

PLAN COMMISSION AGENDA

September 15, 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. APPROVAL OF MINUTES

A. August 18, 2025

III. PUBLIC HEARING

A. Special Use Permit 2025-12

Location: 556 South Military Road

Applicant: Rey's Automotive, LLC

Proposal: Allow for the Use as an automotive/engine repair, body shop, detail shop, painting, and service garage.

IV. INPUT

A. Review of Special Use Permit (2025-03)

Location: 496 and 498 Wisconsin Court

Applicant: Holly Mulder (ARYA)

Request: Allow a Community Based Residential Facility for up to 10 persons at 496 Wisconsin Court and up to 24 persons at 498 Wisconsin Court for women on the path to recovery.

B. Zoning Code Updates - Residential District Regulations

Initiator: Community Development Director

Description: Potential Changes to the Residential District

Regulations Relating to the Types of Residential Development

Allowed in Such Districts and Considerations on Bulk Requirements
(Lot Sizes and Setbacks)

V. ACTION

A. Five Year (2026-*2030) Capital Improvement Plan

Initiator: Director of Administration

VI. ADJOURN

**COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
August 18, 2025**

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Minutes_08.18.25.pdf

PLAN COMMISSION MINUTES

Monday, August 18, 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
Craig Much
Patrick Mullen
Derek TerBeest

Absent

Alicia Hans
Bradley Leonhard
Brent Schumacher

Administrative Staff

Dyann Benson, Community Development Director

Declaration Quorum Present

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

II. CONSENT AGENDA

A. July 14, 2025

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

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

Carried.

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.

Appeared in Support:

Raj Singh, Project Applicant, 473 Fond du Lac Avenue

Miguel Cruz, Project Applicant, 473 Fond du Lac Avenue

A Motion was made by TerBeest to approve the special use permit with conditions and seconded by Giese-Kent. Motion **Passed**.

PLAN COMMISSION MINUTES

August 18, 2025

Page 2

Conditions of Approval:

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.

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

Carried.

IV. ACTION

A. Final Plat

Location: South Park Avenue

A Motion was made by Mullen 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, Mullen, Much, TerBeest
 Nay – None

Carried.

V. ADJOURN

A Motion was made by Much to adjourn at 5:46 p.m. and seconded by Mullen, and the motion was **Passed**.

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

Carried.

DB/cc

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Special Use Permit 2025-12

Subject: Location: 556 South Military Road
 Applicant: Rey's Automotive, LLC
 Proposal: Allow for the Use as an automotive/engine
 repair, body shop, detail shop, painting, and service
 garage.

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

556_S_Military_Rd_SUP_ApplicationREDACTED.pdf

PC_Memo_556_N_Military_Road.pdf

Public_Notice.pdf



City of Fond du Lac

SPECIAL USE PERMIT

Application

PROPERTY LOCATION: 556 S military Rd

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

Project Applicant

Name <u>Revs Automotive LLC</u>			
Mailing Address <u>556 S Military Rd</u>	City <u>Fond du Lac</u>	State <u>WI</u>	ZIP Code <u>54935</u>
Email Address		Phone Number	

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

Name			
Mailing Address	City	State	ZIP Code
Email Address	Phone Number		

Landowner Certification

If the person requesting the 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:

It is currently a dealership

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

My project is to build a building on the east side of the lot to provide more parking. This building will also be used for cars repair. I plan this project next year 2026. I wanted to know if it possible to go out on 11th st. Thanks.

Time schedule for use and/or development of the property: Currently have a small shop where I would like to request permission to repair my cars from the dealer

PROJECT APPLICANT SIGNATURE [Signature]

LANDOWNER AUTHORIZATION

TO: City of Fond du Lac

Community Development Department

Re: SPECIAL USE PERMIT PROPOSAL

LOCATION: 356 S Military Rd Fond Du Lac WI 54935
PROPERTY ADDRESS AND/OR TAX KEY NUMBER

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

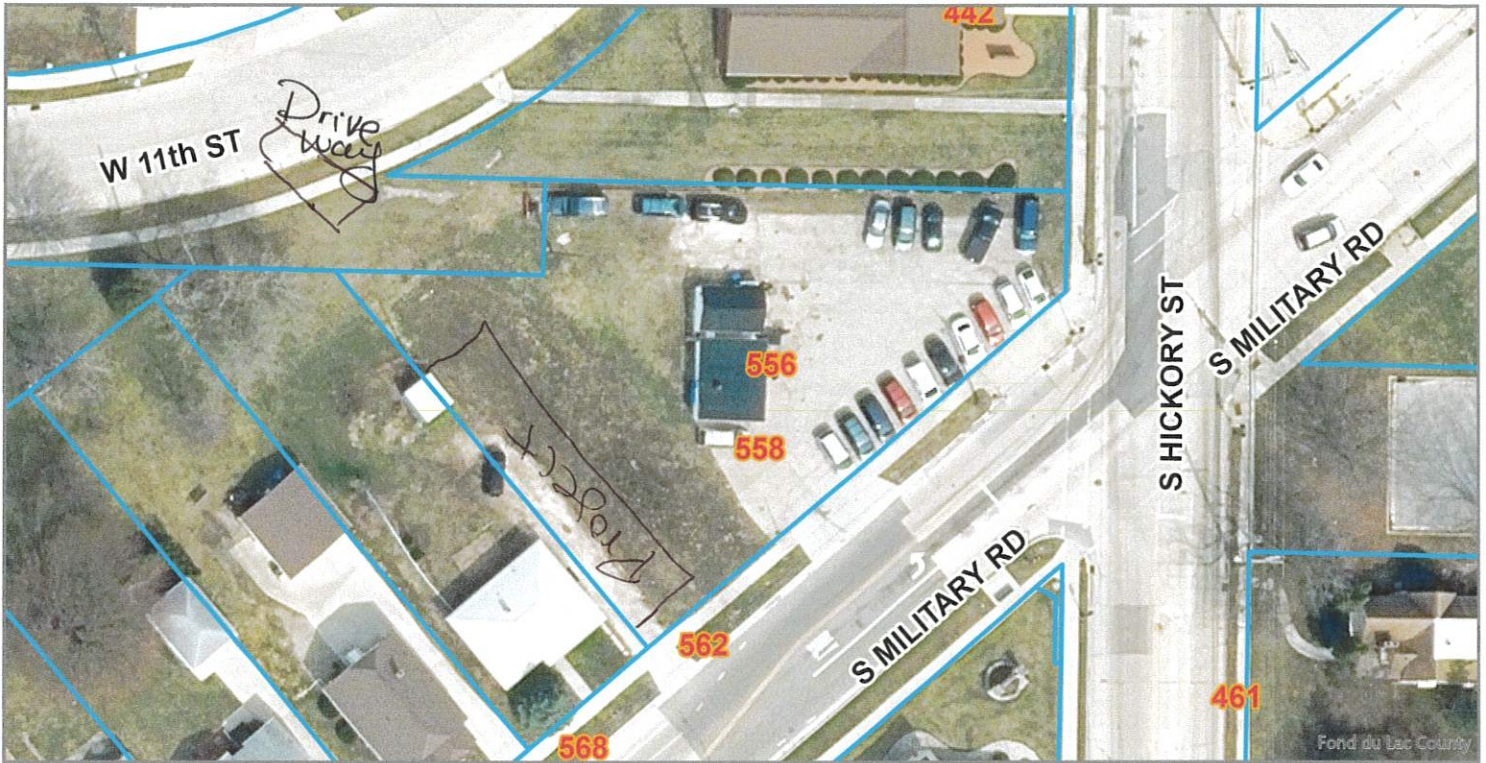
referenced above. The undersigned authorizes 

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


SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

08/22/25
DATE

Fond du Lac County, WI



Municipality	City of Fond du Lac	2000 Census	42203
1980 Census	35863	2010 Census	43021
1990 Census	37755	TYPE	C



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
8/22/2025

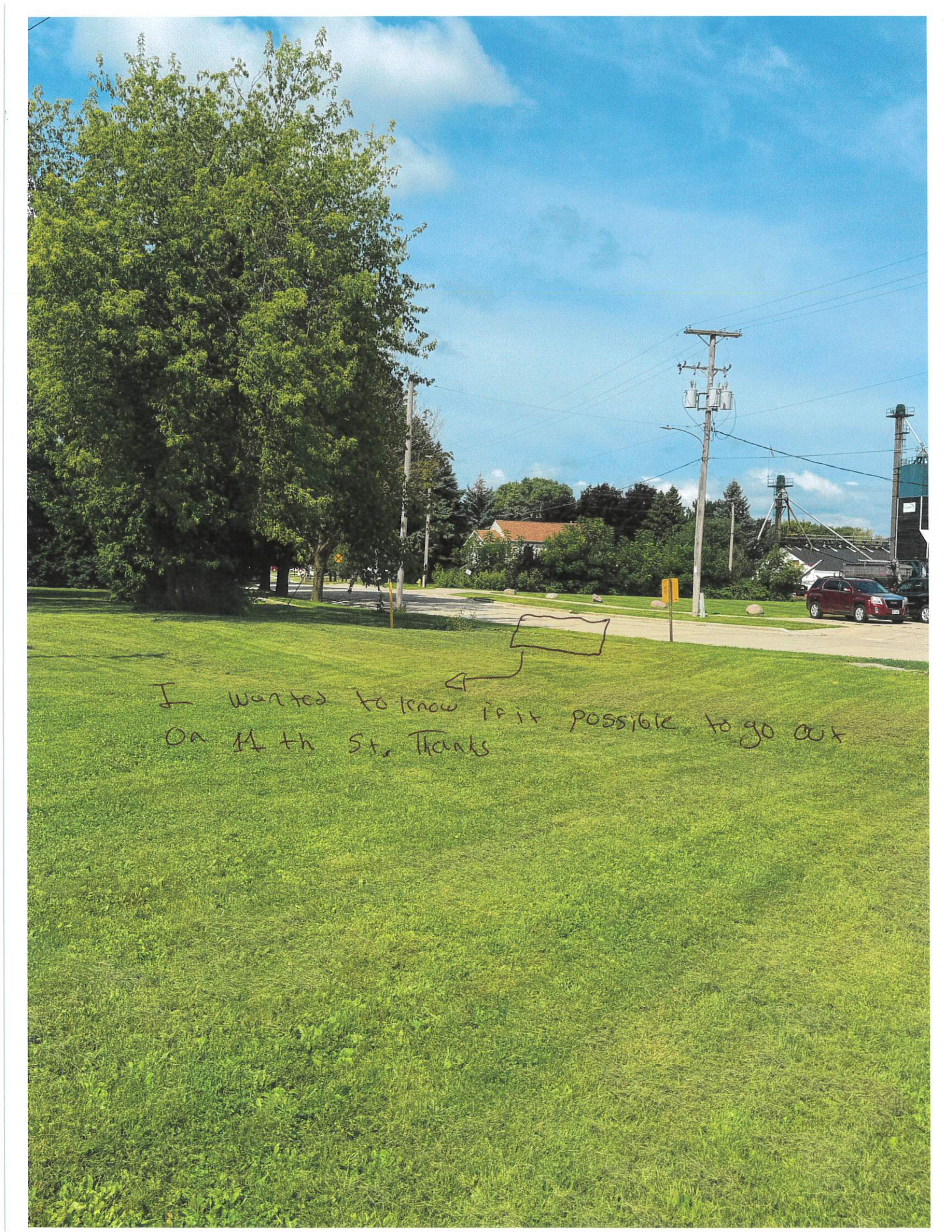
Demo existing Building
Blacktop entire lot space



There are mounds
of dirt in this area,
which makes it hard
to cut the grass
~~to~~ I can remove it
myself

My goal
is to give you
a better view
of the dealer
and the bathing
town





I wanted to know if it possible to go out
On 14th St. Thanks

30W x 30H Windows

30W x 30H Windows

30W x 30H Windows

30W x 30H Windows

30W x 30H Windows

30W x 30H Windows

30W x 30H Windows

Frameouts

Frameout 10'x10' Garage Door

Corner Style: Square (Traditional)

Frameout 10'x10' Garage Door

Corner Style: Square (Traditional)

Frameout 10'x10' Garage Door

Corner Style: Square (Traditional)

Frameout - Custom Size (3'x6')

Corner Style: Square (Traditional)

Right Lean Frameout - Custom Size (13'x8')

Right Lean Corner Style: Square (Traditional)

Right Lean Frameout - Custom Size (13'x8')

Right Lean Corner Style: Square (Traditional)

Front End: Fully Enclosed

Front End Siding: Horizontal

Back End: Fully Enclosed

Back End Siding: Horizontal

Right Lean Base Price: 15'x31'

Right Lean Side Walls Deluxe (Wainscot): Cardinal Red

Right Lean Type: Lean only

Right Lean Roof Pitch: 2 / 12

Right Lean Gauge: 12-Gauge Framing

Right Lean Brace: Standard Brace

Right Lean Engineer Certified: 150/35 Cert

Right Lean Leg Height: 9'

Right Lean Right Side: Fully Enclosed

Right Lean Right Side Siding: Horizontal

Right Lean Front End: Gable End

Right Lean Front End Siding: Horizontal

Right Lean Back End: Gable End

Right Lean Back End Siding: Horizontal

Right Lean Connection Fee Side to Side 36' L

Windows & Accessories

30W x 30H Windows

Structure Details

Style: Standard

Base Price: 30'x71'

Installation Surface: Concrete

Roof: Cardinal Red

Trim: Cardinal Red

Gable End Wall: Black

Side Wall: Black

Gable Ends Deluxe (Wainscot): Cardinal Red

Side Walls Deluxe (Wainscot): Cardinal Red

Frame Spacing: 5' o.c.

Roof Style: Vertical Style

Roof Pitch: 3 / 12

Roof Overhang: 6"

Trusses: Triple Wide

Gauge: 12-Gauge Framing

Brace: Standard Brace

Engineer Certified: 150/35 Cert

Leg Height: 14'

Left Side: Fully Enclosed

Left Side Siding: Horizontal

Right Side: Fully Enclosed

Right Side Siding: Horizontal

There are mounds of dirt in this area, which makes it hard to cut the grass. I can remove it myself.

My goal is to give you a better view of this dealer and the beautiful town of Fon du Lac.





CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: August 29, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Special Use Permit – 556 S Military Road

Applicant: Rey’s Automotive LLC

Request: Allow for the use automotive/engine repair, body shop, detail shop, painting, and service garage.

Zoning: Site: C-2 (General Business)
North: C-2
South: C-2
East: C-2/R-1 (Single Family Residential)
West: C-2/M-1 (Manufacturing)

Land Use: Site: Automotive Sales
North: Office
South: Office/Residential
East: Retail/Billboards/Residential
West: Residential/Manufacturing

Analysis

The property is located at the northwest corner of Military Road and Hickory Street. The property has been used for automotive sales. The new owner would like to undertake vehicle repair at the site along with the automotive sales. They have an existing location in city on North Main Street – Rey’s Auto. The hours of operation at their North Main Street location are Monday through Saturday, 10:00am until 7:00 p.m. They are closed on Sundays.

The current site has a single car garage. The owner has plans to construct a building in 2026 to allow for additional garage space for undertaking service and repairs. The proposed Special Use Permit would allow for automotive repair in the single car garage and then allow it to expand to the larger building.

The land use schedule for the C-2 General Business District identifies automotive, engine repair, body shop, detail shop, painting, and service garage as a Special Use within the zoning district.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. In this case, the use of as an automotive sales business with the ability to undertake repairs in the C-2 District. The issuance of the Special Use Permit will enable the repairs of their vehicles offered for sale as well as the ability to repair customer cars.

