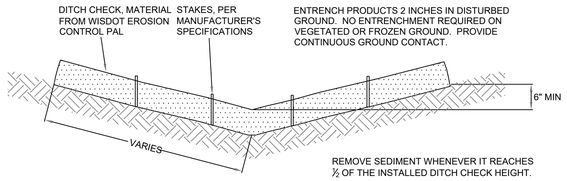


1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)
7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

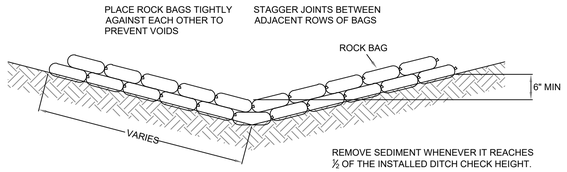
DNR TECHNICAL STANDARD 1052

LOG-TYPE DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

ROCK BAG DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

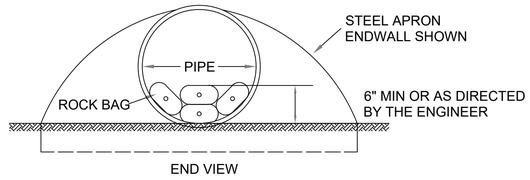
SIEVE	PERCENT PASSING BY WEIGHT
2-INCH	-
1½-INCH	-
1-INCH	100
¾-INCH	90-100
⅜-INCH	20-55
No. 4	0-10
No. 8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

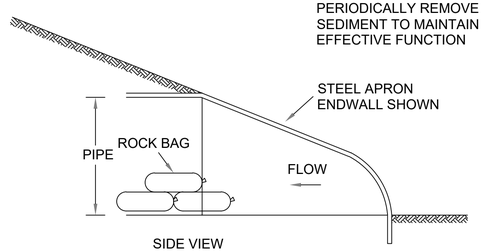
BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH

DITCH CHECK DETAIL

CULVERT PIPE CHECK DETAIL



END VIEW



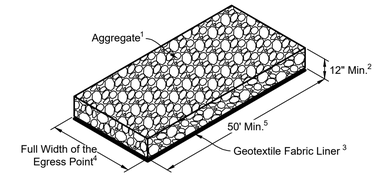
SIDE VIEW

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

Sieve	Percent Passing by Weight
2-INCH	-
1 1/2-INCH	-
1-INCH	100
3/4-INCH	90-100
3/8-INCH	20-55
No.4	0-10
No.8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH



TRACKING PAD DETAIL

DNR TECHNICAL STANDARD 1057

Note [1] Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2022 Standard Specification, Section 312, Select Crushed Material.

Note [2] Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

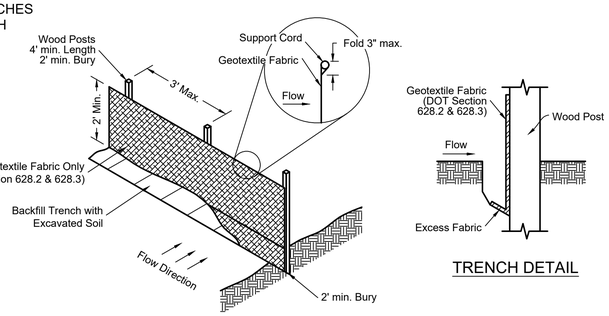
Note [3] Select fabric type based on soil conditions and vehicles loading.

Note [4] Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note [5] If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

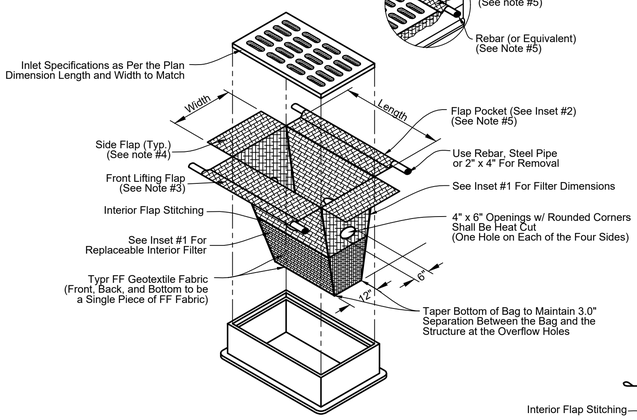


TRENCH DETAIL

Silt fence notes:
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION

DNR TECHNICAL STANDARD 1056



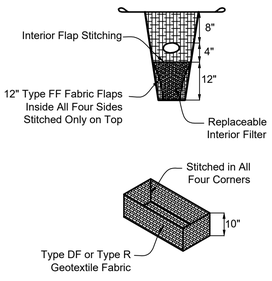
INLET PROTECTION, TYPE D-M

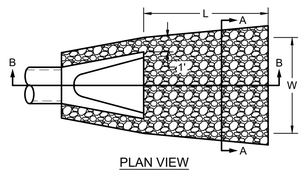
DNR TECHNICAL STANDARD 1060

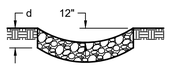
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

NOTES:
1. Taper bottom of bag to maintain three inches of clearance between the bag and the structure, measured from the bottom of the overflow openings to the structure wall.
2. Geotextile fabric, Type FF for flaps, top and bottom of outside of filter bag. Front, back and bottom of filter bag being one piece.
3. Front lifting flap is to be used when removing and maintaining filter bag.
4. Side flaps shall be a maximum of two inches long. Fold the fabric over and reinforce with multiple stitches.
5. Flap pockets shall be large enough to accept wood 2" x 4". The rebar, steel pipe, or wood shall be installed in the rear flap and shall not block the top half of the curb face opening.

MAINTENANCE NOTES:
1. When removing or maintaining inlet protection, care shall be taken so that the sediment trapped in the fabric does not fall into the structure. Material that has fallen into the inlet shall be immediately removed.







D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
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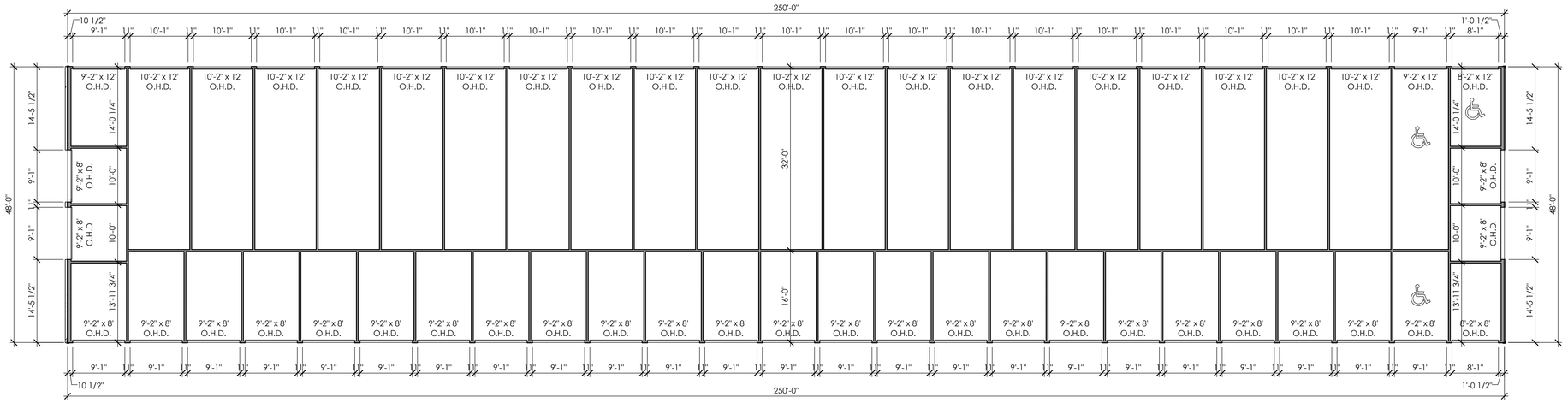
EROSION & SEDIMENT CONTROL DETAILS

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page C2.2

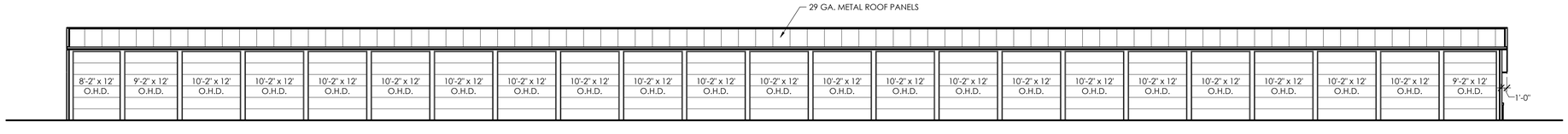
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1 FLOOR PLAN

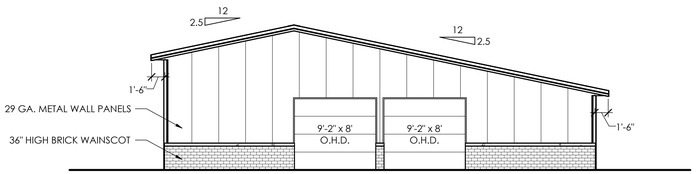
3/32" = 1'-0"





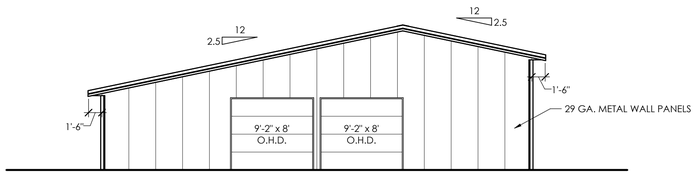
2 EAST ELEVATION

3/32" = 1'-0"



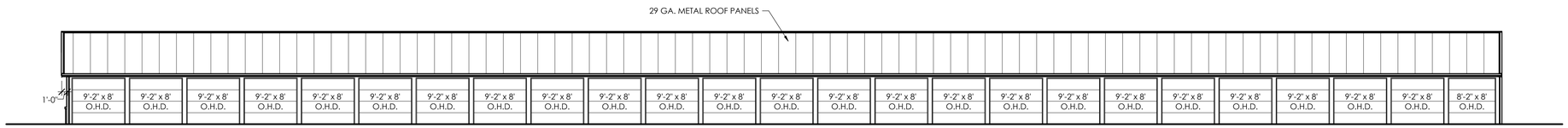
4 NORTH ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"



5 WEST ELEVATION

3/32" = 1'-0"

BLDG. B

NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN - WELDING

2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

FOX STRUCTURES, INC.

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PROPOSED BLDG. B FOR:

SOUTH FONDY STORAGE

S. PARK AVE

FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

ISSUE RECORD:

P1 12-12-22
P2 05-07-25

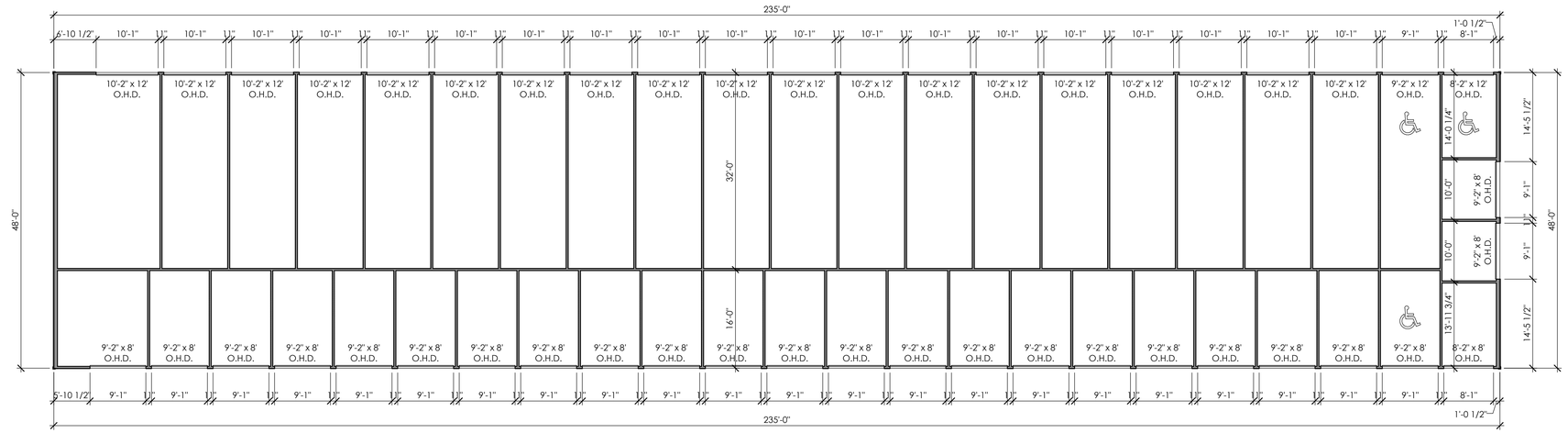
P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: **230044**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

