

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

Legislative Chambers
160 S Macy Street

December 11, 2024
6:00 PM

CALL TO ORDER

Roll Call

Present

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

Administrative Staff

Joseph Moore, City Manager
Dyann Benson, Community Development Director
Tricia Davi, Director of Administration
Deb Hoffmann, City Attorney
Chris Johnson, City Engineer
Erick Gerritson, Fire Chief
Kathryn Duvneck, IT Services Director

Declaration a Quorum Is Present

President Brault declared a quorum present.

Pledge of Allegiance

Pledge of Allegiance was recited.

Silent Reflection

A moment of silent reflection was observed.

CONSENT AGENDA

November 26, 2024 Minutes

List Of Claims Dated December 4, 2024

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

AUDIENCE COMMENTS (Agenda and Non-agenda items)

Spoke Otherwise In Regards To Agenda Item 6a: City Year In Review:

Donna Richards, 121 N. National Avenue, Fond du Lac

ACTION ITEMS

"Class C" Wine and Class "B" Fermented Malt License

A Motion was made by Patrick Mullen to approve the "Class C" Wine and Class "B" Fermented Malt License for MedCap LLC d/b/a Capone's Cafe at 160 W Scott Street and seconded by Brett Zimmermann, and the motion was **Passed**.

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

Resolution No. 9155

File No. 2024-003

A Motion was made by Thomas Schuessler to approve Resolution No. 9155 A Resolution Making Reappointments to the Downtown Fond du Lac Partnership and seconded by Angela Luehring, and the motion was **Passed**.

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

Resolution No. 9156

File No. 2024-003

A Motion was made by Keith Heisler to approve Resolution No. 9156 A Resolution Making Appointments to the Downtown Fond du Lac Partnership and seconded by Antonio Godfrey, Sr., and the motion was **Passed**.

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

Ordinance No. 3804

File No. 2024-126

A Motion was made by Patrick Mullen to approve Ordinance No. 3804 An Ordinance Amending Chapter 630 Vehicles and Traffic, of the Code of the City of Fond du Lac to Remove Parking Restrictions On Rees Street and seconded by Keith Heisler, and the motion was **Passed**.

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

Ordinance No. 3805

File No. 2024-127

A Motion was made by Keith Heisler to deny Ordinance No. 3805 An Ordinance Amending Chapter 630, Vehicles and Traffic of the Code of the City of Fond du Lac to Revise Parking Restrictions on West Arndt Street and seconded by Patrick Mullen, and the motion was **Passed**.

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

Ordinance No. 3806

File No. 2024-128

A Motion was made by Antonio Godfrey, Sr. to approve Ordinance No. 3806 An Ordinance Rezoning 659 E 2nd Street from R-1 (Single Family Residential District) to R-4 (Multifamily Residential District) and seconded by Brett Zimmermann, and the motion was **Passed**.

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

PRESENTATION OF INPUT ITEMS

City Year In Review

City Manager Joe Moore presented The City Year In Review.

ADJOURN

A Motion was made by Brett Zimmermann to adjourn at 6:56 p.m. and seconded by Keith Heisler, and the motion was **Passed**.

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

Margaret Hefter
City Clerk

CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN

Title: November 26, 2024 Minutes

Subject: November 26, 2024 Minutes

Initiator:

Recommendation:

ATTACHMENTS:

File Name

[Minutes 2024 11 26 Meeting\(1183\).pdf](#)

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

Legislative Chambers
160 S Macy Street

November 26, 2024
6:00 PM

CALL TO ORDER

Roll Call

Present

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

Absent

Thomas Schuessler

Administrative Staff

Joseph Moore, City Manager
Dyann Benson, Community Development Director
Alexandra Panagopoulos, Deputy City Attorney
Paul De Vries, Director of Public Works
John Redmond, Park Superintendent
Jon Mark Bolthouse, Library Director
Erick Gerritson, Fire Chief
Kathryn Duveneck, IT Services Director

Declaration a Quorum Is Present

President Brault declared a quorum present.

Pledge of Allegiance

Pledge of Allegiance was recited.

Silent Reflection

A moment of silent reflection was observed.

CONSENT AGENDA

November 13, 2024 Minutes

List Of Claims Dated November 20, 2024

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

Absent: Schuessler

AUDIENCE COMMENTS (Agenda and Non-agenda items)

No audience comments were made.

ACTION ITEMS

Resolution No. 9152

File No. 2024-003

A Motion was made by Keith Heisler to approve Resolution No. 9152 A Resolution Making Appointments To The City Plan Commission And Police & Fire Commission and seconded by Brett Zimmermann, and the motion was **Passed**.

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

Absent: Schuessler

Resolution No. 9153

File No. 2024-123

A Motion was made by Antonio Godfrey, Sr. to approve Resolution No. 9153 A Resolution To Update And Adopt The 2025 - 2029 Comprehensive Outdoor Recreational Plan (CORP) Of The City Of Fond du Lac and seconded by Patrick Mullen, and the motion was **Passed**.

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

Absent: Schuessler

Resolution No. 9154

File No. 2024-124

A Motion was made by Patrick Mullen to approve Resolution No. 9154 An Initial Resolution Declaring Since The Public Interest Requires It, A Public Way To Be Vacated In The Area Of Campus Drive From Its Termination To Prairie Road At Two Locations and seconded by Antonio Godfrey, Sr., and the motion was **Passed**.

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

Absent: Schuessler

Ordinance No. 3803

File No. 2024-125

A Motion was made by Keith Heisler to approve Ordinance No. 3803 An Ordinance Repealing and Recreating Chapter 690, Floodplain Zoning, Of The Code Of The City Of Fond du Lac and seconded by Antonio Godfrey, Sr., and the motion was **Passed**.

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

Absent: Schuessler

PRESENTATION OF INPUT ITEMS

ADJOURN

A Motion was made by Brett Zimmermann to adjourn at 6:18 p.m. and seconded by Keith Heisler, and the motion was **Passed**.
Ayes: Brault, Godfrey, Sr., Heisler, Luehring, Mullen, Zimmermann

Absent: Schuessler

Margaret Hefter
City Clerk

CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN

Title: List Of Claims Dated December 4, 2024

Subject: List Of Claims Dated December 4, 2024

Initiator:

Recommendation:

ATTACHMENTS:

File Name

[List of Claims Memo 12-04-24.pdf](#)

CITY OF FOND DU LAC - Memorandum

Department of Administration

Date: December 4, 2024

To: City Council

From: Tricia Davi, Director of Administration

Re: List of Claims

The list of claims for goods and services for the payment periods November 16, 2024 through November 29, 2024 for all funds total \$2,041,586.56. Wisconsin statute 66.0609 (2) requires the comptroller to file, at least monthly with the City Council, a list of approved claims paid.

Suggested Motion: Receive and File

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

Title: "Class C" Wine and Class "B" Fermented Malt License

Subject: Limited Liability Co: MedCap LLC
Agent Name: Dora Medina
Agent Address: 566 W Division Street
d/b/a: Capone's Cafe
Business Address: 160 W Scott Street
Introduction: City Clerk

Initiator:

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

ATTACHMENTS:

File Name

[11-21-24CaponesCafeAlcLicFinal2MEMO.pdf](#)

[Alcohol Application-Capone s Cafe Redacted.pdf](#)

[ALC 11-25-24 Excerpt MedCap LLC.pdf](#)

Fond du Lac Police Department MEMO



To: City Manager Joe Moore
From: Captain Robb Duveneck
RE: *Class B Fermented Malt Beverage license & Class C Wine license, Capone's Cafe, Fond du Lac, WI.
160 W Scott St.*
Date: 11-21-24

On November 21st, 2024, Director of Community Development Dyann Benson, Deputy Clerk Arlene Mand, and Fond du Lac Police Department Captain Robb Duveneck, met with applicant/owner Dora Medina regarding her proposal for a Class B Fermented Malt Beverage license & Class C Wine License at her new business Capone's Cafe, 160 W Scott St, Fond du Lac, WI.

The legal business name is Medcap LLC, DBA Capone's Cafe. Mrs. Medina advised this is primarily a full service Italian/German food restaurant dedicated to personal service to include the serving of alcohol beverages. There is also a small bar area that can seat approximately 6 to 7 patrons. She currently holds a valid Wisconsin Responsible Beverage Servers License and has limited experience serving alcohol as a waitress at De La Rosa's in Oakfield. The establishment has a capacity of 99 person(s). Mrs. Medina has been in contact with Fire Department Division Chief of Community Risk Reduction & Life Safety Jason Roberts, and has been approved/certified through him.

Mrs. Medina stated her hours of operation will be 11am-4pm for lunch and 4pm to 9pm for dinner.

Assistant City Attorney Ali Panagopoulos was not present, however she reviewed the application and had no concerns.

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

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

Captain Robb Duveneck

11-21-24

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	CITY OF FOND DU LAC
License Period	7/1/2024 - 6/30/2025

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

- Class "A" Beer \$ 200
- Class "B" Beer \$ 100⁷⁵
- "Class A" Liquor \$ 500
- "Class B" Liquor \$ 500
- "Class A" Liquor (cider only) \$ 0
- Reserve "Class B" Liquor \$ _____
- "Class C" Liquor (wine only) \$ 100⁷⁵

Fees	
License Fees	\$ 150
Background Check Fee	\$
Publication Fee	\$ 60
Total Fees	\$ 210

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) <u>MedCap Utc</u>			
2. Business Trade Name or DBA <u>Capone's Cafe</u>			
3. FEIN <u>99-4924833</u>		4. Wisconsin Seller's Permit Number <u>456-1031841431-04</u>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization <u>Wisconsin</u>		7. Date of Organization <u>9-11-24</u>	8. Wisconsin DFI Registration Number <u>M133820</u>
9. Premises Address <u>1100 W. Scott St.</u>			
10. City <u>FOND DU LAC</u>		11. State <u>WI</u>	12. Zip Code <u>54935</u>
13. County <u>Fond du Lac</u>		14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>FOND DU LAC</u>	15. Aldermanic District
16. Premises Phone <u>(920) 933-3140</u>		17. Premises Email <u>caponescafe@gmail.com</u>	18. Website <u>Capone's Cafe</u>
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <u>Kitchen, dining room, bar + storage in basement</u>			
20. Mailing Address (if different from premises address) <u>566 W. Division St.</u>			
21. City <u>Fond du lac</u>		22. State <u>WI</u>	23. Zip Code <u>54935</u>