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

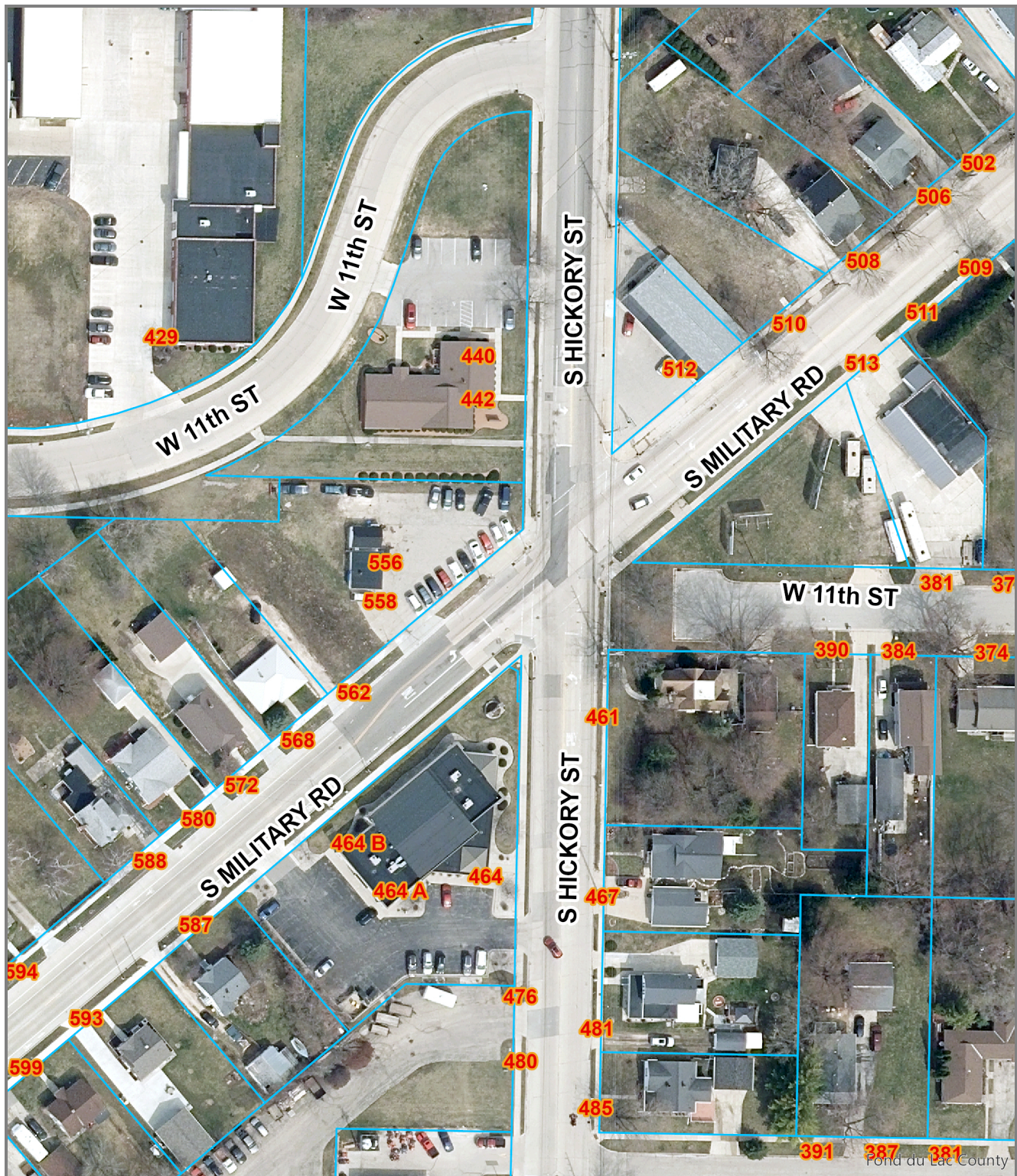
- (1) The land use or activity is to be designed, located and operated so as to protect the public health, safety, welfare and convenience.
- (2) The land use or activity will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- (3) The land use 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. Any deviation to the proposed use as presented will require a resubmittal for a Special Use Permit, including any change in business hours. No automotive repairs will be undertaken before 10:00am or after 7:00pm.
2. No maintenance work or repairs shall be undertaken outside of the building. This applies to both the single car garage and the future new building.
3. No outdoor storage of tires, vehicle parts or related items.
4. All vehicles parked outside on the lot will be maintained in good condition and operable. No junk cars may be stored outside on the property.
5. Vehicles will not be parked on any grass or unpaved surface.
6. Failure to comply with the conditions may result in revocation of the Special Use Permit.
7. A detailed site plan will be required for the construction of a new building, any paving or improved surface of the lot.

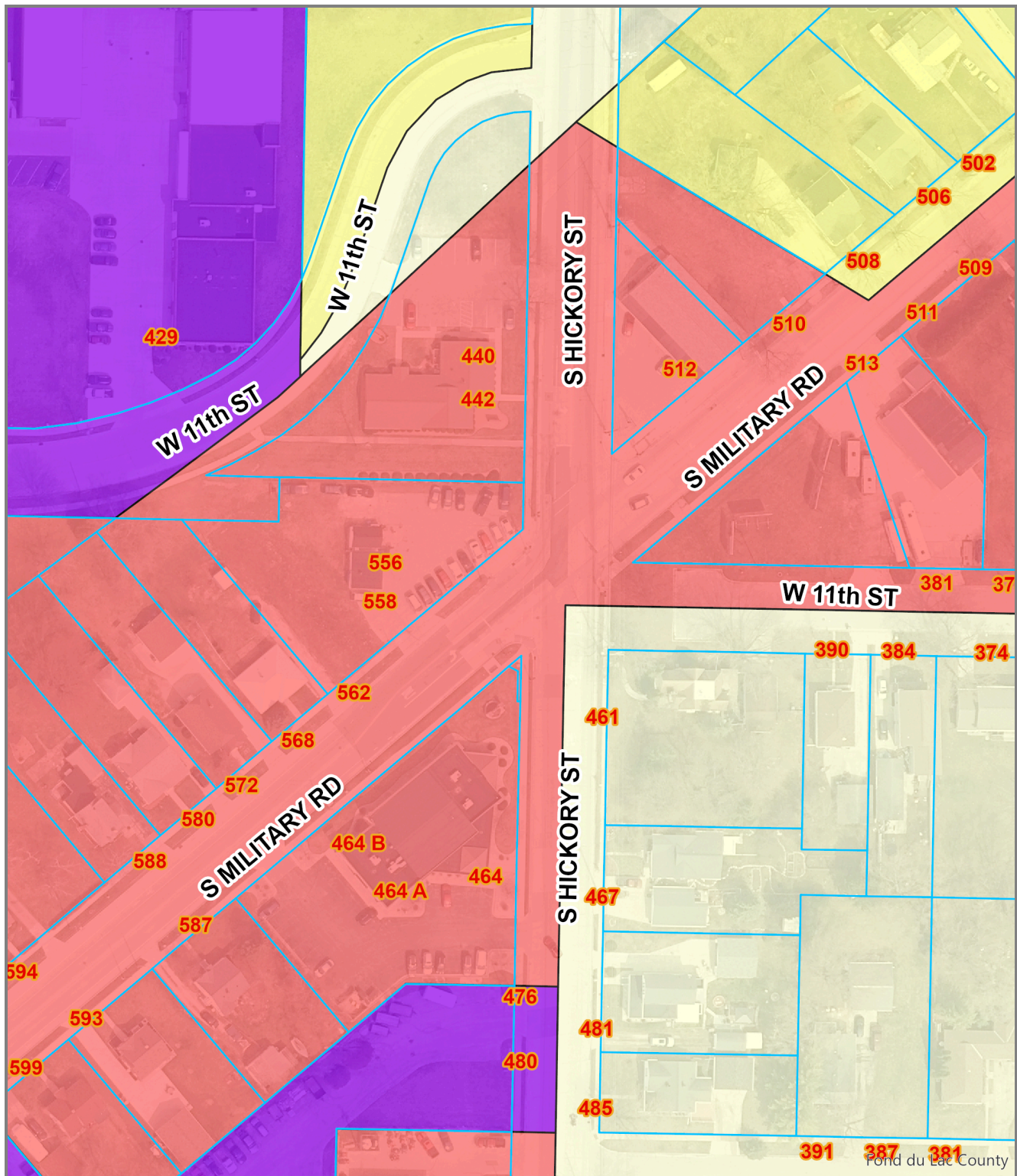
Aerial 556 S Military Road



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Map Scale
1 inch = 100 feet
8/26/2025

Zoning - 556 S Military Road



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Map Scale
1 inch = 100 feet
8/26/2025

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 September 15, 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 556 S Military Road. The special use permit request is for the use as an automotive engine repair, body shop, detail shop, painting, service garage. The land use schedule for the C-2 General Commercial District identifies automotive, engine repair, body shop, detail shop, painting, service garage as a Special Use within the zoning district.

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 August, 2025

MARGARET HEFTER
City Clerk

Published: August 31st, 2025 and September 3rd, 2025

**Special Use Permit
556 S Military Road**

PIN	Street_address	MailingAddress1	MailingAddress2	MailingCity	State	Zip
FDL-15-17-16-41-034-00	460 W 11TH ST	910 COUNTRY CLUB LN		FOND DU LAC	WI	54935
FDL-15-17-15-32-310-00	513 S MILITARY RD	181 GILLETTE ST		FOND DU LAC	WI	54935
FDL-15-17-16-44-775-02	496 S HICKORY ST	W4478 MARY HILL PARK DR		FOND DU LAC	WI	54937
FDL-15-17-16-44-775-00	431 ARLINGTON AVE	219 WEIS AVE		FOND DU LAC	WI	54935
FDL-15-17-16-41-035-00	588 S MILITARY RD	588 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-16-41-035-00	588 S MILITARY RD	588 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-16-41-013-00	0 S HICKORY ST	% CITY CLERK	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-16-41-070-00		160 S MACY ST		FOND DU LAC	WI	54935
FDL-15-17-15-32-329-00	374 W 11TH ST	15 N MARR ST		FOND DU LAC	WI	54935
FDL-15-17-16-41-018-00	457 W 11TH ST	1010 W RYAN ST		BRILLION	WI	54110
FDL-15-17-16-44-759-00	594 S MILITARY RD	594 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-16-44-752-00	587 S MILITARY RD	587 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-15-32-328-00	384 W 11TH ST	384 W 11TH ST		FOND DU LAC	WI	54935
FDL-15-17-15-32-307-00	508 S MILITARY RD	508 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-16-41-036-00	580 S MILITARY RD	PO BOX 215		CAZENOVIA	WI	53924
FDL-15-17-15-32-306-00	502 S MILITARY RD	485 S MILITARY RD STE 7		FOND DU LAC	WI	54935
FDL-15-17-15-32-325-00	461 S HICKORY ST	461 S HICKORY ST		FOND DU LAC	WI	54935
FDL-15-17-15-32-327-00	390 W 11TH ST	390 W 11TH ST		FOND DU LAC	WI	54935
FDL-15-17-16-44-753-00	593 S MILITARY RD	593 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-16-41-014-00	442 S HICKORY ST	442 S HICKORY ST		FOND DU LAC	WI	54935
FDL-15-17-15-32-309-00	512 S MILITARY RD	8900 N UPPER RIVER CT		RIVER HILLS	WI	53217
FDL-15-17-15-32-308-00	510 S MILITARY RD	8900 N UPPER RIVER CT		RIVER HILLS	WI	53217
FDL-15-17-16-41-040-01	562 S MILITARY RD	556 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-15-33-549-00	481 S HICKORY ST	481 S HICKORY ST		FOND DU LAC	WI	54935
FDL-15-17-16-44-754-00	599 S MILITARY RD	599 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-15-33-548-00	467 S HICKORY ST	467 S HICKORY ST		FOND DU LAC	WI	54935
FDL-15-17-16-41-038-00	568 S MILITARY RD	513 S HICKORY ST		FOND DU LAC	WI	54935
FDL-15-17-16-41-043-00	464 S HICKORY ST	PO BOX 201		CASCADE	WI	53011
FDL-15-17-16-41-043-00	464 S HICKORY ST	PO BOX 201		CASCADE	WI	53011
FDL-15-17-16-41-037-00	572 S MILITARY RD	572 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-15-32-324-00	0 S MILITARY RD	5321 CORPORATE BLVD		BATON ROUGE	LA	70808
FDL-15-17-16-41-017-00	455 W 11TH ST	455 W 11TH ST		FOND DU LAC	WI	54935
FDL-15-17-15-32-311-00	509 S MILITARY RD	509 S MILITARY RD		FOND DU LAC	WI	54935
FDL-15-17-15-32-300-00	399 S HICKORY ST	REAL ESTATE DEPT	4902 N BILTMORE LN	MADISON	WI	53718
FDL-15-17-16-41-015-00	429 W 11TH ST	429 W 11TH ST		FOND DU LAC	WI	54935

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

Subject: Location: 496 and 498 Wisconsin Court
 Applicant: Holly Mulder (ARYA)
 Request: Allow a Community Based Residential Facility
 for up to 10 persons at 496 Wisconsin Court and up to
 24 persons at 498 Wisconsin Court for women on the
 path to recovery.

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Public_Notice_Wisconsin_Ct.pdf

SUP_Arya_202503.pdf



City of Fond du Lac

First on the Lake

Website: www.fdl.wi.gov

City-County Government Center
160 S. Macy Street~P.O. Box 150~Fond du Lac, WI 54936-0150

August 29, 2025

Re: Special Use Permit 2025-03
ARYA, 496 Wisconsin Court and 498 Wisconsin Court
Community Based Residential Facility

The Plan Commission approved a Special Use Permit for community based residential facility for up to 10 persons at 496 Wisconsin Court and up to 24 persons at 498 Wisconsin Court. A condition of the Special Use Permit was a review of the project at the September Plan Commission meeting.

The review of the community based residential facilities per the condition of the Special Use Permit will on the September 15, 2025 Plan Commission meeting agenda. The meeting will be held at 5:30 p.m. on September 15, 2025 in Meeting Room A of the City-County Government Center, 160 South Macy Street.

All persons having an interest are invited to participate in the meeting 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.

Any amendment to conditions of a Special Use Permit follow the same process as the issuance of a Special Use Permit which requires a public hearing. This item is not a public hearing therefore there will be no amendments or changes made to the current conditions of the Special Use Permit at this meeting.



City of Fond du Lac

First on the Lake

Website: www.fdl.wi.gov

City-County Government Center
160 S. Macy Street~P.O. Box 150~Fond du Lac, WI 54936-0150

May 27, 2025

Holly Mulder
ARYA
368 North Park Avenue
Fond du Lac, WI 54935

Re: Special Use Permit 2025-03 (496 and 498 Wisconsin Court)
Proposal: Allow a Community Based Residential Facility for up to 10 persons at 496 Wisconsin Court and up to 24 persons at 498 Wisconsin Court for women on the path to recovery

This letter will confirm approval of a special use permit by the Plan Commission at its meeting on May 19, 2025. **The conditions of the special use permit include:**

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

A copy of the Plan Commission Resolution (2025-03) authorizing the Special Use Permit is attached for your reference. The special use permit is valid for one (1) year from the Plan Commission approval date. If a building permit is not applied for within the one-year time period, the action of the Plan Commission is null and void, and a new special use permit approval is required.

Please refer to Chapter 720-63(C) of the City's Municipal Code for compliance/revocation of a special use permit. If you have any questions, please contact me at 920-322-3440. Should you have any questions regarding permit requirements, please contact the Building Inspector's office at 920-322-3572.

Sincerely,



Dyann Benson, AICP

Community Development Director

Enclosures

cc: Doug Hoerth, Chief Building Inspector
Margaret Hefter, City Clerk

**PLAN COMMISSION RESOLUTION NO. 2025-03
A RESOLUTION GRANTING A SPECIAL USE PERMIT
TO ALLOW A COMMUNITY BASED RESIDENTIAL FACILITY FOR UP TO 10 PERSONS
AT 496 WISCONSIN COURT AND UP TO 24 PERSONS AT 498 WISCONSIN COURT**

WHEREAS, ARYA – Holly Mulder has petitioned for a special use permit to allow a community based residential facility for women on the path to recovery in the R-2 Residential Districts; and

WHEREAS, the proposal includes up to 10 persons at 496 Wisconsin Court and up to 24 persons at 498 Wisconsin Court; and

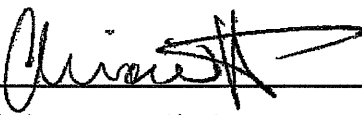
WHEREAS, City staff has reviewed the application and recommends approval of the request; and

WHEREAS, the Plan Commission conducted a public hearing on May 19, 2025, for the proposed use and thereafter determined that the land use is suitable to the property, with 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.

