

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

Legislative Chambers
160 S Macy Street

April 23, 2025
6:00 PM

1. CALL TO ORDER

- a. Roll Call
- b. Declaration a Quorum Is Present
- c. Pledge of Allegiance
- d. Silent Reflection
- e. Arbor Day Proclamation
- f. Kids To Park Proclamation

2. PUBLIC HEARINGS

3. CONSENT AGENDA

- a. April 9, 2025 Minutes
- b. List Of Claims Dated April 16, 2025

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

5. ACTION ITEMS

- a. Resolution No. 9174
A Resolution Making A Reappointment To The Advisory Park Board
Introduction: City Manager
- b. Resolution No. 9175
A Resolution Making An Appointment To The Board Of Appeals
Introduction: City Manager
- c. Resolution No. 9176
A Resolution Authorizing Sale Of Land In The West Industrial Park
Introduction: Community Development Director

6. PRESENTATION OF INPUT ITEMS

- a. Property Assessment Revaluation
Presented By: City Manager, Director of Administration, and City
Assessor (Les Ahrens)

7. ADJOURN

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

Title: Arbor Day Proclamation

Subject: Arbor Day Proclamation

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Arbor_Day_2025.pdf



Proclamation

Whereas, Arbor Day has been observed in Wisconsin since 1889, and

Whereas, the City of Fond du Lac has been declared a Tree City USA; and

Whereas, historically, Arbor Day is associated with Arbor Day programs that enhance and renew our environment; and

Whereas, Lakeshore Elementary School 3rd grade students will participate in the observance by holding an Arbor Day program on Friday April 25, 2025 at the Lakeside Park Pavilion at 1:00 p.m., followed by the Tree City USA award ceremony at 1:15 p.m.

Now, Therefore, I, Tiffany Brault, City Council President of the City of Fond du Lac, Wisconsin, by my signature affixed, do hereby proclaim April 25, 2025 as Arbor Day in the City of Fond du Lac in recognition of the aesthetic ecological usefulness of trees in our public ways and neighborhoods.

Dated: April 2025

*Tiffany Brault
City Council President*

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

Title: Kids To Park Proclamation

Subject: Kids To Park Proclamation

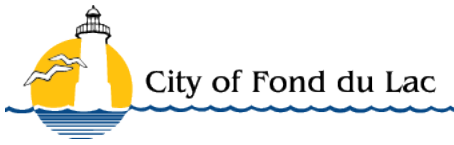
Initiator:

Recommendation:

ATTACHMENTS:

File Name

Kids_to_Parks_Day_2025.pdf



Proclamation

Whereas, May 17, 2025 is the fifteenth Kids to Parks Day organized and launched by the National Park Trust, held annually on the third Saturday of May; and

Whereas, the Fond du Lac Area United Way in collaboration with the Fond du Lac Public Library will be hosting a park scavenger hunt, games, and a giveaway by the Born Learning trail from 10:00am-12:00pm in Lakeside Park; and

Whereas, Kids to Parks Day empowers kids and encourages families to get outdoors and visit America's parks; and

Whereas, we should encourage children to lead a more active lifestyle to combat the issues of childhood obesity, diabetes and hypertension; and

Whereas, Kids to Parks Day is open to all children and adults across the country to encourage a large and diverse group of participants; and

Whereas, Kids to Parks Day will broaden children's appreciation for nature and outdoors.

Now, Therefore, I, Tiffany Brault, President of the Fond du Lac City Council, do hereby proclaim May 17, 2025 as Kids to Parks Day in the City of Fond du Lac and urge our entire community to participate in the events and to take the children in their lives to a neighborhood, state, or national park.

Dated: April 2025

*Tiffany Brault
City Council President*

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

Title: April 9, 2025 Minutes

Subject: April 9, 2025 Minutes

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Minutes_2025_4_9_Meeting(1210).pdf

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

Legislative Chambers
160 S Macy Street

April 9, 2025
6:00 PM

CALL TO ORDER

Roll Call

Present

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

Administrative Staff

Joseph Moore, City Manager
Dyann Benson, Community Development Director
Tricia Davi, Director of Administration
Deb Hoffmann, City Attorney
Paul De Vries, Director of Public Works
Jon Mark Bolthouse, Library Director
Aaron Goldstein, Chief of Police
Jason Laridaen, Assistant Police Chief
Erick Gerritson, Fire Chief
Kathryn Duveneck, IT Services 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.

