

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

Legislative Chambers
160 S Macy Street

August 27, 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. Introduction Of Lakeside Municipal Court Judge Troy Damsteegt

2. PUBLIC HEARINGS

3. CONSENT AGENDA

- a. August 13, 2025 Minutes
- b. List Of Claims Dated August 20, 2025

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

5. ACTION ITEMS

- a. Resolution No. 9200
Resolution Authorizing The Issuance And Establishing Parameters
For The Sale Of Not To Exceed \$16,470,000 General Obligation
Promissory Notes, Series 2025
Introduction: Director of Administration and Justin Fischer,
Managing Director, Baird
- b. Resolution No. 9201
A Resolution Approving The Final Plat Of South Park Avenue
Introduction: Community Development Director

6. PRESENTATION OF INPUT ITEMS

- a. Downtown Fond du Lac Partnership Annual Plan
Presented By: DFP Executive Director, Amy Krupp
- b. 2026 Library Budget Presentation
Presented By: Interim Library Director
- c. 2026 Budget Presentation
Presented By: City Manager and Director of Administration
- d. Discussion On If The City Should Prohibit Persons From
Directing Or Draining Surface Water Onto Another Person's
Land
Presented By: Councilmember Schuessler
- e. Discussion On Requiring Garbage And Recycling Containers To

Be Stored Within A Garage Or Accessory Structure Or In A
Location Screened From Street View

Presented By: Councilmember Schuessler

7. ADJOURN

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

Title: August 13, 2025 Minutes

Subject: August 13, 2025 Minutes

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Minutes_2025_8_13_Meeting(1240).pdf

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

Legislative Chambers
160 S Macy Street

August 13, 2025
6:00 PM

CALL TO ORDER

Roll Call

Present

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

Absent

Angela C Luehring

Administrative Staff

Dyann Benson, Community Development Director
Tricia Davi, Director of Administration
Deb Hoffmann, City Attorney
Paul De Vries, Director of Public Works
Chris Johnson, City Engineer
Cody Schoepke, WTRRF Superintendent
Travis Kloetzke, Water Utility General Manager
John Redmond, Park Superintendent
Adam Schmitt, Operations Director
Aaron Kohler, Fleet Manager
Jon Mark Bolthouse, Library Director
Aaron Goldstein, Chief of Police
Jason Roberts, Assistant 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.

Acknowledgment Of Departing City Employee

The City of Fond du Lac would like to recognize and thank Deputy City Attorney, Ali Panagopoulos and Library Director, Jon Mark Bolthouse for their years of dedicated service.

CONSENT AGENDA

July 23, 2025 Minutes

List of Claims Dated August 6, 2025

Denial Of Claim

Claimant: Paul Schommer

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

Absent: Luehring

AUDIENCE COMMENTS (Agenda and Non-agenda items)

Spoke Otherwise On Item 5c Community Development 2026 Budget:

Laura DeGolier, 289 14th Street, Fond du Lac

Spoke Otherwise On Non-Agenda Item: Erosion of Denevue Creek Banks:

Charlene Wiese, 383 Taft Street, Fond du Lac

Aaron Rauls, 383 Taft Street, Fond du Lac

Spoke Otherwise On Non-Agenda Item: Fond du Lac Off Road Park:

Aaron Rauls, 383 Taft Street, Fond du Lac

Spoke Otherwise On Non-Agenda Item: Fire Inspection Failures:

John Huber, 514 Thorpe Street, Fond du Lac

ACTION ITEMS

"Class C" Wine License

A Motion was made by Antonio Godfrey, Sr. to approve "Class C" Wine License for Noel's Touch Esthetics LLC d/b/a Noel's Touch Esthetics at 42 N Main Street and seconded by Brett Zimmermann, and the motion was **Passed**.

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

Absent: Luehring

"Class C" Wine License

A Motion was made by Patrick Mullen to approve "Class C" Wine License for Twisted Warrior LLC d/b/a The Twisted Warrior Yoga Studio at 15 N Main Street and seconded by Antonio Godfrey, Sr.,

and the motion was **Passed.**

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

Absent: Luehring

Resolution No. 9196

File No. 2025-80

A Motion was made by Antonio Godfrey, Sr. to approve Resolution No. 9196 A Resolution Authorizing The Issuance And Sale Of Up To \$156,187 Taxable Private LSL Replacement Loan Program Revenue Bonds, Series 2025A, And Providing For Other Details And Covenants With Respect Thereto and seconded by Keith Heisler, and the motion was **Passed.**

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

Absent: Luehring

Resolution No. 9197

File No. 2025-81

A Motion was made by Thomas Schuessler to approve Resolution No. 9197 A Resolution Authorizing The Issuance And Sale Of Up To \$230,694 Taxable Private LSL Replacement Loan Program Revenue Bonds, Series 2025B, And Providing For Other Details And Covenants With Respect Thereto and seconded by Keith Heisler, and the motion was **Passed.**

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

Absent: Luehring

Resolution No. 9198

File No. 2025-82

A Motion was made by Keith Heisler to approve Resolution No. 9198 A Resolution Authorizing Execution Of The Department Of Natural Resources Principal Forgiven Financial Assistance Agreement and seconded by Antonio Godfrey, Sr., and the motion was **Passed.**

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

Absent: Luehring

Resolution No. 9199

File No. 2025-83

A Motion was made by Patrick Mullen to approve Resolution No. 9199 A Resolution Authorizing Waiver Of The Prohibition Against Possession Of Alcoholic Beverages On Sheboygan Street For Envision Greater Fond du Lac's Member Appreciation Event On September 4, 2025 and seconded by Thomas Schuessler, and the motion was **Passed.**

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

Absent: Luehring

Ordinance No. 3813

File No. 2025-84

A Motion was made by Antonio Godfrey, Sr. to approve Ordinance No. 3813 An Ordinance Annexing Property To The City Of Fond du Lac And Change Limits To Include Property Along The Southside Of West STH 23 And East Of Wisconsin American Drive and seconded by Keith Heisler, and the motion was **Passed**.

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

Absent: Luehring

Ordinance No. 3814

File No. 2025-84

A Motion was made by Patrick Mullen to approve Ordinance No. 3814 A Zoning Ordinance To Zone Annexed Property To C-2 (General Commercial Residential) 4.55 Acres Of Land - West STH 23 and seconded by Brett Zimmermann, and the motion was **Passed**.

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

Absent: Luehring

PRESENTATION OF INPUT ITEMS

Presentation Of Annual Comprehensive Financial Report (ACFR)

Bryan Gruenwald, Principal Representative for Clifton Larson Allen LLP presented the Annual Comprehensive Financial Report.

Department of Public Works 2026 Budget Presentation

Director of Public Works, Paul Devries presented the Department of Public Works 2026 Budget.

Community Development 2026 Budget Presentation

Community Development Director, Dyann Benson presented the Community Development 2026 Budget Overview.

ADJOURN

A Motion was made by Brett Zimmermann to adjourn at 7:20 p.m. and seconded by Keith Heisler, and the motion was **Passed**.

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

Absent: Luehring

Margaret Hefter

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

Title: List Of Claims Dated August 20, 2025

Subject: List Of Claims Dated August 20, 2025

Initiator:

Recommendation:

ATTACHMENTS:

File Name

List_of_Claims_Memo_08-20-25.pdf

CITY OF FOND DU LAC - Memorandum

Department of Administration

Date: August 20, 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 August 02, 2025 through August 15, 2025 for all funds total \$8,958,699.66. This list of claims includes tax settlement checks totaling \$6,338,106.81. 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. 9200

Subject: Resolution Authorizing The Issuance And Establishing
Parameters For The Sale Of Not To Exceed \$16,470,000
General Obligation Promissory Notes, Series 2025
Introduction: Director of Administration and Justin
Fischer, Managing Director, Baird

Initiator:

Recommendation:

ATTACHMENTS:

File Name

9200_City_of_Fond_du_Lac_-_Parameters_Resolution.pdf

prs_plan_of_finance_fond_du_lac_cy_08272025.pdf

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND ESTABLISHING
PARAMETERS FOR THE SALE OF NOT TO EXCEED \$16,470,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2025

WHEREAS, the City Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Fond du Lac, Fond du Lac County, Wisconsin (the "City") to raise funds for public purposes, including paying the cost of projects and equipment included in the City's capital improvement plan (the "Project");

WHEREAS, the City Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, it is the finding of the City Council that it is necessary, desirable and in the best interest of the City to authorize the issuance of and to sell General Obligation Promissory Notes, Series 2025 (the "Notes") to Robert W. Baird & Co. Incorporated (the "Purchaser");

WHEREAS, the Purchaser intends to submit a note purchase agreement to the City (the "Proposal") offering to purchase the Notes in accordance with the terms and conditions to be set forth in the Proposal; and

WHEREAS, in order to facilitate the sale of the Notes to the Purchaser in a timely manner, the City Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to either the Director of Administration or the City Manager (each, an "Authorized Officer") the authority to accept the Proposal on behalf of the City so long as the Proposal meets the terms and conditions set forth in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed SIXTEEN MILLION FOUR HUNDRED SEVENTY THOUSAND DOLLARS (\$16,470,000) from the Purchaser upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 15 of this Resolution, the City Manager and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed SIXTEEN MILLION FOUR HUNDRED SEVENTY THOUSAND DOLLARS (\$16,470,000). The purchase price to be paid to the City for the Notes shall not be less than 98.00% of the principal

amount of the Notes and the difference between the initial public offering price of the Notes and the purchase price to be paid to the City by the Purchaser shall not exceed 2.00% of the principal amount of the Notes, with an amount not to exceed 1.00% of the principal amount of the Notes representing the Purchaser's compensation.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2025"; shall be issued in the aggregate principal amount of up to \$16,470,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be increased or decreased by up to \$1,500,000 per maturity or mandatory redemption amount; that a maturity or mandatory redemption amount may be eliminated if the amount of such maturity or mandatory redemption amount set forth in the schedule below is less than or equal to \$1,500,000; and that the aggregate principal amount of the Notes shall not exceed \$16,470,000. The schedule below assumes the Notes are issued in the aggregate principal amount of \$16,470,000.

<u>Date</u>	<u>Principal Amount</u>
03-01-2026	\$1,250,000
03-01-2027	800,000
03-01-2028	300,000
03-01-2029	300,000
03-01-2030	300,000
03-01-2031	300,000
03-01-2032	300,000
03-01-2033	2,500,000
03-01-2034	5,075,000
03-01-2035	5,345,000

Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2026 or on such other date approved by an Authorized Officer in the Approving Certificate. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 4.50%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall be subject to optional redemption as set forth on the Approving Certificate. If the Proposal specifies that certain of the Notes shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the City shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2025 through 2034 for the payments due in the years 2026 through 2035 in the amounts as are sufficient to meet the principal and interest payments when due.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. To the extent necessary, the City hereby appropriates from taxes levied in anticipation of the issuance of the Notes, proceeds of the Notes or other funds of the City on hand a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay interest on the Notes coming due in 2025, if any, as may be set forth on Schedule III of the Approving Certificate.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2025" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay

principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the City Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the

Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the City Manager and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Zions Bancorporation, National Association, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the City Manager and City Clerk or other appropriate officers of the City to enter into a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 12. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Manager and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the City Manager and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 15. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 16. Official Statement. The City Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12

promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 17. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the City Manager and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 18. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 19. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The City Manager and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the City Manager and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 20. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted and recorded August 27, 2025.

Tiffany Brault
City Council President

ATTEST:

Margaret Hefter
City Clerk

(SEAL)

City Attorney
Reviewed: _____

EXHIBIT A

APPROVING CERTIFICATE

The undersigned [Director of Administration] [City Manager] of the City of Fond du Lac, Fond du Lac County, Wisconsin (the "City"), hereby certifies that:

1. Resolution. On August 27, 2025, the City Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$16,470,000 General Obligation Promissory Notes, Series 2025 of the City (the "Notes") to Robert W. Baird & Co. Incorporated (the "Purchaser") and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Proposal; Terms of the Notes. On the date hereof, the Purchaser offered to purchase the Notes in accordance with the terms set forth in the Note Purchase Agreement between the City and the Purchaser attached hereto as Schedule I (the "Proposal"). The Proposal meets the parameters established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of \$_____, which is not more than the \$16,470,000 approved by the Resolution, and shall mature on March 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule II and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Notes is not more than \$1,500,000 more or less per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
03-01-2026	\$1,250,000	\$ _____
03-01-2027	800,000	_____
03-01-2028	300,000	_____
03-01-2029	300,000	_____
03-01-2030	300,000	_____
03-01-2031	300,000	_____
03-01-2032	300,000	_____
03-01-2033	2,500,000	_____
03-01-2034	5,075,000	_____
03-01-2035	5,345,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 4.50%, as required by the Resolution.

3. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$_____, plus accrued interest, if any, to the date of delivery of the Notes, which is not less than 98.0% of the principal amount of the Notes, as required by the Resolution.

The difference between the initial public offering price provided by the Purchaser of the Notes (\$_____) and the purchase price to be paid to the City by the Purchaser (\$_____) is \$_____, or _____% of the principal amount of the Notes, which does not exceed 2.00% of the principal amount of the Notes. The portion of such amount representing Purchaser's compensation is \$_____, or not more than 1.00% of the principal amount of the Notes.

4. Redemption Provisions of the Notes. The Notes maturing on March 1, 20__ and thereafter shall be subject to redemption prior to maturity, at the option of the City, on _____ 1, 20__ or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [The Proposal specifies that [some of] the Notes are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.]

5. [First Interest Payment Date. Pursuant to Section 2 of the Resolution, the first interest payment date on the Notes is _____.]

6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule III.

7. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

8. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes and the direct annual irrepealable tax levy to repay the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2025
pursuant to the authority delegated to me in the Resolution.

[_____
Tricia Davi
Director of Administration]

OR

[_____
Joseph P. Moore
City Manager]

COPY

SCHEDULE I TO APPROVING CERTIFICATE

Proposal

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Pricing Summary

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

COPY

[SCHEDULE MRP TO APPROVING CERTIFICATE

Mandatory Redemption Provision

The Notes due on March 1, ____, ____ and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on March 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on March 1, 20

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

EXHIBIT B

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
FOND DU LAC COUNTY
NO. R-____ CITY OF FOND DU LAC \$ _____
GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2025

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:

March 1, _____, 2025 _____ % _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, the City of Fond du Lac, Fond du Lac County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on [March 1, 2026] until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Zions Bancorporation, National Association (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of projects and equipment included in the City's capital improvement plan, as authorized by a resolution adopted on August 27, 2025, as supplemented by an Approving Certificate, dated _____, 2025 (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the City Council for said date.