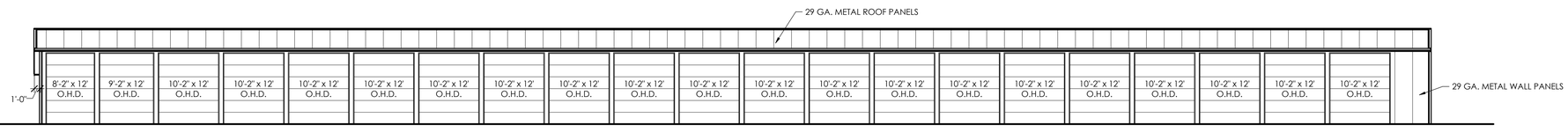
SHEET CONTENTS:

FLOOR PLAN

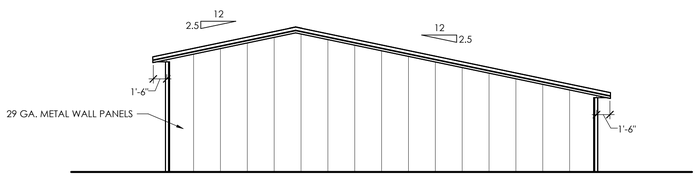
A1.1



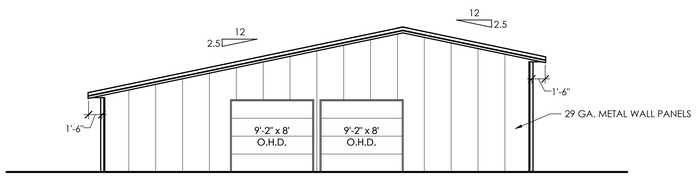
1 FLOOR PLAN
3/32" = 1'-0"



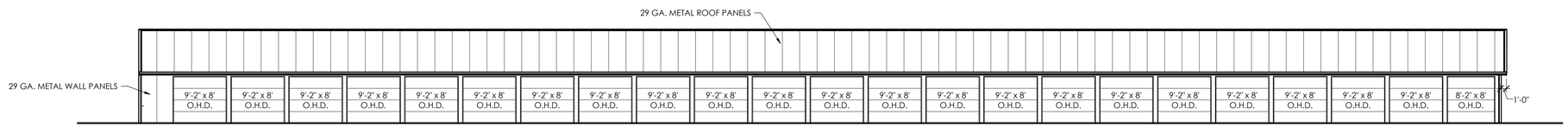
2 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"

BLDG. J
NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN - WELDING
2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

FOX STRUCTURES, INC.

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PROPOSED BLDG. J FOR:
SOUTH FONDY STORAGE
S. PARK AVE
FOND DU LAC, WISCONSIN 54937

CITY OF FOND DU LAC
FOND DU LAC COUNTY

ISSUE RECORD:
P1 12-12-22
P2 05-07-25

P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: **230052**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:
FLOOR PLAN

A1.1

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 June 16, 2025 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to consider a special use permit for the property identified as Lot 5 of Certified Survey Map 9124 located between County Road V and Martin Road; north of Hwy 151. The special use permit request is to allow the development of 96 storage units at the property. The property is zoned C-2 General Business District and the development of 100 storage units or less requires a Special Use Permit.

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 30th day of May, 2025
MARGARET HEFTER, City Clerk
Published: June 8th and 9th, 2025

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-26-13-500-00	553 T-BIRD DR	553 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-01	1291 WINCHESTER AVE	1291 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-14-500-00		W5008 VALLEY CREEK RD	FOND DU LAC	WI	54937
FDL-15-17-26-14-752-00	556 T-BIRD DR	556 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-523-00	542 T-BIRD DR	542 T-BIRD DR	FONDULAC	WI	54935
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-252-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-253-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-13-501-00	549 T-BIRD DR	549 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-02	1293 WINCHESTER AVE	1293 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-13-522-00	538 T-BIRD DR	538 T-BIRD DR	FOND DU LAC	WI	54935
T09-15-17-26-01-003-00		1216 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
T09-15-17-26-01-004-00	N5612 COUNTY ROAD V	N5612 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-11-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-25-22-499-00	0 COUNTY ROAD V	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-01-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-002-00	N5567 OLD COUNTY ROAD V	944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-04-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-999-00	0 REINHARDT RD	944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-997-00	0 COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-14-998-00	1306 OLD COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-13-524-00	550 T-BIRD DR	550 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-502-00	541 T-BIRD DR	541 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-750-00	1273 WINCHESTER AVE	1273 WINCHESTER AVE	FOND DU LAC	WI	54935

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Special Use Permit 2025-10

Subject: Location: South Park Avenue (Lot 6 CSM 9124)
(FDL 15-17-26-14-253-06)
Applicant: South Fondy, LLC
Request: Construct mini warehouse storage units

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Memo_SUP_Lot_6_0625.pdf

SUP_Application_Lot_6.pdf

Photos_and_CSM_9124.pdf

7304planset(commercial)_cert_2025-05-08.pdf

Bldg_A.pdf

Public_Notice_2025-10.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: June 10, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Special Use Permit – Lot 6 CSM 9124
South Park Avenue

Applicant: South Park, LLC

Request: Construct mini warehouse storage units

Zoning:	Site:	C-2 (General Business)
	North:	R-2 (Single Family & Two Family Residential)
	South:	Hwy 151
	East:	C-2
	West:	C-2
Land Use:	Site:	Undeveloped Parcel
	North:	Undeveloped Parcel
	South:	Hwy 151
	East:	Undeveloped Parcel
	West:	Undeveloped Parcel

Analysis

The 1.6 acre parcel was created through Certified Survey Map 9124 located between County Road V to the east and Martin Avenue to the west. Hwy 151 is to the south. The applicant seeks to construct a 52 unit mini warehouse storage development. Approval of a special use permit is required to construct mini warehouse storage units in a commercial/general business district. A maximum of 100 storage units are allowed in C-2 District.

The proposed building placed in a north south orientation on the parcel, with the short end and narrow end of the building towards the future Park Avenue and Hwy 151. The building does have an extended front façade to allow for signage on the north side of the building. The 52 mini warehouse storage units will consist of 10 ‘ x 16’ unit; 9’ x 16’ unit; 10’ x 32” units; 9’ x 28’ units; 9’ x 20’ units; and 9’ x 16’ units. Proposed hours of operation of the storage unit development will be 24 hours per day, 7 days per week.

Access to the site will be provided from the new extension of South Park Avenue currently under construction and shared driveways onto the new roadway. Stormwater drainage will be designed to drain the site to stormwater ponds located on the southeast corner of the development.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. The proposed commercial development adjacent to Hwy 151 serves as transition from Hwy 151 to the residential development to the north. The proposed storage units will be developed south of the future South Park Avenue with residential development along the north side of the future road serving as a buffer to the existing neighborhood to the north. The north/south orientation of the buildings minimizes the amount of the building seen by South Park Avenue. Landscaping will be required in the front yard setback. A conditional approval of the special use permit is recommended.

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. A detailed site plan shall be reviewed and approved prior to the issuance of required building permits. A maximum of 52 storage units are allowed.

2. Use of the mini warehouse storage units shall be strictly limited to storage purposes. Use of all or part of the buildings for other purposes shall be strictly prohibited. The outdoor storage of personal property, business inventory or similar items, as well as vehicles and equipment shall be strictly prohibited.

3. Outdoor lighting shall be limited to wall mounted fixtures.

4. No temporary or permanent signs or advertising or promotional devices of any type shall be affixed to the mini warehouse buildings other than the identification of the storage development itself.

5. A vegetative/landscaping buffer along the perimeter of the north, south, and west and south sides of the storage unit development to provide appropriate screening.

7. The City will periodically inspect the premise for compliance with this special use permit.

8. No building permit will be issued until the road construction is complete.

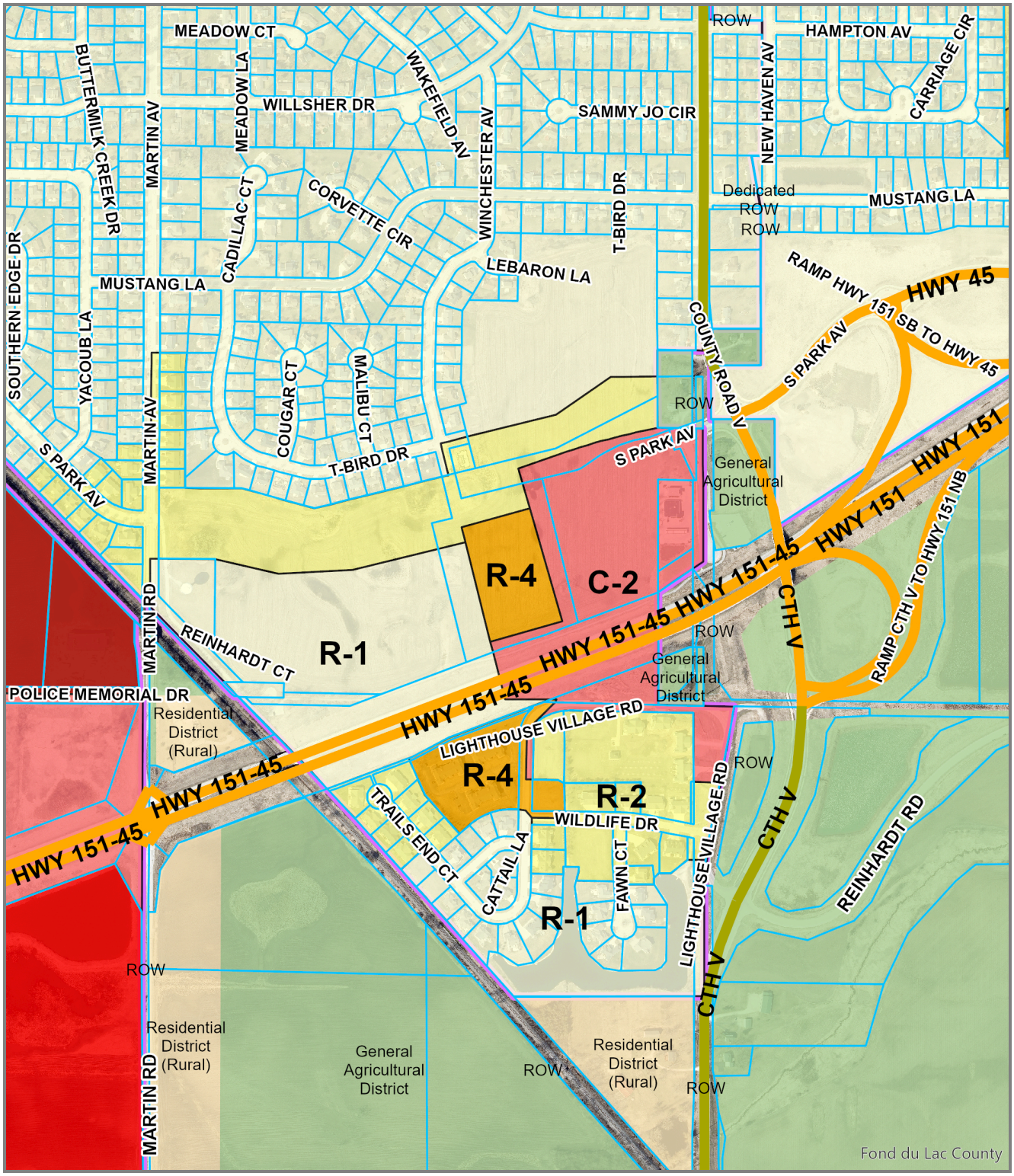
Aerial



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 = 700 feet
6/10/2025

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 = 700 feet
6/10/2025

Docusign Envelope ID: 8423640F-3B65-423B-940A-45FFE5529A45

City of Fond du Lac

SPECIAL USE PERMIT

Application

PROPERTY LOCATION: South Park Avenue (Lot 6 CSM 9124)

Tax Key Number (Vacant Land): FDL- 15 - 17 - 26 - 14 - 253 - 06

Project Applicant			
Name South Fondy, LLC (Jerry Van Lanen)			
Mailing Address N1213 Mayflower Drive	City Greenville	State WI	ZIP Code 54942
Email Address [redacted]		Phone Number [redacted]	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name same as applicant			
Mailing Address	City	State	ZIP Code
Email Address		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:

Mini-warehousing

Time schedule for use and/or development of the property: Construction to begin August 2025

PROJECT APPLICANT SIGNATURE Signed by: Jerry Van Lanen F5FE0DF3A047411...

Project Narrative

South Fondy, LLC (Jerry Van Lanen) currently owns CSM 9123 Lots 2-3 and CSM 9124 Lots 4-6, located south of South Park Avenue and north of USH 151. The land is currently vacant farm land. The project proposes the construction of ten mini-warehouse buildings on five commercial lots.