CONSENT AGENDA

March 26, 2025 Minutes

List Of Claims Dated April 2, 2025

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

AUDIENCE COMMENTS (Agenda and Non-agenda items)

Spoke As A Non-City Resident On Non-Agenda Item: Safeguarding and Cybersecurity Incident Reporting:

Rhoda Nelsen, 301 S. Brooklyn St, Apt 5, Berlin, WI

Appeared As Non-City Resident In Support Of Agenda Item 5e: West Industrial Park Lot Sale:

Andrea Weber, W7563 County Road F, Oakfield, WI

ACTION ITEMS

Change Of Agent "Class B" Intoxicating and Class "B" Fermented Malt License

A Motion was made by Patrick Mullen to approve change of agent for Winter and Toman Ventures LLC at 109 S Main Street to Ashton Winter for the "Class B" Intoxicating Liquor and Class "B" Fermented Malt License and seconded by Antonio Godfrey, Sr., and the motion was **Passed**.

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

Resolution No. 9169

File No. 2025-53

A Motion was made by Thomas Schuessler to approve Resolution No. 9169 A Resolution Authorizing Waiver of the Prohibition Against Possession of Alcoholic Beverages on Specified Public Ways for Fondue Fest on September 6, 2025 and seconded by Angela Luehring, and the motion was **Passed**.

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

Resolution No. 9170

File No. 2025-03

A Motion was made by Brett Zimmermann to approve Resolution No. 9170 A Resolution Making Reappointments To The Advisory Park Board, Advisory Parking & Traffic Board, Police & Fire Commission, Board of Appeals and Downtown Architectural Review Board and seconded by Keith Heisler, and the motion was **Passed**.

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

Resolution No. 9171

File No. 2025-03

A Motion was made by Keith Heisler to approve Resolution No. 9171 A Resolution Making An Appointment To The Ethics Board and

seconded by Antonio Godfrey, Sr., and the motion was **Passed.**

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

Resolution No. 9172

File No. 2025-54

A Motion was made by Patrick Mullen to approve Resolution No. 9172

A Resolution Authorizing Sale Of Land In The West Industrial Park and seconded by Keith Heisler, and the motion was **Passed.**

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

Ordinance No. 3810

File No. 2025-55

A Motion was made by Antonio Godfrey, Sr. to approve Ordinance No. 3810 An Ordinance Amending Chapter 643 Of The Code Of The City Of Fond du Lac Regarding Financial Options Available Under The City's Lead Service Line (LSL) Replacement Program and seconded by Brett Zimmermann, and the motion was **Passed.**

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

PRESENTATION OF INPUT ITEMS

ADJOURN

A Motion was made by Brett Zimmermann to adjourn at 6:12 p.m. and seconded by Keith Heisler, and the motion was **Passed.**

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

Margaret Hefter
City Clerk

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

Title: List Of Claims Dated April 16, 2025

Subject: List Of Claims Dated April 16, 2025

Initiator:

Recommendation:

ATTACHMENTS:

File Name

List_of_Claims_Memo_04-16-25.pdf

CITY OF FOND DU LAC - Memorandum

Department of Administration

Date: April 16, 2025

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 March 29, 2025 through April 11, 2025 for all funds total \$1,318,283.25. 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: Resolution No. 9174

Subject: A Resolution Making A Reappointment To The Advisory Park
Board
Introduction: City Manager

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Resolution_9174_Reappointment_Park_Board.pdf

Mick_Redacted.pdf

RESOLUTION NO. 9174

**A RESOLUTION MAKING A REAPPOINTMENT
TO THE ADVISORY PARK BOARD**

BE IT RESOLVED by the City Council of the City of Fond du Lac that the following reappointment by the City Manager to the Advisory Park Board is hereby confirmed:

Advisory Park Board
Lisa Mick (1st Complete Term)

Beginning
05/01/2025

Ending
04/30/2028

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed DSM

**CITY OF FOND DU LAC
APPLICATION FOR APPOINTMENT TO
CITY BOARDS, COMMISSIONS, AND COMMITTEES**

Parks Board
Name of Board, Commission or Committee

4/11/25
Date

Lisa A. Mick
Full Name

Lead Grounds keeper
Occupation

UW Oshkosh
Employer

18 Years of Age or Older? Yes ☒ No ☐ Home Phone [REDACTED] Business Phone [REDACTED]

E-Mail Address: [REDACTED] Cellular Phone [REDACTED]

Are you currently a resident of Fond du Lac? Yes ☒ No ☐ No. of Years: 34

Education: Associate degree from Kenosha Gateway Technical (Horticulture Production)

List potential conflicts of interest: None

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
		LS SS150 Bike Ride	15
		Gottfried Prairie Board	2

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:

I do not have form for the desired qualifications in hand but know that I have always used our city parks both with my kids and friends. I want them to have the same exceptional experiences I had. Our parks are our cities greatest treasure and something that is available to all socioeconomic levels.