NOW, THEREFORE, grant BE IT RESOLVED by the Plan Commission of the City of Fond du Lac that a special use permit subject to the conditions specified above to allow a community based residential facility, not to exceed the number of persons stated above, in the R-2 District.

ADOPTED:
05/19/2025



Alicia Hans, Chair

Plan Commission

Attest:



Margaret Hefter, City Clerk

CITY OF FOND DU LAC - Memorandum

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.

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.

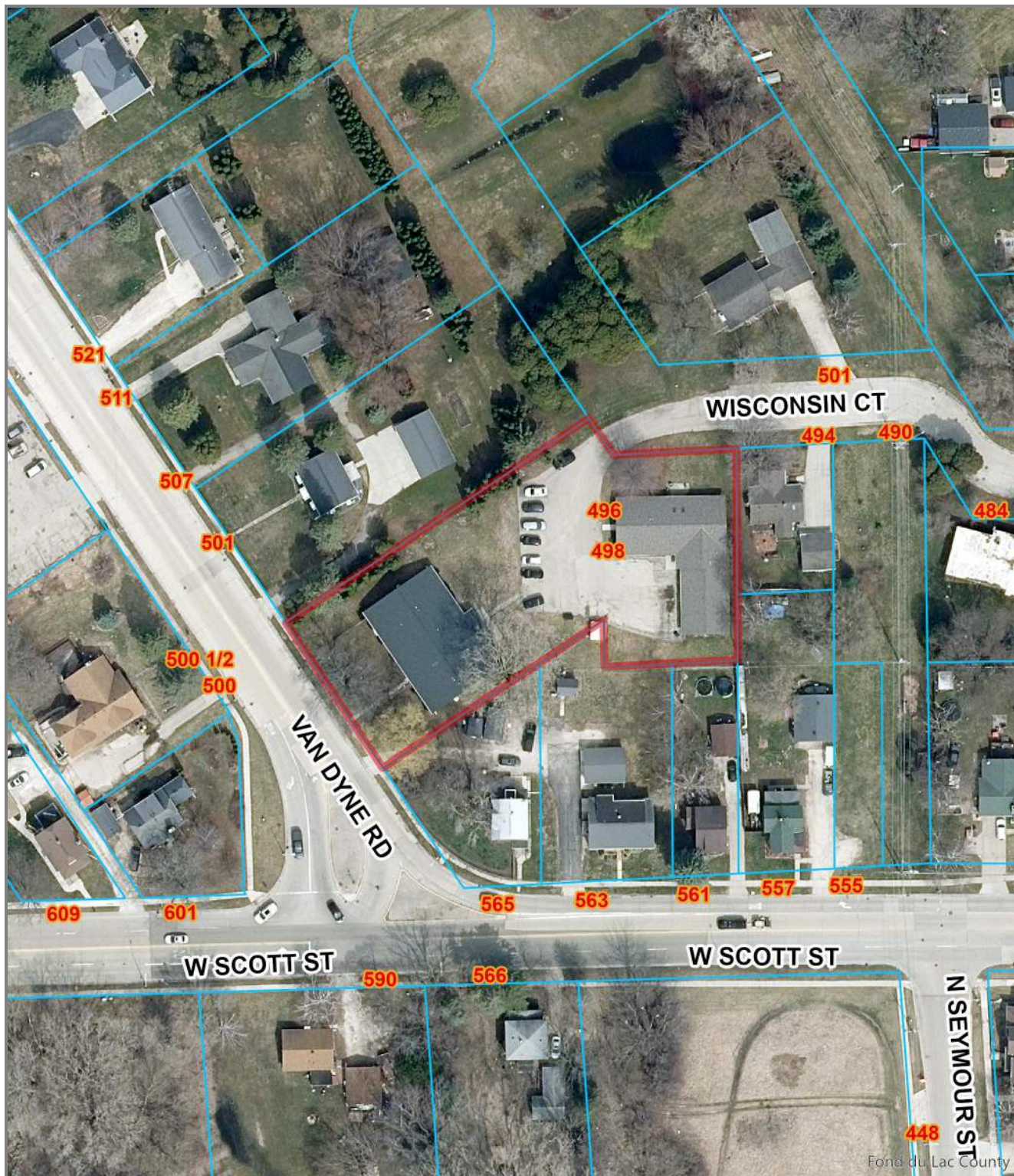
- (6) The land use or activity conforms to all applicable regulations governing the zoning district where it is to be located, except as may be otherwise set forth elsewhere in the zoning code.
- (7) Any conditions determined to be necessary to accomplish the purposes of the zoning code.

Recommendation

Community Development staff 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.

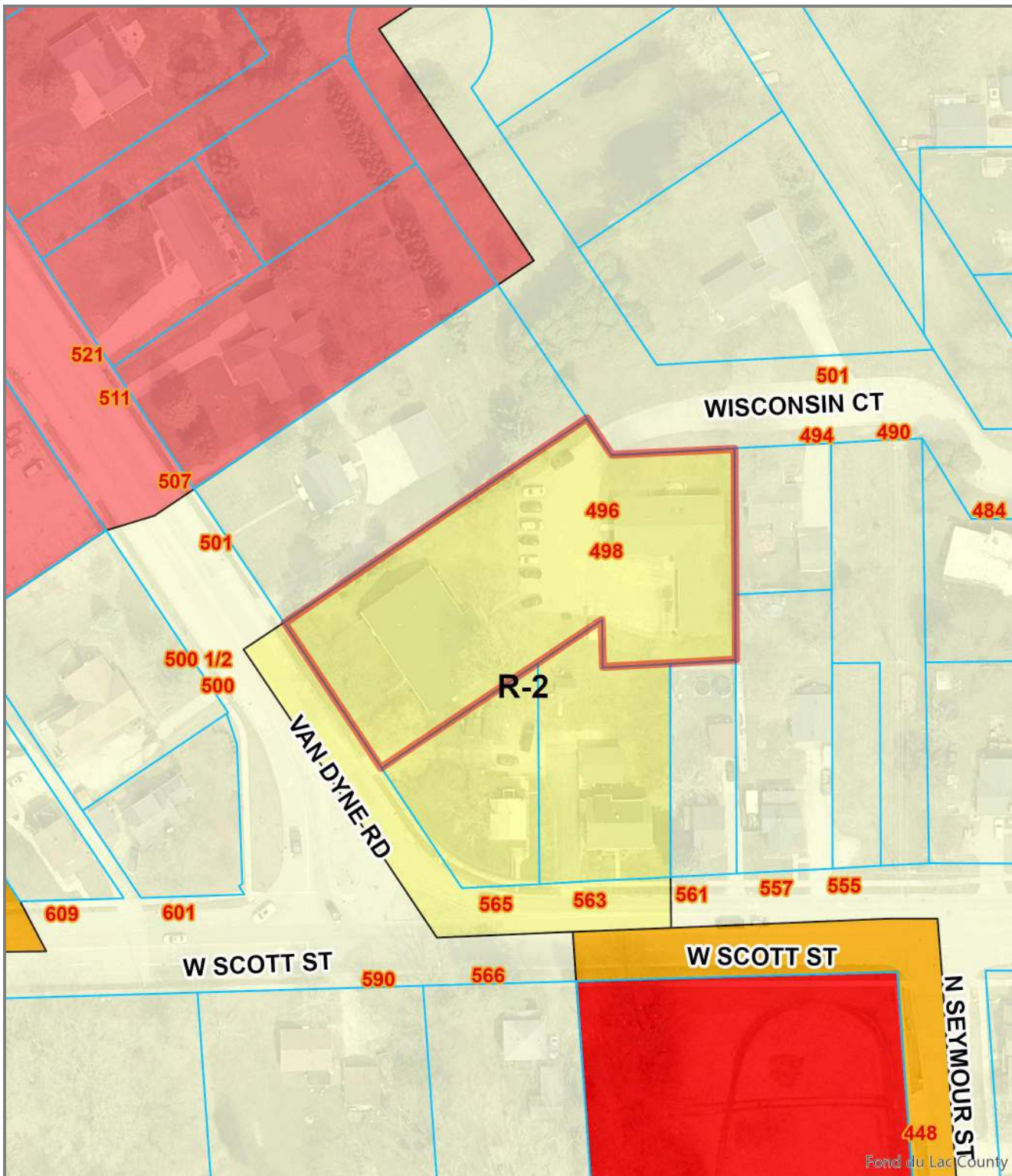
Aerial - Wisconsin Court



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

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Zoning Code Updates - Residential District Regulations

Subject: Initiator: Community Development Director
Description: Potential Changes to the Residential
District Regulations Relating to the Types of
Residential Development Allowed in Such Districts and
Considerations on Bulk Requirements (Lot Sizes and
Setbacks)

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

PC_Memo_Zoning_Code_Updates09.10.25.pdf

Residential_Zoning_Draft_Memo_2025.08.05.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: September 10, 2025

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Input - Zoning Code Amendments – Residential Districts- Uses and Bulk Requirements

City staff continues to review and update the zoning code as it relates to residential development regulations. The current proposal relates to additional uses in R-2, R-3 and R-4 Districts along with considerations towards their bulk requirements (lot sizes, setbacks)

The attached code changes will be reviewed as an input item.

Excerpts of the proposed language are attached to this memo.

Recommendation

Community Development staff is seeking input from the Plan Commission regarding the proposed zoning code amendments. Depending upon the feedback, a public hearing on the actual amendments would occur at the October meeting.

To: Plan Commission

From: Steve Tremlett, AICP, (MSA Professional Services, Inc.)

Subject: Review of Residential Districts Bulk Requirements, and Condominiums in R-1 Districts

Date: August 5, 2025

Background and Request

MSA was asked to review Fond du Lac's zoning ordinance to evaluate the density standards as applicable to residential districts. We reviewed Attachment 3 - Schedule III, Bulk Requirements, Residential Districts and § 720-33 single family (detached) condominiums in R-1 districts for planning best practices and principles.

Current Zoning Issues (per best practices)

The following aspects of the City's zoning code on residential uses could be amended based on not meeting best practices.

- Generally, as you go up in residential district (to more dense housing types), the minimum lot size and width for single-family (and duplex) uses is reduced to allow for lots. **(Not in current ordinance)**
- Gently increases in density can usually happen near more intensive uses/districts with or without additional conditions. **(in some cases, this is present)**
- Policies in the comprehensive plan, allowing more flexibility when considering duplexes and other multi-family uses with special considerations for location, have not been fully incorporated in the zoning code.

City's Comp Plan

Fond du Lac's 2040 Comprehensive Plan indicates that a majority of the residential districts fit within the Urban Residential Medium Density according to the Future Land Use Map. These areas are intended to include single- and two-family homes integrated with townhomes and housing forms with individual outdoor entrances. The following characteristics apply to these areas and should be incorporated into the ordinance language where possible:

1. Housing will be 1 – 2.5 stories in height with densities of 5 to 12 units per net acre.
2. Integrating a variety of housing within new and existing neighborhoods should implement the following:
 - a. Accessory dwelling units should be allowed **(already in ordinance)**
 - b. Duplex units are suitable in any neighborhood provided that the development fits the following characteristics: **(Not in ordinance)**
 - i. Corner lots where each unit faces a separate street and meets standard setback requirements.
 - ii. Mid-block when substantially similar to other homes along the street in terms of massing, architectural character, and garage/driveway layout.
 - iii. As a transitional use when facing or adjacent to more intensive uses (i.e. commercial, residential, and/or institutional).

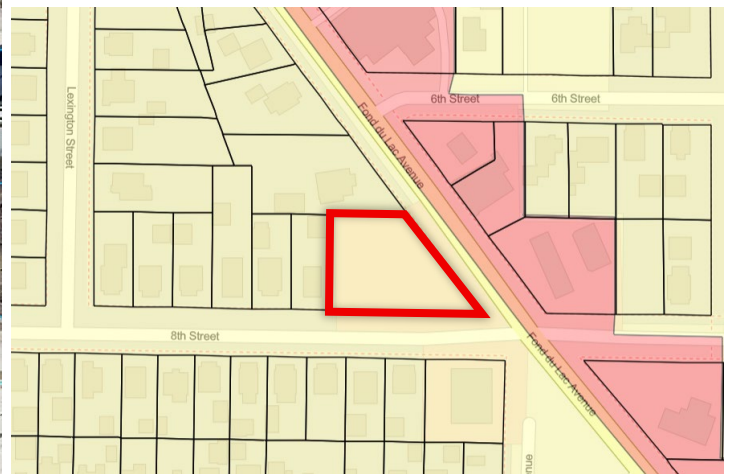
Hypothetical Examples

647 – 643 Forest Ave Lot



- Lot Area: 0.89 acres, 38,768 sq ft
- Lot Width: 160 feet
- Lot Depth: 235 feet
- Not Adjacent or within short distance to other zoning districts

340 Fond du Lac Ave (8th St) Lot



- Lot Area: 0.396 acres, 17,249 sq ft
- Lot Width: 175 feet
- Lot Depth: 120 feet
- Within 100 feet of Commercial C-2 District

Recommendations

The following are recommendations based on best planning practices.

See attached table for potential amendments described below.

R-1 Zoning District

1. Minimum Lot Area

Current Allowances

- 1-Family Dwellings, 6,900 sq ft per unit, 60' minimum lot width
- Condominium Minimum Lot Area (§ 720-33) allows single-family (detached) condominiums with a minimum lot area of 10,000 square feet per unit.

Condominium Minimum Lot Area - Amendment Options

- A. **8,750 sq.ft.** – 12.5% reduction in requirement (matches plausible detached condo development based on § 720-33B bulk requirements on example site described below)
- B. **6,900 sq.ft.** – 31% reduction in the requirement (matching the min. lot area for R-1 detached housing):

647 – 643 Forest Ave Example

This property is approximately 38,000 square feet. We evaluated the potential of a 35-feet by 45-feet home footprint with private drive serving each home. Based on the above amendment options to the minimum lot width and bulk requirements, the following units could be achieved.

- **Existing Ordinance:**
 - 2 traditional detached single-family homes on their own lot (Lot width is limiting factor)
- **OR**
- 3 detached condominium units
- **Amendment Option “A”:** 4 detached condominium units
- **Amendment Option “B”:** 5 detached condominium units

2. Permitted Use

R-4 Districts already apply a set distance for multifamily dwelling units withing 200 feet of R-1 Districts to achieve a less intensive use as a transitional zone. Utilizing the same tool, Zero-Lot Line Duplexes and 2-Family Dwellings can be added as ‘Permitted with Special Conditions’ within 100 feet of R-3/R-4 and Commercial District. The Comp Plan the URM zoning district sets forth single- and two-family homes integration with town homes and other housing types with exterior entrances.

- Per the Plan, corner lots are appropriate for duplexes. Duplexes and higher-density residential uses are appropriate when used as a transitional area facing or next to more intensive institutional, residential, or commercial uses. In this case, R-2 could potentially allow for more attached housing options such as 3- or 4-plex housing permitted by right with special conditions (i.e. adjacent to commercial or R-3/R-4).

340 Fond du Lac Ave (8th St) Example

The Fond Du Lac Ave example would be a great example for a duplex (or even higher density). This could be allowed by mimicking the language for R-2 districts with conditions applied to certain corner lots within a set distance from properties within 100 feet of or fronting onto commercial R-2/R-3/R-4 districts.

R-2 Zoning District

1. Minimum Lot Size + Width

- **1-Family Dwellings**, ~~6,000~~ 5,750 sq ft per unit; 50' minimum lot width
- **2-Family Dwellings**, ~~10,000~~ 5,175 sq ft per unit; 90' minimum lot width

2. R-2 Minium Lot Depth

Under the current R-2 district standards, 2-family duplex dwellings are required to have a 125 feet minimum lot depth. However, all other lot depths for residential districts are 115 feet.