Part B: Questions

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

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

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

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol ... Yes No
 beverages.
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

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

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

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

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

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

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

Part C: Individual Information

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

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

Last Name	First Name	Title	Phone
Dora Medina	Dora	owner/Agent	(920)251-7605

Part D: Attestation

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

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

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

Last Name Medina	First Name Dora	M.I. -
Title Owner	Email dora.medina1005@gmail.com	Phone (920)251-7605
Signature Dora Medina		Date 11-3-24

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 11/04/24	License Number C-0178 / C-0179	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Agent Type (check one)

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Med cap LLC

2. Business Trade Name or DBA
Capone's cafe

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

4. Alcohol Beverage Business Authorization (check one) 5. If successor agent, provide State Permit or Municipal Retail License Number
 Municipal Retail License State Permit

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

Part B: Agent Information

1. Last Name 2. First Name 3. M.I.
Medina Dora -

4. Email 5. Phone
dora.medina1005@gmail.com (920) 251-7605

6. Home Address
506 W. Division St.

7. City 8. State 9. Zip Code 10. Age
Fond du lac WI 54935 [REDACTED]

11. Drivers License/State ID Number 12. Drivers License/State ID State of Issuance
[REDACTED] WI

Part C: Agent Questions

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

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

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

Continued →

Part D: Business Attestation

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

Last Name	Medina	First Name	Dora	M.I.	
Title	owner	Email	dora.medina.1005@gmail.com	Phone	(920) 251-7605
Signature	Dora Medina			Date	

Part E: Agent Attestation

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

Last Name		First Name		M.I.	
Signature				Date	

CITY OF FOND DU LAC

Memorandum

Date:

To: Chief of Police Attn: Records Division

From: City Clerk

Subject: Appointment of Agent Application

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

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

CITY OF FOND DU LAC

Memorandum

Date:

To: City Clerk

From: Chief of Police

Subject: Appointment of Agent Application

I hereby recommend that the application be:

 X Granted a license CPT R.D. #121 11-21-24

 Denied a license

Comments _____



LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

Dora Medina

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
11/03/2024



Expiration Date
11/03/2026



Certificate #
WI-00632133

A handwritten signature in black ink, appearing to read 'Dora Medina'.

Official Signature

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

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

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

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

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

Part B: Individual Information				
1. Last Name <u>Medina</u>	2. First Name <u>Dora</u>	3. M.I. <u>—</u>		
4. Relationship to Business (Title) <u>owner</u>	5. Email <u>dora-medina1005@gmail.com</u>	6. Phone <u>(920) 251-7605</u>		
7. Home Address <u>566 W. Division St.</u>				
8. City <u>Fond du lac</u>	9. State <u>WI</u>	10. Zip Code <u>54935</u>	11. Date of Birth 	
12. Drivers License/State ID Number 		13. Drivers License/State ID State of Issuance <u>WI</u>		

Part C: Address History								
1. Do you currently reside in Wisconsin?							<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?							Years <u>33</u>	Months
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.								
Previous Address 1 <u>same as above</u>	City <u>Fdl.</u>	State <u>WI</u>	Zip Code <u>54935</u>					
Previous Address 2	City	State	Zip Code					
Previous Address 3	City	State	Zip Code					
Previous Address 4	City	State	Zip Code					
Previous Address 5	City	State	Zip Code					
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.								
State	County	State	County	State	County	State	County	
State	County	State	County	State	County	State	County	

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature *Dora Medina* Date *11-3-24*

Capone's Cafe

*Fine German-Italian Cuisine, Fresh Seafood,
and Hand Cut Steaks*

160 West Scott Street

Fond du Lac

Wisconsin 54935-2236

Telephone (920) 933-3140

Business Plan

**Prepared by
Chef Philip P. Capone III, PhD**

Capone's Cafe

Fine German-Italian Cuisine, Fresh Seafood, Hand Cut Steaks
160 West Scott Street, Fond du Lac, Wisconsin 54935-2236
Telephone: (920) 933-3140

Exterior

Pressure washing of the entire exterior of the building. The placing of signage will remain the same. Capone's Cafe lettering will be applied to the present lighted sign.

Interior

The undertaking of extensive cleaning and sanitizing the entire restaurant will be done and fresh coats of paint will be applied to the walls, this will also include the establishing of a coat hanging area along with a Host/Hostess station in the front entrance area.

Lounge and Kitchen

The lounge (Bar) and kitchen will experience extensive cleaning and sanitizing to all food preparation, refrigeration, storage, dish and ware wash areas, including all equipment as required by state, county, and city health and safety code.

I. Executive Summary

Capone's Cafe (referred from here on as Capone's) is intended to be established as a Limited Liability Company at 160 West Scott, Wisconsin 54935-2236 with the Expectations of rapid expansion in the food industry.

Business Description

Capone's was formed as a Limited Liability Company under Wisconsin state laws with over 30 years of experience in the hospitality industry.

Business Mission

Capone's mission is to be a full service, family German-Italian restaurant offering high quality German-Italian dishes inspired by authentic family recipes passed down through the generations from the old country to America. Our goal is provide our customers with an entire dining experience that will exceed their expectations on every visit. We do this By recommending add-on items which will enhance their dining experience along with the fun of enjoying the linen tableclothes and european cafe decor. We appreciate and value the people who work for us. Quality employees make quality food, keep the restaurant cleaner, give better service, and stay employed longer because they like working at Capone's. We find that experienced managers hire friendly crew people which attracts customers.

New Service

Capone's is prepared to introduce the following service to the hospitality market: Food, Beverage, and Catering. First rate service is intended to be the focus and cornerstone of Capone's success . All guests will receive conscientious, friendly, and timely service in all capacities. This should be expected from the moment a guest is greeted, to the conclusion of their meal, which will create a loyal brand following and return business.

Services to include full service catering, event planning to include dietary restrictions and Religious requirements for Weddings, Birthdays, Holiday Parties, Dinner Parties, Special Occasions, Corporate Events, Outdoor Events, Summer Parties, Pig- Ox Roasts, Clam/Lobster Bakes, School Events-Fundraisers, Showers (Baby-Bridal) Rehearsal Dinners, Funeral Receptions, Anniversaries, Retirement Parties, Business Conferences, Community Organization and Club Meetings, Baptisms, Quinceanera's, Bar/Bat Mitzvahs, etc...

Breakfast-Luncheons- Dinners-Desserts-Cocktail Parties-Hor d'ocuvres-Plated Meals, Buffets/Self Served-Food Stations-Family Style-Butlered Appetizers-Coffee-Pastry Stations.

II. Business Summary

Industry Overview

In the United States the food and beverage industry presently makes \$4,000.00 annually per customer.

Due to the influx of corporate franchise chains which saturated the restaurant industry over the past decades, there are very few independent Mom and Pop operations that exist anymore. The Mom and Pop operations did offer what the Restaurant food chains could not, which was personal service, care and concern for their guests. Capone's can and will provide their customers the feeling that they are being treated like "la familia" family.

In the United States, the restaurant and catering industry presently is a high demand service due to the past Covid 19 restrictions and the changing trends in the way the public eats and entertains.

Recent research and statistics shows that the restaurant consumer primarily focuses on the following factors when making decisions for their needs of hospitality services. Quality food, variety of choices, consistency in the product and service, friendly casual atmosphere, affordable prices, ample parking, customized tailoring for their events.

III. MARKETING SUMMARY

Target Markets

Capone's major targets are restaurant and catering service to the general public, community and church service organizations, and corporate.

The estimated number of potential guests/clients within Capone's restaurant geographic scope is unlimited, but within the Northeastern Wisconsin area focusing mainly within the Winnebago-Fond du Lac County areas. The estimated number of potential clients within Capone's geographic scope is 250,000 clients

Pricing Strategy

Capone's has completed a thorough analysis of its competitors pricing. Keeping in mind our competitor's pricing and costs of customer acquisition, we have decided on the following pricing strategy.

Capone's pricing is based so it's customers can afford to enjoy the experience of Capone's, compared to its competitors

Promotional Strategy

Capone's will promote sales by using the following methods:

Reputation (word of mouth has always been the best form of marketing) newspaper advertising, printed ads, promotions, events, radio, television, and social media.

Strengths - Weaknesses - Opportunities - Threats (SWOT) Analysis

Capone's is prepared to introduce the following service to the market:

Strengths

Capone's is the first of its kind as an up-scaled restaurant in the Northeastern Wisconsin / Fox Valley area featuring authentic German-Italian dishes fresh Seafood and Hand Cut Steaks in a casual atmosphere and extending their menu Fare to provide on and off premise catering needs to their patrons.

Weaknesses

Lack of experienced employable staff. Business growth sooner than anticipated.

Opportunities

Capone's concept and goals open the doors to expand to acquiring a banquet facility and home / office / work site / deliveries.

Threats

Another pandemic, or disasters such as storms or change in the economy.

Competition

The level of competition for Capone's is corporate franchise chains with their national advertising and media exposure.

The primary competition for Capone's are the following:

Olive Garden, Panera Bread, Noodles and Company, Bucca de Beppo, Sabarro, Fazoli's and Red Lobster

However Capone's believes that the following are competitive advantages:

Capone's will create a high level of competition for every restaurant in the Greater Fox Valley area. Capone's will make their guests feel like they are amongst family. Most of our competitors have corporate restrictions and

guidelines which prohibits flexibility and the interpersonal interaction with which Capone's gives to their customers the feeling of belonging (Mayberry RFD).

The Americans are rejecting the consistency of national restaurant chains after dominance in favor of the authenticity of locally owned eateries with their daily and Mom watercolors decorating the walls. It is a turning point in the history of American restaurants. This really seems to be the dawning of the era of the independent. The independents are outdoing the big chains. The big chains are now lagging. Free market websites such as YELP INC. have the fortunes of independants. Large chains seem rooted in the American experience. But times are changing, and tastes are changing. Customer's these days believe locals have better food, personalized service, and even decor. Capone's in Fond du Lac is part of that change and will continue to strive to make that amongst the independants.

Services.

First-rate service is intended to be the focus of Capone's and a cornerstone of the brand's success. All guests will receive conscientious, one on one, timely service in all capacities, by their transactions, conflicts, or complaints. This is expected to create a loyal and return business.

