



Town of Fond du Lac Planning Commission Meeting

Date	Tuesday, May 20th, 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 7/10/25

1. Call to order and notice of open hearing at 6:00 pm.
2. Approval of [minutes](#) from the previous meeting, motion by MG, second by LM, carries 5-0
3. Review of sign for Johnson Street LLC/Evan Argall at N6670 Rolling Meadows Drive ([GIS](#)).
 - a. Property owner also owns behind Culver's/Arby's. They want to put up a sign advertising a new online autoparts shipping service that uses GetPart to get information about different car parts. Sign 1 in the diagram is to identify the property as being there is. Signs 2-5 would be more like billboards to explain the service. Sign one is okay, but we need more information for signs 2-5.
 - b. Property owner can put up sign one so long as it is compliant with the existing ordinances (i.e., 25 sq ft max, cannot be within 10 ft of any lot line, and cannot move, flash, or blink).
 - c. Motion to table signs 2-5 by Jess Allendar, second by Mike Guilfoile, carries 5-0. **He will come back June 17th with more information about signs 2 to 5.**
4. Review of preliminary plat for Fondy Investments, LLC for Prairieview Estates 2 ([GIS](#)) on Forest Ave between Townline and Esterbrook.
 - a. Eric Otte reviews the plan. Concept plan presented last year. This preliminary plat is very similar to the concept plan. There are four more lots than on the original concept plan. All the lots meet the minimum size requirements. [All required documents are submitted.](#)
 - b. Drain tiles are proposed to help with drainage concerns expressed by residents in prior meetings. They will allow water to flow to the west to the ditch on Forest Ave. Scott Roltgen asked a question about drainage (p. 15) and Eric Otte explained they're regrading

the area. There is also a new pump that will take the water west to the river (Jeff Montsma).

- c. Eric Otte explained that all the water loops around and there are no dead ends. There's also a drainage pond.
 - d. Received exemption for wetlands area on Forest. Plans submitted to WI DNR for stormwater. Also submitted to city and V. NFDL for water.
 - e. Next step is the final plat. The owner is hoping to start in the Fall.
 - f. Single family homes, possibly duplexes. 35 lots, another 70 cars on Forest Ave.
 - g. Scott Roltgen noted that the pond goes into proposed lots. The east end of the pond is an outlot. Unclear how the lots with pond will work/who will be responsible for it.
 - h. The entrance comes off of Forest and Cobblestone Dr. would be extended. Discussion of a possible road from Cobblestone Dr. to Streblow Dr. Developer likely would not be opposed, but getting state approval for it.
 - i. Aron Kuhls noted that the creek is an issue because it doesn't drain as well as expected on paper.
 - j. A question was asked about who maintains the creek, and Eric Otte said that private owners or the property owners on either side could get a dredging permit.
 - k. The homeowners maintain the underground drainage. There would be cleanouts to flush them out if they plugged. This would be in the long term maintenance agreement.
 - l. Motion to recommend the Town Board approve the preliminary plan, with the condition that the drainage on the south side of the property is reviewed and explained in the Town Board meeting, by Herb Kedinger, second by Mike Guilfoile, carries 5-0. **To be on next planning commission agenda.**
5. Discussion on plans for Kienbaum/ American Auto site ([GIS](#)). W6811 County Road 000.
 - a. Discussion regarding tearing down a house, building a house on the property, combining the lots, rezoning, etc. Appears to be zoned General Agriculture. Not in the city growth area.
 - b. Next steps are to get an engineer to see what would need to happen in terms of stormwater, drainage, etc.
 6. Adjournment at 6:56 pm.