

PLAN COMMISSION AGENDA

August 18, 2025

5:30 PM

Meeting 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. July 14, 2025

III. PUBLIC HEARING

A. Special Use Permit 2025-11

Location: 463 & 473 Fond du Lac Avenue

Applicant: FDL Express Mart (Singh)

Request: Allow a portion of the site to be used for a rental service facility/rental trucks/trailers.

IV. ACTION

A. Final Plat

Location: South Park Avenue

V. ADJOURN

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
ROLL CALL

Subject:

Effect:

Initiator:

Location:

Recommendation:

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

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Minutes_07.14.2025DB.pdf

PLAN COMMISSION MINUTES

Monday, July 14, 2025

5:30 P.M.

Meeting Room A
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. OPENING CEREMONIES

Attendance

Present

Jo Ann Giese-Kent

Alicia Hans

Craig Much

Derek TerBeest

Bradley Leonhard (Arrival 5:34 p.m.)

Absent

Patrick Mullen

Administrative Staff

Dyann Benson, Community Development Director

Declaration Quorum Present

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

II. CONSENT AGENDA

June 16, 2025

A Motion was made by TerBeest to approve the June 16, 2025 minutes and seconded by Much, and the motion was **Passed**.

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

Carried.

III. PUBLIC HEARING

A. Zoning Upon Annexation

Effect: Zone land to be annexed C-2 District (General Commercial)

Location: W4786 State Road 23 (T08-15-18-99-HV-016-00); T08-15-18-99-HV-010-00; W4770 State Road 23 (T08-15-18-99-HV-020-00); T08-15-18-99-HV-030-00

Initiator: Snider, Koepke, and Oelke.

A Motion was made by TerBeest to approve the zoning upon annexation as C-2 (General Commercial) and seconded by Giese-Kent. Motion **Passed**.

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

Carried.

PLAN COMMISSION MINUTES

July 14, 2025

Page 2

IV. ACTION

A. Final Plat

Location: Hidden Valley (north of Eastwind Lane and west of County Road K)

A Motion was made by Leonhard to approve the revised plat with conditions and corrections noted by City Engineer and seconded by Terbeest. Motion **Passed**.

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

Carried.

V. ADJOURN

A Motion was made by Much to adjourn at 5:43 p.m. and seconded by TerBeest, and the motion was **Passed**.

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

Carried.

DB/cc

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Special Use Permit 2025-11**

Subject: Location: 463 & 473 Fond du Lac Avenue
 Applicant: FDL Express Mart (Singh)
 Request: Allow a portion of the site to be used for a
 rental service facility/rental trucks/trailers.

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Memo__Maps.pdf

Redacted_Application.pdf

PH_Notice_SUP_2025-11.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: July 31, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Special Use Permit – 2025-11
463 & 473 Fond du Lac Avenue

Applicant: FDL Express Mart (Singh)

Request: Allow a portion of the site to be used for a rental service facility/rental trucks/trailers.

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

Land Use: Site: Gas Station
North: Residential
South: Commercial
East: Residential
West: Fairgrounds/National Guard

Analysis

The site at 463 & 473 Fond du lac Avenue is the site of a gas station and former car wash building. The applicant is seeking to allow a portion of the property to be used as a rental truck facility – rental trucks/trailers for up to four (4) trucks/trailers. The rental vehicles would be parked/stored along the east property line. The proposed truck length is 10-15 ft. The applicant will not be selling any moving supplies such as boxes, packaging materials, etc. The hours of operation are 9am until 4pm in person at the site. The U-Haul online portal does allow 24/7 access.

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 more than four (4) trucks associated with the rental truck facility will be allowed to park on the property.
2. The applicant will install signage where the trucks are to be parked stating trucks should be returned to this location/stall.
3. No exterior storage of any materials/products associated with the truck rental facility use (other than the four (4) trucks noted) is permitted.
4. Signage must comply with the sign code regulations of the City. No additional signage will be considered as a result of the accessory use.
5. The applicant will monitor the parking area and remove any debris or other materials left behind by clients/customers of the truck rental facility use.