A Special Use Permit is required for each lot (CSM 9123 Lot 2, CSM 9123 Lot 3, CSM 9124 Lot 4, CSM 9124 Lot 5, CSM 9124 Lot 6) for the proposed mini-warehouse buildings. The buildings are expected to have 24/7 access to renters; however, most renters only access their units a few times a year. An office will be provided in Building A on CSM 9124 Lot 6 for file storage and surveillance equipment. The mini-warehouse buildings will staff one part-time employee as needed. Parking requirements are expected to be minimal.

Legal Description:

CSM 9123 Lot 2, CSM 9123 Lot 3, CSM 9124 Lot 4, CSM 9124 Lot 5, and CSM 9124 Lot 6, being part of the Southeast ¼ of the Northeast ¼ of Section 26, Town 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, WI

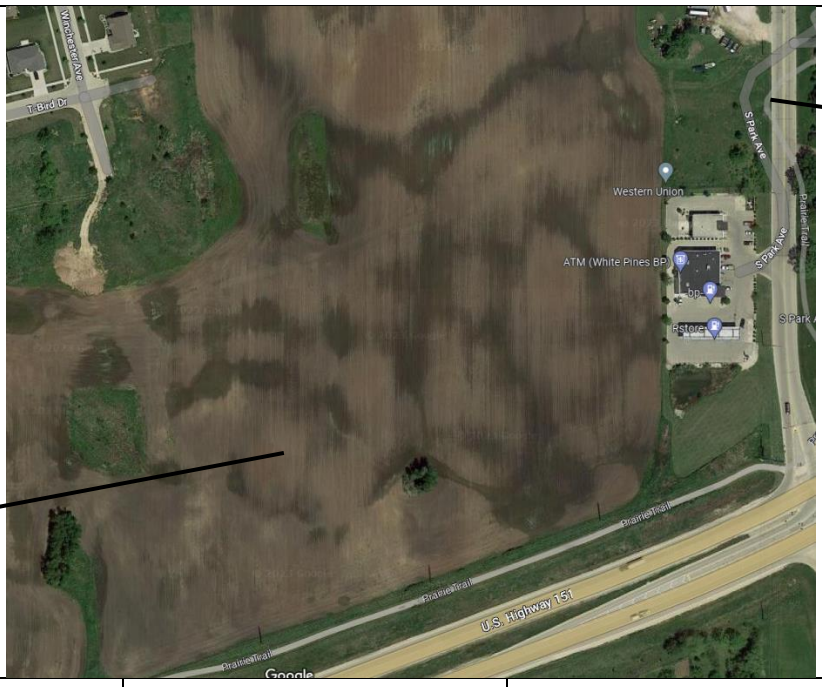


PHOTO NUMBER	DATE	DIRECTION
1		

DESCRIPTION

AERIAL PHOTO



PHOTO NUMBER	DATE	DIRECTION
2	08/04/2022	SW

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
3	08/04/2022	W

DESCRIPTION

Point 2



PHOTO NUMBER	DATE	DIRECTION
4	08/04/2022	E

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
5	08/04/2022	NE

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
6	08/04/2022	N

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
7	08/04/2022	NW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
8	08/04/2022	W

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
9	08/04/2022	SW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
10	08/04/2022	SW

DESCRIPTION

Point 1



PHOTO NUMBER	DATE	DIRECTION
11	08/04/2022	S

DESCRIPTION

Point 1

PHOTO NUMBER	DATE	DIRECTION
12		

DESCRIPTION

CERTIFIED SURVEY MAP NO. 9124

DOC #: 1206340
MAP # 9124
RECORDED March-12-2025 at 12:05 PM
Pages: 5 Fee:$30.00
Exempt Code: 2R

James M. Krebs

JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI
Return via EMAIL

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

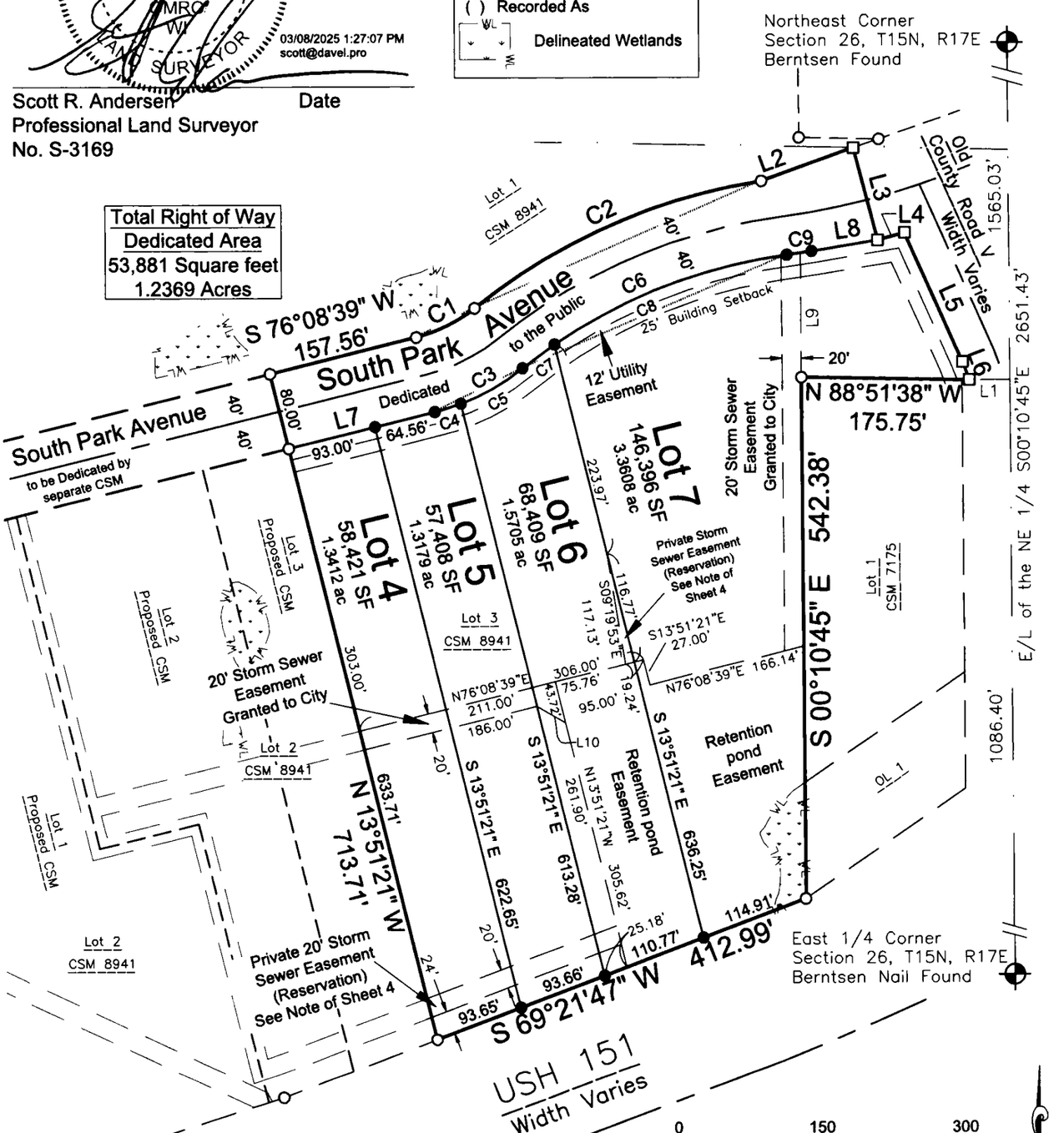
WISCONSIN
SCOTT R ANDERSEN
S-3169
AMRO
WI
LAND SURVEYOR
03/08/2025 1:27:07 PM
scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

LEGEND

- ● ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 ¼" Rebar Found
- ○ ¾" Rebar Found
- □ 1.3" O.D. Iron Pipe Found
- Government Corner
- ( ) Recorded As
- WL Delineated Wetlands WL

Total Right of Way Dedicated Area
53,881 Square feet
1.2369 Acres



0 150 300

Bearings are referenced to the East line of the Northeast 1/4, Section 26, T15N, R17E, assumed to bear S00°10'45"E, base on the Fond du Lac County Coordinate System.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Survey for:
South Fondy, LLC,
N1213 Mayflower Drive
Greenville, WI 54942

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 1 of 5

3/7/2025 4:53 PM J:\Projects\7304fox\dwg\Civil 3D\7304CSM4.dwg Printed by: scott

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fond du Lac, and under the direction of South Fondy, LLC, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3, Certified Survey Map 8941 (Doc. 1187297), being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin, containing 384,515 Square Feet (8.8273 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this 8th day of February, 2025.

WISCONSIN
SCOTT R ANDERSEN S-3169 OMRO WI
LAND SURVEYOR

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate

South Fondy, LLC, a partnership duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fond du Lac

In the presence of: South Fondy, LLC

Jared VanLanen 3/10/25
Jared VanLanen Date
Authorized Agent

State of Wisconsin)
)SS
Calumet County)

SARAH MITCHELL NOTARY PUBLIC STATE OF WISCONSIN

Personally came before me on the 10th day of March, 2025, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell My Commission Expires 12/22/28
Notary Public, Wisconsin

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 2 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

South Fondy, LLC, Grantor, to:

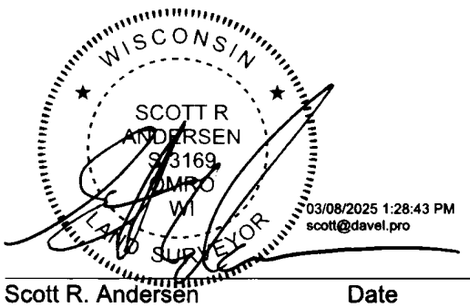
City of Fond du Lac, Grantee
Alliant Energy, Grantee
SBC, Grantee,
AT&T Distribution, Grantee
TDS Metrocom, Grantee
and
Charter Communications, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC

Jared VanLanen, Authorized Agent — Date 3/10/25



Scott R. Andersen — Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 3 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

Storm Sewer Easement Provisions

South Fondy, LLC (the "Grantor") hereby grants, conveys, and warrants unto to the **City of Fond du Lac** (the "City"), it's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove in the Easement Area, as indicated on the plat, upon, in, over, through and across lands owned by the Grantor so that the City may maintain a storm sewer and appurtenances in the Easement Area. The easements are subject to the following conditions:

1. Access: The City and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to and upon the Easement area, as well as over the area and under the surface of the Easement Area to install, lay, operate, repair and maintain a storm sewer and appurtenances.
2. Restoration: If the City performs any work within the Easement Area, upon completion of that work the City shall, at its cost, restore any damages to property, lawns, or pavement in the Easement Area and immediate surrounding area and all improvements thereupon, caused by the construction and or maintenance of the storm sewer main and appurtenances.
3. Nature of Easements: The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.
4. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage, electric, gas, or communication facilities without the express written consent of the City.
5. Landscaping and Vegetation: No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted.

This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

South Fondy, LLC.

Jared VanLanen, Authorized Agent

Private Storm Sewer Easement Reservation Note: Proposed creation of Lots south of South Park Ave are to be owned by South Fondy, LLC. At such time that lots would be sold to a different entity other than South Fondy LLC, a separate document formally granting a Storm Sewer Easement to such storm sewer.

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scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 4 of 5

Certified Survey Map No. _____

All of Lot 3, Certified Survey Map 8941, being part of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

City of Fond du Lac Certificate

This Certified Survey Map has been approved in accordance with the Subdivision Ordinance of by the

City of Fond du Lac this 12th day of March, 2025.

