



Town of Fond du Lac Planning Commission Meeting

Date	Tuesday, March 18th, 2025
Location	Town Hall W5990 Pioneer Road
Time	6:00 PM
Meeting Materials	Meeting Materials Link (Google Drive Folder)
Note	Town board members may be in attendance for information-gathering purposes but will not take any action. Interested parties are encouraged to attend. All plan commission decisions are recommendations; the town board makes the final decision based on the recommendation.
Members	Jess Allender, Mike Guilfoile, Scott Roltgen, Herb Keding, Lisa McArthur

Minutes

Last updated 3/18/25

1. Call to order and notice of open hearing at
2. Approval of [minutes](#) from the previous meeting.
 - a. Note: in relation to item 4b, Jess made a [Sign Requirements by Zone](#) document.
 - b. Motion by to approve by Herb Keding, second by Scott Roltgen, carries 5-0
3. Review of rezoning request by Justin and Dana Schaller.
 - a. Rezone from residential to C-2 zoning to use property for occasional parking of trucks.
 - b. Links to [GIS property info](#), [rezoning application](#), and [zoning cheat sheet](#)
 - c. Driveway off Miranda way to park semi trailers. Live in Kiel, used to park at Quality Truck but they needed their space for the addition.
 - d. Herb Keding mentioned they would need verification from DNR as a condition and that there is a 75 feet from drainage area. Scott Roltgen added that future developments would likely require some kind of a buffer. Dave Washkoviak suggested CSM to divide the property to keep the northern part residential.
 - e. Motion to table by Herb Keding until they hear from the DNR about shoreline zoning and then consider a concept plan and splitting the property. Second by Scott Roltgen. Carries, 5-0.
4. Discuss repurpose of the Badgerland FCS building on CTH D.
 - a. Potential buyer (Chad Zimmerman) has zoning questions regarding repurposing the building as a church, community ministry center, coffee shop, and/or office space. Also questions about the CSM situation given the existing property line divides the building.
 - b. Links to [GIS property info](#) and [zoning cheat sheet](#)
 - c. The property is currently C2, which would be sufficient for the church. They would need a special exception for a coffee shop. Herb Keding asked questions about the square

footage. 18k feet, and about 70% would be for the church. The west side of the building (the remaining 30%) would have the coffee shop/office space. Would be open Monday-Saturday 7 am to 2 pm. The planning commission sees no issues with this at this time. They will come back with a special exception application.

5. Discussion and action on special exception request by Small Town EV for signs and a billboard at N6296 Rolling Meadows Drive.
 - a. Special exception is requesting a second sign on their building and a billboard.
 - b. Links to [GIS property info](#), [proposed signage](#), [special exception application](#), [sign requirements cheat sheet](#), and the [signs ordinance](#)
 - c. Want two signs on the building because you can only see one from each direction.
 - d. Allie (Creative Sign Company) representing Small Town EV.
 - e. Motion to recommend granting the special exception with the condition that the billboard is taken down if the lease ends by Herb Keding, second by Lisa McArthur, carries 5-0.
6. Adjournment at 6:54 pm.