If selected, I would like to work towards bettering the community through my service in the following ways:

My background is horticulture and my passion safe environmental practices that still allow for a beautiful and inviting product. I would like to use my years of experience in creating functional landscape to help in bringing in more visitors.

Please note: By filing this application with the City of Fond du Lac, applicant acknowledges that personal information on this form may be published in the annual Fond du Lac Boards and Commissions Directory and distributed to members, staff and the public.

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

Title: Resolution No. 9175

Subject: A Resolution Making An Appointment To The Board Of
Appeals
Introduction: City Manager

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Resolution_9175_Appointment_BOA.pdf

BOA_board_-_Snyder_Redacted.pdf

RESOLUTION NO. 9175

**A RESOLUTION MAKING AN APPOINTMENT
TO THE BOARD OF APPEALS**

BE IT RESOLVED by the City Council of the City of Fond du Lac that the following appointment by the City Manager to the Board of Appeals is hereby confirmed:

Board of Appeals
Misty Snyder

Beginning
05/01/2025

Ending
04/30/2028

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed 

**CITY OF FOND DU LAC
APPLICATION FOR APPOINTMENT TO
CITY BOARDS, COMMISSIONS, AND COMMITTEES**

Board of Appeals

04/14/2025

Name of Board, Commission or Committee

Date

Misty Marie Snyder

Full Name

Address

Business Banker

Occupation

FVSBank

Employer

Please put an asterisk by which number is best for public posting.

18 Years of Age or Older? Yes ☒ No ☐ Home Phone Business Phone E-Mail Address: Cellular Phone Are you currently a resident of Fond du Lac? Yes ☐ No ☒ No. of Years: Education: List potential conflicts of interest: I am an officer of the bank and make business lending decisions

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
		Beaver Dam Rotary Club	5
		Create Waupun-Ice Fest	1

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:

Each day I have to make sound decisions that benefit both the bank and the client taking into account the risks and rewards for everyone involved. Whether is where I live, work, or play it is a passion of mine to see the communities use current spaces in existence to grow and develop.

If selected, I would like to work towards bettering the community through my service in the following ways:

Work with community members and the city to help maintain and develop areas through review and application of the zoning code.

Please note: By filing this application with the City of Fond du Lac, applicant acknowledges that personal information on this form may be published in the annual Fond du Lac Boards and Commissions Directory and distributed to members, staff and the public.

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

Title: Resolution No. 9176

Subject: A Resolution Authorizing Sale Of Land In The West
Industrial Park
Introduction: Community Development Director

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Resolution_9176.pdf

Ind_Park_memo_TDI_WIP_04.02.25.pdf

Letter_of_proposal_to_purchase.pdf

RESOLUTION NO. 9176

A RESOLUTION AUTHORIZING SALE OF LAND IN THE WEST INDUSTRIAL PARK

WHEREAS, the City of Fond du Lac invested in the development of the West Industrial Park to support industrial and manufacturing growth within the community;

WHEREAS, the offer to purchase letter for lots within the West Industrial Park require acceptance by the City Council

WHEREAS, Better Than Gold Properties LLC has offered to purchase Lot 5 in the West Industrial Park for the total price of \$45,000; and

WHEREAS, the proposal complies with zoning regulations and the protective covenants for the West Industrial Park.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Fond du Lac that proper City officials are hereby authorized and directed to convey Lot 5 in the West Industrial Park to Better Than Gold LLC at a price of \$45,000.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

Margaret Hefter, City Clerk

City Attorney:

Reviewed 

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 2, 2025

To: Joe Moore, City Manager

From: Dyann Benson, Community Development Director

Re: Offer to Purchase – Lot 5 – West Industrial Park

TDI Machining LLC has offered to purchase Lot 5 in the West Industrial Park. TDI Machining is a current resident of the West Industrial Park and needs additional land for building a machine shop.