IV. FINANCIAL PLAN

12 Month Profit and Loss Projection

Projected sales for the first year of business.....\$ 351,000.00

Based on serving 450 customers per week. Average cover per customer \$ 15.00

Projected expenses (Food and Beverage costs, salaries, lease, insurances, licensing , advertising, promotions, equipment, taxes, miscellaneous etc...

\$ 280,800.00

Legal Issues

Capone's Cafe affirms that its promoters have acquired all legally required trademarks and patents

LUNCH MENU

Pasta

All Pasta Dishes Are Served with Endless House Salad and Garlic Bread Stixs

BAKED PASTA DISHES

Stuffed Shells.....\$
Jumbo Shells with a rich ricotta 3 cheese stuffing, topped with marinara sauce and mozzarella cheese and baked

Manicotti.....\$
Pasta Tubes with rich ricotta 3 cheese stuffing, topped marinara sauce and mozzarella cheese and baked

Tour of Italy.....\$
Cheese filled ravioli. Jumbo stuffed shell, and manicotti, topped with marinara sauce and mozzarella cheese and baked

Lasagna.....\$
This dish is loaded with meat and a rich ricotta 3 cheese stuffing, topped with marinara sauce and mozzarella cheese and baked

PASTA DISHES

Fettuccine Alfredo.....\$
Fettuccine pasta tossed in a rich creamy cheese sauce.
Add Chicken.....\$
Add Shrimp.....\$

Penne Marinara.....\$
Penne Rigate Pasta with marinara sauce.

Angel Hair Aglio e Olio.....\$
Angel Hair pasta with fresh garlic, virgin olive oil and butter.

Capone's Cafe

APPETIZERS

Shrimp Cocktail.....\$

Jumbo Gulf Shrimp, steamed and garnished with a tangy cocktail sauce and fresh lemon.

Fried Calamari.....\$

Tender squid, lightly dusted and fried. Garnished with marinara sauce and fresh lemon.

Clams Casino.....\$

Little neck clams stuffed with sweet peppers, onions, chopped clams and bacon broiled and garnished with a fresh lemon wedge.

Ravioli Marco.....\$

Home style cheese ravioli, breaded and fried. Garnished with marinara sauce.

Fresh Mozzarella with Pesto.....\$

Fresh mozzarella with sliced roman tomatoes, and red roasted peppers garnished with fresh basil pesto sauce.

Pierogi Di Napoli.....\$

Cheese filled pierogies breaded fried and tossed in a sundried tomato balsamic Glazed sauce

Bruschetta.....\$

Roman tomatoes diced and married with fresh diced mozzarella, garlic, and fresh basil, served on grilled ciabatta bread

Mussels Marinara.....\$

Tender New Zealand mussels sauteed in a rich marinara sauce. Garnished with toast points.

Fried Mozzarella Logs.....\$

Mozzarella sticks wrapped with wonton and fried. Garnished with marinara Sauce

SANDWICHES
Served During Lunch Only

Chicken Parmigiana	\$
Meatball Parmigiana.....	\$
Veal Parmigiana.....	\$
Brat with Sauerkraut.....	\$
Smoked Brisket.....	\$
Philly Steak.....	\$
Italian Sausage and Peppers.....	\$
.Ruben / Rachel.....	\$
Monte Cristo.....	\$
Smoked Polish Sausage.....	\$
Hamburger.....	\$
Cheese Burger.....	\$
Vienna Beef Hot Dog.....	\$
Chicago Style Hot Dog.....	\$
Tuna / Tuna Melt.....	\$
Italian Sub (Ham, Salami, Provolone, lettuce, tomato, onion).....	\$
Turkey Club / Ham Club (Made with Texas Toast).....	\$
Pepper and Egg.....	\$

SOUPS

Baked French Onion Soup.....\$

Bottomless Zuppa del Giorno (soup of the day).....\$

SALADS

Endless Fresh House Salad.....\$

Caesar Salad.....\$

Caesar Salad with Grilled Chicken / with Grilled Jumbo Shrimp.....\$

Italian Antipasto.....Small / Large.....\$

Chef Salad.....\$

Tuna Salad on Lettuce with Tomato Wedges and Hard Boiled Egg..\$

Fresh Seasonal Fruit Salad.....\$

Greek Salad.....\$

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

Meeting Room A
160 S Macy Street

November 25, 2024

4:00 PM

ROLL CALL

Attendance

Present

Scott Gilgenbach
Brandon Hiller
Melissa Kolstad
Thomas Schuessler

Absent

Peter Doll (Excused)
Mason Gravelle (Excused)

Administrative Staff

Deb Hoffmann, City Attorney
Rob Duveneck, Police Captain

Declaration Quorum Present

Chairperson Melissa Kolstad declared a quorum present.

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

ACTIONS

"Class C" Liquor (Wine Only) and Class "B" Fermented Malt License
Limited Liability: Ledgeview MedCap LLC
Agent Name: Dora Medina
Agent Address: 566 W Division Street
Business Name: Capone's Cafe
Business Address: 160 W Scott Street

A Motion was made by Brandon Hiller to recommend to the City Council approval of "Class C" Liquor (Wine Only) and Class "B" Fermented Malt License at 160 W Scott Street for Capone's Cafe and seconded by Scott Gilgenbach, and the motion was **Passed**.

Ayes: Gilgenbach, Hiller, Kolstad, Schuessler

Absent: Doll, Gravelle

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

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

Title: Resolution No. 9155

Subject: A Resolution Making Reappointments To The Downtown Fond du Lac Partnership Board
Introduction: City Manager

Initiator:

Recommendation:

ATTACHMENTS:

File Name

[9155 Reapp.pdf](#)

[4 - Dave Buechel Application Redacted.pdf](#)

[JJ Raflik Application Redacted.pdf](#)

RESOLUTION NO. 9155

**A RESOLUTION MAKING REAPPOINTMENTS
TO THE DOWNTOWN FOND DU LAC PARTNERSHIP BOARD**

BE IT RESOLVED by the City Council of the City of Fond du Lac that the following reappointments by the City Manager to the Downtown Fond du Lac Partnership Board are hereby confirmed:

<u>Downtown Fond du Lac Partnership</u>	<u>Beginning</u>	<u>Ending</u>
David Buechel (2 nd Term)	1/1/2025	12/31/2027
Jeffery (JJ) Jason Raflik (2 nd Term)	1/1/2025	12/31/2027

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed DSM

Click to E-mail

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

DOWNTOWN FOND DU LAC PARTNERSHIP 10/23/2023
Name of Board, Commission or Committee Date

DAVID P. BUECHER [REDACTED]
Full Name Address

RETIRED —
Occupation Employer

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

18 Years of Age or Older? Yes No Home Phone — Business Phone —

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

Are you currently a resident of Fond du Lac? Yes No No. of Years: 66

Education: HIGH SCHOOL GRADUATE, ACCOUNTING/BUSINESS DEGREE - MPTC

List potential conflicts of interest: —

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
DPP BOARD -	18	ST. PETER PARISH - PRES, V.P.	4

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:
I WAS A BUSINESS OWNER (WOODS FLORAL) FOR 29 YEARS UNTIL RETIREMENT (9/2022). I OWN THE PROPERTY AT 36 N. MAIN. ST. I BELIEVE DOWNTOWN IS A VITAL PART OF OUR COMMUNITY AND WILL DO MY BEST TO PROMOTE ALL THE RETAIL AND SERVICE BUSINESS IN THE DOWNTOWN.

If selected, I would like to work towards bettering the community through my service in the following ways:
BEING RETIRED I WILL HAVE TIME TO BE ON COMMITTEES AS NEEDED AND I WILL BE AVAILABLE TO HELP EVENTS AND ACTIVITIES AS NEEDED

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

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

Downtown Fond du Lac Partnership Board of Directors 7.7.21
Name of Board, Commission or Committee Date

Jeffery (JJ) Jason Raflik
Full Name Address

CEO/Executive Director Fond du Lac Family YMCA
Occupation Employer

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

18 Years of Age or Older? Yes [checked] No [] Home Phone NA Business Phone [redacted]

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

Are you currently a resident of Fond du Lac? Yes [checked] No [] No. of Years: 20

Education: BSBA from Marian College (University) Major: Sports & Recreation Management

List potential conflicts of interest: Fundraising; I may have to remove myself from fundraising conversations, based on my role at the YMCA.

Table with 4 columns: List City boards, commissions or committees on which you have served; Yrs; List other civic, church or club committees on which you have served; Yrs. Rows include: Fond du Lac Noon Kiwanis President (& club member) 8; Girls on the Run Fond du Lac Board of Directors 11; YPN Board of Directors (Peer Community Chair) 8.

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

I am honored and humbled to be asked to serve on this Board of Directors. I am now entering my 20th year at the YMCA, serving in several different roles, and strongly feel that having the Y represented on this board is beneficial to the DFP, to the Y, and the community. We always look for ways to support Fond du Lac in general, and remaining connected to our growing downtown district is a great way to continue to do that. We look forward to supporting the DFP initiatives, and will

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

Prior to the Y being renovated and rebuilt in 2010, there was discussion about moving out of the downtown area. However, quickly, and thankfully, the community, our board, and other supporters were able to show the importance of keeping the Y (and BGC) in the heart of the community, by rebuilding downtown. Today, we serve nearly a quarter of the community in some capacity, and

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

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

Title: Resolution No. 9156

Subject: A Resolution Making Appointments To The Downtown Fond du Lac Partnership Board
Introduction: City Manager

Initiator:

Recommendation:

ATTACHMENTS:

File Name

[9156 Resolution Dec. 11 2024.pdf](#)

[Sarah Palas Application Redacted.pdf](#)

[Schumacher Board Application Redacted.pdf](#)

RESOLUTION NO. 9156

**A RESOLUTION MAKING APPOINTMENTS
TO THE DOWNTOWN FOND DU LAC PARTNERSHIP BOARD**

BE IT RESOLVED by the City Council of the City of Fond du Lac that the following appointments by the City Manager to the Downtown Fond du Lac Partnership Board are hereby confirmed:

<u>Downtown Fond du Lac Partnership</u>	<u>Beginning</u>	<u>Ending</u>
Sarah Palas	1/1/2025	12/31/2027
Brent Schumacher	1/1/2025	12/31/2027

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed DSM

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

DFP Board of Directors
Name of Board, Commission or Committee

11/5/24
Date

Saran Palas
Full Name

[Redacted Address]

Business Owner
Occupation

Cellar District
Employer

18 Years of Age or Older? Yes No Home Phone _____ Business Phone [Redacted]

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

Are you currently a resident of Fond du Lac? Yes No No. of Years: 18

Education: _____

List potential conflicts of interest: _____

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs

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

I own the Cellar District & have a background of volunteer work at White Pantry as well as working w/ the FOLPD & FVFB. I have worked in the downtown district for 15 years.

