

**PLAN COMMISSION AGENDA**

May 19, 2025

5:30 PM

**Room A**  
City-County Government Center

160 S Macy Street  
Fond du Lac, Wisconsin

**I. OPENING CEREMONIES**

- A. Attendance**
- B. Declaration Quorum Present**

**II. CONSENT AGENDA**

- A. April 14, 2025**

**III. ELECTION OF OFFICERS**

- A. Chair**
- B. Vice-Chair**

**IV. PUBLIC HEARING**

- A. Special Use Permit 2025-03**  
Location: 496 & 498 Wisconsin Court  
Applicant: ARYA/Holly Mulder  
Request: Allow for a Community Based Residential Facility of more than 10 persons in the R-2 District (Single Family & Two Family Residential District)
- B. Special Use Permit 2025-04**  
Location: 46 S Rolling Meadows Drive  
Applicant: Lamar Media  
Request: Allow for the conversion of a static billboard to a digital billboard
- C. Special Use Permit 2025-05**  
Location: 14 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)  
Applicant: SSM Health  
Request: Allow for ancillary medical services within 200 ft of a residential district

**V. ADJOURN**

COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
April 14, 2025

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC\_Minutes\_4.14.25.pdf

## PLAN COMMISSION MINUTES

Monday, April 14, 2025  
5:30 P.M.

Meeting Room A  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

### OPENING CEREMONIES

#### Attendance

##### Present

Jo Ann Giese-Kent  
Alicia Hans  
Bradley Leonhard  
Craig Much  
Anne Pierce

##### Absent

Derek TerBeest  
Brett Zimmermann

##### Administrative Staff

Dyann Benson, Community Development Director

#### Declaration Quorum Present

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

### CONSENT AGENDA

February 17, 2025

A Motion was made by Leonhard to approve the February 17, 2025 minutes and seconded by Much, and the motion was **Passed**.

ROLL CALL VOTE:                      Aye – Giese-Kent, Hans, Leonhard, Much, Pierce  
  Nay – None

Carried.

### PUBLIC HEARING

#### Special Use Permit 2025-01

Request: Relocate an aboveground storage tank in the M-1 District

Location: Below the Johnson Street Bridge

Initiator: Windstream via City of Fond du Lac Engineering Division

## PLAN COMMISSION MINUTES

April 14, 2025

Page 2

### Conditions of Approval:

1. Site plan submittal.
2. The use and maintenance of the equipment shall follow manufacturer's requirements and local, state and federal regulations regarding prone tanks.
3. The propane tank will be inspected annually and a report provided to the City of Fond du Lac Engineering Department.

A Motion was made by Pierce to approve a Special Use Permit to allow for the relocation of an aboveground storage tank in an M-1 District below the Johnson Street Bridge for Windstream with the conditions listed and seconded by Giese-Kent and the motion was **Passed**.

ROLL CALL VOTE:                      Aye – Giese-Kent, Hans, Leonhard, Much, Pierce  
  Nay – None

Carried.

### **Special Use Permit 2025-02**

Request: Construct a collision and glass repair business in the C-2 District within the Wellhead Protection Overlay District

Location: FDL-15-17-05-44-750-01

Initiator: DSDH GERB-Dave Herbeck

### Appeared in Support of the Special Use Permit:

Dave Herbeck, Appleton

Sam Herbeck, Appleton

Tom Buss, Excel Engineering, 100 Camelot Drive, FDL

Jay Johnson, Excel Engineering, 100 Camelot Drive, FDL

### Conditions of Approval:

1. A detailed site plan shall be reviewed and approved prior to the issuance of required building permits.
2. Hazardous material storage and disposal must comply with the State and local ordinances. The applicant will submit the detailed plans identifying areas where hazardous materials are stored and details on how they are stored and secured within the designated area. This should include a detailed interior layout of the proposed use. The Water Utility General Manager must review and approve the storage and disposal details prior to the issuance of any building permits. This may include demonstrating that all such measures meet required ATCP and NFPA standards for such materials.
3. Any deviation to the proposed use as presented will require a resubmittal for a Special Use Permit. Any uses or activities that violate the Wellhead Protection Plan or are not in compliance with the Wellhead Protection Overlay District may result in enforcement action and/or revocation of the Special Use Permit.
4. No work or repairs shall be undertaken outside of the building.
5. No outdoor storage of tires, vehicle parts or related items.
6. All vehicles parked outside on the lot will be maintained in good condition and operable.

## PLAN COMMISSION MINUTES

April 14, 2025

Page 3

A Motion was made by Leonhard to approve a Special Use Permit to allow for the construction of collision and glass repair business in the C-2 District and Wellhead Protection Overlay District with the conditions listed and seconded by Much and the motion was **Passed**.

ROLL CALL VOTE:                      Aye – Giese-Kent, Hans, Leonhard, Much, Pierce  
Nay – None

Carried.

### ACTION

#### Preliminary Plat

Location: South Park Avenue and Winchester Avenue

##### Conditions of approval:

1. Terminate the proposed 20-foot Storm Sewer Easement at the 20-foot Storm Sewer Easement Granted to the City (don't overlap easements). This is shown on proposed Lot 1 and between Lots 8 and 9
2. Northing & Eastings do not follow a course to close
3. East line bearing of Lot 1 differs from CSM 8941, adjust bearing or add a recorded as bearing
4. Section corner labels- Northeast Corner instead of Northeast Section
5. Distances on east section line of incorrect. Distance from Northeast corner-1313.44', distance from East corner 1338'
6. Curve Table data incorrect, match CSM 8941 data
7. Show curve data for each lot on final
8. Show lot line bearings if not parallel to adjacent lot line bearing

A Motion was made by Giese-Kent to approve the Preliminary Plat, subject to revision of the plat to address the listed conditions and seconded by Pierce, and the motion was **Passed**.

ROLL CALL VOTE:                      Aye – Giese-Kent, Hans, Leonhard, Much, Pierce  
Nay – None

Carried.

### ADJOURN

A Motion was made by Pierce to adjourn at 5:42 p.m. and seconded by Much, and the motion was **Passed**.

ROLL CALL VOTE:                      Aye – Giese-Kent, Hans, Leonhard, Much, Pierce  
Nay – None

Carried.

DB/ss

COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
Chair

Subject:

Effect:

Initiator:

Location:

Recommendation:

COMMISSION AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
Vice-Chair

Subject:

Effect:

Initiator:

Location:

Recommendation:

**COMMISSION AGENDA**  
**CITY OF FOND DU LAC, WISCONSIN**  
**Special Use Permit 2025-03**

Subject:                   Location: 496 & 498 Wisconsin Court  
                                  Applicant: ARYA/Holly Mulder  
                                  Request: Allow for a Community Based Residential  
                                  Facility of more than 10 persons in the R-2 District  
                                  (Singe Family & Two Family Residential District)

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

PC\_Memo\_SUP\_2025-03\_ARYA.pdf

SUP\_Application\_-\_Redacted.pdf

Building\_Details.pdf

PH\_Notice.pdf

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** May 13, 2025

**To:** Plan Commission

**From:** Dyann Benson, Community Development Director

**Re:** Special Use Permit – 2025-03  
496 and 498 Wisconsin Court

**Applicant:** ARYA/Holly Mulder

**Request:** Allow use of the property as a community based residential facility for up to 10 individuals at 496 Wisconsin Court and 498 Wisconsin Court

**Zoning:**

|        |   |
|--------|---|
| Site:  | R-2 (Single Family & Two Family Residential District) |
| North: | R-1   |
| South: | R-2   |
| East:  | R-1   |
| West:  | R-1   |

**Land Use:**

|        |             |
|--------|-------------|
| Site:  | Residential |
| North: | Residential |
| South: | Residential |
| East:  | Residential |
| West:  | Residential |

## **Analysis**

The 0.904 acre property has two (2) residential buildings located on the parcel. The applicant seeks to allow use of the existing building at 496 Wisconsin Court as a community based residential facility (CBRF) for up to 10 persons and the building at 498 Wisconsin Court for up to 24 persons. The proposal includes women on their path to recovery along with their children. Under the zoning code, any community based residential facility with a capacity over 8 persons requires a Special Use Permit. The applicant seeks to serve women and their children as they move along their path of recovery.

The applicant will be initially utilizing 496 Wisconsin Court with the potential opportunity to expand to 498 Wisconsin Court.

The City previously approved a Special Use Permit for the property when it served the elderly and provided assisted living type services. The properties were later used for group

living for adults/young adults. The property at 496 Wisconsin Court is vacant, but the property at 498 Wisconsin Court is still being utilized by Adult Care Consultants.

The use of the property as a CBRF has been in place since 1993. The populations served at these locations have varied but still provide community based residential services. 496 Wisconsin Court has 5 bedrooms while the property at 498 Wisconsin Court has the potential for 13 bedrooms. The intent of the proposal is to serve women and their children. The applicant will be providing a number of supportive services as well as partnering with local entities to provide additional support.

In terms of off-street parking demand applicant notes that many clients are working to restore their driver's license status so many will be relying on public transportation, staff or other volunteers for transportation. The existing site has the ability to accommodate 8-10 parking spaces for both buildings which would accommodate both staff and those clients that may have a valid driver's license.

A conditional approval of the special use permit is recommended.

|   |
|---|
| <b>Criteria for Special Use Permit Approval</b> |
|---|

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.

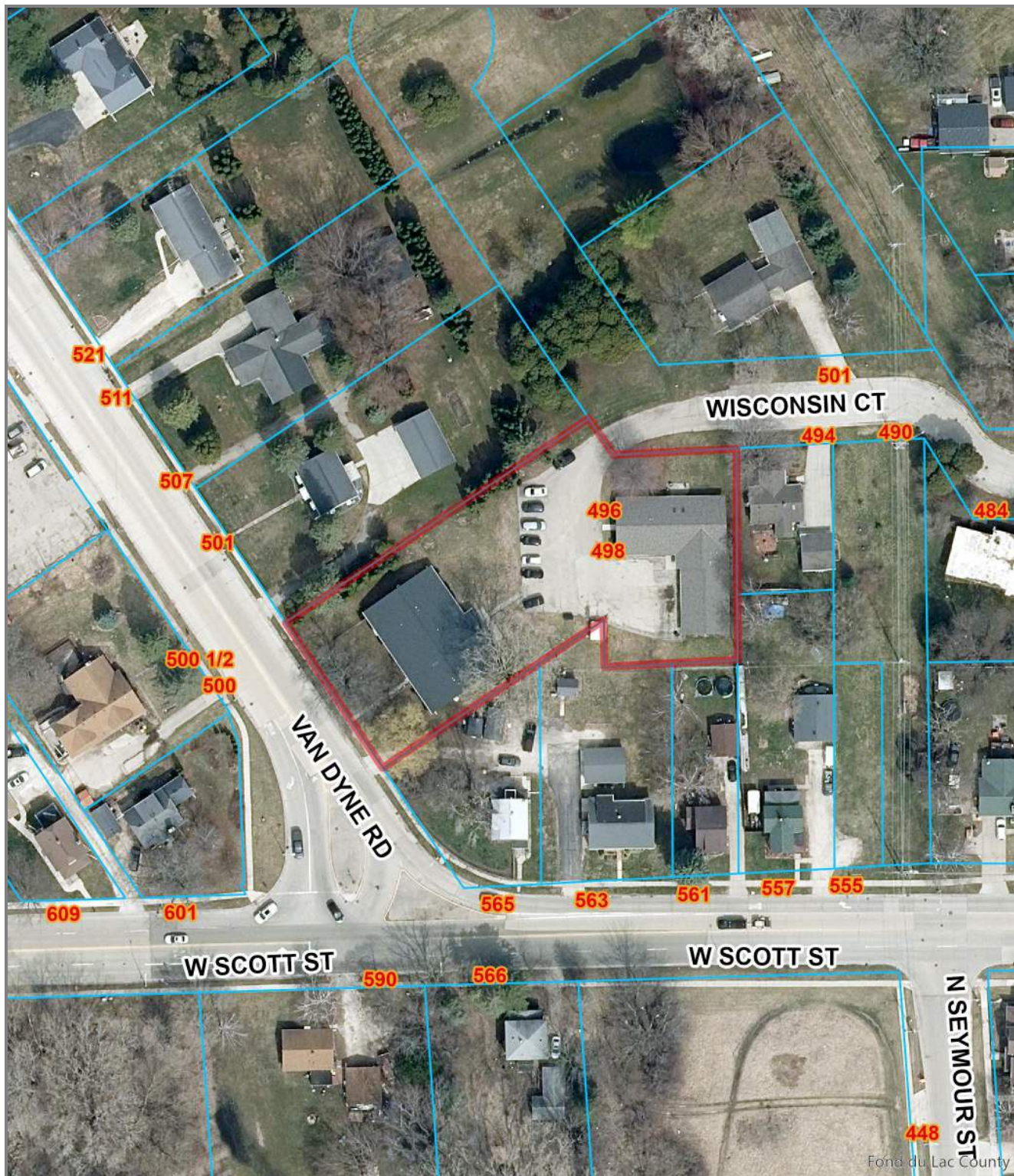
- (6) The land use or activity conforms to all applicable regulations governing the zoning district where it is to be located, except as may be otherwise set forth elsewhere in the zoning code.
- (7) Any conditions determined to be necessary to accomplish the purposes of the zoning code.

|                       |
|-----------------------|
| <b>Recommendation</b> |
|-----------------------|

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

- 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.

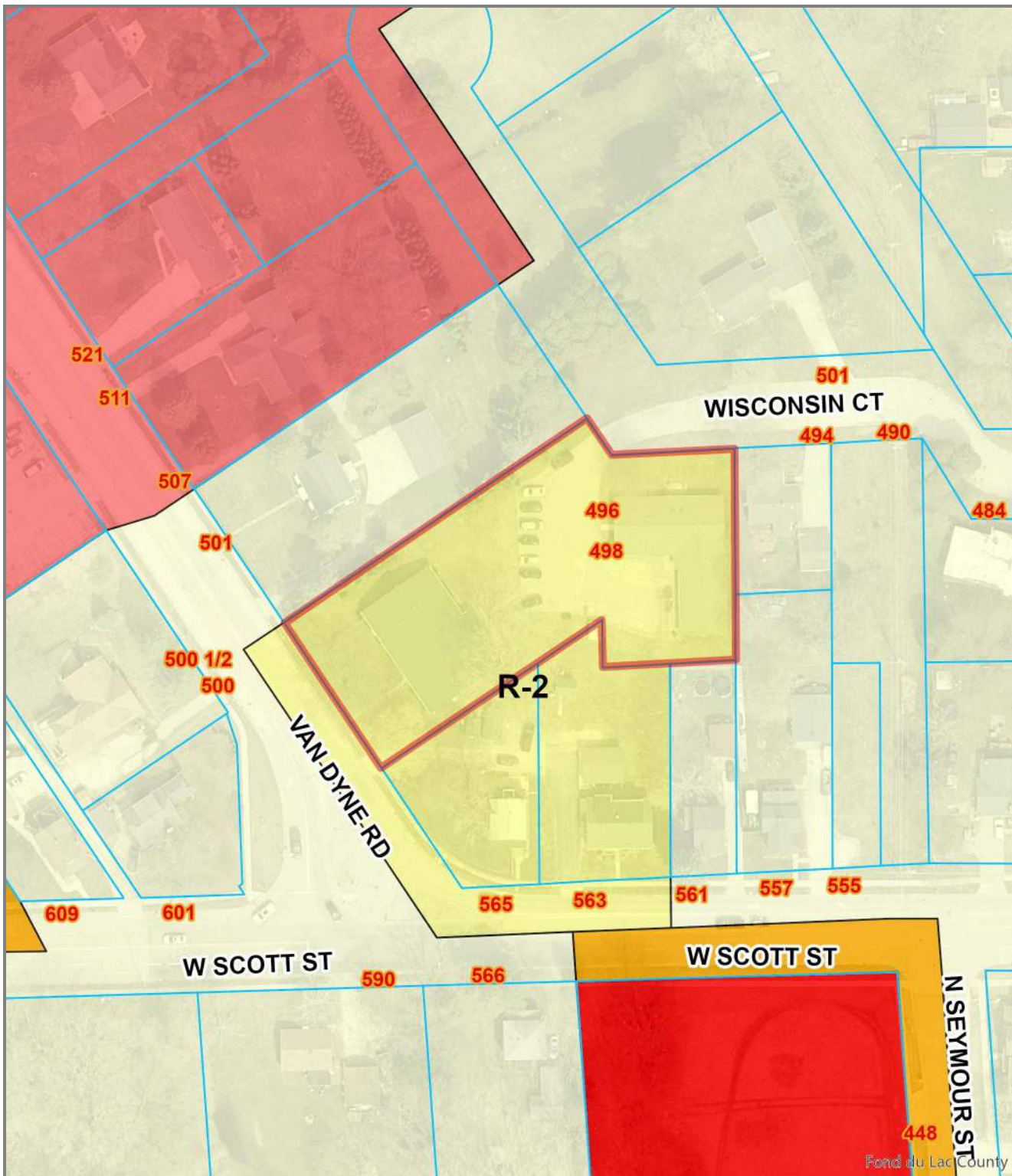
# Aerial - Wisconsin Court



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

Map Scale  
**1 inch = 100 feet**  
4/25/2025

# Zoning - Wisconsin Court



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

Map Scale  
**1 inch = 100 feet**  
4/25/2025

**PROPERTY LOCATION:** 498 Wisconsin Ct. Fond du Lac, WI 54935

Tax Key Number (Vacant Land): FDL- \_\_\_\_\_

### Project Applicant

Name

Holly Mulder

Mailing Address

368 N. Park Ave

City

Fond du Lac

State

WI

ZIP Code

54935

Email Address

aryaaprograms@gmail.com

Phone Number

920-872-0077

Landowner (Complete this information if the project applicant is not the property owner.)