- **It is recommended that all residential districts have the same minimum lot depth.**

3. Permitted Uses

Like in the R-1 recommendation, the special conditions could be applied as a transitional zone for multifamily housing up to 4 units within a set distance of other districts. We provide recommendations to provide Multifamily (up to 4 units) within 100 feet of R-3/R-4 or Commercial District as a transitional area up to these more intensive districts.

R-3 Zoning District

1. Minimum Lot Size

- a. **1- and 2- Family Dwellings**: ~~6,000~~ 5,000 sq ft per unit; ~~50'~~ 43' minimum lot width
 - b. **Multifamily Dwellings** ~~20,000-sq ft or~~ 3,000 per dwelling unit; 25' min lot width per dwelling unit, 125' max
- **Minor adjustments in lot width and size are recommended to allow the ordinance to be more transitional between zoning districts and allowing greater flexibility with development.**
 - **Multi-family dwelling minimums can be purely based on size per dwelling unit (vs. setting a minimum size) that could preclude smaller multifamily buildings on certain lots.**

R-4 Zoning District

1. Minimum Lot Size + Width

- a. **1- and 2- Family Dwellings** ~~6,000~~ 4,600 sq ft per unit; ~~50'~~ 40' minimum lot width
 - b. **Multi-Family Dwellings within 200 ft of R-1**, 25,000 sq ft of 4,500 per dwelling unit; 30' min lot width per unit, 150' max
 - c. **Multifamily Dwellings** ~~15,000-sq ft or~~ 3,000 per dwelling unit; 25' min lot width per dwelling unit, ~~125'~~ 100' max
- **Minor adjustments in lot width and size are recommended to allow the ordinance to be more transitional**
 - **Multi-family dwelling minimums can be purely based on size per dwelling unit (vs. setting a minimum size) that could preclude smaller multifamily buildings on certain lots.**

Suggested Edits for *Attachment 3 - Schedule III, Bulk Requirements, Residential Districts*

District	Land Use or Activity	Minimum Lot Area Per Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Yards (See §§ 720-10 and 720-11) (feet)				Maximum Building Height (feet)	Maximum Lot Coverage
					Front	Side		Rear		
						One	Total			
All	Nonresidential uses	10,000	80	125	30	30	70	40	35	50%
R-1	All permitted uses	6,900	60	115	20	5	15	20	35	35%
	1-family dwelling lot of record on April 23, 2014	6,000	50	115	25	5	14	20	35	35%
	1-family condominium dwellings or Cluster 1-family home development	10,000 6,900	60	115	30	18	36	20	35	35%
	Zero-Lot Line Duplexes and 2-Family Dwellings within 100 feet of R-3/R-4 or Commercial District	5,750	50 per dwelling unit	115	25	5	14	20	35	35%
R-2	1-family dwelling	6,000 5,750	50	115	25	6	18	20	35	35%
	2-family dwelling	10,000 5,175	90	125 115	25	6	18	20	35	35%
	1-family condominium dwellings or Cluster 1-family home development	5,175	45	115	25	6	18	20	35	35%
	Multifamily (up to 4 units) within 100 feet of R-3/R-4 or Commercial District	5,750	25 for each dwelling unit; maximum required: 125	115	25	6	18	20	35	40%
R-3	1- and 2-family dwelling	6,000 5,000	50 43	115	25	5	14	20	35	35%
	Multifamily dwelling	20,000 or 3,000 per dwelling unit; whichever is greater	25 for each dwelling unit; maximum required: 125 100	115	25	12	30	20	45	40%
R-4	1- and 2-family dwelling	6,000 4,600	50 40	115	25	5	14	20	35	35%
	Multifamily dwelling within 200 feet of R-1 District	25,000 or 4,500 per dwelling unit; whichever is greater	30 for each dwelling unit; maximum required: 150	115	35	30	70	20	35	40%
	Multifamily dwelling	15,000 or 3,000 per dwelling unit; whichever is greater	25 for each dwelling unit; maximum required: 125 100	115	20	10	25	20	None	50%

Strikethrough Red = Deletions/Substitutions

Green Bold = Additions/Substitutions

Purple Bold = Additions from Ordinance not in existing table

COMMISSION AGENDA
CITY OF FOND DU LAC, WISCONSIN
Five Year (2026-*2030) Capital Improvement Plan

Subject: Initiator: Director of Administration

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Plan_Commission_Memo.pdf

2026-2030_CIP_Plan_Comm.pdf

CITY OF FOND DU LAC - Memorandum

City Manager

To: City Plan Commission

From: Joseph P. Moore, City Manager

Date: September 15, 2025

Subject: 2026-2030 Capital Improvement Plan

Section 62.23 (5) of the Wisconsin Statutes states that certain matters shall be referred to the City Plan Commission prior to final adoption. Among the items listed in the statute are the following:

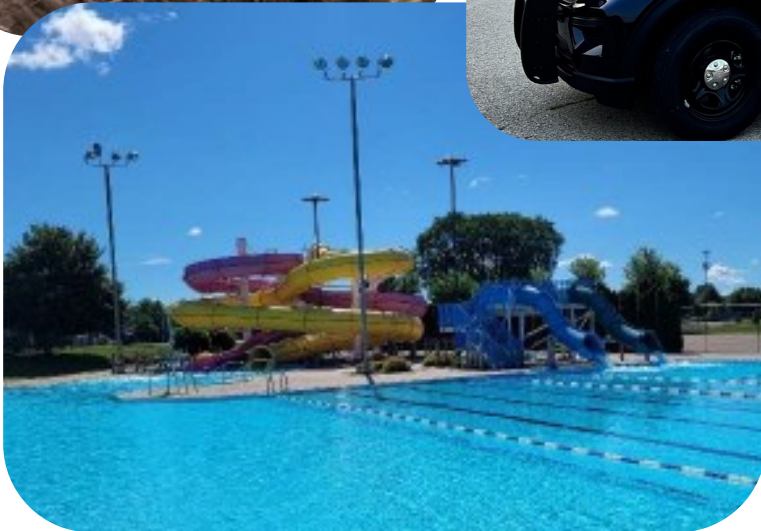
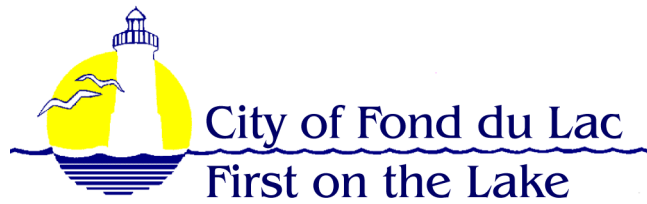
- Location of a public building
- Location and extension of public streets
- Location of parks and playgrounds
- Location and extension of public utilities
- Location of parking areas

With these requirements in mind, a copy of the proposed 2026-2030 Capital Improvement Plan (CIP) is attached to the agenda for the Plan Commission's review. I encourage you to read the memo in the attached proposed CIP to gain insight into the CIP process and our capital financing philosophies. Most of the projects within the scope of the Commission will be included in the areas of Public Works, Streets, Storm Water, Parks, Water Utility, Wastewater Collection and Treatment System, Community Development and Harbor and Boating Facilities as highlighted in yellow on the Capital Projects Detail Overview section (pages 10 to 12) of the attached proposed CIP.

The Capital Improvement Plan is a planning document and not an authorization of final action on any specific project. A review of the CIP will, however, give the Plan Commission an opportunity to discuss and make recommendations to the City Council on the direction the City should take over the next five years regarding the construction and location of infrastructure and the use of City property.

If you have any questions regarding the specifics of the CIP please feel free to contact Paul DeVries, Dyann Benson, Tricia Davi or me and we would be happy to assist you.

CAPITAL IMPROVEMENT PLAN



**2026 - 2030
PROPOSED**



**CITY OF FOND DU LAC
CAPITAL IMPROVEMENT PLAN
2026-2030**

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CITY OF FOND DU LAC - Memorandum

City Manager

To: City Council

From: Joseph P. Moore, City Manager

Date: August 29, 2025

Subject: 2026-2030 Capital Improvement Plan

Introduction

With this memo is the proposed 2026-2030 Capital Improvement Plan (CIP). A Capital Improvement Plan is a statement of intent by City officials to establish a multi-year program for major capital expenditures and the financial resources necessary to accomplish the plan. It is also a flexible planning tool designed to be altered annually as conditions warrant.

A multi-year capital improvement plan provides a long-range viewpoint for the community to identify needed projects and expenditures, selects those projects deemed most important in comparison to all others (priorities), determines when such projects should occur, and anticipates the impact such expenditures will have on the community and its financial condition.

When formulating the CIP we consider what investments best support our strategic priorities and will deliver the maximum value for our community's residents.

We incorporate an analysis of our fleet and our equipment's useful life, actual sidewalk and street conditions, underground utility conditions, long-term maintenance of real property, as well as improvements of or additions to our fleet, equipment and buildings or other structures. This approved CIP reflects a combination of all of these considerations.

Some of the benefits of developing a long-range capital improvement plan are that it:

1. Provides a stable tax rate which allows taxpayers and the city government to plan more effectively;
2. Provides adequate time to plan and coordinate construction projects and eliminate costly duplication of efforts;
3. Provides adequate time to search for alternate methods of financing, including debt issues and grants-in-aid;
4. Provides time to acquire land and right-of-way where needed;
5. Allows time for communication and public input regarding future project plans for the community;
6. Reduces spur-of-the-moment decisions; and
7. Assists in planning efforts of other public utilities, agencies, and businesses.
8. Guides the magnitude and timing for debt issuance and repayment.

The City defines capital expenditures as projects which cost more than \$25,000 and have a life expectancy of more than six years. Projects are evaluated and priorities are assigned based upon demand or usage, prior commitments, age and condition of facilities and equipment, and costs versus benefits. Priorities are subject to change as conditions warrant.

This plan does not authorize any expenditure, but does provide a plan of capital expenditures for the development of each year's budget. It also provides transparent and shared expectations for the public, the governing body and for the city departments charged with executing the CIP.

Capital Financing Philosophies and Debt Levels

There are two major philosophies used in the financing of long-term capital projects: the "pay-as-you-go" and the "pay-as-you-use" philosophies.

The "pay-as-you-go" philosophy is based upon financing capital projects with current revenues and property tax levies or accumulated resources. Under this financing method the community can save on interest costs by avoiding debt issues.

The "pay-as-you-use" philosophy is based upon debt financing of capital improvements. Under this philosophy, those citizens paying for the projects use them while they are paying for them. An example would be a major street construction project which is financed by issuing debt. The citizens who use the street in the future pay the property taxes needed to repay the debt.

We predominantly apply the "pay-as-you-use" philosophy.

Prior Approved Capital Project Updates:

In recent years, the City has undertaken a number of significant projects, both in dollars and in impact to the community. A number of these projects are still underway or about to begin:

- Biogas and RNG Pipeline Injection at WTRRF – scheduled for completion in late 2026 / early 2027
- Lincoln & Thomas Pump Station – scheduled for completion in late 2025 / early 2026
- Carousel Building in Lakeside Park – building design is in the final stages and project should be out for bids in Fall 2025
- Main St. Resurfacing - scheduled for completion at the end of August 2025

2026-2030 Capital Projects Overview

Total capital projects for all funds vary by year and range from a low of \$27 million in 2029 to a high of \$45 million in 2028. There is a variety of funding sources that fund the CIP, which are detailed within the plan itself. Some of the more significant 2026 projects include:

- Annual Clearwater elimination - \$4.141 million
- Private lead service line replacement - \$2.448 million
- TMDL storm water improvements - \$1.950 million
- Stow St bridge replacement - \$1.655 million
- Fire Engine replacement - \$1.5 million
- Street restoration utility repair - \$1.36 million
- Fire Rescue communications system and mobile radio replacement - \$1.2 million
- Residential infill development - \$1.1 million
- Street Reconstruction - \$1.05 million
- Pioneer Road lift station upgrades - \$1.0 million

2026 Projects Funded by General Operating Funds

This 5-year plan continues to invest a significant amount of operating revenues rather than long-term debt in CIP projects. However, the use of operating funds for the CIP is constrained by the demands of the general and special fund operating budgets. We apply operating funds to capital investment when we are

able without inhibiting operational requirements. This funding amount is \$1.3 million for 2026 and will average \$2.3 million each year of this 5-year CIP.

A review of the projects funded by operations will show that they are either maintenance-type expenditures or annually recurring projects where we spend similar amounts on these types of projects every year. It is good financial practice to fund such projects on a “pay-as-you-go” basis with operating funds, if possible, rather than funding these projects with long-term debt.

Another benefit of funding the annually recurring projects with operating funds rather than long-term debt is a reduction in the amount of money the City borrows in future years. Not only will we have a lower amount of outstanding debt in future years, but future debt payments and the property tax levies required to pay debt principal and interest will be lower than they otherwise would have been if we had continued the practice of borrowing for its annually recurring capital projects.

In 2024, we shifted using State Expenditure Restraint funds to provide funding for CIP projects that otherwise would have been funded by operating revenues. We’re continuing that in the 2026-2030 CIP to continue to allow more tax levy to remain in the General Fund for operations, reduce the General Fund’s reliance on State funding sources, and provide funding for pay-as-you go CIP projects.

A detailed schedule listing all projects funded by operations is included in this report.

2026 Projects Funded by Long-Term Debt

The total amount of 2026 projects to be funded by general obligation (G.O.) long-term debt is \$18.9 million. A detailed schedule listing the projects funded by general obligation long-term debt is included in this report.

Public Works capital improvement plan for 2026 includes a continued increase in funding for street maintenance projects throughout the city, in order to extend the linear miles repaired, with an emphasis on the lowest rated pavements.

This is achieved by relying more heavily on debt funded public works projects rather than limiting the funding to what could be supported from within the operational budget. Public works projects that are forecasted to have a useful life of 10 years or more will be eligible for debt funding. The 10-year guideline is used because debt is issued with a 10-year repayment schedule. By relying more heavily on debt funding, there is no savings to the taxpayer, but this change provides the opportunity to improve the quality and extend the life of our street pavements more quickly than using small amounts of operating funds each year. By relying less on operations funding, the levy limit effect as it pertains to street maintenance is reduced, but the increased reliance on debt will increase the levy nonetheless.

Highlighted and New Projects

- **Housing Facilitation:** The City’s Housing Study and Action Plan conducted by Camion Associates and published in August 2024 inspired the City’s direct investment in residential development. These findings revealed a need for a greater investment in residential development from the public and private sectors.

The low apartment vacancy rate indicates tremendous demand for more supply. Current rents are affordable to middle-income households, suggesting several of those renters would opt for new-build construction if it came on the market, opening more affordable apartments. A third of all renters are cost-burdened (spending more than 30% of their income on rent), and almost 60% of all senior renters are cost-burdened.

New home construction dropped off after the Great Recession ('07-'09) and never recovered. The lack of options for sellers to move to, and the recent spike in mortgage rates, has further constricted supply, driving up prices. Home prices are currently \$70,000 more than median-income households can afford.

In response, and as a proof of concept, the City included funds in the 2025 CIP to facilitate construction of two new subdivisions, Hidden Valley and Eastern Ridge Phase 2, as a public private partnership. With a direct City investment and under City contract, the sanitary sewer, water main, and storm sewer will be installed in these subdivisions to spur their development. The same contract includes grading, gravel, curb/gutter and asphalt for the street related work. The developer is responsible for completing and paying for the rest of the work needed on those projects, along with any costs above what the City had in our CIP.

As a result, construction of both subdivisions is underway. Because the investments in 2025 worked as intended, we have proposed continued direct investment in residential development in the 2026 CIP.