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

Spreading awareness of events, stores/shops, etc. to create a better stimulated economy from both local residents & visitors.

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

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

Downtown Fond du Lac Partnership Board _____ Date 11/5/24 _____
Name of Board, Commission or Committee

Brent Schumacher _____ Address _____
Full Name

owner _____ Schumacher Construction _____
Occupation Employer

18 Years of Age or Older? Yes No Home Phone same Business Phone _____

E-Mail Address: _____ Cellular Phone _____

Are you currently a resident of Fond du Lac? Yes No No. of Years: 52

Education: BS in Business - Marquette University

List potential conflicts of interest: None

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
<u>City of FDL Planning Commission</u>	<u>7</u>	<u>CMFDL Board</u>	<u>4</u>
		<u>SMSA Frilby Committee</u>	<u>2</u>

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:
My office is located on Main Street which was my first choice for a location. I've lived in FDL my entire life and am fully committed to the betterment of FDL. I have also been involved in over a dozen redevelopment projects in FDL.

If selected, I would like to work towards bettering the community through my service in the following ways:
My redevelopment experience and construction experience. Redevelopment often means thinking outside the box.

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

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

Title: Ordinance No. 3804

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

Initiator:

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

ATTACHMENTS:

File Name

[Ordinance 3804 Chapter 630 Remove Parking restrictions on E Rees Street.pdf](#)

[APTB E Rees Parking Restrictions Memo - November 2024.pdf](#)

[Rees-St.pdf](#)

[Copy of E-Rees-St-List.pdf](#)

[AP T 11-21-24 Remove Parking Restrictions Along E Rees Street.pdf](#)

ORDINANCE NO. 3804

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

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

Section 1. That Section 630-44, Schedule J, Limited Parking, is hereby amended as follows:

Remove Therefrom:

<i>Name of Street</i>	<i>Sides</i>	<i>Location</i>
Rees Street	East	between North Main Street and public alley 170 feet east thereof.

Section 2. The appropriate City officials are hereby authorized and directed to take such action as is necessary to effectuate the terms of this Ordinance.

Section 3. All other ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. This Ordinance shall take effect and be in force upon its passage and publication as provided by law.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed DSM

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: November 21, 2024

To: Advisory Parking and Traffic Board

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

Re: Request to remove parking restrictions along E Rees Street

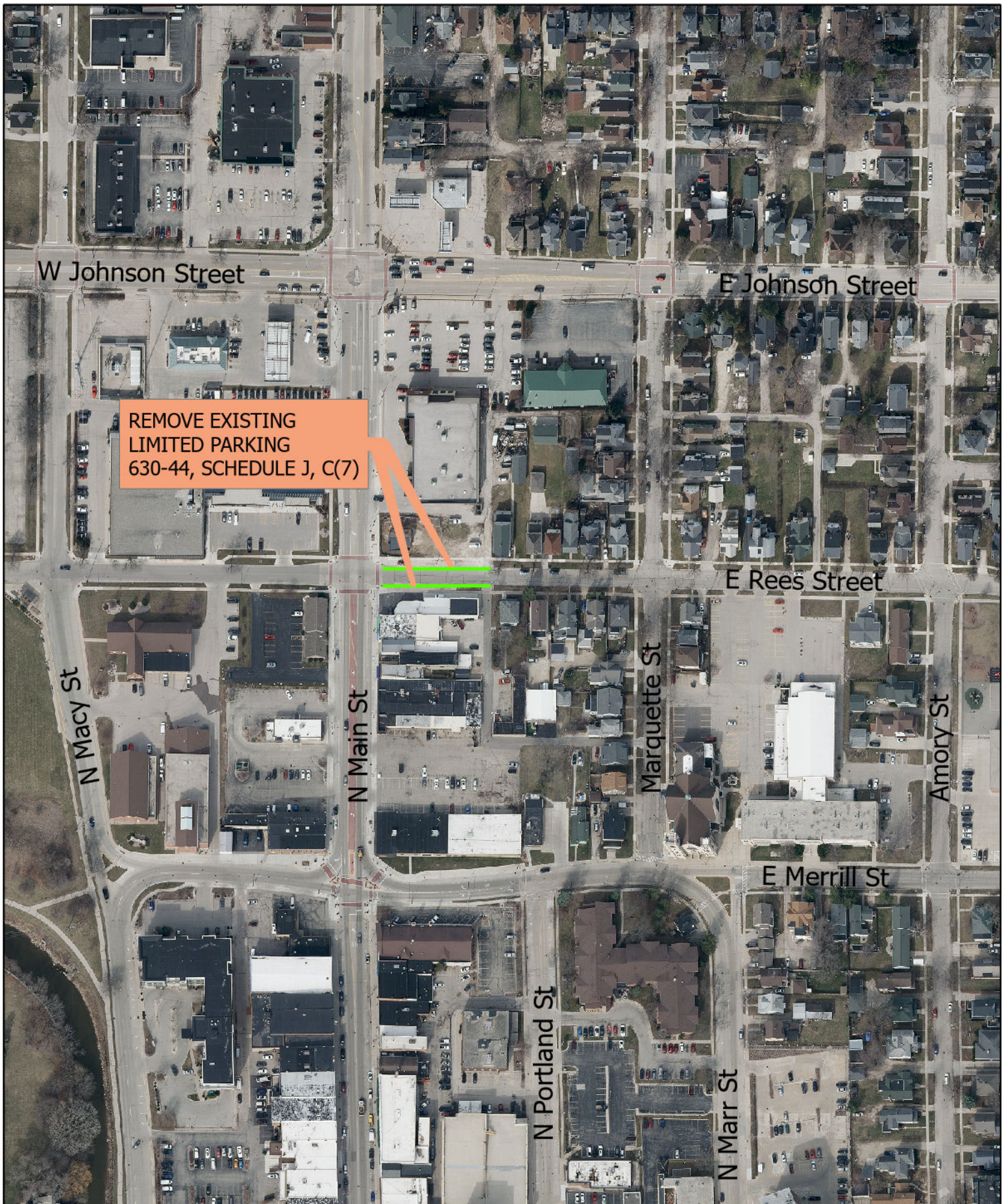
This memo and Exhibit “B” covers agenda item listed as “B” for the Advisory Parking & Traffic Board’s November 21, 2024 meeting:

Request to remove parking restriction “Limited Parking” in accordance with Code of Ordinances Section 630-44, Schedule J.

Location: Rees Street, East, between North Main Street and public alley 170 feet ease thereof.

City Engineering has submitted the request to remove the parking restrictions. The existing Limited Time Parking of 60 minutes between 8:00am and 5:00pm, except Sundays has been in the Code for many years. Even so, there has not been any signage indicating the parking restriction (at least since 2013) and has not been enforced. Also as part of the E. Rees reconstruction, street side parking was added on the north side of E Rees Street.

The Engineering and Traffic Division supports the removal of the parking restrictions along E. Rees Street.



REMOVE EXISTING
LIMITED PARKING
630-44, SCHEDULE J, C(7)



ADVISORY PARKING & TRAFFIC BOARD

PROPOSED PARKING RESTRICTIONS
E REES STREET

EXHIBIT 'B'

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



E Rees Street Mailing List

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-10-41-071-01	127 N MAIN ST	42 N MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-073-00	21 E REES ST	114 S MAIN ST #116	FOND DU LAC	WI	54935
FDL-15-17-10-41-074-00	27 E REES ST	27 E REES ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-076-00	29 E REES ST	414 DEWBERRY DR	FOND DU LAC	WI	54935
FDL-15-17-10-41-077-00	33 E REES ST	97 MOCKINGBIRD LN	N FOND DU LAC	WI	54937
FDL-15-17-10-41-078-00	37 E REES ST	W4469 COUNTY ROAD F	CAMPBELLSPORT	WI	53010
FDL-15-17-10-41-079-00	41 E REES ST	41 E REES ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-149-00	40 E REES ST	40 E REES ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-150-00	36 E REES ST	N3056 KELLY RD	FOND DU LAC	WI	54937
FDL-15-17-10-41-151-00	32 E REES ST	32 E REES ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-152-00	28 E REES ST	28 E REES ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-154-00	22 E REES ST	22 E REES ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-155-00	117 N MAIN ST	117 N MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-156-00	113 N MAIN ST	506 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-10-41-157-00	109 N MAIN ST	PO BOX 1004	FOND DU LAC	WI	54936
FDL-15-17-10-41-158-00	107 N MAIN ST	PO BOX 1004	FOND DU LAC	WI	54936
FDL-15-17-10-41-159-00	105 N MAIN ST	855 ESTATE DR	FOND DU LAC	WI	54935
FDL-15-17-10-42-287-00	116 N MAIN ST	33 KAIRIS CT	FOND DU LAC	WI	54935
FDL-15-17-10-42-285-00	126 N MAIN ST	PO BOX 150	FOND DU LAC	WI	54936

ADVISORY PARKING AND TRAFFIC BOARD MINUTES

160 S Macy Street Fond du Lac, Wisconsin

Meeting Room A

November 21, 2024 1:30 PM

ROLL CALL

Attendance

Present

- Antonio Godfrey
- Gary Griessmeyer
- Michael Huber
- Andrew Klemp
- Joe Venhuizen
- Renee Wagner
- John Williams

Declaration Quorum Present

Chairperson Williams declared a quorum present.

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

ACTIONS

Request to remove parking restrictions along E Rees Street

Request to remove parking restriction "Limited Parking" in accordance with Code of Ordinances Section 630-44, Schedule J.

Location: Rees Street, East, between North Main Street and public alley 170 feet ease thereof.

A Motion was made by Antonio Godfrey, Sr. to recommend approval to City Council to remove parking restrictions along E Rees Street and seconded by Michael Huber, and the motion was **Passed**.