Lot 5 is located on the northeast corner of west Scott Street and Industrial Parkway. The lot is 2.015 acres. Lots within the West Industrial Park are listed at \$26,000/acre. At the listed price, the potential sale would be \$52,000. The proposed purchase price is \$45,000.

City staff recommends acceptance of the proposed purchase price. Lot 5 has been available for a number of years with minimal interest. The lot size of 2 acres limits the number of potential users given that many manufacturing facilities are looking for larger parcels. In addition, the parcel is a corner lot that tapers to the east and will be a consideration in the site development. The proposed offer to purchase reflects these considerations and supports the growth of a business within the West Industrial Park.



TDI Machining LLC

Dyann Benson

Community Development Director

I am submitting a letter of offer to purchase Lot 5 of the Fond du Lac West Industrial Park. Offer of \$45,000. Below, please find the information requested to move forward with the process.

Business type: Manufacturing of misc tools and parts

Current and future employment: Current employment is 2 persons and there is no future plans for more employees

Proposed use: Building a machine shop to continue with manufacturing processes

Proposed Size and type of building: 60' x 80' x 12' 4" that will be Hi-Rib steel with stone covering the front 25% of building per covenant rules

Proposed construction schedule: May-June 2025

Thank you for your consideration,

Andrea Weber

TDI Machining LLC

1305 A Industrial Pkwy

Fond du Lac, WI 54937

920-344-6191

andrea@tdimachining.com

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

Title: Property Assessment Revaluation

Subject: Presented By: City Manager, Director of Administration,
and City Assessor (Les Ahrens)

Initiator:

Recommendation:

ATTACHMENTS:

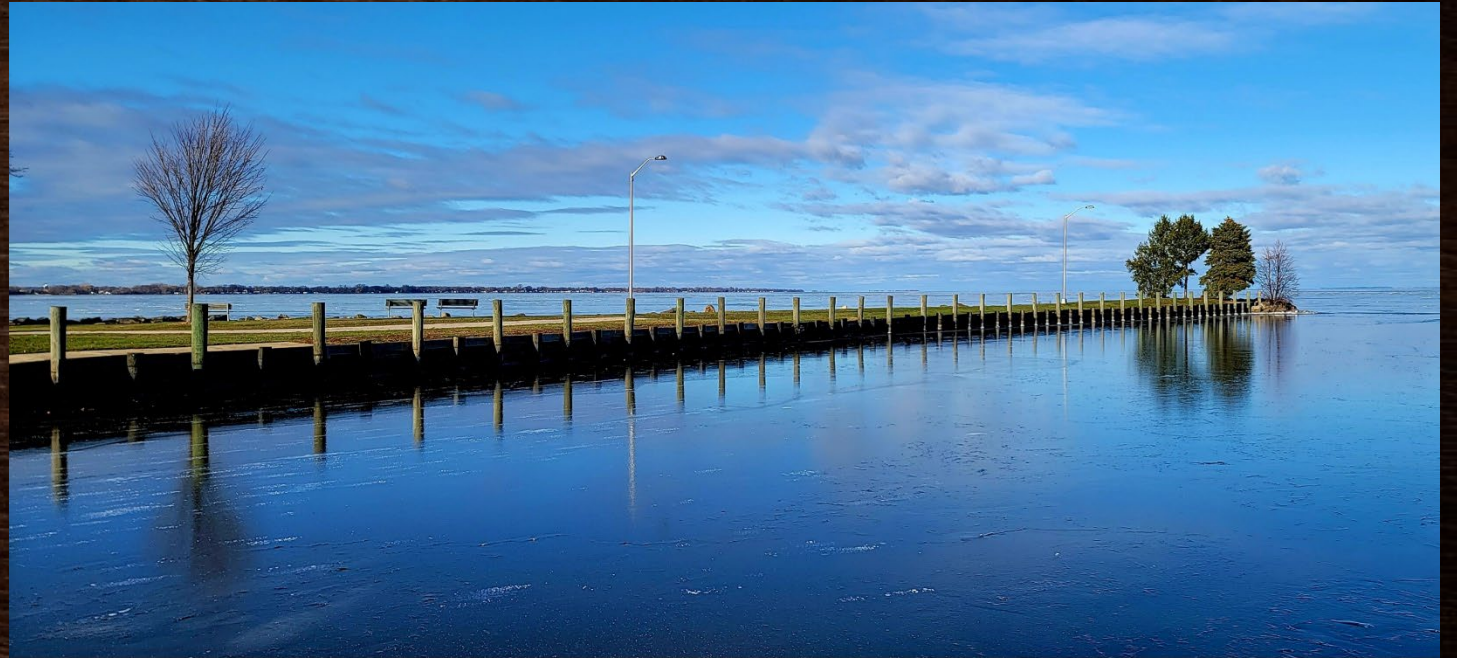
File Name

Equalized_and_Assessed_Value_Presentation_-_Follow_Up_in_April.pdf

Fond_du_Lac_Power_Point_for_Council_Meeting_03-31-2025.pdf

Fond du Lac

Revaluation 2.0



Property Values

- Equalized Value, aka, market value – determined by DOR
- Assessed Value – determined by the city assessor
- Ideally, they are similar – no more than 10% different
- The relationship between those two is called the assessment ratio
- Presently, our assessment ratio is < 70%
- Assessed Values are more than 30% below fair market values
- Revaluation is the process by which the assessor realigns assessed values with market values
- The most recent revaluation prior to the current effort concluded in 2019 (+11%)
- The results of the current revaluation were mailed to each property owner today

Assessed Values

- Assessed Value
 - An estimate of value assigned to taxable property by the assessor for purposes of property taxation. State law requires all assessments be within 10% of market value. Assessed values reflect market value following a revaluation.
 - In non-revaluation years, assessments typically reflect a fraction of market value due to the changing real estate market.
- Assessment Ratio
 - The relationship between the assessed value and equalized value of all taxable property within a municipality.
 - $\text{Assessment Ratio} = \text{Assessed Value} \div \text{Equalized Value}$

AN EXAMPLE OF ASSESSED AND FAIR MARKET VALUES EFFECT ON THE AVERAGE ASSESSMENT RATIO

ASSESSED VALUE LAND 25,100	ASSESSED VALUE IMPROVEMENTS 100,200	TOTAL ASSESSED VALUE 125,300	AVERAGE ASSMT. RATIO 0.697404762	NET ASSESSED VALUE RATE 0.02489869 (Does NOT reflect credits)
ESTIMATED FAIR MARKET VALUE LAND 36,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 143,700	TOTAL ESTIMATED FAIR MARKET VALUE 179,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 226.34

Average Assessment Ratio

Pre Revaluation:

0.697

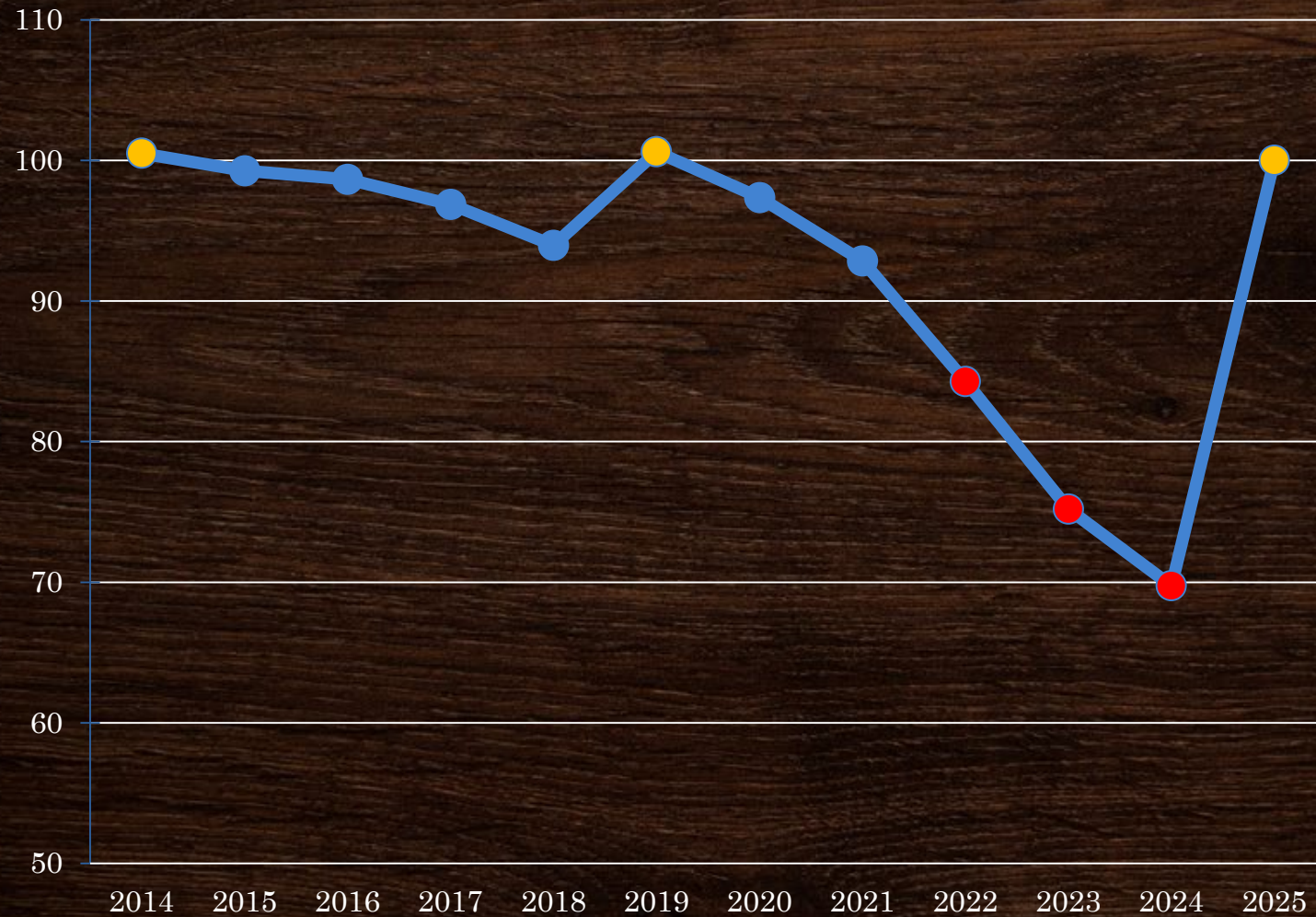
Too Low < 0.9

Post Revaluation:

± 1

Expectation is for Assessed Value to equal
Fair Market Value

ASSESSMENT RATIOS FOR THE PAST DECADE



AN EXAMPLE OF ASSESSED AND FAIR MARKET VALUES & A COMPARISON OF ACTUAL AND MODELED TAX RATES

ASSESSED VALUE LAND 25,100	ASSESSED VALUE IMPROVEMENTS 100,200	TOTAL ASSESSED VALUE 125,300	AVERAGE ASSMT. RATIO 0.697404762	NET ASSESSED VALUE RATE 0.02489869 (Does NOT reflect credits)
ESTIMATED FAIR MARKET VALUE LAND 36,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 143,700	TOTAL ESTIMATED FAIR MARKET VALUE 179,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 226.34

	<u>Assessed Value</u>	<u>Tax Rate</u>
Pre Revaluation:	\$3,078,504,300	0.02489869
Post Revaluation:	\$4,669,096,700	0.01639572 (For Illustration/Not Actual)

REAL PROPERTY DATA

AVERAGE CHANGE FROM THE 2025 REVALUATION IS +53.8%

- +67% FOR RESIDENTIAL PROPERTIES
- +32% FOR COMMERCIAL PROPERTIES

AVERAGE RESIDENTIAL ASSESSMENT AFTER:

- 2019 REVAL WAS: \$137,400
- 2025 REVAL IS: \$233,400

TAX LEVY

- \$34,354,217 – Before Revaluation
- \$34,354,217 – After Revaluation
- YOU set the tax levy
- Assessments determine the share for each property owner

EARLY FEEDBACK ON SOCIAL MEDIA

- “I've heard (through the grapevine) property taxes could go up as much as 40%.”
- “My house is old and needing work, if my property taxes don't go down I'll know what's really going on. They need to stop or they'll be dealing with a lot more homeless people.”
- “I think you can fight your increase on your property tax.”
- “They no the cost is up on everything so they want to make more money to that why there revaluation going on its a sad world. We will be taxed out of our house. I have to pay for half of the lead pipes they are forcing me to replace. That's just street to house.”