The Notes maturing on March 1, 20__ and thereafter are subject to redemption prior to maturity, at the option of the City, on _____ 1, 20__ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Resolution, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with

a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Fond du Lac, Fond du Lac County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified City Manager and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF FOND DU LAC
FOND DU LAC COUNTY, WISCONSIN

By: _____
Joseph P. Moore
City Manager

(SEAL)

By: _____
Margaret Hefter
City Clerk

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the City of Fond du Lac, Fond du Lac County, Wisconsin.

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION

By _____
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)



City of Fond du Lac

City Council Meeting
August 27, 2025

Justin A. Fischer, Managing Director

jfischer@rwbaird.com
777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827

City of Fond du Lac

City Council Meeting

August 27, 2025

Borrowing/Structure/Purpose



Estimated Size:	\$16,470,000
Issue:	General Obligation Promissory Notes, Series 2025 (the "Notes")
Purpose:	Fund 2025 CIP
Structure:	Matures March 1, 2026 – 2035
First Interest:	March 1, 2026
Preliminary Call Date:	September 1, 2032 or any date thereafter
Estimated Interest Rate:	4.00%
Not-to-Exceed Interest Rate (Parameter):	4.50%



City of Fond du Lac

City Council Meeting

August 27, 2025

Tentative Timeline

- Preparations are made for issuance..... Ongoing
 - ✓ Official Statement
 - ✓ Bond Rating
 - ✓ Marketing
- City Council considers plans of finance and adopts Parameters Resolution August 27, 2025
The Parameters Resolution defines a narrow set of parameters for the issuance of the Notes. Provides additional flexibility to lock-in long-term interest rates between Council meeting dates and when timing is optimal.
 - Authority for final sign-off on the sale of the Notes, within designated parameters, is delegated to the Director of Administration or City Manager (each an “Authorized Officer”).
- Tentative Sale (target week to finalize terms and interest rates)..... Week of September 2, 2025
Designated parameters established in Parameters Resolution are met.
- Closing (funds available)..... October 1, 2025

City of Fond du Lac

City Council Meeting

August 27, 2025

Hypothetical CIP Financing Plan



		2025 CIP						
		\$16,470,000 G.O. PROMISSORY NOTES <i>Dated October 1, 2025</i> <i>(First interest 3/1/26)</i>						
LEVY YEAR	YEAR DUE	NET EXISTING DEBT SERVICE <i>(Levy Supported)</i> <i>(A)</i>	PRINCIPAL <i>(3/1)</i>	INTEREST <i>(3/1 & 9/1)</i> <i>TIC=</i> <i>4.00%</i>	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	COMBINED DEBT SERVICE <i>(Levy Supported)</i>	YEAR DUE
2024	2025	\$12,560,372					\$12,560,372	2025
2025	2026	\$12,315,005	\$1,250,000	\$749,680	(\$749,680)	\$1,250,000	\$13,565,005	2026
2026	2027	\$12,055,397	\$800,000	\$769,424	(\$364,430)	\$1,204,994	\$13,260,391	2027
2027	2028	\$12,032,250	\$300,000	\$741,924		\$1,041,924	\$13,074,174	2028
2028	2029	\$11,907,125	\$300,000	\$726,924		\$1,026,924	\$12,934,049	2029
2029	2030	\$11,826,075	\$300,000	\$711,924		\$1,011,924	\$12,837,999	2030
2030	2031	\$11,484,300	\$300,000	\$696,924		\$996,924	\$12,481,224	2031
2031	2032	\$11,317,550	\$300,000	\$681,924		\$981,924	\$12,299,474	2032
2032	2033	\$8,856,625	\$2,500,000	\$609,174		\$3,109,174	\$11,965,799	2033
2033	2034	\$4,590,000	\$5,075,000	\$411,467		\$5,486,467	\$10,076,467	2034
2034	2035	(B) \$5,345,000		\$139,505		\$5,484,505	\$5,484,505	2035
		<u>\$108,944,699</u>	<u>\$16,470,000</u>	<u>\$6,238,869</u>	<u>(\$1,114,110)</u>	<u>\$21,594,759</u>	<u>\$130,539,458</u>	

(A) Existing debt service net of bid premium from 2023 & 2024 Notes.

(B) Indicates maturities callable beginning 9/1/2032 and thereafter.

City of Fond du Lac

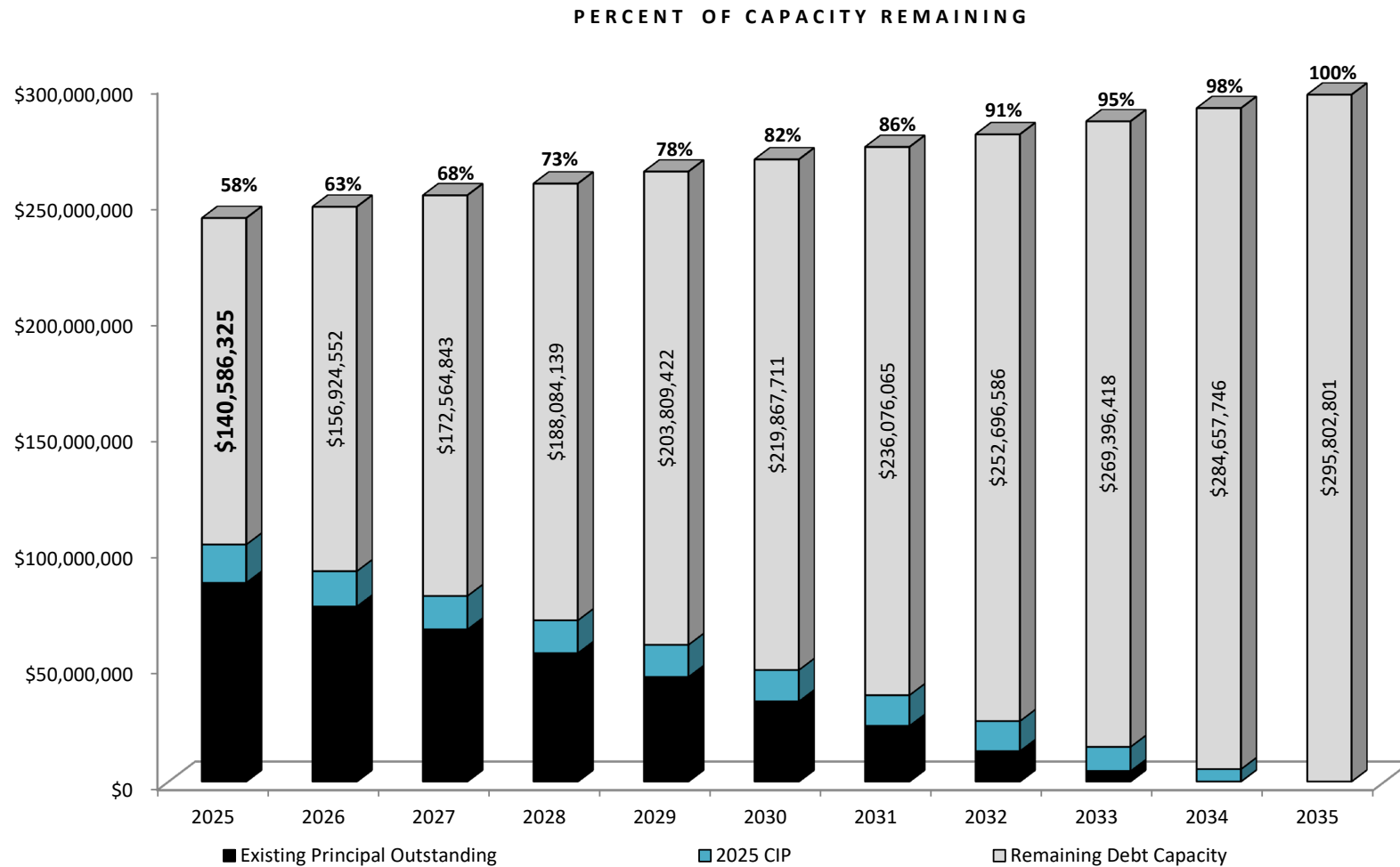
City Council Meeting

August 27, 2025

BAIRD

General Obligation Borrowing Capacity (5% of Equalized Valuation)

(As of Year-End December 31st)



Note: Future capacity based on 2025 Equalized Valuation (TID-IN) of \$4,853,226,500 with annual growth of 2.00%

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

Title: Resolution No. 9201

Subject: A Resolution Approving The Final Plat Of South Park
Avenue
Introduction: Community Development Director

Initiator:

Recommendation:

ATTACHMENTS:

File Name

9201_Resolution_approving_South_Park_Ave_Final_Plat.pdf

Memo.pdf

South_Park_Final_Plat.pdf

PC_Minutes_08.18.25.pdf

RESOLUTION NO. 9201

A RESOLUTION APPROVING THE FINAL PLAT OF SOUTH PARK AVENUE

WHEREAS, the Preliminary Plat was reviewed and approved by the Plan Commission on April 21, 2025; and

WHEREAS, the City Plan Commission recommended approval of the South Park Avenue Final Plat, subject to the following conditions:

1. There is a storm sewer easement on Lots 1, 8, and 9. At the north side of the lots it connects to a drainage & stormwater detention easement. The plat is not clear, as shown, where each easement ends. Extend the storm sewer easement to the north lot line of lots 1, 8, and 9. Extend the drainage & stormwater detention easement to the east lot line of lots 1 and 9 and the west lot line of lot 8.
2. The storm sewer easement language does not match our typical language. Please revise as shown below:

Storm Sewer. Fondy South, LLC (the “Grantor”) hereby grants, conveys, and warrants unto to the City of Fond du Lac (the “City”), it’s successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove in the Easement Area, as indicated on the plat, upon, in, over, through and across lands owned by the Grantor so that the City may maintain a storm sewer and appurtenances in the Easement Area. The easements are subject to the following conditions:

- i. Access: The City and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor’s land adjacent to and upon the Easement area, as well as over the area and under the surface of the Easement Area to install, lay, operate, repair and maintain a storm sewer and appurtenances.
- ii. Restoration: If the City performs any work within the Easement Area, upon completion of that work the City shall, at its cost, restore any damages to property, lawns, or pavement in the Easement Area and immediate surrounding area and all improvements thereupon, caused by the construction and or maintenance of the storm sewer main and appurtenances.
- iii. Nature of Easements: The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.
- iv. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage,

electric, gas, or communication facilities without the express written consent of the City.

- v. Landscaping and Vegetation: No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted.

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

Drainage & Stormwater Detention. Drainage & stormwater detention easements are hereby granted by Fondy South, LLC (the "Grantor"). The Grantor agrees within the Easement Area not to construct or place buildings, structures or other improvements, or modify the grading from the elevations shown on the drainage plan for individual lots, as approved by the City of Fond du Lac, without the express written consent of all other property owners within the drainage easement. Enforcement of the drainage easement provisions shall be by the property owners and any homeowner's association, if one is created. Stormwater ponding and detention is expected and permitted within portions of the easement area including for storms less than the 100-year design storm based on design of City of Fond du Lac storm sewer system and offsite stormwater management facilities. The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Fond du Lac that the South Park Avenue Final Plat with the conditions specified by the City Plan Commission is hereby approved.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed 

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: August 18, 2025

To: Plan Commission

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

Re: South Park Avenue - Final Plat

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

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

The Preliminary Plat of South Park Avenue was reviewed and approved by the Plan Commission on April 21, 2025. A preliminary plat is the first step in the process to subdivide land. Approval of a preliminary plat reflects compliance with requirements of the City's subdivision and zoning codes, Comprehensive Plan, and Official Map. Following approval by the Plan Commission, a Final Plat is prepared to reflect technical revisions identified in the Preliminary Plat review. A Developer's Agreement, Street & Utility Plans, Stormwater Management Plan, and a Master Drainage Plan are separate components of the development review and approval process. Comments and revisions noted are necessary to the included due to the revisions of the Street & Utility Plans.

A Final Plat is reviewed by the Plan Commission and City Council, and by the State as an approving agency. If the Final Plat conforms substantially to the Preliminary Plat, including any conditions of that approval, and to local plans and ordinances, it is entitled to approval. (§ 236.11(1)(b), Wis. Stats.)

Recommendation

The Final Plat of South Park Avenue is consistent with the Preliminary Plat approved by the Plan Commission on April 21, 2025. Several minor technical revisions to the plat are required; however, the revisions do not affect lot layout or the plat configuration.

City Engineering and Community Development staff suggest the Plan Commission recommend to the City Council approval of the Final Plat, subject to the following:

1. There is a storm sewer easement on Lots 1, 8, and 9. At the north side of the lots it connects to a drainage & stormwater detention easement. The plat is not clear, as shown, where each easement ends. Extend the storm sewer easement to the north lot line of lots 1, 8, and 9. Extend the drainage & stormwater detention easement to the east lot line of lots 1 and 9 and the west lot line of lot 8.
2. The storm sewer easement language does not match our typical language. Please revise as shown below:

Storm Sewer. Fondy South, LLC (the “Grantor”) hereby grants, conveys, and warrants unto to the City of Fond du Lac (the “City”), it’s successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove in the Easement Area, as indicated on the plat, upon, in, over, through and across lands owned by the Grantor so that the City may maintain a storm sewer and appurtenances in the Easement Area. The easements are subject to the following conditions:

- i. Access: The City and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor’s land adjacent to and upon the Easement area, as well as over the area and under the surface of the Easement Area to install, lay, operate, repair and maintain a storm sewer and appurtenances.
- ii. Restoration: If the City performs any work within the Easement Area, upon completion of that work the City shall, at its cost, restore any damages to property, lawns, or pavement in the Easement Area and immediate surrounding area and all improvements thereupon, caused by the construction and or maintenance of the storm sewer main and appurtenances.
- iii. Nature of Easements: The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and

may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.