City Engineer

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:	Recording Information:	Parcel Number(s):
South Fondy, LLC	Doc. 1189159	FDL-15-17-26-14-253-00

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	160.00'	S 63°50'13" W	68.21'	68.74'	24°36'51"	S 51°31'48" W	S 76°08'39" W
C2	640.00'	S 66°22'50" W	328.06'	331.77'	29°42'04"	S 81°13'52" W	S 51°31'48" W
C3	240.00'	N 63°50'13" E	102.31'	103.10'	24°36'51"	N 76°08'39" E	N 51°31'48" E
C4	240.00'	N 72°44'28" E	28.49'	28.51'	6°48'21"	N 76°08'39" E	N 69°20'18" E
C5	240.00'	N 60°26'03" E	74.30'	74.60'	17°48'30"	N 69°20'18" E	N 51°31'48" E
C6	560.00'	N 67°06'02" E	300.64'	304.37'	31°08'28"	N 51°31'48" E	N 82°40'16" E
C7	560.00'	N 53°39'39" E	41.65'	41.65'	4°15'43"	N 51°31'48" E	N 55°47'30" E
C8	560.00'	N 69°13'53" E	260.31'	262.71'	26°52'45"	N 55°47'30" E	N 82°40'16" E
C9	800.00'	N 81°44'13" E	26.08'	26.08'	1°52'05"	N 82°40'16" E	N 80°48'11" E

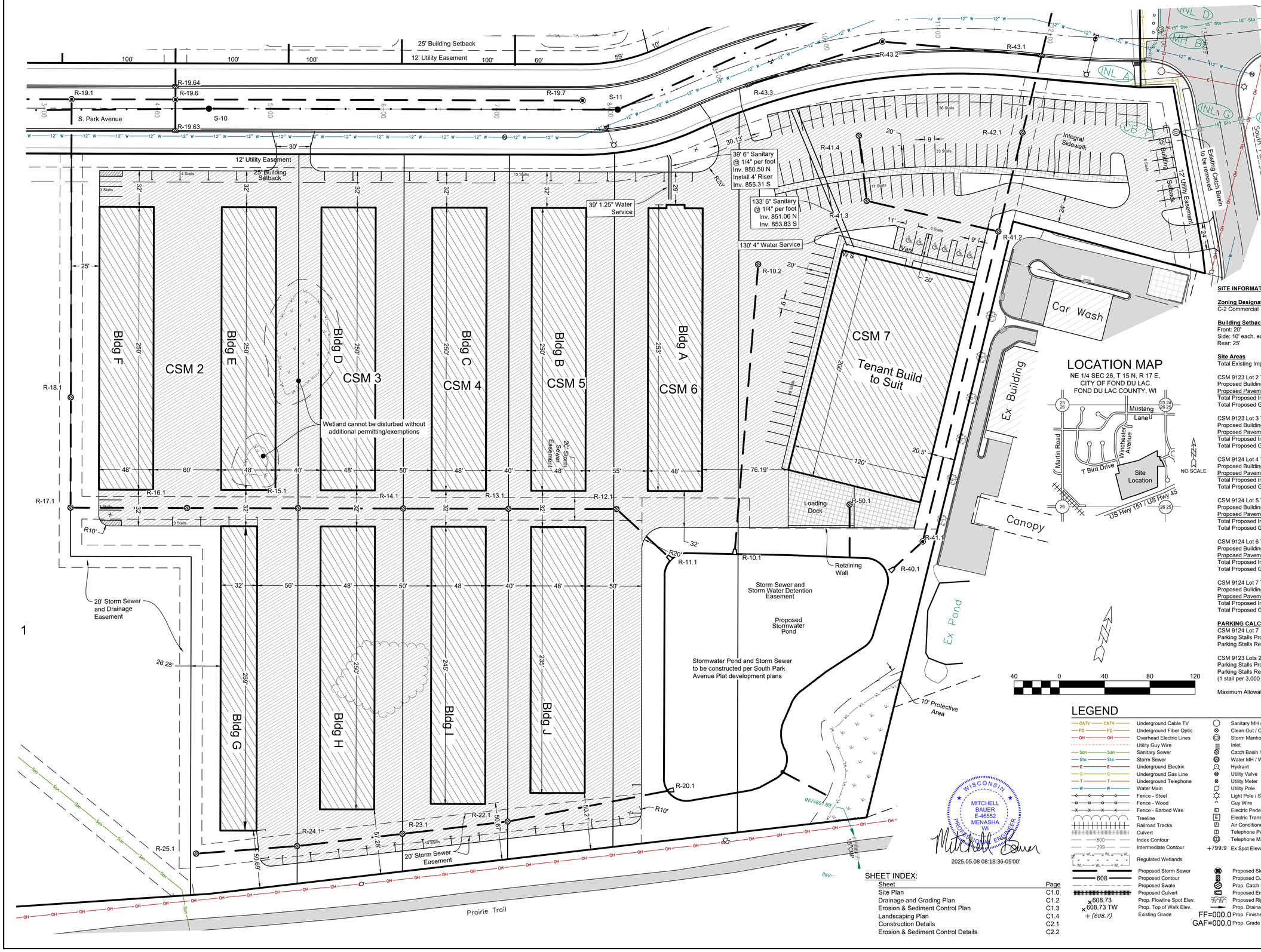
LINE TABLE

Line	Bearing	Length
L1	S 89°49'15" W	42.25'
L2	S 70°29'30" W	102.30'
L3	S 14°36'53" E	99.46'
L4	N 74°28'06" E	28.85'
L5	S 24°07'57" E	147.14'
L6	S 20°35'03" E	20.42'
L7	N 76°08'39" E	157.56'
L8	N 80°48'11" E	70.48'
L9	S 00°10'56" E	129.15'
L10	S 60°21'22" E	34.46'

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scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7304CSM4.dwg
Date: 03/07/2025
Drafted By: scott
Sheet: 5 of 5



SITE INFORMATION:

Zoning Designation:
C-2 Commercial

Building Setback Requirements:
Front: 20'
Side: 10' each, except 25' adjacent to a residential district
Rear: 25'

Site Areas

Total Existing Impervious:	0 SF	(0%)
CSM 9123 Lot 2 Total Area:	99,290 SF	
Proposed Building Area:	32,608 SF	
Proposed Pavement Area:	42,272 SF	
Total Proposed Impervious:	74,880 SF	(75.4%)
Total Proposed Greenspace:	24,410 SF	(24.6%)
CSM 9123 Lot 3 Total Area:	59,449 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	32,540 SF	
Total Proposed Impervious:	56,540 SF	(95.1%)
Total Proposed Greenspace:	2,909 SF	(4.9%)
CSM 9124 Lot 4 Total Area:	58,421 SF	
Proposed Building Area:	23,760 SF	
Proposed Pavement Area:	31,580 SF	
Total Proposed Impervious:	55,340 SF	(94.7%)
Total Proposed Greenspace:	3,081 SF	(5.3%)
CSM 9124 Lot 5 Total Area:	57,408 SF	
Proposed Building Area:	23,280 SF	
Proposed Pavement Area:	31,032 SF	
Total Proposed Impervious:	54,312 SF	(94.6%)
Total Proposed Greenspace:	3,096 SF	(5.4%)
CSM 9124 Lot 6 Total Area:	68,409 SF	
Proposed Building Area:	12,000 SF	
Proposed Pavement Area:	30,236 SF	
Total Proposed Impervious:	42,236 SF	(61.7%)
Total Proposed Greenspace:	26,173 SF	(38.3%)
CSM 9124 Lot 7 Total Area:	146,396 SF	
Proposed Building Area:	24,000 SF	
Proposed Pavement Area:	62,145 SF	
Total Proposed Impervious:	86,145 SF	(58.8%)
Total Proposed Greenspace:	60,251 SF	(41.2%)

PARKING CALCULATIONS

CSM 9124 Lot 7	
Parking Stalls Proposed	120
Parking Stalls Required (1 stall per 200 SF)	120
CSM 9123 Lots 2-3 + CSM 9124 Lots 4-6	
Parking Stalls Proposed	40
Parking Stalls Required	40
(1 stall per 3,000 SF Non Office plus 1 stall per 300 SF Office)	
Maximum Allowable Building Height:	55 feet

LOCATION MAP

NE 1/4 SEC 26, T 15 N, R 17 E,
CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
Overhead Electric Lines	Storm Manhole	Railroad Signal
Utility Guy Wire	Inlet	Sign
Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Storm Sewer	Water MH / Well	Post / Guard Post
Underground Electric	Hydrant	Satellite Dish
Underground Gas Line	Utility Valve	Large Rock
Underground Telephone	Utility Meter	Flag Pole
Water Main	Utility Pole	Deciduous Tree
Fence - Steel	Light Pole / Signal	Coniferous Tree
Fence - Wood	Guy Wire	Bush / Hedge
Fence - Barbed Wire	Electric Pedestal	Stump
Treeline	Electric Transformer	Soil Boring
Railroad Tracks	Air Conditioner	Benchmark
Culvert	Telephone Pedestal	Asphalt Pavement
Index Contour	Telephone Manhole	Concrete Pavement
Intermediate Contour	+799.9 Ex Spot Elevation	Gravel
Regulated Wetlands		
Proposed Storm Sewer	Proposed Storm Manhole	Proposed Building
Proposed Contour	Proposed Curb Inlet	Proposed Asphalt
Proposed Swale	Prop. Catch Basin / Yard Drain	Proposed Concrete
Proposed Culvert	Proposed Endwall	Proposed Gravel
Prop. Flowline Spot Elev.	Proposed Rip Rap	
Prop. Top of Walk Elev.	Prop. Drainage Direction	
Existing Grade	FF=000.0 Prop. Finished Floor Elev.	
	GAF=000.0 Prop. Grade at Foundation	

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Landscaping Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2

WISCONSIN
MITCHELL BAUER E-46552 MENASHA WI
PROFESSIONAL ENGINEER
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Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
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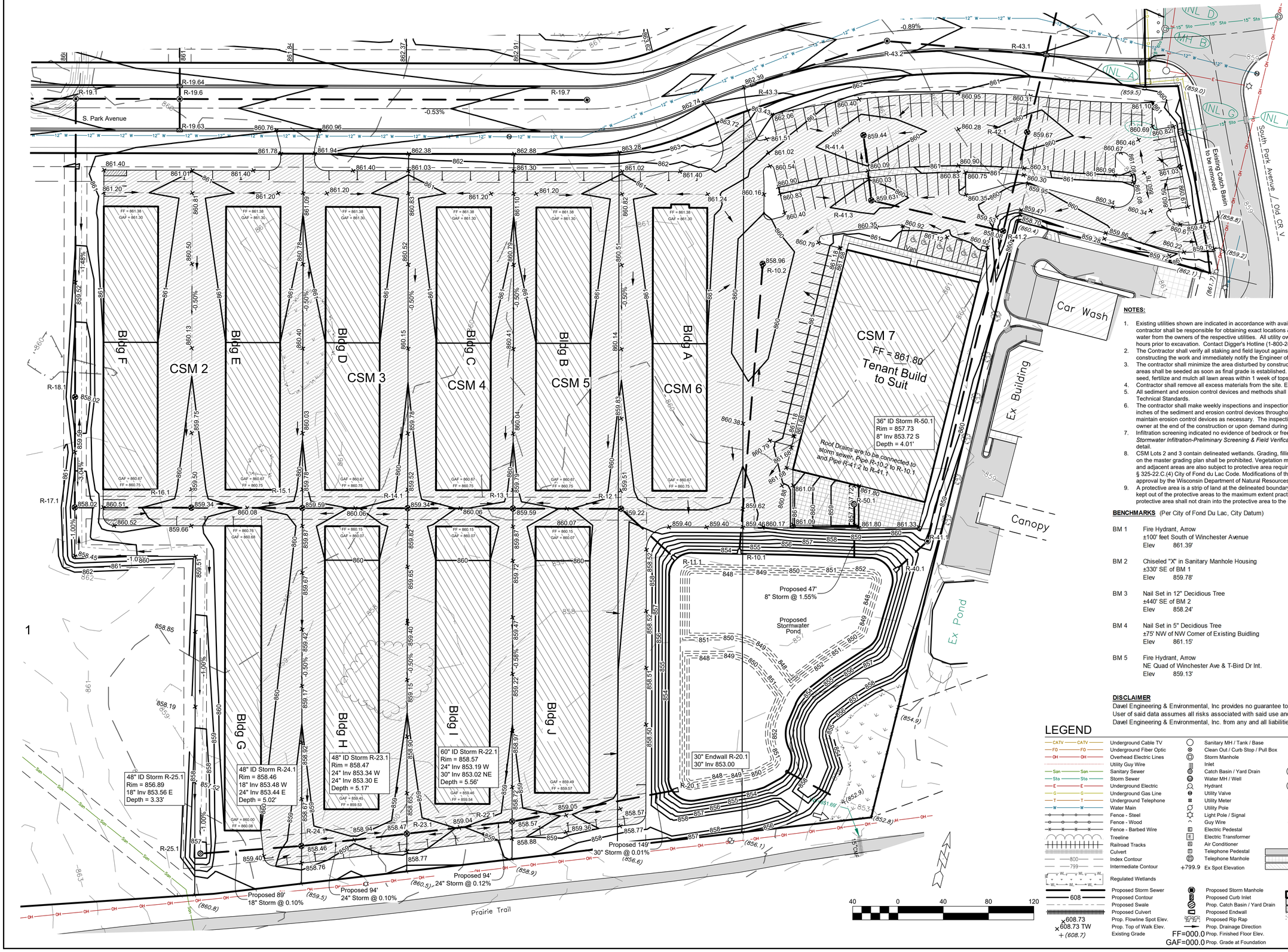
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SITE PLAN

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
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Page C1.0



NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
6. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
7. Infiltration screening indicated no evidence of bedrock or free water. Refer to *Site Evaluation for Stormwater Infiltration-Preliminary Screening & Field Verification for South Park Avenue Plat* for more detail.
8. CSM Lots 2 and 3 contain delineated wetlands. Grading, filling, or excavation of wetland areas as shown on the master grading plan shall be prohibited. Vegetation may be added to a wetland area. The wetlands and adjacent areas are also subject to protective area requirements in § NR 151.125, Wis. Adm. Code and § 325-22.C.(4) City of Fond du Lac Code. Modifications of these conditions are subject to permitting and approval by the Wisconsin Department of Natural Resources and the City of Fond du Lac.
9. A protective area is a strip of land at the delineated boundary of wetlands. Impervious surfaces shall be kept out of the protective areas to the maximum extent practicable. Impervious surfaces within the protective area shall not drain into the protective area to the maximum extent practicable.