Ayes: Godfrey, Sr., Griessmeyer, Huber, Klemp, Venhuizen, Wagner, Williams

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

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

Title: Ordinance No. 3805

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

Initiator:

Recommendation: Advisory Parking & Traffic Board Recommendation: **Deny**

ATTACHMENTS:

File Name

[Ordinance 3805 Chapter 630 Arndt Street West North side.pdf](#)

[APTB W Arndt Parking Restrictions Memo - November 2024.pdf](#)

[West-Arndt-St.pdf](#)

[Copy of West-Arndt-St-List.pdf](#)

[AP T 11-21-24 Deny To Add Parking Restrictions Along W Arndt St.pdf](#)

ORDINANCE NO. 3805

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

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

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

Add Thereto:

<i>Name of Street</i>	<i>Sides</i>	<i>Location</i>
Arndt Street, West	North	North Side from the west bank of the Fond du Lac River west 645 feet

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

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

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

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

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed DSM

CITY OF FOND DU LAC - Memorandum

Engineering and Traffic Division

Date: November 21, 2024

To: Advisory Parking and Traffic Board

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

Re: Request to add parking restrictions along W Arndt Street

This memo and Exhibit “A” covers agenda item listed as “A” for the Advisory Parking & Traffic Board’s November 21, 2024 meeting:

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

Location: Arndt Street, West, North Side from the west bank of the Fond du Lac River west 645 feet.

This request was made at the Advisory Parking & Traffic Board (APTB) Meeting on October 17, 2024 and by written request of Mr. Jeff Schabel. Mr. Schabel has requested that the additional parking restrictions along W. Arndt Street to be added from the west bank of the Fond du Lac River. Mr. Schabel indicated at the October 2024 meeting of the APTB that the restrictions would help reduce the number of incidents of metal on the street puncturing tires.

The Engineering and Traffic Division has reviewed the request and does not support the addition of the parking restrictions along W. Arndt Street.

PROPOSED
NO PARKING ZONE
630-39, SCHEDULE E

W Cotton Street

W Arndt St

N Hickory St

Walnut St

Chestnut St

Lincoln Avenue

Satterlee St

W Johnson Street



ADVISORY PARKING & TRAFFIC BOARD
PROPOSED PARKING RESTRICTIONS
W ARNDT STREET

EXHIBIT 'A'

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



W Arndt Street Mailing List

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-10-23-519-00	275 N HICKORY ST	275 N HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-518-00	385 W ARNDT ST	385 W ARNDT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-517-00	381 W ARNDT ST	385 W ARNDT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-516-00	371 W ARNDT ST	240 W ARNDT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-515-00	361 W ARNDT ST	240 W ARNDT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-514-00	0 W ARNDT ST	240 W ARNDT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-513-00	351 W ARNDT ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-10-23-503-00	331 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-502-01	321 W ARNDT ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-10-23-560-00	262 N LINCOLN AVE	262 N LINCOLN AVE	FOND DU LAC	WI	54935
FDL-15-17-10-23-561-00	260 N LINCOLN AVE	249 CHESTNUT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-562-00	248 N LINCOLN AVE	248 N LINCOLN AVE	FOND DU LAC	WI	54935
FDL-15-17-10-23-563-00	242 N LINCOLN AVE	242 N LINCOLN AVE	FOND DU LAC	WI	54935
FDL-15-17-10-23-564-00	236 N LINCOLN AVE	236 N LINCOLN AVE	FOND DU LAC	WI	54936
FDL-15-17-10-23-583-01	259 N LINCOLN AVE	N8828 GLADSTONE BEACH RD	FOND DU LAC	WI	54935
FDL-15-17-10-23-582-00	257 N LINCOLN AVE	1220 HASSELL RD	HOFFMAN ESTATES	IL	60169
FDL-15-17-10-23-581-00	249 N LINCOLN AVE	200 E IRVING PARK RD	ROSELLE	IL	60172
FDL-15-17-10-23-580-00	241 N LINCOLN AVE	750 BRAGG ST	FOND DU LAC	WI	54936
FDL-15-17-10-23-579-00	233 N LINCOLN AVE	233 N LINCOLN AVE	FOND DU LAC	WI	54936
FDL-15-17-10-23-500-01	240 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-501-01	0 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-501-00	285 W ARNDT ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-10-23-592-00	270 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-584-01	290 W ARNDT ST	PO BOX 1138	FOND DU LAC	WI	54936
FDL-15-17-10-23-585-00	244 SATTERLEE ST	234 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-586-00	242 SATTERLEE ST	242 SATTERLEE ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-559-00	350 W ARNDT ST	432 N HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-558-00	249 CHESTNUT ST	249 CHESTNUT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-557-00	245 CHESTNUT ST	245 CHESTNUT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-556-00	241 CHESTNUT ST	241 CHESTNUT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-555-00	239 CHESTNUT ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-10-23-535-00	260 CHESTNUT ST	W4944 EMERY LN	FOND DU LAC	WI	54937
FDL-15-17-10-23-536-00	248 CHESTNUT ST	381 SALEM AVE	FOND DU LAC	WI	54935

W Arndt Street Mailing List

FDL-15-17-10-23-537-00	244 CHESTNUT ST	244 CHESTNUT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-538-00	242 CHESTNUT ST	672 HAMPTON AVE	FOND DU LAC	WI	54935
FDL-15-17-10-23-534-00	380 W ARNDT ST	248 N HICKORY ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-533-00	241 WALNUT ST	241 WALNUT ST	FOND DU LAC	WI	54935
FDL-15-17-10-23-532-00	237 WALNUT ST	1402 S 37TH ST	MANITOWOC	WI	54220
FDL-15-17-10-23-521-00	241 N HICKORY ST	253 N HICKORY ST	FOND DU LAC	WI	54936
FDL-15-17-10-23-520-00	257 N HICKORY ST	253 N HICKORY ST	FOND DU LAC	WI	54936

ADVISORY PARKING AND TRAFFIC BOARD MINUTES

160 S Macy Street Fond du Lac, Wisconsin

Meeting Room A

November 21, 2024 1:30 PM

ROLL CALL

Attendance

Present

- Antonio Godfrey
- Gary Griessmeyer
- Michael Huber
- Andrew Klemp
- Joe Venhuizen
- Renee Wagner
- John Williams

Declaration Quorum Present

Chairperson Williams declared a quorum present.

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

ACTIONS

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

Location: Arndt Street, West, North Side from the west bank of the Fond du Lac River west 645 feet.

A Motion was made by Michael Huber to recommend denial to City Council to add parking restrictions along W Arndt Street and seconded by Antonio Godfrey, Sr., and the motion was **Passed.**

Ayes: Godfrey, Sr., Huber, Klemp, Venhuizen, Wagner, Williams

Abstain: Griessmeyer

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

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

Title: Ordinance No. 3806

Subject: An Ordinance Rezoning 659 East 2nd Street (FDL-15-17-14-11-007-00) From R-1 (Single Family Residential District) To R-4 (Multifamily Residential District)
Introduction: Community Development Director

Initiator:

Recommendation:

ATTACHMENTS:

File Name

[3806 Ord Rezone 2nd Street Ordinance.pdf](#)

[PC Memo Rezone - 2nd Street.pdf](#)

[659 E Second St - Rezoning Application redacted.pdf](#)

[PH Notice Rezone 2nd Street.pdf](#)

[12-9-24 Plan Commission Excerpt Rezone 659 E 2nd St.pdf](#)

ORDINANCE NO. 3806

**AN ORDINANCE REZONING 659 EAST 2nd STREET
(FDL-15-17-14-11-007-00) FROM R-1 (SINGLE FAMILY RESIDENTIAL
DISTRICT) TO R-4 (MULTIFAMILY RESIDENTIAL DISTRICT)**

WHEREAS, Luke Bufton has requested that the parcel of land identified as 659 East 2nd Street (FDL-15-17-14-11-007-00) be rezoned from R-1 District (Single Family Residential) to R-4 District (Multifamily Residential); and

WHEREAS, the rezoning will reflect the residential use of the property for not to exceed two dwelling units, consistent with the adjoining R-4 District uses and consistent with the 2040 Comprehensive Plan for future land; and

WHEREAS, the City Plan Commission recommended approval of the change to the official zoning map.

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

Section 1. Chapter 720, CITY ZONING, Section 720-8., **Zoning Map; district boundaries.**, of the Code of the City of Fond du Lac is hereby amended by rezoning the following parcel of land in the City of Fond du Lac from R-1 (Single Family Residential District) to R-4 (Multifamily Residential District):

FDL-15-17-14-11-007-00 (659 E 2nd Street) as shown on the attached Exhibit A incorporated herein by reference.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication as provided by law.

ADOPTED:

Tiffany Brault, President
Fond du Lac City Council

Attest:

City Attorney:

Margaret Hefter, City Clerk

Reviewed DSM

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: November 27, 2024

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Rezoning – 659 E 2nd Street (FDL-15-17-14-11-007-00)

Initiator: Luke Bufton

Request: Rezone property from R-1 (Single Family District) to R-4 (Multifamily Residential District)

Zoning: Site: R-1 (Single Family Residential District)
North: R-1
South: R-4 (Multifamily Residential District)
East: R-4
West: R-1

Land Use: Site: Vacant Lot
North: Marian Buildings/Residential
South: Residential/Apartments
East: Marian University
West: Residential