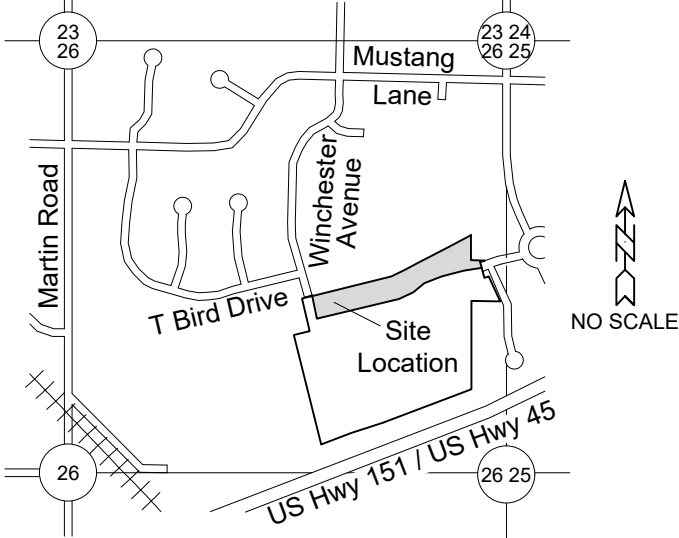
- iv. Buildings and Structures: The Grantor, along with their successors and assigns, agrees within the Easement Area not to construct or place buildings, structures or other improvements, or place additional water, sewer, drainage, electric, gas, or communication facilities without the express written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

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

Drainage & Stormwater Detention. Drainage & stormwater detention easements are hereby granted by Fondy South, LLC (the “Grantor”). The Grantor agrees within the Easement Area not to construct or place buildings, structures or other improvements, or modify the grading from the elevations shown on the drainage plan for individual lots, as approved by the City of Fond du Lac, without the express written consent of all other property owners within the drainage easement. Enforcement of the drainage easement provisions shall be by the property owners and any homeowner’s association, if one is created. Stormwater ponding and detention is expected and permitted within portions of the easement area including for storms less than the 100-year design storm based on design of City of Fond du Lac storm sewer system and offsite stormwater management facilities. The easement and agreements contained in this Agreement shall run with the land, be appurtenant to and shall pass with the title to the Easement Area and any portion thereof; and may not be transferred separately from, or severed from, title to the Easement Area or the dominant tenement thereto.

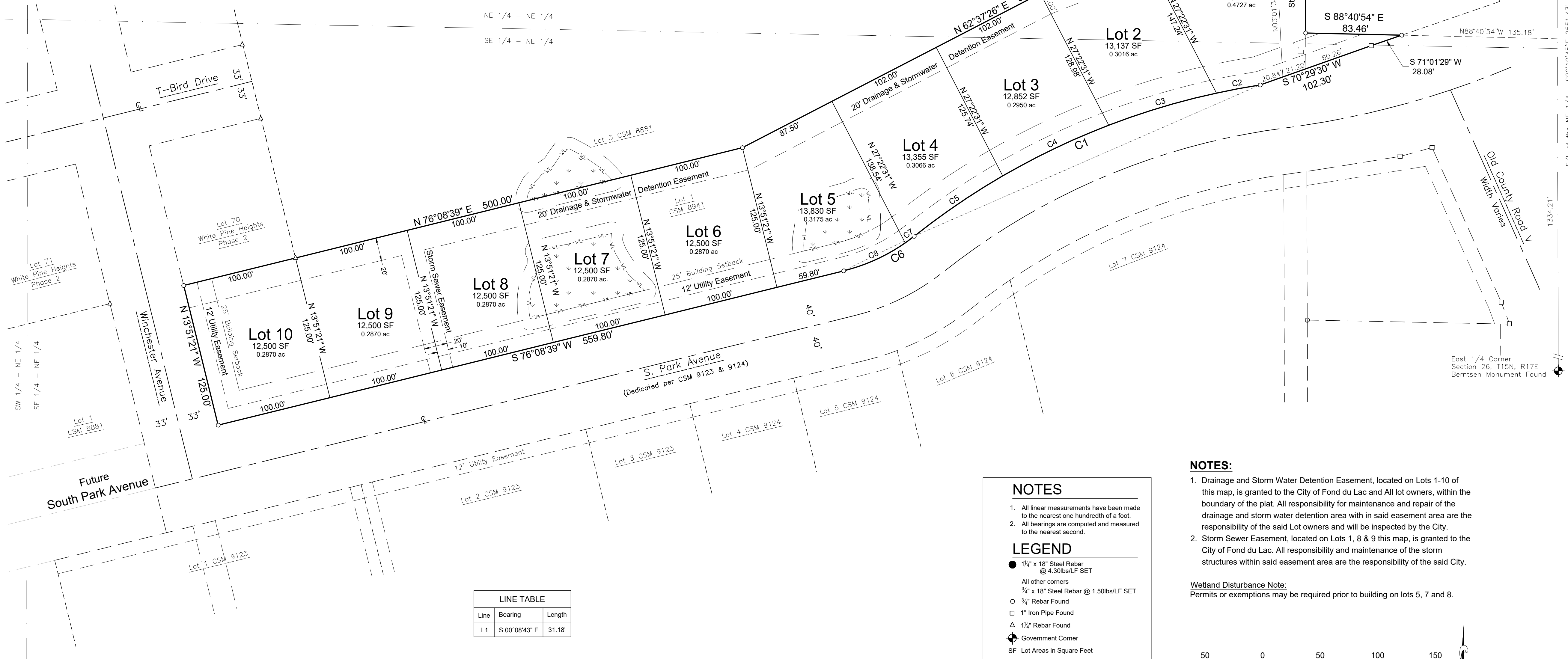
LOCATION MAP

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



South Park Avenue Plat

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



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

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

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

NOTES

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

LEGEND

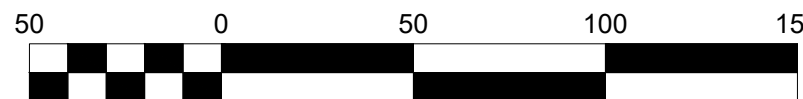
- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 1 1/2" Rebar Found
- Government Corner
- SF Lot Areas in Square Feet

Delineated Wetlands
10' Wetland Buffer, Typical

NOTES:

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

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



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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



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



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

South Park Avenue Plat

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

Surveyor's Certificate

I, Scott R. Andersen, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fond du Lac and Fond du Lac County, and under the direction of Fondy South, LLC, owners of said land, I have surveyed, divided and mapped South Park Avenue Plat; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land all of Lot 1, Certified Survey Map 8941, recorded as Doc No. 1187297, being part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin, containing 136,264 Sq Ft (3.1282 Ac) of land, subject to all easements, and restrictions of record.

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

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

Owner's Certificate

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

Fondy South, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fond du Lac
Department of Administration
Fond du Lac County Planning Agency

Dated this _____ day of _____, 20_____.

In the presence of: Fondy South, LLC

Member _____ Print Name _____

State of Wisconsin)
_____ County) ss

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

Notary Public, Wisconsin My Commission Expires _____

Utility Easement Provisions

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

Fondy South, LLC, Grantor, to:

City of Fond du Lac, Grantee
Alliant Energy, Grantee
SBC, Grantee,
AT&T Distribution, Grantee
TDS Metrocom, Grantee
and
Charter Communications, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

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

Fondy South, LLC

Member _____ Print Name _____ Date _____

Storm Sewer Easement Provisions

An easement for Storm Sewer Easement is hereby granted by:

Fondy South, LLC., Grantor, to:

THE CITY OF FOND DU LAC, Grantee,

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

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

Fondy South, LLC

Member _____ Print Name _____ Date _____

Treasurer's Certificate

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

City Treasurer/Director of Administration _____ Date _____

Print Name _____

County Treasurer _____ Date _____

Print Name _____

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

President of City Council _____ Date _____

Print Name _____

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

Clerk _____ Date _____

Print Name _____

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

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration



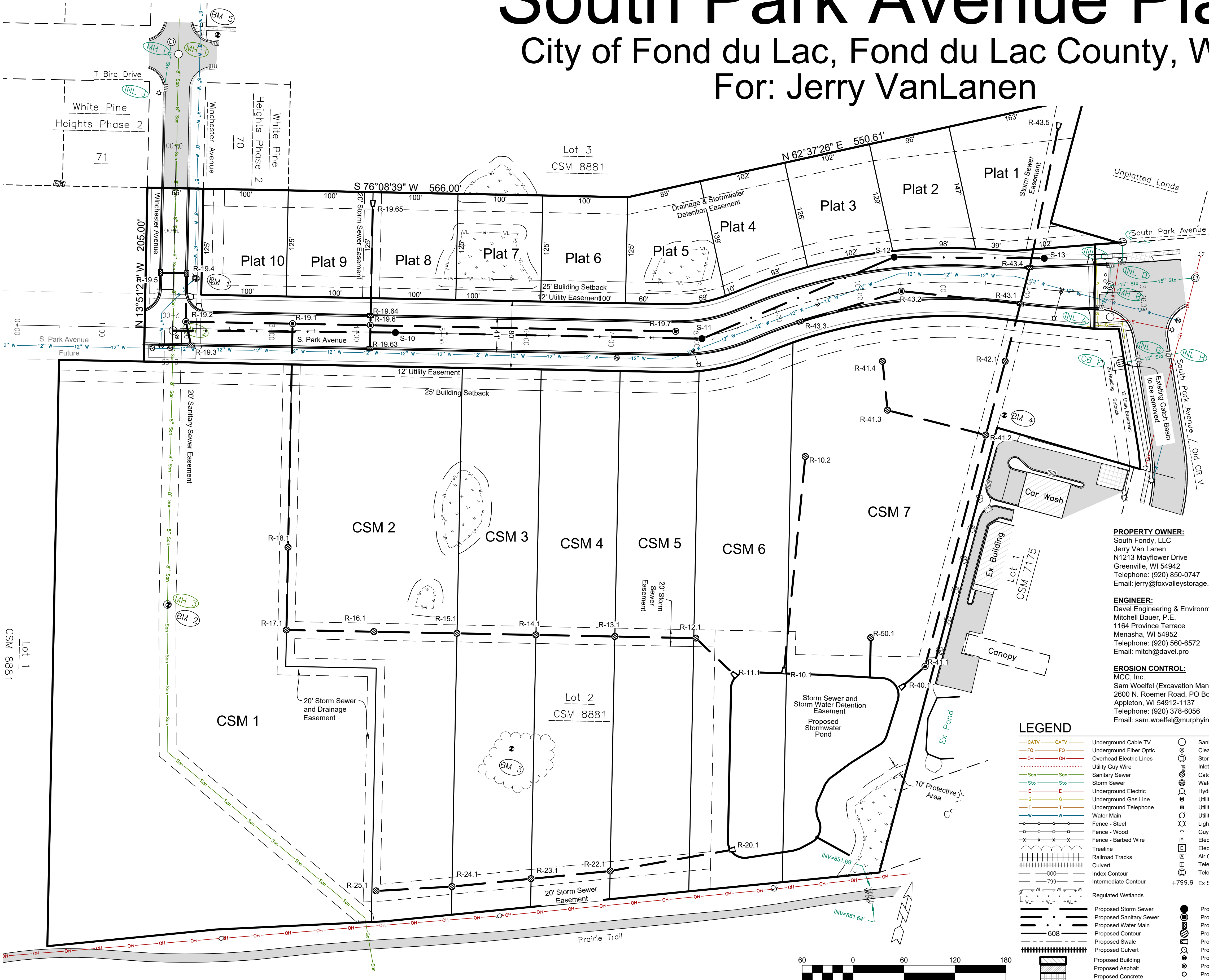
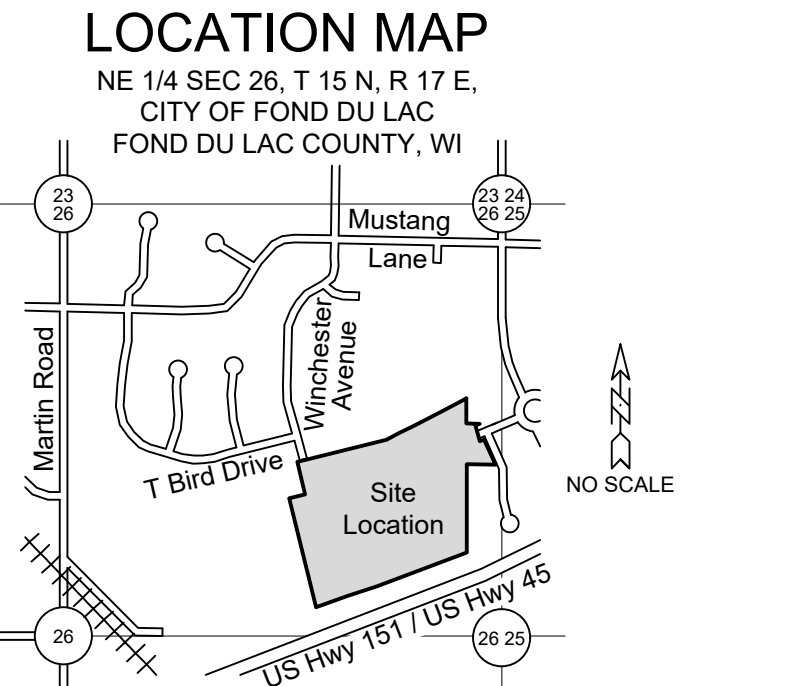
File: 7304Final2.dwg
Date: 07/03/2025
Drafted By: scott
Sheet: 2 of 2



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

South Park Avenue Plat

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



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

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

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

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

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

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

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

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

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

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

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

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

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

Sanitary Sewer Pipe shall be PVC SDR(35).

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

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

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

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

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

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

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

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

LEGEND

— CATV — CATV —	Underground Cable TV	○	Sanitary MH / Tank / Base	□	CATV Pedestal
— FO — FO —	Underground Fiber Optic	○	Clean Out / Curb Stop / Pull Box	□	Gas Regulator
— OH — OH —	Overhead Electric Lines	○	Storm Manhole	□	Railroad Signal
— San — San —	Sanitary Sewer	○	Inlet	□	Tower / Silo
— Storm — Storm —	Storm Sewer	○	Catch Basin / Yard Drain	□	Post / Guard Post
— E — E —	Underground Electric	○	Hydrant	□	Satellite Dish
— G — G —	Underground Gas Line	○	Utility Valve	□	Large Rock
— T — T —	Underground Telephone	○	Utility Meter	□	Flag Pole
— W — W —	Water Main	○	Utility Pole	□	Deciduous Tree
— F — F —	Fence - Steel	○	Light Pole / Signal	□	Coniferous Tree
— F — F —	Fence - Wood	○	Guy Wire	□	Bush / Hedge
— F — F —	Fence - Barbed Wire	○	Electric Pedestal	□	Stump
— Treeline — Treeline —	Treeline	○	Electric Transformer	□	Soil Boring
— Railroad Tracks — Railroad Tracks —	Railroad Tracks	○	Air Conditioner	□	Benchmark
— Culvert — Culvert —	Culvert	○	Telephone Pedestal	□	Asphalt Pavement
— Index Contour — Index Contour —	Index Contour	○	Telephone Manhole	□	Concrete Pavement
— Intermediate Contour — Intermediate Contour —	Intermediate Contour	○	Ex Spot Elevation	□	Gravel
— Regulated Wetlands — Regulated Wetlands —	Regulated Wetlands	○		□	
— Proposed Storm Sewer — Proposed Storm Sewer —	Proposed Storm Sewer	○		□	
— Proposed Sanitary Sewer — Proposed Sanitary Sewer —	Proposed Sanitary Sewer	○		□	
— Proposed Water Main — Proposed Water Main —	Proposed Water Main	○		□	
— Proposed Contour — Proposed Contour —	Proposed Contour	○		□	
— Proposed Swale — Proposed Swale —	Proposed Swale	○		□	
— Proposed Culvert — Proposed Culvert —	Proposed Culvert	○		□	
— Proposed Building — Proposed Building —	Proposed Building	○		□	
— Proposed Asphalt — Proposed Asphalt —	Proposed Asphalt	○		□	
— Proposed Concrete — Proposed Concrete —	Proposed Concrete	○		□	
— Proposed Gravel — Proposed Gravel —	Proposed Gravel	○		□	
— Proposed Storm Manhole — Proposed Storm Manhole —	Proposed Storm Manhole	○		□	
— Proposed Sanitary Manhole — Proposed Sanitary Manhole —	Proposed Sanitary Manhole	○		□	
— Proposed Curb Inlet — Proposed Curb Inlet —	Proposed Curb Inlet	○		□	
— Prop. Catch Basin / Yard Drain — Prop. Catch Basin / Yard Drain —	Prop. Catch Basin / Yard Drain	○		□	
— Proposed Endwall — Proposed Endwall —	Proposed Endwall	○		□	
— Proposed Hydrant — Proposed Hydrant —	Proposed Hydrant	○		□	
— Proposed Valve — Proposed Valve —	Proposed Valve	○		□	
— Proposed Curb Stop — Proposed Curb Stop —	Proposed Curb Stop	○		□	
— Proposed Cleanout — Proposed Cleanout —	Proposed Cleanout	○		□	
— Proposed Reducer — Proposed Reducer —	Proposed Reducer	○		□	
— Proposed Plug — Proposed Plug —	Proposed Plug	○		□	
— Proposed Water MH — Proposed Water MH —	Proposed Water MH	○		□	
— Proposed Tree — Proposed Tree —	Proposed Tree	○		□	
— Proposed Cross — Proposed Cross —	Proposed Cross	○		□	
— Proposed 90° Bend — Proposed 90° Bend —	Proposed 90° Bend	○		□	
— Proposed 45° Bend — Proposed 45° Bend —	Proposed 45° Bend	○		□	
— Proposed 22.5° Bend — Proposed 22.5° Bend —	Proposed 22.5° Bend	○		□	

Sheet	Page
Improvement Plan	1.0
Topographic Survey	1.1
Drainage and Grading Plan (South Park Avenue)	1.2
Drainage and Grading Plan (Master)	1.3
Erosion & Sediment Control Plan (Master)	1.4
Flood Map	1.5
Pavement Markings & Traffic Control	1.6
Site Plan (Commercial)	1.7
Drainage & Grading Plan (Commercial)	1.8
Erosion & Sediment Control Plan (Phase 1)	1.9
Street Lighting Plan	1.10
Construction Details	2.1
Construction Details	2.2
Sewer & Water Details	2.3
Sewer & Water Details	2.4
Sewer & Water Details	2.5
Erosion & Sediment Control Details	2.6
Stormwater Pond Details	2.7
Plan & Profile: South Avenue - Sta 0+00 to 8+00	3.1
Plan & Profile: South Avenue - Sta 7+50 to 13+14.32	3.2
Plan & Profile: Winchester Avenue - 0+00 to 2+15	3.3
Plan & Profile: East Storm Sewer Easement - 0+00 to 7+44.17	3.4
Plan & Profile: West Storm Sewer Easement - 0+00 to 10+08	3.5
Cross Section: S. Park Avenue	4.1
Cross Section: S. Park Avenue	4.2
Cross Section: S. Park Avenue	4.3
Cross Section: S. Park Avenue	4.4
Cross Section: S. Park Avenue	4.5
Cross Section: Winchester Ave.	4.6

IMPROVEMENT PLAN

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

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Project Number: 7304
April 7, 2025

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.

ACTION

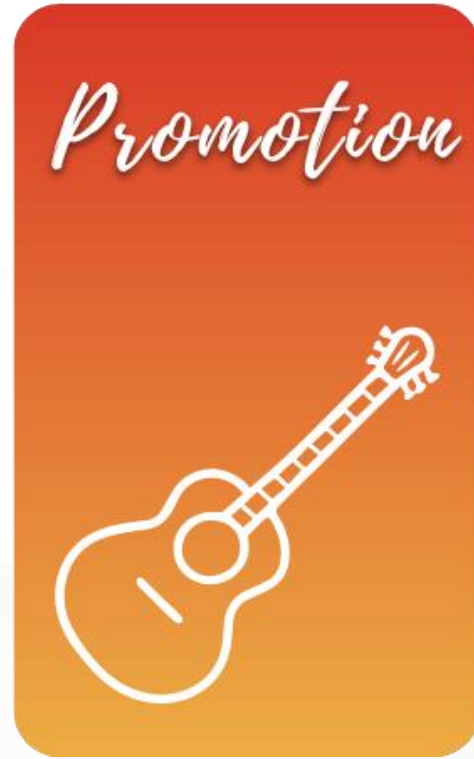
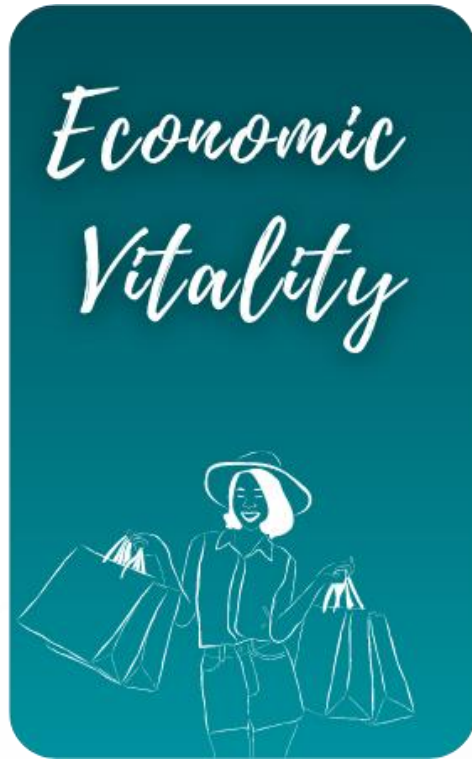
A. Final Plat

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.



Downtown Fond du Lac Partnership

2026 BID Assessment

No changes proposed:

- **\$2.60 per \$1,000 in property value**
- **Minimum \$150**
- **Maximum \$3,000**

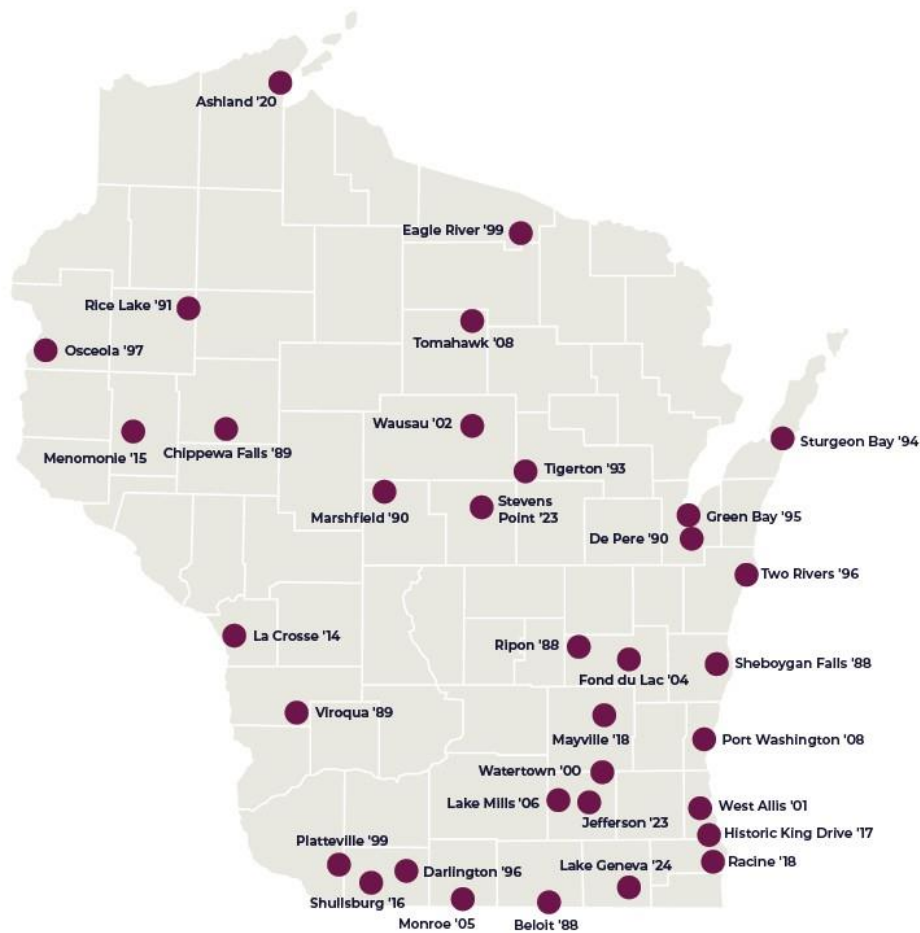
	2025	2026
	BUDGET	BUDGET
REVENUE		
Business Improvement District Assessment	160,000	160,000
Special Events	192,000	210,000
Miscellaneous Programs	8,000	8,000
TOTAL REVENUE	360,000	378,500
EXPENSES		
Office Operations	75,000	77,000
Business Development	74,000	76,000
Marketing	47,000	48,000
Streetscape	4,000	4,000
Special Events	160,000	173,500
TOTAL EXPENSES	360,000	378,500
NET INCOME	0	0



1,228
National
Main Street
Programs



20 YEARS OF WISCONSIN MAIN STREET



34

Wisconsin Main Street Programs



20 YEARS OF WISCONSIN MAIN STREET



**20 Year
Anniversary**

**Overall Private
Investment of**

**\$150
Million**

Since 2004



20 YEARS OF WISCONSIN MAIN STREET

2025 Downtown Fond du Lac Special Events

Winter

Soup Walk
January 18
Galentine's Day & VIP Experience
January 25
Sturgeon Spectacular Weekend
February 7-9
Sweet Stroll
February 8
Chili Crawl
February 8

Spring

St. Patrick's Day Pub Crawl
March 15
Easter Egg Walk
April 12
Downtown Derby Day
May 3
Beer & Bourbon Crawl
May 3
Farmers Market
May 17 - October 25

Summer

Summer Wine Walk
June 13
Night Market
June 26, July 10,
July 24, August 7, August 21

Fall

Fondue Fest
September 6
Witches Day Out
October 18
Monster March
October 25
Holiday Kickoff Week
November 4-8
Holiday Wine Walk
November 8
Small Business Saturday
November 29
Holiday Cookie Walk
December 6

DOWNTOWN FOND DU LAC Partnership



- Vacancy rate declined from 10.2% to 6.7%.
- 19 annual events
- 46 event days
- \$250,000 in Capital Investments
- Over 100 property renderings completed



20 YEARS OF WISCONSIN MAIN STREET

Building Improvement Grants

224 Grants Awarded

\$1.356 Million Grant Dollars

Leveraging **\$9.4** Million
in Private Investment Since 2004

Economic Vitality

Building Improvement Grants

Nourish Beauty and Wellness, 28 Fourth

Fond du Lac Beer Company, 21 Fourth

Envision, 23 N. Main

Aurora's Apothecary, 171 S. Main

Reuping Lofts, 183 S. Main

Greg Barber, 231 S. Main

Victoria's Pet Boutique, 14 N. Main

Economic Vitality

New Business Grant

Active Full Armor, 15 E. First

Nourish Beauty and Wellness, 28 Fourth

Noel's Touch Aesthetics, 42 N. Main

Creative Sign Grant

Victoria's Pet Nutrition, 14 N. Main

Economic Vitality

Building Security Grant

Victoria's Pet Nutrition

14 N. Main

Hopper's

77 N. Main



SECURITY LIGHTING GRANT

2025 GRANT APPLICATION



The City of Fond du Lac, in partnership with the Downtown Fond du Lac Partnership (DFP), is offering downtown property and business owners the opportunity to apply for the Downtown Security Lighting Grant. This grant is designed to assist with the purchase of exterior security lighting to help enhance safety and visibility in the downtown district.

The grant will reimburse up to \$250 per exterior security lighting fixture. Any DLC-certified LED security light is eligible. Please contact the DFP prior to ordering to ensure your fixtures qualify.

Applicant Requirements

1. The applicant must be a business or property owner within the Downtown Fond du Lac Business Improvement District (BID).
2. The applicant must be in good standing at the time of application with the City of Fond du Lac and the DFP. (property taxes, BID assessment, licenses, fines, permit fees, special event fees).
3. The grant program will be available until December 1, 2025, or until funding is exhausted.