- **Modular Vehicle Barrier System:** Based on the rise of vehicle-ramming attacks and the exposure to them of defenseless people attending events on city streets, we have identified a need for an enhanced barrier system. Without barriers that prevent unfettered and potentially high-speed access, people who gather on streets for concerts, parades, and festivals are at a higher risk because they can be considered a high value target for an attacker. In 2025, we began requiring the placement of barriers in order to create a secure envelope around street-based public events. Although we have some barriers on hand, we need more to block all access to all events typically hosted on city streets. To that end, we have included a significant investment in safety in the 2026 CIP for barrier purchases.
- **Fire Station #4:** In 2025, the City commissioned a Fire Rescue Study to determine whether the need exists for the addition of a fourth fire station. The City selected Wendel, home of Five Bugles Design team, to perform the analysis. On June 11, 2025 Five Bugles presented its findings and recommendations to the City Council.

Five Bugles recommended the construction of a new satellite fire station on the north side of the City to improve Fire Rescue's compliance with NFPA benchmarks for incident call locations by significantly improving response times in the areas with the highest population density.

Five Bugles specifically recommended 365 N. Main Street as a location, a property already owned by the City of Fond du Lac. The firm highlighted that property's strategic location and a number of associated benefits described below:

- Improves incident call response times closer to NFPA benchmark
- Locates stations in the center of where incident calls most occur
- Allows for strategic response from all four directions
- Improves response times in areas with the highest population density
- Will allow Fire Rescue to locate water rescue equipment much closer to Lake Winnebago
- Strategically places a station closer to older, higher risk areas that lack modern fire protection systems
- Increase the developed areas that have a first-due engine company within 1.5 miles which helps improve the department's ability to meet / maintain ISO criteria

Based on the Five Bugles analysis and recommendations, as well as its cost estimates, the 2028 Capital Improvement Plan includes the intent to construct a fourth fire station at a cost of \$9 million.

Repayment Term for New G.O. Debt

The G.O. debt that the City issues to fund general capital projects in 2026 will be issued for a term of 10 years. In 2014 we implemented a policy that returned to the pre-2007 10-year term from 20-year terms, and this fiscally sound debt management practice results in a close matching of debt repayment terms with the useful lives of the assets acquired with the debt.

G.O. Debt Balances

Appendix A is a projection of the outstanding G.O. debt balances through 2030. Existing debt, new debt and total debt balances are indicated on the chart. The projections indicate that even with new debt issued for the capital projects contained in the 2026-2030 CIP, the G.O. debt balance will rise slightly over the next five years. The G.O. debt balance ranges from a low of \$110.7 million in 2026 to a high of \$128.0 million in 2028, with the average debt balance from 2026-2030 at \$121.0 million.

Consistent with past City Council policy, 60% of the State legal debt limit is used as the limiting goal in developing future capital expenditure plans. The State legal debt limit is 5% of the equalized valuation of taxable property. As shown in Appendix D, the City's projected debt levels are at 50.2% in 2026, with an average level of 52.2% over the 5 year CIP.

G.O. Debt Payments

Appendix B is a projection of G.O. debt payments through 2030. Existing debt, new debt and total debt payments are indicated on the chart. Total G.O. debt payments will average \$16.5 million over the next five years.

Increasing Property Tax Levy

A major consideration in developing the Capital Improvement Plan is the impact the projects will have on future property tax levies. The City's property tax levy is subject to strict State-imposed levy limits. Under the levy limit, the City's property tax levy is allowed to increase by no more than the growth in property value due to net new construction, which is 0.70% for 2026. The levy limit is further allowed to increase by the amount of increases in general obligation debt principal and interest payments.

The property tax rate projections indicated in Appendix C show that scheduled increasing debt payments will require increases in the portion of the property tax levy needed for debt service, and the total property tax levy over the next several years. The chart indicates that the portion of the property tax for operating costs increases by only a small amount over the next several years. The increases in the tax rates are due almost entirely to required increases in the debt payment portion of the tax levy.

2026 Utility Projects

The 2026 CIP includes \$5.3 million in Wastewater Utility projects. The largest project, annual clearwater elimination of \$2.6 million is an annual recurring project. All Wastewater projects will be funded by a combination of debt and operating funds.

The Water Utility 2026 CIP totals \$7.0 million, with \$4.3 million in a variety of street reconstruction and distribution system improvement projects funded with debt, and all other Water Utility projects funded by utility operating funds. All Water Utility projects are normal projects needed to maintain the assets of the distribution system.

No general taxpayer money is used to support utility operations, utility capital projects or utility debt payments.

Utility Debt Balances

Appendix E indicates that the Water Utility debt balances increase from \$26.3 million in 2026, to a high of \$29.5 million in 2030. Appendix F indicates that the net debt balances for the Wastewater Utility increase from \$22.4 million in 2026 to a high of \$33.4 million in 2030.

Future Capital Projects

Appendix G contains a list of the larger known future capital projects that are beyond the five-year time frame of the 2026-2030 capital improvement plan.

A handwritten signature in black ink, appearing to read 'J. Moore', is positioned above the printed name and title.

Joseph P. Moore
City Manager

City of Fond du Lac

Summary of Capital
Projects and Funding Sources

2026 – 2030

**City of Fond du Lac
Capital Improvement Program
Summary of Capital Projects and Funding Sources
For the Years 2026 through 2030**

	2026	2027	2028	2029	2030
<i>Funding Sources:</i>					
Tax Levy	\$ 258,500	\$ 1,113,060	\$ 1,909,090	\$ 1,429,496	\$ 2,101,520
Utility Operations	6,263,600	5,910,600	7,073,000	5,493,800	8,000,600
G.O. Debt-General Projects	18,885,300	17,170,200	23,035,100	9,165,500	12,469,000
Available Capital Fund Balances	558,000	878,000	470,000	570,000	580,000
<i>Utility Revenue Debt:</i>					
Wastewater Treatment & Resource Recovery	1,810,000	8,005,200	8,344,500	2,921,525	5,000,000
Water	4,285,150	7,376,050	3,160,100	4,493,100	3,142,050
<i>Federal/State Grants</i>					
Governmental Funds	1,760,700	2,617,300	121,400	2,362,000	136,000
Utilities	-	-	-	-	-
<i>Transfers from Other Funds:</i>					
General Fund	130,000	130,000	110,000	70,000	45,000
Utilities	870,000	880,000	900,000	950,000	975,000
<i>Total Funding Sources</i>	\$ 34,821,250	\$ 44,080,410	\$ 45,123,190	\$ 27,455,421	\$ 32,449,170
<i>Proposed Capital Projects:</i>					
General Government	\$ 900,000	\$ 2,280,000	\$ 1,100,000	\$ 350,000	\$ 350,000
Community Development	3,010,000	2,615,000	1,435,000	600,000	500,000
Public Safety Training Center	-	-	-	-	250,000
Police	1,075,000	1,583,060	1,367,090	828,196	1,334,520
Fire	2,815,000	215,000	9,000,000	150,000	1,000,000
Rescue	-	400,000	-	450,000	180,000
<i>Public Works:</i>					
Engineering & GIS	33,000	33,000	-	166,300	-
Streets	8,077,000	10,977,000	7,455,000	8,505,000	5,940,000
Storm Water	3,807,000	1,782,000	3,579,000	1,945,000	4,360,000
Parks	582,000	855,000	707,000	125,000	597,000
Trees	-	-	-	-	-
Municipal Service Center	820,000	462,500	262,500	142,500	-
Capital Equipment	1,092,000	1,430,000	1,480,000	1,060,000	1,625,000
Harbor & Boating Facilities	60,000	-	-	60,000	-
Wastewater Treatment & Resource Recovery	5,326,000	11,550,200	13,425,500	6,496,525	11,265,000
Water Utility	7,032,750	9,741,650	5,152,100	6,411,900	4,877,650
Transit System	191,500	156,000	160,000	165,000	170,000
<i>Total Capital Projects</i>	\$ 34,821,250	\$ 44,080,410	\$ 45,123,190	\$ 27,455,421	\$ 32,449,170

City of Fond du Lac
Capital Projects Detail Overview
2026 - 2030

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Capital Projects Detail Overview**

	2026	2027	2028	2029	2030
Information Technology Services:					
Network Hardware Updates	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Enterprise Business/Finance Software Upgrade	500,000	-	-	-	-
Access Control System Replacement	50,000	650,000	-	-	-
Microsoft Licensing	250,000	-	-	-	-
Wireless Access (Wifi) System Updates	-	75,000	75,000	-	-
Phone System Replacement	-	550,000	-	-	-
Virtualized Server Storage Updates	-	400,000	-	-	-
CORE Switch Upgrade	-	200,000	-	-	-
Data Backup & Disaster Recovery	-	150,000	-	-	-
Firewall Updates	-	80,000	-	-	-
Cradlepoints - Public Safety Vehicles	-	75,000	75,000	-	-
Technology Security Administration	-	-	600,000	-	-
Security Camera Replacements/Updates	-	-	250,000	250,000	-
AV Equipment Replacement - Council Chambers	-	-	-	-	200,000
Vehicle Replacement	-	-	-	-	50,000
Total Information Technology Services	\$ 900,000	\$ 2,280,000	\$ 1,100,000	\$ 350,000	\$ 350,000
Community Development:					
Macy Parking Ramp - Repairs	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ -
Riverfront Plan Implementation Projects	400,000	350,000	125,000	350,000	500,000
Brownfield Redevelopment	400,000	400,000	400,000	-	-
City Gateway Development	500,000	500,000	-	-	-
Flood Mitigation - Acquisition	85,000	85,000	85,000	-	-
North Main St. Business Façade Assistance	75,000	75,000	75,000	-	-
Placemaking Public Spaces	400,000	400,000	200,000	-	-
North Main St. Redevelopment Plan-Streetscape Improvements	50,000	225,000	200,000	-	-
Residential Infill Development	1,100,000	330,000	-	-	-
Industrial Park Development	-	-	100,000	-	-
Total Community Development	\$ 3,010,000	\$ 2,615,000	\$ 1,435,000	\$ 600,000	\$ 500,000
Police:					
Squad Replacement Program	\$ 400,000	\$ 483,060	\$ 487,890	\$ 474,196	\$ 480,000
Building Renovations	400,000	-	-	-	-
Roof and Window Replacement	-	1,100,000	-	-	-
Drone as First Responder Program	275,000	-	-	-	-
Body Worn Camera & Fleet Camera Replacement/Renewal	-	-	250,000	260,000	270,000
Stationary ALPR Units	-	-	240,000	-	-
Tactical Gear Replacement Program	-	-	160,000	-	-
Mobile Data Computer Replacements	-	-	151,200	-	-
Boiler Replacement Program	-	-	78,000	-	-
Taser Replacement Program	-	-	-	94,000	101,520
Rescue Robot Replacement	-	-	-	-	275,000
Garage Door Replacements	-	-	-	-	175,000
Garage & Fitness Center Heat Replacement	-	-	-	-	33,000
Total Police	\$ 1,075,000	\$ 1,583,060	\$ 1,367,090	\$ 828,196	\$ 1,334,520
Fire:					
Fire Engine Replacement & Equipment	\$ 1,500,000	\$ -	\$ -	\$ 150,000	\$ -
Communications System & Mobile Radio Replacement	1,200,000	-	-	-	-
Battalion Chief Vehicle Replacement	95,000	-	-	-	-
Mobile Data Computer Docking Stations	20,000	-	-	-	-
Extrication Tools Replacement	-	150,000	-	-	-
Thermal Imaging Camera Replacements	-	65,000	-	-	-
Fire Station 4	-	-	9,000,000	-	-
Self Contained Breathing Apparatus (SCBA) Replacement	-	-	-	-	1,000,000
Total Fire	\$ 2,815,000	\$ 215,000	\$ 9,000,000	\$ 150,000	\$ 1,000,000

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Capital Projects Detail Overview**

	2026	2027	2028	2029	2030
Rescue:					
Ambulance Replacement	\$ -	\$ 400,000	\$ -	\$ 450,000	\$ -
EMS Skills and Simulation Lab	-	-	-	-	180,000
Total Rescue	\$ -	\$ 400,000	\$ -	\$ 450,000	\$ 180,000
Public Safety Training Center					
Phase 2 - Training Classrooms & Apparatus Bay	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Total Public Safety Training Center	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Public Works-Engineering & GIS:					
Survey Equipment	\$ 33,000	\$ 33,000	\$ -	\$ -	\$ -
Aerial Orthophotos & LiDAR	-	-	-	130,000	-
Computer Replacements	-	-	-	36,300	-
Total Engineering & GIS	\$ 33,000	\$ 33,000	\$ -	\$ 166,300	\$ -
Public Works-Streets:					
Street Maintenance	\$ 870,000	\$ 880,000	\$ 900,000	\$ 950,000	\$ 975,000
Bridge Rehabilitation	250,000	260,000	270,000	280,000	290,000
Bridge Maintenance	150,000	160,000	170,000	180,000	190,000
Street Reconstruction	1,050,000	980,000	715,000	515,000	625,000
Street Restoration - Utility Repair	1,360,000	880,000	1,300,000	1,280,000	1,280,000
Rienzi Road - FDL Ave to US 151	100,000	100,000	1,800,000	-	-
Forest Ave Bridge Replacement	50,000	2,500,000	-	-	-
Traffic Signal Upgrade - W Scott & Lakeshore Dr	25,000	225,000	-	-	-
Stow St Bridge Replacement	1,655,000	-	-	-	-
Housing Facilitation - Subdivision Residential Road (East)	492,000	-	532,000	-	-
Housing Facilitation - Subdivision Residential Road (South)	500,000	-	-	-	-
CTH VV - Pioneer Rd - CTH V to FDL Ave	900,000	-	-	-	-
CTH VV - Pioneer Rd - S Main to S Park	250,000	2,000,000	-	-	-
CTH VV - Pioneer Rd - S Park to Martin	-	125,000	1,500,000	-	-
Traffic Signal Cabinet Upgrade	180,000	-	218,000	-	235,000
Traffic Signaling Traffic Study	120,000	-	-	-	-
Bike Loop Safety Improvements	75,000	-	-	-	-
Reinzi Road - Bridge over DeNeve Creek	50,000	-	-	-	-
Hickory St Bridge Replacement	-	425,000	50,000	2,750,000	-
Concrete Street Rehabilitation	-	800,000	-	900,000	-
Sidewalk Program - Private	-	480,000	-	490,000	-
Sidewalk Program - City	-	250,000	-	250,000	-
Downtown Alley Program	-	290,000	-	255,000	-
Street Lighting - Conduit & Wiring	-	162,000	-	190,000	-
Military Road Railroad Crossing	-	460,000	-	-	-
W Scott St Bridge over I-41	-	-	-	465,000	-
Country Lane Bridge	-	-	-	-	1,480,000
Scott St/Van Dyne Rd Intersection Reconstruction	-	-	-	-	450,000
Johnson Right Turn Lanes - National, Prairie, Country Lane	-	-	-	-	415,000
Total Streets	\$ 8,077,000	\$ 10,977,000	\$ 7,455,000	\$ 8,505,000	\$ 5,940,000
Public Works-Storm Water:					
Storm Sewer Replacement - Utility Repair	\$ 830,000	\$ 552,000	\$ 867,000	\$ 920,000	\$ 680,000
Stormwater Pump Station Control Upgrades	50,000	60,000	60,000	70,000	70,000
Neighborhood Drainage Program - Private	-	45,000	50,000	50,000	55,000
Neighborhood Drainage Program - Public	45,000	45,000	50,000	50,000	55,000
TMDL Storm Water Improvements	1,950,000	435,000	210,000	275,000	2,550,000
Storm Water Pump & Motor Replacement	350,000	-	400,000	-	450,000
Stormwater Flooding Study Projects	300,000	-	400,000	-	500,000
Housing Facilitation - Subdivision Residential Road (East)	142,000	-	142,000	-	-
Housing Facilitation - Subdivision Residential Road (South)	140,000	-	-	-	-
Quic Frez Remediation	-	125,000	1,400,000	-	-
Armor Drainage Way Banks	-	300,000	-	330,000	-
Stormwater Flooding Study	-	220,000	-	250,000	-
Total Storm Sewers	\$ 3,807,000	\$ 1,782,000	\$ 3,579,000	\$ 1,945,000	\$ 4,360,000

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Capital Projects Detail Overview**

	2026	2027	2028	2029	2030
Public Works-Parks:					
Tennis Court/Pickleball Court Resurfacing	\$ 132,000	\$ -	\$ 120,000	\$ -	\$ -
ADA Access to Various Playgrounds	50,000	-	32,000	-	-
Buttermilk Park Cameras	55,000	-	-	-	-
Adelaide Park - Baseball Fence & Dugout Replacement	160,000	-	-	-	-
Taylor Pool Heater Replacement	50,000	-	-	-	-
Park Shop Entrance Renovation & Parking Lot Resurfacing	75,000	-	-	-	-
Parking Lot Resurfacing/Repairs	60,000	-	-	-	-
Lakeside Park Train Painting & Bridge Staining	-	50,000	-	-	-
Playground Equipment Replacements	-	180,000	180,000	-	180,000
Lakeside Park West - Trail from Bridge to Dog Park & Pave Parking Area	-	250,000	-	-	-
Adelaide Park - Parking Lot Addition	-	185,000	-	-	-
Lakeside Park - Blacktop Renovation Softball Island Concession Stand	-	120,000	-	-	-
Christmas Display Additions	-	40,000	40,000	40,000	-
Morris St. Roundabout Landscape Refresh	-	30,000	-	-	-
Lakeside Park West - Boardwalk Extension	-	-	275,000	-	-
Pool Equipment Upgrades	-	-	60,000	-	-
Lakeside Park - Walking Path from Playground to Frazier Point	-	-	-	85,000	-
Hucks Bellevue Park Improvements	-	-	-	-	217,000
Lakeside Park West Shelter	-	-	-	-	200,000
Total Parks	\$ 582,000	\$ 855,000	\$ 707,000	\$ 125,000	\$ 597,000
Public Works-Municipal Service Center:					
Modular Vehicle Barrier System	\$ 730,000	\$ -	\$ -	\$ -	\$ -
Overhead Door Replacement	65,000	-	-	-	-
North Gate Upgrades	25,000	-	-	-	-
Brine Maker	-	295,000	-	-	-
Parking Lot Resurface - North Side	-	167,500	-	-	-
Lot Resurface - Bulky Yard	-	-	262,500	-	-
Parking Lot Resurface - Employee Lot	-	-	-	142,500	-
Total Municipal Service Center	\$ 820,000	\$ 462,500	\$ 262,500	\$ 142,500	\$ -
Public Works-Capital Equipment:					
Construction & Maintenance	\$ 982,000	\$ 915,000	\$ 875,000	\$ 855,000	\$ 925,000
Engineering	-	-	55,000	60,000	-
Parks	110,000	160,000	170,000	145,000	300,000
Sanitation	-	355,000	380,000	-	400,000
Total Capital Equipment	\$ 1,092,000	\$ 1,430,000	\$ 1,480,000	\$ 1,060,000	\$ 1,625,000
Harbor & Boating Facilities Improvements:					
Resurfacing - Boater Parking Areas	\$ 60,000	\$ -	\$ -	\$ -	\$ -
Lakeside Park West - Kayak Launch into Supples Marsh	-	-	-	60,000	-
Total Harbor & Boating Facilities	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -
Transit:					
Handi-Van Fleet Replacement	\$ 151,000	\$ 156,000	\$ 160,000	\$ 165,000	\$ 170,000
Radio System Replacement	40,500	-	-	-	-
Bus Security System Replacement	-	-	33,000	-	-
Total Transit	\$ 191,500	\$ 156,000	\$ 160,000	\$ 165,000	\$ 170,000
SUBTOTAL GOVERNMENTAL FUND CAPITAL PROJECTS	\$ 22,462,500	\$ 22,788,560	\$ 26,545,590	\$ 14,546,996	\$ 16,306,520

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Capital Projects Detail Overview**

	2026	2027	2028	2029	2030
Wastewater Treatment & Resource Recovery:					
Capital Equipment Replacement	\$ 600,000	\$ 600,000	\$ 140,000	\$ 95,000	\$ 80,000
Annual Clearwater Elimination	2,550,000	2,900,000	2,750,000	2,775,000	2,875,000
Private Sanitary Sewer & Storm Sewer Replacement	570,000	570,000	590,000	650,000	680,000
Pioneer Rd Sanitary Sewer Adjustments	210,000	520,000	275,000	-	-
Housing Facilitation - Subdivision Residential Road (East)	126,000	-	126,000	-	-
Housing Facilitation - Subdivision Residential Road (South)	100,000	-	-	-	-
Pioneer Rd Lift Station Upgrade	1,000,000	-	-	-	-
Sanitary Flow Meter Replacement	45,000	-	-	-	-
CTH K Sanitary Sewer Adjustments	25,000	-	-	-	-
Administration Building Expansion	-	6,635,200	-	-	-
WAS Thickening	-	250,000	7,929,500	-	-
Backup Power Generator Control Upgrades	-	-	1,500,000	-	-
Brooke St Sanitary Sewer Study	-	-	40,000	-	-
Preliminary Treatment Expansion	-	-	-	2,921,525	-
West Scott Street - Sanitary Sewer Relay	-	-	-	-	1,075,000
UV System Replacement	-	-	-	-	1,500,000
Digester Cover Replacement & Gas Storage Addition	-	-	-	-	5,000,000
Phosphorus Compliance					
Water Quality Trading	100,000	75,000	75,000	55,000	55,000
Total WTRRF	\$ 5,326,000	\$ 11,550,200	\$ 13,425,500	\$ 6,496,525	\$ 11,265,000
Water Utility:					
Capital Equipment Replacement	\$ 170,000	\$ 140,000	\$ 148,000	\$ 153,000	\$ 145,000
Annual Water Meter & AMI Replacement/Upgrade	100,000	100,000	200,000	200,000	200,000
Annual 4-inch Main Replacement - City Wide	175,000	290,550	262,800	175,000	175,000
Annual Well Renovation & Pump Work	370,000	370,000	380,000	380,000	380,000
Annual Emergency Well Reserve	100,000	100,000	100,000	100,000	100,000
Annual Clearwater Elimination - Main Replacement	1,591,150	1,236,500	1,954,300	1,834,100	1,986,750
Stand Alone Projects					
Private Lead Service Line Replacement	2,447,600	2,215,600	1,392,000	1,368,800	1,635,600
Morris St Storage Upgrade	500,000	-	-	-	-
Griffith St (East of Morris)	204,000	-	-	-	-
Trowbridge Backflow Upgrade	200,000	-	-	-	-
Advanced Metering Infrastructure Upgrade	-	4,200,000	-	-	-
Northwest Tower Repainting	-	50,000	450,000	-	-
Housing Facilitation - Subdivision Residential Road (Northeast)	-	-	-	-	-
Annual City St Reconstruction-Water Main Replacements					
Morris St - 12th St to 9th St	450,000	-	-	-	-
Amory St - Scott to Bank	-	-	-	-	255,300
Outside Agency Projects					
CTH VV Pioneer - CTH V to Fond du Lac Ave	400,000	-	-	-	-
CTH VV Pioneer - Woodbine to S Park Avenue	25,000	1,024,000	-	-	-
CTH K - STH 23 to Hunters Ave	300,000	-	-	-	-
Reinzi Rd - Bridge Crossing	-	15,000	175,000	-	-
Hickory St Bridge	-	-	15,000	200,000	-
Rienzi Road - FDL Ave to US 151	-	-	25,000	1,551,000	-
Total Water Utility	\$ 7,032,750	\$ 9,741,650	\$ 5,152,100	\$ 6,411,900	\$ 4,877,650
TOTAL CAPITAL PROJECTS					
	\$ 34,821,250	\$ 44,080,410	\$ 45,123,190	\$ 27,455,421	\$ 32,449,170

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Summary of Projects Funded by General Operations**

DESCRIPTION	2026	2027	2028	2029	2030
Projects Funded by Tax Levy					
Public Works-Streets:					
Bridge Maintenance	\$ 20,000	\$ 30,000	\$ 60,000	\$ 110,000	\$ 145,000
Traffic Signal Upgrade - W Scott & Lakeshore Dr	2,500	-	-	-	-
Total Streets	\$ 22,500	\$ 30,000	\$ 60,000	\$ 110,000	\$ 145,000
Public Works-Capital Equipment Replacement	\$ 141,000	\$ 400,000	\$ 400,000	\$ 155,000	\$ 925,000
Public Works-Storm Water:					
Stormwater Pump Station Control Upgrades	\$ 50,000	\$ 60,000	\$ 60,000	\$ 70,000	\$ 70,000
Neighborhood Drainage Program - Private	-	45,000	50,000	50,000	55,000
Neighborhood Drainage Program - Public	45,000	45,000	50,000	50,000	55,000
Total Storm Water	\$ 95,000	\$ 150,000	\$ 160,000	\$ 170,000	\$ 180,000
Public Works-Engineering & GIS:					
Aerial Orthophotos, & LiDAR	\$ -	\$ -	\$ -	\$ 130,000	\$ -
Computer Replacements	-	-	-	36,300	-
Total Engineering & GIS	\$ -	\$ -	\$ -	\$ 166,300	\$ -
Public Works-Parks					
Lakeside Park Train Painting & Bridge Staining	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Total Parks	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Total Public Works	\$ 258,500	\$ 630,000	\$ 620,000	\$ 601,300	\$ 1,250,000
Police:					
Squad Replacement Program	\$ -	\$ 483,060	\$ 487,890	\$ 474,196	\$ 480,000
Body Worn Camera & Fleet Camera Replacement/Renewal	-	-	250,000	260,000	270,000
Stationary ALPR Units	-	-	240,000	-	-
Tactical Gear Replacement Program	-	-	160,000	-	-
Mobile Data Computer Replacements	-	-	151,200	-	-
Taser Replacement Program	-	-	-	94,000	101,520
Total Police	\$ -	\$ 483,060	\$ 1,289,090	\$ 828,196	\$ 851,520
Total Projects Funded by Tax Levy	\$ 258,500	\$ 1,113,060	\$ 1,909,090	\$ 1,429,496	\$ 2,101,520
Projects Funded by Other Operating Funds					
Public Works-Streets:					
Street Maintenance	\$ 870,000	\$ 880,000	\$ 900,000	\$ 950,000	\$ 975,000
Bridge Maintenance	130,000	130,000	110,000	70,000	45,000
Total Streets	\$ 1,000,000	\$ 1,010,000	\$ 1,010,000	\$ 1,020,000	\$ 1,020,000
Total Projects Funded by Other Operating Funds	\$ 1,000,000	\$ 1,010,000	\$ 1,010,000	\$ 1,020,000	\$ 1,020,000
Total Projects Funded by General Operations	1,258,500	2,123,060	2,919,090	2,449,496	3,121,520

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Summary of Projects Funded by General Obligation Debt**

Project Description	2026	2027	2028	2029	2030
General Government:					
Network Hardware Updates	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Enterprise Business/Finance Software Upgrade	500,000	-	-	-	-
Access Control System Replacement	50,000	650,000	-	-	-
Microsoft Licensing	250,000	-	-	-	-
Wireless Access (Wifi) System Updates	-	75,000	75,000	-	-
Phone System Replacement	-	550,000	-	-	-
Virtualized Server Storage Updates	-	400,000	-	-	-
CORE Switch Upgrade	-	200,000	-	-	-
Data Backup & Disaster Recovery	-	150,000	-	-	-
Firewall Updates	-	80,000	-	-	-
Cradlepoints - Public Safety Vehicles	-	75,000	75,000	-	-
Technology Security Administration	-	-	600,000	-	-
Security Camera Replacements/Updates	-	-	250,000	250,000	-
AV Equipment Replacement - Council Chambers	-	-	-	-	200,000
Vehicle Replacement	-	-	-	-	50,000
Total General Government	\$ 900,000	\$ 2,280,000	\$ 1,100,000	\$ 350,000	\$ 350,000
Community Development:					
Macy Parking Ramp - Repairs	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ -
Riverfront Plan Implementation Projects	400,000	350,000	125,000	350,000	500,000
Brownfield Redevelopment	400,000	400,000	400,000	-	-
City Gateway Development	500,000	500,000	-	-	-
Flood Mitigation - Acquisition	85,000	85,000	85,000	-	-
North Main Street Business Façade Assistance	75,000	75,000	75,000	-	-
Placemaking Public Spaces	400,000	400,000	200,000	-	-
North Main Street Redevelopment Plan - Streetscape Imprv	50,000	225,000	200,000	-	-
Residential Infill Development	1,100,000	330,000	-	-	-
Industrial Park Development	-	-	100,000	-	-
Total Community Development	\$ 3,010,000	\$ 2,615,000	\$ 1,435,000	\$ 600,000	\$ 500,000
Police:					
Building Renovations	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Drone as First Responder Program	275,000	-	-	-	-
Roof & Window Replacement	-	1,100,000	-	-	-
Boiler Replacement Program	-	-	78,000	-	-
Rescue Robot Replacement	-	-	-	-	275,000
Garage Door Replacements	-	-	-	-	175,000
Garage & Fitness Center Heat Replacement	-	-	-	-	33,000
Total Police	\$ 675,000	\$ 1,100,000	\$ 78,000	\$ -	\$ 483,000
Fire:					
Fire Engine Replacement	\$ 1,500,000	\$ -	\$ -	\$ 150,000	\$ -
Communications System and Mobile Radio Replacement	1,200,000	-	-	-	-
Battalion Chief Vehicle Replacement	95,000	-	-	-	-
Extrication Tools Replacement	-	150,000	-	-	-
Thermal Imaging Camera Replacements	-	65,000	-	-	-
Fire Station #4	-	-	9,000,000	-	-
Self Contained Breathing Apparatus (SCBA) Replacement	-	-	-	-	1,000,000
Total Fire	\$ 2,795,000	\$ 215,000	\$ 9,000,000	\$ 150,000	\$ 1,000,000
Public Safety Training Center					
Phase 2 - Training Classrooms & Apparatus Bay	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Total Public Safety Training Center	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Public Works-Streets:					
Bridge Rehabilitation	\$ 250,000	\$ 260,000	\$ 270,000	\$ 280,000	\$ 290,000
Street Reconstruction	1,050,000	980,000	715,000	515,000	625,000
Street Restoration - Utility Repair	1,360,000	880,000	1,300,000	1,280,000	1,280,000
Rienzi Road - FDL Ave to US 151	100,000	100,000	1,800,000	-	-
Forest Ave Bridge Replacement	50,000	550,000	-	-	-

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Summary of Projects Funded by General Obligation Debt**