Analysis

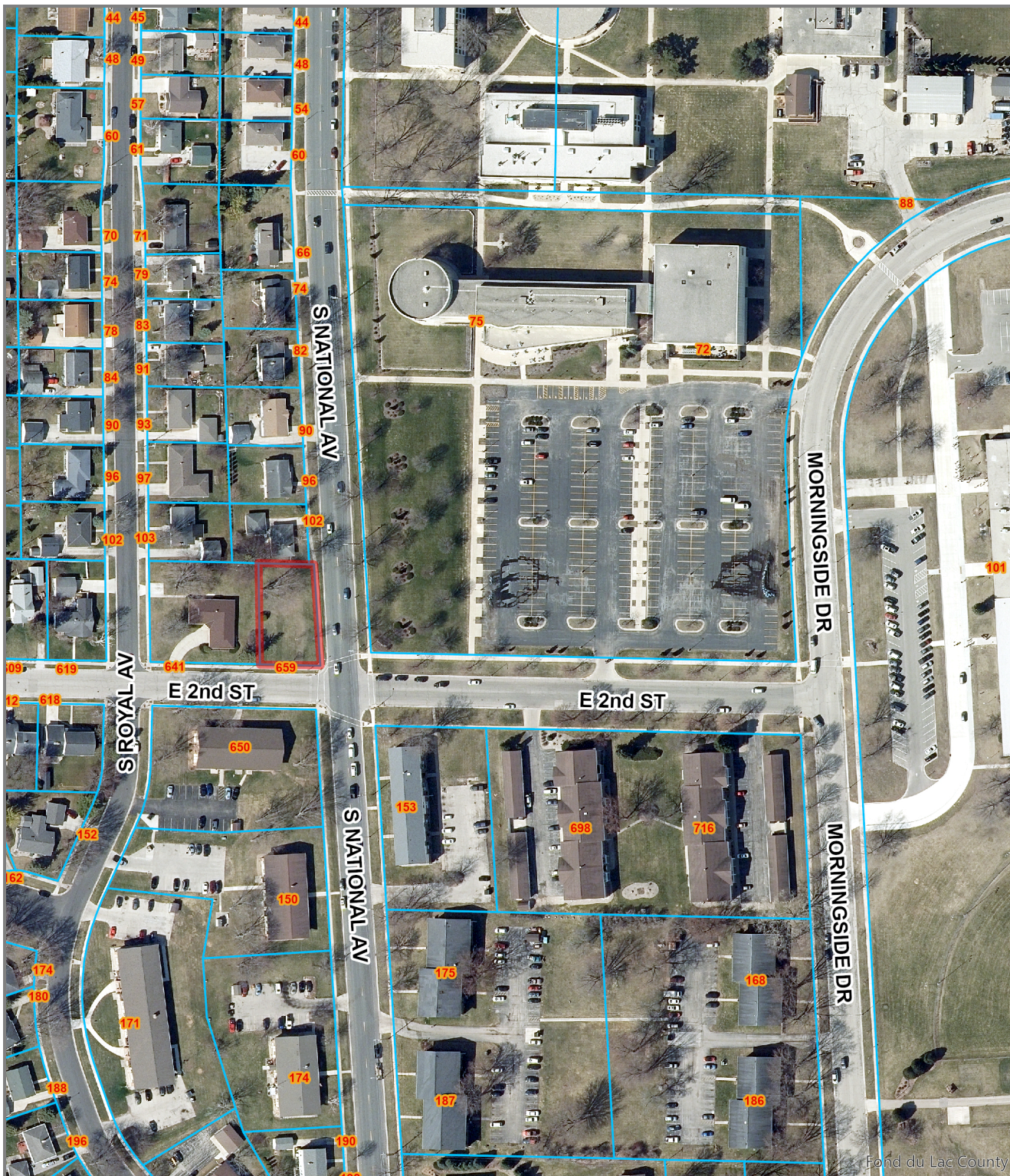
The subject property is located at 659 E 2nd Street which is located on the north side of East 2nd street, west of National Avenue. The property is zoned R-1 (Single Family Residential District); a change of zoning to R-4 (Multifamily Residential District) is proposed. The site is a 0.26 acre vacant lot. The request to rezone to R-4 is consistent with the adjoining land use and the 2040 Comprehensive Plan.

The proposed rezoning would extend the area of existing R-4 District to the subject site. The size of the lot will determine the number of units that can be constructed on the site. While R-4 District references multifamily and creates the image of apartments, the maximum number of units that could be created is two units (duplex or townhome). Approval of the proposed rezoning would not create a negative effect or harm to any adjacent or nearby property.

Recommendation

Community Development staff advises the Plan Commission recommend to the City Council rezoning of parcel at 659 E 2nd Street (FDL-15-17-14-11-007-00) from R-1 (Single Family residential District) to R-4 (Multifamily Residential District).

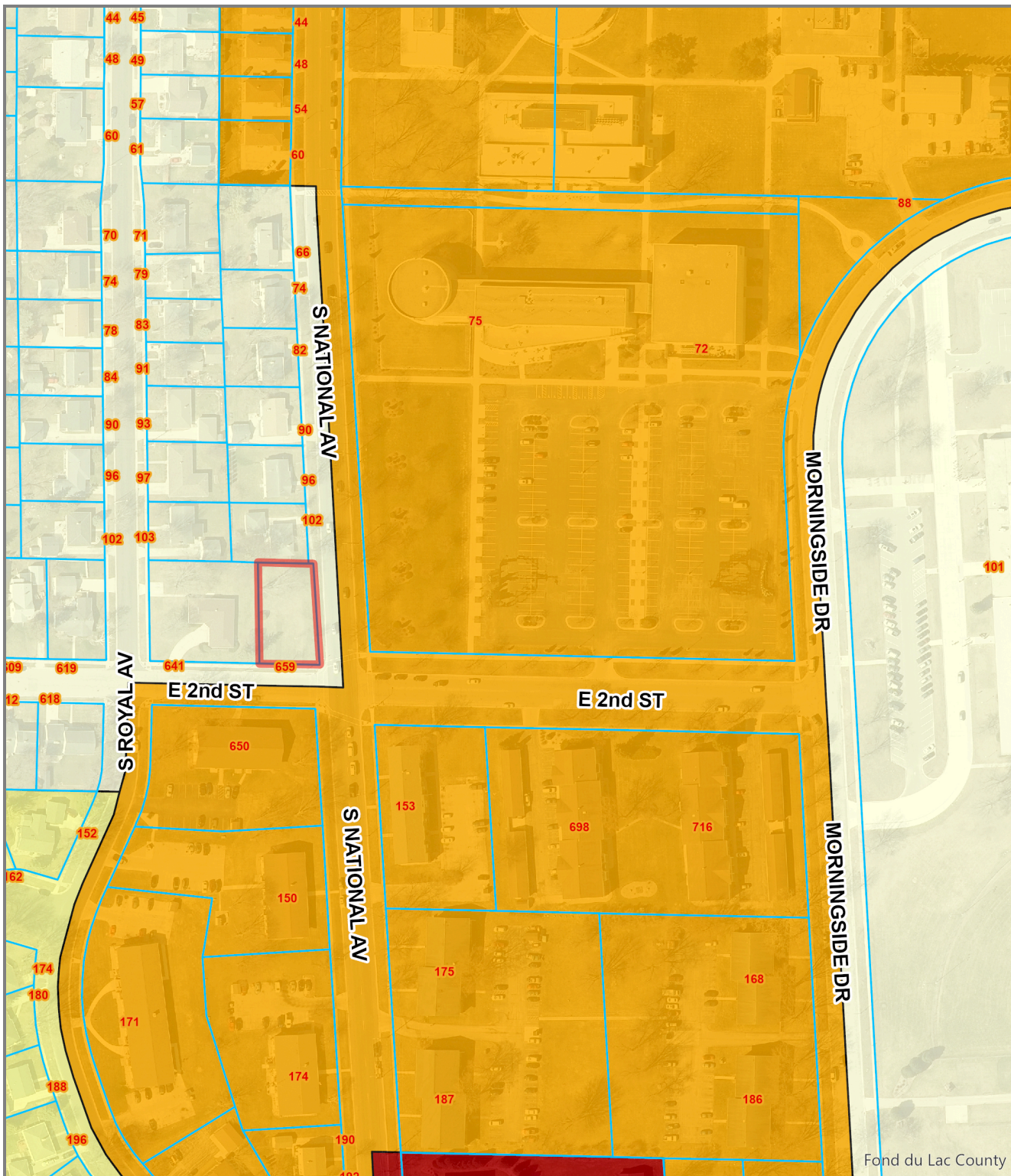
Aerial - 659 E 2nd Street



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 200 feet
11/27/2024

Zoning - 659 E 2nd Street



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 200 feet
11/27/2024



City of Fond du Lac

REZONING

Application

PROPERTY LOCATION: 659 E. Second St.

Tax Key Number: FDL-15-17-14-11-007-00

Project Applicant			
Name <u>Mike Button</u>			
Mailing Address <u>190 E. Second St.</u>	City <u>Fond du Lac</u>	State <u>Wisconsin</u>	ZIP Code <u>54935</u>
Email Address [REDACTED]	Phone Number [REDACTED]		
Landowner (Complete this information if the project applicant is not the property owner.)			
Name			
Mailing Address	City	State	ZIP Code
Email Address	Phone Number		
Landowner Certification			
If the person requesting the rezoning is not the owner of the property affected by the proposal, the consent of the landowner is necessary. Refer to the LANDOWNER AUTHORIZATION form included with the rezoning application packet.			

Existing Property Zoning Classification: R-1 Single family

Proposed Zoning Classification: R-4 Multifamily

Description of present use of property: Vacant lot of land

Purpose of rezoning. Description of proposed use of property and/or proposed site development:

Rezone to R-4 (Multi-family) to build a duplex
on the vacant lot of land

Time schedule for use and/or development of the property: Build within 2 years of rezoning

PROJECT APPLICANT SIGNATURE

IMAGE – LOOKING SOUTH



IMAGE – LOOKING NORTH



VICINITY MAP

5:57 AM Wed Nov 13 AA gisweb.fdlco.wi.gov 62%

GIS Mapping | Fond du Lac County Fond du Lac Maps

Search Map Themes Select Info Web Maps Print

Search Results (2 total) More Clear

Show results for:

Parcels (1)

PIN	FDL-15-17-14-11-007-00
OwnerNames	MARIAN UNIVERSITY INC
MailingAddress1	45 S NATIONAL AVE
MailingAddress2	
MailingCity	FOND DU LAC
MailingState	WI
MailingZip	54935
Street_address	659 E 2ND ST
MunicipalityCode	20226
Municipality	CITY OF FOND DU LAC
PLSSLocation	NE-NE, Sec. 14, T15N, R17E
Acres	0.26
LegalDescription	Refer to the source document for actual legal description. MCWILLIAMS AND HALLS ADDN OF OUTLOTS: BEG AT NW COR OF E 2ND ST AND NATIONAL AVE, TH W ALG N LI OF E 2ND ST 83.60FT, TH N 140.02FT, TH E 76.86FT, TH S 140FT TO POB
TaxParcelID	121928

Fond du Lac County 0 100 ft Powered by Esri

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 p.m. on December 9, 2024, in Meeting Room A of the City-County Government Center, 160 South Macy Street, at the request of Luke Bufton to rezone land from R-1 (Single Family Residential District) to R-4 (Multifamily Residential District).