Applicant Contact Information

Contact Name: _____

Contact Email: _____ Contact Phone: _____

Business Name: _____

Property Address: _____

Number of lights: _____ Cost of each light: _____

Please describe the light fixtures you will be purchasing:

Application submission deadline is December 1, 2025 or until funding is exhausted. Applications must be fully completed and submitted on time to be considered. Applications can be dropped off/mailed to Downtown Fond du Lac Partnership, 131 S. Main Street, Suite 101, Fond du Lac, WI 54935 or emailed to amvill@downtownfundlac.com.

Upon grant approval, funding will be reserved for your project for 90 days. After 90 days, funding will be returned to the grant pool. You will be reimbursed for your purchase after installation is complete.

By signing below, you certify that the information provided in this application is true and accurate to the best of your knowledge. You also confirm that you and your business are in good standing with the City of Fond du Lac.

Applicant Signature

Date

Economic Vitality

Welcome to Downtown Toolkit



START UP

BUILDING DESIGN

FINANCIAL RESOURCES

EDUCATIONAL RESOURCES

MARKETING & SPECIAL EVENTS

DFT COMMUNICATIONS

A GUIDE TO STARTING YOUR BUSINESS IN DOWNTOWN FOND DU LAC

Downtown Fond du Lac is in the midst of an economic resurgence. Our beautiful downtown area has attracted significant new investment in the form of long-standing buildings being purchased and repurposed. The market for new business continues to improve every day, making Downtown Fond du Lac a great place to start your new business.

For any individual or entrepreneur, starting a new business can present major challenges. From locating space to lease or purchase to obtaining city permits and approvals, accessing funding and technical assistance - the process can seem overwhelming here to help.

In an effort to make the process of starting your business as simple as possible, the Downtown Fond du Lac Partnership has created this guide meant to help you on your journey of opening your new downtown Fond du Lac business.

We encourage you to contact Downtown Fond du Lac Partnership staff for assistance through this process.

Amy Krupp, Executive Director
Amy@downtownfdl.com
920.322.2007

Megan Sigrist, Director of Communication and Special Events
megan@downtownfdl.com
920.322.2006, ext. 2

Downtown Fond du Lac Partnership Mission Statement:
To establish a diverse, prosperous and healthy district that is the social, commercial and cultural heart of the community.

1

January 1, 2025

BUILDING DESIGN PROCESS

Hello!

As you embark on your exterior renovation project, here are some resources that might be helpful:

Here is a link to the "Design Guidelines, A Guide to Building Rehabilitation, Renovation and New Construction." The Design Guidelines are the result of collaborative work between the Downtown Fond du Lac Partnership and property owners. The guidelines are used in evaluating proposals for changes to downtown property and the Downtown Architectural Review Board. https://www.downtownfdl.com/wp-content/uploads/2021/12/2020-06_dftg_design_guidelines.pdf

Prior to the start of any exterior renovation project including replacement of stairs, your project will require approval from the Downtown Architectural Review Board. The Board meets on the first Tuesday of each month at noon. Applications are due to city staff 10 days in advance of the meeting. You will need to provide meeting and bring material samples, swatches and paint colors with you. https://www.fondulac.gov/development/wp-content/uploads/sites/2/2021/12/DARB_Application-2022.pdf

Downtown property design renderings are available to building owners or tenants. As a free service, Wisconsin Main Street Program, the renderings can be used before a building is purchased or leased. The renderings show the renovation possibilities of the property. With owner consent, the architect will design a renovation rendering based on historic photos and current condition of the building. Keep in mind that generally a three-week lead time for completion. These renderings can be helpful as you apply for approval from the Downtown Architectural Review Board. Please contact me if you would like to see them.

Once your project has been approved by the Downtown Architectural Review Board, you are eligible for the Building Improvement Grant (BIG). The BIG is designed to incentivize property owners to improve the quality of exterior property improvements, which will lead to increased property value and a better environment within Downtown Fond du Lac. The grant can potentially fund up to 50% of your exterior renovation. The grant review committee meets the third Monday of the month at 8 a.m. Grants larger than \$7,500 require DFP Board approval, which is the second Wednesday of every month at 8:30 a.m. You cannot begin until the grant has been approved. This is a competitive grant, with limited funds available each year. <https://www.downtownfdl.com/wp-content/uploads/2023/01/BIG-2023.pdf>

Please do not hesitate to reach out with questions.

Amy Hansen

Amy Hansen
Executive Director | Downtown Fond du Lac Partnership, Inc.
131 S Main Street, Suite 101 | Fond du Lac, WI 54935
Office 920.322.2007
www.downtownfdl.com



NEW BUSINESS GRANT

2025 GRANT APPLICATION

The 2025 Downtown Fond du Lac New Business Grant is an incentive to assist Downtown Fond du Lac entrepreneurs with expenses associated with starting a new business. New (or expanding) businesses are eligible for a \$2,500 grant to be used to assist in starting their business.

- A. Eligible types of businesses:
- New or significantly expanding businesses
 - Businesses relocating from outside of the City of Fond du Lac
 - Locally owned franchises
 - For-profit, property tax paying businesses
 - Businesses located within the Downtown Fond du Lac Business Improvement District

- Ineligible types of businesses:
- Ineligible business activities include but are not necessarily limited to national chains, multi-level marketing or pyramid businesses, non-profit agencies and entities, schools, day care centers, currency exchanges including check cashing agencies and other non-bank financial retail outlets, liquor stores, gun shops, pawnshops, and passive real estate ownership and management. Other ineligible businesses are in alignment with those defined by the U.S. Small Business Administration eligibility requirements. www.sba.gov
 - The committee may decide on a case-by-case basis to exclude other business activities, which they believe do not benefit the health, safety, and welfare of the community and/or do not meet the objectives of this fund.
 - Non-profit organizations
 - Businesses who received the Downtown Fond du Lac New Business Grant

- B. Use of funds: Grant funds may be used for the following types of activities:

- Startup expenses
- Purchase of furniture, fixture and equipment (FFGE)
- Interior and exterior renovation costs

- C. Other considerations:

- Applicants are eligible to apply for grant funding up until the date of business opening.
- The applicant must own the real estate or present a fully executed lease. Minimum of 2 years.
- Business square footage must be greater than 500 square feet.
- Individuals or entities that are delinquent in any form of public payment to national, state, or local government agencies are not eligible to receive grant funds.
- No application will be reviewed or presented to the committee for their consideration on behalf of an individual or entity that is delinquent in their City of Fond du Lac property taxes. Neither the grant recipient nor the landlord (if not the same entity) can be delinquent on any property taxes in the City of Fond du Lac on any property located in the City.
- No application will be reviewed or presented to the committee for their consideration on behalf of a project situated in a building with unaddressed Building Inspection Orders. Neither

Economic Vitality

2025 New Businesses

La Belle FDL
Lillian Kast Boudoir
Kusasi Auto Sales
Jenna H Beauty
Active Full Armor
Black Hawk Smoke Shop
Om kara Healing Center
Passageway Financial
Agile 3D Printing
Fond du Lac Beer Company

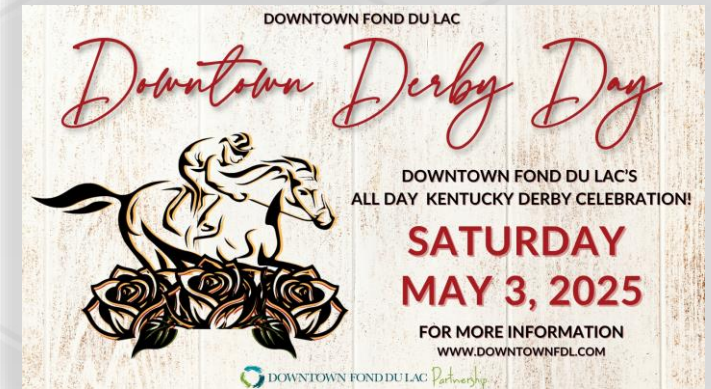
1 N. Main
51 N. Main
336 S. Main
1 N. Main
15 E. First
301 S. Main
15 N. Main
17 Forest
104 S. Main
21 Fourth

Walk Events



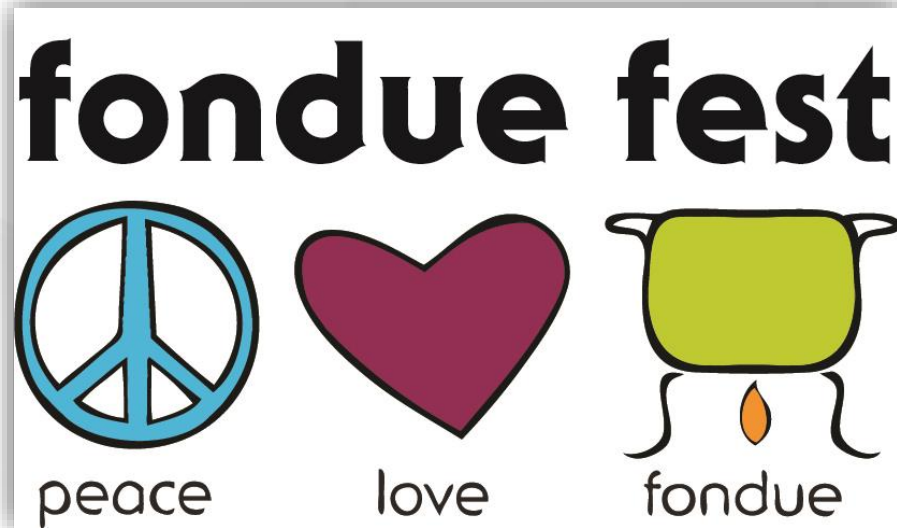
Promotion

Promotional Events



Promotion

Market Events



Promotion

Fondue Fest Business Toolkit



Fondue Fest is a signature event organized by the Downtown Fond du Lac Partnership to drive traffic into our downtown district. The DFP will promote the festival through collective marketing efforts, including social media, print materials, and our website.

The 2025 festival will be held on **Saturday, September 6**, with activities running from **9:00 a.m. to 5:00 p.m.** and live music continuing into the evening. This popular event draws a diverse crowd of all ages, and attendance historically reaches approximately 20,000 visitors throughout the day.

Main Street will host approximately 250 vendors, including artisans, food vendors, nonprofits, and more. In recent years, 40–45 downtown businesses have participated by setting up on the street—and we'd love to see that number grow!

Whether you decide to set up outside or stay in-store, this Fondue Fest Toolkit is packed with ideas to help you make the most of the day. Creative promotions, engaging pop-ups, giveaways, and festive decor are all great ways to help your business stand out and create a memorable experience for attendees.

Let's work together to make Fondue Fest 2025 the best one yet!

IN-STORE PROMOTION & ACTIVITY IDEAS

Fondue Fest is a prime opportunity to get new foot traffic into your store—people are out, relaxed, and ready to explore. Here are high-impact ideas to draw festival-goers into your business:

1. Social Media Countdown

- Post teasers about:
 - Exclusive in-store deals
 - Festival-day giveaways
 - New product launches
- Example: "Swing by during Fondue Fest for a free treat + 20% off your favorite item!"

2. Collaborate with the DFP or Nearby Vendors

- See if they'll let you share a flyer, offer a discount card, or co-promote.
- Trade a small freebie with food/art vendors for them to mention your store.

3. Offer Festival-Only Specials

- Limited-time offers like:
 - "Fondue Fest Flash Sale – 15% off until 4 PM!"
 - "Buy One, Get One Free for Festival Shoppers"
 - "Spend \$25, get a \$10 gift card for next time!"

SALES PROMOTION IDEAS

- "Buy 1, Fondue 1" Deal**
 - Play on the "buy one, get one" concept with fun wording for the festival.
- Fondue Fest Bundle**
 - Create a themed product bundle or gift set offered only during the event.
- Flash Sales**
 - Offer timed promotions throughout the day (e.g., 20% off from 1–2 p.m.).
- Freebie with Purchase**
 - Give away a small item, sample, or branded goodie with every purchase.
- Dress the Part Discount**
 - Offer a discount or freebie to anyone who comes in dressed in Fondue Fest gear, retro attire, or "cheesy" costumes.
- Live Product Demos or Tastings**

ACTIVITY IDEAS

- Cheese Trivia Game**
 - Ask cheesy trivia questions to shoppers. Correct answers win a prize or discount.
- Fondue Fest Bingo**
 - Create a bingo card featuring local vendors, activities, or photo ops. Partner with neighboring businesses.
- Guess How Many (Cheese Balls, Corks, etc.)**
 - Have attendees guess the number of themed items in a jar. Closest guess wins a prize.

SOCIAL MEDIA POST IDEAS

Here are **creative and effective social media post ideas** to promote your business during **Fondue Fest** and attract foot traffic:

1. Festival Countdown Posts:

"Only 5 days until Fondue Fest! We're bringing the flavor, fun, and exclusive in-store surprises. Mark your calendars!"

2. Tease Your In-Store Specials:

"We've got a Fondue Fest deal that'll melt your heart! 🧀 Come in for [special offer] – only during the fest!"

3. Post a Sneak Peek of your Store/Restaurant:

"Our Fondue Fest setup is looking FESTIVE! Here's a sneak peek at what you'll find when you visit us this Saturday..."

Tip: Include photos of products, signage, or festival-themed décor.

4. Highlight Kid-Friendly Activities (if applicable):

"Bringing the kiddos to Fondue Fest? Swing by our store for [free balloons, coloring station, treats]!"

5. Promote a Giveaway or Contest:

"Fondue Fest Giveaway! Visit us on festival day, snap a photo in our store & tag us to enter to win [prize]!"