BENCHMARKS (Per City of Fond Du Lac, City Datum)

BM 1 Fire Hydrant, Arrow
±100' feet South of Winchester Avenue
Elev 861.39'

BM 2 Chiseled "X" in Sanitary Manhole Housing
±330' SE of BM 1
Elev 859.78'

BM 3 Nail Set in 12" Decidious Tree
±440' SE of BM 2
Elev 858.24'

BM 4 Nail Set in 5" Decidious Tree
±75' NW of NW Corner of Existing Buidling
Elev 861.15'

BM 5 Fire Hydrant, Arrow
NE Quad of Winchester Ave & T-Bird Dr Int.
Elev 859.13'

DISCLAIMER

Davel Engineering & Environmental, Inc provides no guarantee to the accuracy of the data provided. User of said data assumes all risks associated with said use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use.

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Prop. Flowline Spot Elev.
- Prop. Top of Walk Elev.
- Existing Grade
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- Prop. Finished Floor Elev.
- Prop. Grade at Foundation
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel

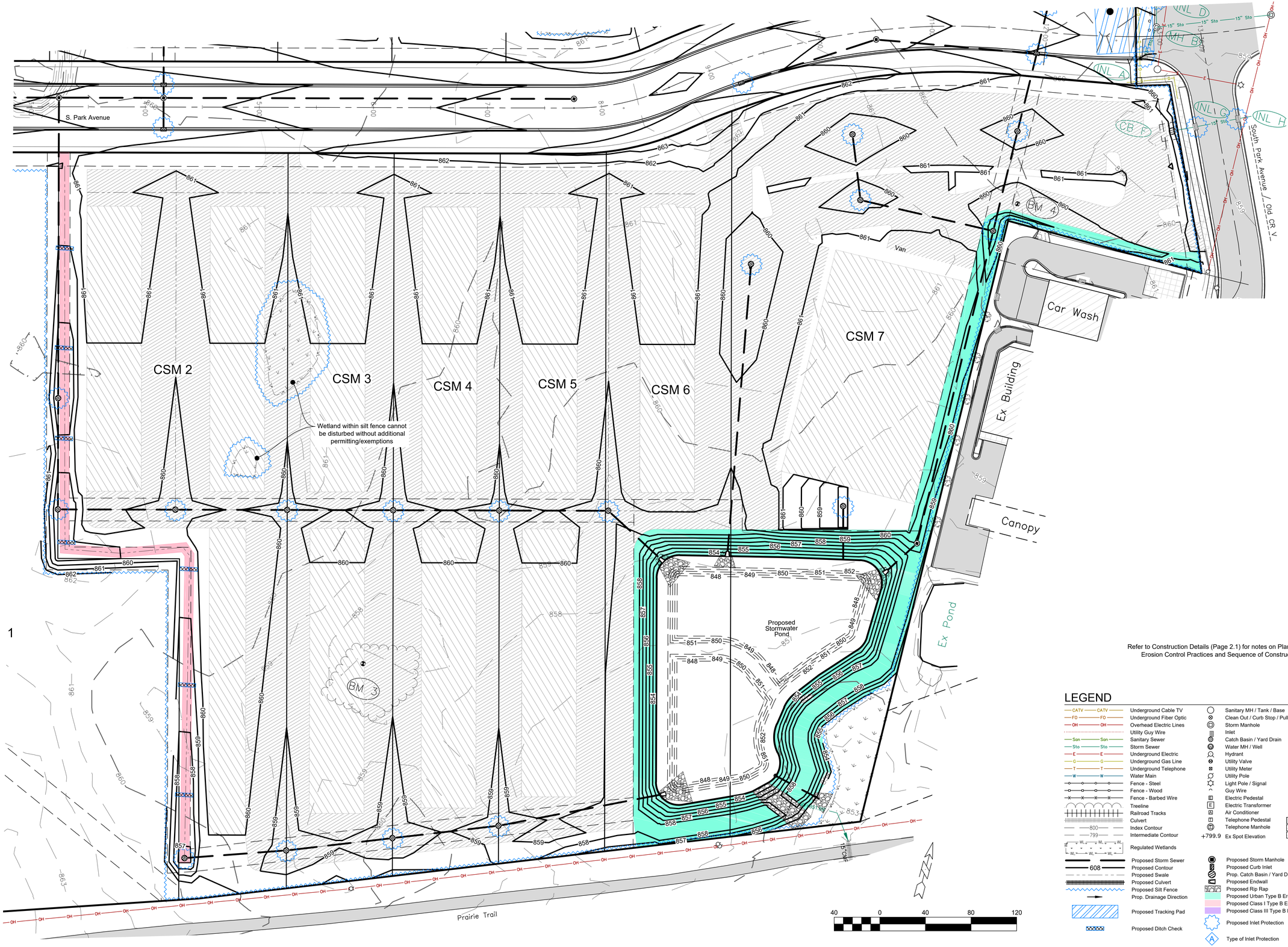
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

DRAINAGE & GRADING PLAN
(Commercial Development)

South Fondy Storage
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
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Author: MDB
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1

Refer to Construction Details (Page 2.1) for notes on Planned Sediment and Erosion Control Practices and Sequence of Construction

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Regulated Wetlands
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Tracking Pad
- Proposed Ditch Check
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- +799.9 Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Proposed Urban Type B Erosion Mat
- Proposed Class I Type B Erosion Mat
- Proposed Class III Type B Erosion Mat
- Proposed Inlet Protection
- Type of Inlet Protection
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

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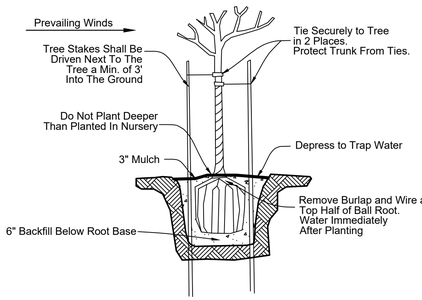
EROSION & SEDIMENT CONTROL PLAN (MASTER)

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/30/2025
Filename: 7304Engr.dwg
Author: MDB
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TREE PLANTING DETAILS

Vegetation			
Plant	**Common Name**	**Genus/Species**	**Qty**
Shade Tree	Swamp White Oak	Quercus bicolor	50
Evergreen	White Spruce	Picea glauca	102
Ornamental	Flowering Crabapple	Malus	42

LEGEND

Regulated Wetlands
Treeline
Deciduous Tree
Asphalt Pavement
Concrete Pavement
Gravel
Proposed Rip Rap
Proposed Building
Proposed Asphalt
Proposed Concrete
Proposed Gravel
Swamp White Oak
White Spruce
Flowering Crabapple

40 0 40 80 120

PRELIMINARY

LANDSCAPE PLAN

South Fondy Storage

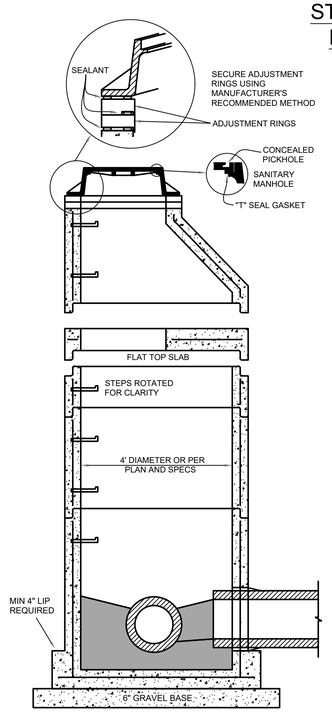
City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

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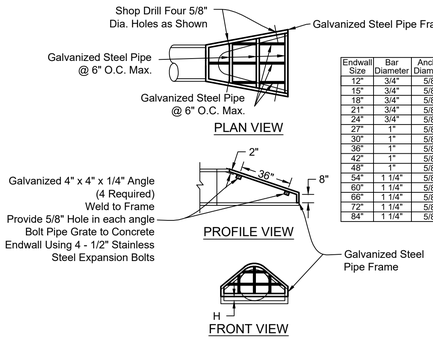
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STANDARD PRECAST MANHOLE DETAIL



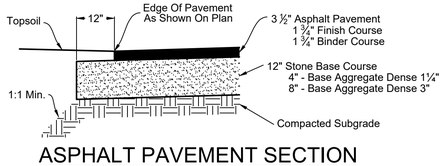
- 6 INCHES OF CRUSHED STONE BASE REQUIRED
- CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION C478
- MANHOLE CONCRETE STRENGTH TO BE 4,000 PSI OR GREATER
- Min. MANHOLE WALL, BASE & FLAT TOP SLAB THICKNESSES
  4 FT I.D.: 5 INCH WALL, 6 INCH BASE & FLAT TOP SLAB
  5 FT I.D.: 6 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  6 FT I.D.: 7 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
  8 FT I.D.: 9 INCH WALL, 8 INCH BASE & FLAT TOP SLAB
- MANHOLE BASE TO BE CONSTRUCTED OF CLASS "C" CONCRETE, MINIMUM OF 12 INCHES PLACED UNDER FLOW LINE OF PIPE
- STORM SEWER BENCH SLOPE - 1 INCH PER FT
  SANITARY SEWER BENCH SLOPE - 3 INCHES PER FT
- PIPE HOLES TO BE MANUFACTURED SO AS TO ALLOW FOR LATERAL AND VERTICAL MOVEMENT, AS WELL AS ANGULAR ADJUSTMENT THROUGH 15°
- PIPE TO MANHOLE CONNECTORS SHALL MEET ASTM C923 (KOR-N-SEAL, QUIK-LOK OR EQUAL)
- JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER TYPE GASKETS OR PRE-FORMED JOINT MATERIAL
- MANHOLE STEPS TO BE PLACED AT 16 INCH INTERVALS. THE FIRST STEP SHALL BE PLACED 16 INCHES ABOVE THE BENCH. THE TOP STEP MAY VARY FROM 16 INCHES - 24 INCHES FROM THE TOP OF CASTING. STEPS SHALL BE STEEL REINFORCED PLASTIC. MANHOLE STEPS SHALL BE ALIGNED OVER THE OUTGOING PIPE.
- BARREL SECTION - 12 INCH, 16 INCH, 24 INCH, 32 INCH, 48 INCH AND 64 INCH HIGH. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ INCH PER LINEAL FOOT.
- ECCENTRIC CONE MAY VARY IN HEIGHT FROM 28 INCHES TO 36 INCHES
- INSTALL FLAT TOP WHEN SHOWN ON PLANS, IN SPECIFICATIONS OR APPROVED BY ENGINEER
- ADJUSTMENT RINGS SHALL BE HDPE ADJUSTING RINGS BY LADTECH, INC., CRETEX PRO-RING, OR EJ INFRA-RISER. RINGS SHALL HAVE AN INSIDE DIAMETER OF APPROX. 23-3/4 INCHES. CONCRETE ADJUSTMENT RINGS SHALL NOT BE ALLOWED.
- FRAME SHALL BE NEENAH FOUNDRY R-1550 OR EQUAL.
- SANITARY MANHOLE LID TO HAVE CONCEALED PICK HOLES AND "T" SEAL GASKET



Endwall Size	Bar Diameter	Anchor Diameter	H Height
12"	3/4"	5/8"	2 1/2"
15"	3/4"	5/8"	3"
18"	3/4"	5/8"	4"
21"	3/4"	5/8"	4"
24"	3/4"	5/8"	4"
27"	1"	5/8"	5"
30"	1"	5/8"	5"
36"	1"	5/8"	5"
42"	1"	5/8"	6"
48"	1"	5/8"	6"
54"	1 1/4"	5/8"	6"
60"	1 1/4"	5/8"	7"
66"	1 1/4"	5/8"	7"
72"	1 1/4"	5/8"	7"
84"	1 1/4"	5/8"	8"

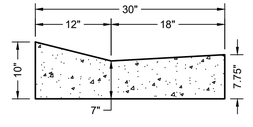
ENDWALL PIPE GRATE

Structure R-19.65 & R-43.5 Only



ASPHALT PAVEMENT SECTION

CSM Lots 1-7



30" MOUNTABLE CURB

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum by the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the ponds.
   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. A diversion is also proposed to temporarily redirect the stream in a non-erosive manner. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**
2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site,
      ii) at the toe of soil piles if the pile will remain in place for more than seven (7) days.
   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications. If required due to seasonal interruption of construction activities, all disturbed areas shall be mulched prior to freeze up.
   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed Mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1,000 square feet for permanent seeding prior to September 15th. Temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Temporary seeding shall be followed by permanent seeding in the Spring. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.
3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
   b) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Once constructed, the proposed pond may function as a sediment basin during the construction of the project in accordance with **WDNR Technical Standard 1064**.
4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
      i) pipe outfalls as indicated on the plans;
   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and is specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans;
5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.
6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance as indicated on the plan.
7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.
8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with discharge to the adjacent storm water pond. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.
9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits. Install erosion control measures. **April 2025**
2) Strip topsoil: **May 2025**
3) Grade site and gravel: **June - July 2025**
4) Building foundation and construction: **August 2025 - May 2026**
5) Flatwork and asphalt paving: **Spring 2026**
6) Stabilize terrace areas no later than one week after final grade is established. **No later than September 15, 2025.**
7) Remove all temporary measures, topsoil critical areas, and establish vegetation. Water if necessary to establish healthy and well rooted vegetation.