The land to be rezoned consists of an existing 0.26 acre vacant lot at 659 E 2nd Street (Parcel Number: FDL-15-17-14-11-007-00).

The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov.

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. For further information you are invited to contact the Community Development Department at (920) 322-3440. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 21st day of November, 2024

MARGARET HEFTER
City Clerk

Published: November 27th, 2024 and December 1st, 2024

**Rezone
659 E 2nd Street**

PIN	Street_address	MailingAddress1	MailingAddress2	MailingCity	MailingState	MailingZip
FDL-15-17-14-11-009-00	103 S ROYAL AVE	103 S ROYAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-007-00	659 E 2ND ST	190 E 2ND ST		FOND DU LAC	WI	54935
FDL-15-17-14-11-022-00	102 S ROYAL AVE	102 S ROYAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-011-00	93 S ROYAL AVE	93 S ROYAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-076-00	650 E 2ND ST	333 BISHOPS WAY STE 160		BROOKFIELD	WI	53005
FDL-15-17-14-11-075-00	618 E 2ND ST	618 E 2ND ST		FOND DU LAC	WI	54935
FDL-15-17-14-11-004-00	90 S NATIONAL AVE	90 S NATIONAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-024-00	609 E 2ND ST	609 E 2ND ST		FOND DU LAC	WI	54935
FDL-15-17-14-11-005-00	96 S NATIONAL AVE	45 S NATIONAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-006-00	102 S NATIONAL AVE	ATTN: BUSINESS OFFICE	45 S NATIONAL AVE	FOND DU LAC	WI	54935
FDL-15-17-12-33-553-00	75 S NATIONAL AVE	45 S NATIONAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-020-00	90 S ROYAL AVE	90 S ROYAL AVE		FOND DU LAC	WI	54935
FDL-15-17-13-22-253-00	153 S NATIONAL AVE	PO BOX 404		PARDEEVILLE	WI	53954
FDL-15-17-14-11-080-00	152 S ROYAL AVE	152 S ROYAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-008-00	641 E 2ND ST	641 E 2ND ST		FOND DU LAC	WI	54935
FDL-15-17-14-11-023-00	619 E 2ND ST	619 E 2ND ST		FOND DU LAC	WI	54935
FDL-15-17-14-11-021-00	96 S ROYAL AVE	96 S ROYAL AVE		FOND DU LAC	WI	54935
FDL-15-17-13-22-252-00	698 E 2ND ST	333 BISHOPS WAY #160		BROOKFIELD	WI	53005
FDL-15-17-14-11-003-00	82 S NATIONAL AVE	82 S NATIONAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-010-00	97 S ROYAL AVE	97 S ROYAL AVE		FOND DU LAC	WI	54935
FDL-15-17-14-11-077-00	150 S NATIONAL AVE	333 BISHOPS WAY #160		BROOKFIELD	WI	53005
FDL-15-17-14-11-012-00	91 S ROYAL AVE	91 S ROYAL AVE		FOND DU LAC	WI	54935

CITY COUNCIL MEETING AGENDA
CITY OF FOND DU LAC, WISCONSIN

Title: City Year In Review
Subject: Presented By: City Manager
Initiator:
Recommendation:

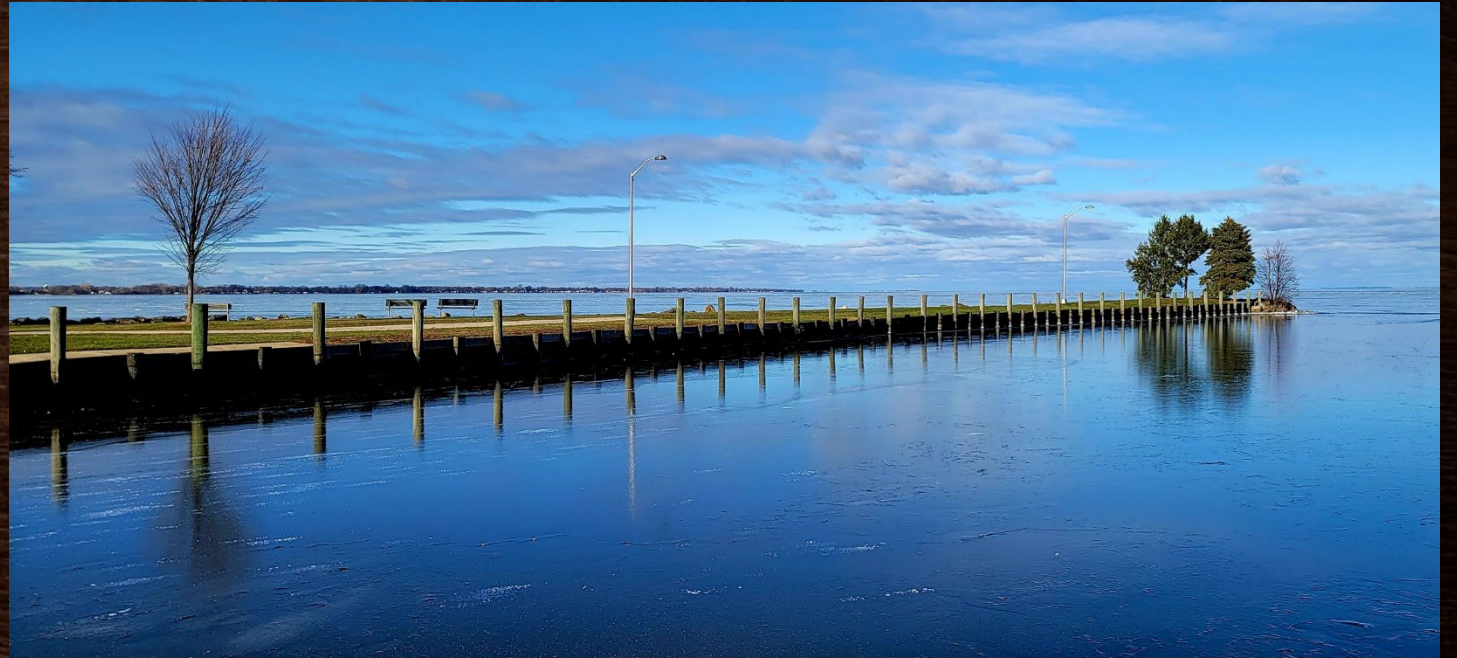
ATTACHMENTS:

File Name

[2024 City Presentation to City Council \(DEC24\).pdf](#)

Fond du Lac

Joe Moore, City Manager



The Leadership Team



**Jon Mark
Bolthouse**

Library



**Deb
Hoffmann**

**City Attorney &
Human
Resources**



**Kat
Duveneck**

**Information
Technology**



**Tricia
Davi**

**Finance &
Administration**



**Dyann
Benson**

**Community
Development**



**Paul
De Vries**

Public Works



**Aaron
Goldstein**

Police



**Erick
Gerritson**

Fire Rescue

Indicators – As We End the Year

- Highest equalized value of real estate in city's history: increase of 5%
- Net new construction over \$67.5 million: increase of 1.61%
- TID Increment value of \$46.3 million in active TIDs: increase of 24%
- Equalized value tax rate decrease of 1.6%
- Labor agreements in place with Fire, Police and Transit
- Fully obligated our entire ARPA allotment of \$13.8m by the deadline. We met our ARPA goal of focusing on one-time projects that enhanced our mission and services
 - Undertook over 40 projects to enhance our community and protect and upgrade our infrastructure.
- Unemployment rate <3%

Strategic Considerations

Strategic Priorities

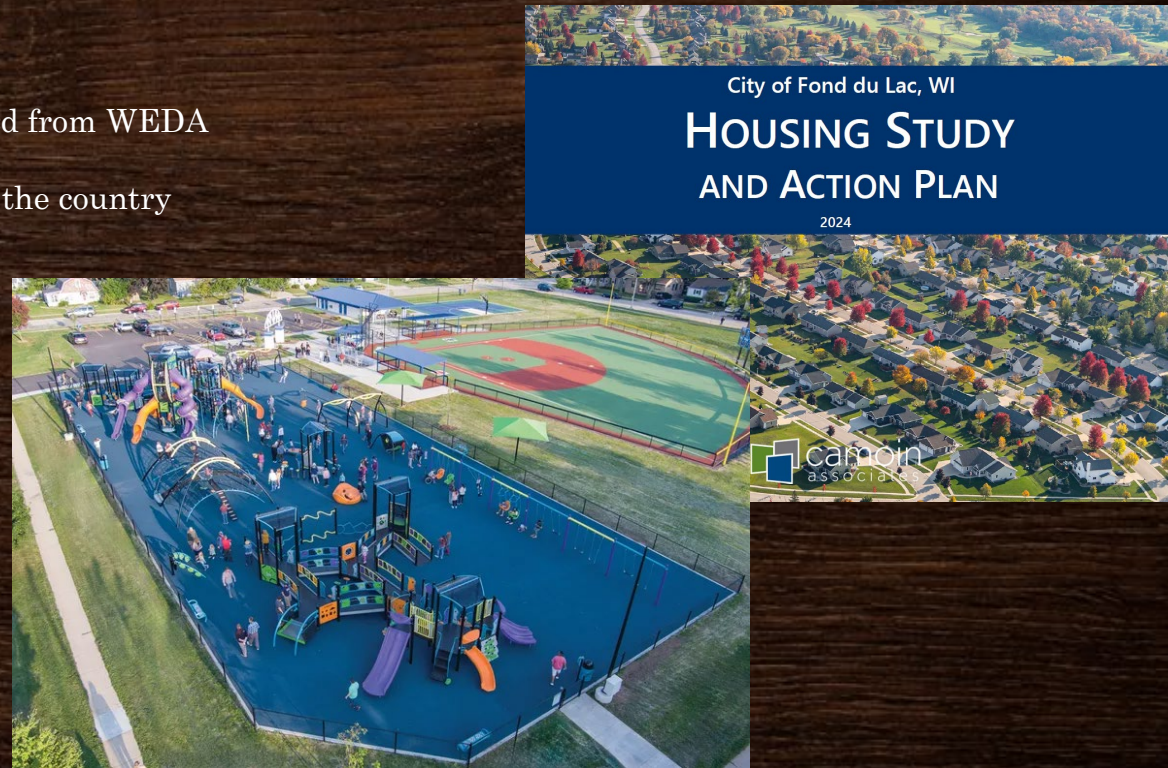
For our city to grow, we must compete successfully with other Wisconsin municipalities.