Downtown Fond du Lac

fondue fest

Saturday, September 6, 2025

9 am - 5 pm



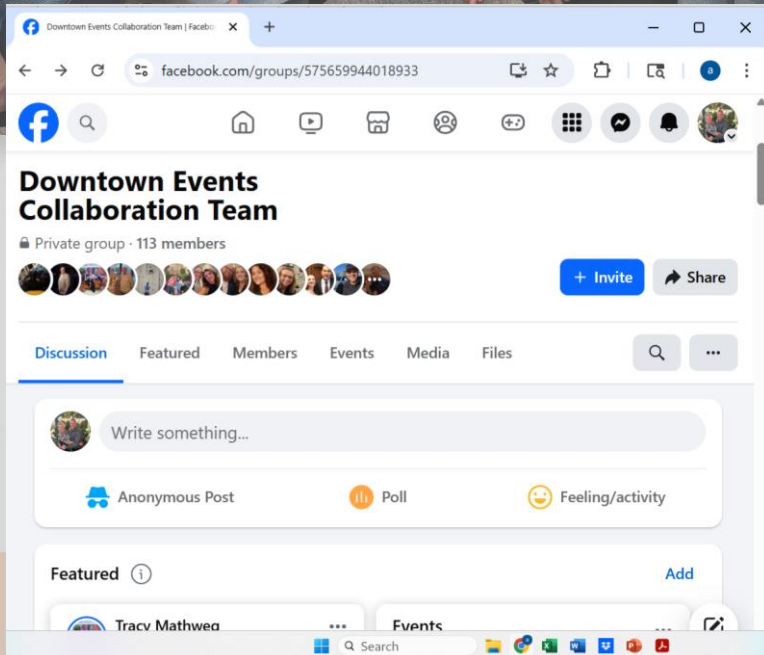
www.fonduefest.com



Over 200 Vendors!

- Arts
- Food
- Crafts
- Games

Downtown Events Collaboration Team



Downtown Fond du Lac

Galentine's Day

SATURDAY,
JANUARY 25, 2025

Bird's Eye View EXCLUSIVES

\$100 OFF Complete Eyewear <small>(Frame & RX Lens purchase required)</small>	PEEPERS READERS for \$19 <small>(in stock only)</small>	ONE DAY ONLY \$19 and \$39 <small>Non-Prescription SUNGLASSES (Select frames only)</small>
---	---	--

**VIP
PASS HOLDER's**
Receive an additional
\$5 OFF
each promotion

"It's Only The Best Day Of The Year!"

Promotion

Marketing

Shop Small & WIN \$500!*

November 1 to December 31, 2024

*Winner will receive \$500 in Downtown Fond du Lac gift certificates.




SHOP SMALL PARTNERSHIP

FVSBank
Fox Valley Savings Bank

Downtown Fond du Lac

DOWNTOWN FOND DU LAC Partnership

Riverwalk Loop

October 2024

Downtown Fond du Lac is home to over 280 businesses. Check out the full business directory here:



Need Parking?
Downtown Fond du Lac has over 3,000 public parking spaces that are FREE on evenings & weekends!



Check out our special event calendar featuring 18 annual events and 50+ event days.



Shopping & Gifts

- Arbor Acres: Local garden & tree supply store
- Argentum et Aurum: Boutique, fine jewelry & gift shop
- Atlas Gaming: Trading card and gaming store
- Attitude Sports: Outdoor sporting goods
- Aurora's Apothecary: Herb, essential oils, & tea retailer
- Bird's Eye View Optical: Eyewear fashion & optometrist
- Blue Marble Botanicals: Hand crafted wellness products
- Blue Culture Tees: Graphic apparel and accessories
- Cartridge World: Copier and printer supplies
- Chapter 52 Bookstore: Used book store
- Cujak's Wine & Spirits: Wine, spirits & winebar
- Cutter Vac: Vacuum cleaner store & repair
- DJ Tobacco & Liquor: Liquor store
- Edith's Bridal: Bridal, dress & tuxedo shop
- Focus Hobby Shop: Hobby store
- Fond du Lac Cyclery: Bicycle shop and repair
- Fondy Axe Company: Axe throwing
- Gallery & Frame Shop: Custom framing shop & gallery
- Hempworks Wisconsin: CBD retailer
- Hopper's Screen Printing: Local logo wear & apparel
- Indigo Bf'u Boutique: Women's boutique
- Jack's Team Sports: Sporting goods retailer
- Kitz & Pfeil Ace Hardware: Hardware store
- Knitty Gritty Shop: Knitting & crocheting craft store
- Krail Jewelry: Fine jewelry & repair store
- Kwik Trip: Convenience store & gas station
- Lacteos & Variedades Aisa: Latin grocery/convenience store
- Lillians of Fond du Lac: Women's boutique
- Lunar & Lake Book Market: Book and gift store
- Luza CBD Wellness: CBD retailer
- Main Street Fashion: Women's consignment store
- Mercury Dockstore: Mercury Marine Apparel
- Mike's Memorabilia: Sports memorabilia
- Napa Auto Parts: Auto parts store
- Shea Avenue: Women's boutique
- Smokin' Glass: Tobacco & smoke shop
- SSM Health Pharmacy: Pharmacy
- St. Joseph's Bookroom: Religious bookstore & gifts
- Sumercé Artisans: Artisan gift shop
- THE Dispensary: CBD retailer
- The Goldsmith: Custom jewelry & repair
- The Great Escape: Escape room
- The Wood Sampler: Amish wood gallery
- United Auto Parts: Auto parts store
- Victoria's Pet Nutrition: Pet supply store
- Walgreens: Pharmacy & convenience store
- WG&R Furniture: Furniture retailer
- What-Not Shoppe: Second hand store
- Woods Floral & Gifts: Floral shop
- YaKub's Korner: Gaming store

Restaurants & Coffee

- 18 Hands Ale House: Gastropub & outdoor Biergarten
- Bob's Pizza: Locally owned pizza restaurant
- Brick House: Historical downtown restaurant
- Bryanna's Bakery: European style desserts & bakery
- Blue Line Tavern: Sports bar w/ outdoor seating
- CC's Chocolates Cafe: Handmade chocolates, bakery & meals
- Cellar District: Historic church turned restaurant
- Chinatown Kitchen: Chinese restaurant
- Coliseum Sports Bar & Grill: Sports bar & grill
- Domino's Pizza: Pizza
- Downtown Deli, Market, Cafe: Deli-style sandwiches & salads
- Fat Taco by Lupitas: Mexican restaurant & grocery
- Fat Joe's Burgers & Brews: Sports bar with rooftop dining
- Hang 10 Poké: Poké bowls
- Jimmy Johns: Sub-sandwich shop
- Joe's Fox Hut: Family owned pizza restaurant
- Lavish Coffee: Non-profit coffee shop
- Lighthouse Wine Bar & Bistro: Bistro with wood-fired pizza
- Mix it Up Bakery: Made from scratch bakery
- One Main Café: Coffee shop with breakfast and lunch
- Sal's Pizza: Pizzeria by the lake, Italian & American fare
- Table One: Upscale dining
- The Bagelmeister: Bagel, coffee, and ice cream shop
- The Diner: 50's style diner
- Theo's 24: Prime steaks, seafood, and wine bar
- Topper's Pizza: Pizza
- Wonder: Indoor kids play area and cafe

Services

- Downtown FDL Partnership
- FDL Public Library
- Post Office
- UPS Center
- Destination Lake Winnebago Region: Visitor's bureau/tourism office
- YMCA
- City/County Buildings
- Police Department

Taverns & Pubs

- Boondocks
- Craft City Bottleshop & Taproom
- El Jefe's Cantina
- Irish's Bar
- Kornell's Bar
- O' Davey's Pub
- Slim & Chubby's
- The Main Pub
- Third & One Sports Bar
- Three Aces North
- Throwback Pockets
- The Other Place

Galleries

- Langdon Divers Community Gallery
- Thelma Sadoff Center for the Arts
- The Gallery: Photography studio
- Trista Holz Studios: Fused glass artist

Lodging

- Hotel Retlaw: Historic downtown hotel



Downtown Fond du Lac \$50 Gift Certificate

Presented to: _____

Compliments of: _____

Use at any participating business listed on the reverse side.

www.downtownfdl.com

Number _____ Date of Issue _____ Expiration Date _____

Promotion

New In 2025

THIS CERTIFICATE HAS VARIOUS SECURITY FEATURES INCLUDING COLORED BACKGROUND, MICRO PRINTING & WATERMARK.

25002

Date

Amount

Purchaser

Payment Type

25002

NATIONAL EXCHANGE BANK AND TRUST
FOND DU LAC, WI

DOWNTOWN FOND DU LAC Partnership
Downtown Fond du Lac Gift Certificate

Redeemed at: _____
In the Amount of: _____

Date

Void twelve months after issue date.
Redeem at any participating business.

www.downtownfdl.com

MP

⑈025002⑈ ⑆075900766⑆ ⑆259561⑈0774⑈

DOWNTOWN FOND DU LAC Partnership

Search... [Cart](#) [My account](#) [Logout](#)

[Events](#) [Business Directory](#) [Doing Business](#) [About Us](#) [Contact Us](#)

Farmers Market Vendor Application

DOWNTOWN FOND DU LAC Partnership

Search... [Cart](#) [My account](#) [Logout](#)

[Events](#) [Business Directory](#) [Doing Business](#) [About Us](#) [Contact Us](#)

Night Market Vendor Application

DOWNTOWN FOND DU LAC Partnership

Search... [Cart](#) [My account](#) [Logout](#)

[Events](#) [Business Directory](#) [Doing Business](#) [About Us](#) [Contact Us](#)

Fondue Fest Vendor Application

Downtown Fond du Lac
fondue fest

A FREE FAMILY FESTIVAL PRESENTED BY
FVSBank
Fox Valley Savings Bank
www.fonduefest.com

peace love fondue

2025 Downtown Fond du Lac Fondue Fest Vendor Application

Before Starting This Application...

Please be sure you have all required information ready and enough time to complete this form entirely, as progress cannot be saved to return to later.

To complete this application, you will need:

- A detailed description/list of the products you intend to sell at the Fondue Fest
- Digital copies of any required licenses, permits, etc. (If applicable; alternatively, hard copies can be submitted via mail or in person - instructions for this will be given within the confirmation screen upon submission of this form.)
- Your WI Sellers Permit Number (If applicable)
- Digital Photos of your products (New art/craft vendors only; alternatively, hard copies can be submitted via mail or in person - instructions for this will be given within the confirmation screen upon submission of this form.)

Fields marked with an * are required

Economic Vitality

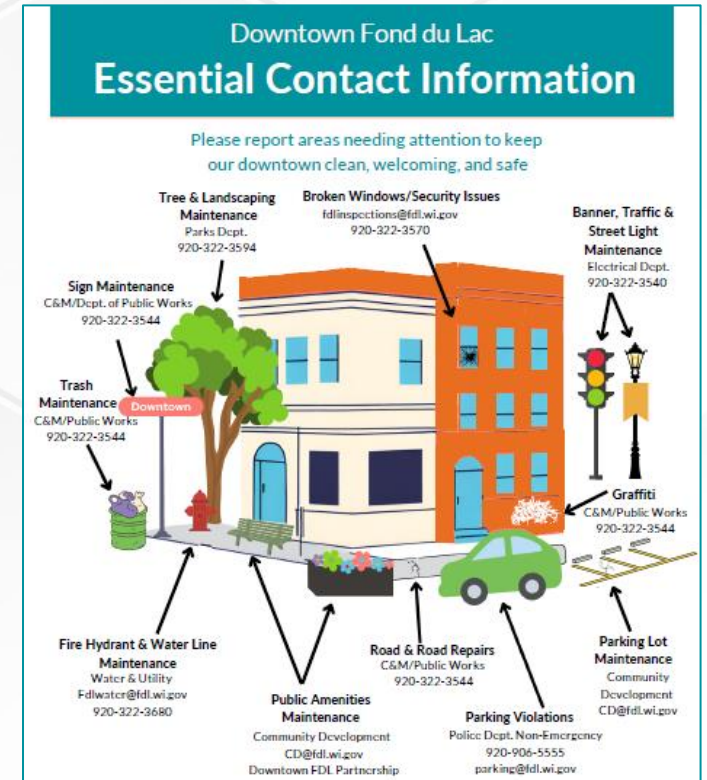
Advocacy & Education



28 constituents attended workshops and trainings

13 businesses were assisted with finance programs, social media audits or design renderings

30 instances of Wisconsin Main Street staff assisting our businesses one-on-one



Economic Vitality



*Tell Us How
We Are Doing!*

Share Your Thoughts!



**Take Our Survey
for a Chance to Win
\$25 Downtown Gift Certificate**



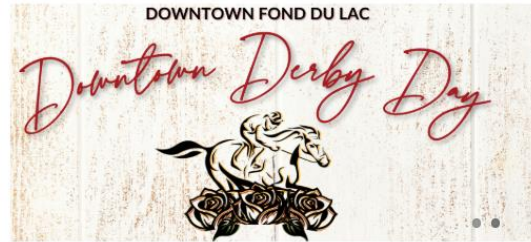
**NIGHT MARKET
DOWNTOWN FOND DU LAC**

How Are We Doing?



**Take Our Survey for a
Chance To Win a \$25
Downtown Gift Certificate**

Downtown Derby Day Business Feedback



2025 Downtown Derby Day and Beer & Bourbon Crawl Attendee Feedback

Thank You For Participating in the 2nd Annual Downtown Derby Day
We hope you had as much fun participating in this and other downtown events as successful and enjoyable as possible.

Your feedback is key to achieving that goal.

Please take a few minutes to fill out the survey below to let us know your thoughts on this year's Derby Day.

As a thank you for your time, each business to submit this survey by Monday, May 12, 2025 will be entered into a drawing for a \$25 Downtown Fond du Lac Gift Certificate!

Downtown Beer & Bourbon Crawl Attendee Feedback



2025 Downtown Fond du Lac Beer & Bourbon Crawl Attendee Feedback

Thank You For Attending the 2025 Downtown Fond du Lac Beer & Bourbon Crawl!

We hope you had as much fun celebrating the Kentucky Derby in Downtown Fond du Lac as we did!

It is important to us to keep this and other downtown events as successful and enjoyable as possible.

Your feedback is key to achieving that goal.

Please take a few minutes to fill out the survey below to let us know your thoughts on this year's Beer & Bourbon Crawl!

As a thank you for your time, each person to submit this survey by Monday, May 12, 2025 will be entered into a drawing for a \$25 Downtown Fond du Lac Gift Certificate!