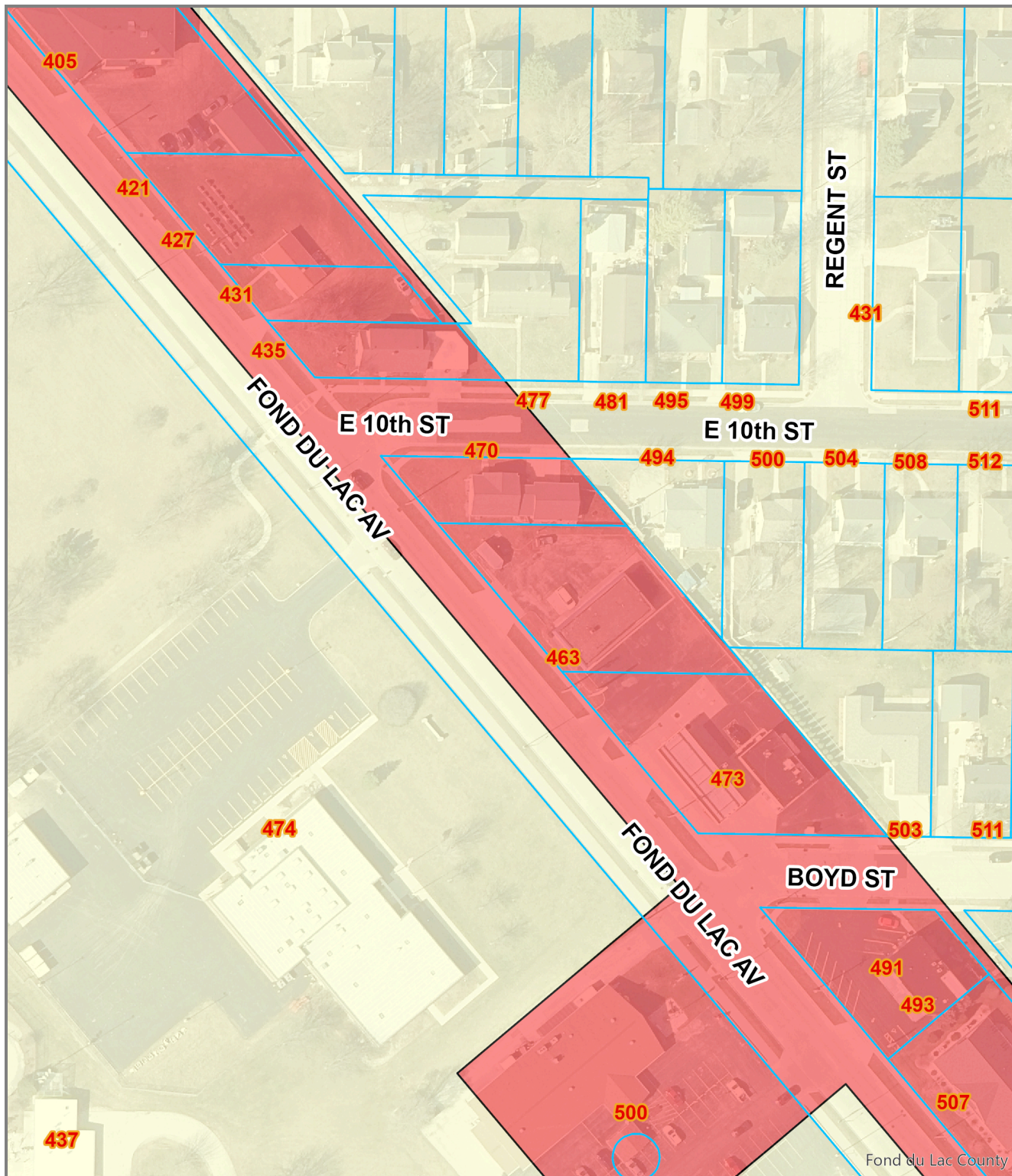
Aerial - Fond du Lac Avenue



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
7/25/2025

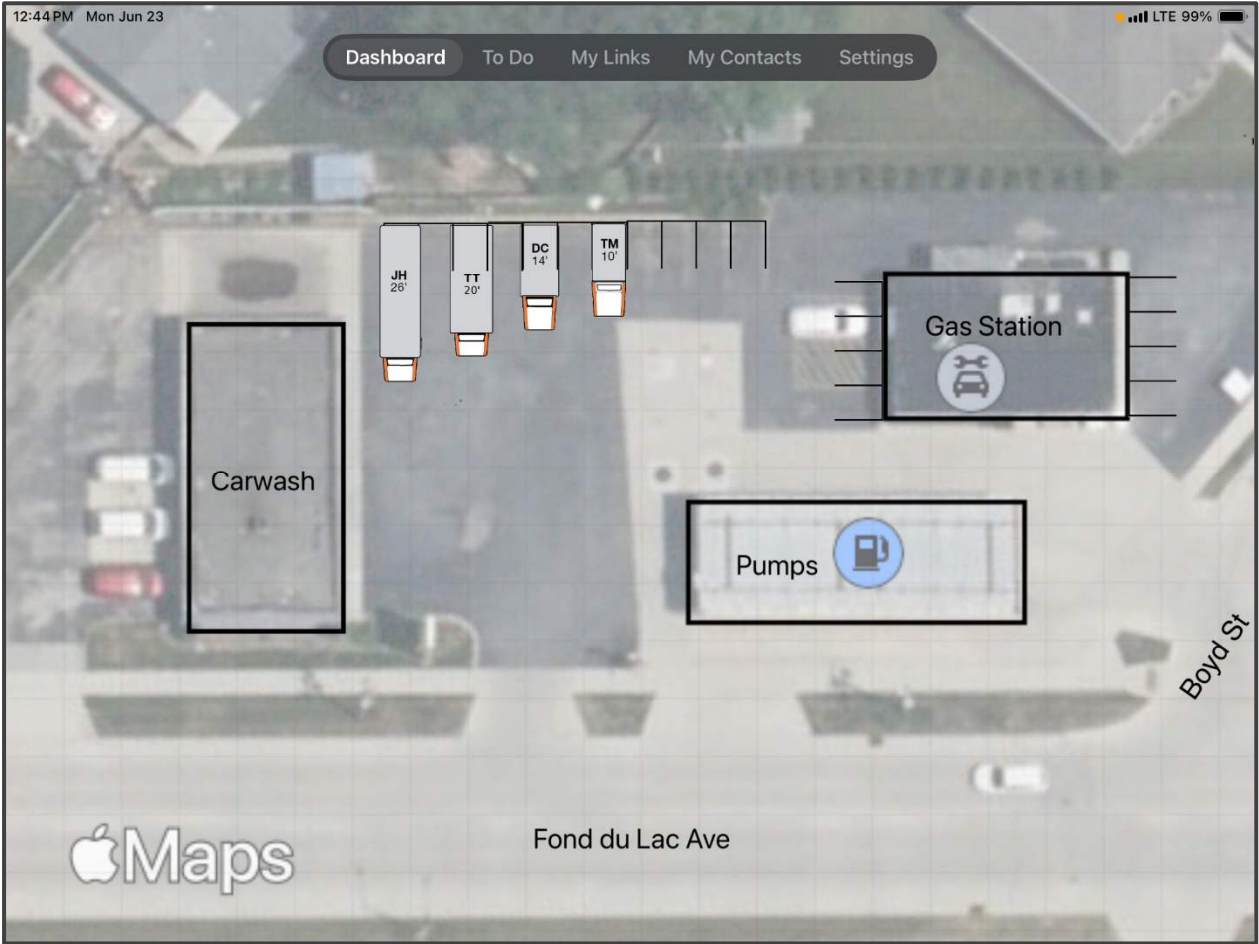
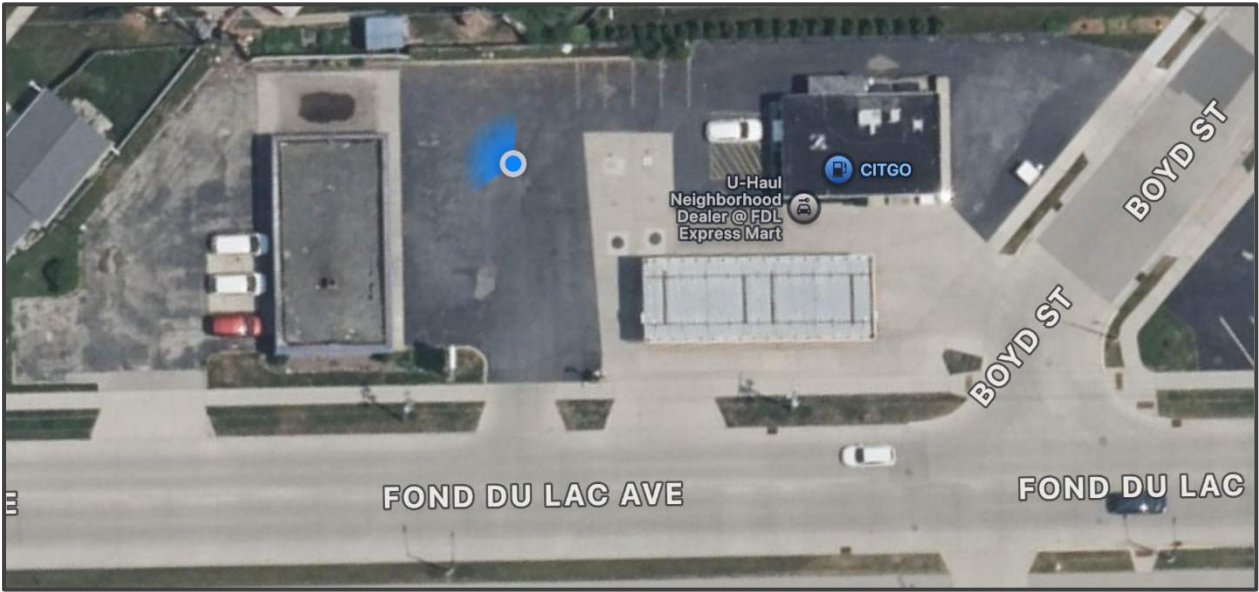
Zoning - Fond du Lac Avenue



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Map Scale
1 inch = 100 feet
7/25/2025

SITE PLAN



SITE PHOTOS











City of Fond du Lac

SPECIAL USE PERMIT

Application

PROPERTY LOCATION: FDL Express Mart - 473 Fond du Lac Ave

Tax Key Number (Vacant Land): FDL-____-____-____-____

Project Applicant

Name Karannvir Singh

Mailing Address N5960 Wild West Ln

City Fond du Lac

State WI

ZIP Code 54937

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

Name Rajvinder Singh

Mailing Address N5960 Wild West Ln

City FDL

State WI

ZIP Code 54937

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:

Gas Station and Convenience Store

Description of proposed use of property and/or proposed site development: U-Haul Truck Rental

We will have a limit of 4 trucks at any one time. However, the parking lot may be empty depending on availability. The hours will be from 9:00AM-4:00PM 7 Days a week. We will not sell boxes, only rent trucks for In Town or One Way use.

Customers will be able to pickup trucks by talking to cashier and doing the 5-10 minute dispatch process or they can dispatch themselves on their phone at anytime via our 24/7 Truck Share option. 10FT and 15FT trucks will be available.

Trucks will be parked on the South West side of parking lot away from pumps and customer parking. (see aerial photos)

Hours of operation are 9:00AM - 4:00PM Monday - Sunday 7 Days a week

Time schedule for use and/or development of the property: _____

There will be no development to rent with U-Haul. We will not additional structures for this service.

PROJECT APPLICANT SIGNATURE _____



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 = 50 feet
7/24/2025

X = Truck Location

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 August 18, 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 463 and 473 Fond du Lac Avenue. The special use permit request is to allow a portion of the site to be used for a rental service facility/rental trucks/trailers .