Project Description	2026	2027	2028	2029	2030
Stow St Bridge Replacement	100,000	-	-	-	-
Housing Facilitation - Subdivision Residential Road (East)	492,000	-	532,000	-	-
Housing Facilitation - Subdivision Residential Road (South)	500,000	-	-	-	-
CTH VV - Pioneer Rd - CTH V to FDL Ave	900,000	-	-	-	-
CTH VV - Pioneer Rd - S Park to Martin	250,000	2,000,000	-	-	-
CTH VV - Pioneer Rd - S Main to S Park	-	125,000	1,500,000	-	-
Traffic Signal Cabinet Upgrades	180,000	-	218,000	-	235,000
Traffic Signaling Traffic Study	120,000	-	-	-	-
Bike Loop Safety Improvements	75,000	-	-	-	-
Reinzi Road - Bridge over DeNeve Creek	50,000	-	-	-	-
Hickory St Bridge Replacement	-	85,000	50,000	550,000	-
Concrete Street Rehabilitation	-	800,000	-	900,000	-
Sidewalk Program - Private	-	480,000	-	490,000	-
Sidewalk Program - City	-	250,000	-	250,000	-
Downtown Alley Program	-	290,000	-	255,000	-
Street Lighting - Conduit & Wiring	-	162,000	-	190,000	-
Military Road Railroad Crossing	-	460,000	-	-	-
Traffic Signal Upgrade - W Scott & Lakeshore Dr	-	22,500	-	-	-
W Scott St Bridge over I-41	-	-	-	465,000	-
Country Lane Bridge	-	-	-	-	1,480,000
Scott St/Van Dyne Rd Intersection Reconstruction	-	-	-	-	450,000
Johnson Right Turn Lanes - National, Prairie, Country Lane	-	-	-	-	415,000
Total Streets	\$ 5,477,000	\$ 7,444,500	\$ 6,385,000	\$ 5,175,000	\$ 4,775,000
Public Works-Storm Water:					
Storm Sewer Replacement - Utility Repair	\$ 830,000	\$ 552,000	\$ 867,000	\$ 920,000	\$ 680,000
TMDL Storm Water Improvements	1,950,000	435,000	210,000	275,000	2,550,000
Storm Water Pump & Motor Replacements	350,000	-	400,000	-	450,000
Stormwater Flooding Study Projects	300,000	-	400,000	-	500,000
Housing Facilitation - Subdivision Residential Road (East)	142,000	-	142,000	-	-
Housing Facilitation - Subdivision Residential Road (South)	140,000	-	-	-	-
Quic Frez Remediation	-	125,000	1,400,000	-	-
Armor Drainage Way Banks	-	300,000	-	330,000	-
Stormwater Flooding Study	-	220,000	-	250,000	-
Total Storm Sewers	\$ 3,712,000	\$ 1,632,000	\$ 3,419,000	\$ 1,775,000	\$ 4,180,000
Public Works-Parks:					
Tennis Court/Pickleball Court Resurfacing	\$ 132,000	\$ -	\$ 120,000	\$ -	\$ -
ADA Access to Various Playgrounds	50,000	-	32,000	-	-
Buttermilk Park Cameras	55,000	-	-	-	-
Adelaide Park - Baseball Fence Replacement	160,000	-	-	-	-
Taylor Pool Heater Replacement	50,000	-	-	-	-
Park Shop Entrance Renovation & Parking Lot Resurfacing	75,000	-	-	-	-
Parking Lot Resurfacing/Repairs	60,000	-	-	-	-
Playground Equipment Replacements	-	180,000	180,000	-	180,000
LSP West-Trail - Bridge to Dog Park & Pave Parking Area	-	250,000	-	-	-
Adelaide Park - Parking Lot Addition	-	185,000	-	-	-
LSP - Blacktop Reno. Softball Isl. Concession Stand	-	120,000	-	-	-
Morris St Roundabout Landscape Refresh	-	30,000	-	-	-
Lakeside Park West - Boardwalk Extension	-	-	275,000	-	-
Pool Equipment Upgrades	-	-	60,000	-	-
LSP - Walking Path from Playground to Frazier Point	-	-	-	85,000	-
Hucks Bellevue Park Improvements	-	-	-	-	217,000
Lakeside Park West Shelter	-	-	-	-	200,000
Total Parks	\$ 582,000	\$ 765,000	\$ 667,000	\$ 85,000	\$ 597,000
Public Works-Trees:					
Terrace Trees	\$ -	\$ -	\$ -	\$ -	\$ -
Total Trees	\$ -	\$ -	\$ -	\$ -	\$ -

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Summary of Projects Funded by General Obligation Debt**

Project Description	2026	2027	2028	2029	2030
<i>Public Works-Municipal Service Center:</i>					
Modular Vehicle Barrier System	\$ 730,000	\$ -	\$ -	\$ -	\$ -
Overhead Door Replacement	65,000	-	-	-	-
Brine Maker	-	295,000	-	-	-
Parking Lot Resurface - North Side	-	167,500	-	-	-
Lot Resurface - Bulky Yard	-	-	262,500	-	-
Parking Lot Resurface - Employee Lot	-	-	-	142,500	-
<i>Total Municipal Service Center</i>	<i>\$ 795,000</i>	<i>\$ 462,500</i>	<i>\$ 262,500</i>	<i>\$ 142,500</i>	<i>\$ -</i>
<i>Public Works-Capital Equipment</i>					
Capital Equipment Program	\$ 901,000	\$ 625,000	\$ 650,000	\$ 855,000	\$ 300,000
<i>Equipment Replacement</i>	<i>\$ 901,000</i>	<i>\$ 625,000</i>	<i>\$ 650,000</i>	<i>\$ 855,000</i>	<i>\$ 300,000</i>
<i>Transit:</i>					
Local Share - Handi-Van Replacement	\$ 30,200	\$ 31,200	\$ 32,000	\$ 33,000	\$ 34,000
Local Share - Radio System Replacement	8,100	-	-	-	-
Local Share - Bus Security System	-	-	6,600	-	-
<i>Transit</i>	<i>\$ 38,300</i>	<i>\$ 31,200</i>	<i>\$ 38,600</i>	<i>\$ 33,000</i>	<i>\$ 34,000</i>
<i>Total Debt - All Projects</i>	<i>\$ 18,885,300</i>	<i>\$ 17,170,200</i>	<i>\$ 23,035,100</i>	<i>\$ 9,165,500</i>	<i>\$ 12,469,000</i>

**City of Fond du Lac
Capital Improvement Program
For the Years 2026 through 2030
Summary of Other Funding Sources**

Project Description	2026	2027	2028	2029	2030
FEDERAL/STATE GRANTS:					
Public Works-Streets:					
Stow St Bridge Replacement	\$ 1,555,000	\$ -	\$ -	\$ -	\$ -
Hickory St Bridge Replacement	-	340,000	-	2,200,000	-
Forest Ave Bridge Replacement	-	1,950,000	-	-	-
Traffic Signal Upgrade - W Scott & Lakeshore Dr	22,500	202,500	-	-	-
Total Streets	\$ 1,577,500	\$ 2,492,500	\$ -	\$ 2,200,000	\$ -
Harbor & Boating Facilities Improvement					
Resurfacing - Boater Parking Areas	\$ 30,000	\$ -	\$ -	\$ -	\$ -
Lakeside Park West - Kayak Launch into Supples Marsh	-	-	-	30,000	-
Total Harbor & Boating Facilities Improvement	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -
Transit:					
Federal Capital Equipment Grant	\$ 153,200	\$ 124,800	\$ 121,400	\$ 132,000	\$ 136,000
Total Transit	\$ 153,200	\$ 124,800	\$ 121,400	\$ 132,000	\$ 136,000
Total Federal & State Grants-All funds	\$ 1,760,700	\$ 2,617,300	\$ 121,400	\$ 2,362,000	\$ 136,000
AVAILABLE CAPITAL OR SPECIAL REVENUE FUND BALANCES:					
Police:					
Squad Replacement Program	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Total Police	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Fire:					
Mobile Data Computer Docking Station	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Total Fire	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Rescue:					
Ambulance Replacement	\$ -	\$ 400,000	\$ -	\$ 450,000	\$ -
EMS Skills & Simulation Lab	-	-	-	-	180,000
Total Rescue	\$ -	\$ 400,000	\$ -	\$ 450,000	\$ 180,000
Public Works-Engineering & GIS					
Survey Equipment	\$ 33,000	\$ 33,000	\$ -	\$ -	\$ -
Total Engineering/GIS	\$ 33,000	\$ 33,000	\$ -	\$ -	\$ -
Public Works-Parks:					
Christmas Display Additions	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Total Parks	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Public Works-Municipal Service Center					
North Gate Replacement	\$ 25,000	\$ -	\$ -	\$ -	\$ -
Total Municipal Service Center	\$ 25,000	\$ -	\$ -	\$ -	\$ -
Public Works-Capital Equipment:					
Public Works	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Sanitation	-	355,000	380,000	-	400,000
Total Capital Equipment	\$ 50,000	\$ 405,000	\$ 430,000	\$ 50,000	\$ 400,000
Harbor & Boating Facilities Improvement					
Resurfacing - Boater Parking Areas	\$ 30,000	\$ -	\$ -	\$ -	\$ -
Lakeside Park West - Kayak Launch into Supples Marsh	-	-	-	30,000	-
Total Harbor & Boating Facilities Improvement	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -
Total Available Capital or Special Revenue Fund Balances	\$ 558,000	\$ 878,000	\$ 470,000	\$ 570,000	\$ 580,000

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Summary of Projects Funded by Utility Debt**

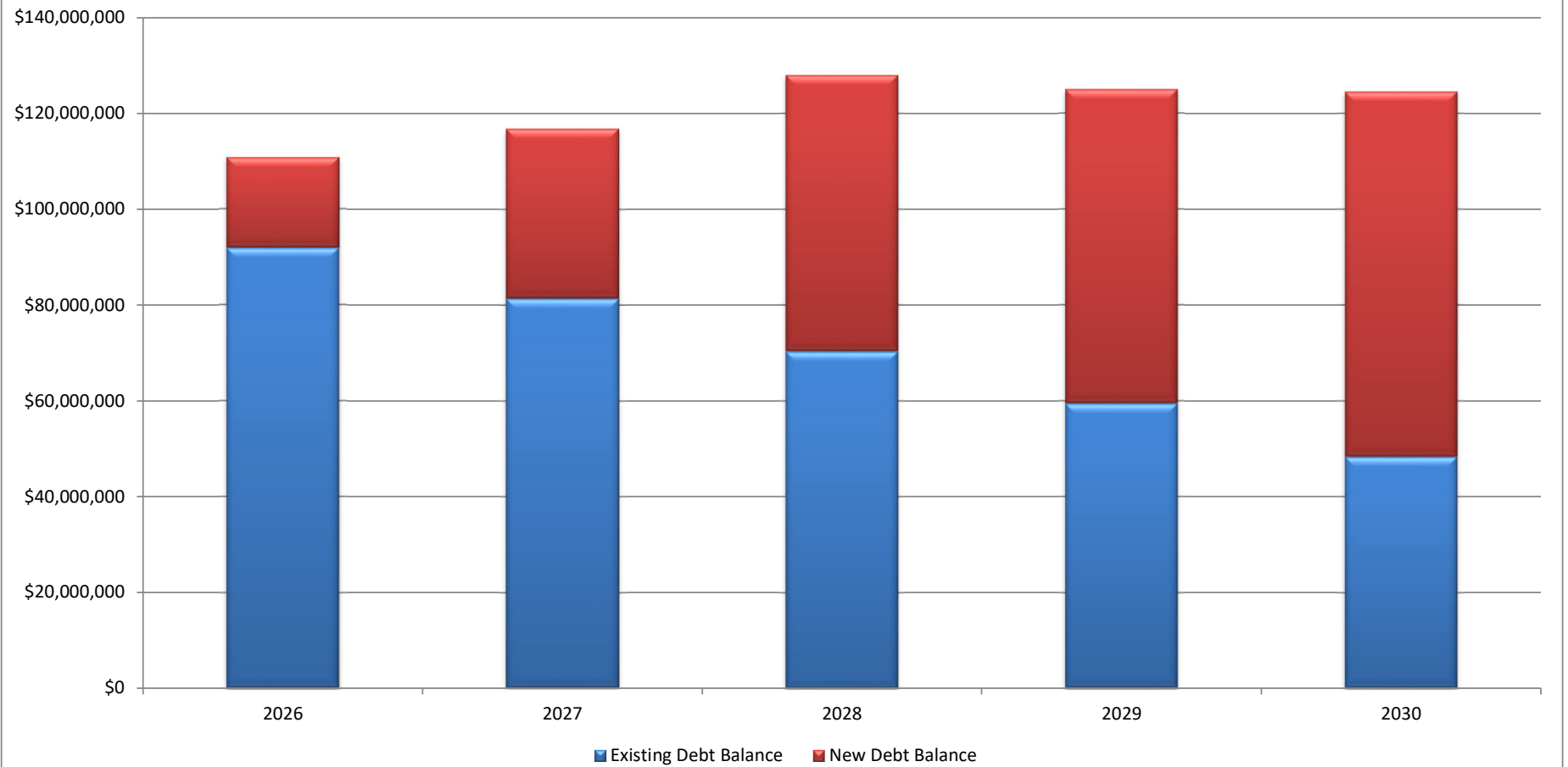
Project Description	2026	2027	2028	2029	2030
<i>Wastewater Treatment & Resource Recovery:</i>					
Capital Equipment Replacement	\$ 600,000	\$ 600,000	\$ 140,000		
Pioneer Rd Lift Station Upgrade	1,000,000	-	-	-	-
Pioneer Rd Sanitary Sewer Adjustments	210,000	520,000	275,000	-	-
Administration Building Expansion	-	6,635,200	-	-	-
WAS Thickening	-	250,000	7,929,500	-	-
Preliminary Treatment Expansion	-	-	-	2,921,525	-
Digester Cover Replacement & Gas Storage Addition	-	-	-	-	5,000,000
<i>Total WTRRF</i>	\$ 1,810,000	\$ 8,005,200	\$ 8,344,500	\$ 2,921,525	\$ 5,000,000
<i>Water Utility:</i>					
Annual Clearwater Elimination - Main Replacement	\$ 1,591,150	\$ 1,236,500	\$ 1,954,300	\$ 1,834,100	\$ 1,986,750
Capital Equipment Replacement	170,000	140,000	148,000	153,000	145,000
Annual Water Meter & AMI Replacement/Upgrade	100,000	100,000	200,000	200,000	200,000
Annual 4-inch Main Replacement - City Wide	175,000	290,550	262,800	175,000	175,000
Annual Well Renovation & Pump Work	370,000	370,000	380,000	380,000	380,000
<i>Stand Alone Projects</i>					
Morris St Storage Upgrade	500,000	-	-	-	-
Griffth St (East of Morris St)	204,000	-	-	-	-
Advanced Metering Infrastructure Upgrade	-	4,200,000	-	-	-
<i>Annual City St Reconstruction-Water Main Replacements</i>					
Morris St - 12th St to 9th St	450,000	-	-	-	-
Amory St - Scott to Bank	-	-	-	-	255,300
<i>Outside Agency Projects</i>					
CTH VV - CTH V to Fond du Lac Ave	400,000	-	-	-	-
CTH VV Pioneer - Woodbine to S Park Ave	25,000	1,024,000	-	-	-
CTH K - STH 23 to Hunters Ave	300,000	-	-	-	-
Reinzi Rd - Bridge Crossing	-	15,000	175,000	-	-
Hickory St Bridge	-	-	15,000	200,000	-
Rienzi Road - FDL Ave to US 151	-	-	25,000	1,551,000	-
<i>Total Water Utility</i>	\$ 4,285,150	\$ 7,376,050	\$ 3,160,100	\$ 4,493,100	\$ 3,142,050
<i>Total Projects Funded by Utility Debt</i>	\$ 6,095,150	\$ 15,381,250	\$ 11,504,600	\$ 7,414,625	\$ 8,142,050

**City of Fond du Lac
Capital Improvement Plan
For the Years 2026 through 2030
Summary of Projects Funded by Utility Operations**