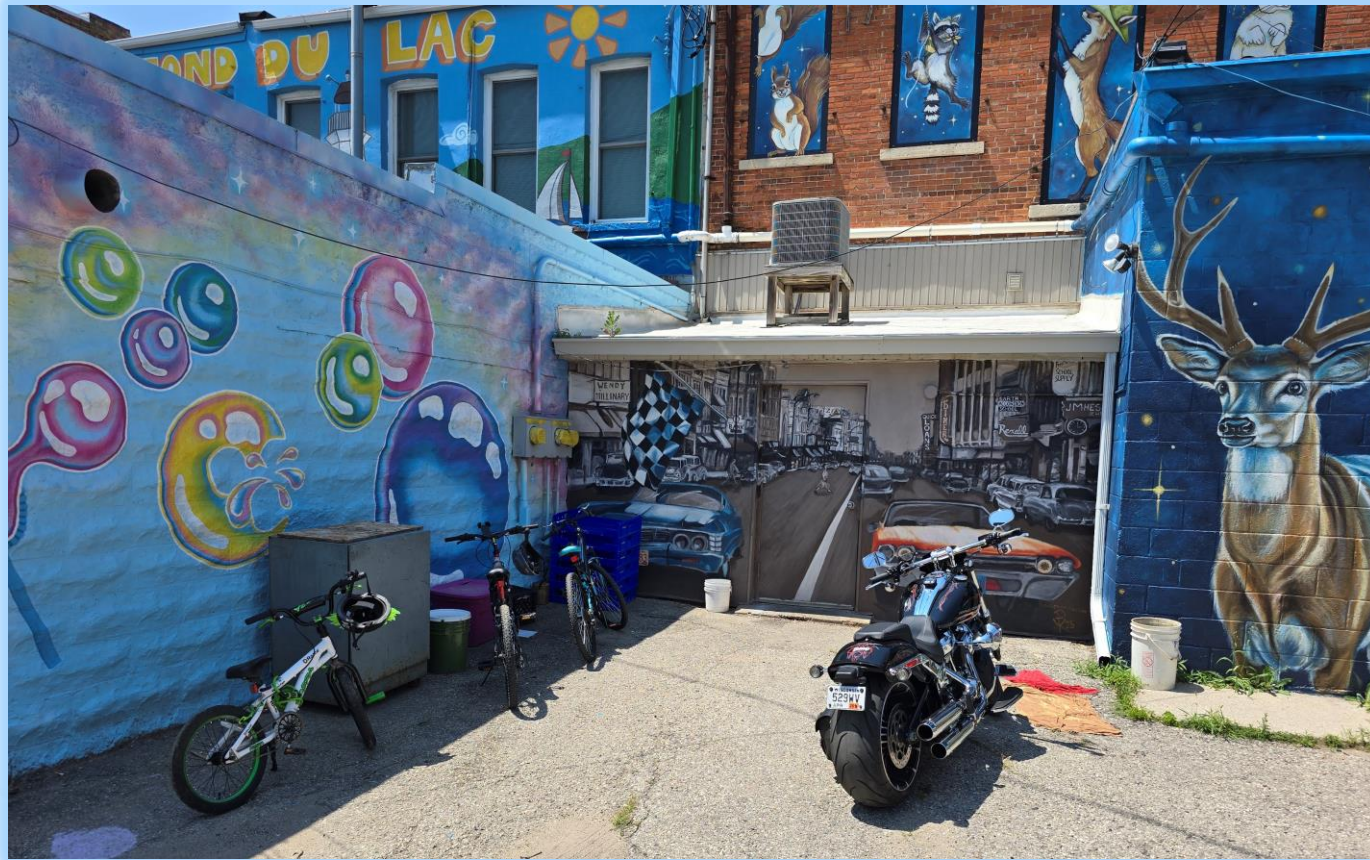
2025 Downtown Business Survey

We Want to Hear Your Ideas!

Downtown Fond du Lac is constantly evolving, and your voice plays a vital role in shaping its future.

What do YOU think would make our downtown better, brighter, and more vibrant?

Art Lot



Design



THANK
YOU!

City of FDL Community Development

City Clerk's Office

City of FDL Fire Department

City of FDL Police Department

- ★ Community Service Officers

City of FDL Public Works Department

- ★ Operations – Barricades

- ★ Electrical – Banners, Holiday Décor

- ★ Engineering – Road Projects



Organization



Tomorrow is the Big Day!

Planning for the 2025 Main Street Makeover Project

The Project

Main Street will be resurfaced from Sixth Street to Merrill Avenue in 2025. The project is expected to begin in late April and be completed the first week of September.

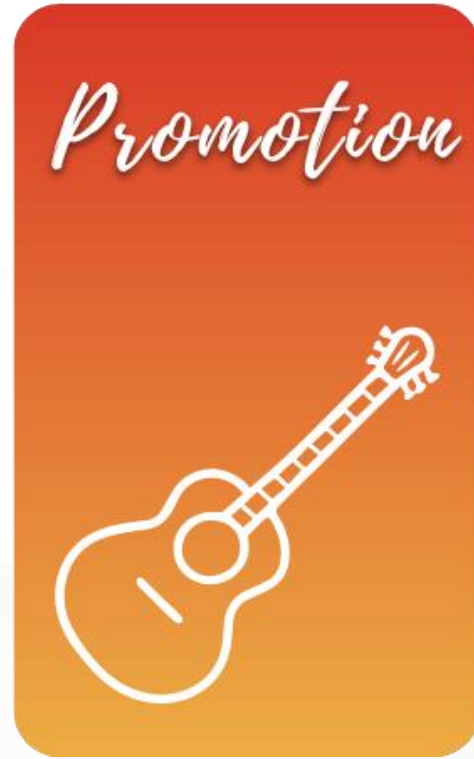
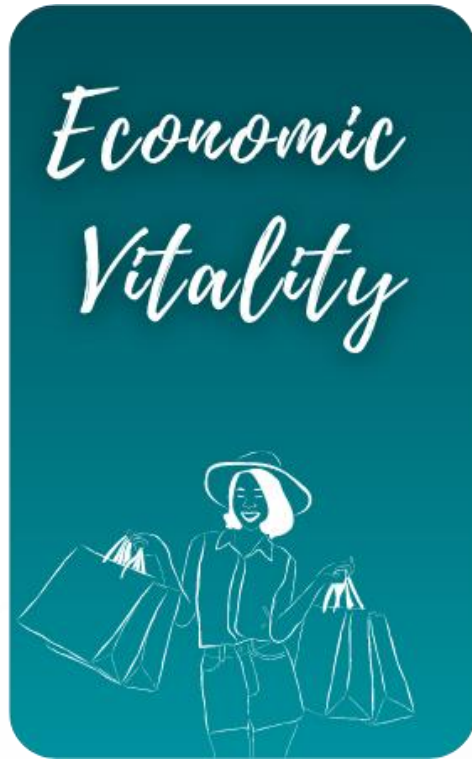
The project also includes replacement of brick crosswalks. For properties with lead pipe water laterals, the City of Fond du Lac will work with property owners to have them replaced in conjunction with the project.

General working hours for the road crew will be from 7:00 a.m. until dusk, Monday through Friday.



WE ARE OPEN FOR BUSINESS

learn more at
DOWNTOWNFDL.COM



Downtown Fond du Lac Partnership

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

Title: 2026 Budget Presentation

Subject: Presented By: City Manager and Director of
Administration

Initiator:

Recommendation:

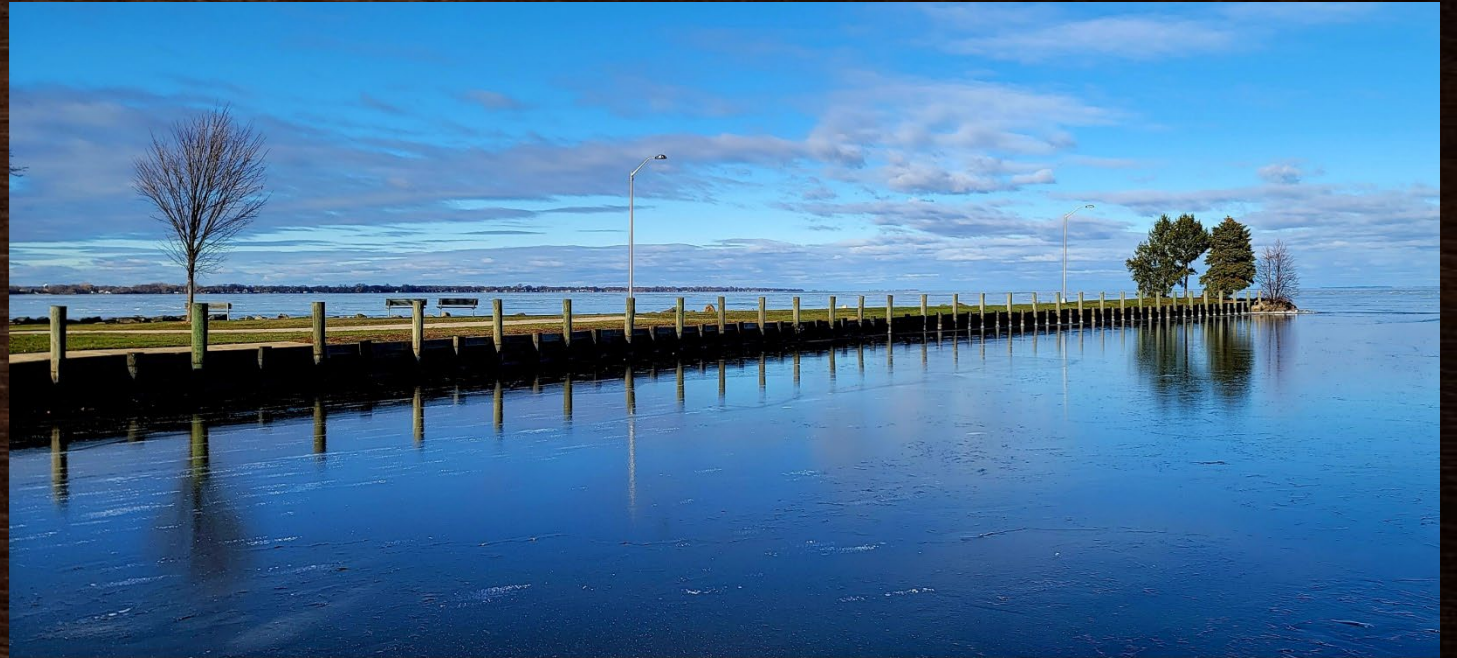
ATTACHMENTS:

File Name

Budget_Presentation_-_August_2025.pdf

Fond du Lac

2026 Budget & CIP



Strategic Priorities

The foundational strategic priorities underpinning this budget are:

1. Maximizing public safety; realized by an essential and uninterrupted array of municipal services for the people of our community. I draw attention to these that are most important:
 - Providing safe drinking water.
 - Delivering rescue and advanced life support via our ambulance service.
 - Protecting people by enforcing the law.
 - Treating wastewater in order to safely discharge it into Lake Winnebago.
 - Protecting life and property via our fire service.

Strategic Priorities

2. Expanding prosperity through community and economic development with these areas of emphasis:

- Expanding the variety and quantity of residential development so people have the options they want at a price they can afford.
- Facilitating creation and adaptation of commercial and retail activities that consumers want.

3. Protecting and improving publicly owned infrastructure with these areas of emphasis:

- Providing superior recreational assets like parks and trails by making improvements in what we have and adding more.
- Continuing investment in roads and bridges.

Strategic Priorities

Achieving those strategic priorities depends upon:

1. Attracting and retaining exceptional employees.
2. Operational effectiveness supported by financial efficiency.
3. Providing outstanding customer service.
4. Long-term investments that preserve and improve our infrastructure.
5. Collaboration with community partners, groups and innovators.

Summary of Outcomes

- The budget is balanced.
- Our fund balance is healthier than it's been in 15 years.
- Expenditures meet the constraints of expenditure restraint.
- Revenues from property taxes meet the constraints of levy limits.

Summary of Outcomes

By design, the effects of levy limits and expenditure constraint challenge every municipal organization's ability to afford to meet its mission.

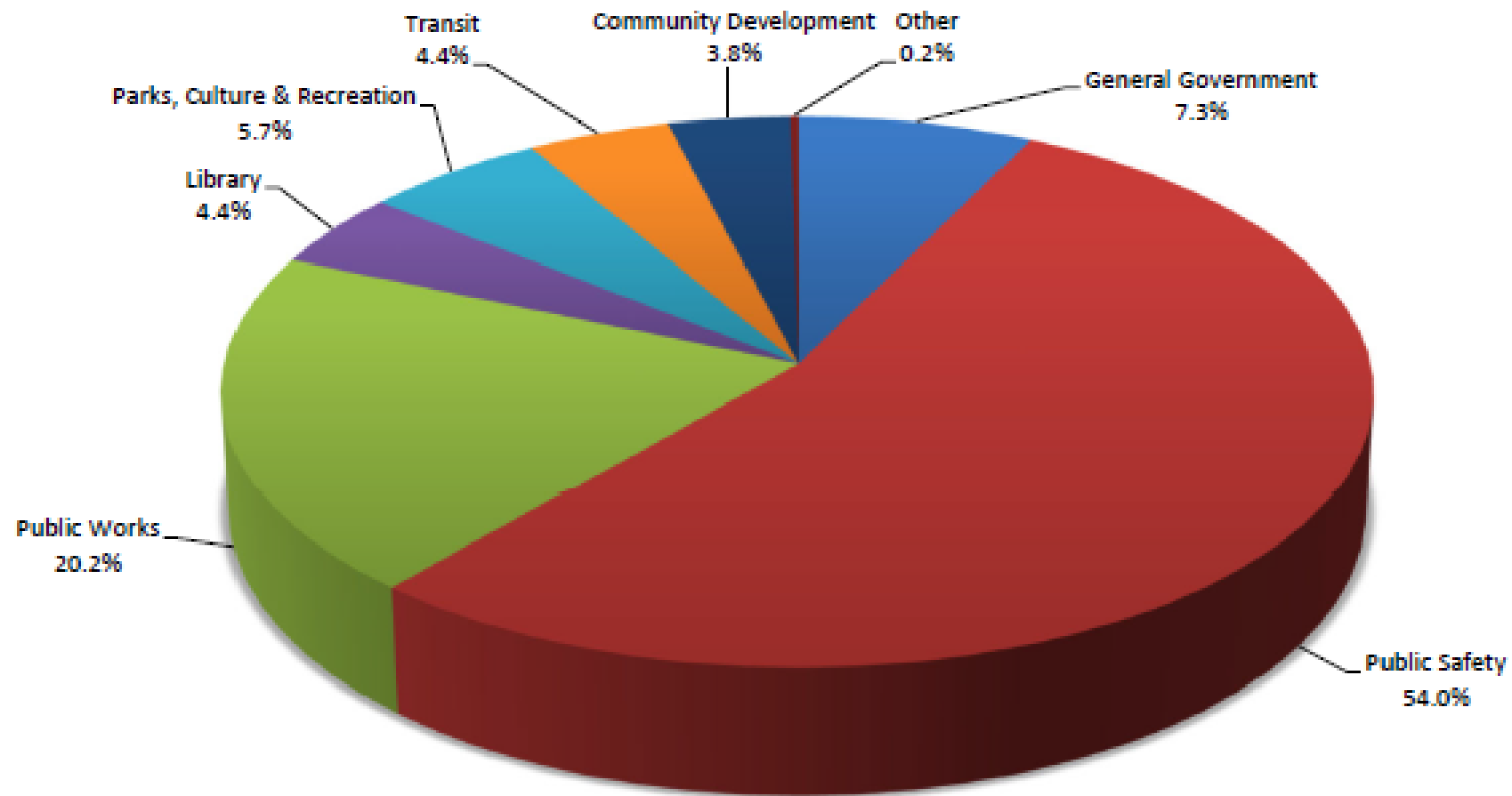
- Levy limit: Rate of CPI exceeded rate of NNC by a factor of 3X
- Expenditure Restraint Incentive Program (ERIP): incentive pool remains flat statewide

Summary of Outcomes

- We're able to incorporate wage and benefit recommendations of the wage study.
 - We then added one additional step for every employee.
- Based on labor agreements already in place and forecasts for other labor agreements that will be completed soon, we will have all five collective bargaining agreements fully funded within the budget.
- We're able to afford to keep the health insurance premium unchanged for next year and our health fund reserve is where it should be.