NEXT STEPS

- Conduct Open Book
 - May 12 - 16
- Convene Board of Review
 - August 13

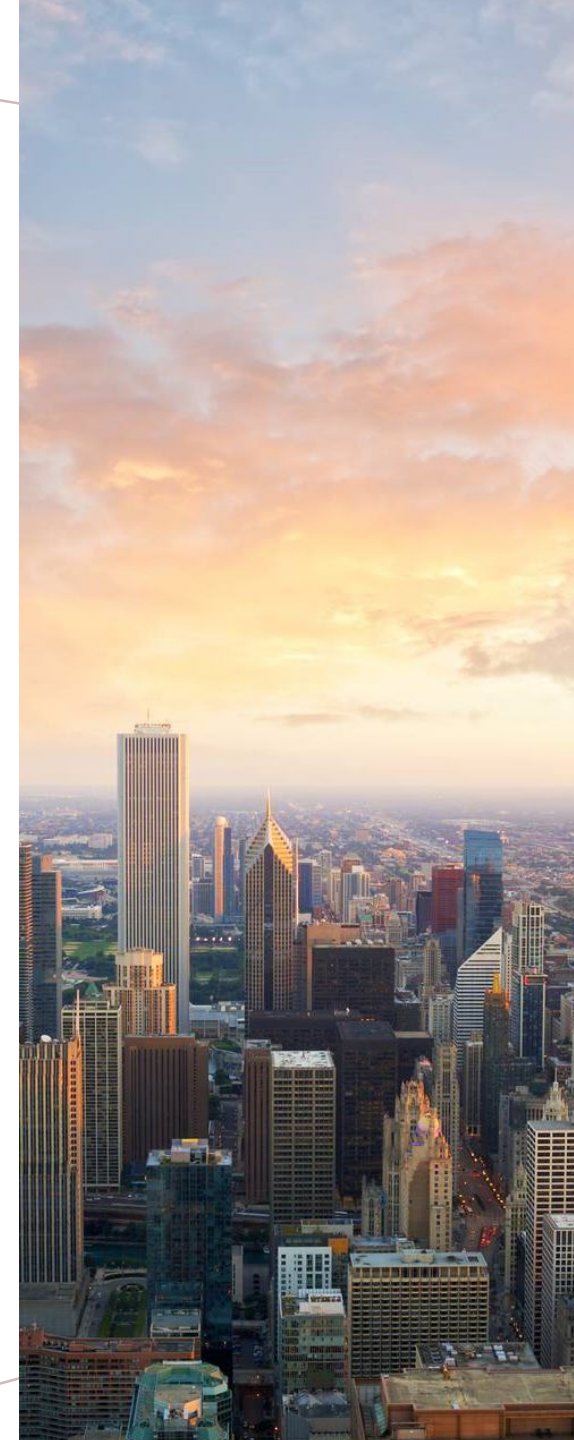
QUESTIONS

*2025
REVALUATION
NOTICES HAVE
BEEN
MAILED....WHAT
HAPPENS NOW?*



Our typical staffing consists of 3 full-time individuals that are located in-house.

We have doubled staffing for the Open Book process.





WHAT IS OUR AVAILABILITY FOR QUESTIONS?

- During normal business hours on weekdays
- Between 04/23 & 05/11 we are available via phone, email and by special appointment only.
- 05/12 through 05/16 in-person Open Book meetings take place on the 1st floor at the City-County building.
- 05/16 through 08/12 we are available via phone, email and by special appointment only.