Without growth our labor force will stagnate. We set the conditions for growth by:

1. **Maximizing public safety**; realized by an essential and uninterrupted array of municipal services for the people of our community:
 - a. Providing safe drinking water
 - b. Delivering rescue and advanced life support via our ambulance service
 - c. Protecting people by enforcing the law
 - d. Treating wastewater in order to safely discharge it into Lake Winnebago
 - e. Protecting life and property via our fire service
2. **Expanding prosperity** through community and economic development with these areas of emphasis:
 - a. Expanding the variety and quantity of residential development so people have the options they want at a price they can afford
 - b. Facilitating creation and adaptation of commercial and retail activities that consumers want
3. **Providing superior infrastructure and recreational assets** like parks and trails by making improvements in what we have and adding more

Operational Excellence in Support of Priorities

- Comprehensive Outdoor Recreation Plan
- Housing Study & Strategic Plan
- Brooke Street Lofts Community and Economic Development Award from WEDA
- PRB magazine named Plamore Park the Best New Playground in the country
- Certificate of Achievement for Excellence in Financial Reporting
- Accredited Police Department & Fire/Rescue Department
- ISO Rating 1
- 5 Year Transit Development Plan
- Completed Microtransit Pilot Study
- 250% increase in social media interactions
- Water Utility had no detects when testing for PFAS
- Conducted a Community Driven Strategic Plan to inform operations and investments in Fire Rescue for the next five years
- Balanced budget with a minimal use of fund balance
- High quality administration of the presidential election
- State Certificate of Excellence for the WTRRF Wastewater Surveillance Program



Strategic Priority – Superior Recreation Assets

- Russell Park Playground
- LSP Islands' Bridge
- FDL River Pedestrian Bridge & Trails
- LSP Peninsula Gazebo
- LSP Playground
- LSP-West Entrance Road
- Hamilton Park Shelter w/bathrooms
- McDermott Park Landscaping Upgrades
- McDermott Park Synthetic Ice Rink
- Buttermilk Creek Park Playground
- Buttermilk Creek Park Amphitheater Lighting
- McKinley Park Playground
- Fairgrounds Pool Slide Renovations



Strategic Priority – Expanding Prosperity



Highlights from the Year

Highlights

- Significantly upgraded our existing IT network as well as the development of new infrastructure funded by ARPA
- Initiated the ERP Solution (enterprise resource planning) : this project is not just an upgrade; it's a strategic investment in our organization's future business processes, including finance, purchasing, HR, and payroll
- Demolished 60 Forest Avenue – to eliminate blight and initiate activity for the Riverfront Vision
- On-boarded staff through Paramedic support – leaving only one vacancy
- Hired ten new Police Officers – leaving only two vacancies
- Placed into service a new Haz-Mat Truck and trailer – made possible due to saving over 10 years of County and State funds
- Completed 65 storm sewer repairs and 27 sanitary sewer repairs along with cleaning out all our Stormwater Pump Stations
- Replaced 39 pieces of equipment lost in the Parks Building fire and prepared them for service.

Highlights

- Completed ITS and AV upgrades to the classrooms of all the fire stations
- Replaced the original overhead doors at FS1 with high speed doors, saving response time and energy efficiency
- Completed Phase 2 of the PD remodel and renovation
- Created new domestic violence intervention program led by a full-time police specialist
- Implemented intelligence-led policing model and redefined leadership in neighborhoods
- Successfully moved the Buechel library branch to a new location
- Will welcome 262,000 community members to the library in 2024, a 12% increase from 2023
- Our Design Lab program brought STEAM education workshops to over 400 third - fifth graders in Fond du Lac
- ARPA funds brought many impactful changes to the library including new furniture, technology in the form of new self checkouts, and the publication of a local history book.

Highlights

- Completed over 2000 maintenance and repair work orders for all City Department vehicles and equipment.
- Completed LED lighting conversion project at the Library saving a significant amount of electricity.
- Completed construction of new storm water pond on Pioneer Road
- Completed reconstruction of Pioneer Road in conjunction with WisDOT and the County. Pedestrian and bicycle trails were added, which has greatly improved the safety along this corridor.
- Completed four additional utility and street reconstruction projects by the use of ARPA funds, in addition to our annual Clearwater utility and street reconstruction projects.
- Construction of the new Lincoln & Thomas Storm Pump Station that will improve the surrounding neighborhood drainage systems.
- Completed Martin Water Tower cathodic protection and repainting



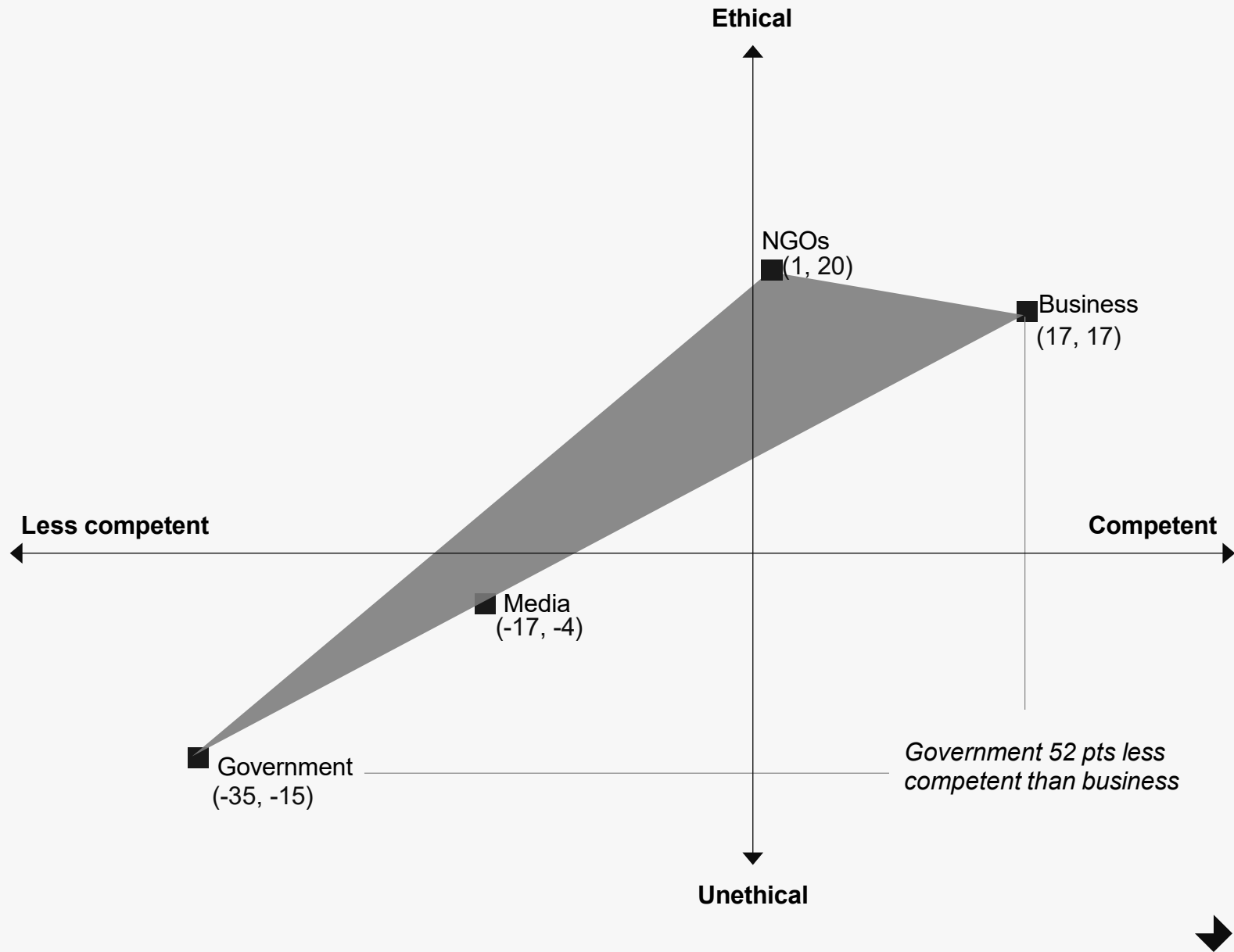
Challenges

- Tight labor market
- Housing – Growth, recruitment, and attraction
- Drug abuse leading to hospitalization or death
- Public Safety Labor Negotiations
- Potential effects if Act 10 is permanently repealed
- Homelessness
- Child Care Availability and Affordability
- Communicating effectively about the revaluation

Institutions Out of Balance: Government Seen as Far Less Competent and Ethical than Business

(Competence score, net ethical score)


GLOBAL 25 Excludes China, S. Korea, Thailand



2024 Edelman Trust Barometer. The ethical scores are averages of nets based on [INS]_PER_DIM/1-4. Media and NGOs were only asked of half the sample. The competence score is a net based on TRU_3D_[INS]/1. Media and NGOs were only asked of half the sample. General population, 25-mkt avg. Data not collected in China and Thailand; Due to a translation inconsistency in S. Korea, it has been excluded from this analysis. For full details regarding how this data was calculated and plotted, please see the Technical Appendix.

Establishment Leaders Not Trusted to Tell Us the Truth

Percent who worry

GLOBAL 28  Significant change



Government leaders



Business leaders



Journalists and reporters

are **purposely trying to mislead people** by saying things they know are false or gross exaggerations

2024 Edelman Trust Barometer. POP_EMO. Some people say they worry about many things while others say they have few concerns. We are interested in what you worry about. Specifically, how much do you worry about each of the following? 9-point scale; top 4 box, worry. General population, 28-mkt avg. Attributes asked of half the sample. Year-over-year changes were tested for significance using a t-test set at the 99%+ confidence level.



What We Will Do Today – Municipal Services

- Purify 5,000,000 gallons of water for consumption
- Respond to 18-20 fire or ambulance calls
- Respond to 150 police calls
- Treat 5,500,000 gallons of waste water before pumping it into Lake Winnebago
- Pick-up 4,500 trash and recycling bins
- Welcome 600 people to the library

QUESTIONS