The Contractor shall contact the City of Fond du Lac two weeks prior to the ending date of any proposed construction site activity unless activity has already been completed. It may be necessary to install additional sediment control practices, install temporary seeding or stabilization, or to provide revised sediment control performance standard calculations.

Notes: The dates provided are approximate and subject to weather conditions and overall project schedule. Several of the work items listed above may occur simultaneously with others.

Maintenance Plan

The Contractor shall make weekly inspections and inspections within 24-hours after any rainfall event of 0.5-inches or more, which also includes entering the data on the City of Fond du Lac PermiTrack site. The PermiTrack application is accessible at http://www.mypermitrack.com. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the City of Fond du Lac.

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Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

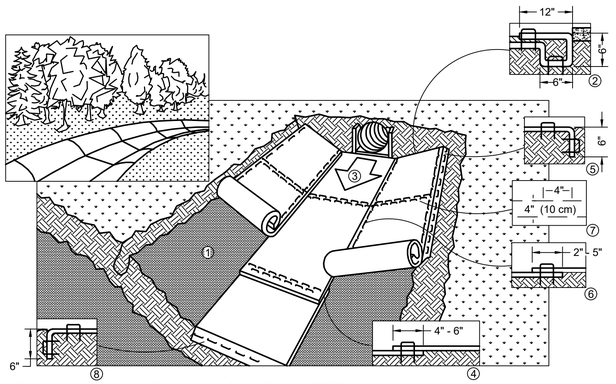
4/24/2025 3:08 PM J:\Projects\7304fox\dwg\Civil 3D\7304Engr.dwg Printed by: mitch

CONSTRUCTION DETAILS

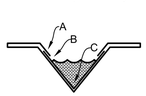
South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page: C2.1



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)



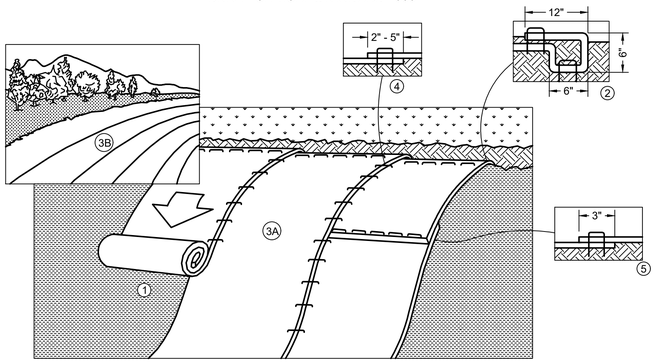
Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

DNR TECHNICAL STANDARD 1053

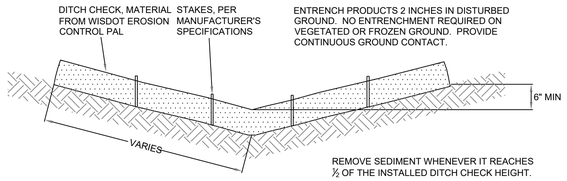


1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)
7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

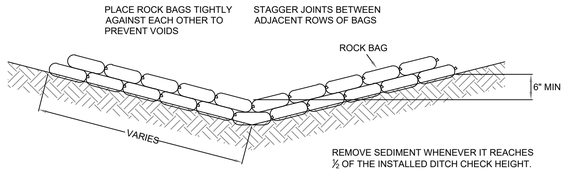
DNR TECHNICAL STANDARD 1052

LOG-TYPE DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

ROCK BAG DITCH CHECK



REMOVE SEDIMENT WHENEVER IT REACHES ½ OF THE INSTALLED DITCH CHECK HEIGHT.

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

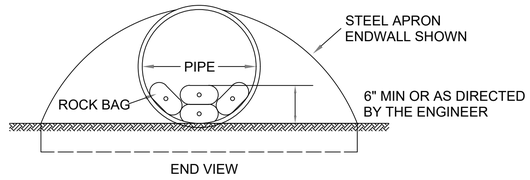
SIEVE	PERCENT PASSING BY WEIGHT
2-INCH	-
1½-INCH	-
1-INCH	100
¾-INCH	90-100
⅜-INCH	20-55
No. 4	0-10
No. 8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

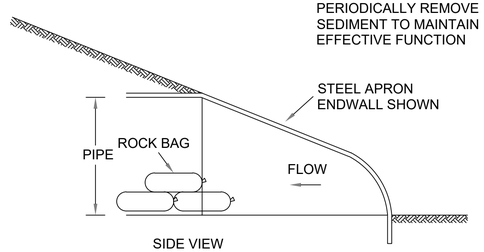
BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH

DITCH CHECK DETAIL

CULVERT PIPE CHECK DETAIL



END VIEW



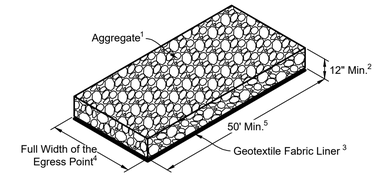
SIDE VIEW

FILL BAGS WITH AGGREGATE CONFORMING TO THE FOLLOWING GRADATION (WISDOT NO. 1 COARSE AGGREGATE)

Sieve	Percent Passing by Weight
2-INCH	-
1 1/2-INCH	-
1-INCH	100
3/4-INCH	90-100
3/8-INCH	20-55
No.4	0-10
No.8	0-5

PROVIDE BAGS MADE OF HIGH-DENSITY POLYETHYLENE OR GEOTEXTILE FABRIC

BAGS SHALL HAVE A MINIMUM IN-PLACE FILLED SIZE OF 18 INCHES LONG BY 12 INCHES WIDE BY 6 INCHES HIGH



TRACKING PAD DETAIL

DNR TECHNICAL STANDARD 1057

Note [1] Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2022 Standard Specification, Section 312, Select Crushed Material.

Note [2] Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

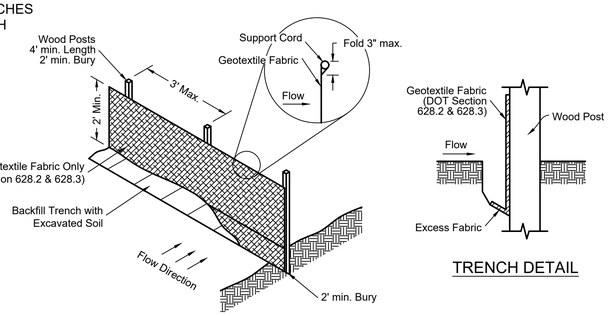
Note [3] Select fabric type based on soil conditions and vehicles loading.

Note [4] Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note [5] If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

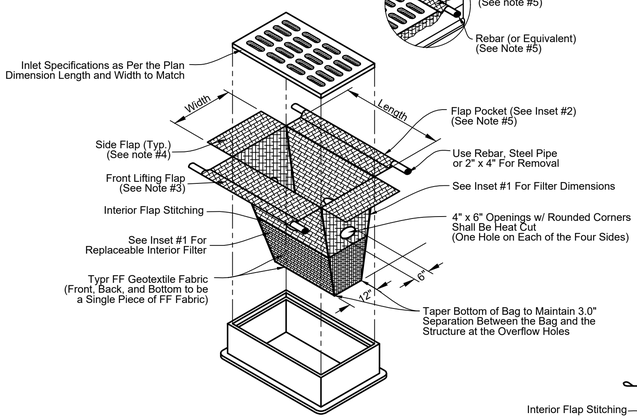


TRENCH DETAIL

Silt fence notes:
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION

DNR TECHNICAL STANDARD 1056



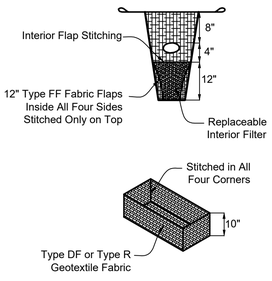
INLET PROTECTION, TYPE D-M

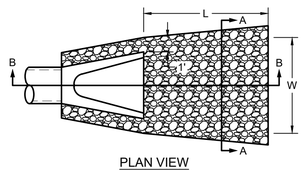
DNR TECHNICAL STANDARD 1060

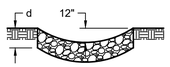
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

NOTES:
1. Taper bottom of bag to maintain three inches of clearance between the bag and the structure, measured from the bottom of the overflow openings to the structure wall.
2. Geotextile fabric, Type FF for flaps, top and bottom of outside of filter bag. Front, back and bottom of filter bag being one piece.
3. Front lifting flap is to be used when removing and maintaining filter bag.
4. Side flaps shall be a maximum of two inches long. Fold the fabric over and reinforce with multiple stitches.
5. Flap pockets shall be large enough to accept wood 2" x 4". The rebar, steel pipe, or wood shall be installed in the rear flap and shall not block the top half of the curb face opening.

MAINTENANCE NOTES:
1. When removing or maintaining inlet protection, care shall be taken so that the sediment trapped in the fabric does not fall into the structure. Material that has fallen into the inlet shall be immediately removed.







D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

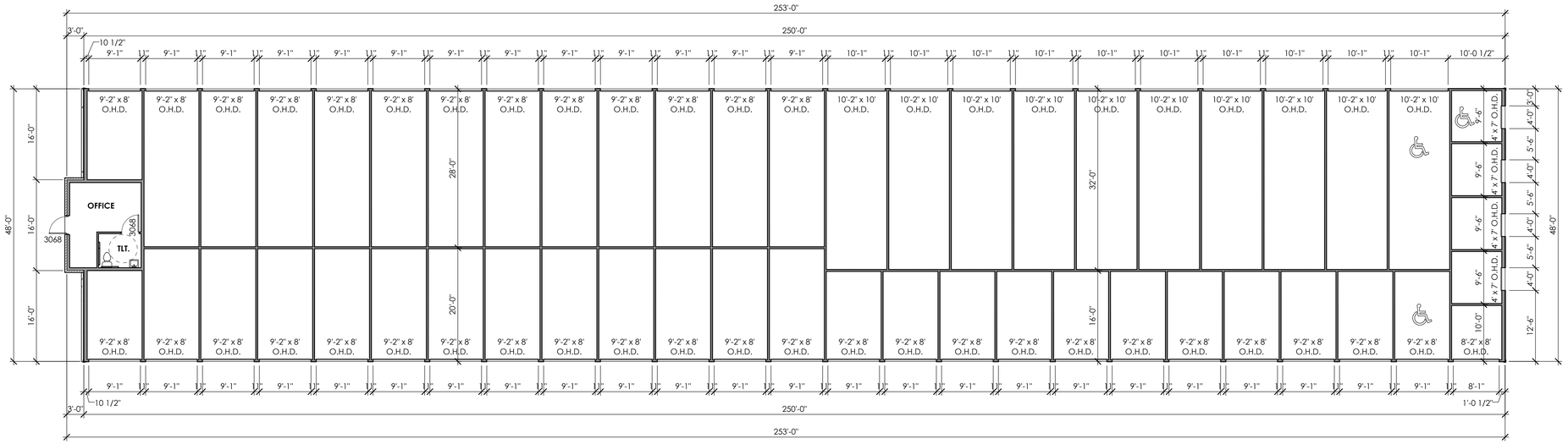
EROSION & SEDIMENT CONTROL DETAILS

South Fondy Storage

City of Fond du Lac, Fond du Lac County, WI
For: Jerry VanLanen

Date: 04/24/2025
Filename: 7304Engr.dwg
Author: MDB
Last Saved by: mitch
Page C2.2

