

CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN

Legislative Chambers
160 S Macy Street

November 13, 2024
6:00 PM

1. CALL TO ORDER

- a. Roll Call
- b. Declaration a Quorum Is Present
- c. Pledge of Allegiance
- d. Silent Reflection
- e. Proclamation Recognizing November 30, 2024 As Small Business Saturday

2. PUBLIC HEARINGS

3. CONSENT AGENDA

- a. October 23, 2024 Minutes
- b. List Of Claims Dated November 6, 2024

4. AUDIENCE COMMENTS (Agenda and Non-agenda items)

5. ACTION ITEMS

- a. "Class B" Intoxicating Liquor and Class "B" Fermented Malt License
Limited Liability: Ledgeview Bowling LLC
Agent Name: Tyler Luedtke
Business Name: Ledgeview Bowling
Business Address: 170 N Prairie Road
Introduction: City Clerk
- b. Resolution No. 9148
A Resolution Adopting The Final 2025 City Budget, Levying A Tax, And Establishing Fees
Introduction: Director of Administration
- c. Resolution No. 9149
A Resolution Approving The Proposed 2025 Through 2029 Capital Improvement Plan
Introduction: Director of Administration
- d. Resolution No. 9150
A Resolution Adopting The 2025 Fond du Lac Area Transit Budgets
Introduction: Director of Administration
- e. Resolution No. 9151
A Resolution Declaring Official Intent To Reimburse Expenditures From Proceeds Of Borrowing
Introduction: Director of Administration

f. Ordinance No. 3802

An Ordinance Amending Chapter 630, Vehicles And Traffic, Of The Code Of The City Of Fond du Lac To Add Parking Restrictions On West Arndt Street

Introduction: City Engineer

6. PRESENTATION OF INPUT ITEMS

a. Residential Development Of City Property At Scott And North Main Streets

Introduction: Councilmember Schuessler

7. ADJOURN

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: Proclamation Recognizing November 30, 2024 As Small
Business Saturday

Subject: Proclamation Recognizing November 30, 2024 As Small
Business Saturday

Initiator:

Recommendation:

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: October 23, 2024 Minutes

Subject: October 23, 2024 Minutes

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Minutes_2024_10_23_Meeting(1168).pdf

**CITY COUNCIL MEETING MINUTES
CITY OF FOND DU LAC, WISCONSIN**

Legislative Chambers
160 S Macy Street

October 23, 2024
6:00 PM

CALL TO ORDER

Roll Call

Present

Tiffany Brault
Antonio Godfrey
Keith Heisler
Angela C Luehring
Patrick Mullen
Brett Zimmermann

Absent

Thomas Schuessler

Administrative Staff

Joseph Moore, City Manager
Dyann Benson, Community Development Director
Tricia Davi, Director of Administration
Tessa Schmidt, Senior Accountant
Alexandra Panagopoulos, Deputy City Attorney
Paul De Vries, Director of Public Works
Jon Mark Bolthouse, Library Director
Aaron Goldstein, Chief of Police
Garth Schumacher, Assistant Fire Chief
Sam Sok, Deputy ITS Director

Declaration a Quorum Is Present

President Brault declared a quorum present.

Pledge of Allegiance

Pledge of Allegiance was recited.

Silent Reflection

A moment of silent reflection was observed.

PUBLIC HEARINGS

2025 Budget

President Brault opened the public hearing.

Spoke On The 2025 Budget:

Mike and Mary Ketterhagen, 590 E. 10th Street, Fond du Lac
Roseanne Kowal, 110 E. Cotton Street, Fond du Lac

Kevin Miller, 242 E. Cotton Street, Fond du Lac
Timothy Lanari, 118 Martin Place, Fond du Lac
Joyce Gau, 63 Heritage Lane, Fond du Lac

With no one else wishing to speak President Brault declared the Public Hearing closed on the 2025 Budget.

2025 Transit Budget

President Brault opened the public hearing.

Spoke On The 2025 Transit Budget:

Donna Richards, 121 N. National Avenue, Fond du Lac
Joyce Gau, 63 Heritage Lane, Fond du Lac
Rosanne Kowal, 110 E. Cotton Street, Fond du Lac

With no one else wishing to speak President Brault declared the Public Hearing closed on the 2025 Transit Budget.

CONSENT AGENDA

October 9, 2024 Minutes

List Of Claims Dated October 16, 2024

A Motion was made by Antonio Godfrey, Sr. to approve the consent agenda and seconded by Patrick Mullen, and the motion was **Passed**.
Ayes: Brault, Godfrey, Sr., Heisler, Luehring, Mullen, Zimmermann

Absent: Schuessler

AUDIENCE COMMENTS (Agenda and Non-agenda items)

Spoke On Non-Agenda Item: Miscellaneous:

Girl Scout Troop #8555

Spoke On Non-Agenda Item: Advocap Opportunity Center:

Tanya Marcoe, 392 Leona Way, Oakfield

ACTION ITEMS

Change Of Agent "Class A" Intoxicating Liquor and Class "A" Fermented Malt License

A Motion was made by Brett Zimmermann to approve change of agent

for Walgreens Corp at 192 N Main Street to Alyssa Brooks for the "Class A" Intoxicating and Class "A" Fermented Malt License and seconded by Keith Heisler, and the motion was **Passed**.

Ayes: Brault, Godfrey, Sr., Heisler, Luehring, Mullen, Zimmermann

Absent: Schuessler

Change Of Agent "Class A" Intoxicating Liquor and Class "A" Fermented Malt License

A Motion was made by Patrick Mullen to approve change of agent for Kwik Trip Co. at 1061 E Johnson Street for Phillip Ritger for the "Class A" Intoxicating and Class "A" Fermented Malt License and seconded by Brett Zimmermann, and the motion was **Passed**.

Ayes: Brault, Godfrey, Sr., Heisler, Luehring, Mullen, Zimmermann

Absent: Schuessler

Resolution No. 9147

File No. 2024-120

A Motion was made by Antonio Godfrey, Sr. to approve Resolution No. 9147 A Resolution Making An Appointment As A Humane Officer and seconded by Patrick Mullen, and the motion was **Passed**.

Ayes: Brault, Godfrey, Sr., Heisler, Luehring, Mullen, Zimmermann

Absent: Schuessler

PRESENTATION OF INPUT ITEMS

ADJOURN

A Motion was made by Angela Luehring to adjourn at 6:49 p.m. and seconded by Brett Zimmermann, and the motion was **Passed**.

Ayes: Brault, Godfrey, Sr., Heisler, Luehring, Mullen, Zimmermann

Absent: Schuessler

Margaret Hefter
City Clerk

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: List Of Claims Dated November 6, 2024

Subject: List Of Claims Dated November 6, 2024

Initiator:

Recommendation:

ATTACHMENTS:

File Name

List_of_Claims_Memo_11-06-24.pdf

CITY OF FOND DU LAC - Memorandum

Department of Administration

Date: November 06, 2024

To: City Council

From: Tricia Davi, Director of Administration

Re: List of Claims

The list of claims for goods and services for the payment periods October 12, 2024 through November 01, 2024 for all funds total \$4,008,219.49. Wisconsin statute 66.0609 (2) requires the comptroller to file, at least monthly with the City Council, a list of approved claims paid.

Suggested Motion: Receive and File

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: "Class B" Intoxicating Liquor and Class "B" Fermented Malt License

Subject: Limited Liability: Ledgeview Bowling LLC
Agent Name: Tyler Luedtke
Business Name: Ledgeview Bowling
Business Address: 170 N Prairie Road
Introduction: City Clerk

Initiator:

Recommendation: Alcohol License Committee Recommendation: **Approve**

ATTACHMENTS:

File Name

LedgeviewBowlingApproval.pdf

Ledgeview_Bowling.pdf

ALC_10-28-24_Excerpt_Ledgeview_Bowling_LLC.pdf

Fond du Lac Police Department MEMO



To: City Manager Joe Moore
From: Captain Robb Duveneck
RE: *Class B Liquor and Fermented Malt Beverage license,
Ledgeview Bowling, Fond du Lac, WI.
170 Prairie Rd.*
Date: 10-23-24

On October 23, 2024, Assistant City Attorney Ali Panagopoulos, Fond du Lac Fire Department Community Risk Reduction Specialist Rachel Vaughan, and Fond du Lac Police Department Captain Robb Duveneck, met with applicant/owner Tyler Luedtke regarding his proposal for a Class B license for Ledgeview Bowling, 170 Prairie Rd, Fond du Lac, WI.

The legal business name is Ledgeview Bowling LLC, DBA Ledgeview Bowling. Mr. Luedtke advised that he just purchased the bowling alley and intends to keep the business model exactly how it has always been run. He explained that it will be family oriented with 36 lanes of bowling along with a kitchen serving food and a bar area serving alcohol. He also currently holds valid Class B license(s) at Crystal Lake Golf Course located in Plymouth WI and Elkhart Bowling LLC located in Elkhart Lake WI. He purchased these 2 businesses within the last 2 years. He possesses a certification as a "Responsible Beverage Server", however after further examination appears to have expired April 2024. I spoke with him on the phone on 10-23-24 and he committed to updating his expired license by the end of the day.

Captain Duveneck discussed with the applicant the City's expectations of being a license holder.

Background checks conducted on the applicant, both in-house and NCIC/CIB, indicate no prior criminal history that would preclude the issuance of the license request. The Police Department has no objections to the license request.

Captain Robb Duveneck

A handwritten signature in black ink, appearing to read "Robb Duveneck", written over a white background.

10-23-24

Form# 5934

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	CITY OF FOND DU LAC
License Period	11/14/2024 - 06/30/2025

License(s) Requested: (up to two boxes may be checked)

- Class "A" Beer \$ 200
- Class "B" Beer \$ ~~100~~ ⁷⁵
- "Class A" Liquor \$ 500
- "Class B" Liquor \$ ~~500~~ ³⁷⁵
- "Class A" Liquor (cider only) \$ 0
- Reserve "Class B" Liquor \$ _____
- "Class C" Liquor (wine only) \$ 100

Fees	
License Fees	\$ 450 ⁻
Background Check Fee	\$ 0
Publication Fee	\$ 60
Total Fees	\$ 510⁻

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) Ledgeview Bowling LLC			
2. Business Trade Name or DBA Ledgeview Bowling LLC			
3. FEIN 99-3183387		4. Wisconsin Seller's Permit Number 456-1031814712-04	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization WISCONSIN		7. Date of Organization 4/12/2024	8. Wisconsin DFI Registration Number L081202
9. Premises Address 170 North Prairie Rd			
10. City FOND DU LAC		11. State WI	12. Zip Code 54935
13. County Fond du Lac		14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: FOND DU LAC	15. Aldermanic District N/A
16. Premises Phone 920-923-1233		17. Premises Email mhol2301.mh@gmail.com	18. Website Ledgeview Lanes.com
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Beverages sold in Bar + Restaurant, Banquet hall, bowling lanes. Alcohol stored in Bar + Restaurant areas / basement Coolers and Storage. Building Approx: 180' x 300'			
20. Mailing Address (if different from premises address) P.O. Box 337			
21. City Elkhart Lake		22. State WI	23. Zip Code 53020

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. Yes No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . . Yes No
 beverages.

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . . Yes No
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? Yes No
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. Yes No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? Yes No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? Yes No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Luedtke	Tyler	OWNER/AGENT	9209188856

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Luedtke	First Name Tyler	M.I. A
Title OWNER	Email crystallakegolf@outlook.com	Phone 9209188856
Signature 		Date 9/3/24

Part E: For Clerk Use Only

Date Application Was Filed With Clerk OCT 02 2024	License Number C-0158 / C-0159	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information				
1. Legal Business Name (Individual name if sole proprietor) <u>Ledgeview BOWLING LLC</u>				
2. Business Trade Name or DBA				
3. Entity Type (check one)				
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Nonprofit Organization

Part B: Individual Information				
1. Last Name <u>Luedtke</u>		2. First Name <u>Tyler</u>		3. M.I. <u>A</u>
4. Relationship to Business (Title) <u>OWNER</u>		5. Email <u>crystallakegolf@outlook.com</u>		6. Phone <u>920 918 8856</u>
7. Home Address <u>W6627 Hickory Hill</u>				
8. City <u>Plymouth</u>		9. State <u>WI</u>	10. Zip Code <u>53073</u>	11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]			13. Drivers License/State ID State of Issuance <u>WI</u>	

Part C: Address History								
1. Do you currently reside in Wisconsin?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?				<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td>Years</td> <td>Months</td> </tr> <tr> <td style="text-align: center;"><u>25</u></td> <td style="text-align: center;"><u>10</u></td> </tr> </table>	Years	Months	<u>25</u>	<u>10</u>
Years	Months							
<u>25</u>	<u>10</u>							
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.								
Previous Address 1		City	State	Zip Code				
<u>W6627 Hickory Hill</u>		<u>Plymouth</u>	<u>WI</u>	<u>53073</u>				
Previous Address 2		City	State	Zip Code				
Previous Address 3		City	State	Zip Code				
Previous Address 4		City	State	Zip Code				
Previous Address 5		City	State	Zip Code				
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.								
State	County	State	County	State				
<u>WI</u>	<u>Sheboygan</u>							
State	County	State	County	State				

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature  Date 9/3/24

Agent Type (check one)

Original (no fee) Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Ledgernew Bowling LLC

2. Business Trade Name or DBA

3. Entity Type (check one)
 Limited Liability Company Corporation Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)
 Municipal Retail License State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name
Luedtke

2. First Name
Tyler

3. M.I.
A

4. Email
crystallakegolf@outlook.com

5. Phone
920 918 8856

6. Home Address
W6627 Hickory Hill

7. City
Plymouth

8. State
WI

9. Zip Code
53073

10. Age
[Redacted]

11. Drivers License/State ID Number
[Redacted]

12. Drivers License/State ID State
WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Yes No
Submit proof of completion.

2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? Yes No
Submit a completed Form AB-100 with this form.

3. Have you been a Wisconsin resident for at least 90 continuous days? Yes No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Luedtke</i>	First Name <i>Tyler</i>	M.I. <i>A</i>
Title <i>Owner</i>	Email <i>crystallakegolf@outlook.com</i>	Phone <i>920 918 8856</i>
Signature <i>[Handwritten Signature]</i>		Date <i>9/3/24</i>

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Luedtke</i>	First Name <i>Tyler</i>	M.I. <i>A</i>
Signature <i>[Handwritten Signature]</i>		Date <i>9/3/24</i>

CITY OF FOND DU LAC

Memorandum

Date:

To: Chief of Police Attn: Records Division

From: City Clerk

Subject: Appointment of Agent Application

The application copied on the reverse side was filed with this office within the preceding forty-eight hours.

It is respectfully requested that your recommendation on the granting and issuance of a license be provided to this office.