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 25th day of July, 2025
MARGARET HEFTER, City Clerk

Published: July 30th and August 3rd, 2025

Special Use Permit
463 473 Fond du Lac Avenue

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-14-42-309-00	521 E 10TH ST	521 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-43-500-01	500 FOND DU LAC AVE	PO BOX 424	FOND DU LAC	WI	54936
FDL-15-17-14-42-291-00	504 E 9TH ST	240 FOREST ST	CAMPBELLSPORT	WI	53010
FDL-15-17-14-42-339-00	491 FOND DU LAC AVE	480 N PIONEER RD	FOND DU LAC	WI	54937
FDL-15-17-14-42-303-00	481 E 10TH ST	481 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-327-00	511 BOYD ST	511 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-329-00	521 BOYD ST	8 DENEVEU CIR	FOND DU LAC	WI	54935
FDL-15-17-14-42-307-00	511 E 10TH ST	511 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-316-00	520 E 10TH ST	520 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-306-00	431 REGENT ST	431 REGENT ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-336-00	530 BOYD ST	530 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-317-00	516 E 10TH ST	516 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-296-00	0 E 9TH ST	474 E 9TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-294-00	476 E 9TH ST	474 E 9TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-295-00	474 E 9TH ST	474 E 9TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-318-00	512 E 10TH ST	512 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-43-500-00	550 FOND DU LAC AVE	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-14-43-500-00	550 FOND DU LAC AVE	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-14-43-500-00	550 FOND DU LAC AVE	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-321-00	500 E 10TH ST	500 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-335-00	534 BOYD ST	534 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-322-00	494 E 10TH ST	494 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-323-00	470 E 10TH ST	86 ELM ACRES DR	FOND DU LAC	WI	54935
FDL-15-17-14-42-340-00	507 FOND DU LAC AVE	507 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-14-42-320-00	504 E 10TH ST	504 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-292-00	496 E 9TH ST	496 E 9TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-305-00	499 E 10TH ST	499 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-328-00	515 BOYD ST	515 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-304-00	495 E 10TH ST	495 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-331-00	531 BOYD ST	531 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-293-00	480 E 9TH ST	W4639 MARYS AVE	FOND DU LAC	WI	54937
FDL-15-17-14-42-332-00	537 BOYD ST	537 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-301-00	435 FOND DU LAC AVE	17841 SE 115TH CT	SUMMERFIELD	FL	34491

Special Use Permit
463 473 Fond du Lac Avenue

FDL-15-17-14-42-297-00	466 E 9TH ST	466 E 9TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-315-00	528 E 10TH ST	528 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-330-00	525 BOYD ST	458 E 1ST ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-337-00	520 BOYD ST	520 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-338-00	516 BOYD ST	516 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-325-00	473 FOND DU LAC AVE	N5960 WILD WEST LN	FOND DU LAC	WI	54937
FDL-15-17-14-42-324-00	463 FOND DU LAC AVE	N5960 WILD WEST LN	FOND DU LAC	WI	54937
FDL-15-17-14-42-298-00	405 FOND DU LAC AVE	405 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-14-42-300-00	431 FOND DU LAC AVE	729 MAIN ST	NEENAH	WI	54956
FDL-15-17-14-42-299-00	427 FOND DU LAC AVE	729 MAIN ST	NEENAH	WI	54956
FDL-15-17-14-42-314-00	532 E 10TH ST	532 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-314-00	532 E 10TH ST	532 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-319-00	508 E 10TH ST	508 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-302-00	477 E 10TH ST	477 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-326-00	503 BOYD ST	503 BOYD ST	FOND DU LAC	WI	54935

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Final Plat**

Subject: Location: South Park Avenue

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Memo.pdf

South_Park_Final_Plant.pdf

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: August 18, 2025

To: Plan Commission

From: Chris Johnson, P.E., City Engineer

Re: South Park Avenue - Final Plat

The area of the subject plat consists of 3.1282 acres of land north along the dedicated right-of-way of South Park Avenue, east of the dedicated right-of-way of Winchester Avenue and west of Old County Road V. The property is zoned R-1 Single Family Residential District.

South Park Avenue will create ten (10) residential lots that meet the zoning requirements for the R-1 Single Family Residential District for lot area, lot width and lot depth.

The Preliminary Plat of South Park Avenue was reviewed and approved by the Plan Commission on April 21, 2025. 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 South Park Avenue is consistent with the Preliminary Plat approved by the Plan Commission on April 21, 2025. 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. There is a storm sewer easement on Lots 1, 8, and 9. At the north side of the lots it connects to a drainage & stormwater detention easement. The plat is not clear, as shown, where each easement ends. Extend the storm sewer easement to the north lot line of lots 1, 8, and 9. Extend the drainage & stormwater detention easement to the east lot line of lots 1 and 9 and the west lot line of lot 8.
2. The storm sewer easement language does not match our typical language. Please revise as shown below:

Storm Sewer. Fondy South, 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:

- i. 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.
- ii. 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.
- iii. 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.

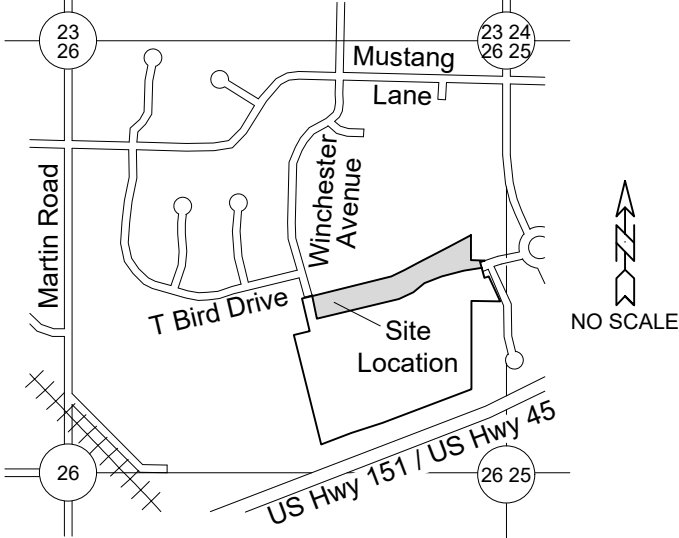
- iv. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage, electric, gas, or communication facilities without the express written consent of the City.
- v. Landscaping and Vegetation: No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted.

3. There is no text for the drainage easement. Please add the following language:

Drainage & Stormwater Detention. Drainage & stormwater detention easements are hereby granted by Fondy South, 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. Stormwater ponding and detention is expected and permitted within portions of the easement area including for storms less than the 100-year design storm based on design of City of Fond du Lac storm sewer system and offsite stormwater management facilities. 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.

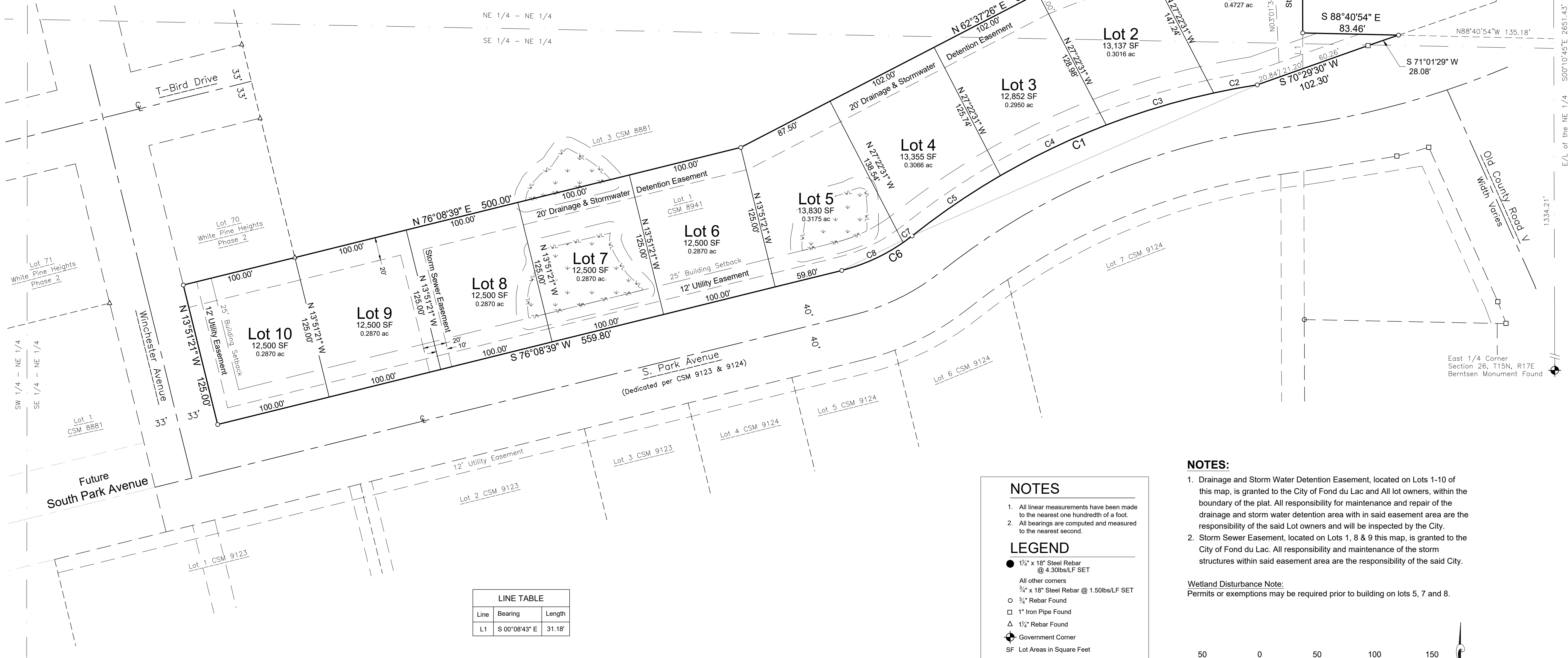
LOCATION MAP

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



South Park Avenue Plat

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



LINE TABLE		
Line	Bearing	Length
L1	S 00°08'43" E	31.18'