Name

Tamara Walker

Mailing Address

496 Wisconsin Ct

City

Fond du Lac

State

WI

ZIP Code

54935

Email Address

twalker@accwis.com

Phone Number

920-277-2859

### 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:

Currently vacant - previously zoned and utilized for residential/housing

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

- Housing- sober living home, housing 10+ women
- 3 staff, operating Mon-Fri 8-5, Sat: Sun - 1 staff 8-4
- not all residents will have vehicles; only 2 staff vehicles/parking max at a time
- women reside at home, have employment, attend in house groups

Time schedule for use and/or development of the property: Operating sober living and AODA services May 2025

**PROJECT APPLICANT SIGNATURE**

Holly Mulder

# LANDOWNER AUTHORIZATION

TO: City of Fond du Lac

Community Development Department

Re: SPECIAL USE PERMIT PROPOSAL

LOCATION: 498 Wisconsin Court, Fond du Lac, WI 54937

PROPERTY ADDRESS AND/OR TAX KEY NUMBER

The undersigned Adult Care Consultants, Inc. is the owner of property

NAME OF PROPERTY OWNER (PLEASE PRINT)

referenced above. The undersigned authorizes Holly Mulder

to sign and file an application for a Special Use Permit that affects the referenced property.

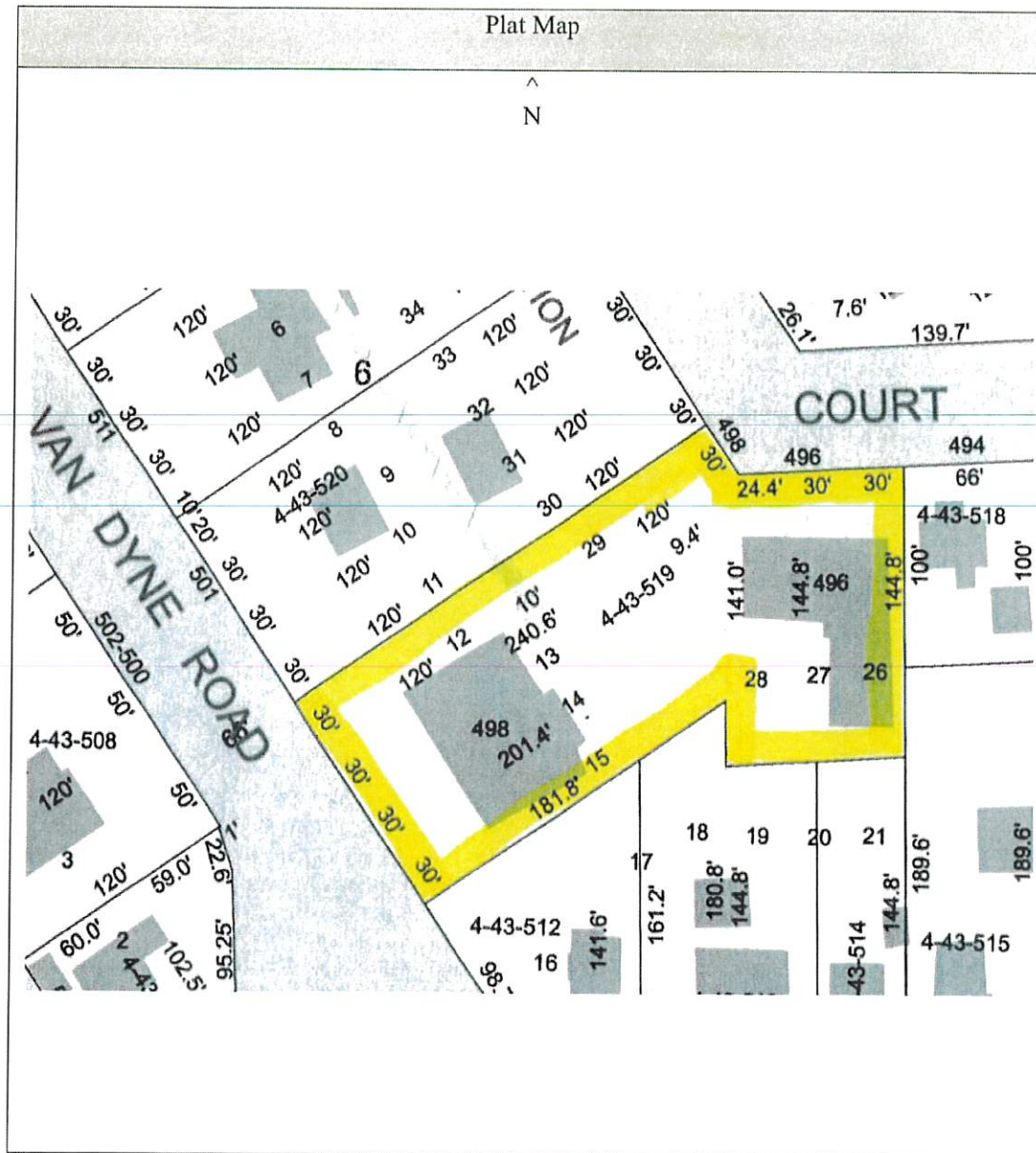
Tamara Walker

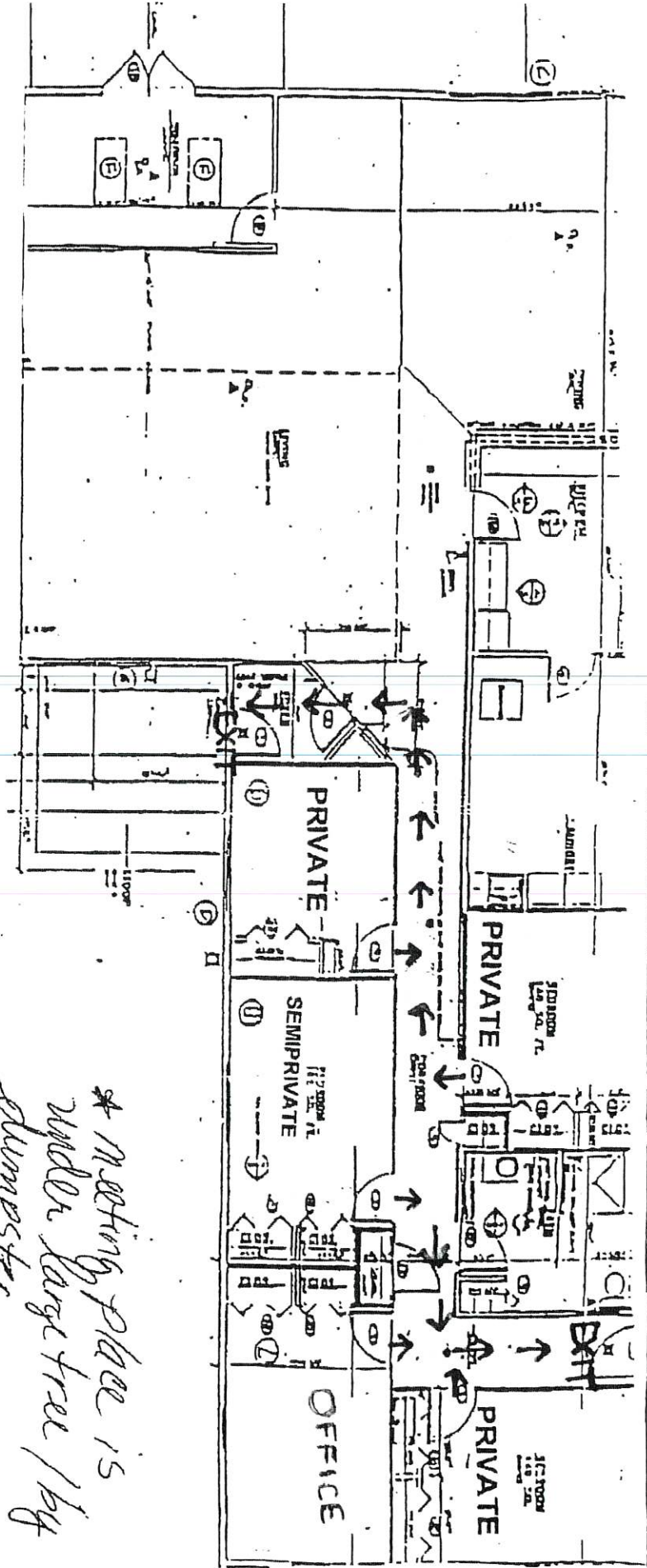
SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

4/9/2025

DATE

## 11





*\* Meeting Place is  
under large tree / by  
dumpsters*

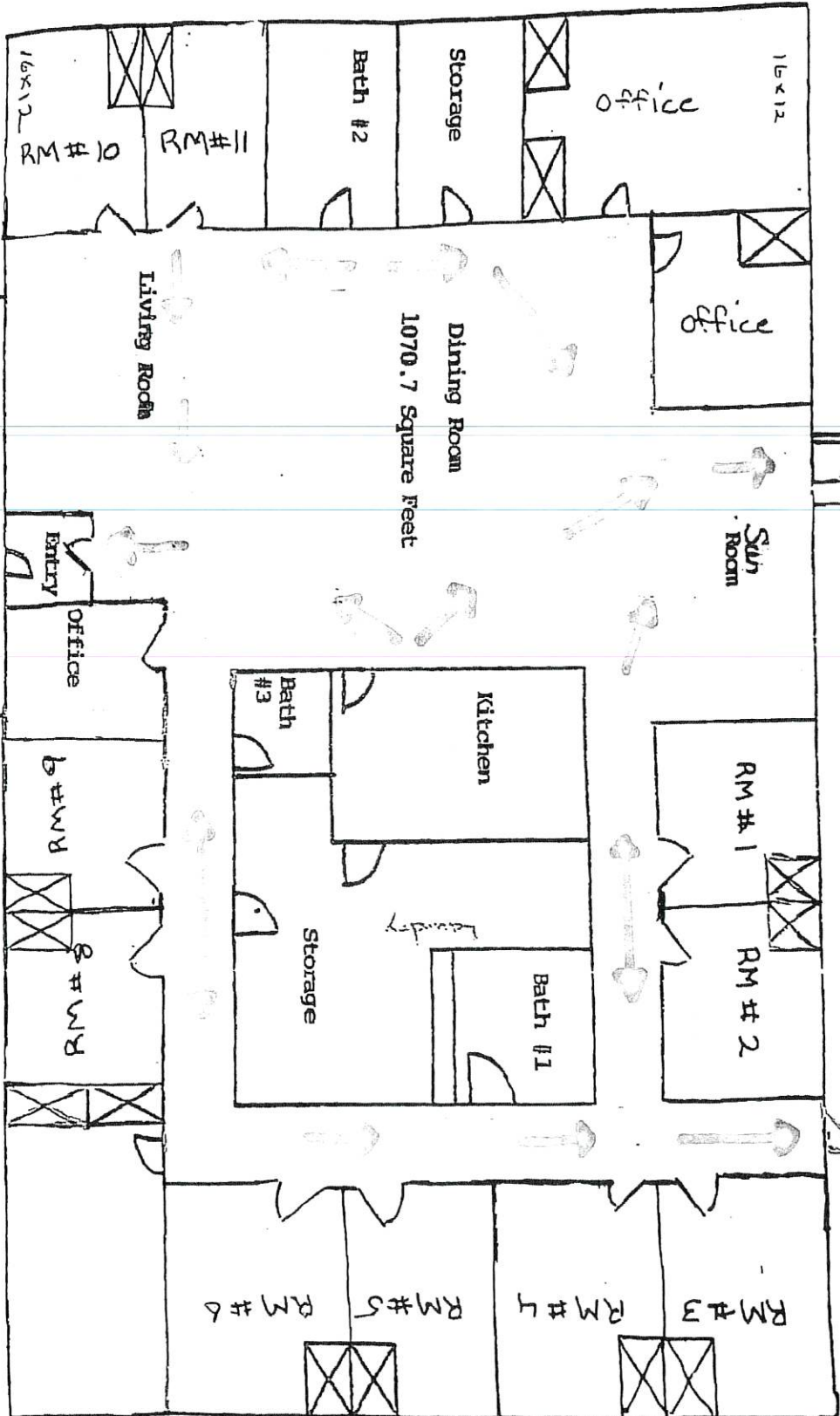
**ROOM MIX  
PRIVATE/SEMIPRIVATE  
ACCOMMODATIONS**

Fond du Lac 1 (1)  
496 Wisconsin Court  
Fond du Lac, WI 54937

498 W1

Cont

Fire Exit



Key



Closet

496 Building- Occupied  
4123 Sq Ft.

Living Area- 29x21

Dining Area- 20x20

Kitchen- 11x11

Conference Room- 15x13

Front Office- 14x12

Back Office- 15x13

Breakroom- 14x30

Bedroom 1- 13x11

Bedroom 2- 13x11

Bedroom 3- 12x15

Bedroom 4- (No Dimensions)

Bedroom 5- 12x13

2 Full Baths

1 Half Bath

Laundry and Storage Room

Appliances (Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer) are the only thing included with this building.

\*\*\*If exact square footage is a concern, measurements should be verified by purchaser.

498 Building- Vacant

4264 Sq. Ft.

Common Area- 51x23

Kitchen- 15x11

Laundry/Pantry Room- 16x21

Office- 6x8

Maintenance/Storage Room-11x6

Bedroom 1- 9x11

Bedroom 2- 9x11

Bedroom 3- 9x11

Bedroom 4- 9x11

Bedroom 5- 9x11

Bedroom 6- 9x11

Bedroom 7- 10x17

Bedroom 8- 10x10

Bedroom 9- 10x9

Bedroom 10- 8x11

Bedroom 11- 9x11

Bedroom 12- 11x15

Bedroom 13- 10x11

2 Full Baths

1 Half Bath

All appliances (Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer), beds, bedding, furniture, and all loose items are included with this building.

\*\*\*If exact square footage is a concern, measurements should be verified by purchaser.

50285081      496 WISCONSIN Court Suite #      City of Fond du Lac  
Active-Offer No Bump      FOND DU LAC, WI      54935

List Price      **\$649,900**  
Lease Price per SqFt.



Type      For Sale Real Estate  
Listed in Addtl CM Type  
Primary Listing Number  
  
County      Fond du Lac  
Tax Municipal Sub-Area      Northwest Fond du Lac  
School-District      Fond du Lac  
Tax Net Amt      \$12,828.90  
Tax Year      2024  
Tax ID      FDL-15-17-04-53-519-00  
Assessments Total  
Assessment Year  
Special Assessments  
Age Est (Pre2017)  
Year Built Est      1991  
Source-Year Built      Assessor/Public Rec

Income Producing Farm      No  
Deeded Access      No  
Restrictive Covenant(s)      No  
Flood Plain      Unknown  
Industrial Park Name  
Business/Trade Name  
Total Units in Bldg      18  
Total # of Buildings      2  
Zoning      R2  
Net Leasable SQFT  
  
CAM Annual Expense  
Utility Annual Expense  
Insur Ann  
NNN Annual Expense  
Fin Avail



| Description         | Data | Data Source            | Description            | Data  | Data Source    | Description               | Data |
|---------------------|------|------------------------|------------------------|-------|----------------|---------------------------|------|
| Acres Est           | 0.90 | Assessor/Public Record | Building SQFT          | 8,387 | Appraisal      | Est Warehouse Ceiling Hgt |      |
| Lot Dimensions Est  |      |                        | Est Warehouse SQFT     |       |                | Est Office Ceiling Hgt    |      |
| Lot SQFT Est        |      |                        | Est Office SQFT        |       |                | Est Manufact Ceiling Hgt  |      |
| Water Frontage      | No   |                        | Est Manufacturing SQFT |       |                | Est Resident Ceiling Hgt  |      |
| Water Body Name     |      |                        | Est Resident SQFT      |       |                | Est Showroom Ceiling Hgt  |      |
| Water Type          |      |                        | Est Showroom SQFT      |       |                | Est Retail Ceiling Hgt    |      |
| Est Water Frontage  |      |                        | Est Retail SQFT        |       |                |                           |      |
| # Public Restrooms  | 6    | Amps/Phase             | Door 1 Size            |       | Loading Dock 1 | Ceiling Height Min        |      |
| # Private Restrooms |      | Parking                | Door 2 Size            |       | Loading Dock 2 | Ceiling Height Max        |      |
| # Seating Capacity  |      | OverHdDr               | Door 3 Size            |       | Loading Dock 3 |                           |      |
|                     |      |                        | Door 4 Size            |       | Loading Dock 4 |                           |      |
|                     |      |                        | Door 5 Size            |       | Loading Dock 5 |                           |      |

**Directions** West on Scott St. North on Lake St. West on Wisconsin Ct. to address.

**Remarks** Looking for a multiple building site to launch your business or move up to? Located off of Scott St on Wisconsin Ct are 2 buildings that were last used as CBRF. Each offers over 4000 finished square feet of private bedrooms & large common areas for dining, group activities, or gatherings. Each building has separate kitchens, laundry, & storage areas. Both on just under 1 acre of land on one tax parcel. Tucked away but ideally situated in a desirable neighborhood these buildings are easily accessible for visitors, staff, and/or residents. Do not miss this unique opportunity to invest in a property that combines functionality & potential for positive community impact. Zoning is R2. Parking in front of each of the buildings. Bring your ideas and take the next step in your business!

**Inclusions** 496 Building- Appliances 498 Building- Everything included: beds, appliances, furniture, all loose items

**Exclusions** 496 Building- seller's personal property, beds, furniture

**COMMERCIAL TYPE** CBRF/Assisted Living, Other-See Remarks

**LOCATION** Highway Nearby, Near Public Transport, Residential Area

**EXTERIOR MAIN BUILDING** Vinyl, Wood/Wood Shake/Cedar

**FOUNDATION** Slab

**LOWER LEVEL** None

**HEATING FUEL TYPE** Natural Gas

**HEATING/COOLING** Forced Air

**WATER** Municipal Public Water

**WASTE** Municipal Sewer

Prepared by:

Gail Sharpe  
Adashun Jones, Inc.  
1028 S Main St

Fond du Lac WI 54935-6171

gail@adashunjones.com  
CELL: 920-948-9414  
Office: 920-923-4433  
40460  
104868



Licensee Int/Broker Own No

Days On Market      482  
Electronic Consent      Yes  
Selling Price  
Close Date  
Financing Type

Type Of Sale

Sell Ofc:  
Sell Agt:

Listed by:      40460      104868      Adashun Jones, Inc.  
Co-Listed by:      40460      112881      Adashun Jones, Inc.

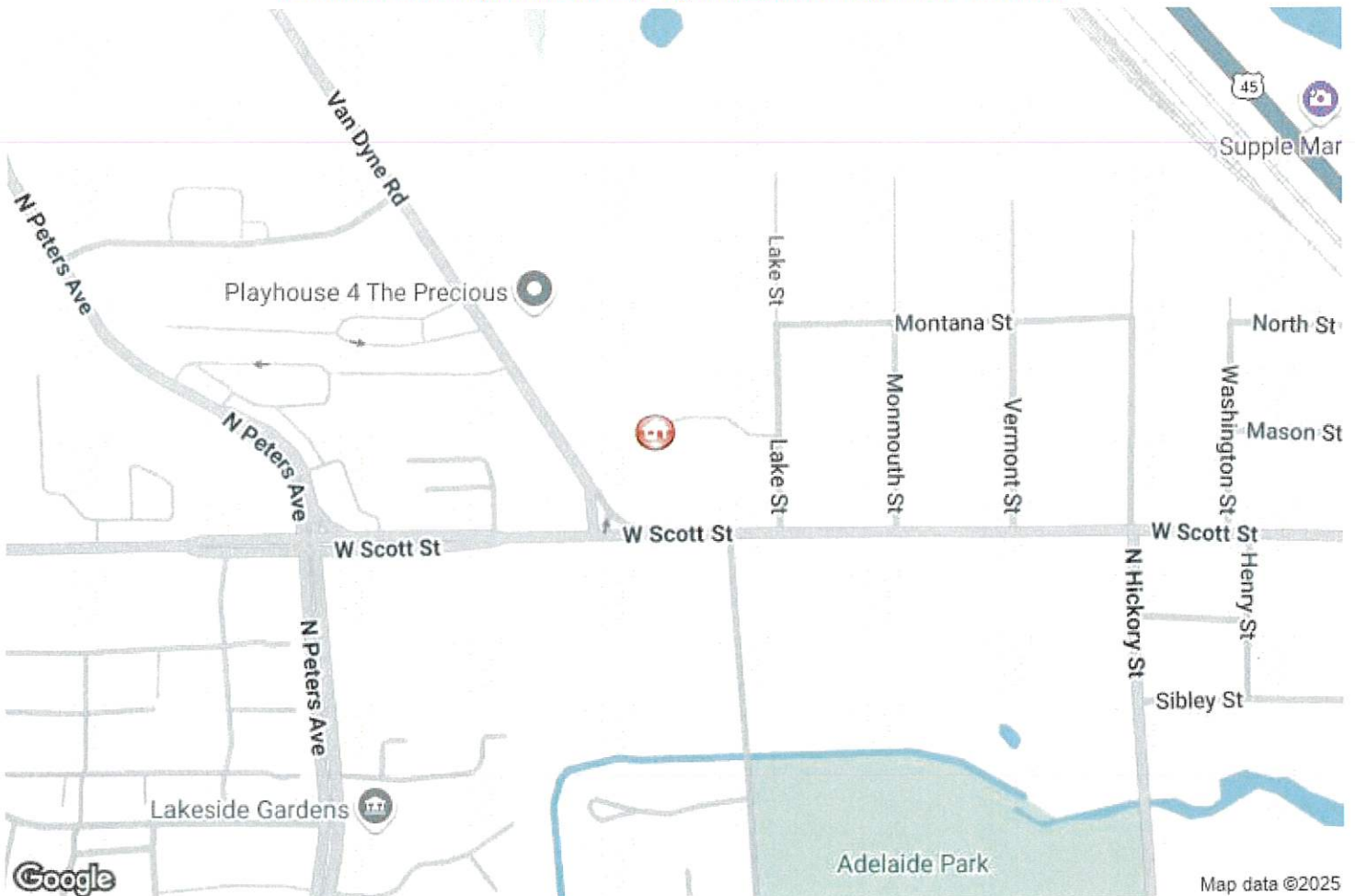
# Farm Specific Data

|               |            |                           |                           |                |
|---------------|------------|---------------------------|---------------------------|----------------|
| Barn          | Main Barn  | Est Acreage-Total Farm    | FSA Aerial Map in Docs    |                |
| Outbuilding 1 | Outbld1Des | Est Perm Pasture Acres    | Soil Map in Assoc Docs    |                |
| Outbuilding 2 | Outbld2Des | Est Wooded Acres          | FarmIndPresv/WdIndTaxCred |                |
| Outbuilding 3 | Outbld3Des | Est Tillable Acres        |                           |                |
| Outbuilding 4 | Outbld4Des | Est Wetland Acres         | Primary Section #         |                |
| Outbuilding 5 | Outbld5Des | Corn Base Acres (Yield)   |                           |                |
| Outbuilding 6 | Outbld6Des | Soybean Base Acre (Yield) |                           |                |
| Outbuilding 7 | Outbld7Des | CRP-Acres                 | CRP-Expiration            | CRP-Payment    |
| Outbuilding 8 | Outbld8Des | CREP-Acres                | CREP-Expiration           | CREP-Payment   |
|               |            | Est Rented Acres          | Rented-Expiration         | Rented-Payment |

## Misc Farm Details

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. \*Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2025 COPYRIGHT RANW MLS

Left mouse click on map to move the map. Right mouse click on map for more information.







## **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 May 19, 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 496 and 498 Wisconsin Court. The special use permit request is to allow use of the property as a community based residential facility for women on the pathway towards recovery. The petitioner is seeking a capacity of serving up to 10 individuals at 496 Wisconsin Court and up to 24 individuals at 498 Wisconsin Court.

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](http://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 25<sup>th</sup> day of April, 2025

MARGARET HEFTER  
City Clerk

Published: April 30<sup>th</sup> & May 4<sup>th</sup>

**Plan Commission**  
**496 & 498 Wisconsin Court**

| PIN                    | Street_address   | MailingAddress1       | MailingAddress2    | MailingCity | MailingState | MailingZip |
|------------------------|------------------|-----------------------|--------------------|-------------|--------------|------------|
| FDL-15-17-04-43-519-00 | 498 WISCONSIN CT | 496 WISCONSIN CT      |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-09-12-253-00 | 590 W SCOTT ST   | 590 W SCOTT ST        |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-44-761-00 | 512 LAKE ST      | 512 LAKE ST           |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-522-00 | 521 VAN DYNE RD  | 521 VAN DYNE RD       |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-44-764-00 | 551 W SCOTT ST   | 551 W SCOTT ST        |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-44-759-00 | 520 LAKE ST      | 520 LAKE ST           |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-514-00 | 561 W SCOTT ST   | 557 W SCOTT ST        |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-515-00 | 557 W SCOTT ST   | 557 W SCOTT ST        |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-507-00 | 530 VAN DYNE RD  | 154 21ST ST           |                    | FOND DU LAC | WI           | 54935      |
| FDL-15-17-09-12-262-01 | 448 N SEYMOUR ST | % PHYLLIS SHALINE     | 1058 CORONADO CT   | ONEIDA      | WI           | 54155      |
| FDL-15-17-04-43-520-00 | 501 VAN DYNE RD  | 501 VAN DYNE RD       |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-524-02 |                  | 555 VAN DYNE RD       |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-512-00 | 565 W SCOTT ST   | 565 W SCOTT ST        |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-506-00 | 645 W SCOTT ST   | 333 BISHOPS WAY #160  |                    | BROOKFIELD  | WI           | 53005      |
| FDL-15-17-04-43-510-00 | 601 W SCOTT ST   | 601 W SCOTT ST        |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-09-12-252-00 | 566 W SCOTT ST   | 566 W SCOTT ST        |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-44-760-00 | 514 LAKE ST      | 514 LAKE ST           |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-531-00 | 515 WISCONSIN CT | 511 VAN DYNE RD       |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-532-00 | 511 WISCONSIN CT | 511 VAN DYNE RD       |                    | FOND DU LAC | WI           | 54935      |
| FDL-15-17-04-43-521-00 | 511 VAN DYNE RD  | 511 VAN DYNE RD       |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-523-00 | 520 WISCONSIN CT | 511 VAN DYNE RD       |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-513-00 | 563 W SCOTT ST   | 532 EAGLES NEST DR    |                    | KEWASKUM    | WI           | 53040      |
| FDL-15-17-09-11-018-00 | 544 W SCOTT ST   | 544 W SCOTT ST        |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-43-508-00 | 500 VAN DYNE RD  | 500 VAN DYNE RD       |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-04-44-763-00 | 484 WISCONSIN CT | 484 WISCONSIN CT      |                    | FOND DU LAC | WI           | 54937      |
| FDL-15-17-09-12-254-00 | 610 W SCOTT ST   | 307 N MAIN ST         |                    | FOND DU LAC | WI           | 54935      |
| FDL-15-17-04-43-533-00 | 501 WISCONSIN CT | 501 WISCONSIN CT      |                    | FOND DU LAC | WI           | 54935      |
| FDL-15-17-04-43-509-00 | 609 W SCOTT ST   | 609 W SCOTT ST        |                    | FOND DU LAC | WI           | 54935      |
| FDL-15-17-04-43-518-00 | 494 WISCONSIN CT | 4902 LEONARD POINT RD |                    | OSHKOSH     | WI           | 54904      |
| FDL-15-17-04-44-762-00 | 481 WISCONSIN CT | REAL ESTATE DEPT      | 4902 N BILTMORE LN | MADISON     | WI           | 53718      |
| FDL-15-17-04-43-501-00 | 0 WISCONSIN CT   | REAL ESTATE DEPT      | 4902 N BILTMORE LN | MADISON     | WI           | 53718      |
| FDL-15-17-04-43-516-00 | 555 W SCOTT ST   | REAL ESTATE DEPT      | 4902 N BILTMORE LN | MADISON     | WI           | 53718      |
| FDL-15-17-04-43-517-00 | 490 WISCONSIN CT | REAL ESTATE DEPT      | 4902 N BILTMORE LN | MADISON     | WI           | 53718      |

**COMMISSION AGENDA**  
**CITY OF FOND DU LAC, WISCONSIN**  
**Special Use Permit 2025-04**

Subject:                   Location: 46 S Rolling Meadows Drive  
                                  Applicant: Lamar Media  
                                  Request: Allow for the conversion of a static  
                                  billboard to a digital billboard

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

PC\_Memo\_SUP\_202504\_Lamar\_Billboard.pdf

SUP\_Application\_Redacted.pdf

PH\_Notice.pdf

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** May 13, 2025

**To:** Plan Commission

**From:** Dyann Benson, Community Development Director

**Re:** Special Use Permit – 2025-04  
46 S Rolling Meadows Drive

**Applicant:** Lamara Media

**Request:** Allow installation of a digital billboard to replace the existing static billboard.

**Zoning:** Site: C-2 (Commercial District)  
North: Medium Commercial District (Town Zoning)  
South: C-2  
East: C-2  
West: M-1(Manufacturing District)

**Land Use:** Site: Billboard/Office Building  
North: Commercial  
South: Airport/Commercial  
East: I41/Commercial  
West: Airport

## **Analysis**

The site at 46 S Rolling Meadows Drive currently has two (2) static billboards. The applicant is seeking to convert only the south facing static billboard to a digital billboard. The installation of a new billboard requires a Special Use Permit in any district. Section 720-85 requires mitigation of two static billboards for every digital billboard. The proposed mitigation involves the existing two (2) sided billboard on Pioneer Road, west of Hickory – near the trail.

I41 has a number of digital billboards and the proposed digital conversion is not unexpected or unusual. Digital billboards are able to carry more messages, thus reducing the need for the quantity of static billboards. This is a positive outcome for communities that have the opportunity to reduce the number of billboards in other locations and convert those properties to development opportunities.

The applicant will need to go through the Federal Aviation Administration to obtain approvals for the conversion due to the proximity to the Fond du Lac County Airport. That process is separate from those of the Special Use Permit.

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.

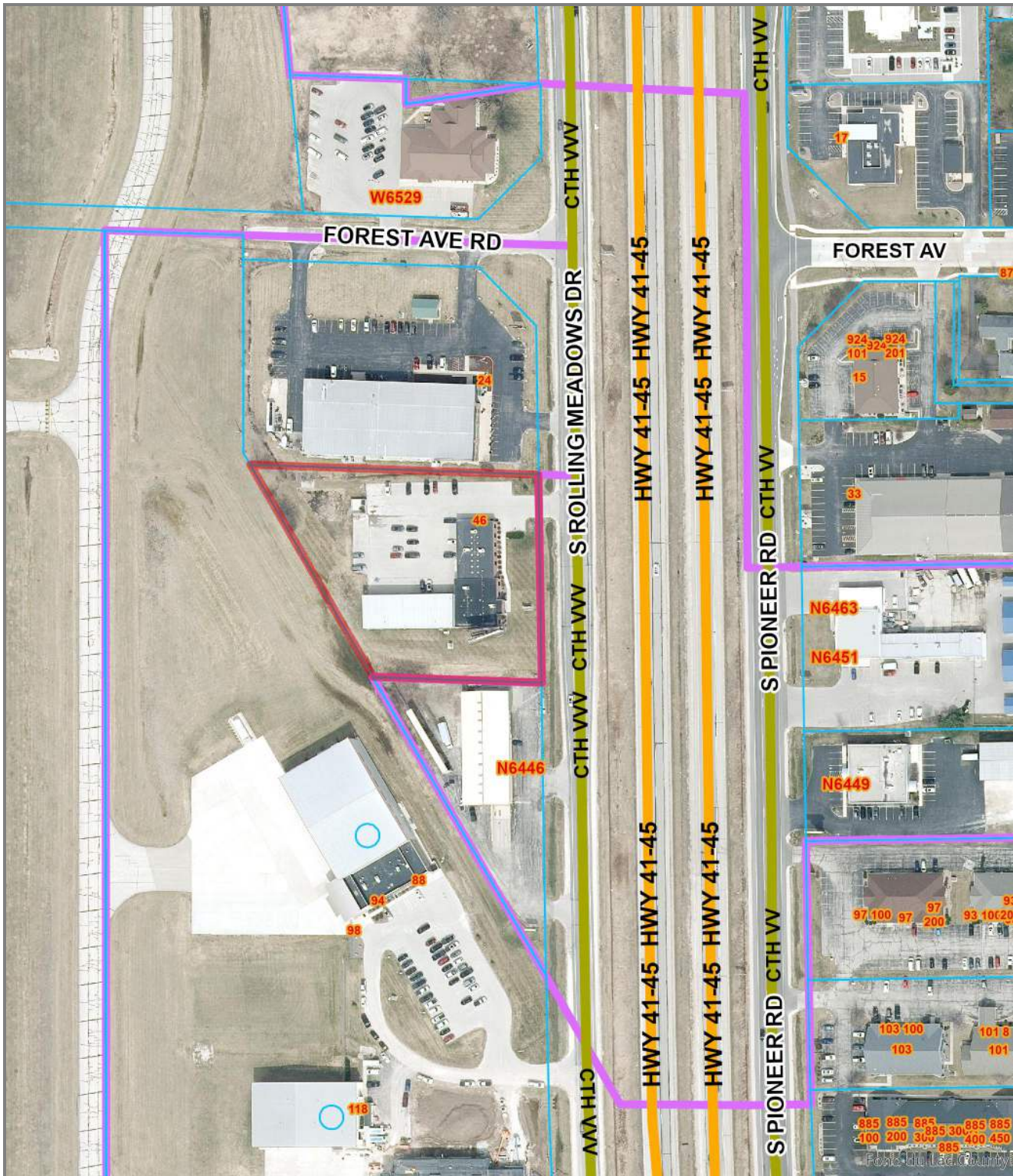
### **Recommendation**

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

1. 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.

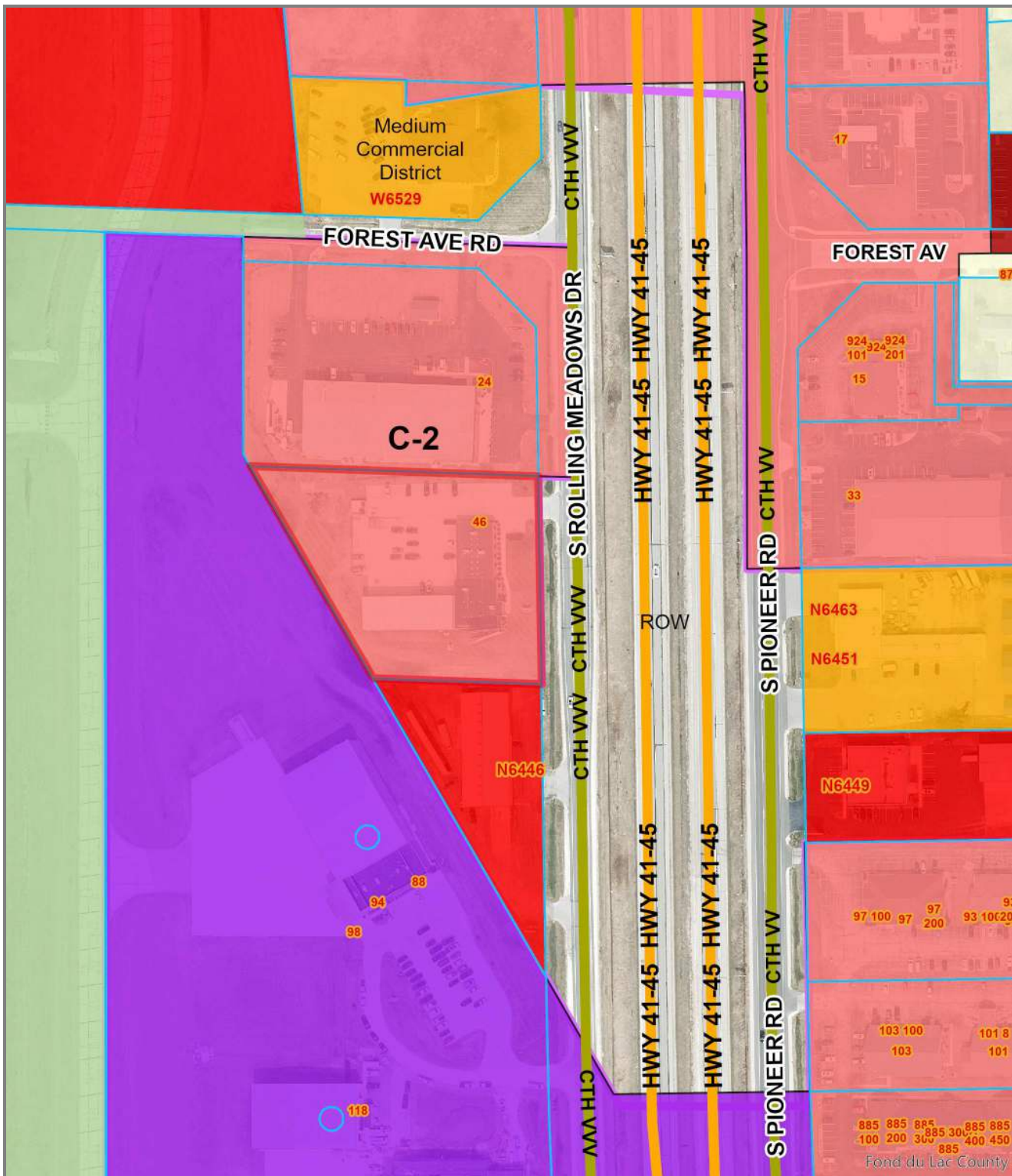
## Aerial S Rolling Meadows



*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 = 200 feet  
4/25/2025

# Zoning - S Rolling Meadows Drive



*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 = 200 feet  
4/25/2025



City of Fond du Lac

# SPECIAL USE PERMIT

## Application

**PROPERTY LOCATION:** 46 South Rolling Meadows Drive

Tax Key Number (Vacant Land): FDL-15-17-17-11-003-00

### Project Applicant

Name Trevor Bowman (Lamar Central Outdoor, LLC)

Mailing Address

1800 Scheuring Rd. (Suite C)

City

De Pere

State

WI

ZIP Code

54115

Email Address

Phone Number

**Landowner (Complete this information if the project applicant is not the property owner.)**

Name M&P Rolling FDL LLC <sup>\*(TLC Properties is the Easement Holder)</sup>

Mailing Address

PO Box 128

City

Brownsville

State

WI

ZIP Code

53006

Email Address N/A

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:

14x48 Back-to-Back steel monopole Billboard Structure

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

Lamar Central Outdoor, LLC requests to convert the south face to  
a 14x48 digital billboard.

Time schedule for use and/or development of the property: mid-August, 2025

**PROJECT APPLICANT SIGNATURE**

Trevor Bowman

# LANDOWNER AUTHORIZATION

**TO: City of Fond du Lac**

**Community Development Department**

**Re: SPECIAL USE PERMIT PROPOSAL**

**LOCATION:** FDL-15-17-17-11-003-00

PROPERTY ADDRESS AND/OR TAX KEY NUMBER

The undersigned  is the owner of property  
NAME OF PROPERTY OWNER (PLEASE PRINT)

referenced above. The undersigned authorizes Loman Central Outdoor LLC

to sign and file an application for a Special Use Permit that affects the referenced property.

  
SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

4/3/2020  
DATE

## City of Fond du Lac – Special Use Permit

### Project Narrative

Site Plan: City of Fond du Lac (Parcel FDL-15-17-17-11-003-00)

Site Address: 46 S Rolling Meadows Dr. Fond du Lac, WI 54937

Lamar Advertising is an easement holder on the property owned by M&P Rolling FDL LLC

Lamar Central Outdoor LLC currently has a back-to-back 14x48 steel mono-pole structure on this property. We would like to request to convert the south-facing face to a 14x48 multmessage digital billboard.

### Fond du Lac County GIS Photo



## Zoning Map

Digital multiple message or static off-premise signs may be permitted in the C-2, CR and M-1 District upon City Council approval of a special use permit.



## Google Maps Photos



Current Structure

South Face: Panel 50081

Close Up



Approach



North Face: Panel 50082

Close Up



Approach



## Mitigation Plan

In order to allow a 14x48 digital billboard face, Lamar Central Outdoor LLC plans to mitigate one sign as required by the City of Fond du Lac sign ordinance. Photos of the sign we plan to mitigate are below:

1. Lamar Panel Number 51171

11'x23' billboard face located at Pioneer Rd West of Hickory St WS

### **PANEL #51171**

📍 PIONEER RD W/O HICKORY ST WS

Location #1



**WEEKLY IMPRESSIONS:** 8,255\*

**MEDIA TYPE/STYLE:** Poster - Retro

**GEOPATH ID:** 30642618

**LAT/LONG:** [43.754878479999995 / -88.46393183](#)

**MARKET:** FOND DU LAC

**PANEL SIZE:** 10' 6" x 22' 9"  
[View Spec Sheet](#)

**FACING/READ:** East / Left

**ILLUMINATED:** YES

**SHIPPING ADDRESS:** 1800 Scheuring Road  
De Pere, WI 54115

\*Impression values based on: Total Population

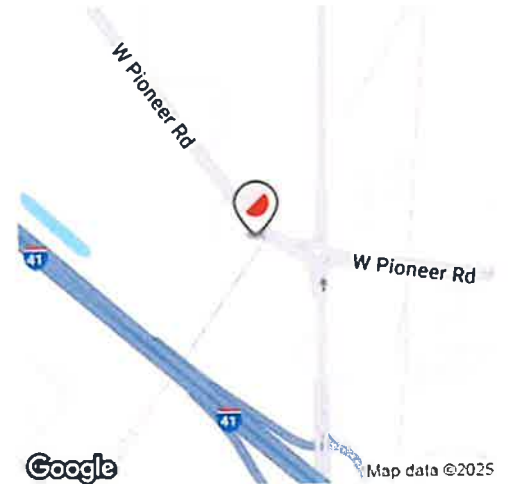
2. Lamar Panel Number 51172

-Back-to-back 10'6"x22'9" structure located at Pioneer Rd West of Hickory St WS

## PANEL #51172

📍 PIONEER RD W/O HICKORY ST WS

Location #2



**WEEKLY IMPRESSIONS:** 10,464\*

**MEDIA TYPE/STYLE:** Poster - Retro

**GEOPATH ID:** 30642619

**LAT/LONG:** [43.754878479999995 / -88.46393183](#)

**MARKET:** FOND DU LAC

**PANEL SIZE:** 10' 6" x 22' 9"  
[View Spec Sheet](#)

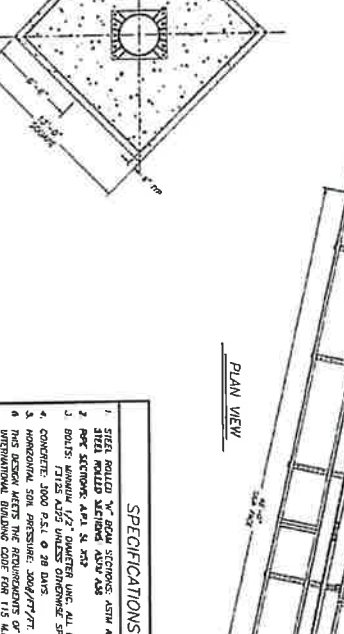
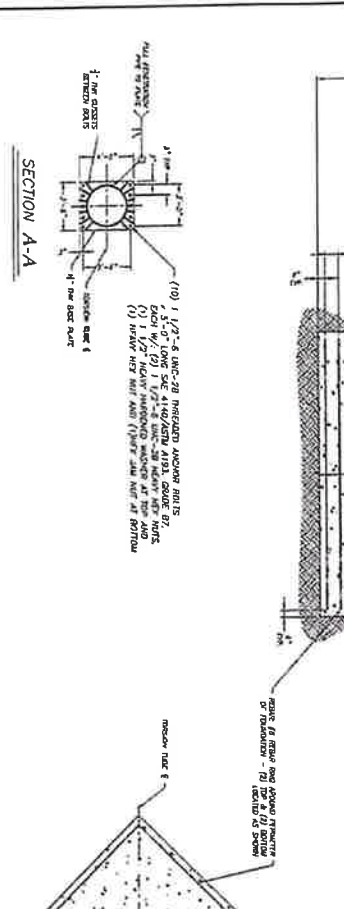
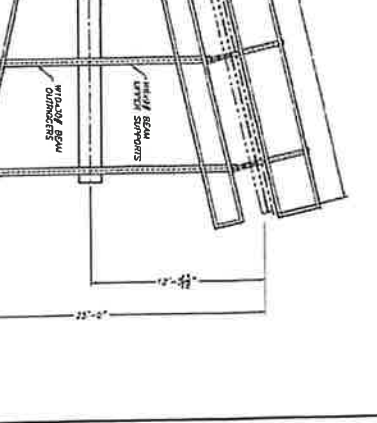
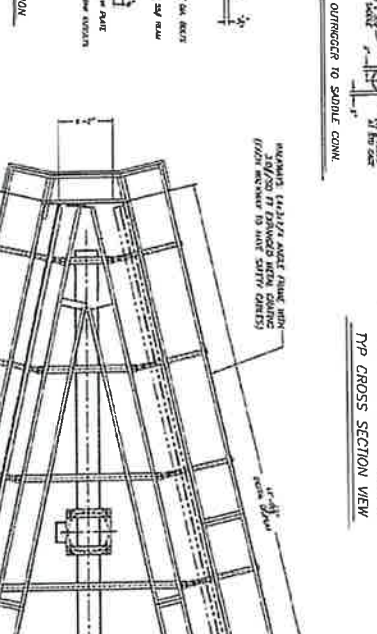
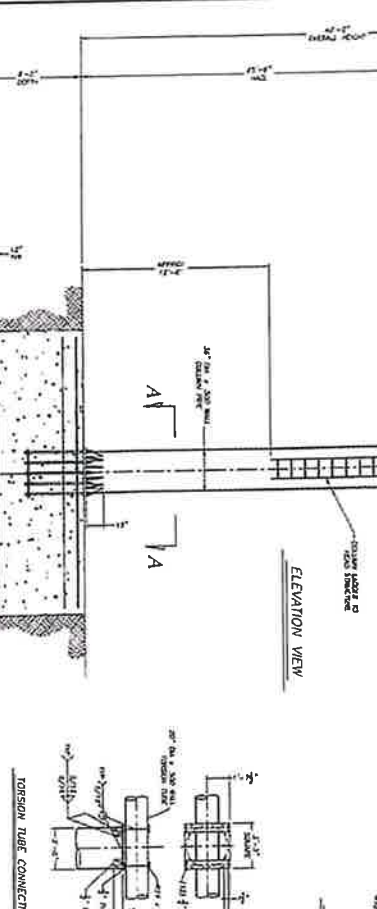
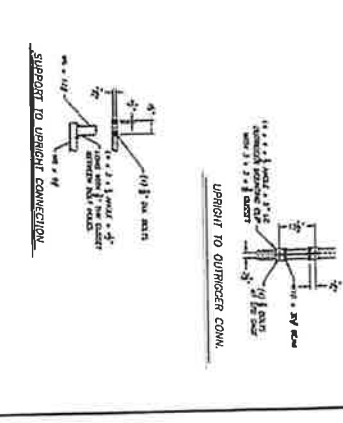
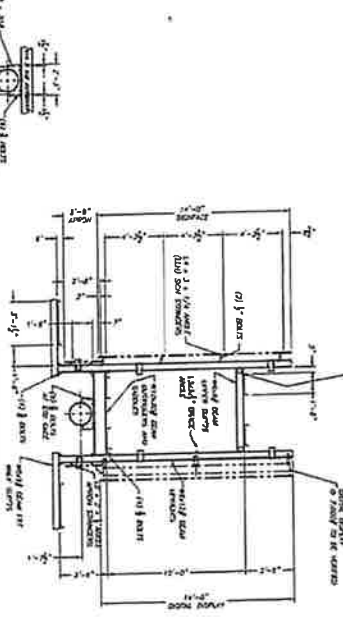
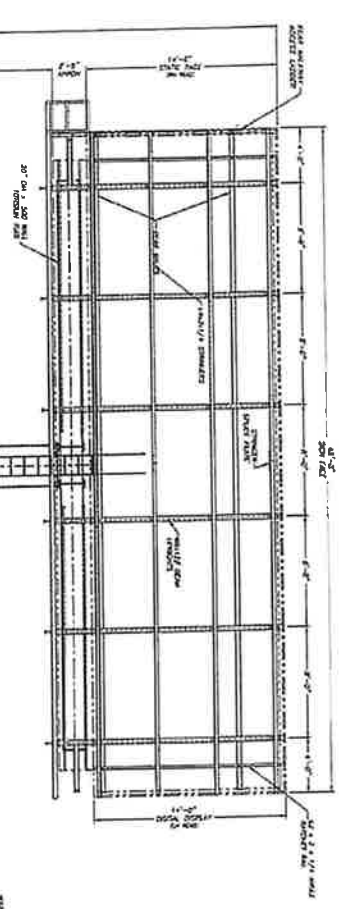
**FACING/READ:** North West / Right

**ILLUMINATED:** YES

**SHIPPING ADDRESS:** 1800 Scheuring Road  
De Pere, WI 54115

\*Impression values based on Total Population

50081 for the lot



NOTE: ALTERNATE DRILLED FOOTING  
48" DIAMETER x 22'-0" DEPTH.

| SPECIFICATIONS: |   |  |  |
|-----------------|---|--|--|
| 1.              | STEEL BUILT UP "C" BEAM SECTIONS ASTM A992 ALL OTHERS         |  |  |
| 2.              | PIPE SECTIONS ASTM A53  |  |  |
| 3.              | PIPE SECTIONS ASTM A53  |  |  |
| 4.              | CONCRETE 3000 P.S.I. @ 28 DAYS                                |  |  |
| 5.              | HORIZONTAL SILL PRESSURE 3000/FT <sup>2</sup>                 |  |  |
| 6.              | THIS DESIGN MEETS THE REQUIREMENTS OF THE 2018                |  |  |
| 7.              | INTERNATIONAL BUILDING CODE FOR 115 M.P.H. (1) SEC 605.1      |  |  |
| 8.              | WIND SPEEDS FOR CATEGORY A AND EXPOSURE B.                    |  |  |
| 9.              | ALL WELDING TO MEET SECT 6.10                                 |  |  |
| 10.             | REINFORCING BAR ASTM A-615 GRADE 60 (PRESTRESS NOT            |  |  |
| 11.             | REQUIRED IF REINFORCING CONCRETE IS USED)                     |  |  |
| 12.             | WIND LOADING EXCEEDS STATIC LOADING.                          |  |  |
| 13.             | DESIGNED FOR WIND OF (1) DESIGN WINDS @ 2.000/FT <sup>2</sup> |  |  |
| 14.             | DESIGNED FOR WIND OF (2) DESIGN WINDS @ 2.000/FT <sup>2</sup> |  |  |

**PRODUCTIVITY FABRICATORS**

14' x 48' CM 25' V. 42'-0" OVERALL

LMAR - DE PERE. WI

08-9284

## **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 May 19, 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 46 S Rolling Meadows Drive. The special use permit request is to allow the installation of a digital billboard to replace the existing static billboard.

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](http://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 25<sup>th</sup> day of April, 2025

MARGARET HEFTER  
City Clerk

Published: April 30<sup>th</sup> & May 4<sup>th</sup>

**Plan Commission**  
**46 S Rolling Meadows Drive**

| PIN                    | Street_address           | MailingAddress1         | MailingAddress2 | MailingCity     | MailingState | MailingZip |
|------------------------|--------------------------|-------------------------|-----------------|-----------------|--------------|------------|
| T09-15-17-17-01-002-00 | N6446 ROLLING MEADOWS DR | N66W13135 DAYLILY DR    |                 | MENOMONEE FALLS | WI           | 53051      |
| T09-15-17-17-01-004-00 |                          | CITY COUNTY GOV CENTER  | 160 S MACY ST   | FOND DU LAC     | WI           | 54935      |
| FDL-15-17-17-11-001-00 | 98 S ROLLING MEADOWS DR  | CITY COUNTY GOV CENTER  | 160 S MACY ST   | FOND DU LAC     | WI           | 54935      |
| FDL-15-17-17-11-003-00 | 46 S ROLLING MEADOWS DR  | PO BOX 128              |                 | BROWNSVILLE     | WI           | 53006      |
| FDL-15-17-17-11-001-01 | 98 S ROLLING MEADOWS DR  | PO BOX 128              |                 | BROWNSVILLE     | WI           | 53006      |
| FDL-15-17-17-11-002-00 | 24 S ROLLING MEADOWS DR  | 24 S ROLLING MEADOWS DR |                 | FOND DU LAC     | WI           | 54937      |

**COMMISSION AGENDA**  
**CITY OF FOND DU LAC, WISCONSIN**  
**Special Use Permit 2025-05**

Subject: Location: 14 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)  
Applicant: SSM Health  
Request: Allow for ancillary medical services within  
200 ft of a residential district

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

PC\_Memo\_SUP\_SSM\_Cancer\_Center.pdf

SUP-Application\_Redacted.pdf

Site\_Plan\_\_\_Elevations.pdf

Landscape\_\_\_Lighting.pdf

PH\_Notice.pdf

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** May 13, 2025

**To:** Plan Commission

**From:** Dyann Benson, Community Development Director

**Re:** Special Use Permit – 2025-05

14 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

**Request:** Allow a medical treatment facility with 200 ft of a residential district.

**Zoning:** Sites: O (Office Conversion District)  
North: O  
South: O/R-1  
East: R-1  
West: O

**Land Use:** Sites: Vacant – Formerly Single Family Homes  
North: Office/Assisted Care  
South: Hospital/Creek  
East: Residential  
West: Cancer Center

|                 |
|-----------------|
| <b>Analysis</b> |
|-----------------|

In January 2025, the subject sites were rezoned from R-1 Single Family Residential District to O Office Conversion District. A Certified Survey Map (CSM) combining the lots was approved in March 2025. This will be reflected in the County's GIS after January 1, 2026.

SSM Health is proposing expansion of the existing Cancer Center. The zoning code requires a special use permit for hospitals and ancillary medical services, such as clinics, when located within 200 ft of a residential district or property used for residential purposes. The proposed plan includes expanding the existing building to the east along the Division Street frontage. The parking lot will be expanded to the east and south with a buffer along the east property line along Eastgate Place. The internal traffic flow will be slightly reconfigured to improve the drop off area at the main entrance/canopy.

As part of the public hearing for the rezoning in January, the applicant had the opportunity to hear from adjoining property owners about concerns with the proposed project and impact on the residential character of Eastgate Place. These concerns included landscape buffers, lighting and traffic patterns.

The east property line along Eastgate Place includes an approximately 15 ft wide berm. The berm is comprised of dogwoods, junipers (2 types) and viburnums and a couple of spruce at the south end of the property. The Pyramidal Junipers will be 5-6 ft in height at time of installation. The proposed lighting complies with the zoning code for pole height of 15 ft. The photometrics shows, at the interior berm edge, the proposed candles are approximately 1.2 in one area and lower in other areas along the interior edge. At the property line, the footcandles are 0.4 at the highest and 0.0 elsewhere.

The main hours of operation are from 7:30 am until 4:30 pm. The site receives deliveries twice per day and these arrive primarily from the main hospital campus in a passenger panel van. No semitruck or large box trucks are providing deliveries and will not be utilizing Eastgate Place.

Trash collection access is currently from East Division Street and that will remain in place going forward. Trash collection will not access the site from Eastgate Place.

A conditional approval of the special use permit is recommended.

|   |
|---|
| <b>Criteria for Special Use Permit Approval</b> |
|---|

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.

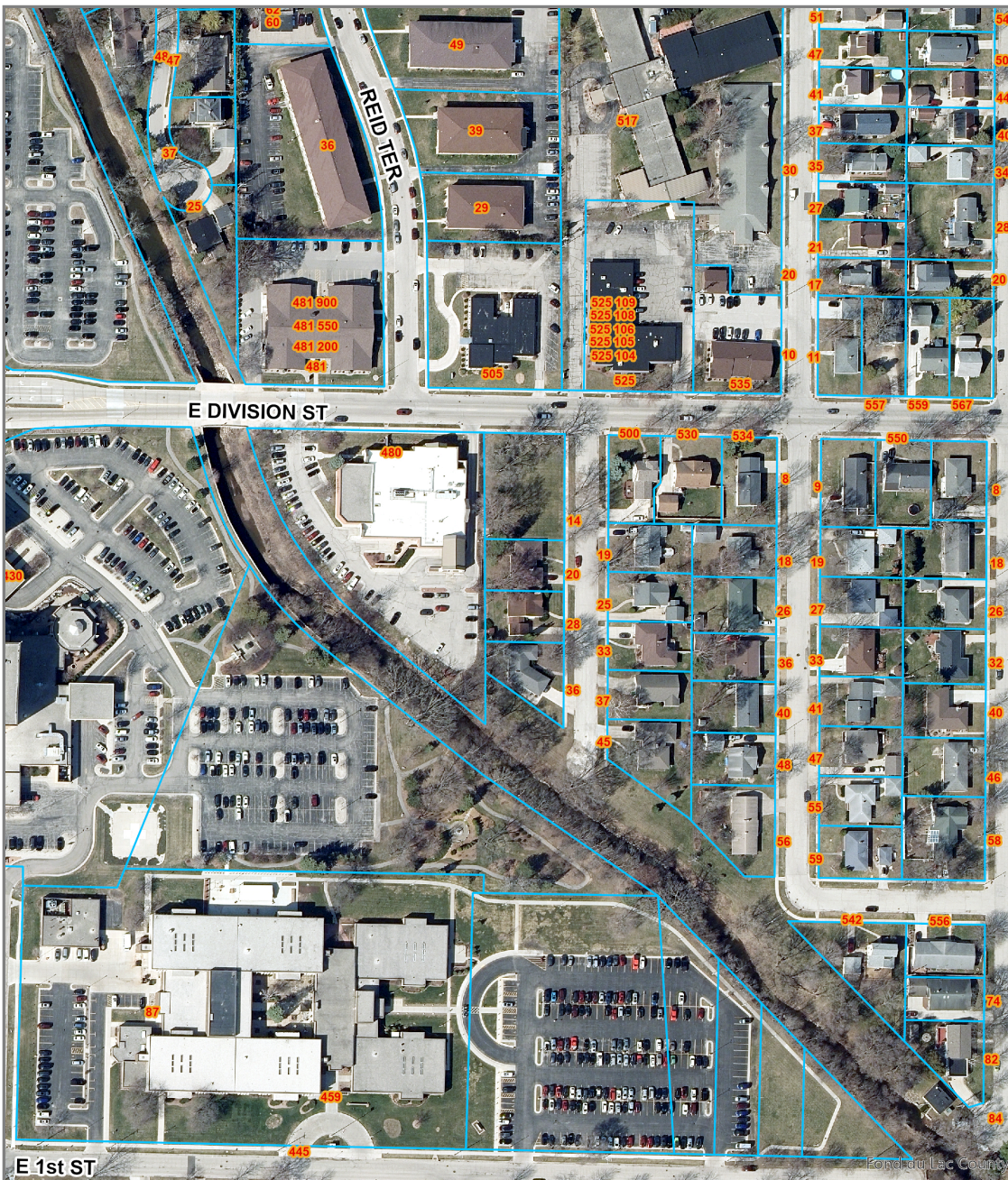
- (5) Adequate off-street parking and loading are provided in accordance with the zoning code and ingress and egress are so designed as to cause minimum interference with traffic on abutting streets.
- (6) The land use or activity conforms to all applicable regulations governing the zoning district where 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.

|                       |
|-----------------------|
| <b>Recommendation</b> |
|-----------------------|

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.
- 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.

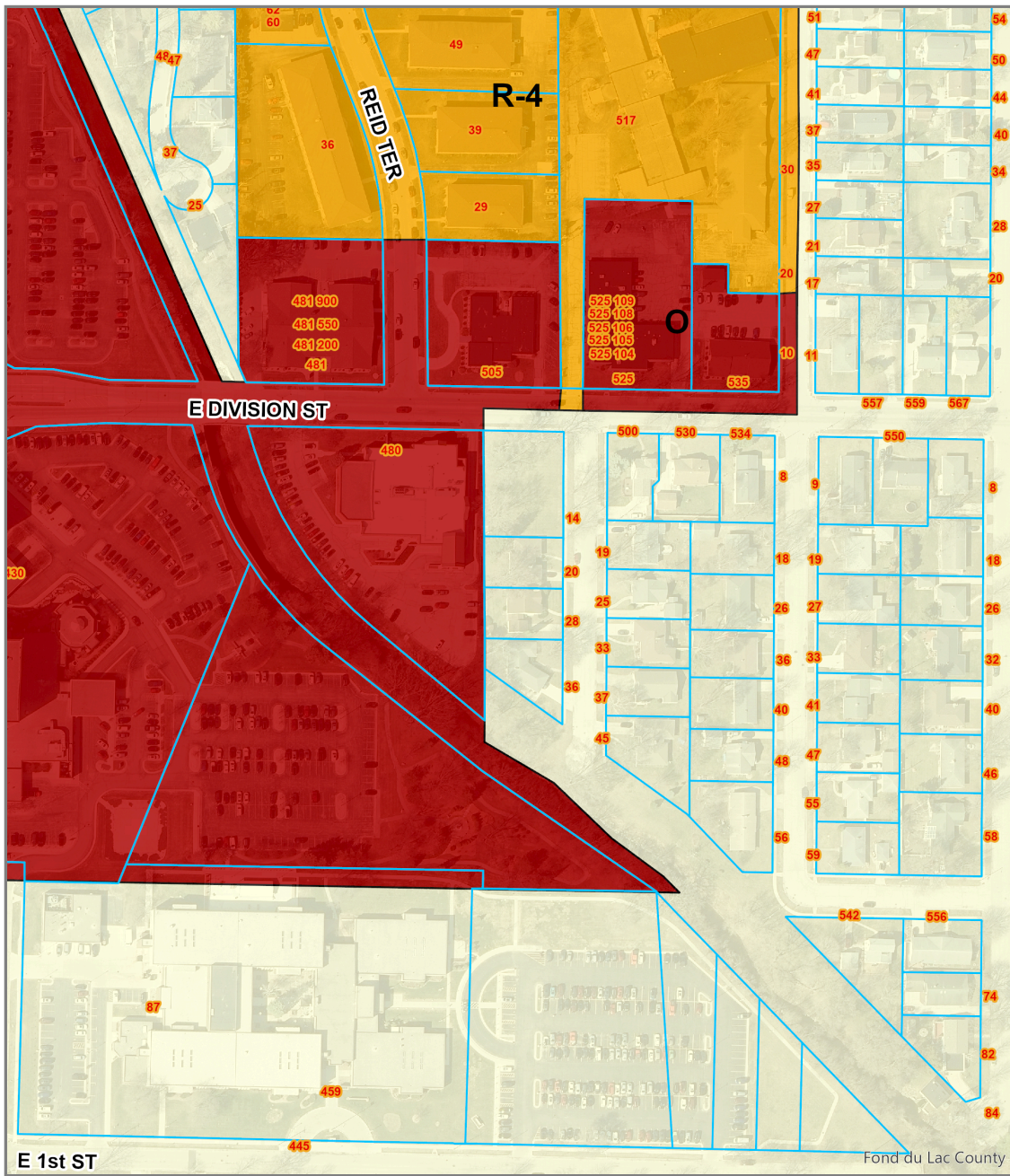
# Aerial - Division St & Eastgate Place



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 = 200 feet  
1/8/2025

# Zoning - Division St & Eastgate Place



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 = 200 feet  
1/8/2025



City of Fond du Lac  
**SPECIAL USE PERMIT**  
Application

**PROPERTY LOCATION:** 14, 20, 28, & 36 Eastgate Pl and 480 E Division St

Tax Key Number (Vacant Land): FDL-15-17-11-43-527-00, FDL-15-17-11-43-526-00, FDL-15-17-11-43-525-00, FDL-15-17-11-43-524-00  
FDL-15-17-11-43-523-01

| Project Applicant  |                     |              |                   |
|--|---------------------|--------------|-------------------|
| Name SSM Health  |                     |              |                   |
| Mailing Address<br>430 E Division St   | City<br>Fond du Lac | State<br>WI  | ZIP Code<br>54935 |
| Email Address  |                     | Phone Number |                   |
| Landowner (Complete this information if the project applicant is not the property owner.)  |                     |              |                   |
| Name Agnesian Healthcare Inc   |                     |              |                   |
| Mailing Address<br>430 E Division St   | City<br>Fond du Lac | State<br>WI  | ZIP Code<br>54935 |
| 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:

Medical clinic/office and residential

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

Building & parking expansion to the existing SSM Health Cancer Care facility. Special Use Permit is required because the project is within 200' of residential use/zoning.

Time schedule for use and/or development of the property: Expansion is proposed for summer 2025.

PROJECT APPLICANT SIGNATURE

## LANDOWNER AUTHORIZATION

**TO: City of Fond du Lac**

**Community Development Department**

**Re: SPECIAL USE PERMIT PROPOSAL**

**LOCATION:** 14, 20, 28, & 36 Eastgate Pl and 480 E Division St


PROPERTY ADDRESS AND/OR TAX KEY NUMBER

**The undersigned** Agnesian Healthcare Inc **is the owner of property**

NAME OF PROPERTY OWNER (PLEASE PRINT)

**referenced above. The undersigned authorizes** SSM Health

**to sign and file an application for a Special Use Permit that affects the referenced property.**



SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

4/22/2025

DATE

April 25, 2025



## Special Use Permit Narrative

Project: Project Monarch – SSM Health – Cancer Center Expansion

SSM Health is requesting special use permit review and approval for (5) parcels located on Eastgate Place to allow for a proposed building and parking expansion to the existing cancer center located at 480 E. Division Street in the City of Fond du Lac. The SUP is proposed to allow for the medical clinic use for 480 E. Division Street (FDL-15-17-11-43-523-01), 14 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) and 36 Eastgate Place (FDL-15-17-11-43-524-00). The 5 parcels have an approved combination CSM completed to consolidate to 1 lot which just needs to be recorded, hence the SUP permit for all 5 parcels.

There is an increasing demand for cancer treatment in Fond du Lac, in an effort to support the demand, SSM would like to expand the existing Cancer Center building. The existing facility currently has 12 treatment bays and the planned expansion hopes to increase that to 30 treatment bays. The current hours of operation for the Cancer Center is Monday-Friday from 7:30 AM to 4:30 PM and this will be maintained with the expansion. With the increased patient volumes the parking lot will also be expanded to accommodate the increased parking demand. Cancer treatments typically take 3-4 hours so the increased volume of patients is expected to have minimal impact on the neighboring traffic as patients are less transient.

Due to the site constraints the addition needs to extend out east of the existing building which eliminates the existing street ingress access to E. Division Street on the east of the building. We have evaluated changing the existing west entrance point to allow for 2-way traffic to and from the site, but this effort would eliminate a significant portion of existing parking stalls. So we would be looking to add a new drive aisle from Eastgate Place so that we can preserve parking capacity so patients & providers will have adequate on site parking. The proposed site plan layout provides a more intuitive traffic progression while separating traffic patterns for drop-off, parking, deliveries, and bypass users. The layout also significantly reduces headlight trespass from vehicles towards residential areas.

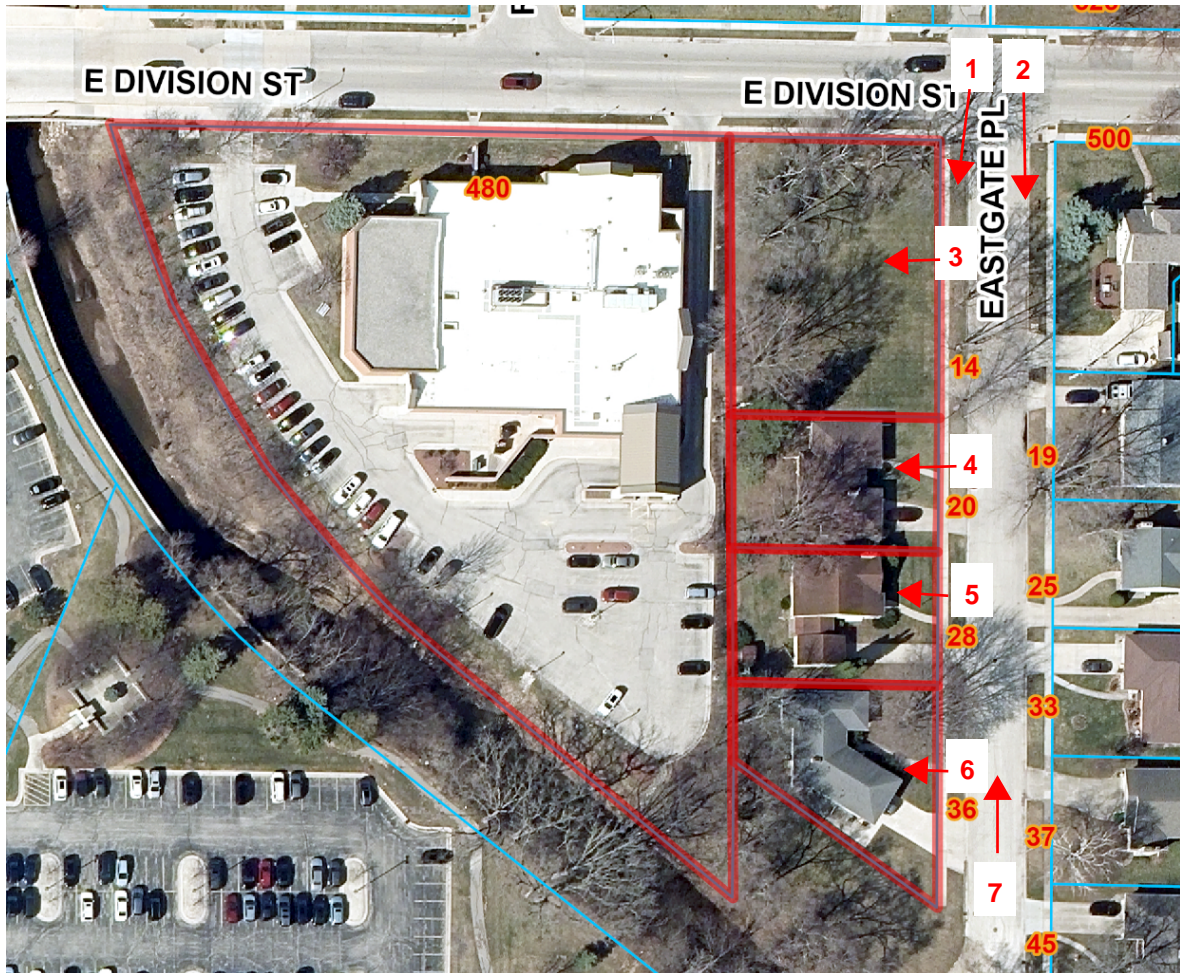
SSM recognizes that the environment where cancer treatment is delivered is an important factor in outcomes; patients respond better to treatment when they have better access to nature while maintaining privacy. To accomplish this on the site we will be utilizing landscape berms and screening around the perimeter of the addition to establishing a park like quality environment for both the occupants in the building, but also for the neighboring properties. The parking lot lighting will utilize directional lighting to ensure the light spill to the neighboring properties will be kept to a minimum. The site lighting will also be controlled by a timer to reduce light levels after 6:00 PM and completely shut off after 11:00 PM. Landscape berms and screening will continue to engulf the parking lot expansion to create a pleasant atmosphere to the community.

Garbage collection for the site occurs twice a week (Tuesday and Friday) and the current path into and out of the parking lot is from the west access on E. Division St. and will not change as part of this project. Deliveries to the facility happen twice daily and are delivered by a passenger style van. Delivery time and frequency will not change as part of this project. SSM also has a no smoking policy on their properties, employees are directed to smoke across Division Street in the employee parking lot if they wish to smoke.

The goal for the project team is to begin construction in the summer of 2025.

# Site Photos

## Photo Map



#1 – Looking southwest down Eastgate Place



#2 – Looking south down Eastgate Place



#3 – Looking at 14 Eastgate Place (FDL-15-17-11-43-527-00)



#4 – Looking at 20 Eastgate Place (FDL-15-17-11-43-526-00)



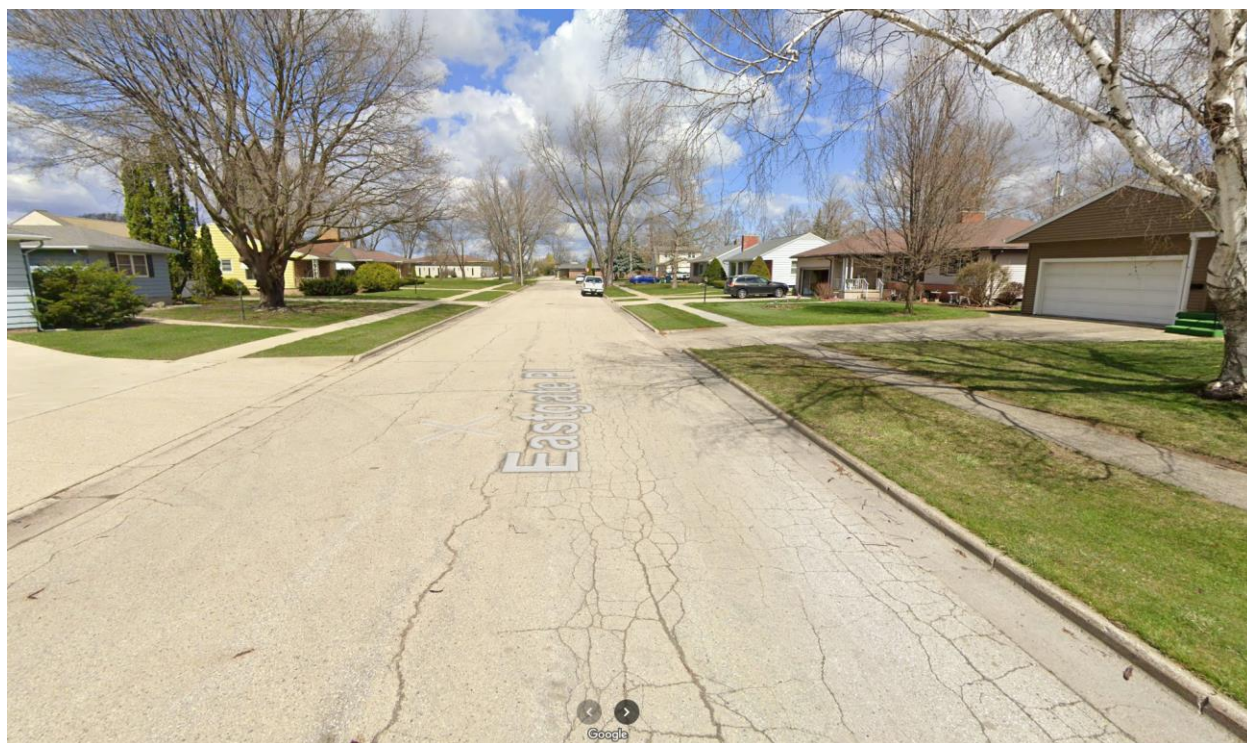
#5 – Looking at 28 Eastgate Place (FDL-15-17-11-43-525-00)

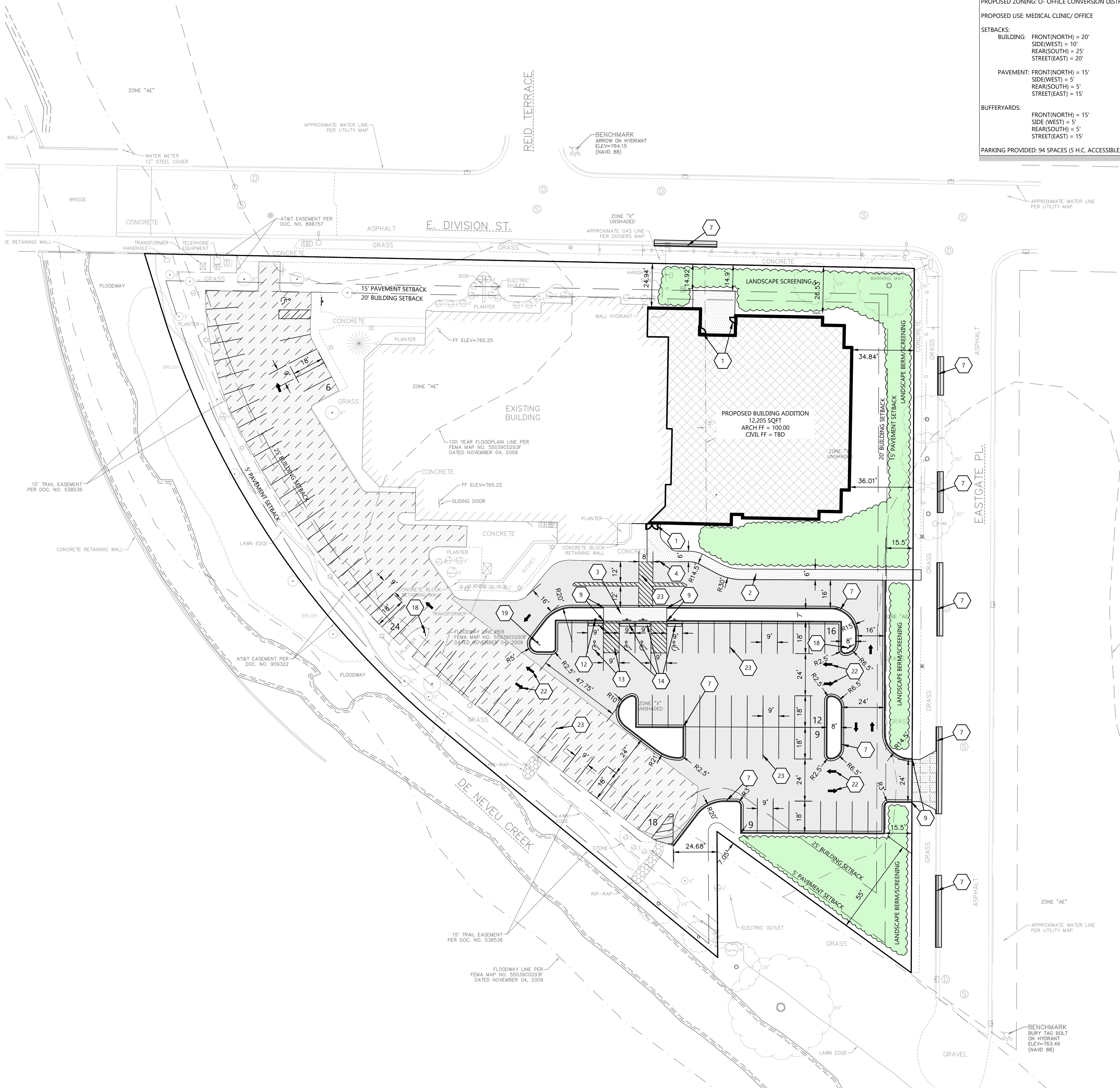


#6 – Looking at 36 Eastgate Place (FDL-15-17-11-43-524-00)



