



Town of Fond du Lac Planning Commission Meeting

Date	Tuesday, April 28, 2026
Location	Town Hall W5990 Pioneer Road
Time	6:00 PM
Meeting Materials	Meeting Materials (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.
Notice	The Town of Fond du Lac Planning Commission will meet on Tuesday, April 28th at 6:00 pm in the Town Hall to discuss and recommend action on a CSM and three site and grading plans for WLA, Redeemer, and MJH Stump and Tree Service. For more info: https://townoffdl.com/agendas-minutes/
Members	Mike Guilfoile, Jess Allender, Scott Roltgen, Herb Keding, John Zorn

Minutes - DRAFT

1. Call to order at 6:02 pm. Roll call. Mike Guilfoile, Jess Allender, Scott Roltgen, Herb Keding, John Zorn present.
2. Approval of [minutes](#) from the previous meeting. Motion by Mike Guilfoile, second by Herb Keding, carries 5-0.
3. Review and recommend action on [Whealon CSM](#) (Parcels T09-15-17-99-LB-200-00 & 205-00; RM Zoning). CSM is to combine parcels to have one tax parcel number ([GIS](#)).
 - a. Combining two parcels into one so they don't need to build over a lot line. Question about the parcel numbers but Eric Otte says it's being fixed.
 - b. Herb Keding made the motion to recommend the Town Board approve the CSM, second by Scott Roltgen, carries 5-0. To be added to May 11 town board meeting.
4. Review and recommend action on [WLA's Site and Grading plans](#) (Parcels T09-15-17-07-06-002-00 & T09-15-17-07-08-007-00; north of HWY 23 and west of the Streblow apartments). Request is for plans for building the high school ([GIS](#)).
 - a. Grant from Excel discussed the general plans. Already did the concept plan, rezone, and CSM, and now we're on the site plan. DOT access permit included. FDL erosion and control and FAA applications still pending. All other applications good. Changed the



building a little to be more economical (no major changes), and parking spots are about 6 inches smaller. Hoping to start on June 1st with site construction to start the following spring. Utility work will also start, including water and sewer. Landscaping, lighting, and signage is still in progress. For landscaping, we went through generals but it will be through Stuart's landscaping. There will be a sign on the building and might do a monument sign down the road.

- b. A neighbor concerned about driveway placement and lights from cars shining into the house when they enter/exit the property. Requesting screening of some kind or to move the driveway slightly. WLA and Excel said they would investigate it. The Fire Chief asked about the depth of the pond. Dean is forwarding an email concerns. They don't know exactly but it's more than 20 feet. An extra 100 stalls in the East parking lot. The West parking lot will be expanded when the athletic fields are developed. It was noted that signage will be applied for at a later date.
 - c. Site plan reviewed per special exception criteria. Notes on site plan from JE Arthur in Folder.
 - d. Motion by Herb Keding to recommend the Town Board approve the site plan pending the receipt of the landscaping, lighting; pending the approval of the erosion and FAA applications; and any changes (if any) to the north driveway subject to county approval. Second by Mike Guilfoile, 4-0 (Scott Roltgen abstained).
 - i. To be added to May 11 agenda.
5. Review and recommend action on [Redeemer Church and School Site and Grading plans](#) (Parcels T09-15-17-07-16-006-00 and T09-15-17-07-13-008-00). Request is regarding the construction of a church and school ([GIS](#)).
- a. JE Arthur notes included in Folder. They have the special exception, they have the CSM, and it's all zoned RM. FAA application has been submitted. They're working on the water main service and correcting the other notes from JE Arthur.
 - b. Site plan reviewed per special exception criteria.
 - c. Herb Keding made a motion to recommend the Town Board approve the site plan with the conditions of the FAA application and the settling of the other notes from the JE Arthur's review. Second by John Zorn. Carries 4-0 (Scott Roltgen abstained).
6. Review and recommend action on [N7069 Luco Road Site and Grading plans](#) (Parcel: T09-15-17-99-RE-090-00). Request is regarding the construction of a commercial building ([GIS](#)).
- a. Site plan reviewed per 14-1-7-f2. Looking to build an accessory building to house miscellaneous equipment. JE Arthur notes included in Folder. Many concerns about wetlands. DNR delineation. Because they're under an acre of disturbance, they don't need to get a wetland delineation. Their proposed elevation is 2 feet above the flood plain. They should check with the county about an elevation certificate to show you're in a flood plain and are meeting their requirements and to make sure it's not a wetland.



- i. Standards for review
 - 1. Suitability. Yes, it's within requirements.
 - 2. Adequacy. Yes, traffic may decrease as it is more efficient for vehicles.
 - 3. Street improvements. n/a
 - 4. Utilities. n/a
 - 5. Adjoining land uses. Proposed building peak is about 28 feet tall and the wall height is. about 20 feet. Consistent enough with the area.
 - 6. Commercial traffic. n/a
- b. Screening requirements discussed as well as lighting on the west end. They won't be doing signage right now. They should check on shoreland zoning. Their hours of operation are 7 am to 5 pm.
- c. Motion by Scott Roltgen to recommend the Town Board approve the site plan with the conditions:
 - i. Get a wetland delineation from the DNR.
 - ii. Get a floodplain permit from FDL county.
 - iii. Address shoreline zoning with FDL county.
 - iv. Screening on the east side with evergreens of at least 7-8 feet within 5 years and to be in place by the time the construction ends.
 - v. Lighting restricted to the west side of the building.

Second by Mike Guilfoile, carries 5-0.

On May agenda, but if they don't have everything, we'll add them to the June agenda.

- 7. Future agenda items. See [May agenda](#).
- 8. HK makes a motion to recommend the Town Board appoint Scott Blamey to the Planning Commission. Second by Jess, carries 5-0.
- 9. Adjournment at 6:56 pm.