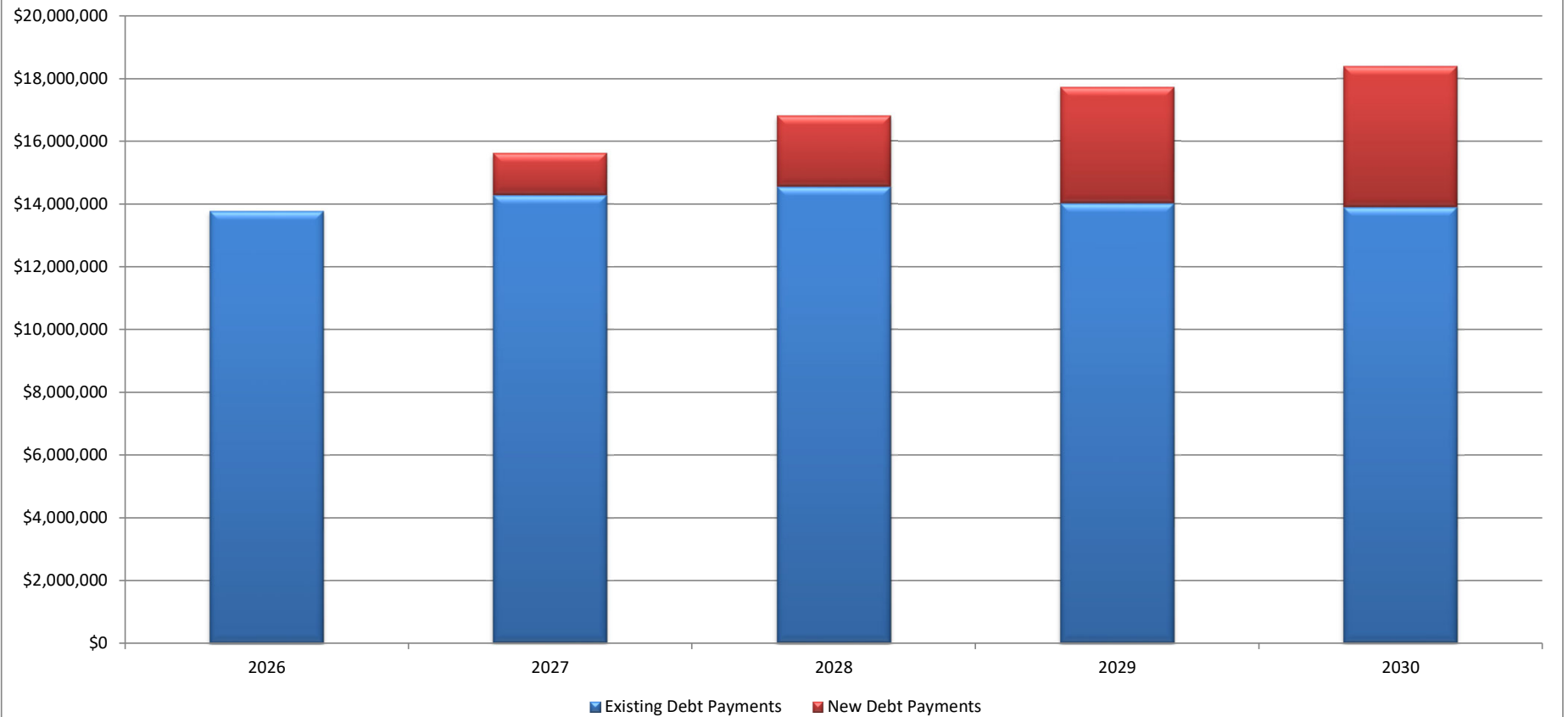
Project Description	2026	2027	2028	2029	2030
<i>Wastewater Treatment & Resource Recovery:</i>					
Capital Equipment Replacement	\$ -	\$ -	\$ -	\$ 95,000	\$ 80,000
Annual Clearwater Elimination	2,550,000	2,900,000	2,750,000	2,775,000	2,875,000
Private Sanitary Sewer & Storm Sewer Replacement	570,000	570,000	590,000	650,000	680,000
Housing Facilitation - Subdivision Residential Road (East)	126,000	-	126,000	-	-
Housing Facilitation - Subdivision Residential Road (South)	100,000	-	-	-	-
Sanitary Flow Meter Replacement	45,000	-	-	-	-
CTH K Sanitary Sewer Adjustments	25,000	-	-	-	-
Backup Power Generator Control Upgrades	-	-	1,500,000	-	-
Brooke St Sanitary Sewer Study	-	-	40,000	-	-
West Scott Street Sanitary Sewer Relay	-	-	-	-	1,075,000
UV System Replacement	-	-	-	-	1,500,000
<i>Phosphorus Compliance</i>					
Water Quality Trading	100,000	75,000	75,000	55,000	55,000
<i>Total WTRRF</i>	\$ 3,516,000	\$ 3,545,000	\$ 5,081,000	\$ 3,575,000	\$ 6,265,000
<i>Water Utility:</i>					
Private Lead Service Line Replacement	\$ 2,447,600	\$ 2,215,600	\$ 1,392,000	\$ 1,368,800	\$ 1,635,600
Annual Emergency Well Reserve	100,000	100,000	100,000	100,000	100,000
Trowbridge Backflow Upgrade	200,000	-	-	-	-
Northwest Tower Repainting	-	50,000	450,000	-	-
NE & Trowbridge Reservoir Repainting	-	-	50,000	450,000	-
<i>Total Water Utility</i>	\$ 2,747,600	\$ 2,365,600	\$ 1,992,000	\$ 1,918,800	\$ 1,735,600
<i>Total Projects Funded by Utility Operations</i>	\$ 6,263,600	\$ 5,910,600	\$ 7,073,000	\$ 5,493,800	\$ 8,000,600

City of Fond du Lac
Capital Improvement Plan
2026 - 2030
Appendices

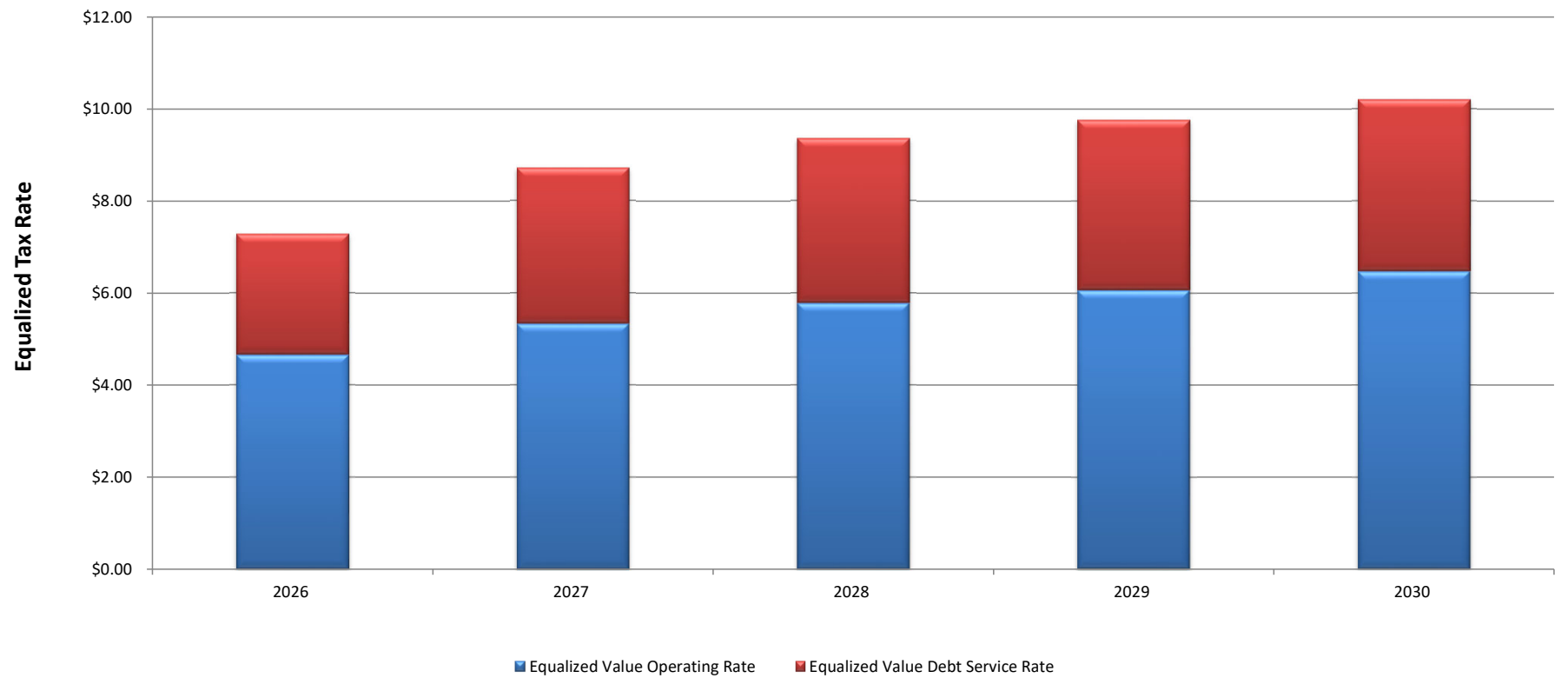
Appendix A
General Obligation Debt Balances
Existing Debt & New Debt



Appendix B
General Obligation Debt Payments
New Debt & Existing Debt



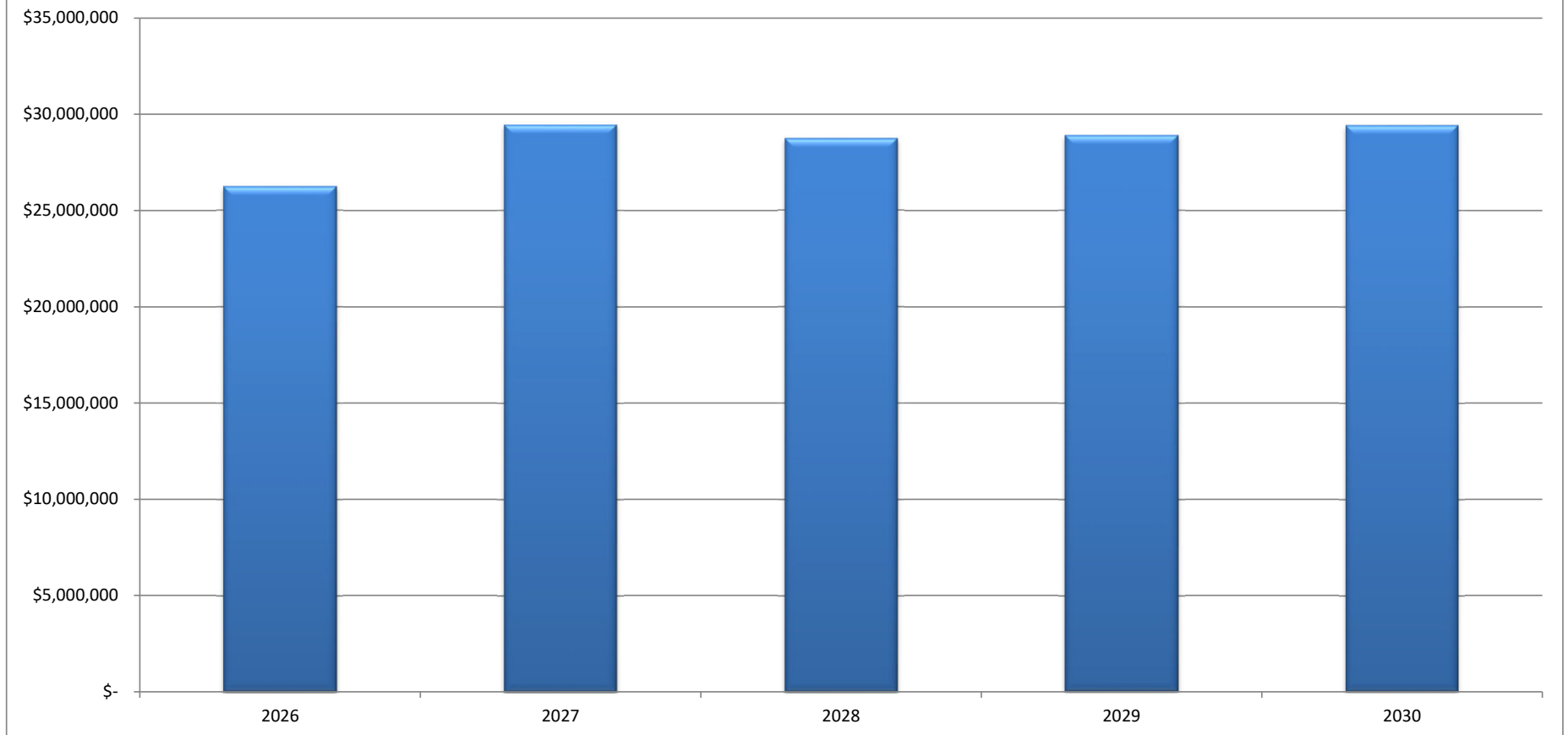
Appendix C
Projected Property Tax Rates
(Equalized Value Basis)



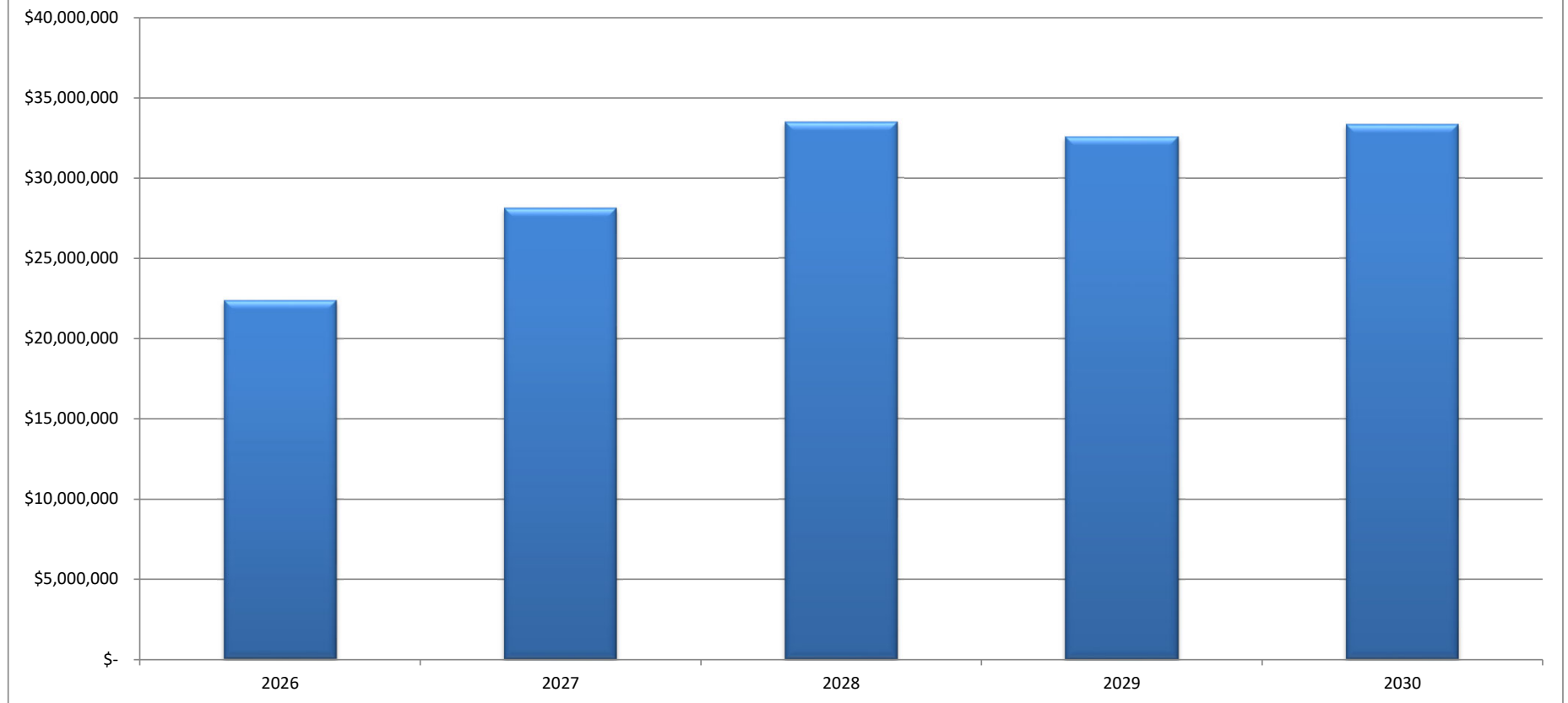
APPENDIX D
DEBT CHART
GENERAL OBLIGATION DEBT COMPARISON



Appendix E Water Debt Balance



Appendix F Wastewater Debt Balance



**APPENDIX G
CITY OF FOND DU LAC
CAPITAL IMPROVEMENT PLAN
For the Years 2026 through 2030
PROJECTS BEYOND 2030**

Public Safety Training Center

Phase 2 - Administration Building (classroom, apparatus room, rehab areas)

Stormwater

TMDL Improvements

Water

Generator at Well 16

Pressure Filters

Electronic Communications at Facilities

Reservior/tower Painting

McDermott Park Well

Wastewater Treatment & Resource Recovery Facility

PFAS Reduction

UV Disinfection Upgrade

Digester Construction & Gas Storage

Digester Cover Replacement

Plant Solar Array