CITY OF FOND DU LAC

Memorandum

Date:

To: City Clerk

From: Chief of Police

Subject: Appointment of Agent Application

I hereby recommend that the application be:

 Granted a license CPT R.D. #120 10-23-24

 Denied a license

Comments _____



Certificate

RESPONSIBLE BEVERAGE SERVER

awarded to

TYLER LUEDTKE

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

www.Wisconsin-Bartending.com

Training Provider

04/19/2022

Training Date

Ledgeview Bowling LLC

Ledgeview Lanes

Business Plan

Ledgeview Lanes operates as a 36-lane bowling center with a full-service bar and restaurant and an on-site banquet facility. All operations will continue as they have with the current business hours as such:

- Monday • 11AM-10PM
- Tuesday • 11 AM-10 PM
- Wednesday • 11 AM-11 PM
- Thursday • 11 AM-11 PM
- Friday • 11 AM-11 PM
- Saturday • 9 AM-11 PM
- Sunday • 11 AM-9 PM

We look forward to growing the sport of bowling and continuing with valuable local partnerships.

ALCOHOL LICENSE COMMITTEE
MEETING MINUTES
CITY OF FOND DU LAC, WISCONSIN

Meeting Room A
160 S Macy Street

October 28, 2024

4:00 PM

ROLL CALL

Attendance

Present

Peter Doll
Scott Gilgenbach
Mason Gravelle
Melissa Kolstad
Thomas Schuessler

Absent

Brandon Hiller (Excused)

Administrative Staff

Deb Hoffmann, City Attorney
Anthony Hahn, Police Captain

Declaration Quorum Present

Chairperson Melissa Kolstad declared a quorum present.

***** Other Business *****

ACTIONS

"Class B" Intoxicating Liquor and Class "B" Fermented Malt License
Limited Liability: Ledgeview Bowling LLC
Agent Name: Tyler Luedtke
Agent Address: W6627 Hickory Hill, Plymouth
Business Name: Ledgeview Bowling
Business Address: 170 N Prairie Road

A Motion was made by Thomas Schuessler to recommend to the City Council approval of "Class B" Intoxicating Liquor and Class "B" Fermented Malt License at 170 N Prairie Road for Ledgeview Bowling and seconded by Scott Gilgenbach, and the motion was **Passed**.

Ayes: Doll, Gilgenbach, Gravelle, Kolstad, Schuessler

Absent: Hiller

***** Other Business *****

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: Resolution No. 9148

Subject: A Resolution Adopting The Final 2025 City Budget,
Levying A Tax, And Establishing Fees
Introduction: Director of Administration

Initiator:

Recommendation:

ATTACHMENTS:

File Name

9148_Budget_Resolution.pdf

RESOLUTION NO. 9148

**A RESOLUTION ADOPTING THE FINAL 2025
CITY BUDGET, LEVYING A TAX, AND ESTABLISHING FEES**

WHEREAS, the City Manager has prepared and the City Council has reviewed the proposed budget of the City of Fond du Lac for the year 2025; and

WHEREAS, a Summary of the Budget and Notice of Public Hearing was published October 9, 2024; and

WHEREAS, on October 23, 2024, the City Council held a public hearing on the 2025 City Budget pursuant to Section 65.90 of the Wisconsin Statutes; and

WHEREAS, the City Council wishes to finalize the 2025 City Budget pursuant to State law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fond du Lac that the 2025 City Budget is hereby adopted.

BE IT FURTHER RESOLVED, that a tax of \$34,354,217 is hereby levied upon all taxable property within the City of Fond du Lac as returned by the Assessor in the year 2024 for the uses and purposes as set forth in said budget, and that all taxing officers of the City are hereby authorized and directed to spread the tax upon the current tax roll of the City of Fond du Lac.

BE IT FURTHER RESOLVED, that the revenues of the Special Revenues Funds are committed for the specific purposes for which the individual Special Revenue Funds are established.

BE IT FURTHER RESOLVED, that the proposed fee schedules set forth on Exhibits A through P in said budget are hereby adopted and that said fees shall be effective commencing on January 1, 2025.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

Margaret Hefter, City Clerk

City Attorney:

Reviewed DSM

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: Resolution No. 9149

Subject: A Resolution Approving The Proposed 2025 Through 2029
Capital Improvement Plan
Introduction: Director of Administration

Initiator:

Recommendation: Plan Commission Recommendation: **Approve**

ATTACHMENTS:

File Name

9149_Resolution_Approving_2025-2029_CIP.pdf

RESOLUTION NO. 9149

**A RESOLUTION APPROVING THE PROPOSED
2025 THROUGH 2029
CAPITAL IMPROVEMENT PLAN**

WHEREAS, the proposed Capital Improvement Plan has been presented for the five-year period from 2025 through 2029; and

WHEREAS, the Plan Commission has reviewed the proposed Plan; and

WHEREAS, the City Council has reviewed the five-year Capital Improvement Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fond du Lac that the proposed 2025-2029 Capital Improvement Plan as proposed is hereby approved.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed DSM

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: Resolution No. 9150

Subject: A Resolution Adopting The 2025 Fond du Lac Area Transit
Budgets
Introduction: Director of Administration

Initiator:

Recommendation:

ATTACHMENTS:

File Name

9150_Budget_Resolution-Transit.pdf

RESOLUTION NO. 9150

A RESOLUTION ADOPTING THE 2025 FOND DU LAC AREA TRANSIT BUDGETS

WHEREAS, the City Manager has prepared and the City Council has reviewed the proposed budget of the City of Fond du Lac for the year 2025; and

WHEREAS, a Summary of the Budget and Notices of Public Hearing was published October 9, 2024; and

WHEREAS, on October 23, 2024, the City Council held a public hearing on the 2025 City Budget pursuant to Section 65.90 and 85.20 of the Wisconsin Statutes, the rules of the Wisconsin Department of Transportation, and the Federal Transit Administration; and

WHEREAS, the Federal Transit Administration has been delegated authority to award Federal financial assistance for a transportation project;

WHEREAS, the grant or cooperative agreement for Federal Financial assistance will impose certain obligations upon the applicant, and may require the Applicant to provide the local share of the project cost;

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fond du Lac, Wisconsin that the 2025 Operating Budget of the Fond du Lac Area Transit in the amount of \$2,012,234 and the 2025 Capital Budget in the amount of \$146,000 are hereby adopted and the appropriate state and federal operating and capital applications shall be filed with the Department of Transportation. Capital items are \$146,000 for a replacement paratransit vehicle, with the local share of \$29,200 and Federal share of \$116,800.

BE IT FURTHER RESOLVED, that the Fond du Lac Area Transit Manager or his/her designee is authorized to execute and file application for Federal Assistance authorized by 49 U.S.C. chapter 53, title 23, United States Code or other Federal statutes authorizing a project administered by the Federal Transit Administration.

BE IT FURTHER RESOLVED, that the Director of Administration is authorized to execute and file with such applications all assurances or any other documents required by the United States Department of Transportation effectuating the purposes of Title VI of the Civil Rights Act of 1964 and other legally mandated requirements of the United States Department of Transportation.

BE IT FURTHER RESOLVED, that the Fond du Lac Area Transit Manager is authorized to furnish such additional information as the United States Department of Transportation may require in connection with the application for the program of projects.

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute grant agreements on behalf of the City of Fond du Lac with the United States Department of Transportation for aid in the financing of the capital and operating assistance program of projects.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed *DSK*

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: Resolution No. 9151

Subject: A Resolution Declaring Official Intent To Reimburse
Expenditures From Proceeds Of Borrowing
Introduction: Director of Administration

Initiator:

Recommendation:

ATTACHMENTS:

File Name

9151_Resolution_Approving_Intent_to_Reimburse_-_GO.pdf

Exhibit_A_-_Projects_from_Debt_-_Resolution_Intent_To_Borrow_Attachment.pdf

Memo_for_Resolution_-_Intent_to_Reimburse.pdf

RESOLUTION NO. 9151

A RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING

WHEREAS, the City of Fond du Lac, Fond du Lac County, Wisconsin (the "Issuer") plans to undertake capital projects (the "Projects") approved by the City Council in the 2025 Capital Projects Budget, as set forth in Exhibit A attached; and

WHEREAS, the Issuer expects to finance the Projects on a long-term basis by issuing tax exempt promissory notes (collectively the "Notes"); and

WHEREAS, because the Notes will not be issued prior to commencement of the Projects, the Issuer must provide interim financing to cover costs of the Projects incurred prior to receipt of the proceeds of the Notes; and

WHEREAS, the City Council of the Fond du Lac deems it to be necessary, desirable, and in the best interests of the Issuer to advance moneys from its funds on hand on an interim basis to pay the costs of the Projects until the Notes are issued.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fond du Lac, that;

Section 1. Expenditure of Funds. The City of Fond du Lac shall make expenditures as needed from its funds on hand to pay the cost of the Projects until proceeds of the Notes become available.

Section 2. Declaration of Official Intent. The City of Fond du Lac hereby officially declares its intent under Treas. Reg. Section 1.150-2 to reimburse said expenditures with proceeds of the Notes, the principal amount of which is not expected to exceed \$21,027,871.

Section 3. Unavailability of Long-Term Funds. No funds for payments for the Projects, from sources other than the Notes, are or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Effective Date. This Resolution shall be effective upon its adoption and approval.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed DSM

2025 Project Description	GO Debt
General Government:	
Network Hardware Updates	\$ 100,000
Enterprise Business/Finance Software Upgrade	250,000
Fiber Network Expansion	225,000
UPS Replacements	110,000
Community Development:	
Riverfront Plan Implementation Projects	400,000
Brownfield Redevelopment	400,000
City Gateway Development	800,000
Flood Mitigation - Acquisition	85,000
Placemaking Public Spaces	200,000
Loop Wayfinding Signage	150,000
TIF - Fives	3,000,000
Housing Facilitation - Subdivision Residential Road (East)	869,000
Housing Facilitation - Subdivision Residential Road (Northeast)	509,925
Police:	
Building Renovations	900,000
Evidence Storage Roof Replacement	350,000
Fire:	
Replace Overhead Apparatus Doors	80,000
Fire Station #4	250,000
Fire Engine Replacement	1,300,000
Public Works-Engineering:	
Survey Equipment	30,000
Public Works-Streets:	
Bridge Rehabilitation	240,000
Street Reconstruction	196,000
Street Restoration - Utility Repair	1,091,000
Sidewalk Program - City	210,000
Sidewalk Program - Private	400,000
Concrete Street Rehabilitation	550,000
Stow St Bridge Replacement	50,000
Promen Dr Bridge Replacement	670,746
Main St Maintenance	1,520,000
Street Lighting-Veterans Park	75,000
CTH VV - Pioneer Rd - CTH V to FDL Ave	900,000
CTH VV - Pioneer Rd - S Park to Martin	150,000
CTH VV - Pioneer Rd - S Main to S Park	250,000
Public Works-Storm Water:	
Storm Sewer Replacement - Utility Repair	645,000
TMDL Storm Water Improvements	200,000
Armor Drainage Way Banks	270,000
Lincoln & Thomas Pump Station Relay	900,000
Public Works-Parks:	
Tennis Court/Pickleball Court Resurfacing	170,000
Parking Lot Resurfacing - Pavilion	290,000
Basketball Court Resurfacing	162,000
Taylor Park - Walking Trail Renovation	125,000
Storage Building Replacement	50,000
Lakeside Park Carousel Building	450,000
Public Works-Trees:	
Terrace Trees	25,000
Public Works-Municipal Service Center:	
Flooring Replacement	25,000
Modular Vehicle Barrier System	335,000
Public Works-Capital Equipment	
Capital Equipment Program	1,040,000
Transit	
Local Share - Handi-Van Replacement	29,200
Total Debt - All Projects	<u><u>\$21,027,871</u></u>

CITY OF FOND DU LAC - Memorandum

Department of Administration

To: Joseph Moore, City Manager
City Council

From: Tricia Davi, Director of Administration

Date: November 8, 2024

Subject: Resolution – Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing

The City issues tax-exempt notes each year to finance certain projects in our Capital Improvement Plan (CIP). Tax-exempt notes are notes in which the interest is exempt from federal and some state income taxes for the investor, and interest rates paid by the City will be lower. Notes classified as tax-exempt can be viewed by investors as more desirable because of favorable tax implications and being relatively low-risk investments.

For the City to issue tax-exempt notes, the IRS requires the City to adopt a Reimbursement Resolution. This resolution declares the municipality's official intent to reimburse the City's account for project costs incurred with proceeds from tax-exempt promissory notes that will be issued at a future date. Without this resolution, the earliest the City could issue general CIP debt or be able to solicit projects or begin projects would be in March. This is due to State Statute requirements on timing of debt repayments and availability of funds from the property tax settlement.

Adoption of this resolution provides flexibility on issuing debt while allowing the procurement and bidding process to begin before debt is issued. Utilizing this type of resolution provides the ability to solicit bids and schedule projects to begin much earlier in the year, as well as leverage increasing contractor competition and contractor availability. The recent construction and economic environments have contributed to fewer bids, higher bids and sometimes no bids. Adopting Reimbursement Resolutions is a common practice for other municipalities.

The adopted 2025 Capital Projects Budget includes \$21,027,871 of projects that were deemed eligible for and requiring debt financing to complete. A list of the capital projects scheduled for long-term financing is included in the Declaration of Intent to Reimburse Resolution.

If you have any questions, please let me know.

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: Ordinance No. 3802

Subject: An Ordinance Amending Chapter 630, Vehicles And Traffic,
Of The Code Of The City Of Fond du Lac To Add Parking
Restrictions On West Arndt Street
Introduction: City Engineer

Initiator:

Recommendation: Advisory Parking & Traffic Recommendation: **Approve**

ATTACHMENTS:

File Name

Ordinance_3802_Chapter_630_W_Arndt_St.pdf

APTB_W_Arndt_Parking_Restrictions_Memo_-_October_2024.pdf

W-Arndt-St.pdf

Copy_of_W-Arndt-St-List.pdf

AP_T_10-17-24_Add_No_Parking_Restrictions_Along_W_Arndt_St.pdf

ORDINANCE NO. 3802

**AN ORDINANCE AMENDING CHAPTER 630, VEHICLES AND TRAFFIC,
OF THE CODE OF THE CITY OF FOND DU LAC TO ADD PARKING
RESTRICTIONS ON WEST ARNDT STREET**

The City Council of the City of Fond du Lac do ordain as follows:

Section 1. That Section 630-39, Schedule E, No Parking Zones, is hereby amended as follows:

Add Thereto:

<i>Name of Street</i>	<i>Sides</i>	<i>Location</i>
W Arndt Street	North	From the east bank of the Fond du Lac River east 270 feet

Section 2. Any person violating the provisions of this Ordinance shall be subject to the penalty provided in Section 1-4 of the Code.

Section 3. The appropriate City officials are hereby authorized and directed to take such action as is necessary to effectuate the terms of this Ordinance.

Section 4. All other ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. This Ordinance shall take effect and be in force upon its passage and publication as provided by law.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed *D. St. M.*

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: October 17, 2024

To: Advisory Parking and Traffic Board

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

Re: **Request to add parking restrictions along W Arndt Street**

This memo and Exhibit “A” covers agenda item listed as “A” for the Advisory Parking & Traffic Board’s October 17, 2024 meeting:

Request to add parking restriction “No Parking Zones” in accordance with Code of Ordinances Section 630-39, Schedule E.

Location: Arndt Street, West, North Side from the east bank of the Fond du Lac River east 270 feet.