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in / Tangent Bearing-out
C1	640.00'	S 66°22'50" W	328.06'	331.77'	29°42'04"	N 81°13'52" E / N 51°31'48" E
C2	640.00'	S 79°30'06" W	38.63'	38.64'	3°27'33"	S 77°46'19" W / S 81°13'52" W
C3	640.00'	S 73°23'37" W	97.72'	97.82'	8°45'25"	S 69°00'54" W / S 77°46'19" W
C4	640.00'	S 64°26'32" W	102.05'	102.16'	9°08'45"	S 59°52'09" W / S 69°00'54" W
C5	640.00'	S 55°41'59" W	93.07'	93.15'	8°20'22"	S 51°31'48" W / S 59°52'09" W
C6	160.00'	S 63°50'13" W	68.21'	68.74'	24°36'51"	N 51°31'48" E / N 76°08'39" E
C7	160.00'	S 53°16'26" W	9.74'	9.74'	3°29'17"	S 55°01'05" W / S 51°31'48" W
C8	160.00'	S 65°34'52" W	58.66'	58.99'	21°07'33"	S 76°08'39" W / S 55°01'05" W

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

Date

NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

LEGEND

● 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET

All other corners
3/4" x 18" Steel Rebar @ 1.50lbs/LF SET

○ 3/4" Rebar Found

□ 1" Iron Pipe Found

△ 1/2" Rebar Found

◆ Government Corner

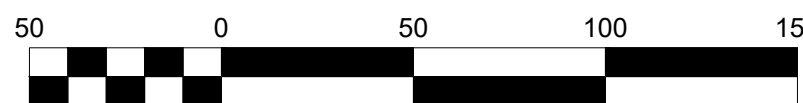
SF Lot Areas in Square Feet

Wetland Buffer, Typical

NOTES:

- Drainage and Storm Water Detention Easement, located on Lots 1-10 of this map, is granted to the City of Fond du Lac and All lot owners, within the boundary of the plat. All responsibility for maintenance and repair of the drainage and storm water detention area with in said easement area are the responsibility of the said Lot owners and will be inspected by the City.
- Storm Sewer Easement, located on Lots 1, 8 & 9 this map, is granted to the City of Fond du Lac. All responsibility and maintenance of the storm structures within said easement area are the responsibility of the said City.

Wetland Disturbance Note:
Permits or exemptions may be required prior to building on lots 5, 7 and 8.



Bearings are referenced to the East line of the Northeast 1/4, Section 30, T20N, R17E, assumed to bear S00°10'45"E, base on the Fond du Lac County Coordinate System.

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



File: 7304Final2.dwg
Date: 07/03/2025
Drafted By: scott
Sheet: 1 of 2



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

South Park Avenue Plat

All of Lot 1, Certified Survey Map 8941, being part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of 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 Fond du Lac County, and under the direction of Fondy South, LLC, owners of said land, I have surveyed, divided and mapped South Park Avenue Plat; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land all of Lot 1, Certified Survey Map 8941, recorded as Doc No. 1187297, being part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin, containing 136,264 Sq Ft (3.1282 Ac) of land, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, 20_____.

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

Owner's Certificate

Fondy South, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Fondy South, LLC, does 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
Department of Administration
Fond du Lac County Planning Agency

Dated this _____ day of _____, 20_____.

In the presence of: Fondy South, LLC

Member _____ Print Name _____

State of Wisconsin)
_____ County) ss

Personally came before me this _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin My Commission Expires _____

Utility Easement Provisions

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

Fondy South, 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, 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 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.

Fondy South, LLC

Member _____ Print Name _____ Date _____

Storm Sewer Easement Provisions

An easement for Storm Sewer Easement is hereby granted by:

Fondy South, LLC., Grantor, to:

THE CITY OF FOND DU LAC, Grantee,

- Purpose: The purpose of this easement is for the Grantee to access, install, regrade, replace, relocate, operate, maintain, resize and repair Storm Sewer Easement and associated appurtenances. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said Storm Sewer Easement and associated appurtenances that occur outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- Access: Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
- Buildings or Other Structures: Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Storm Sewer Easement".
- Elevation: The grantor agrees that the elevation of the existing ground surface within the easement area will not be altered without the written consent of grantee.
- Restoration: Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Grantee shall be responsible for all surface restoration.
- Notification: Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.

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

Fondy South, LLC

Member _____ Print Name _____ Date _____

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Fond du Lac and Fond du Lac County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

City Treasurer/Director of Administration _____ Date _____

Print Name _____

County Treasurer _____ Date _____

Print Name _____

City Council Resolution
Resolved, that the plat of South Park Avenue Plat in the City of Fond du Lac, Fond du Lac County, Fondy South, LLC, owner, is hereby approved by the Common Council of the City of Fond du Lac.

President of City Council _____ Date _____

Print Name _____

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of Fond du Lac.