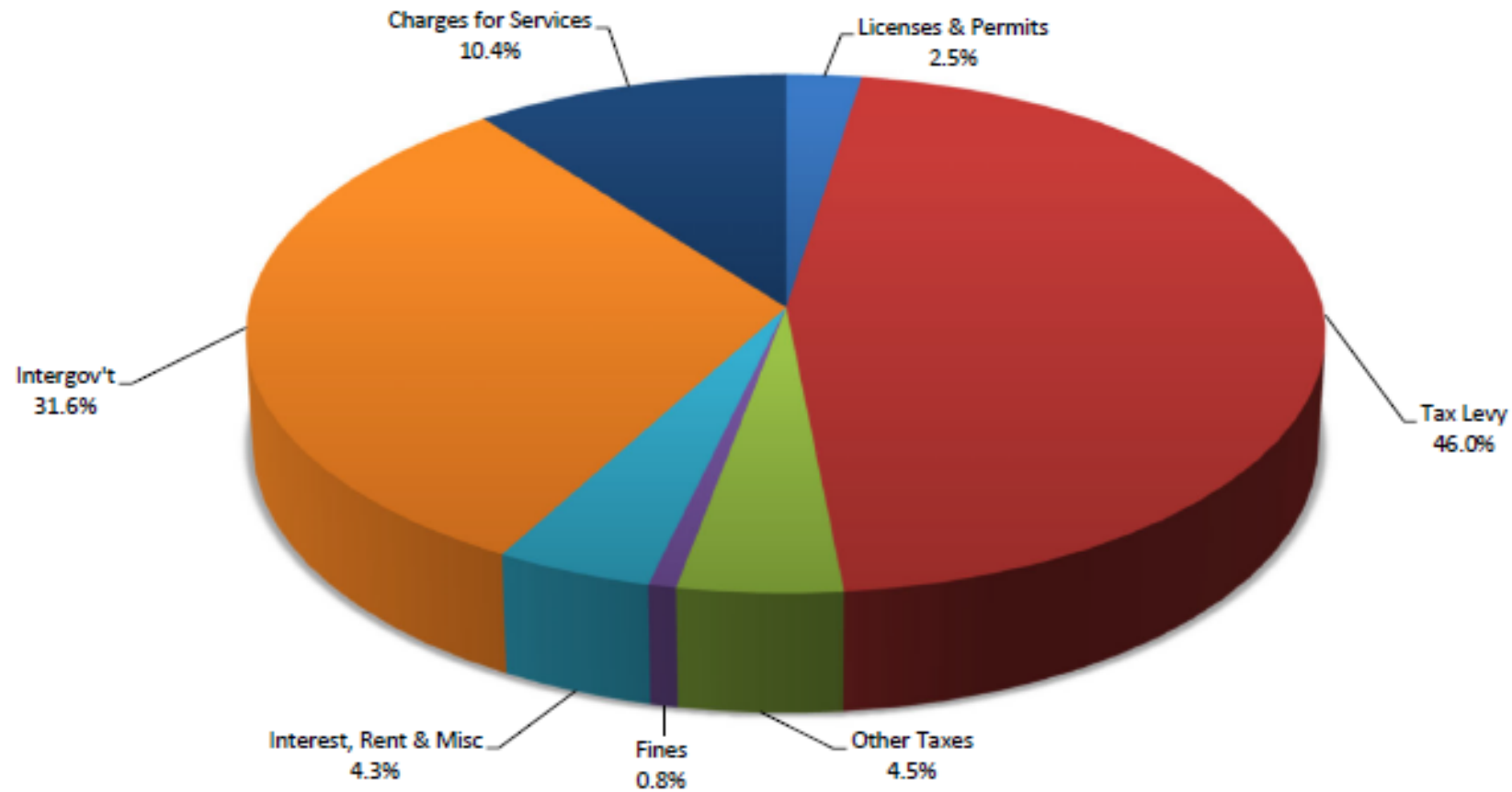
Summary of Outcomes

Expenditure Allocation in General Fund and Special Revenue Funds:



Summary of Outcomes

Sources of Revenue:



Revaluation

A summary of the revaluation work by the numbers includes:

- 14,865: assessment notices distributed to owners of 13,030 residential properties and 1,072 commercial and other types of properties.
- 700: calls, visits and emails from property owners in the lead up to Open Book, which took place from May 12th to May 16th.
- 409: Determination Letters generated by Open Book sessions. We granted 317 and denied 92 requests.
- 12: property owners who filed a formal "Objection to Property Assessment". These objections were heard by The Board of Review, on August 13th and 14th. The Board heard sworn oral testimony regarding property owners' objections to the assessed value of their property, and then deliberated to determine if there was sufficient evidence presented to change the assessment.
- 2: assessments modified by the Board.

Revaluation

- ❖ Updates property owner's share of total citywide value
- ❖ Determines owner's share of tax levy

Assessed property values increased 52%

- Residential +68%
- Commercial +32%

Forecasted assessed property tax rate for the city portion:

- Decrease 30%

Financial Position

Both Standard and Poor's, our bond rating agency for general obligation debt, and our external auditors have recently affirmed our strong financial position.

Conclusion

This budget proposal provides a historic level of stability and financial health and enables us to continue to provide high quality municipal services.

It aligns with our strategic priorities.

Tax Levy Allocation

The property tax levy for City purposes is summarized as follows:

	2025 Budget	2026 Budget	
General Fund	\$17,755,129	\$19,185,751	
Library Special Revenue Fund	2,109,398	2,109,398	
Residential Recycling Special Revenue Fund	700,000	700,000	
Transit Special Revenue Fund	210,120	210,120	
Capital Projects Fund	680,832	258,500	
Debt Service Fund	12,898,738	12,663,700	
Total City Property Tax Levy	\$34,354,217	\$35,127,469	2.3%

Proposed Budget Summary

The 2026 GENERAL FUND BUDGET is as follows:

REVENUES AND OTHER FINANCING SOURCES:

	2025 Budget	2026 Budget	Percent Change
Taxes (other than property taxes)	\$2,241,365	\$2,170,313	
Special Assessment Payments	107,000	26,500	
Licenses and Permits	1,208,335	1,192,436	
Intergovernmental Revenues	13,124,932	13,339,392	
Public Charges for Services	3,168,565	3,153,015	
Fines, Forfeits and Penalties	430,000	370,000	
Interest and Rent	1,674,100	1,807,000	
Miscellaneous Revenues	124,200	131,800	
Total Revenues Excluding Property Taxes	\$22,078,497	\$22,190,456	
General Property Taxes	17,755,129	19,185,751	
Fund Balance Applied			
Unassigned Fund Balance Applied to Budget	133,334	136,708	
TOTAL REVENUES, OTHER FINANCING SOURCES AND FUND BALANCE APPLIED	\$39,966,960	\$41,512,915	3.9%

EXPENDITURES AND OTHER FINANCING USES:

General Government	3,293,126	3,514,583	
Public Safety	24,864,782	25,831,542	
Public Works	7,157,201	7,419,815	
Parks, Culture & Recreation	2,465,463	2,539,078	
Community Development	1,805,988	1,827,497	
TOTAL EXPENDITURES	39,586,560	41,132,515	3.9%
Transfers to Other Funds	380,400	380,400	
TOTAL EXPENDITURES AND OTHER FINANCING USES	\$39,966,960	\$41,512,915	3.9%

The 2026 budgets for
all funds combined:

	Fund Balance January 1	Total Revenues	Total Expenditures	Fund Balance December 31
General Fund	\$ 12,661,113	\$41,376,207	\$41,512,915	\$ 12,524,405
Special Revenue Funds	2,138,236	7,873,902	7,754,561	2,257,577
Debt Service Fund	356,292	13,954,128	13,780,942	529,478
Capital Projects Funds	-	22,462,500	22,462,500	-
Wastewater Treatment & Resource Recovery	23,068,957	17,049,399	18,325,563	21,792,793
Water Utility	15,077,078	22,051,096	21,493,954	15,634,220
Internal Service Fund-Health Insurance	1,760,621	6,163,711	5,918,781	2,005,551
Internal Service Fund-Information Technology	108,264	2,576,759	2,625,589	59,434
Total All Funds	\$ 55,170,561	\$133,507,702	\$ 133,874,805	\$ 54,803,458

Next Steps

Budget Publication

➤ Friday

Special Budget Meeting

➤ September 17

QUESTIONS

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

Title: Discussion On If The City Should Prohibit Persons From
Directing Or Draining Surface Water Onto Another
Person's Land

Subject: Presented By: Councilmember Schuessler

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Surface_drainage_regulation_Memo._8.21.25.pdf

CITY OF FOND DU LAC - Memorandum

Date: August 21, 2025

To: Joseph Moore, City Manager
City Council

From: City Attorney Deborah S.R. Hoffmann

Re: Input item from Council Member Schuessler – Prohibit surface water drainage

Council Member Schuessler has asked that the City consider prohibiting persons from directing or draining surface water on to another person's land.

He states, “With water levels rising, with all the rain, this is becoming a bigger issue than it may have been in the past. I am raising this at the request of a constituent whose neighbor filled in a drainage ditch that appears on a city-approved drainage plan. She would be able to see that the city looked into this, even if the answer to the above question has to be no.”

Council Member Schuessler’s concerns, along with the constituents’ issue, have been reviewed by the Engineering department. Engineering’s concern is that prohibiting drainage from one property to the next is not feasible. Almost every lot in the City drains onto another lot based on topography or a drainage plan.

The referenced Ordinance language from CM Schuessler was from Little Chute. Director DeVries spoke with Little Chute staff, the enforcement of the Ordinance is not a specific prohibition on draining onto another property, but rather a change in the direction or amount of flow. An example would be changing the direction of your downspouts from towards your backyard neighbor’s property to a side yard and a different property. The City’s current Ordinance cover these types of diversion changes. However, when a neighboring property blocks drainage from another property that is a civil matter between those two property owners. The City will make available the drainage plans for the properties but is not involved in resolving the civil matter.

Here are the applicable City codes for reference:

FDL Code Chapter 325 covers drainage plans with the purpose of controlling construction site erosion.
<https://ecode360.com/31724238#31724239>

FDL Code Chapter 639 regulates Stormwater and surface water.
<https://ecode360.com/15559760#15559760>

Please feel free to contact Paul DeVries, myself or CM Schuessler with questions or for more information.

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

Title: Discussion On Requiring Garbage And Recycling Containers
To Be Stored Within A Garage Or Accessory Structure Or
In A Location Screened From Street View

Subject: Presented By: Councilmember Schuessler

Initiator:

Recommendation:

ATTACHMENTS:

File Name

Garbage_Container_placement_Memo._8.20.25.pdf

Section_556-3_Placement_of_waste_for_City_collection.pdf

CITY OF FOND DU LAC - Memorandum

Date: August 20, 2025

To: Joseph Moore, City Manager
City Council

From: City Attorney Deborah S.R. Hoffmann

Re: Input item from Council Member Schuessler – Garbage Container placement

The City of Fond du Lac ordinance that governs the placement of waste containers for City Waste collection is Section 556-3. A copy is attached to this ordinance.

Council Member Schuessler has asked that the language from the Village of Cedarburg's code (shown below) be added to our ordinance:

Refuse and recycling containers must be stored within a garage or accessory structure or in a location screened from street view.

Please feel free to contact either of myself or CM Schuessler with questions or for more information.

Section 556-3 Placement of waste for City collection.

- A. All waste to be collected by the City must be placed at the street curb on the terrace, on the driveway apron, on the sidewalk if there is no terrace, or in the alley when such placement is approved by the Director of Public Works, by the producer before 5:00 a.m. of the scheduled collection day. All empty containers must be removed from the curb by 9:00 a.m. of the day following collection.
- B. General. Except as otherwise provided in this Code, no person shall dump, dispose, litter or store refuse in the City of Fond du Lac outside of a licensed sanitary landfill facility on either private or public lands.
- C. Placement of garbage in other's containers or property prohibited:
 - [\(1\)](#) No person shall deposit garbage or recyclables in the dumpster, garbage can, or recycling bin of another person without such other person's consent.
 - [\(2\)](#) No person shall deposit garbage or recyclables for collection on the property or the right-of-way fronting the property of another person.