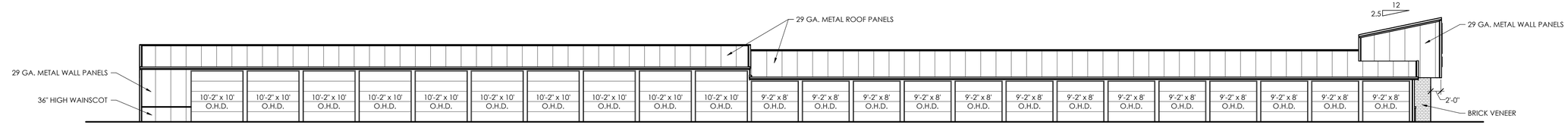
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1 FLOOR PLAN

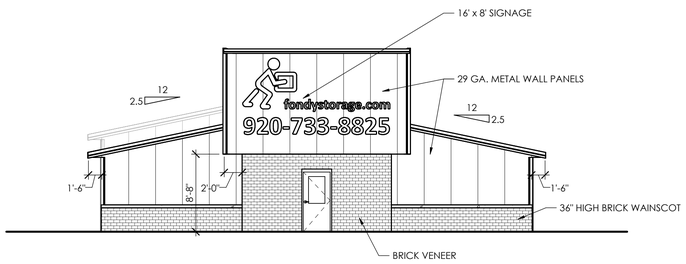
3/32" = 1'-0"





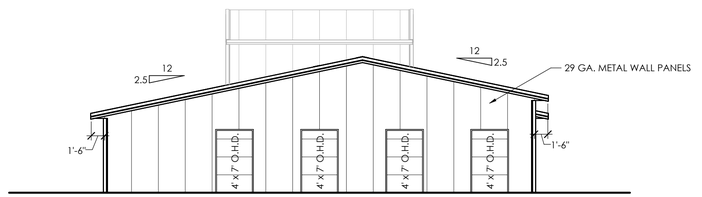
2 EAST ELEVATION

3/32" = 1'-0"



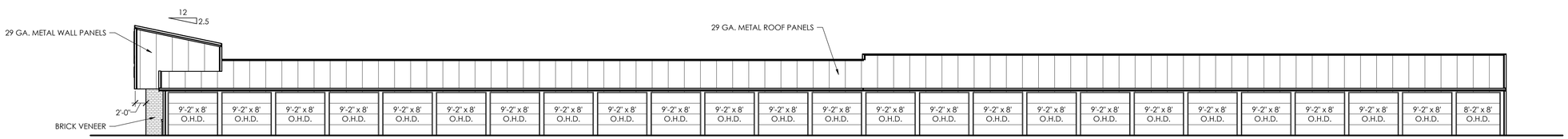
4 NORTH ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"



5 WEST ELEVATION

3/32" = 1'-0"

BLDG. A

NOT FOR CONSTRUCTION

CONSTRUCTION DESIGN - WELDING

2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1369
foxstructures.com

FOX STRUCTURES, INC.

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PROPOSED BLDG. A FOR:

SOUTH FONDY STORAGE

FOND DU LAC, WISCONSIN 54937

S. PARK AVE

CITY OF FOND DU LAC
FOND DU LAC COUNTY

ISSUE RECORD:

P1 12-12-22
P2 05-07-25

P# = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: **230043**
PROJ. MGR: **M. MASHLAN**
DRAWN BY: **AWS**

SHEET CONTENTS:

FLOOR PLAN

A1.1

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 June 16, 2025 in Meeting Room A of the City-County Government Center, 160 South Macy Street, to consider a special use permit for the property identified as Lot 6 of Certified Survey Map 9124 located between County Road V and Martin Road; north of Hwy 151. The special use permit request is to allow the development of 52 storage units at the property. The property is zoned C-2 General Business District and the development of 100 storage units or less requires a Special Use Permit.

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 30th day of May, 2025
MARGARET HEFTER, City Clerk
Published: June 8th and 9th, 2025

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-26-13-500-00	553 T-BIRD DR	553 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-01	1291 WINCHESTER AVE	1291 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-14-500-00		W5008 VALLEY CREEK RD	FOND DU LAC	WI	54937
FDL-15-17-26-14-752-00	556 T-BIRD DR	556 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-13-523-00	542 T-BIRD DR	542 T-BIRD DR	FONDULAC	WI	54935
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-251-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-252-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-14-253-00		W6813 MELONY CT	GREENVILLE	WI	54942
FDL-15-17-26-13-501-00	549 T-BIRD DR	549 T BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-751-02	1293 WINCHESTER AVE	1293 WINCHESTER AVE	FOND DU LAC	WI	54935
FDL-15-17-26-13-522-00	538 T-BIRD DR	538 T-BIRD DR	FOND DU LAC	WI	54935
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FDL-15-17-26-13-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
FDL-15-17-26-11-250-00		W7155 ROGERSVILLE RD	FOND DU LAC	WI	54937
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T09-15-17-26-01-004-00	N5612 COUNTY ROAD V	N5612 COUNTY ROAD V	FOND DU LAC	WI	54935
FDL-15-17-26-11-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
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T09-15-17-25-07-090-01		944 VANDERPERREN WAY	GREEN BAY	WI	54304
T09-15-17-26-04-090-00		944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-999-00	0 REINHARDT RD	944 VANDERPERREN WAY	GREEN BAY	WI	54304
FDL-15-17-26-14-997-00	0 COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-26-14-998-00	1306 OLD COUNTY ROAD V	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
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FDL-15-17-26-13-502-00	541 T-BIRD DR	541 T-BIRD DR	FOND DU LAC	WI	54935
FDL-15-17-26-14-750-00	1273 WINCHESTER AVE	1273 WINCHESTER AVE	FOND DU LAC	WI	54935

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Final Plat

Subject: Location: Eastern Ridge Estates Phase 2

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Eastern_Ridge_Estates_Phase_2_-_Final_Plat_Memo.pdf

5405-EASTERN_RIDGE_ESTATES_PHASE_2.pdf

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: June 16, 2025

To: Plan Commission

From: Chris Johnson, P.E., City Engineer

Re: **Eastern Ridge Estates Phase 2 - Final Plat**

The land area of Eastern Ridge Estates Phase 2 consists of 7.3 acres of land east of the end of exsting Lynn Avenue and west of County Road V. The property is zoned R-1 Single Family Residential District.

Eastern Ridge Estates Phase 2 will create eleven (11) residential lots that meet the zoning requirements for the R-1 Single Family Residential District for lot area, lot width and lot depth. The plat includes two (2) outlots; an outlot is a parcel of land that is not buildable. A 1.45-acre outlot is located at the northern area of the plat for stormwater management purposes. A 0.62-acre outlot is located at the northwest intersection of CTH V and Lynn Avenue and serves as a drainage area along with possible future development area.

The Preliminary Plat of Eastern Ridge Estates was reviewed and approved by the Plan Commission on February 12, 2020. A preliminary plat is the first step in the process to subdivide land. Approval of a preliminary plat reflects compliance with requirements of the City's subdivision and zoning codes, Comprehensive Plan, and Official Map. Following approval by the Plan Commission, a Final Plat is prepared to reflect technical revisions identified in the Preliminary Plat review. A Developer's Agreement, Street & Utility Plans, Stormwater Management Plan, and a Master Drainage Plan are separate components of the development review and approval process. Comments and revisions noted are necessary to the included due to the revisions of the Street & Utility Plans.

A Final Plat is reviewed by the Plan Commission and City Council, and by the State as an approving agency. If the Final Plat conforms substantially to the Preliminary Plat, including any conditions of that approval, and to local plans and ordinances, it is entitled to approval. (§ 236.11(1)(b), Wis. Stats.)

Recommendation

The Final Plat of Eastern Ridge Estates Phase 2 is consistent with the Preliminary Plat approved by the Plan Commission on February 12, 2020. Several minor technical revisions to the plat are required; however, the revisions do not affect lot layout or the plat configuration.

City Engineering and Community Development staff suggest the Plan Commission recommend to the City Council approval of the Final Plat, subject to the following:

1. Bearings and Distances are not plotted on the map.
2. Add lot dimensions
3. Provide storm easement to City of Fond du Lac on south side of lot 24.
4. This project will include the construction of city utilities in future right of-way or easements located in future phases. Provide easements to City of Fond du Lac under separate document. Locations include:
    a. Storm sewer on future Sedona Court and lots 26 and 27.
    b. Storm sewer on lot 39.
5. Add 7.5-foot wide private storm sewer easement on west side of lot 14 covering existing storm sewer installed in phase 1.
6. Add 7.5-foot wide private storm sewer easements on lots 15 and 16 covering the proposed storm sewer.
7. Provide drainage easement (private not to city) along lot 20 west lot line.
8. Provide drainage easement (private not to city) along lots 21 and 22 for swale towards pond.
9. Provide electrical easement to city for electrical service as needed.
10. There are existing easements near CTH K. There is a Wisc. Tel. Co. easement and gas pit easement. The gas pit easement is not actually in the right-of-way and probably does not affect the city in any way. Do any of these easements affect any of the proposed work? Provide a copy of any easements that are in the proposed city right-of-way. Ensure that there is no conflicting language or issues that need to be addressed.
11. Make it clear which easements are to City of Fond du Lac.
12. Provide additional right-of-way north of Lynn Avenue at Mirage Court intersection. Include area sufficient to cover proposed pavement, storm sewer, water main and electrical work. This would be part of outlot 3 as currently shown.

13. Recommend adding language defining stormwater easement on lots 14-19. This is likely a private easement but perhaps could give city inspection and maintenance authority similar to our long-term stormwater management and access agreement. If it is necessary to access these properties to perform maintenance on the pond then we should have that authority but similar to the stormwater agreements the city would not actually be responsible for the inspection and maintenance. We would just be able to verify that there are no issues and if necessary perform maintenance and charge appropriate property owners.
14. The utility easement provisions include the city for electrical and storm sewer. Electrical may make sense if an electrical service will be located on private property. We don't need any storm sewer easements in the utility easement areas except as noted above. I think we would want to remove that language so there is no implication that the city has to maintain the storm laterals in the utility easement areas.
15. The stormwater easement on outlot 3 should be to the City of Fond du Lac. This drains the public (city and county) drainage systems. We need to have some language added to plans for public drainage easement. I can write something and send separately. Probably similar to storm sewer easement.
16. Add standard city easement language below to plat (change grantor as necessary). Also this would apply easements on future lots 26, 27, 39 and Sedona Court.

    Storm Sewer. Eastern Ridge Estates, LLC (the "Grantor") hereby grants, conveys, and warrants unto to the City of Fond du Lac (the "City"), it's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove in the Easement Area, as indicated on the plat, upon, in, over, through and across lands owned by the Grantor so that the City may maintain a storm sewer and appurtenances in the Easement Area. The easements are subject to the following conditions:

    a. Access: The City and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to and upon the Easement area, as well as over the area and under the surface of the Easement Area to install, lay, operate, repair and maintain a storm sewer and appurtenances.
    b. Restoration: If the City performs any work within the Easement Area, upon completion of that work the City shall, at its cost,

restore any damages to property, lawns, or pavement in the Easement Area and immediate surrounding area and all improvements thereupon, caused by the construction and or maintenance of the storm sewer main and appurtenances.

c. Nature of Easements: The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.
d. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage, electric, gas, or communication facilities without the express written consent of the City.
e. Landscaping and Vegetation: No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted.

Drainage. Drainage easements are hereby granted by Eastern Ridge Estates, LLC (the "Grantor"). The Grantor agrees within the Easement Area not to construct or place buildings, structures or other improvements, or modify the grading from the elevations shown on the drainage plan for individual lots, as approved by the City of Fond du Lac, without the express written consent of all other property owners within the drainage easement. Enforcement of the drainage easement provisions shall be by the property owners and any homeowner's association, if one is created. The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.

