



Town of Fond du Lac Planning Commission Meeting

Date	Tuesday, November 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 11/18/25

1. Call to order. Roll call. Called to order at 6:01 pm.
2. Approval of minutes from previous meetings.
 - a. Motion to approve by Mike Guilfoile, second by Scott Roltgen, carries 5-0.
3. Review and make recommendations on CSM for Redeemer Church and School on the corner of Forest Avenue and Esterbrook Road.
 - a. They are combining lots. Motion to approve by Herb Keding, second by Scott Roltgen, carries 5-0.
4. Discussion and recommendations for updates to the sign ordinance.
 - a. Motion by Scott Roltgen and second by Mike Guilfoile to recommend the Town Board adopt the updated sign ordinance. [The full, updated, and agreed upon ordinance lives here \(https://docs.google.com/document/d/1H26_qH3ur01Ln324AaYFzEX1Cq6_eUay/edit?usp=sharing&oid=107418608826120413643&rtpof=true&sd=true\)](https://docs.google.com/document/d/1H26_qH3ur01Ln324AaYFzEX1Cq6_eUay/edit?usp=sharing&oid=107418608826120413643&rtpof=true&sd=true) .

Allowed Signs	Special Exception Only	Prohibited Signs	Area	Height	Number
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Farmland Preservation & General Agricultural			25	8	1
Freestanding	Marquee	Roof			
Ground-Mounted	Scrolling Digital Electronic Messaging	Billboard			
Highway		Digital Billboard			
Integral					
Portable					
Temporary					
Window					
Government					
Rural, Medium, Low, and Residential			9	4	1
Freestanding	Government	Highway			
Ground-Mounted	Scrolling Digital Electronic Messaging	Marquee			
Integral		Roof			
Portable		Billboard			
Temporary		Digital Billboard			
Window					
Commercial-1			50	12	1
Freestanding	Scrolling Digital Electronic Messaging	Billboard			
Ground-Mounted	Government	Digital Billboard			
Highway					
Integral					
Marquee					
Portable					
Roof					
Temporary					
Window					
Commercial-2			70	20	1
Freestanding	Scrolling Digital Electronic Messaging	Billboard			
Ground-Mounted	Government	Digital Billboard			
Highway					
Integral					
Marquee					

Portable					
Roof					
Temporary					
Window					
Commercial-3			70	28	1
Freestanding	Scrolling Digital Electronic Messaging	Billboard			
Ground-Mounted	Government	Digital Billboard			
Highway					
Integral					
Marquee					
Portable					
Roof					
Temporary					
Window					
Industrial			90	28	1
Freestanding	Scrolling Digital Electronic Messaging	Billboard			
Ground-Mounted	Government	Digital Billboard			
Highway					
Integral					
Marquee					
Portable					
Roof					
Temporary					
Window					

5. Discussion and recommendations for front setbacks in RM zoning.
 - a. Considering reducing front setback from 40ft to 30ft. The typical setback in cities for these lots are 25 ft, so a minimum of a 40ft is quite restrictive. Idea that smaller lots should have smaller setbacks.
 - b. For example, on OOO, there are larger lots and on Lake Winnebago, the lots are smaller and can't build with the existing setbacks.
 - c. Agree that a single solution here isn't super plausible, so following the existing setbacks makes the most sense and if it needs to be less, a variance can be applied for following the existing process.

6. The planning commission recommends the town board adopt a minimum 10 foot rear setbacks for accessory structures in all residential zonings.
 - a. Motion by Scott Roltgen and second by Herb Keding, carries 5-0.
7. Ongoing
 - a. Patti to do public hearing for sign ordinance changes and for the setbacks in residential zoning.
 - b. WLA and the Town Board will be at the planning commission meeting on December 16th. They will have plans to Patti by the first week of December.
 - c. Adjournment at 7:28pm.