#7 – Looking north up Eastgate Pl





SITE INFORMATION:

PROPERTY AREA: 120,659 S.F. (2.77 ACRES).  
EXISTING ZONING: O - OFFICE CONVERSION DISTRICT & R-1 RESIDENTIAL  
PROPOSED ZONING: O - OFFICE CONVERSION DISTRICT  
PROPOSED USE: MEDICAL CLINIC/ OFFICE  
SETBACKS:  
BUILDING: FRONT(NORTH) = 20'  
SIDE(WEST) = 10'  
REAR(SOUTH) = 25'  
STREET(EAST) = 20'  
PAVEMENT: FRONT(NORTH) = 15'  
SIDE(WEST) = 5'  
REAR(SOUTH) = 5'  
STREET(EAST) = 15'  
BUFFERYARDS:  
FRONT(NORTH) = 15'  
SIDE(WEST) = 5'  
REAR(SOUTH) = 5'  
STREET(EAST) = 15'  
PARKING PROVIDED: 94 SPACES (5 H.C. ACCESSIBLE)

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.
- RESTRIPING TO BE DONE WITH ALL EXISTING PARKING STALLS AFTER RESURFACING.

LEGEND:

| HATCH           | PAVEMENT SECTION   | HATCH           | PAVEMENT SECTION       |
|-----------------|--|-----------------|------------------------|
| [Hatch Pattern] | STANDARD ASPHALT   | [Hatch Pattern] | HEAVY DUTY CONCRETE    |
| [Hatch Pattern] | EXISTING ASPHALT TO BE RESURFACED, KEEPING THE BASE INTACT | [Hatch Pattern] | LOADING DOCK CONCRETE  |
| [Hatch Pattern] | SIDEWALK CONCRETE  | [Hatch Pattern] | DECORATIVE CONCRETE    |
| [Hatch Pattern] | LIGHT DUTY CONCRETE  |                 |                        |
| [Hatch Pattern] | INVERTED CURB & GUTTER                                     | [Hatch Pattern] | SHEDDING CURB & GUTTER |

KEYNOTES

|    |  |
|----|--|
| 1  | CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)                |
| 2  | RAISED WALK (SEE DETAIL)   |
| 3  | FLUSH WALK (SEE DETAIL)  |
| 4  | TAPER WALK 0" TO 6" IN 7" (SEE DETAIL)                           |
| 7  | 18" CURB & GUTTER (SEE DETAIL)                                   |
| 9  | CURB TAPER (SEE DETAIL)  |
| 12 | HANDICAP SIGN PER STATE CODE (SEE DETAIL)                        |
| 13 | HANDICAP STALL & STRIPING PER STATE CODES                        |
| 14 | PRECAST CONCRETE WHEEL STOP (TYP.)                               |
| 18 | ONE WAY SIGN   |
| 19 | DO NOT ENTER SIGN  |
| 22 | TRAFFIC FLOW ARROWS (TYP). COLOR TO MATCH PARKING STALL STRIPING |
| 23 | PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING      |



CIVIL SITE PLAN

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

PROJECT INFORMATION

PROPOSED BUILDING AND PARKING ADDITION FOR:  
**SSM HEALTH - CANCER CENTER**  
480 E DIVISION STREET • FOND DU LAC, WI 54935

PROFESSIONAL SEAL

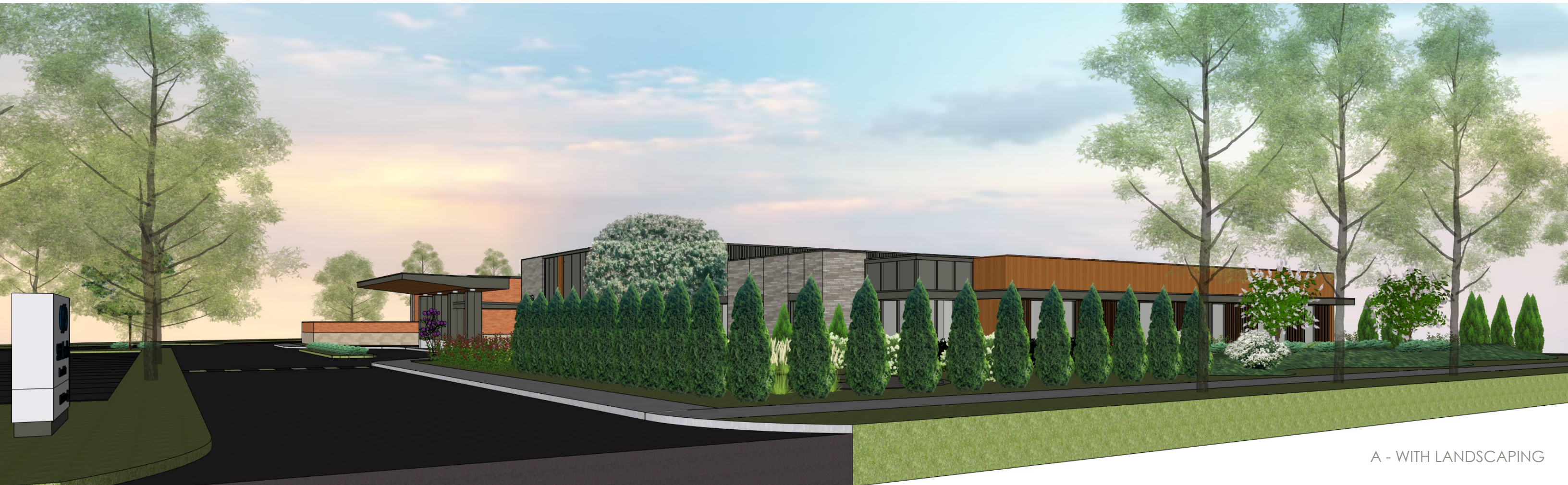
| PRELIMINARY DATES |
|-------------------|
| DEC. 03, 2024     |
| MAR. 17, 2025     |
| MAR. 20, 2025     |
| APR. 23, 2025     |
| APR. 25, 2025     |
|                   |
|                   |
|                   |
|                   |
|                   |
|                   |

| JOB NUMBER |
|------------|
| 250079900  |

| SHEET NUMBER |
|--------------|
| C1.1         |

NOT FOR CONSTRUCTION



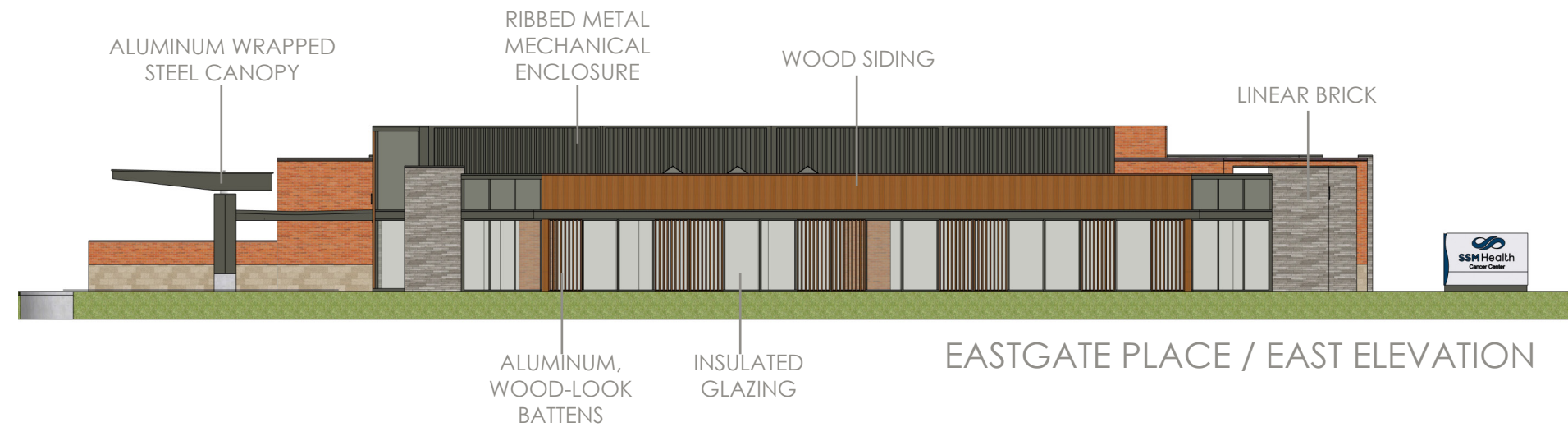


A - WITH LANDSCAPING



B - WITHOUT LANDSCAPING

# SSM HEALTH CANCER CENTER: EXTERIOR ELEVATIONS



Match line With Page 2

↑ Match line with Page 1 ↑

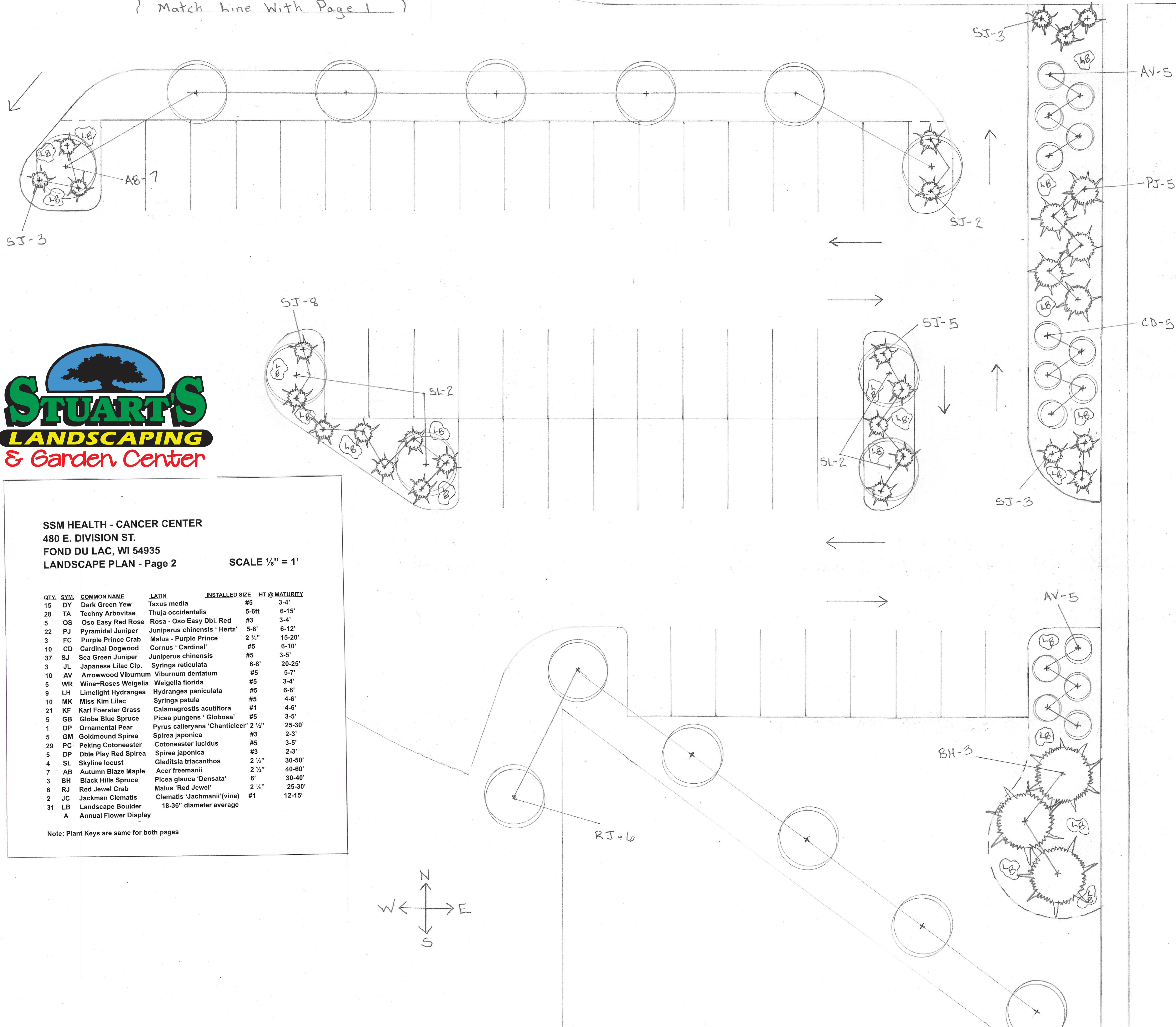
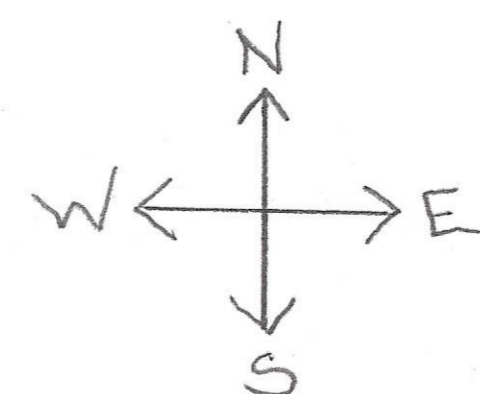


