



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 Kedingen, Lisa McArthur

Minutes Last updated 12/16/25

1. Call to order. Roll call. Called to order at 6:01 pm.
2. Approval of [minutes](#) from previous meetings. Motion by Mike Guilfoile, second by Scott Guilfoile, carries 5-0.
 - a. Motion to approve
3. Review and take action on proposed plans for Winnebago Lutheran Academy. Included in the review are the proposed building plans, site plans and elevations.
 - a. [GIS](#)
 - b. [Plans](#)
 - c. Excel Engineering (see included [Excel agenda](#))
 - d. Property owner to the left of entryway.
 - e. 330 to 500 students and about 30 teachers/staff. They also have about 4 buses.
 - f. Total square footage 770,000 sq. ft and is about 80 acres.
 - g. Height is 35 feet.
 - h. Athletics and overflow athletic parking will be done in phases.
 - i. Implications on surrounding traffic: main access on highway 23. Depends on where they're coming from. There is a full right turn lane and a bypass lane. Also speed bumps and some curvature to prevent speed racers. No current plans to fence it. No speed limit

change. The DOT has told them the entries on 23 and 000 are okay informally and that they can officially apply for those necessary permits. A 55 mph speed limit does seem quite fast, but it does not seem like they will be able to reduce it unless they foresee an issue. Queueing during peak times and do we know what that is. Excel says the DOT has not required that and that everything here complies with DOT requirements. WLA plans to inform people to use both entrances and perhaps staggered starts. Other highschools in WI that have 55 mph speed limits include Kettle Moraine Lutheran.

- j. Stormwater system to the east flows north to 000. DNR requires safety shelf on retention pond. Possibly will add fountains to the front pond. South pond will be aerated and more aesthetically pleasing. Raising the ground 5-6 feet to have proper drainage.
 - k. Street lighting around the site, including up to 23. Timing for the lights- most to be turned off at night. They will have only downward lighting and keep the light on the property.
 - l. Signage - Monument sign on 23, a sign on the building, and possibly
 - m. Landscaping around south edge and entrances and will maintain sightlines.
 - n. Sewer and water to extend to WLA buildings and public utilities and sewer to extend to the western side of the property.
 - o. The planning commission recommends the town board motion by Herb Keding, second by Lisa McArthur, carries 4-0. (Scott Roltgen abstains)
 - p. Next steps
 - i. Public hearing will be on the next town board meeting on January 12th at 6 pm.
 - ii. Planning Commission Meeting on January 20th.
 - 1. WLA
 - a. Preliminary plan review (already have all materials).
 - b. CSM review to combine the two parcels.
 - c. Rezone the property to RM.
 - d. Update special exception for the combined property.
 - e. Special exception for signs.
 - 2. American Auto - Remodel/expansion
4. Adjournment at 7:13.