Clerk _____ Date _____

Print Name _____

This Final Plat is contained wholly within the property described in the following recorded instruments:

The property owner of record:	Recording Information:	Parcel Number(s):
Fondy South, LLC	Doc No. 1189159	FDL-15-17-26-14-251-00

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



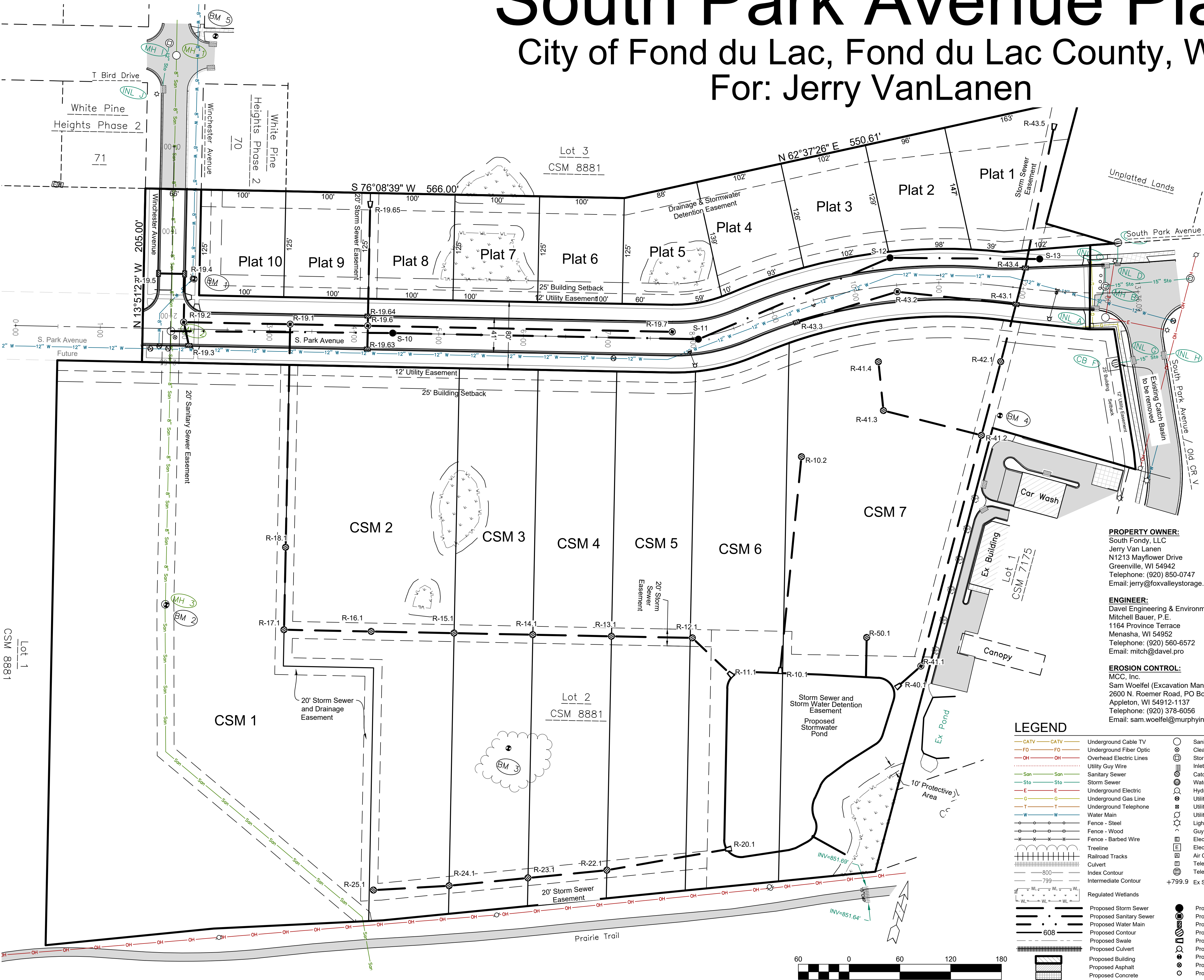
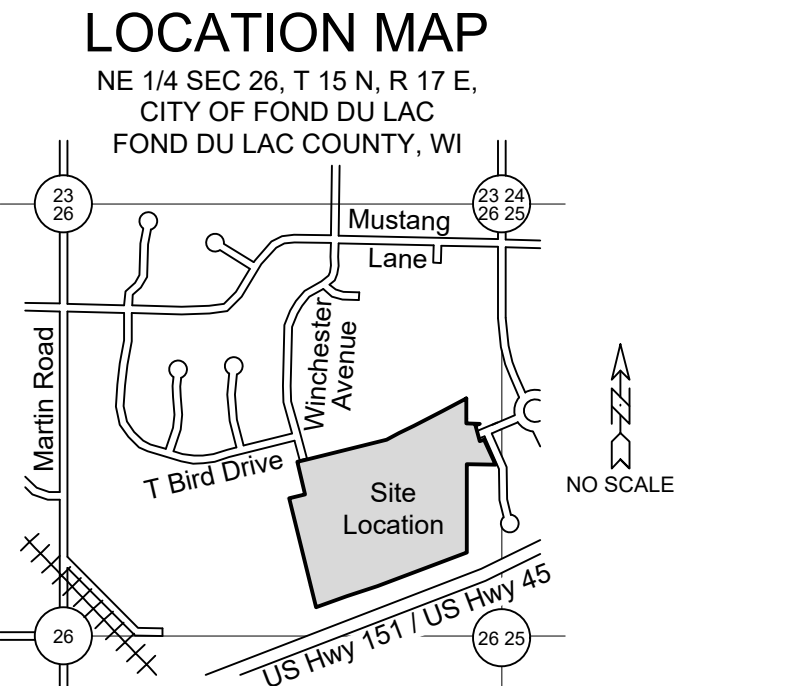
File: 7304Final2.dwg
Date: 07/03/2025
Drafted By: scott
Sheet: 2 of 2



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

South Park Avenue Plat

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



All sanitary and storm sewer shall be constructed in accordance with City of Fond du Lac Detailed Specifications for Sewer Construction and applicable standard detail drawings. DNR Approval Number for Sewer Specifications S-2023-0351.

All water main shall be constructed in accordance with City of Fond du Lac Detailed Specifications for Water Construction and applicable standard detail drawings. DNR Approval Number for Water Specifications W-2024-0175.

Streets shall be constructed in accordance with the City of Fond du Lac Detailed Specifications for Paving and applicable standard detail drawings.

All electrical and lighting to be owned and maintained by the City shall be constructed in accordance with the City of Fond du Lac Detailed Specifications for Electrical Construction and applicable standard detail drawings.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

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.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water Discharge Permit. All Erosion Control shall be done in accordance with the City of Fond du Lac Detailed Specifications for Erosion and Sediment Control and applicable standard detail drawings.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The Contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

The Contractor shall obtain any excavation in the right-of-way permit from City Engineering prior to performing any work within the right-of-way. A right-of-way permit is not required for any work completed as part of this project.

The Contractor shall obtain a sidewalk permit from City Engineering prior to placing any sidewalk within the public right-of-way. A sidewalk permit is not required for any work completed as part of this project.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Water Pipe shall be PVC C900 D(18), with tracer wire. Tracer wire shall be installed in accordance with the City Detailed Specifications for Water Construction as modified by Special Provisions and City Standard Detail Drawings. Tracer wire should be connected to existing tracer wire on the water main using approved connectors or CAD welded to the existing ductile iron water main if there is not tracer wire.

Sanitary Sewer Pipe shall be PVC SDR(35).

Storm Sewer Pipe shall be Reinforced Concrete Class III unless otherwise specified. Pipes with at least 4' of cover can be SDR(35) or HDPE with smooth inner liner. Pipes shall comply with City Detailed Specifications for Sewer Construction.

Water Services shall be 1 1/2" PE (Polyethylene), unless otherwise noted.

Sanitary Services shall be 6" PVC SDR(35), unless otherwise noted.

Joint ties are required on infall & outfall pipes. Tie endwall with last two pipe sections.

Refer to <https://www.fdl.wi.gov/engineering/construction-projects/> for the City of Fond du Lac's current specifications and standard detail drawings.

PROPERTY OWNER:
South Fondy, LLC
Jerry Van Lanen
N1213 Mayflower Drive
Greenville, WI 54942
Telephone: (920) 850-0747
Email: jerry@foxvalleystorage.com

ENGINEER:
Davel Engineering & Environmental, Inc.
Mitchell Bauer, P.E.
1164 Province Terrace
Menasha, WI 54952
Telephone: (920) 560-6572
Email: mitch@davel.pro

EROSION CONTROL:
MCC, Inc.
Sam Woelfel (Excavation Manager)
2600 N. Roemer Road, PO Box 1137
Appleton, WI 54912-1137
Telephone: (920) 378-6056
Email: sam.woelfel@murphyinc.org

LEGEND

— CATV — CATV	Underground Cable TV	○	Sanitary MH / Tank / Base	□	CATV Pedestal
— FO — FO	Underground Fiber Optic	⊗	Clean Out / Curb Stop / Pull Box	□	Gas Regulator
— OH — OH	Overhead Electric Lines	⊗	Storm Manhole	□	Railroad Signal
— San — San	Sanitary Sewer	⊗	Inlet	□	Tower / Silo
— Sto — Sto	Storm Sewer	⊗	Catch Basin / Yard Drain	□	Post / Guard Post
— E — E	Underground Electric	⊗	Hydrant	□	Satellite Dish
— G — G	Underground Gas Line	⊗	Utility Valve	□	Large Rock
— T — T	Underground Telephone	⊗	Utility Meter	□	Flag Pole
— W — W	Water Main	⊗	Utility Pole	□	Deciduous Tree
— F — F	Fence - Steel	⊗	Light Pole / Signal	□	Coniferous Tree
— F — F	Fence - Wood	⊗	Guy Wire	□	Bush / Hedge
— F — F	Fence - Barbed Wire	⊗	Electric Pedestal	□	Stump
— Tr — Tr	Treeline	⊗	Electric Transformer	□	Soil Boring
— RR — RR	Railroad Tracks	⊗	Air Conditioner	□	Benchmark
— Cul — Cul	Culvert	⊗	Telephone Pedestal	□	Asphalt Pavement
— Ind — Ind	Index Contour	⊗	Telephone Manhole	□	Concrete Pavement
— Int — Int	Intermediate Contour	⊗	Ex Spot Elevation	□	Gravel
— Reg — Reg	Regulated Wetlands	⊗		□	
— Prop — Prop	Proposed Storm Sewer	⊗		□	
— Prop — Prop	Proposed Sanitary Sewer	⊗		□	
— Prop — Prop	Proposed Water Main	⊗		□	
— Prop — Prop	Proposed Contour	⊗		□	
— Prop — Prop	Proposed Swale	⊗		□	
— Prop — Prop	Proposed Culvert	⊗		□	
— Prop — Prop	Proposed Building	⊗		□	
— Prop — Prop	Proposed Asphalt	⊗		□	
— Prop — Prop	Proposed Concrete	⊗		□	
— Prop — Prop	Proposed Gravel	⊗		□	

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IMPROVEMENT PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

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Project Number: 7304
April 7, 2025

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