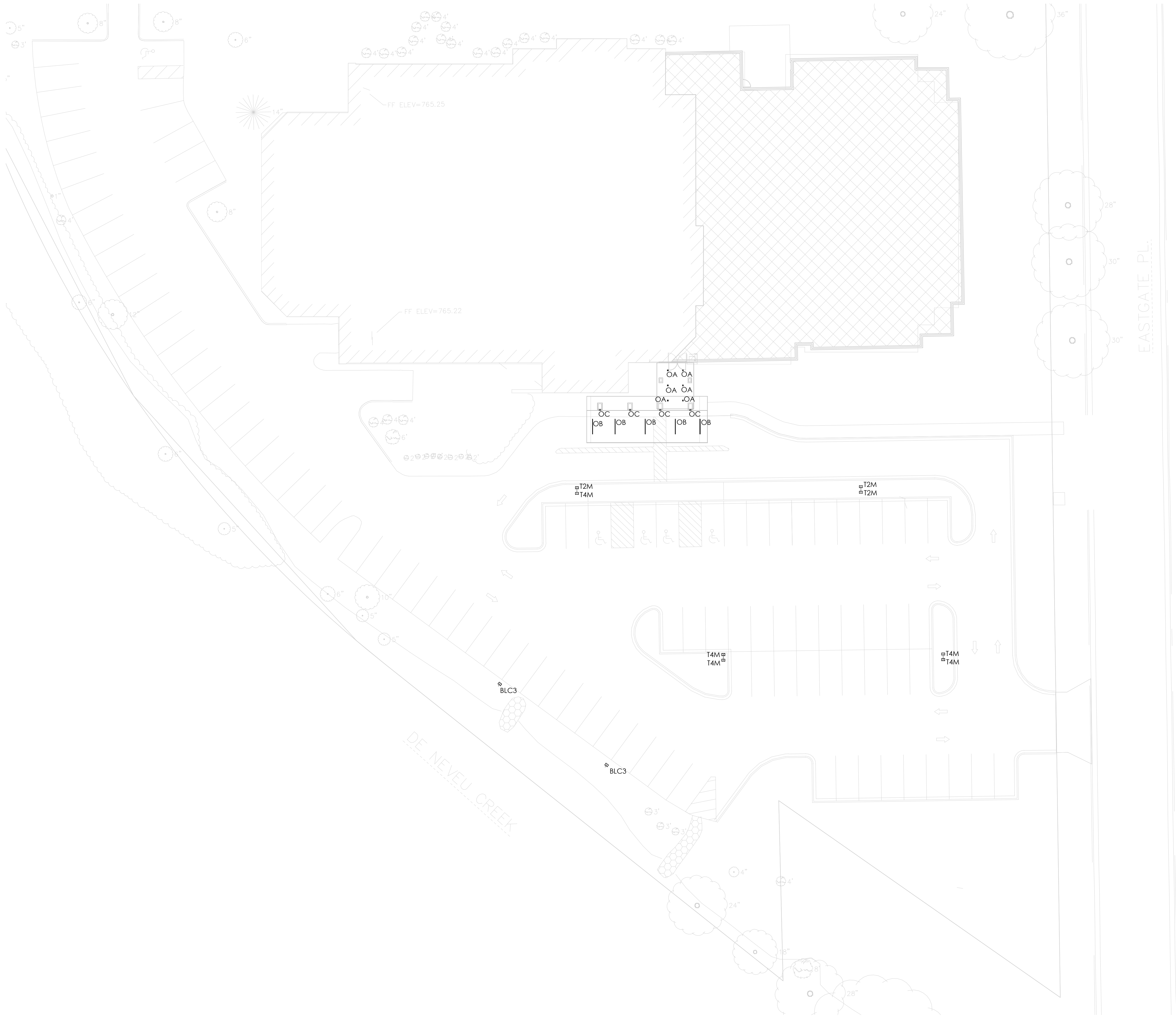
SSM HEALTH - CANCER CENTER  
480 E. DIVISION ST.  
FOND DU LAC, WI 54935  
LANDSCAPE PLAN - Page 2

SCALE 1/8" = 1'

| QTY. | SYM. | COMMON NAME           | LATIN                          | INSTALLED SIZE | HT. @ MATURITY |
|------|------|-----------------------|--------------------------------|----------------|----------------|
| 15   | DY   | Dark Green Yew        | Taxus media                    | #5             | 3-4'           |
| 28   | TA   | Techny Arbovitae      | Thuja occidentalis             | 5-6ft          | 6-15'          |
| 5    | OS   | Oso Easy Red Rose     | Rosa - Oso Easy Dbl. Red       | #3             | 3-4'           |
| 22   | PJ   | Pyramidal Juniper     | Juniperus chinensis 'Hertz'    | 5-6'           | 6-12'          |
| 3    | FC   | Purple Prince Crab    | Malus - Purple Prince          | 2 1/2"         | 15-20'         |
| 10   | CD   | Cardinal Dogwood      | Cornus 'Cardinal'              | #5             | 6-10'          |
| 37   | SJ   | Sea Green Juniper     | Juniperus chinensis            | #5             | 3-5'           |
| 3    | JL   | Japanese Lilac Clp.   | Syringa reticulata             | 6-8'           | 20-25'         |
| 10   | AV   | Arrowwood Viburnum    | Viburnum dentatum              | #5             | 5-7'           |
| 5    | WR   | Wine+Roses Weigelia   | Weigelia florida               | #5             | 3-4'           |
| 9    | LH   | Limelight Hydrangea   | Hydrangea paniculata           | #5             | 6-8'           |
| 10   | MK   | Miss Kim Lilac        | Syringa patula                 | #5             | 4-6'           |
| 21   | KF   | Karl Foerster Grass   | Calamagrostis acutiflora       | #1             | 4-6'           |
| 5    | GB   | Globe Blue Spruce     | Picea pungens 'Globosa'        | #5             | 3-5'           |
| 1    | OP   | Ornamental Pear       | Pyrus calleryana 'Chanticleer' | 2 1/2"         | 25-30'         |
| 5    | GM   | Goldmound Spirea      | Spirea japonica                | #3             | 2-3'           |
| 29   | PC   | Peking Cotoneaster    | Cotoneaster lucidus            | #5             | 3-5'           |
| 5    | DP   | Dble Play Red Spirea  | Spirea japonica                | #3             | 2-3'           |
| 4    | SL   | Skyline locust        | Gleditsia triacanthos          | 2 1/2"         | 30-50'         |
| 7    | AB   | Autumn Blaze Maple    | Acer freemanii                 | 2 1/2"         | 40-60'         |
| 3    | BH   | Black Hills Spruce    | Picea glauca 'Densata'         | 6"             | 30-40'         |
| 6    | RJ   | Red Jewel Crab        | Malus 'Red Jewel'              | 2 1/2"         | 25-30'         |
| 2    | JC   | Jackman Clematis      | Clematis 'Jackmanii' (vine)    | #1             | 12-15'         |
| 31   | LB   | Landscape Boulder     | 18-36" diameter average        |                |                |
|      | A    | Annual Flower Display |                                |                |                |

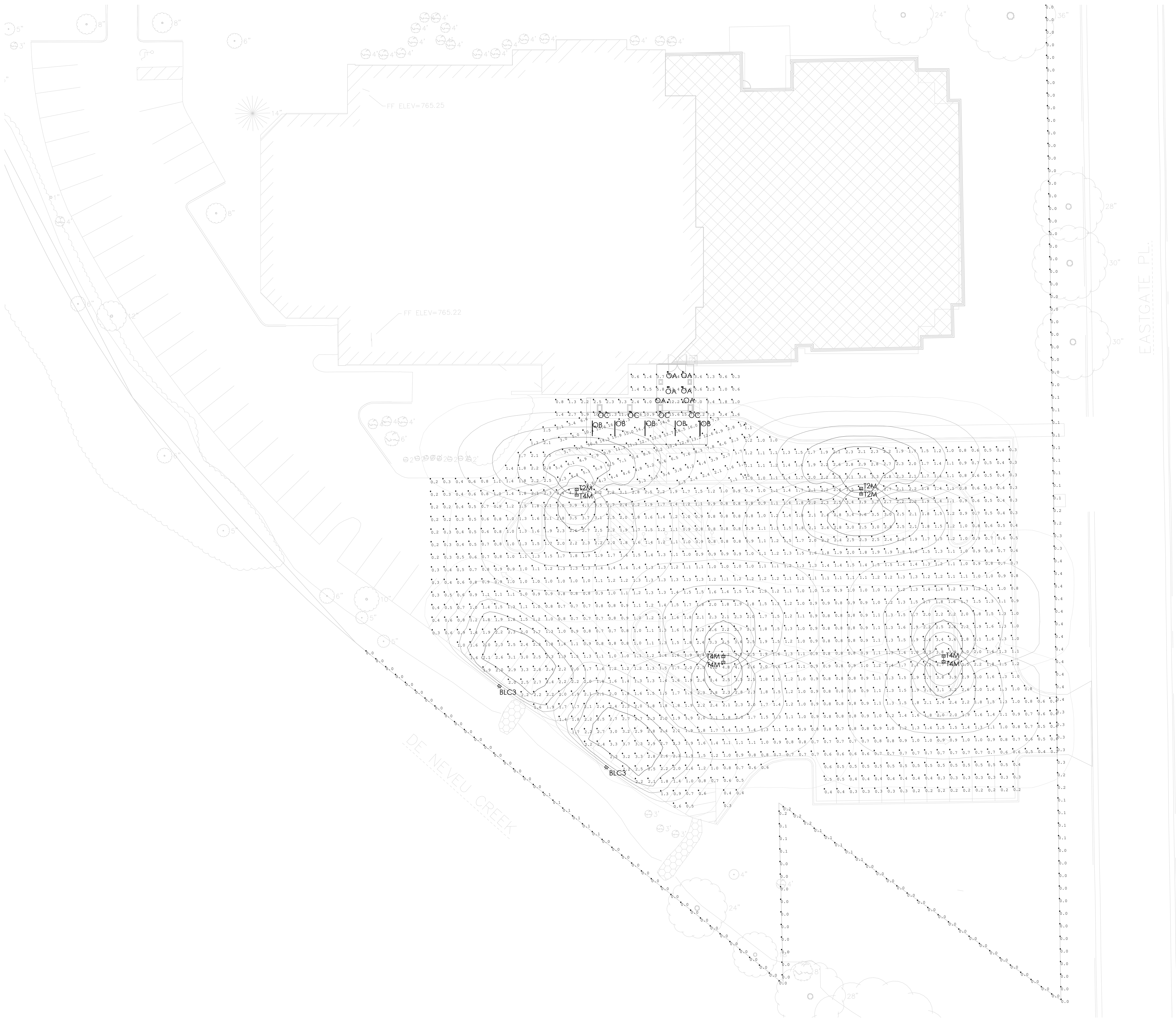
Note: Plant Keys are same for both pages





| Luminaire Schedule |        |      |                                 |  |       |                  |                 |
|--------------------|--------|------|---------------------------------|--|-------|------------------|-----------------|
| Qty                | Symbol | Tag  | Label                           | Description  | LLF   | Luminaire Lumens | Luminaire Watts |
| 6                  | ⌬      | OA   | B4SD-09C3-30K5-90-S-WH          | RECESSED DOWNLIGHT   | 0.850 | 723              | 8.422           |
| 5                  | —      | OB   | RNR-X-6-S-3x8-5M-DL             | RECESSED LINEAR  | 0.850 | 3416             | 37.2            |
| 4                  | —      | OC   | CYT1-15-3K7-2-4D-4D-R           | SCONCE   | 0.850 | 1521             | 17.25           |
| 2                  | ⬢      | BLC3 | LITHONIA_DSX0 LED P2 40K 70CR_1 | DSX0 LED P2 40K 70CRI BLC3 - OVERALL HEIGHT 15 FEET ABOVE FINISHED GRADE | 0.850 | 4494             | 45.14           |
| 3                  | ⬢      | T2M  | LITHONIA_DSX0 LED P2 40K 70CR_6 | DSX0 LED P2 40K 70CRI T2M - OVERALL HEIGHT 15 FEET ABOVE FINISHED GRADE  | 0.850 | 6109             | 45.14           |
| 5                  | ⬢      | T4M  | LITHONIA_DSX0 LED P2 40K 70CR_7 | DSX0 LED P2 40K 70CRI T4M - OVERALL HEIGHT 15 FEET ABOVE FINISHED GRADE  | 0.850 | 6272             | 45.14           |

| Revisions: |            |                              |
|------------|------------|------------------------------|
| No.        | Date:      | Description:                 |
|            | 04/24/2025 | Special Use Permit Submittal |
|            |            |                              |
|            |            |                              |
|            |            |                              |
|            |            |                              |
|            |            |                              |
|            |            |                              |



| Calculation Summary   |             |       |      |      |     |         |         |
|-----------------------|-------------|-------|------|------|-----|---------|---------|
| Label                 | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| UNDER DROP OFF CANOPY | Illuminance | Fc    | 7.17 | 16.5 | 1.0 | 7.17    | 16.50   |
| DRIVE & PARKING       | Illuminance | Fc    | 1.45 | 5.2  | 0.2 | 7.25    | 26.00   |
| MAIN ENTRY SIDEWALK   | Illuminance | Fc    | 6.00 | 15.7 | 0.6 | 10.00   | 26.17   |
| PROPERTY LINE         | Illuminance | Fc    | 0.07 | 0.4  | 0.0 | N.A.    | N.A.    |

Consultant:



Project:

SSM SAH Project Monarch

Location:  
480 E Division St, Fond du Lac, WI 54935

Key Plan:

Sheet:

SITE LIGHTING  
PHOTOMETRICS PLAN

Scale: 1" = 20'-0"

Revisions:

| No. | Date       | Description                  |
|-----|------------|------------------------------|
| 1   | 04/24/2025 | Special Use Permit Submittal |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |

Date:  
09/12/2024

Project No.: 240016.03 (Owner) Project No.: Owner Proj. No.

Sheet No.:

E920

## **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 May 19, 2025, in Meeting Room A of the City-County Government Center, 160 South Macy Street, to consider a special use permit for the properties identified as 14 Eastgate Place; 20 Eastgate Place; 28 Eastgate Place; and 36 Eastgate Place for the proposed expansion of a medical facility (cancer care center) in the O Office District. The parcels were rezoned in January 2025.

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](http://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 25<sup>th</sup> day of April, 2025

MARGARET HEFTER  
City Clerk

Published: April 30<sup>th</sup> & May 4<sup>th</sup>

**Plan Commission**  
**14, 20, 28 & 36 Eastgate Place**

| PIN                    | Street_address    | MailingAddress1                  | MailingAddress2   | MailingCity | MailingState | MailingZip |
|------------------------|-------------------|----------------------------------|-------------------|-------------|--------------|------------|
| FDL-15-17-11-43-502-00 | 505 E DIVISION ST | 215 W NORTH ST                   |                   | WAUKESHA    | WI           | 53188      |
| FDL-15-17-11-43-531-00 | 19 EASTGATE PL    | 19 EASTGATE PL                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-522-00 | 0 E DIVISION ST   | ATTN: FINANCE/ACCTS PAYABLE DEPT | 430 E DIVISION ST | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-523-01 | 480 E DIVISION ST | ATTN: FINANCE/ACCTS PAYABLE DEPT | 430 E DIVISION ST | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-524-00 | 36 EASTGATE PL    | ATTN: FINANCE/ACCTS PAYABLE DEPT | 430 E DIVISION ST | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-525-00 | 28 EASTGATE PL    | ATTN: FINANCE/ACCTS PAYABLE DEPT | 430 E DIVISION ST | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-526-00 | 20 EASTGATE PL    | 1808 W BELTLINE HWY              |                   | MADISON     | WI           | 53713      |
| FDL-15-17-11-43-527-00 | 14 EASTGATE PL    | ATTN: FINANCE/ACCTS PAYABLE DEPT | 430 E DIVISION ST | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-534-00 | 37 EASTGATE PL    | 37 EASTGATE PL                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-529-00 | 500 E DIVISION ST | 500 E DIVISION ST                |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-532-00 | 25 EASTGATE PL    | 25 EASTGATE PL                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-44-906-00 | 48 S KAYSER ST    | 48 S KAYSER ST                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-44-902-00 | 18 S KAYSER ST    | 1718 BAKER AVE                   |                   | MADISON     | WI           | 53705      |
| FDL-15-17-11-44-905-00 | 40 S KAYSER ST    | 40 S KAYSER ST                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-530-00 | 530 E DIVISION ST | 530 E DIVISION ST                |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-501-00 | 525 E DIVISION ST | 525 DIVISION ST                  |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-44-904-00 | 36 S KAYSER ST    | 36 S KAYSER ST                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-500-00 | 517 E DIVISION ST | 5454 W FARGO                     |                   | SKOKIE      | IL           | 60077      |
| FDL-15-17-11-44-903-00 | 26 S KAYSER ST    | 26 S KAYSER ST                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-535-00 | 45 EASTGATE PL    | 45 EASTGATE PL                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-44-901-00 | 8 S KAYSER ST     | 8 S KAYSER ST                    |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-44-907-00 | 56 S KAYSER ST    | 56 S KAYSER ST                   |                   | FOND DU LAC | WI           | 54935      |
| FDL-15-17-11-43-533-00 | 33 EASTGATE PL    | 33 EASTGATE PL                   |                   | FOND DU LAC | WI           | 54935      |