Sadoff Iron & Metal initiated this request. As outlined in the request, outside truck haulers are parking on the north side of W. Arndt Street just east of Satterlee Street. This is creating a safety concern for drivers as the trucks are blocking the visibility of the existing stop sign along W. Arndt Street. The addition of the parking restrictions would allow visibility of the existing stop sign and increase safety of motorists and pedestrians in the area.

The Engineering and Traffic Division does support the addition of the parking restrictions along W. Arndt Street.

PROPOSED
NO PARKING ZONE
630-39, SCHEDULE E

W Cotton Street

W Arndt St

EXISTING
LOADING ZONE
630-42, SCHEDULE H

EXISTING
NO PARKING ZONE
630-39, SCHEDULE E

Lincoln Avenue

S Hickory St

W Johnson Street

Evergreen Avenue



ADVISORY PARKING & TRAFFIC BOARD
PROPOSED PARKING RESTRICTIONS
W ARNDT STREET

EXHIBIT 'A'

DISCLAIMER
THE CITY OF FOND DU LAC CREATES AND MAINTAINS GEOSPATIAL PRODUCTS FOR ITS OWN USE. THESE RESOURCES ARE NOT INTENDED TO BE USED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES, AND ARE PROVIDED "AS-IS" WITHOUT WARRANTY OF ANY KIND. THE CITY OF FOND DU LAC ASSUMES NO LIABILITY FOR THE ACCURACY, CORRECTNESS, OR USE OF THESE PRODUCTS.



Mailing List
W Arndt Street

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-10-23-503-00	331 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-502-01	321 W ARNDT ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-10-23-560-00	262 N LINCOLN AVE	262 N LINCOLN AVE	FOND DU LAC	WI	54935
FDL-15-17-10-23-583-01	259 N LINCOLN AVE	N8828 GLADSTONE BEACH RD	FOND DU LAC	WI	54935
FDL-15-17-10-23-500-01	240 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-501-01	0 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-501-00	285 W ARNDT ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-10-23-592-00	270 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-584-01	290 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-585-00	244 SATTERLEE ST	234 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-586-00	242 SATTERLEE ST	242 SATTERLEE ST	FOND DU LAC	WI	54935

ADVISORY PARKING AND TRAFFIC BOARD MINUTES

160 S Macy Street Fond du Lac, Wisconsin

Meeting Room A

October 17, 2024 1:30 PM

ROLL CALL

Attendance

Present

Gary Griessmeyer

Michael Huber

Andrew Klemp (Arrived Late at 1:32 p.m.)

Renee Wagner

John Williams

Absent

Antonio Godfrey (Excused)

Joe Venhuizen (Excused)

Declaration Quorum Present

Chairperson Williams declared a quorum present.

*****Other Business*****

ACTIONS

Request to add parking restrictions along W Arndt Street

Request to add parking restriction "No Parking Zones" in accordance with Code of Ordinances Section 630-39, Schedule E.

Location: Arndt Street, West, North Side from the east bank of the Fond du Lac River east 270 feet.

A Motion was made by Andrew Klemp to recommend approval to City Council to add parking restrictions along W Arndt Street and seconded by Michael Huber, and the motion was **Passed**.

Ayes: Huber, Klemp, Wagner, Williams

Abstain: Griessmeyer

Absent: Godfrey, Sr., Venhuizen

*****Other Business*****

**CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN**

Title: Residential Development Of City Property At Scott And
North Main Streets

Subject: Introduction: Councilmember Schuessler

Initiator:

Recommendation:

ATTACHMENTS:

File Name

FDL_Corridor-Plan_Presentation_2023_04_13.pdf



CITY OF FOND DU LAC N MAIN ST CORRIDOR PLAN

April 13, 2023, Public Informational Meeting



Tonight's Agenda

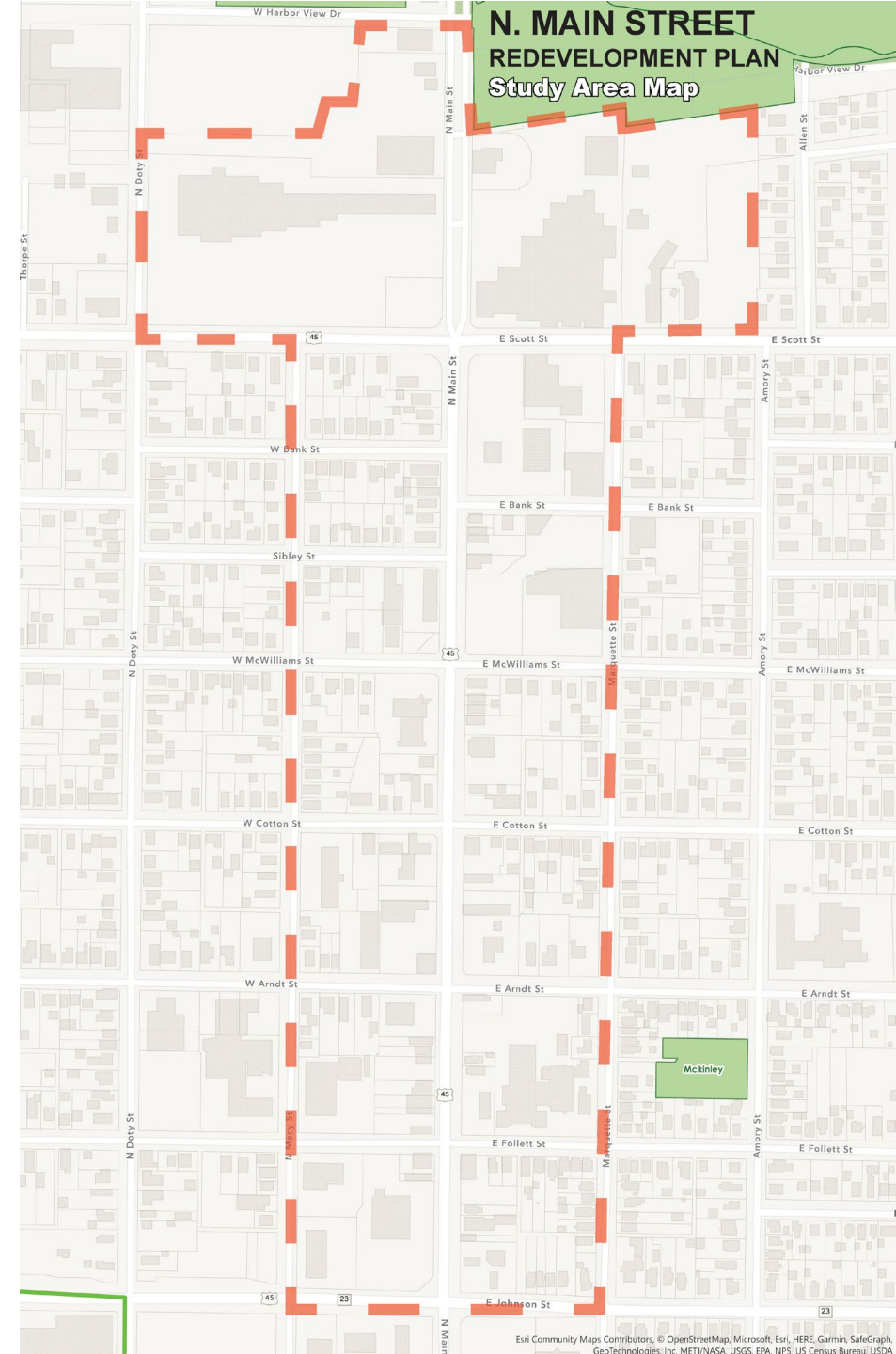
1) Presentation

- Project Purpose
- Planning Process Highlights
- Existing Conditions Analysis
- Public Input (PIM, preference survey, interviews)
- Goals + Recommendations (public realm + redevelopment)

2) Q & A

3) Exhibit Review + Discussion

- Existing Conditions Maps + Survey Results
- Placemaking (Streetscape Plan)
- Redevelopment Opportunities
- Scott / Main Redevelopment



Project Purpose

Study Area – N Main St from Johnson to Scott St

1) Comp Plan Process

- Recommended Neighborhood Mixed Use through the corridor
- Public Survey respondents rated this 2nd highest need to public reinvestment

2) Opportunities for Redevelopment

- Former Saputo Site
- Other Vacant Lands
- Underutilized properties

3) Underwhelming corridor next to 2 City Gems

- Connects Lakeside Park to the Downtown



Project Purpose

Long-Range Vision Plan (10-20 years)

1) Review existing conditions

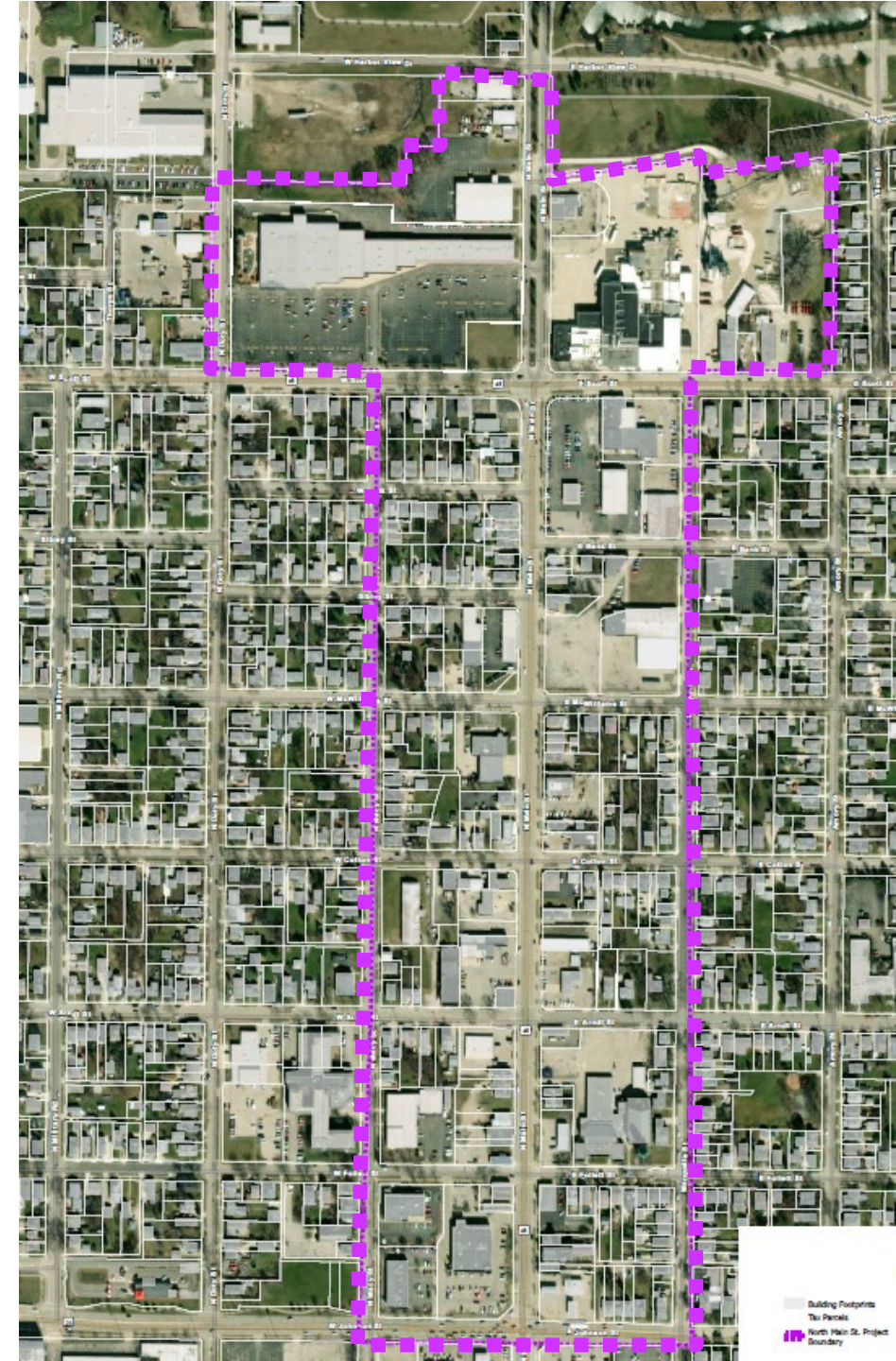
- Markets
- Reinvestment Opportunities (public and private)
- Redevelopment Opportunities

2) Public Outreach

- Public Informational Meetings (2)
- Key Stakeholder Interviews
- Preference Survey

3) Vision, Goals + Strategies

- Zoning Regulation amendments
- Public Improvements
- Public/Private Partnership opportunities
- Guide for Private Development



Project Milestones

Aug – Oct 2022 – Existing Conditions Analysis

November 2022 – Public Informational Meeting

January 2023 – Interviews

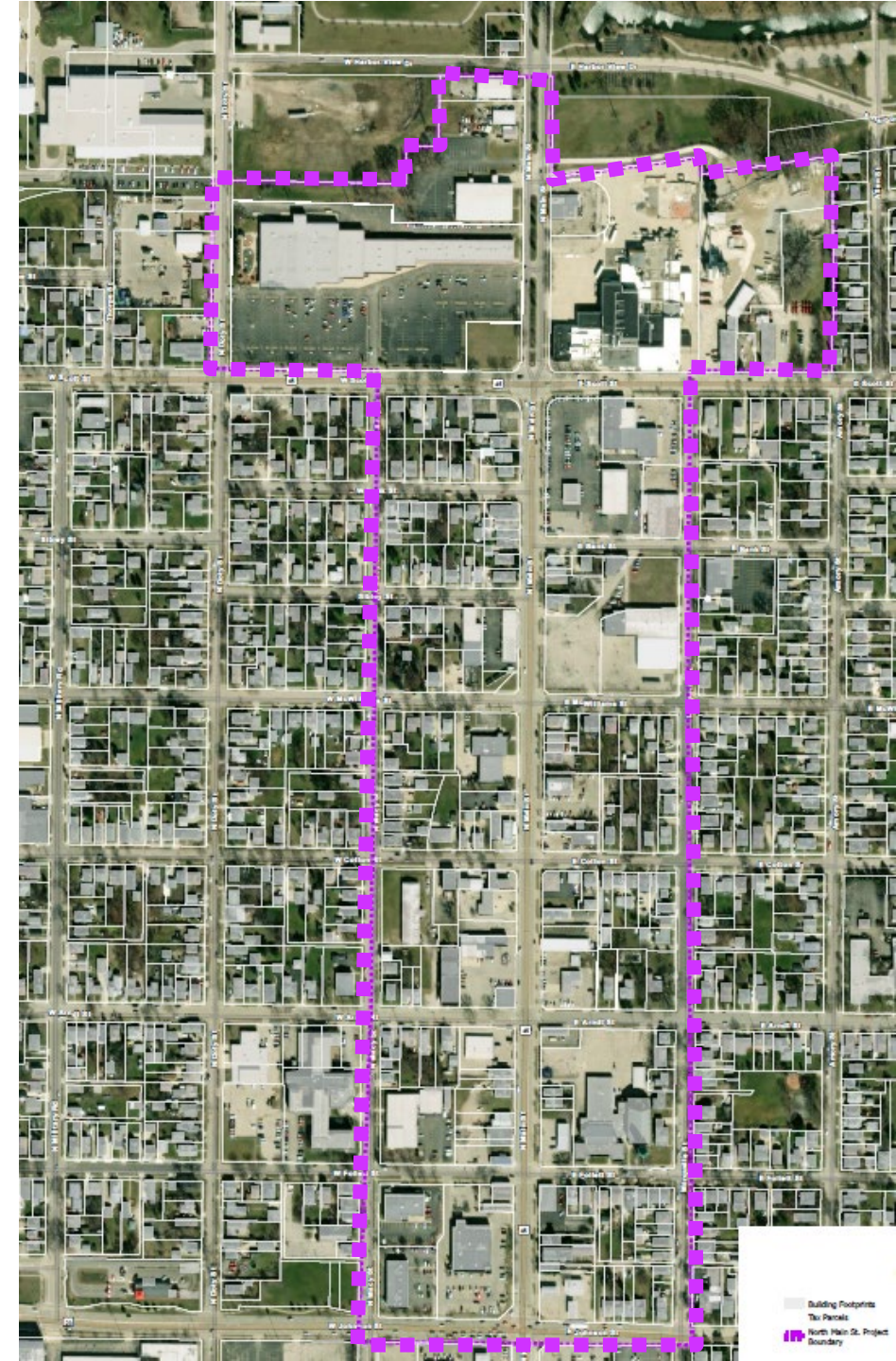
February 2023 – Online Preference Survey

March 2023 – Draft Vision, Policies and Concepts

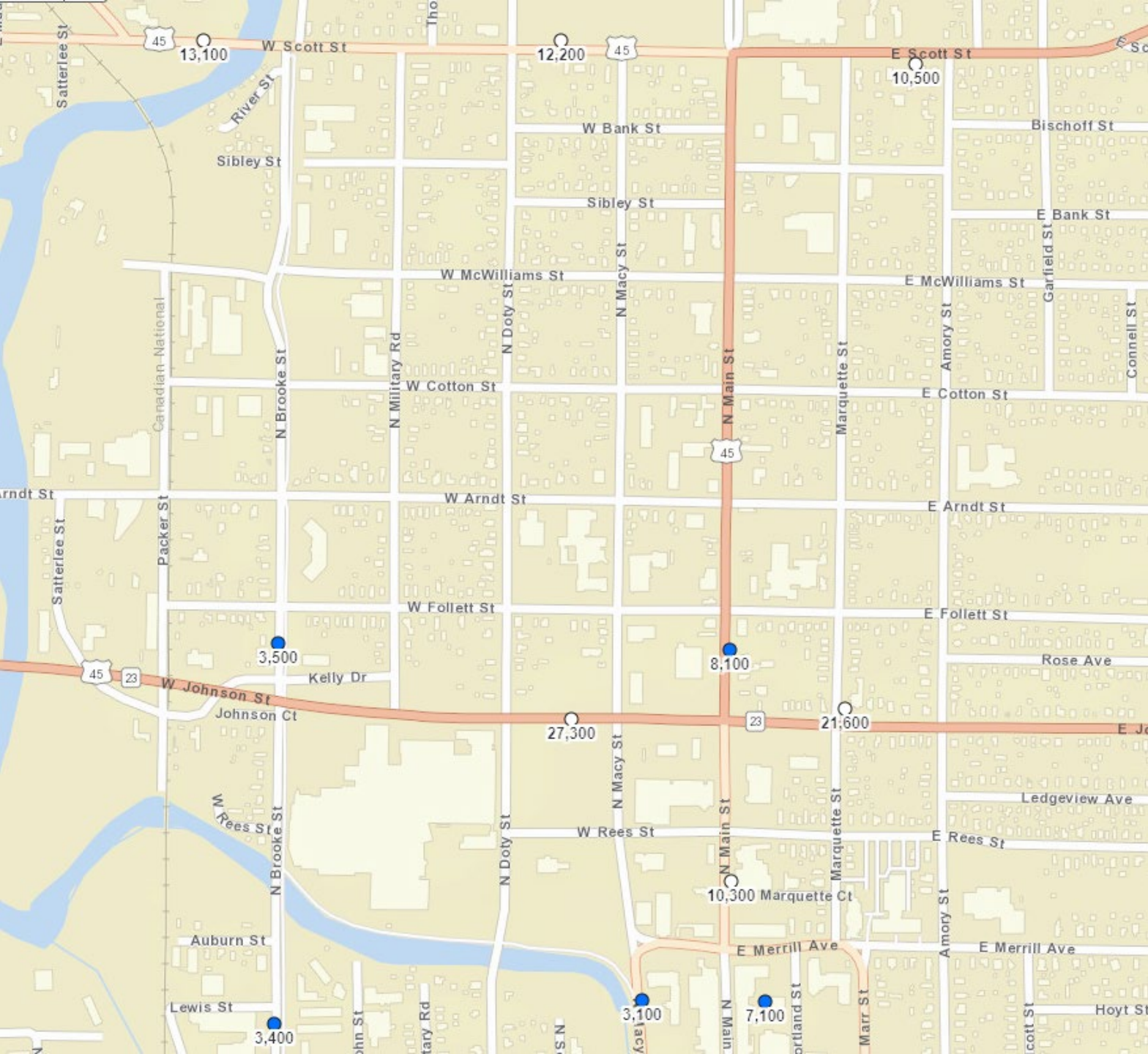
TONIGHT – Public Info Mtg (draft recommendations)

UPCOMING MEETINGS

- Executive Committee Review (Full Draft)
- Plan Commission Review
- Council Presentation



Corridor Assessment



COMP PLAN (Future Land Use)

General Commercial **red**

- **Wide range of retail goods and services**
- Includes automobile-oriented uses and other “heavy” commercial uses
- All developments should be compatible with density and scale of surrounding development

Neighborhood Mixed Use **pinkish orange**

- **Activity centers with retail, restaurant, service, institutional and civic uses primarily serving nearby residents**
- Mixed use developments and standalone commercial or residential developments
- Residential: 12-40 units / net acre
- Commercial: >25,000 SQFT, except for grocery stores or community facilities.

Urban Residential – High Density **brown**

- **Mix of housing types, daycare facilities and civic uses.**
- Residential: 12-40 units / net acre

Urban Residential – Medium Density **orange**

- **Single-family, two-family, townhomes and civic uses.**
- Residential: 5-12 units / net acre



SITE SIGNIFICANCE

Blighting Influence are buildings/sites that stand out because they are in disrepair or have *long-term vacancy*.

Incompatible Use are uses that do not match the character and use desired in the corridor.

Historic Building provide a sense of history and can have a positive influence on the corridor image (if maintained).

Destination “Businesses” draw people to the area, including residents, consumers, workers and visitors.



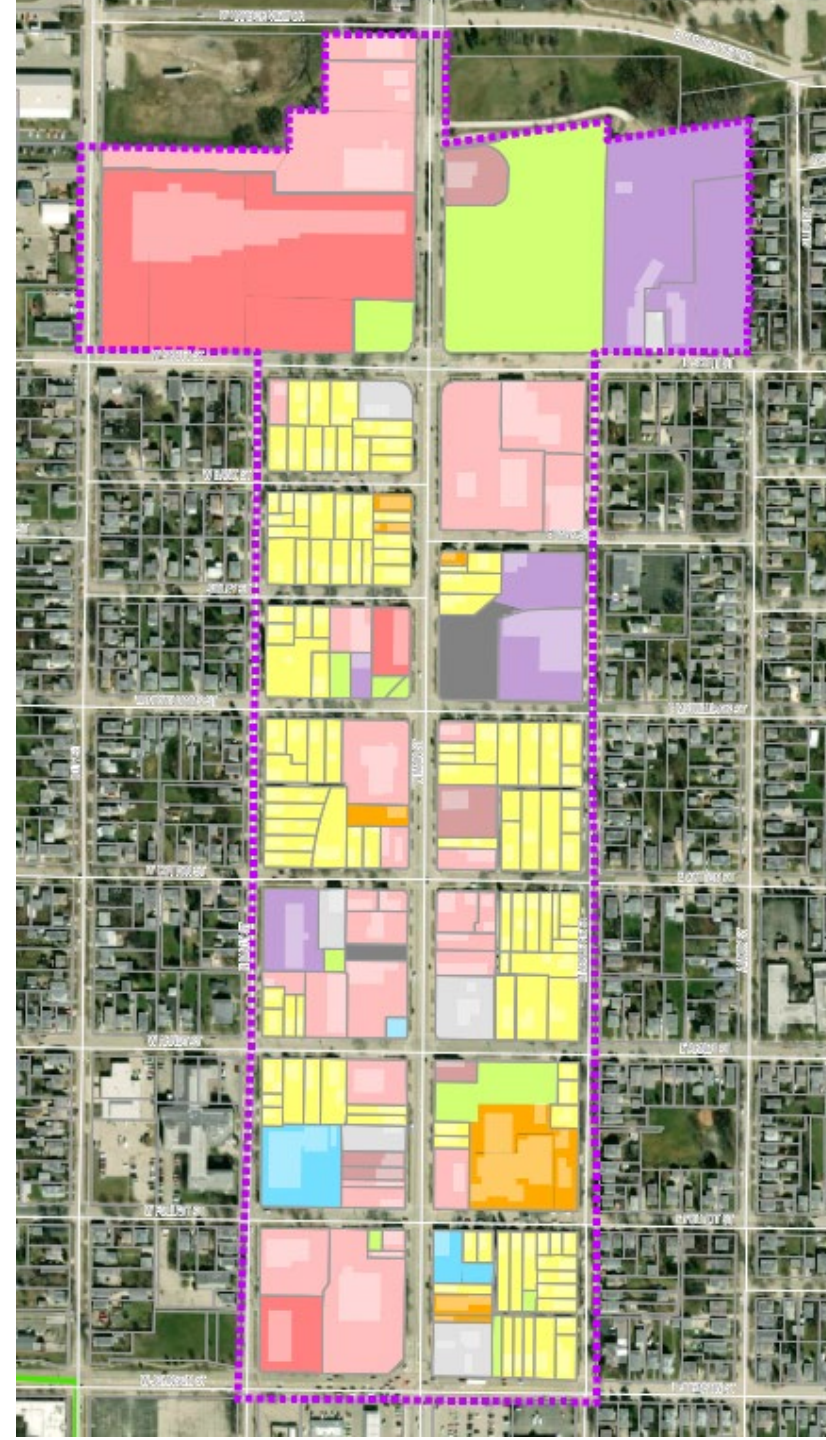
EXISTING LAND USES

Mix of Uses

- 62% - Single- & Two-Family Lots (17 acres)
- 16% - Retail & Service Lots (22 acres)
- 6% - Open Lots (9 acres)
- 4% - Mixed Use (4 acres)
- 4% - Industrial & Storage (12 acres)

Key Takeaways

- **Diversity of Uses**, mostly local small businesses and low- to medium-density residential
- **Large Commercial Lots** in the northern half of the corridor
- **Significant undeveloped lots** with former Saputo site the largest



IMPROVEMENT VALUE

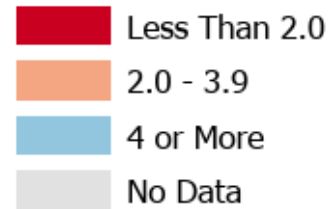
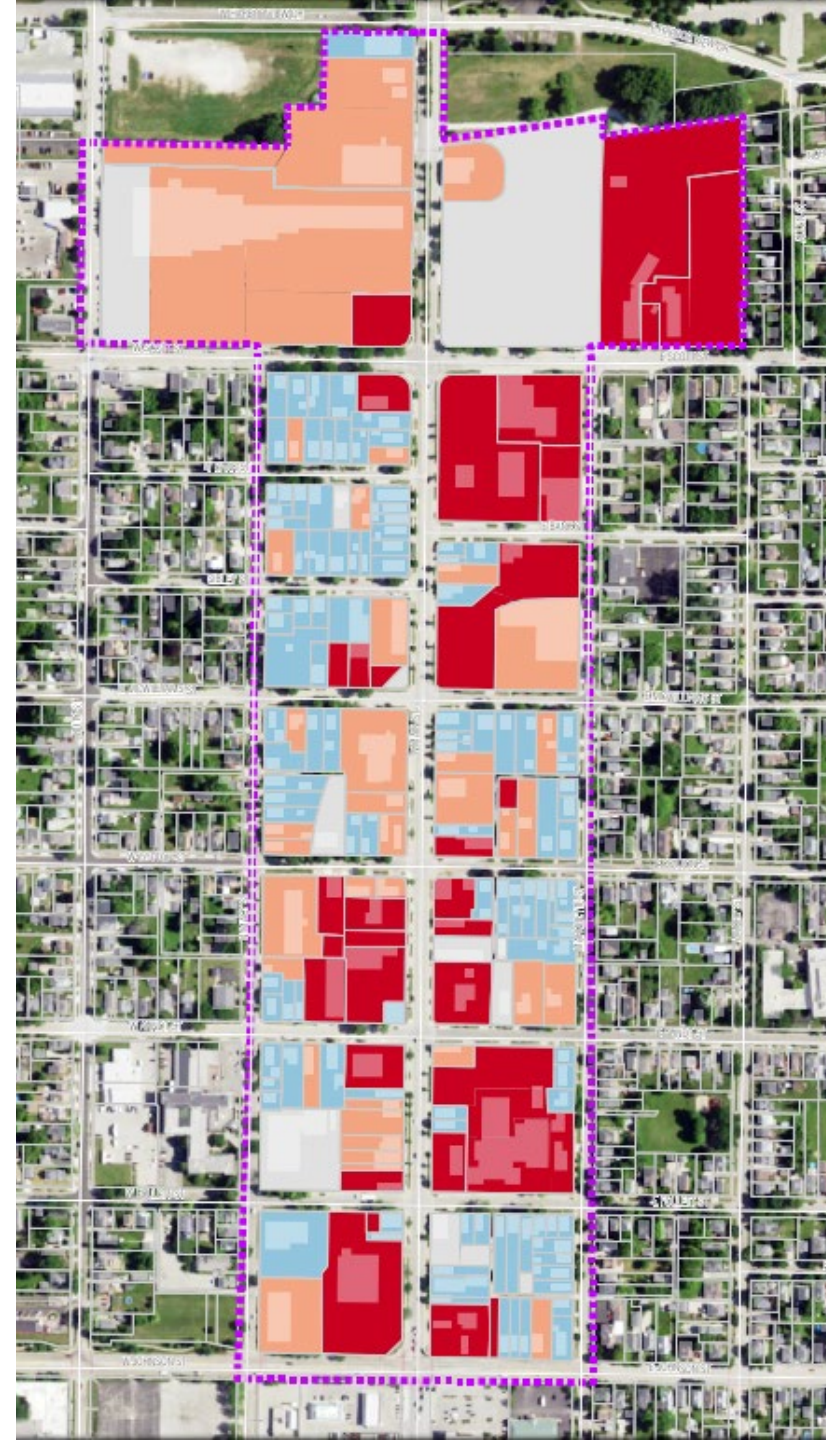
Improvement Value to Land Value (2021 Assessments)

- **Redevelopment Opportunities** - Improvement value is less than land value
- Typically, consider improvement values less than 2 times the land values

Key Takeaways

- **58% of lots:** strong contributors (4.0+)
- **16% of lots:** poor contributors (<2.0) **45% by acreage**

	Parcels		Acreage	
	#	%	#	%
Strong Contributors (4.0+)	112	58%	15.8	21%
Between 2.0 and 4.0	38	20%	22.3	30%
Less Than 2.0	30	16%	33	45%
No Data	13	7%	2.6	4%
Total	193		73.7	



BUILDING CONDITIONS

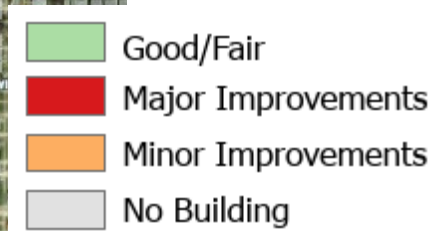
Subjective Review *(exterior only)*

- Overall maintenance & perception of area
- Reinvestment Targets = needs **Minor Improvements**
- Redevelopment Targets = needs **Major Improvements**

Key Takeaways

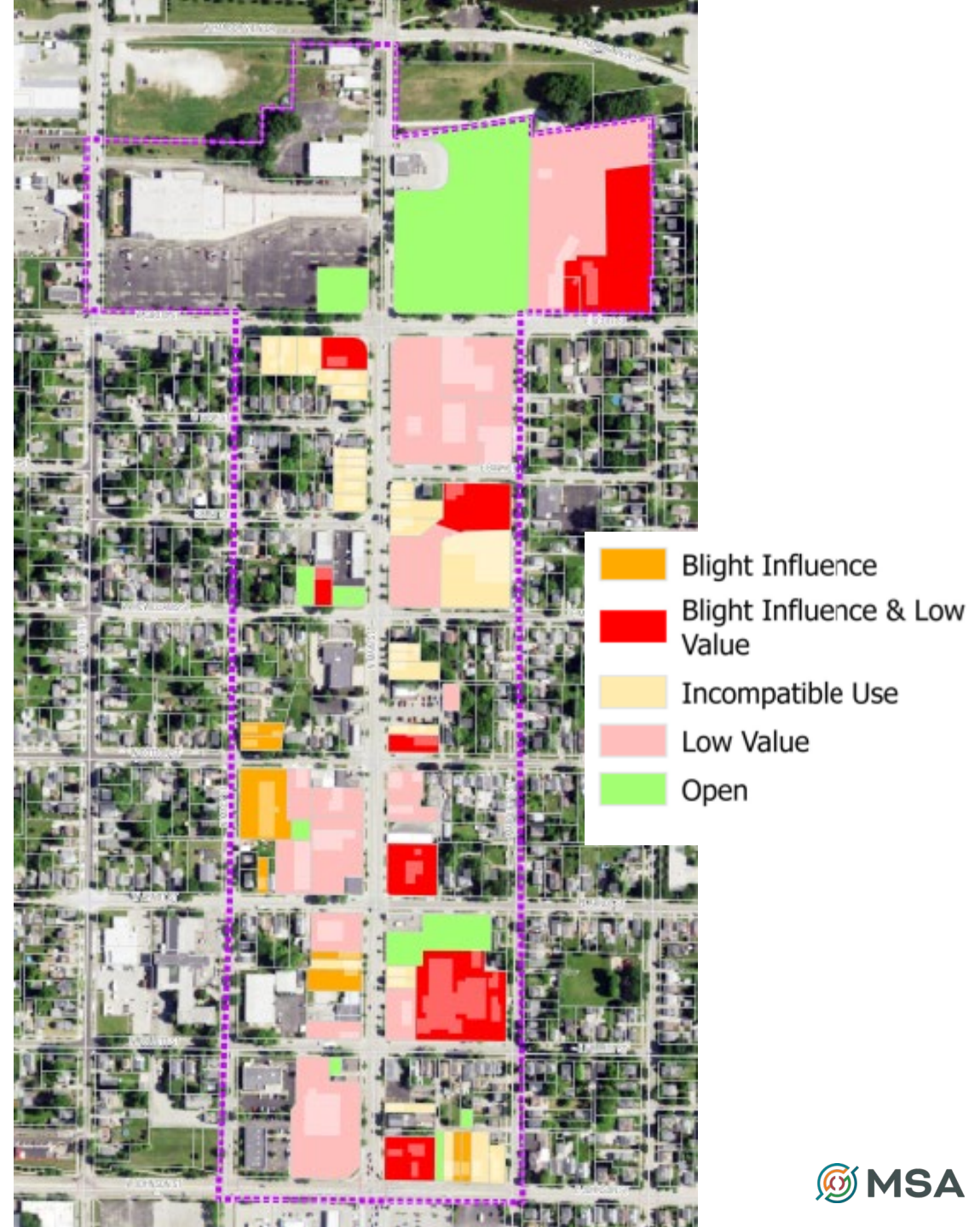
- **70%** of lots “ **Good to Fair** ”
- **21%** of lots with structures **needing improvement**
- **Public outreach suggests need for significant improvement**

	Parcels		Acreage	
	#	%	#	%
Good/Fair	136	70%	41.4	56%
Minor Improvements Needed	26	13%	7.8	11%
Major Improvements Needed	15	8%	7.4	10%
No Building	16	8%	17.1	23%
Total	193		73.7	



REINVESTMENT OPPORTUNITIES

- **Least Viable for Reinvestment (YELLOW)** *are not compatible with zoning or the preferred Future Land Use per the Comp Plan.*
- **Most Viable for Reinvestment (ORANGE)** *are properties that have poor building conditions (blighting influence), but are not incompatible uses*
- **Viable for Redevelopment (PINK)** *are properties with low value.*
- **Most Viable for Redevelopment (RED)** *are open properties (with no structures).*



Survey Results

840 Responses

Demographic

- **Age:** 25-34 (23%), **35-44 (26%)** and 45-54 (21%)
- **Employment: 80% Employed** (of which **82%** work in FDL area), 15% retired, and 5% not currently in the workforce
- **Home: 92%** live in FDL area
- **Proximity to the Study Area: 48%** live within a few blocks (13% in the study area)
- **Years in FDL: 79%** - 10+ years

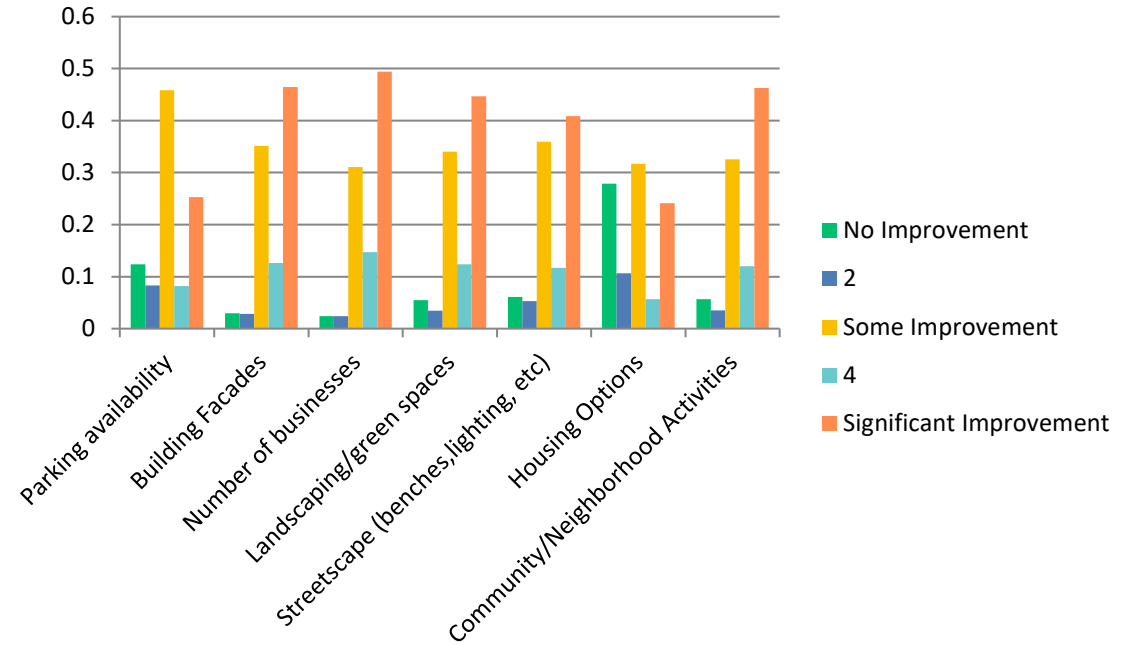
(Q7) Factors needing improvement?

Some to Significant Improvement

- **Top Issues:**

- **95%** - Number of Businesses
- **94%** - Building Facades
- **91%** - Landscaping / Green Space
- **91%** - Community/Neighborhood Activities

- **Other Concerns:** Streetscaping (89%), Parking Availability (79%), Housing Options (61%)



(Q8) Preferred Vision?

Results

A corridor providing support uses to serve the downtown and visitors to Lakeside Park. Preferred uses include auto-oriented and/or chain restaurants, service uses and some additional housing.

15%

A corridor that becomes a destination that complements the Downtown District and Lakeside Park. Preferred uses include a public destination spot, unique/ethnic restaurants, specialty shops, and increased housing options.

78%

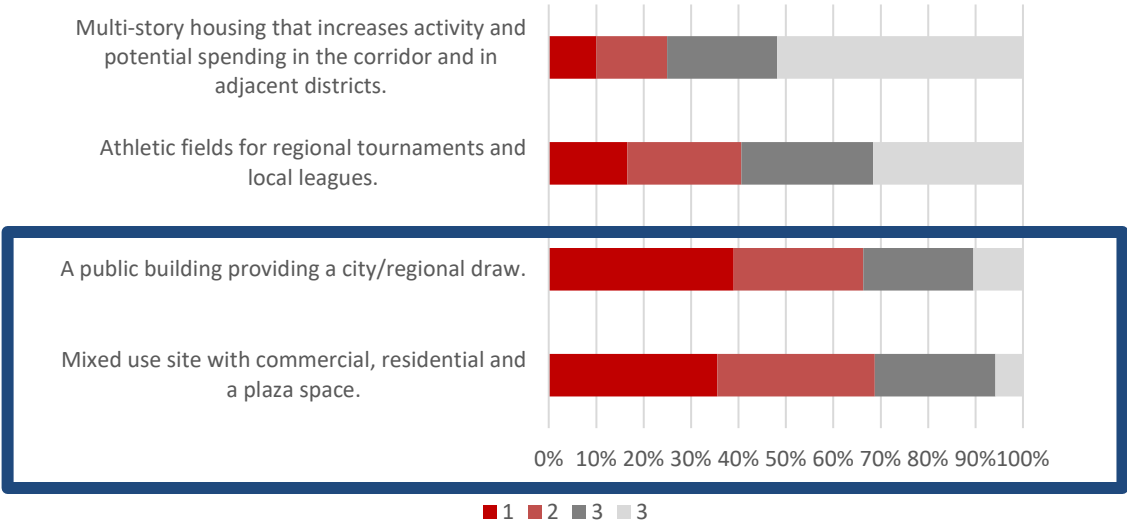
An area focusing on increasing housing options to support continued growth of the Downtown District. Preferred uses include multi-family buildings, townhomes, and some neighborhood commercial and mixed use buildings.

7%

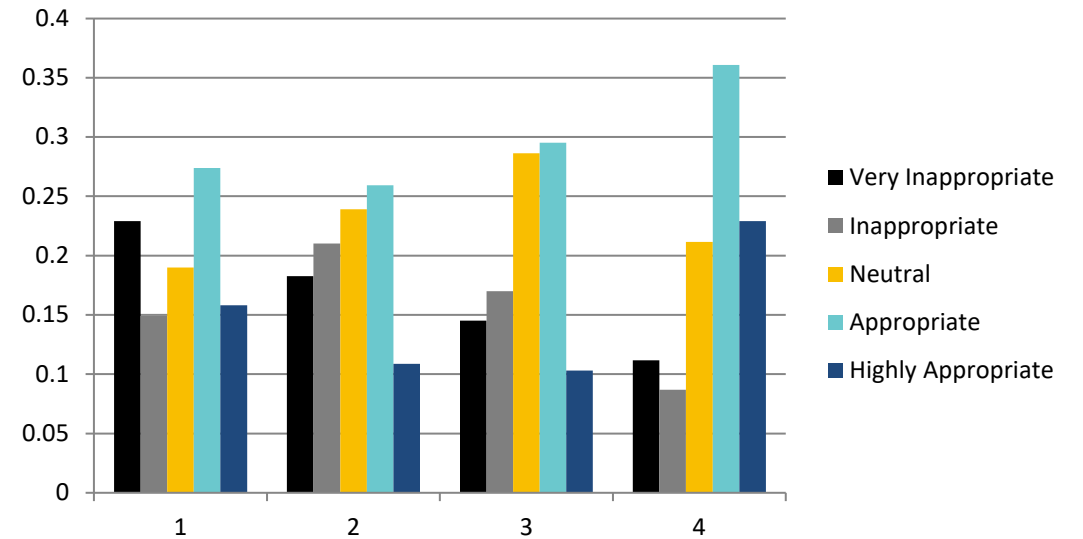
(Q9-11) Former Saputo Site?



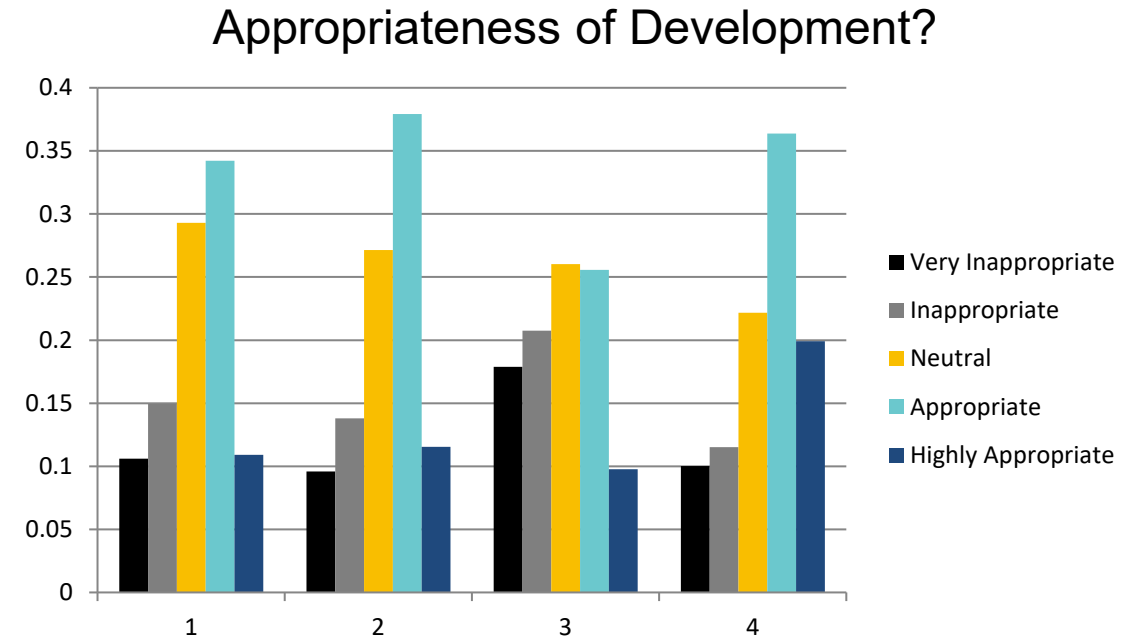
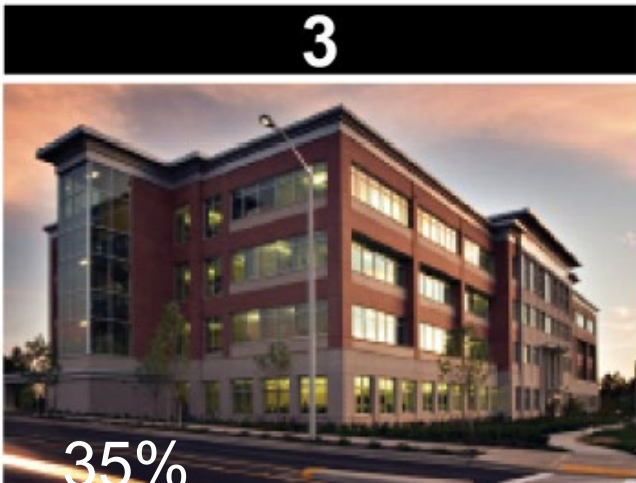
Rank mix of uses:



Appropriateness of Development?



(Q12) Commercial Types?



(Q13) Residential Types?

1



2



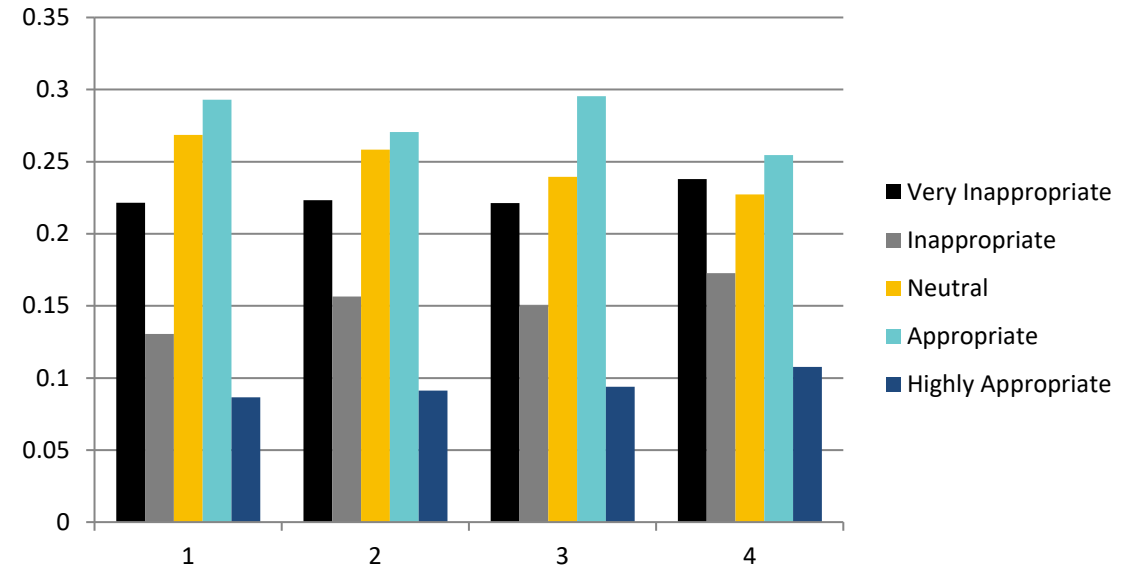
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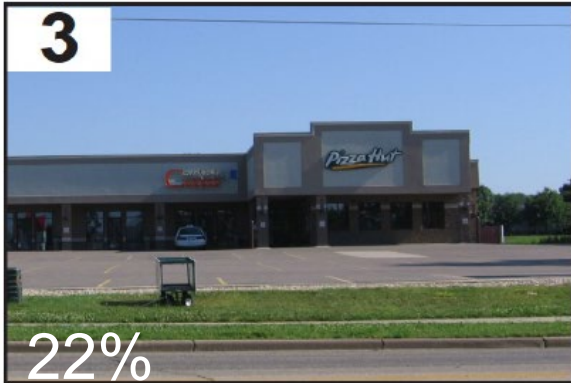


Appropriateness of Development?



(Q14-15) Building Design Preferences?

Building Setback



Building Height and Massing



(Q20-21) Streetscape/Civic Amenities Preferences?

Sidewalk Amenities



Civic Amenities



(Q22-23) Civic Amenities Preferences?

Street Design



Crosswalk Treatment



(Q24) Additional Comments/Suggestions?

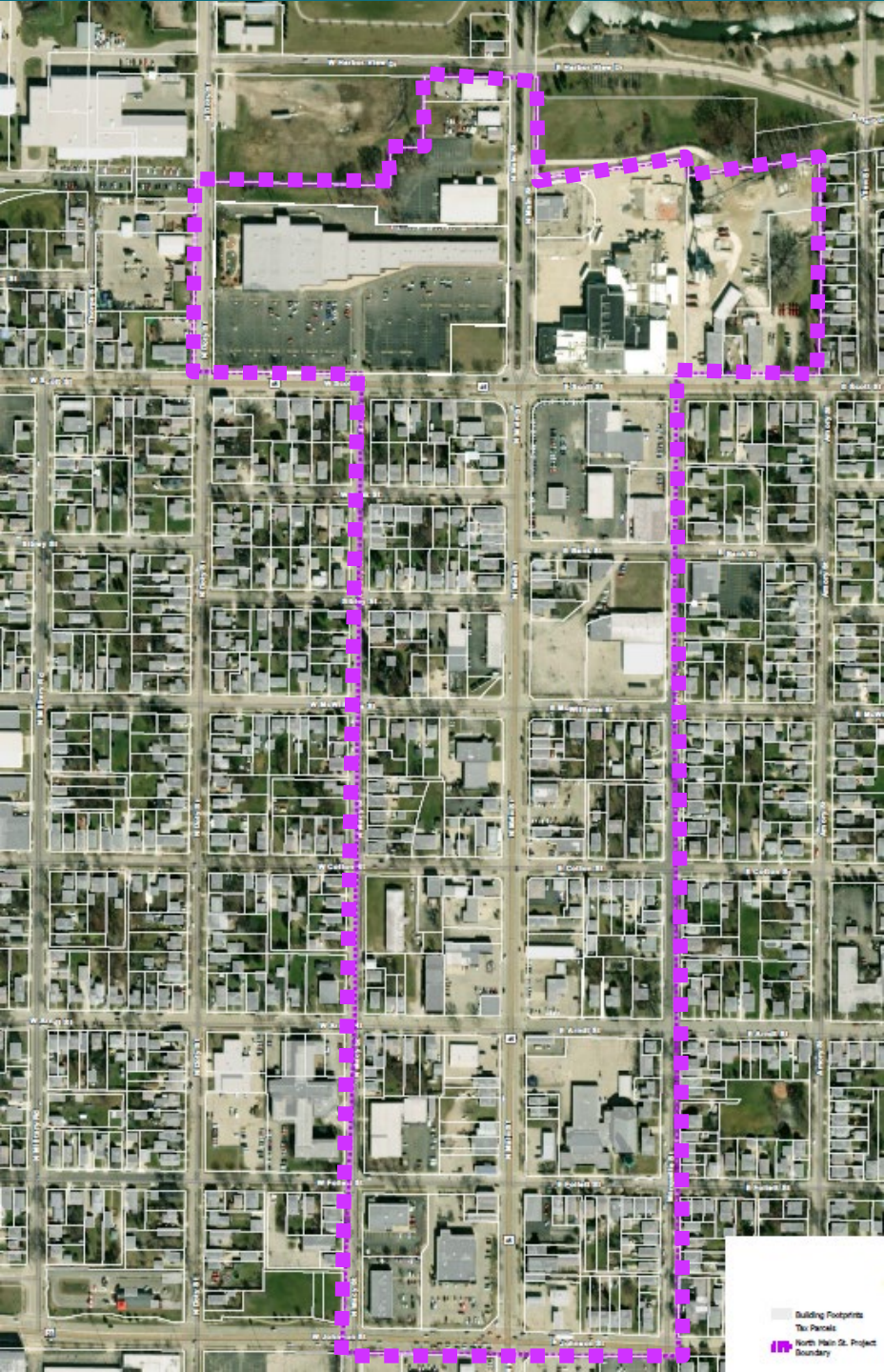
190 Responses

Ideas, Themes, or Concerns (Tag)	Mentions
Housing development concerns <i>(no subsidized, low-income, or apartment complexes)</i>	46
More green space and general landscaping improvements	35
Additional commercial developments <i>(retail space, business space, specialty shops, etc.)</i>	26
Family-friendly outdoor gathering/activity/event spaces	23
Commercial development concerns <i>(land use, parking, building height/character, etc.)</i>	22
More unique restaurant/food options (not chain restaurants or fast food)	22
General safety/crime concerns <i>(more lighting at night, safer sidewalks, etc.)</i>	22
Public service/maintenance concerns <i>(additional stations for police, fire, EMS, etc.)</i>	21

Other Comments:

- A concert, event, entertainment, or sports venue to draw people to the area
- Traffic/streetscape concerns—speed, traffic flow, parking, street conditions, etc.
- Focus on pedestrian safety and circulation
- Increased wayfinding, signage, and accessibility measures
- Increase mixed-use developments (i.e. housing above retail/restaurant space)

Interview Feedback

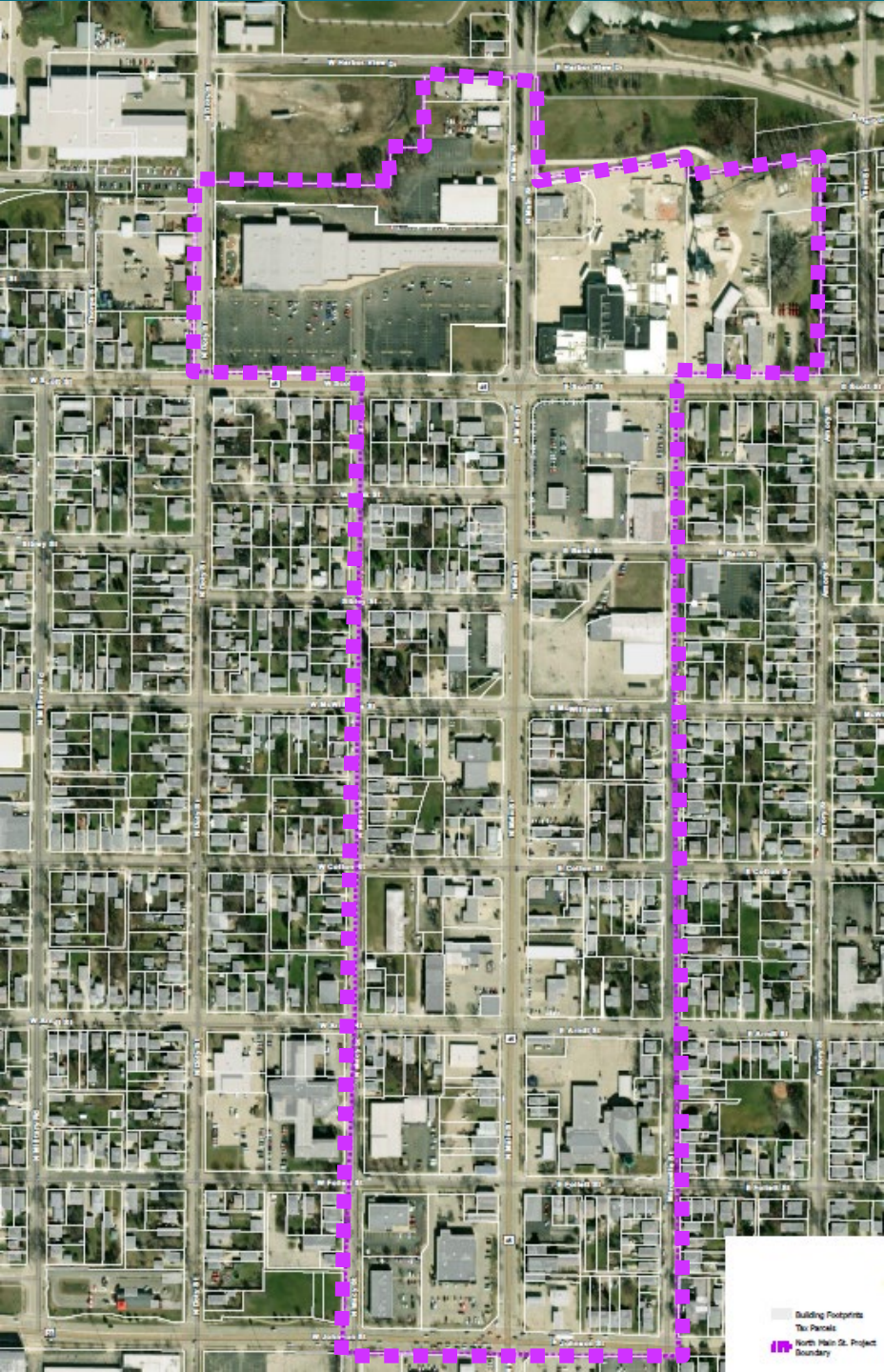


Interview Summaries

Key Factors Discussed

- 1. 151 Bypass reduced marketability in the corridor**
- 2. Except for Lakeside Park, nothing to draw a person past Johnson Street**
- 3. Former Saputo Site opportunities**
 - Event Center (but, need more than that to sustain interest/patrons)
 - Ethnic / Local food establishments with the ability to park near entry (unlike the downtown)
 - Inland Marina
 - Grocer-type establishment
 - Events Needed
 - Family-friendly - Something to complement Children's Museum

Vision + Goals



VISION STATEMENT

*A corridor that **becomes a destination** that **complements** the **Downtown District** and **Lakeside Park**.*

Preferred uses include a public destination spot, unique/ethnic restaurants, specialty shops, and increased housing options.

GOALS

1. **Sense of place.** *The corridor should have a unique and identifiable sense of place that reflects its locational advantages, incorporating elements that celebrate this segment of Main Street as the:*

“Gateway to Lakeside Park”

2. **Enhance connectivity.** *Thoughtful connections should be made for all modes of transportation both within the corridor and to surrounding neighborhoods and destinations.*

GOALS

3. Ensure cohesive development.

Future development should enhance the aesthetic of the corridor, while respecting and complementing the adjacent neighborhood(s).

4. Support business development.

Technical and financial assistance should be provided to support existing businesses in the area, including creating opportunities to grow locally owned businesses.

5. Increase Housing Opportunities.

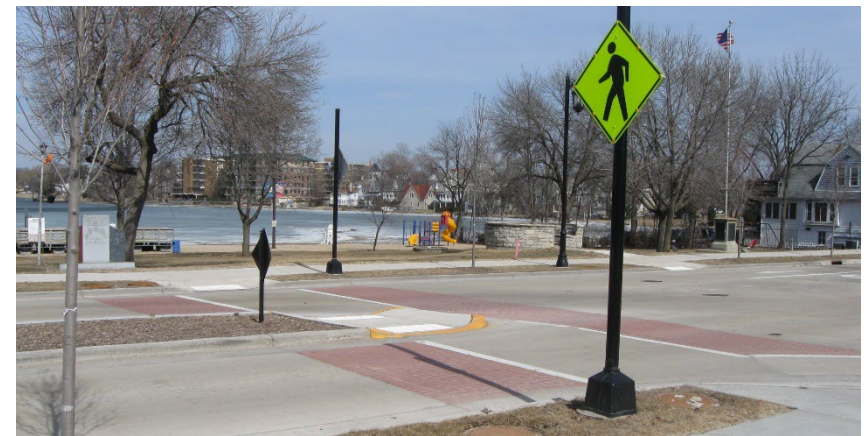
Providing housing for all income levels supports well balanced neighborhoods and increases activity along the corridor and sales/demand for businesses.

PLACEMAKING

Creating a sense of place.

“Gateway to Lakeside Park”

- ***Banners celebrating park amenities/activities.***
- ***Incorporate medians to:***
 - *enhance the corridor*
 - *slow traffic & provide pedestrian refuge*
 - *nod to the Lakeside Park entry boulevard.*
- ***Colored Concrete Crosswalks at:***
 - *Scott, E Bank (north), McWilliams, Follett*

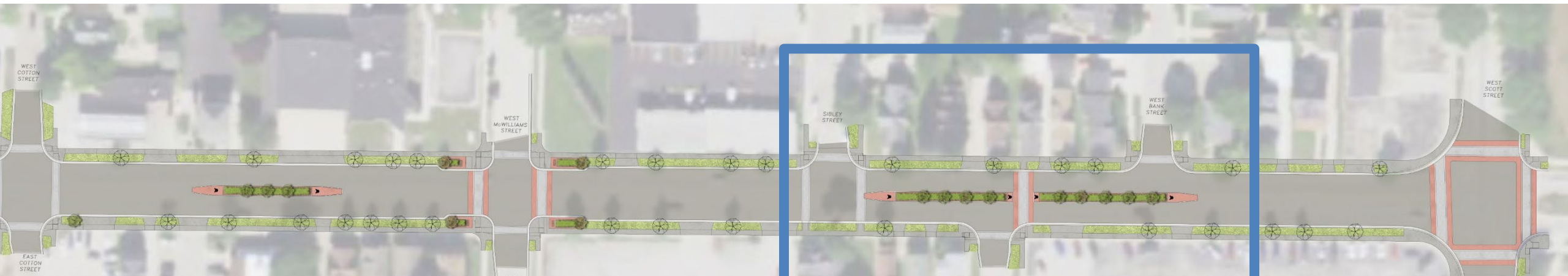


PLACEMAKING

Creating a sense of place.

“Gateway to Lakeside Park”

- ***Incorporate midblock medians between:***
 - W. Bank to Sibley
 - McWilliams to Cotton
 - Cotton to Arndt
 - Arndt to Follett



PLACEMAKING

Creating a sense of place.

“Gateway to Lakeside Park”

- **Intersection Improvements at:
Follett Street + Mc Williams Street**
- Space for a tree, raised planter, bench and/or other potential features (e.g., bike rack, trash, etc.)

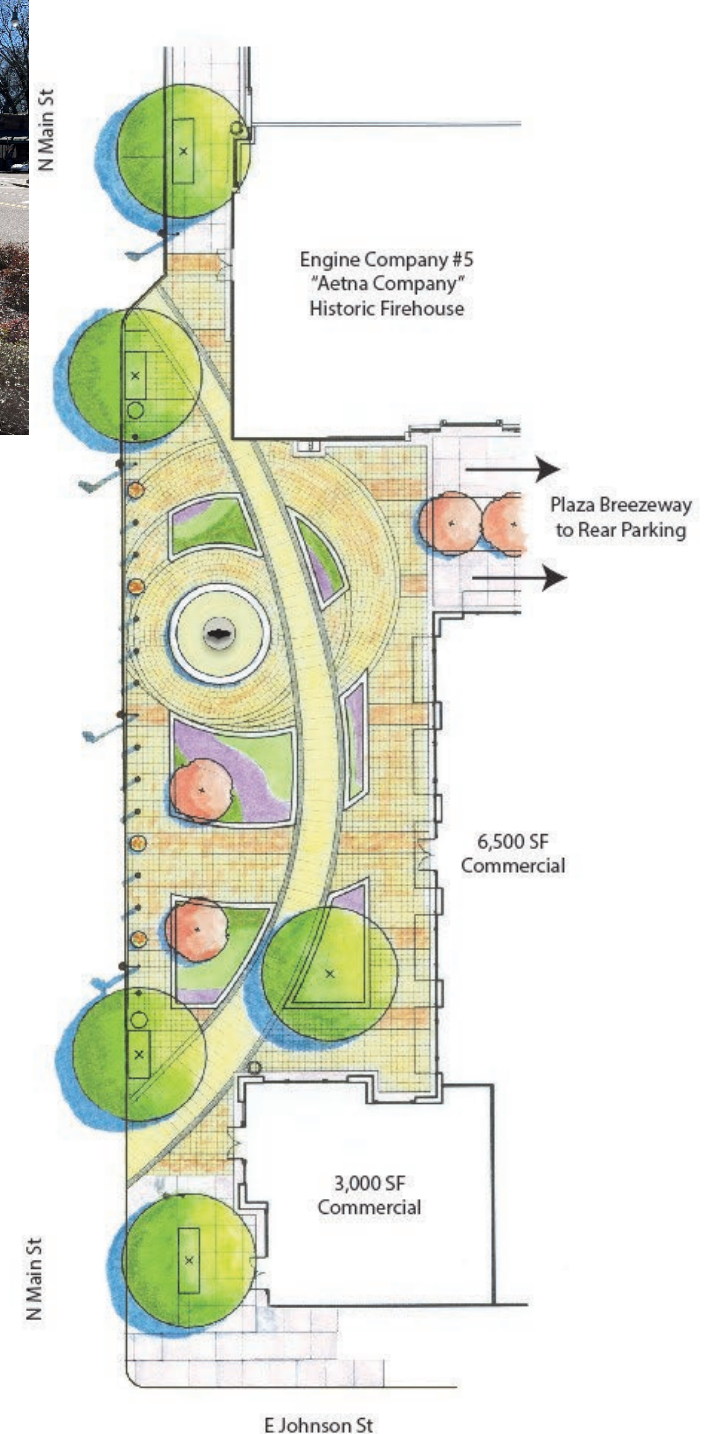


PLACEMAKING

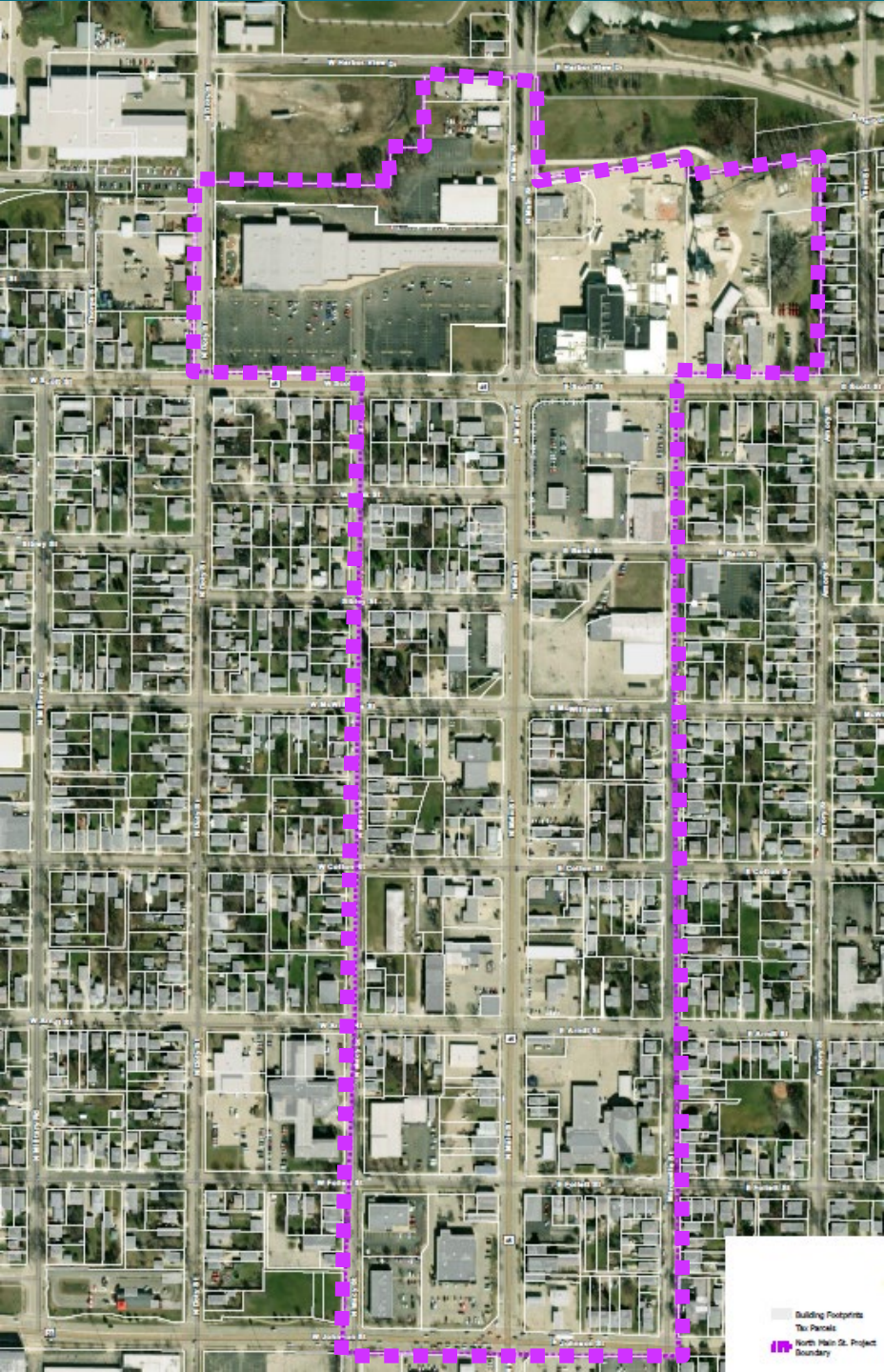
Creating a sense of place.

Plaza Space

- ***Provide reason to stop and enjoy the corridor.***
- ***Celebrate and enhance existing historic asset.***
- ***Increase marketability for commercial development.***



Redevelopment Opportunities



REDEVELOPMENT OPPORTUNITIES

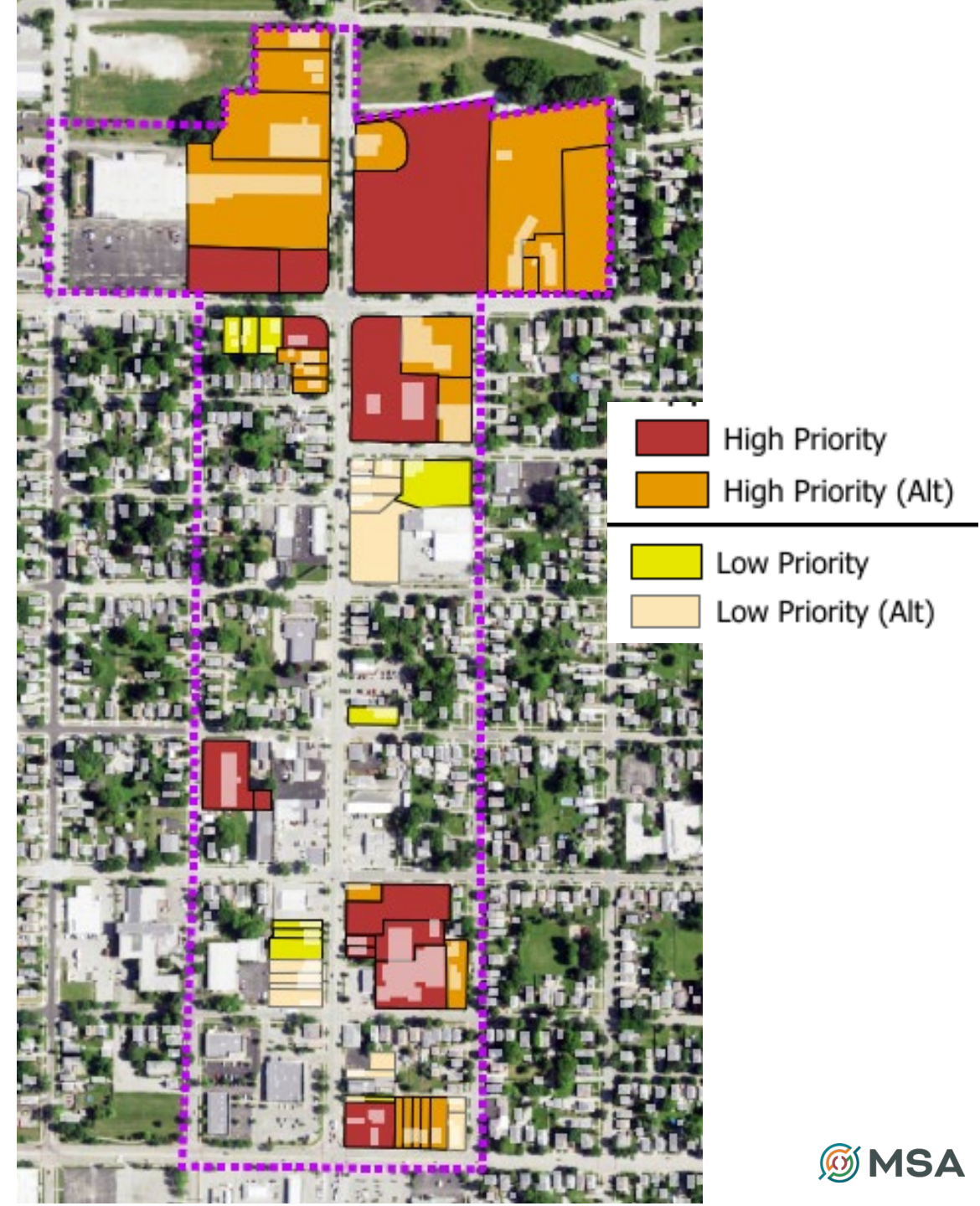
Considers potential properties that may provide catalytic projects due to low (to no) value, location and size.

High Priority are buildings/sites that are **open land and blighting influences** (many w/ major improvements needed).

High Priority (Alt) are properties that could be consider to **increase the development potential of adjacent High Priority sites**.

Low Priority are building/sites that are **low value and/or incompatible uses**.

Low Priority (Alt) are properties that could be considered to **increase the development potential of adjacent Low Priority sites**.

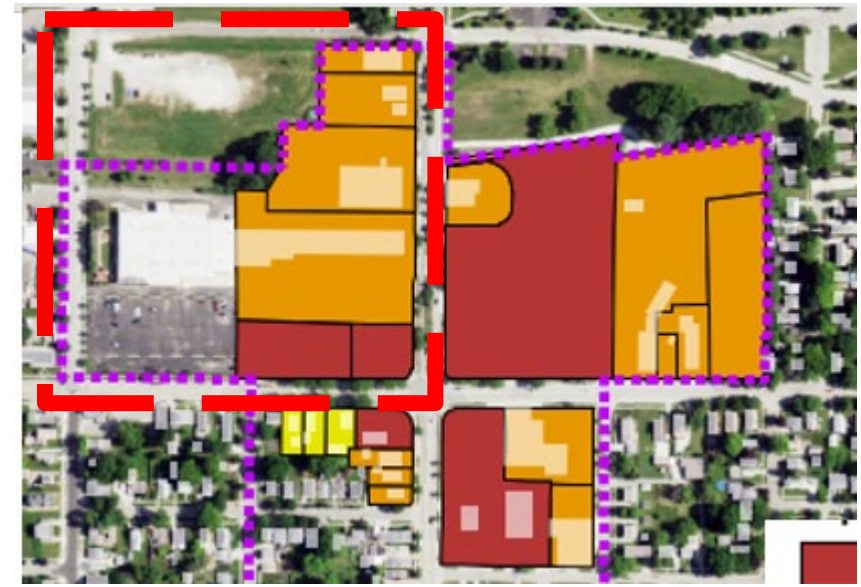


PRIMARY REDEVELOPMENT SITES

Creating a sense of place.

Northwest Corner (shopping center + open land)

- *Some vacancy and open land (reduced marketability)*
- *Too much parking (potential redevelopment)*
- *Along primary roadways w/ great visibility*
- *At the entry to Lake Side Park*



PRIMARY REDEVELOPMENT SITES

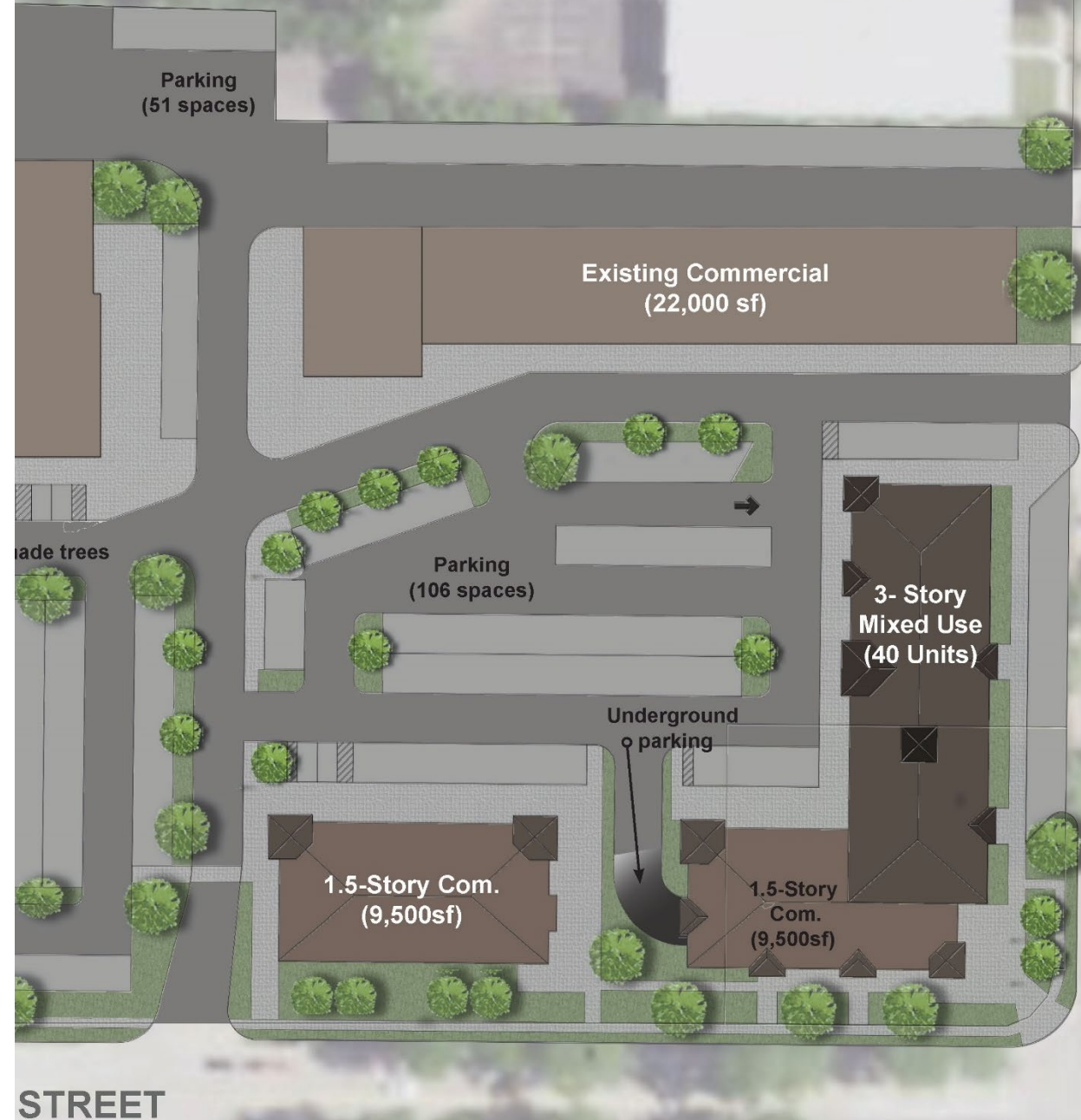
Northwest Corner of Main/Scott

- **3-Story Mixed Use:**
Commercial along Scott Street
- **1.5-Story Commercial**

** Removal of portion of vacant space to allow for further subdivision of the building + access additional parking along the back*



PRIMARY REDEVELOPMENT SITES

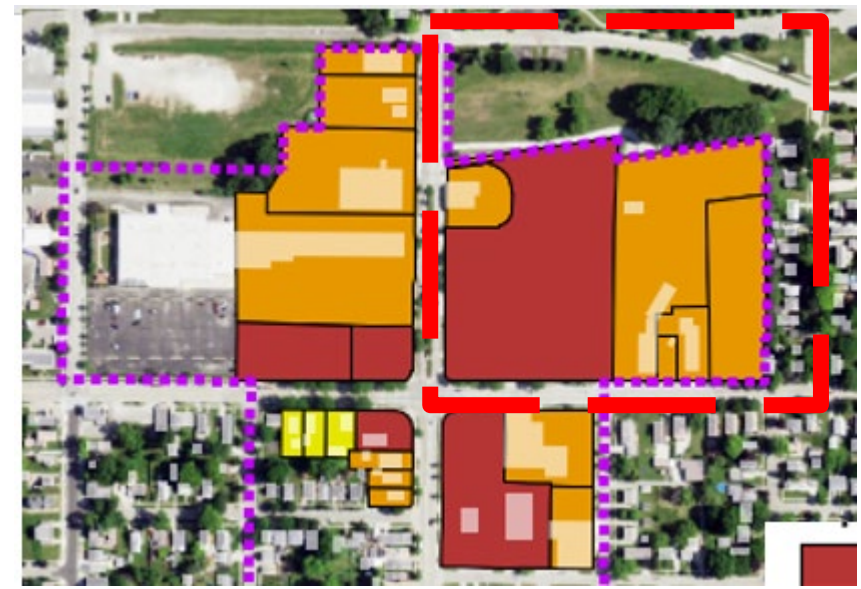


PRIMARY REDEVELOPMENT SITES

Creating a sense of place.

Northeast Corner (former Saputo Site + Lycon Inc.)

- *City-owned property cleared (ready for development)*
- *Lycon Inc. (potential future redevelopment)*
- *Along primary roadways w/ great visibility*
- *At the entry to Lake Side Park*



PRIMARY REDEVELOPMENT SITES

Creating a sense of place.

Northeast Corner

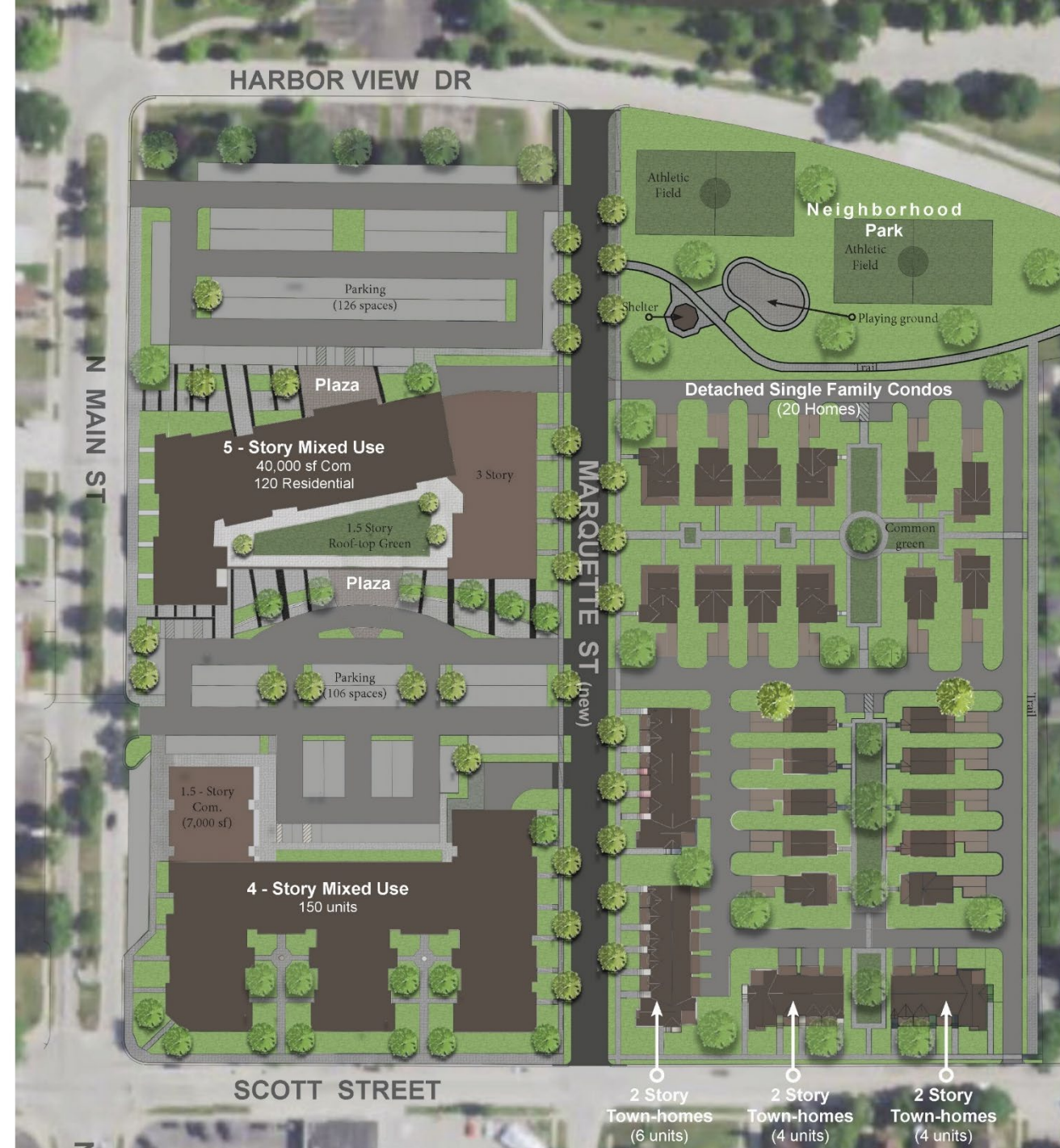
Create an activity node "sub district"

West Development

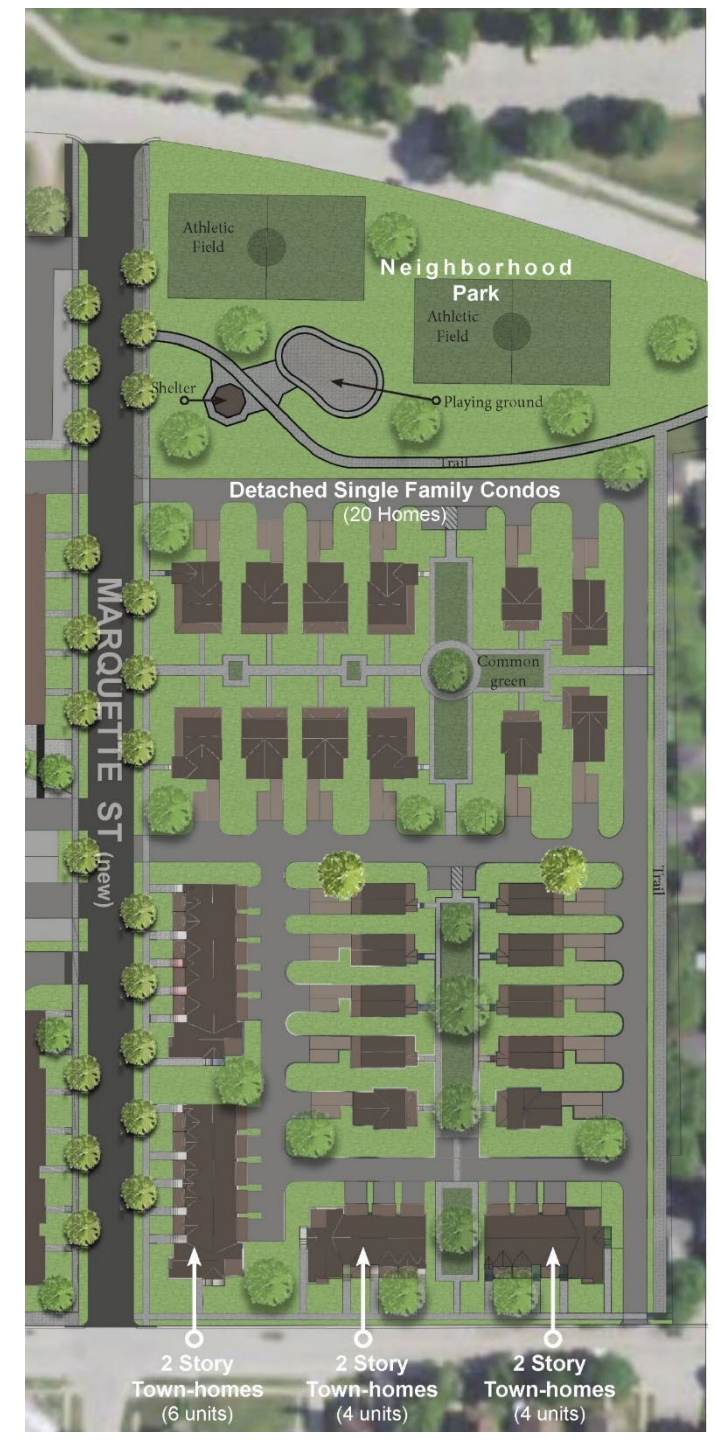
- **Building on Scott:** Mostly Residential with commercial component along N Main (7,000 SF)
- **Building towards Harbor View:** Varying building heights with **40,000 SF ground floor Public /Commercial Use** w/ rooftop green for residents

East Development

- **Detached Single-Family Condos**
- **Neighborhood Park**



PRIMARY REDEVELOPMENT SITES



Questions?

Stephen Tremlett
Urban Designer
MSA Professional Services
stremlett@msa-ps.com