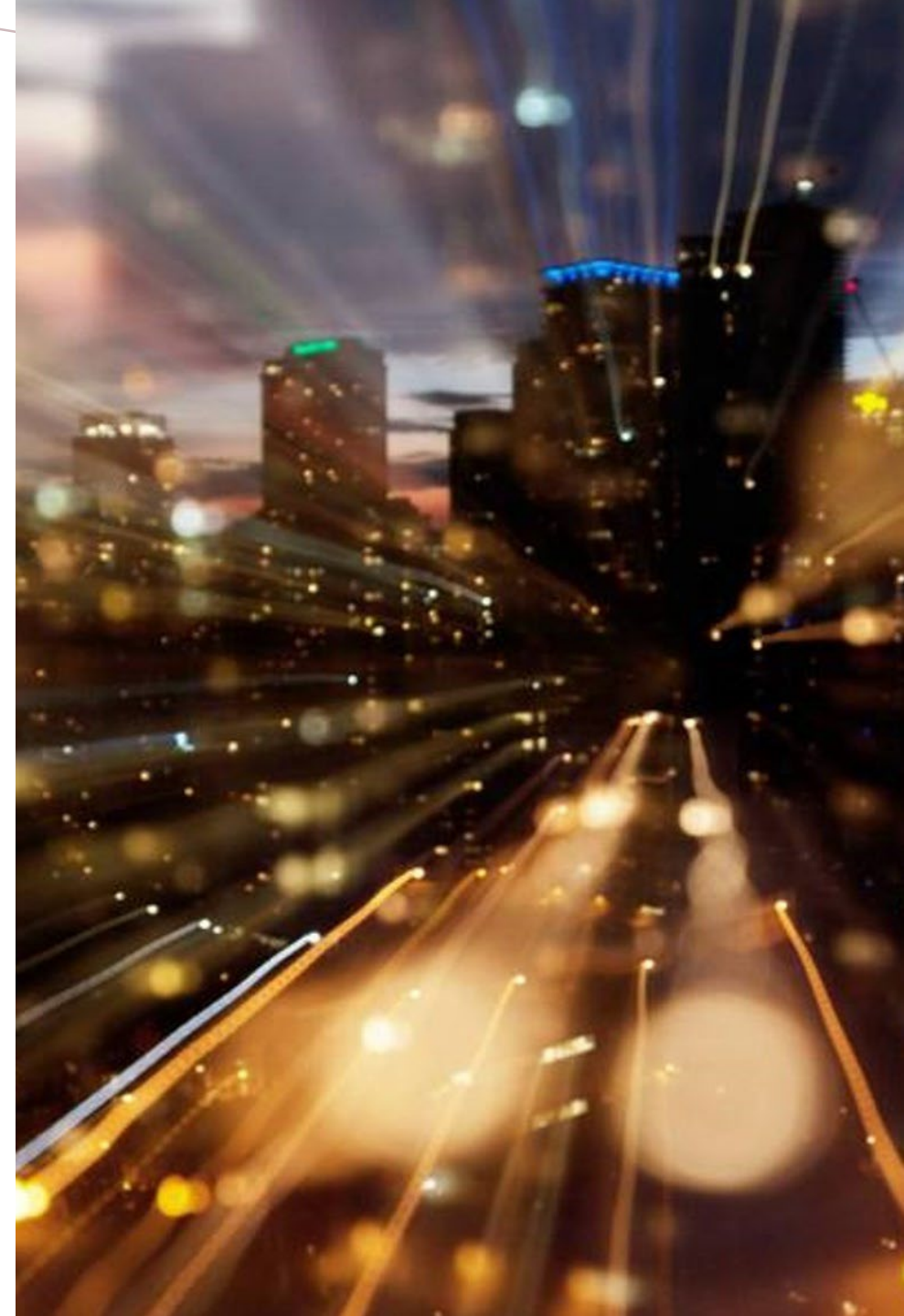
THE POWER OF COMMUNICATION

Our ability to communicate effectively
will leave a lasting impact on our residents

Effective communicating involves not
only delivering a message but also
active listening

We want to make sure residents are better informed
about the process and understand their new assessed
value

At the end of the day, we may agree to disagree or
have a different opinion, but we want to make sure the
resident had a positive experience with our department



WHAT SHOULD I EXPECT OUT OF THE OPEN BOOK PROCESS?

- Informal process
- We will relay information about the general revaluation process
- We will be active listeners
- Sharing of information (PRC's, Sales)
- Consider documentation that residents provide and review for potential impact to assessed value.
- Mail follow up letters to residents informing them of the outcome of our Open Book reviews no later than 07/13
- Respond to any questions after the 07/13 mailing

WHAT IF I WANT TO APPEAL MY NEW ASSESSED VALUE TO THE BOARD OF REVIEW?

Filing deadline

- File a Board of Review Objection Form with the City Clerk at least 48 hours before the 08/13 Board of Review meeting.
- Give notice of intent to appear before the Board of Review with the City Clerk at least 48 hours before the 08/13 Board of Review meeting and fill out the Board of Review Objections Form during the first 2 hours of the 08/13 Board of Review meeting.

Clerk will reach out and schedule a time for you to appear

- Formal process
- Burden of proof falls on the property owner to demonstrate that their assessment is incorrect

Resident and Assessor swore in

- Both provide oral testimony with supporting documentation as to their opinions of value.

BOR members act as Judge and Jury

BOR makes decision based on testimony they heard

Resident then provided with BOR's notice of decision

Resident can further the appeal to the DOR or Circuit Court