EASTERN RIDGE ESTATES PHASE 2

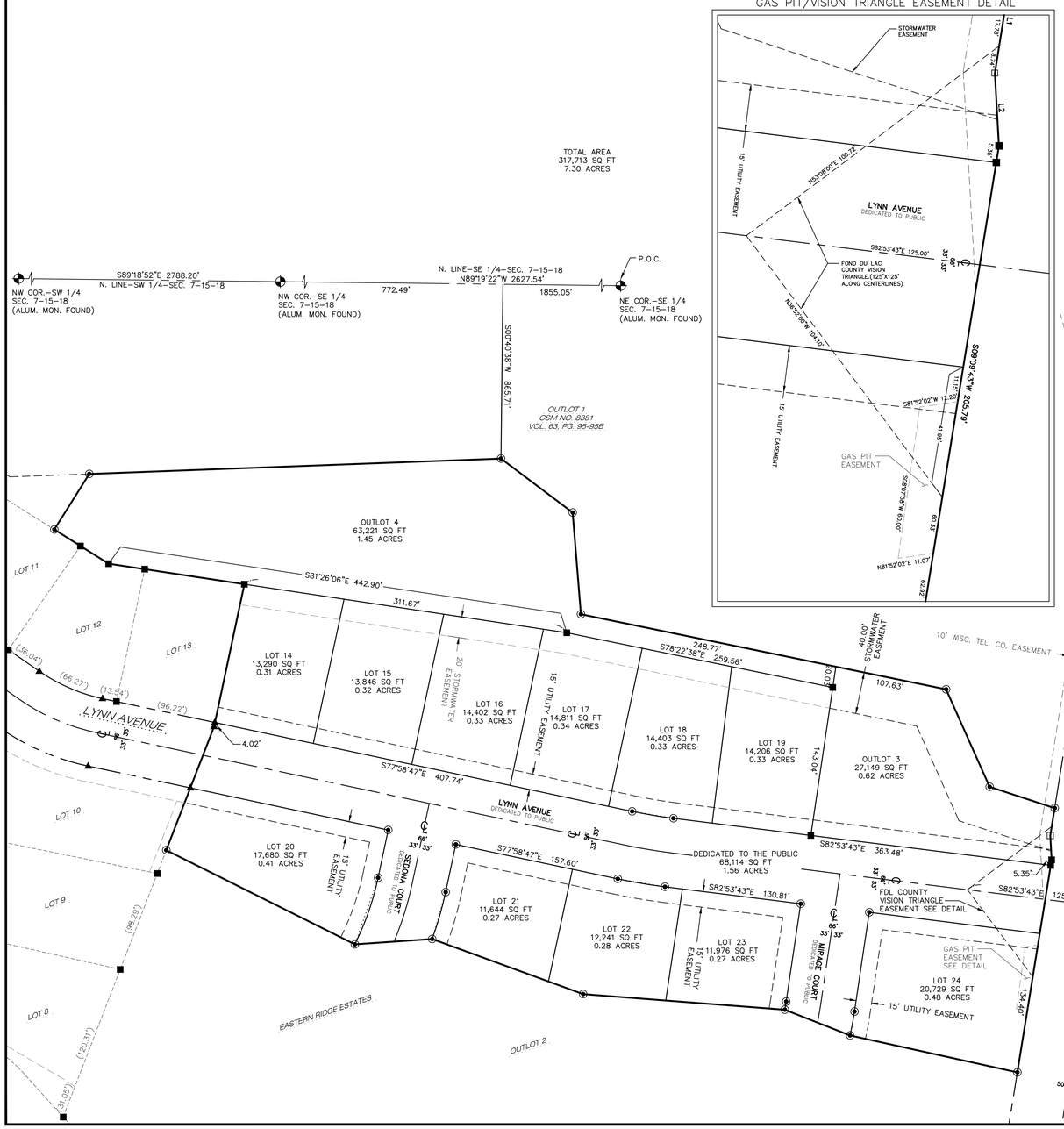
PART OF OUTLOT 1, CSM NO. 8381, & PART OF OUTLOT 2, EASTERN RIDGE ESTATES, BEING A PART OF THE NW 1/4 OF THE SE 1/4 & PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, T. 15 N.–R. 18 E., CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

SHEET 1 OF 2 SHEETS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



GAS PIT/VISION TRIANGLE EASEMENT DETAIL

NOTE: ALL OTHER LOT CORNERS STAKED WITH 1" O.D. X 18" IRON PIPE, WEIGHING 1.13 LBS/LIN. FT.

MEASUREMENTS:

ALL MEASUREMENTS ON THIS PLAT HAVE BEEN MADE TO THE NEAREST ONE–HUNDREDTH OF A FOOT.

LEGEND

- ■ 1" IRON PIPE FOUND IN PLACE
- ▲ 2" IRON PIPE FOUND IN PLACE
- ⊡ 1" IRON PIPE W/CAP
- ◉ 2.375" (O.D.) X 18" IRON PIPE SET WEIGHING 3.65 LBS. PER LINEAL FOOT
- ( ) RECORDED INFORMATION

60 0 60 120
SCALE 1"=60' FEET

NORTH POINT REFERENCED TO THE NORTH LINE OF THE SE 1/4, SECTION 7–15–18 RECORDED AS N89°19'22"W PER FOND DU LAC COUNTY COORDINATE SYSTEM

N

Parcel Line Table		
Line #	Direction	Length
L1	S09°09'43"W	26.52'
L2	S03°14'57"E	23.23'

Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tan. Brg. In	Tan. Brg. Out
C1	23.19'	332.73'	3°59'33"	S10°25'07"W	23.18'	S12°24'53"W	S08°25'20"W
C2	7.92'	266.94'	1°41'58"	N09°16'51"E	7.92'	N10°07'51"E	N08°25'52"E
C3	46.38'	540.59'	4°54'56"	N80°24'11"W	46.36'	N77°56'43"W	N82°51'38"W
C4	40.06'	465.31'	4°56'00"	S80°26'15"E	40.05'	S77°58'15"E	S82°54'15"E
C5	46.65'	332.95'	8°01'42"	S16°01'57"W	46.61'	S20°02'48"W	S12°01'06"W
C6	67.54'	266.95'	14°29'43"	N19°15'57"E	67.36'	N26°30'48"E	N12°01'05"E

WISCONSIN
ERIC R. OTTE
S-2440
FOND DU LAC
WI
LAND SURVEYOR

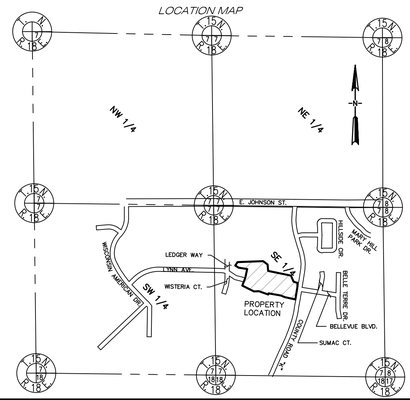
ERIC R. OTTE, R.L.S. NO. S-2440

DATED THIS 19TH DAY OF MAY, 2025.

REVISED THIS_____ DAY OF _____, 20___.

REVISED THIS_____ DAY OF _____, 20___.

LOCATION MAP



EASTERN RIDGE ESTATES PHASE 2

SHEET 2 OF 2 SHEETS

PART OF OUTLOT 1, CSM NO. 8381, & PART OF OUTLOT 2, EASTERN RIDGE ESTATES, BEING A PART OF THE NW 1/4 OF THE SE 1/4 & PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, T. 15 N.–R. 18 E., CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

EASTERN RIDGE ESTATES, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT.

EASTERN RIDGE ESTATES, LLC. DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1. CITY OF FOND DU LAC
2. DEPARTMENT OF ADMINISTRATION
3. FOND DU LAC COUNTY PLANNING AGENCY

IN WITNESS WHEREOF, THE SAID EASTERN RIDGE ESTATES, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES ROBERTS, MANAGING MEMBER, AT FOND DU LAC, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO

AFFIXED ON THIS_____ DAY OF_____, 20__.

IN THE PRESENCE OF: EASTERN RIDGE ESTATES, LLC

_____ _____
JAMES ROBERTS, MANAGING MEMBER

STATE OF WISCONSIN)
FOND DU LAC COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, JAMES ROBERTS, MANAGING MEMBER, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____
NOTARY PUBLIC, _____ WIS.

MY COMMISSION EXPIRES: _____

CERTIFICATE OF FOND DU LAC COUNTY TREASURER

STATE OF WISCONSIN)
FOND DU LAC COUNTY) SS

I, BRENDA SCHNEIDER, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF FOND DU LAC COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS

OF_____, 20__ AFFECTING THE LANDS INCLUDED IN EASTERN RIDGE ESTATES PHASE 2.

_____ _____
DATE BRENDA SCHNEIDER, COUNTY TREASURER

CERTIFICATE OF CITY OF FOND DU LAC TREASURER

STATE OF WISCONSIN)
FOND DU LAC COUNTY) SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE CITY OF FOND DU LAC, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS

OF_____, 20__ AFFECTING THE LANDS INCLUDED IN EASTERN RIDGE ESTATES PHASE 2.

_____ _____
DATE CITY TREASURER

CITY OF FOND DU LAC PLAN COMMISSION CERTIFICATE

STATE OF WISCONSIN)
FOND DU LAC COUNTY) SS

APPROVED THIS _____ DAY OF _____, 20__.

FOND DU LAC PLAN COMMISSION

_____
CHAIRPERSON

ATTEST: _____
SECRETARY

CITY OF FOND DU LAC COMMON COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF EASTERN RIDGE ESTATES PHASE 2 IN THE CITY OF FOND DU LAC, WISCONSIN, EASTERN RIDGE ESTATES, LLC, OWNERS, BE AND THE SAME IS HEREBY APPROVED BY THE COMMON COUNCIL.

_____
PRESIDENT

I HEREBY CERIFY THAT THE FORGOING IS A TRUE COPY OF A RESOLUTION DULY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF FOND DU LAC,

WISCONSIN ON THE_____DAY OF_____, 20__.

_____
MARGARET HEFTER, CITY CLERK

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, GAS, STORM SEWER AND COMMUNICATION SERVICE IS HEREBY GRANTED BY EASTERN RIDGE ESTATES, LLC, TO ALLIANT ENERGIES, SPECTRUM, CITY OF FOND DU LAC AND AT&T THEIR RESPECTIVE SUCCESSOR AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS, ELECTRICITY, STORM SEWER AND ELECTRIC ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUND AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITH THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND OR ABOVE GROUND GAS, ELECTRIC FACILITIES, STORM SEWER OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIR, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

SURVEYOR'S CERTIFICATE

I, ERIC R. OTTE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE PLAT OF EASTERN RIDGE ESTAES PHASE 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF OUTLOT 1, CERTIEID SURVEY MAP NO. 8381, RECORDED IN VOLUME 63, PAGE 95–95B, CERTIFIED SURVEY MAPS, FOND DU LAC COUNTY REGISTER OF DEEDS OFFICE, AND PART OF OUTLOT 2, EASTERN RIDGE ESTATES, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T. 15 N.–R. 18 E., CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89°–19'–22" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 1855.05 FEET; THENCE SOUTH 00°–40'–38" WEST, 865.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 53°–02'–31" EAST, 85.85 FEET; THENCE SOUTH 04°–37'–51" EAST, 97.56 FEET; THENCE SOUTH 78°–22'–38" EAST, 356.40 FEET; THENCE SOUTH 24°–05'–08" EAST, 102.01 FEET; THENCE SOUTH 71°–48'–09" EAST, 65.41 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF C.T.H. "K"; THENCE SOUTH 09°–09'–43" WEST ALONG SAID WEST RIGHT OF WAY LINE, 26.52 FEET; THENCE SOUTH 03°–14'–57" EAST ALONG SAID WEST RIGHT OF WAY LINE, 23.23 FEET; THENCE SOUTH 09°–09'–43" WEST ALONG SAID WEST RIGHT OF WAY LINE, 205.79; THENCE NORTH 77°–34'–34" WEST, 163.72 FEET; THENCE NORTH 68°–25'–23" WEST, 67.07 FEET; THENCE NORTH 85°–35'–19" WEST, 193.38 FEET; THENCE NORTH 69°–57'–10" WEST, 153.64 FEET; THENCE SOUTH 86°–06'–01" WEST, 74.07 FEET; THENCE NORTH 63°–29'–13" WEST, 201.44 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT 2; THENCE NORTH 21°–07'–45" EAST ALONG SAID WEST LINE, 126.68 FEET; THENCE NORTH 12°–01'–13" EAST ALONG SAID WEST LINE, 139.25 FEET TO A POINT ON THE SOUTH LINE OF SAID OUTLOT 1; THENCE NORTH 81°–26'–06" WEST ALONG SAID SOUTH LINE, 131.23 FEET; THENCE NORTH 57°–49'–24" WEST ALONG SAID SOUTH LINE, 61.35 FEET; THENCE NORTH 32°–10'–36" EAST, 62.77 FEET; THENCE NORTH 87°–51'–20" EAST, 393.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.30 ACRES (317,713 SQ. FT.) OF LAND, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF EASTERN RIDGE ESTATES, LLC, OWNER OF SAID LAND. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF FOND DU LAC IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

_____
ERIC R. OTTE, P.L.S NO. S–2440

J.E. ARTHUR AND ASSOCIATES, INC.
FOND DU LAC, WISCONSIN 54935

DATED THIS 14TH DAY OF
MAY, 2025.

REVISED THIS _____, 20__.

REVISED THIS _____, 20__.
PROJECT NO.: 729.5405

WISCONSIN
ERIC R. OTTE
S–2440
FOND DU LAC
WI
LAND SURVEYOR

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration