

**CITY COUNCIL MEETING AGENDA  
CITY OF FOND DU LAC, WISCONSIN**

July 24, 2013  
6:00 P.M.

Legislative Chambers  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

**REGULAR AGENDA**

**1. CALL TO ORDER**

- A. Roll Call
- B. Declaration A Quorum Is Present

**2. PLEDGE OF ALLEGIANCE AND REFLECTION**

- A. Pledge of Allegiance
- B. A Moment of Silence

**3. COUNCIL PRESIDENT PRESENTATIONS**

Proclamation Recognizing Festival Foods For Funding The City  
Of Fond du Lac Fireworks

**4. PUBLIC HEARINGS**

Industrial Development Revenue Bond Financing Fond du Lac Arts  
Council, Inc.

**CONSENT AGENDA**

**5. CONSENT AGENDA**

(A Motion Adopting The Consent Agenda Finalizes The Proposed Action Cited For The Matter)

**A. APPROVAL OF MINUTES**

July 10, 2013 Regular City Council Meeting

**B. REPORTS OF OFFICERS**

**C. RESOLUTIONS**

REGULAR AGENDA

6. **AUDIENCE COMMENTS**

The presiding officer shall limit comments to items noticed on the agenda.

7. **PUBLIC COMMENT**

8. **ORAL PRESENTATIONS**

9. **REPORTS OF OFFICERS**

- A. Director Of Administration, Dated July 17, 2013  
Subject: List Of Claims - Items Paid By The City

(Proposed Action: **Receive And File**)

- B. City Manager, Dated July 18, 2013  
Subject: Budget Update

- C. City Clerk, Dated July 18, 2013  
Subject: Permit To Sell Fermented Malt Beverages On  
Park Property

Name: Fond du Lac County Labor Council  
Event: Labor Day Picnic  
Location: Lakeside Park Oven Island West Shelter  
Date: September 2, 2013

(Proposed Action: **Approve**)

- D. Director Of Public Works, Dated July 18, 2013  
Subject: Authorize Purchase Of Property For Well Site

(Proposed Action: **Approve**)

10. **REPORTS OF COMMITTEES**

11. **PETITIONS OR COMMUNICATIONS**

**12. RESOLUTIONS**

A. Introduction City Manager

Resolution No. 8414

Subject: A Resolution Confirming Appointments To Various Boards  
And Commissions

(Effect: Confirm Appointment of Nicholas Stoffel To The Ethics  
Board And Mark Otterstatter To The Police And Fire  
Commission And Shawn Anhalt To The Alcohol Licensing  
Committee And Marilyn Averbeck To The Library Board And  
Chad J. Behling To The Advisory Park Board And Stephen  
Kremer To The Board Of Review)

(Initiator: City Manager)

B. Introduction Community Development Director

Resolution No. 8415

Subject: A Resolution Granting A Special Use Permit

(Effect: Install Two 20,000 Gallon Diesel Above-Ground Storage  
Tanks)

(Location: 1674 Fox Ridge Drive)

(Initiator: Kory Anderson/General Engineering Company)

(Plan Commission Recommendation: **Approve**)

C. Introduction Public Works Director

Resolution No. 8416

Subject: A Resolution In Support Of A Department Of  
Transportation Plan To Erect A Park And Ride At The  
Intersection Of Hwy 151 And County V And Agreement  
To Maintain Same Fond du Lac, Wisconsin

(Effect: Recommend Approval Of A Plan To Erect A Park And Ride  
At The Intersection Of Hwy 151 And County V)

(Initiator: Public Works Director)

**13. ORDINANCES**

**14. MISCELLANEOUS**

Items In This Category Must Be Noticed On The Agenda.

**15. SUCH OTHER MATTERS AS ARE AUTHORIZED BY LAW**

**16. ADJOURN TO CLOSED SESSION**

The Chair Will Entertain A Motion To Convene In Closed Session At The Request Of The City Manager For The Purpose Of:

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

The subject is:

Labor Negotiations

This subject is exempt under Wisconsin Statutes Section 19.85(1)(e).

The motion, if made, must be adopted by a majority vote in such manner that the vote of each member is ascertained and recorded in the minutes.

No business other than stated above may be taken up at this closed session.



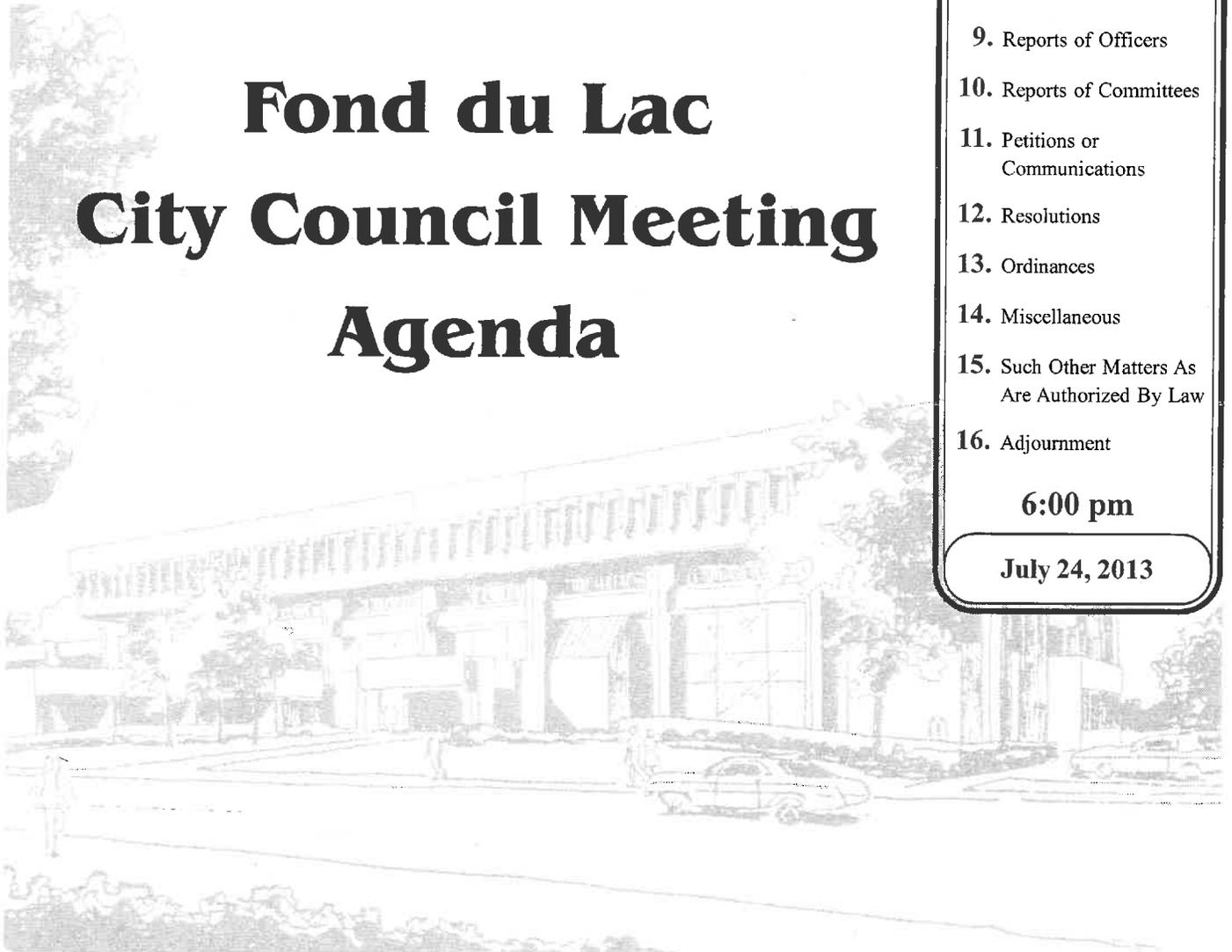
# Fond du Lac City Council Meeting Agenda

## ORDER OF BUSINESS

1. Call to Order
2. Pledge of Allegiance & Reflection
3. Council President Presentations
4. Public Hearings
5. Consent Agenda
6. Audience Comments
7. Public Comments
8. Oral Presentations
9. Reports of Officers
10. Reports of Committees
11. Petitions or Communications
12. Resolutions
13. Ordinances
14. Miscellaneous
15. Such Other Matters As Are Authorized By Law
16. Adjournment

**6:00 pm**

**July 24, 2013**



The motions or points listed below, 1 through 9, are in order of precedence. In other words:

A. When any one of them is pending, you cannot introduce one that is listed BELOW it.

B. You can introduce one that is listed above it.

YOU WANT TO:	YOU SAY:	May speaker Be Interrupted To Make This Motion?	Is second Required?	Is Motion Debatable?	Can This Motion Be Amended?	Is Vote Re-quired? What % Required?
1 Adjourn	I move we adjourn	No interruption permitted	A second is necessary	Not debatable	Not amendable	Majority vote Required
2 Recess	I move we recess until . . .	No interruption permitted	A second is necessary	Not debatable	Amendable	Majority vote Required
3 Register a complaint	Point of privilege, Mr. Chairman . . .	Yes, you may interrupt	No second necessary	Not debatable (any RESULTING motion IS debatable.)	Not amendable	No vote required (Chair decides)
4 Suspend further consideration of a matter (To Table)	I move we table this matter	No interruption permitted	A second is necessary	Not debatable	Not amendable	Majority vote required
5 End discussion or further debating of matter	I move the previous question	No interruption permitted	A second is necessary	Not debatable	Not amendable	Two-thirds vote required
6 Postpone consideration of a matter	I move we postpone this matter until . . .	No interruption permitted	A second is necessary	Debatable	Amendable	Majority required
7 Have further study on a matter	I move we refer this matter to a committee	No interruption permitted	A second is necessary	Debatable	Amendable	Majority vote required
8 Amend a motion	I move this motion be amended to read . . .	No interruption of speaker permitted	A second is necessary	Debatable	Amendable	Majority vote required
9 Introduce a matter of business (A primary motion)	I move that . . .	Cannot interrupt speaker	A second is necessary	Debatable	Amendable	Majority vote required

**THESE ARE GENERAL POINTS, PROPOSALS AND MOTIONS AND HAVE NO ORDER OF PROCEDURE OVER ONE ANOTHER. YOU MAY INTRODUCE ANY ONE OF THEM AT ANY TIME, EXCEPT:**

A. When Motion To Adjourn Is Pending

B. When Motion To Recess Is Pending

C. Point Of Privilege Is Pending

YOU WANT TO:	YOU SAY:	May speaker Be Interrupted To Make This Motion?	Is second Required?	Is Motion Debatable?	Can This Motion Be Amended?	Is Vote Re-quired? What % Required?
1 Object to error in procedure or to a personal affront	Point of Order	May interrupt speaker	No second	Not debatable	Not amendable	No vote required, Chair decides
2 Request for information	Point of information	If urgent and to the point	No second	Not debatable	Not amendable	No vote required
3 Verify voice vote by taking actual count	I call for a division of the house	No interruption permitted BUT division must be called by Chairman before new motion can be made.	No second	Not debatable	Not amendable	No vote required UNLESS someone objects, THEN majority required
4 Object to consideration of a matter you consider improper or undiplomatic	I object to consideration of this question	May interrupt speaker	No second required	Not debatable	Not amendable	Two-thirds vote required against consideration
5 Take up a matter which has been previously tabled	I move we take from the table	May not interrupt the speaker	Must be seconded	Not debatable	Not amendable	Majority required
6 Reconsider something already disposed of	I move we reconsider our action relative to . . .	May interrupt the speaker for record only (Business at hand takes precedence)	Must be seconded	Debatable IF original motion was debatable	Not amendable	Majority required
7 Consider something out of its scheduled order	I move we suspend the rules and consider . . .	May not interrupt the speaker	Must be seconded	Not debatable	Not amendable	Two-thirds vote required
8 Vote on a ruling of the chair	I appeal the chair's decision	May interrupt speaker	Must be seconded	Debatable IF original motion was debatable	Not amendable	Majority vote required

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Fond du Lac, Fond du Lac County, Wisconsin, will hold a public hearing at the City/County Government Center, Legislative Chambers, 160 South Macy Street, Fond du Lac, Wisconsin, at 6:00 p.m. on July 24, 2013. The hearing will be held in connection with a regular meeting of the City Council of the City of Fond du Lac.

The purpose of the public hearing is to provide a forum to give interested individuals a reasonable opportunity to express their views, both orally and in writing, on a proposed issue of Industrial Development Revenue Bonds by the City of Fond du Lac and on the location and nature of the Project to be financed with the Bonds.

The proposed bond issue (the "Bonds") will be used to help finance the acquisition, construction, improvement and equipping of a center for the arts which constitutes a recreational facility under Wis. Stat. 66.1103(2)(k) 11 in the City (such acquisition, construction, improvement and equipping is hereinafter referred to as the "Project"). The Project will be owned by the Thelma Sadoff Center for the Arts, Inc. (f/k/a Fond du Lac Arts Council, Inc., and a/k/a Windhover Center for the Arts) (hereinafter referred to as the "Eligible Participant"). The Project will include an expansion of the Eligible Participant's existing facility into a major regional arts destination. The expansion will include approximately 17,760 sq. ft. of space, making the total facility approximately 37,200 sq. ft. of space. The facility is located at 45/51 Sheboygan Street in the City. The Project will allow for outdoor live entertainment, increased accessibility to the arts, expanded classrooms, a dynamic new art gallery featuring local and national exhibits, state-of-the-art facility for corporate events, audio-visual upgrades, premier wedding destination, improved guest amenities, storage and office space. The maximum aggregate face amount of the obligations to be issued with respect to the Project is Four Million Five Hundred Thousand Dollars (\$4,500,000). The Bonds may be issued for a lesser amount. Bond proceeds will be used to finance assets used in the recreational activities of the Eligible Participant. The Bonds will be secured by a mortgage or other security agreement on the Project and other property.

**THE BONDS SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE CITY OF FOND DU LAC WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION, AND SHALL NOT CONSTITUTE OR GIVE RISE TO A PECUNIARY LIABILITY OF THE CITY OF FOND DU LAC OR CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWERS.**

Persons wishing to submit comments with regards to the Bonds or the Project in writing shall deliver the written statement to the City Clerk at least 24 hours before the date of the hearing.

Sue L. Strands  
City Clerk

Publish: July 7, 2013

# ***CITY OF FOND DU LAC - Memorandum***

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## **Department of Community Development**

**Date:** July 15, 2013

**To:** Joe Moore, City Manager

**From:** Wayne Rollin, Community Development Director

**Re:** Arts Council Bond Issue

The City Council agenda for July 24 includes a Public Hearing regarding the issuance of an Industrial Revenue Bond (IRB) for the Windhover project.

*Industrial Revenue Bonds don't cost the City anything.* They are an economic development tool authorized under state and federal law to finance projects at below-market interest rates. Although the bond is issued in the name of the City of Fond du Lac, it would not represent a liability to the City and would not count against the City's debt. The City would not be responsible for the bond or for any payments. There would be no cost to the City.

The use of an IRB for the Windhover project was suggested by National Exchange Bank. The IRB allows the project to utilize a tax-exempt bond sold at a lower interest rate, thus lowering the overall financing cost. Up to \$4.5 million would be financed in this fashion, to be repaid with already committed pledges. The City Council recently authorized a similar IRB for the YMCA project. Another recent IRB was authorized for McNeilus Steel.

A Preliminary Resolution for this IRB was passed by Council last month, on June 12. The Public Hearing is another step in the process, and will be followed by a Final Resolution. No Council action is necessary for the Public Hearing.

**CITY COUNCIL MEETING MINUTES  
CITY OF FOND DU LAC, WISCONSIN**

July 10, 2013  
6:00 P.M.

Legislative Chambers  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

**REGULAR AGENDA**

**CALL TO ORDER**

ROLL CALL: Present - Catherine Block  
Lee Ann Lorrigan  
Dan Manning  
Karyn Merkel  
Sam Meyer  
Gary Miller  
Rob Vande Zande

Absent - None

Administrative Staff - Wayne Rollin, Dir of Comm Devel  
Deb Hoffman, City Attorney  
Jordan Skiff, Dir of Public Works  
John Kiefer, Park Superintendent  
Jon Mark Bolthouse, Library Dir  
Bill Lamb, Police Chief  
Peter O'Leary, Fire Chief

Council President Meyer declared a quorum present.

**PLEDGE OF ALLEGIANCE AND REFLECTION**

Pledge of Allegiance was recited.

A moment of silence was reflected.

**COUNCIL PRESIDENT PRESENTATIONS**

Council President Meyer presented a proclamation to David Havard recognizing him for his years of dedicated service.





**CITY COUNCIL MINUTES**

July 10, 2013

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**REPORTS OF COMMITTEES**

Introduction Director Of Public Works

Advisory Park Board

Subject: Proposal For Lakeside Park Youth Baseball Complex

(Park Board Recommendation: **Approve Proposal**)

Motion made by Councilperson Merkel to **postpone** vote on proposal for Lakeside Park Youth Baseball Complex.

Seconded by Councilperson Manning.

ROLL CALL VOTE: Aye - Manning, Meyer, Merkel

Nay - Miller, Lorrigan,  
Vande Zande, Block

**Failed.**

Motion made by Councilperson Vande Zande to **approve** proposal for Lakeside Park Youth Baseball Complex.

Seconded by Councilperson Block.

ROLL CALL VOTE: Aye - Miller, Lorrigan, Meyer,

Vande Zande, Block

Nay - Manning, Merkel

Carried.

**ADJOURN**

Motion made by Councilperson Manning to adjourn.

Seconded by Councilperson Lorrigan.

ROLL CALL VOTE: Aye - Miller, Lorrigan, Manning,  
Meyer, Vande Zande, Block,  
Merkel

Nay - None

Carried.

Meeting adjourned at 7:34 p.m.

MARGARET HEFTER  
DEPUTY CITY CLERK

MH/maa

# ***CITY OF FOND DU LAC - Memorandum***

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## **Department of Administration**

**Date:** July 17, 2013  
**To:** City Council  
**From:** Tracy Salter, Deputy Comptroller/Treasurer   
**Re:** List of Claims

The list of claims for goods and services for the payment periods June 29, 2013 through July 12, 2013 for all funds total \$750,920.54. Wisconsin statute 66.0609 (2) requires the comptroller to file, at least monthly with the City Council, a list of approved claims paid.

Suggested Motion: Receive and File

# ***CITY OF FOND DU LAC - Memorandum***

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**To:** City Council

**From:** Joe Moore, City Manager  
Hal Wortman, Director of Administration

**Date:** July 18, 2013

**Subject:** 2014 Budget Update

This memo has been prepared to provide you and the City Council with an updated forecast of the City's 2014 budget. Although this budget forecast includes the preliminary budget figures as submitted by the various City departments, the budget is not yet final. The budget is subject to adjustments and revisions as the preliminary budget requests are reviewed by management and as more current revenue and expenditure information becomes available. Some of the more significant items contained in the updated budget forecast are as follows:

## **Service Levels**

The 2014 budget will include no major changes in service levels, either new or increased services, or the reduction or elimination of existing services.

## **General City Revenues**

Total combined general City revenues available to support general City operations and services for 2014 are projected to change very little from 2013. Total general revenues are estimated to increase by a total of only \$500,000, or 1.7%. Some of the factors included in this figure are:

- **Property Tax Levy Limit**  
The Property tax levy limit is allowed to increase by net new construction, estimated at 1.0%, plus the increase in general debt service principal and interest payments. However, because of the use of debt service fund balance to help offset the debt service property tax levy in the 2013 budget, it is estimated that the amount of property tax levy available to fund general operations will increase by a minimal amount of only \$9,640 for the 2014 budget.
- **State Aids**  
State Shared Revenues and other State aides are projected to remain at the same levels as the 2013 budget.

## **Personal Services (Salaries, Wages and Benefits)**

Due to the service nature of City operations, approximately 80% of the City's budgeted operating costs are for employee salaries, wages and benefits. Of the workforce supported by the general fund, 58% remain part of a collective bargaining unit. The labor contracts of all bargaining units (Police, Fire and Transit) are up for negotiation for 2014. Due to changes in

wages and benefits implemented in the past two years as a result of Act 10, and the new wage and salary schedules implemented as a result of the compensation study, 2014 budgeted personal services costs are projected to decrease by an estimated \$117,000 compared to the 2013 budgeted levels.

- **Wage Adjustments**

The 2014 proposed budget will contain inflation based adjustments to the wage scale. Collective bargaining outcomes will determine other wage adjustments.

- **Health Insurance**

Due to savings realized through changes in the self-funded health insurance plan benefits and positive claims experience in the last couple of years, no increase in employee health insurance premiums will be necessary for 2014.

- **WRS Rates**

The 2014 Wisconsin Retirement System (WRS) pension rates will increase by 0.7% for general and Police employees and by 1.7% for fire employees. Since general employees share in WRS rate increases and new public safety employees are required to pay the same WRS rate contribution as paid by general employees, the budget impact (City's share) of the WRS rate increase will be 0.35% for general employees. Also, the duty disability portion of the WRS rates for Police and Fire employees will decrease in 2014.

### **Services, Materials and Supplies Expenditures**

No increases will be budgeted for non-labor costs such as outside contractual services, materials, supplies, utilities and fuel, with a few exceptions noted below.

### **New or Increased Operating Expenditures**

Some additional or increased expenditures included in the 2014 budget are as follows:

- **Property Revaluation**

Outside contractual services in the property assessment division will increase by \$237,500 to cover the cost of a City-wide property revaluation (reassessment). It is the City's practice to revalue all taxable property every four years. The last revaluation was completed in 2010. The revaluation is necessary to adjust property values to current market values since the total property value in the City has decreased in each of the last three years. The \$237,500 cost which is added to the 2014 budget will be removed from the 2015 budget.

- **Elections**

Three additional elections in 2014 will add \$38,000 to the elections costs. 2013 was an "off year" for elections.

- **Downtown Fond du Lac Partnership (Economic Development)**

The City's support for the Downtown Fond du Lac Partnership will increase by \$11,200 to \$50,000. This increased expenditure level is anticipated to continue in future budget years.

- **Community Service Officers (CSOs) (Police Department)**

The 2014 budget includes an increase of approximately \$65,600 to cover the costs of adding five additional year-round Community Service Officers and increasing the hours of two existing summertime CSOs in the Police Department. The cost of the expanded CSO program is less than the cost of adding one entry level police officer position. This increased expenditure level is anticipated to continue in future budget years.

**Capital Funded by Operations**

Capital financed by operations in the 2014 budget will be limited to \$625,000. This figure is below the \$643,000 in capital financed by operations in the 2013 budget.

**Capital Funded by General Obligation Debt**

Preliminary figures indicate that the amount of general capital projects funded by general obligation (G.O.) debt will be approximately \$1,726,500. This figure is less than the amounts borrowed for general projects in the 2007-2010 time frames, but similar to the amounts borrowed in the last three years.

**Other G.O. Debt Considerations (See appendices)**

The G.O. debt that the City issues in 2014 and future years will be for a term of 10 years rather than 20 years. This is a return to the City's past practice (pre-2007). The reason for this recommendation includes a closer matching of the useful lives of the assets or projects acquired with the debt to the debt repayment terms. Many of the assets acquired with the borrowing have useful lives closer to 10 years rather than 20 years. The City's bond rating agency (Standard & Poor's) also looks more favorably on shorter debt repayment terms.

Although the G.O. debt payments and the property tax levy required for debt service increase over the next few years, the increases begin to moderate by 2018. Furthermore, the overall G.O. debt level is projected to drop from \$78,205,000 in 2013 to \$72,522,500 in 2018.

**Utility Debt**

No new borrowing is projected for Water and Wastewater Utility capital projects. Total existing Water Utility debt will decrease from \$53,282,733 in 2013 to \$37,365,989 in 2018. Existing Wastewater Utility debt will drop from \$47,476,106 in 2013 to \$26,893,951 in 2018.

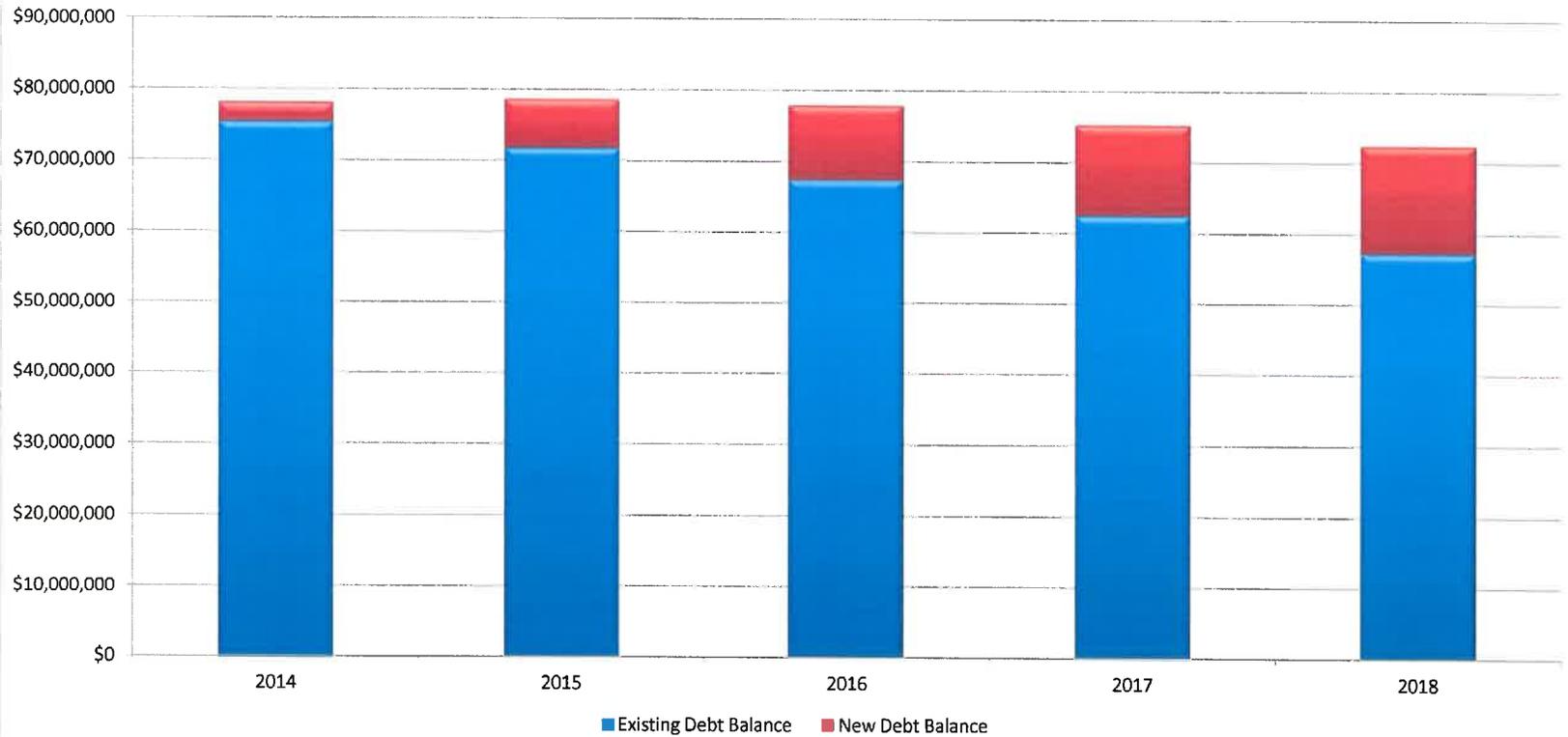
**Utility Rates**

The 2014 budget will not contain any increases in either Water Utility or Wastewater Utility Rates.

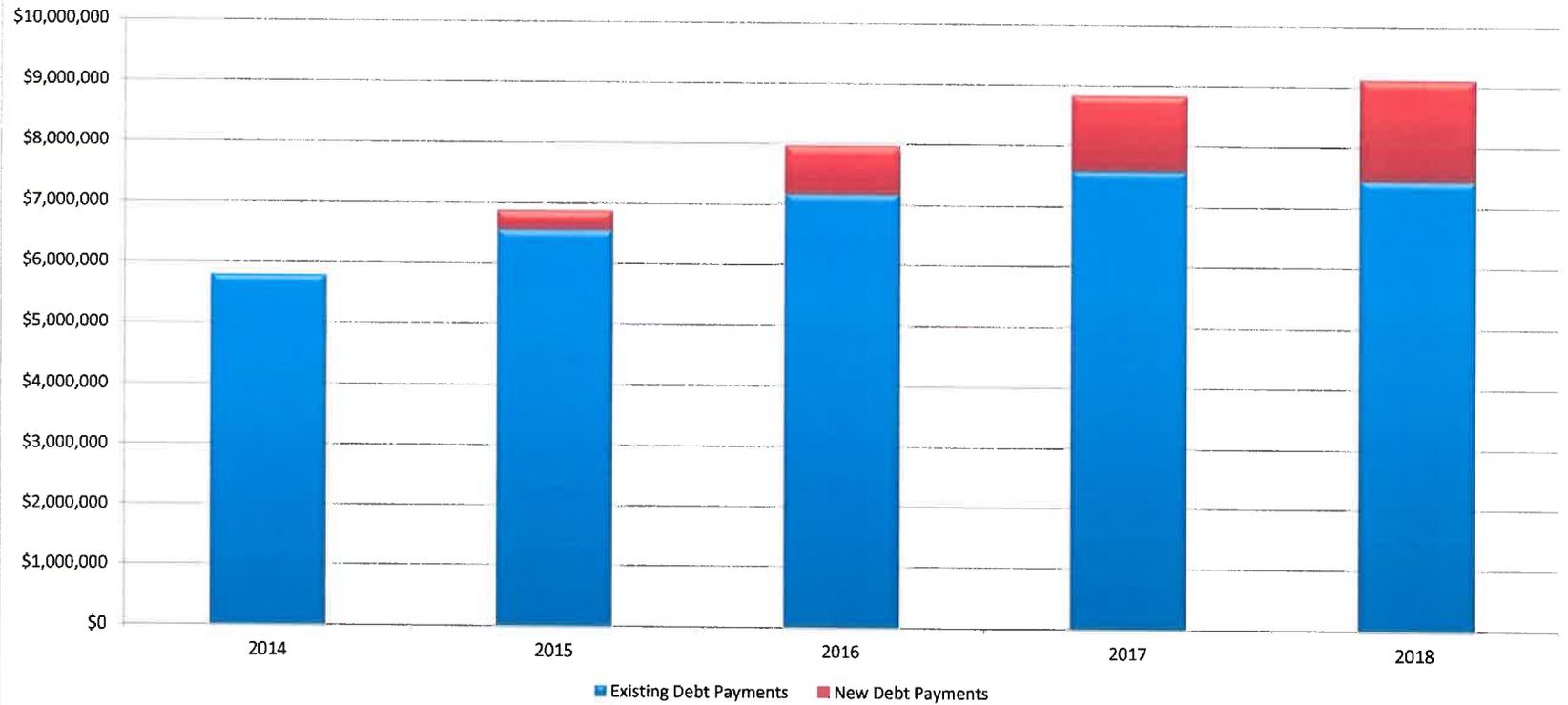
**Use of General Fund Balance**

A goal of the 2014 budget is to maintain a general fund balance for working capital purposes of at least 15% of budgeted expenditures, in keeping with City policy. It is currently estimated that approximately \$600,000 of available general fund balance will be used to help fund the 2014 budget. This compares to combined general fund and debt service fund balances of \$1,115,578 applied to the 2013 budget. The general fund balance remaining after the amount applied to the 2014 budget is estimated to be \$5,300,000 or 18% of budgeted annual general fund expenditures. The amount of fund balance applied to the 2014 budget is subject to adjustment as the balancing figure in an amount equal to any needed revenue and expenditure adjustments required as the budget is finalized.

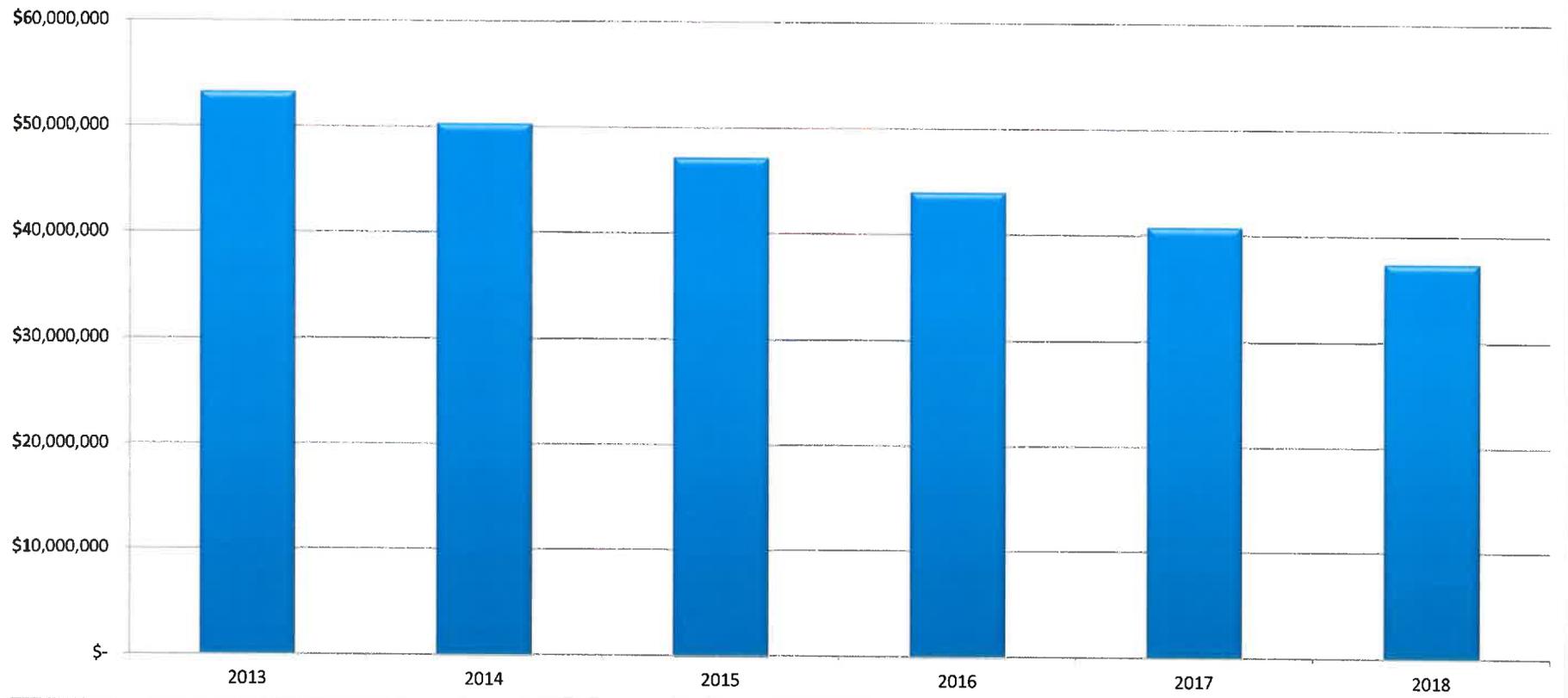
**Appendix A**  
**City of Fond du Lac**  
**General Obligation Debt Balances**  
**Existing Debt & New Debt**



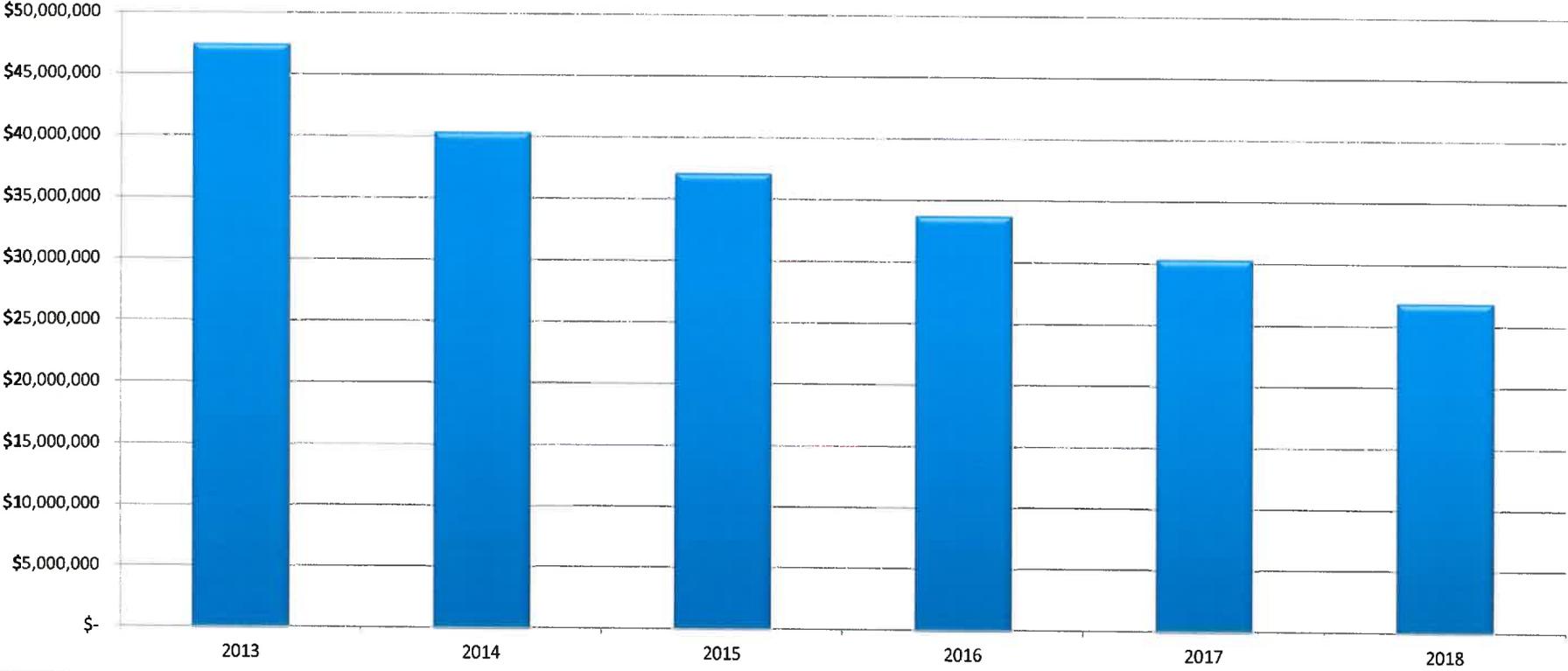
**Appendix B**  
**City of Fond du Lac**  
**General Obligation Debt Payments**  
**New Debt & Existing Debt**



**Appendix C  
City of Fond du Lac  
Water Debt Balance**



**Appendix D  
City of Fond du Lac  
Wastewater Debt Balance**



# *CITY OF FOND DU LAC - Memorandum*

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City Clerk's Office

**Date:** July 18, 2013

**To:** City Council

**From:** Sue L. Strands, City Clerk

**Re:** Permit to Sell Fermented Malt Beverages on Park Property

City Ordinance 19.06 (5) requires a special permit be authorized by City Council to allow the sale of Fermented Malt Beverages on Park Property.

The following applications are being submitted for your approval:

Entity: Fond du Lac County Labor Council  
Event: Labor Day Picnic  
Location: Lakeside Park Oven Island West Shelter  
Date: September 2, 2013

Please contact me should you have further questions regarding this special use request.

Thank you.

### APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00 If not filed 15 days prior to event,  
a \$25 rush fee will be charged. Application Date: 07-01-2013

Town  Village  City of Fond du Lac County of Fond du Lac

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 09-02-2013 and ending 09-02-2013 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

**1. ORGANIZATION** (check appropriate box)  Bona fide Club  Church  Lodge/Society  Veteran's Organization  Fair Association

(a) Name Fond du Lac County Labor Council

(b) Address 50 E. Bank St. Fond du Lac, WI 54935  
(Street)  Town  Village  City

(c) Date organized 6-1-1958

(d) If corporation, give date of incorporation \_\_\_\_\_

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President David Page

Vice President Steve Kirchhoff

Secretary Bonnie Alsop

Treasurer Keith Joseph

(g) Name and address of manager or person in charge of affair: Keith Joseph  
N6860 Ridge Rd. Glenbeulah, WI 53023

**2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:**

(a) Street number Lakeside Park

(b) Lot Oven Island Block \_\_\_\_\_

(c) Do premises occupy all or part of building? No

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

**3. NAME OF EVENT**

(a) List name of the event Labor Day Picnic

(b) Dates of event 09-02-2013

**DECLARATION**

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Fond du Lac County Labor Council  
(Name of Organization)

Officer \_\_\_\_\_  
(Signature/date)

Officer Keith W. Joseph - Treasurer  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Date Filed with Clerk 7-1-2013

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. 4325

OL 1077 REPT. 30988

**CITY OF FOND DU LAC**

*Memorandum*

Date: 7-1-2013  
To: Chief of Police Attn: Records Division  
From: City Clerk  
Subject: Temporary Class B License

The application copied on the reverse side was filed with this office within the preceding forty-eight hours.

It is respectfully requested that your recommendation on the granting and issuance of a license be provided to this office.

---

**CITY OF FOND DU LAC**

*Memorandum*

Date: 7/1/13  
To: City Clerk  
From: Chief of Police  
Subject: Temporary Class B License

I hereby recommend that the application be:

Granted a license (ASSIST. CHIEF STEVE THIRY) AC #130  
 Denied a license

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# City of Fond du Lac

## APPLICATION FOR PERMIT TO SELL FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS ON PARK PROPERTY

I/WE HEREBY MAKE APPLICATION FOR A SPECIAL PERMIT TO SELL FERMENTED MALT BEVERAGES IN ACCORDANCE WITH FOND DU LAC CITY CODE OF ORDINANCES, SECTION 19.06(5), WHICH STATES:

(5) SALE OF FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS. No person shall sell, barter, exchange, offer for sale or have in his possession with intent to sell, deal or traffic in, fermented malt beverages or intoxicating liquors in or on any public park or play area within the City, with the following exception: fermented malt beverages may be sold upon granting of a special permit by the City Council and approval of the Chief of Police. Such sales shall commence not earlier than 10 a.m. and shall cease not later than 9 p.m. The permittee shall deposit the sum of \$100 with the City to guarantee the cleanup of the area where such beverages are permitted to be sold following the event for which the permit was granted. Such \$100 shall be returned to the permittee following an inspection by the City and its approval.

### PART A: APPLICATION

PARK & SPECIFIC LOCATION: <i>Lakeside Park - Owen Island - WEST</i>	
NAME OF APPLICANT: <i>Keith W. Joseph</i>	
ORGANIZATION REPRESENTED: <i>Fond du Lac County Labor Council</i>	
TYPE OF EVENT PLANNED: <i>Labor Day Picnic</i>	
DATE(S) OF EVENT: <i>09-02-2013</i>	
SALE OF ALCOHOL ALLOWED ONLY DURING THESE HOURS: <i>11:00AM - 6:00PM</i>	
SIGNATURE OF APPLICANT: <i>Keith W. Joseph</i>	DATE: <i>7-1-13</i>

### PART B: PAYMENT & APPROVAL

\$100 DEPOSIT RECEIVED BY: <i>[Signature]</i>	DATE: <i>7-1-2013</i>
APPROVED BY POLICE CHIEF:	DATE:
APPROVED BY CITY COUNCIL:	DATE:
NOTE: PLEASE KEEP ALL COPIES TOGETHER AND RETURN TO PARK OFFICE AFTER ALL APPROVAL STEPS ARE COMPLETE.	

### PART C: INSPECTION & REFUND

CLEANUP INSPECTION BY:	DATE:
\$100 DEPOSIT REFUNDED TO:	DATE:

## *CITY OF FOND DU LAC – Memorandum*

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Director of Public Works

Date: July 18, 2013  
To: Joe Moore, City Manager  
From: Jordan Skiff, Director of Public Works  
Re: Purchase of Property for New Well

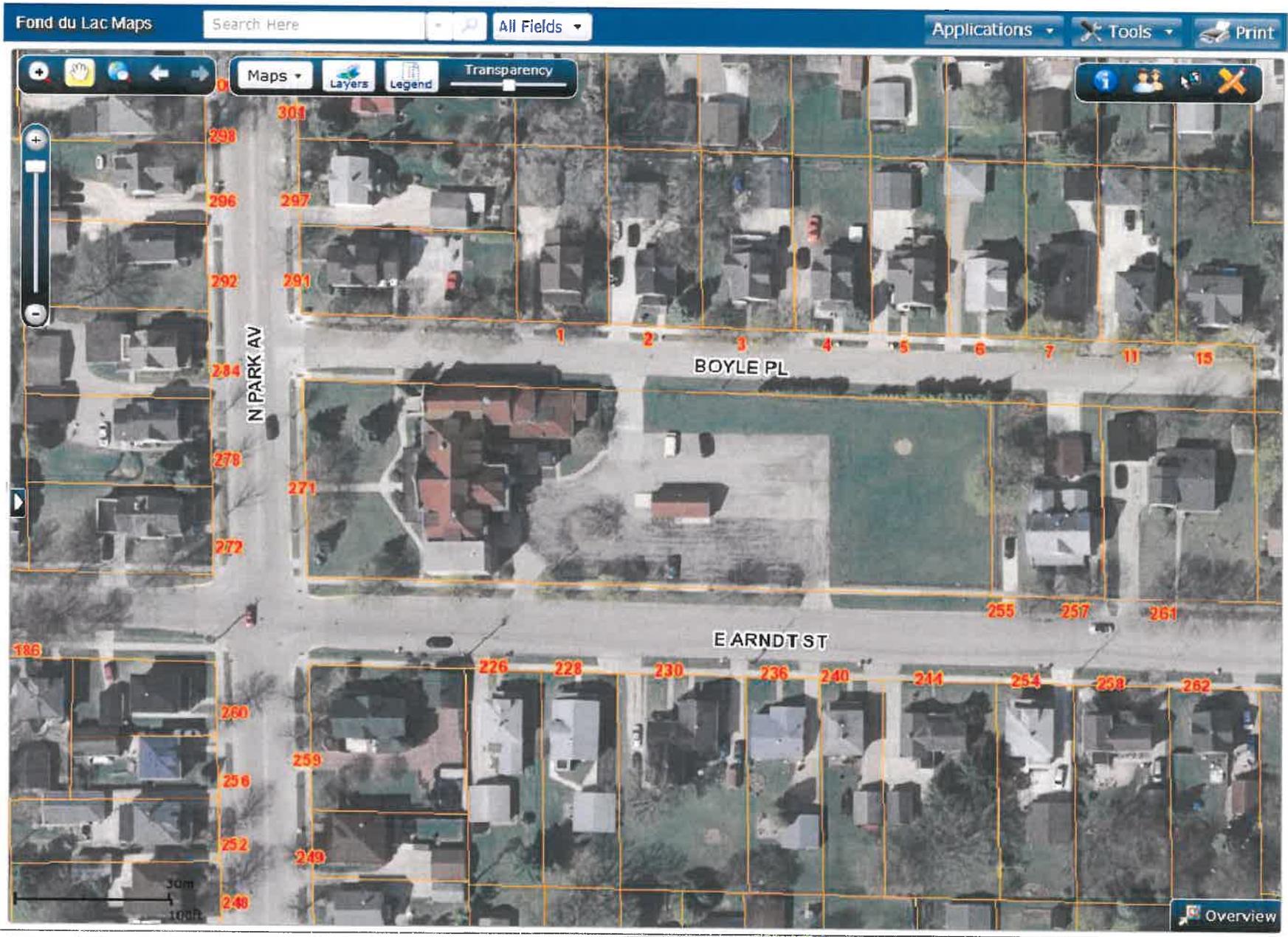
At its July 24<sup>th</sup> meeting, the City Council will be asked to approve the purchase of a small parcel of vacant land in order to dig a new production well. Due to the reduced capacity that all wells experience over time, we would like to construct this well to ensure that our water supply is adequate heading into the future. Installing new wells in this north part of the City will be much less expensive than siting wells on the outskirts of town. A study was done to analyze the best location for this well, based both on the project cost and minimizing the impact on other wells in the area.

The parcel is behind the Boyle home (271 N. Park Ave.) at the corner of Arndt St. and Park Ave. The 100'x132' parcel was formerly part of the Boyle property, but was split off for this purpose. The purchase price is \$80,000, and the offer was conditional upon City Council and DNR approval.

The drilling of the new well is scheduled to be completed this year, with the well house and installation of water piping along Arndt St. to be completed in 2014. Full reconstruction of Arndt St. from this site to Main St. is included in the proposed 2014 Capital Improvement Plan to complete this project and to improve sanitary sewer, drainage, and street service in the area as well.

Kathy Scharf, our Water Operations Manager, sent a letter to neighboring property owners to inform them of the proposal. Other than two questions about specific details of the plan, there has been no feedback—and no significant concerns were raised.

Feel free to contact me at 322-3472 to discuss this matter further.





June 27, 2013

Name  
Address East Arndt Street/Boyle Place  
Fond du Lac, WI. 54935

RE: Boyle Home Property

Dear \_,

As you reside in the neighborhood of the Boyle Home, I would like to inform you of proposed development to part of the property. The City of Fond du Lac Water Utility is purchasing the vacant easterly end of the site to construct a new high capacity municipal well. The existing building is not part of our purchase and will remain on the market.

Groundwater is the sole source of supply for City of Fond du Lac utility customers. Capacity and production decline over time, and eventually groundwater wells need to be replaced. All wells located in the northern area of the city were built between 1932 and 1952, and some are nearing the end of their natural life. It's important that a new facility is up and running prior to any major problems with the existing wells. Having a new facility online will also supplement daily needs and reduce demands on the other wells. After investigating several potential sites, the Arndt Street location proved to be the best choice.

We propose to drill the new well later this year and construct the well house building and transmission main in 2014. During the well construction phase, a well drilling rig will be set up on the site for roughly 2 to 3 months. There would be no disturbance to adjoining streets at this time. The well would be capped through the winter with remaining work next year. Construction of the building and underground utilities will occur simultaneously. It will require laying a new raw water transmission main from the site, west to Main Street. The City plans to reconstruct the existing water distribution main, storm sewers and full street replacement for the length of the project. This will be a great improvement for the area west of Park Avenue! We also need to line, or replace the Boyle Place sanitary sewer.

When complete, a city well house makes a good neighbor. It's quiet and unobtrusive. A utility employee would visit the site most every day to check operation. We plow snow, shovel walks and mow our own grass. To get an idea of the finished structure, take a drive by our Well 10 facility at 169 Bischoff Street, just west of Park Avenue. It's very similar to the one being proposed and is one of four wells in located residential neighborhoods like your own.

Please feel free to give me call me at 322-3682 with any questions, or I would be happy to meet with you. I will continue to update you as plans progress.

Sincerely,

Kathryn Scharf  
Water Operations Manager

**RESOLUTION NO. 8414**

**A RESOLUTION CONFIRMING APPOINTMENTS  
TO VARIOUS BOARDS AND COMMISSIONS**

**BE IT RESOLVED** by the City Council of the City of Fond du Lac that the following appointments and reappointments by the City Manager to various boards and commissions are hereby confirmed:

<u>Ethics Board</u>	<u>Beginning</u>	<u>Ending</u>
Nicholas Stoffel	7/25/2013	6/30/2016
<u>Police and Fire Commission</u>		
Mark Otterstatter	7/25/2013	4/30/2014
<u>Alcohol License Committee</u>		
Shawn Anhalt	7/25/2013	12/31/2014
<u>Fond du Lac Public Library Board</u>		
Marilyn Kate Averbeck	7/25/2013	6/30/2016
<u>Advisory Park Board</u>		
Chad Behling	7/25/2013	4/30/2015
<u>Board of Review</u>		
Stephen Kremer (Reappointment)	10/1/2013	9/30/2018

**ADOPTED:**

---

Samuel Meyer, President  
Fond du Lac City Council

Attest:

City Attorney:

---

Sue L. Strands, City Clerk

Reviewed DSM

**CITY OF FOND DU LAC  
APPLICATION FOR APPOINTMENT TO  
CITY BOARDS, COMMISSIONS, AND COMMITTEES**

City Council Ethics Board April 29, 2013  
Name of Board, Commission or Committee Date

Nicholas Stoffel [Redacted]  
Full Name Address

Accountant National River & Mfg. Company - Waupun, WI  
Occupation Employer

18 Years of Age or Older? Yes  No  Home Phone [Redacted] Business Phone [Redacted]

E-Mail Address: [Redacted] Cellular Phone same

Are you currently a resident of Fond du Lac? Yes  No  No. of Years: 7

Education: Associates Degree - Business Administration, MPTC-Fond du Lac

List potential conflicts of interest: none

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
Waupun Board of Education	8	Waupun Girls' Softball	13
Waupun Common Council	6	Knights of Columbus	36
Waupun Police & Fire Comm.	3		

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:  
In both of my prior government experiences, I was involved in policy development, budgetary matters and planning, and personnel matters. I was part of the labor negotiations teams, and was involved with several hires, non-renewals, and terminations. These personnel matters involved both exempt and non-exempt employees. I was a deeply involved with policy development with both the City of Waupun and the Waupun School district.

If selected, I would like to work towards bettering the community through my service in the following ways:  
Using my background in local government, along with my financial training, to help this city to develop to it's fullest potential. The city must continue to strive to be attractive to business development, which leads to expansion of housing and consumer spending. In general, this city must remain as a good place for families to live. This is accomplished by cooperation between the city, schools, civic groups, and business leaders.

Please note: By filing this application with the City of Fond du Lac, applicant acknowledges that personal information on this form may be published in the annual Fond du Lac Boards and Commissions Directory and distributed to members, staff and the public.

**RECEIVED BY CITY CLERK**  
4-29-2013 12:30 PM

**CITY OF FOND DU LAC  
APPLICATION FOR APPOINTMENT TO  
CITY BOARDS, COMMISSIONS, AND COMMITTEES**

**Police & Fire Commission**

6/14/13

Name of Board, Commission or Committee

Date

Mark Osterlatter

[Redacted Address]

Full Name

Address

Safety Manager

Mercury Marine

Occupation

Employer

18 Years of Age or Older? Yes  No  Home Phone \_\_\_\_\_

Business Phone \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Cellular Phone: \_\_\_\_\_

Are you currently a resident of Fond du Lac? Yes  No

No. of Years: 25

Education: BS

List potential conflicts of interest: none known

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
		<u>Plenary Board</u>	<u>5</u>
		<u>Church Council</u>	<u>10</u>

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:

As a retired military officer and policeman, I have great interest in the positive (+ negative) effects of the use / abuse of alcohol in our community. I would like to think I could provide a positive influence in Fond du Lac with respect to alcohol in business in our community.

If selected, I would like to work towards bettering the community through my service in the following ways:

I would like to see greater community discussion + interaction with regard to businesses being granted or requesting licenses.

**Please note:** By filing this application with the City of Fond du Lac, applicant acknowledges that personal information on this form may be published in the annual Fond du Lac Boards and Commissions Directory and distributed to members, staff and the public.

**CITY OF FOND DU LAC  
APPLICATION FOR APPOINTMENT TO  
CITY BOARDS, COMMISSIONS, AND COMMITTEES**

Advisory Park Board, Alcohol Licensing Committee,  
Housing Authority, Redevelopment Authority

11/2/12

Name of Board, Commission or Committee

Date

Shawn Anhalt

Full Name

Address

Certified Public Accountant/Tax Associate

Occupation

Grant Thornton LLP

Employer

18 Years of Age or Older? Yes  No  Home Phone N/A Business Phone [REDACTED]

E-Mail Address: [REDACTED] Cellular Phone [REDACTED]

Are you currently a resident of Fond du Lac? Yes  No  No. of Years: 24

Education: University of Wisconsin - Whitewater: BBA-Accounting (May 2010), Master of Professional Accountancy (May 2011)

List potential conflicts of interest: \_\_\_\_\_

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:

As a CPA, I have a background in accounting and financial management. My daily occupation is in the tax field, and many of my largest clients are construction companies. In addition, this license requires that I conform to the code of ethics set forth by multiple governing bodies. I have a great deal yet to learn, but the opportunity to contribute to one of these boards would help me develop professionally and allow me to participate in the development of the community.

If selected, I would like to work towards bettering the community through my service in the following ways:

I believe my background could benefit several boards and bring a fresh perspective to community issues. My colleagues acknowledge my dedication to process improvement, which may also bring efficiencies and new ideas to the community.

**Please note:** By filing this application with the City of Fond du Lac, applicant acknowledges that personal information on this form may be published in the annual Fond du Lac Boards and Commissions Directory and distributed to members, staff and the public. **Please note** any information you do not wish published here.

**CITY OF FOND DU LAC  
APPLICATION FOR APPOINTMENT TO  
CITY BOARDS, COMMISSIONS, AND COMMITTEES**

Fond du Lac Public Library Board  
Name of Board, Commission or Committee

May 17, 2013  
Date

Marilyn Kate Averbek  
Full Name

[Redacted]  
Address

At home  
Occupation

Self  
Employer

18 Years of Age or Older? Yes  No  Home Phone [Redacted] Business Phone SAME

E-Mail Address: [Redacted] Cellular Phone [Redacted]

Are you currently a resident of Fond du Lac? Yes  No  No. of Years: 35

Education: B.S. in Education minor in English Master in Learning Disability

List potential conflicts of interest: None

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
<u>None</u>		<u>Covenant Methodist Church</u>	<u>10 to 20 yrs.</u>
		<u>Supervisor of Sunday School, Trustee, etc.</u>	
		<u>Education committee, etc. - schools -</u>	
		<u>Habitat for Humanity, Soccer clubs, Basketball club, Swim club, etc.</u>	

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:

I have been an educator and know the importance that the library services provide for all types of people. It is a refuge for those who cannot afford materials that can benefit them in the learning process. I believe libraries are jewels and I have used them with my children, myself in book clubs, and so forth.

If selected, I would like to work towards bettering the community through my service in the following ways:

If selected I'd work to promote this wonderful library by reaching out to the community and making people aware of all the valuable assets that are available to them and listen to the needs all of have.

**Please note:** By filing this application with the City of Fond du Lac, applicant acknowledges that personal information on this form may be published in the annual Fond du Lac Boards and Commissions Directory and distributed to members, staff and the public.

**CITY OF FOND DU LAC  
APPLICATION FOR APPOINTMENT TO  
CITY BOARDS, COMMISSIONS, AND COMMITTEES**

Advisory Park Board

June 17, 2013

Name of Board, Commission or Committee

Date

Chad J. Behling

Full Name

Address

Technician IV

Occupation

Mercury Marine

Employer

18 Years of Age or Older? Yes  No  Home Phone N/A

Business Phone

E-Mail Address:

Cellular Phone

Are you currently a resident of Fond du Lac? Yes  No

No. of Years:

14

Education: two Years, Trade School

List potential conflicts of interest:

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
		FSC Board President	4

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:

I understand how the beauty of our parks affects the views and opinions of others that come to our city.

If selected, I would like to work towards bettering the community through my service in the following ways:

I would approach everything as "What is best for the kids and citizens of our community?", How can we utilize our parks more efficiently to help manage costs?"

Please note: By filing this application with the City of Fond du Lac, applicant acknowledges that personal information on this form may be published in the annual Fond du Lac Boards and Commissions Directory and distributed to members, staff and the public.

**CITY OF FOND DU LAC  
APPLICATION FOR APPOINTMENT TO  
CITY BOARDS, COMMISSIONS, AND COMMITTEES**

Board of Review 6/13/13  
Name of Board, Commission or Committee Date

Stephen H. Kremer [REDACTED]  
Full Name Address

Real Estate Broker Adeshun Jones  
Occupation Employer

18 Years of Age or Older? Yes  No  Home Phone \_\_\_\_\_ Business Phone [REDACTED]

E-Mail Address: [REDACTED] Cellular Phone [REDACTED]

Are you currently a resident of Fond du Lac? Yes  No  No. of Years: 48 yrs

Education: LP Goodrich / Real Estate Institute / Broker

List potential conflicts of interest: NONE

List City boards, commissions or committees on which you have served:	Yrs	List other civic, church or club committees on which you have served:	Yrs
<u>Board of Review</u>	<u>5</u>		

I have read the information sheet outlining the desired qualifications for this board. My background and interests meet these desired qualifications as follows:  
REALTOR FOR 15 yrs in The City of FdL

If selected, I would like to work towards bettering the community through my service in the following ways:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please note:** By filing this application with the City of Fond du Lac, applicant acknowledges that personal information on this form may be published in the annual Fond du Lac Boards and Commissions Directory and distributed to members, staff and the public.

**RESOLUTION NO. 8415**

**A RESOLUTION GRANTING A SPECIAL USE PERMIT**

**WHEREAS**, Kory Anderson, Project Engineer o/b/o Con-Way Freight has petitioned for a special use permit to allow the installation of two 20,000-gallon aboveground diesel fuel storage tanks for the use of a freight transport company at 1674 Fox Ridge Drive; and

**WHEREAS**, City staff has reviewed the application and recommends approval of the request; and

**WHEREAS**, the City Plan Commission recommended the issuance of the requested special use permit at its meeting on July 15, 2013 with the following condition:

1. Fuel tank siting shall be in the approximate location shown on the site map submitted with the special use permit petition.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Fond du Lac that a special use permit subject to the condition specified above, be granted to allow the installation of two 20,000-gallon aboveground diesel fuel storage tanks for the use of a freight transport company at 1674 Fox Ridge Drive.

**ADOPTED:**

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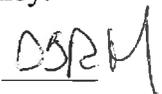
Samuel Meyer, President  
Fond du Lac City Council

Attest:

City Attorney:

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Sue L. Strands, City Clerk

Reviewed 

# PLAN COMMISSION MINUTES

July 15, 2013  
5:30 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## OPENING CEREMONIES

ROLL CALL: Present - Dave Erickson  
Lee Ann Lorrigan  
Jordan Skiff  
Brent Schumacher  
Paul Smedberg  
Stan Ramaker

Absent - David Washkoviak (excused)  
Marilyn Zangl (excused)  
Hertha Longo (excused)

Administrative Staff - Joellyn Dahlin, Principal Planner

Chairman Smedberg declared a quorum present.

\* \* \* \* \* Other Business \* \* \* \* \*

## PETITIONS AND COMMUNICATIONS

### SPECIAL USE PERMIT

Effect: Install two 20,000 gallon diesel above ground storage tanks

Location: 1674 Fox Ridge Drive

Initiator: Kory D. Anderson, General Engineering Company

### Appeared in Support and to Ask/Answer Questions:

Kory Anderson, General Engineering Company, 916 Silver Lake Drive, Portage, Wisconsin.

Motion made by Commissioner Erickson to recommend to City Council approval of the Special Use Permit, subject to the following condition:

1. Fuel tank siting shall be in the approximate location shown on the site map submitted with the special use permit petition.



# ZONING PETITION – SPECIAL USE PERMIT



**PROPERTY ADDRESS OF SPECIAL USE PERMIT:** 1674 Fox Ridge Drive  
 Tax Key Number if vacant land: \_\_\_\_\_

Petitioner: Kory D. Anderson, PE, Project Engineer 916 Silver Lake Dr., Po Box 340  
(Name) (Address)  
General Engineering Company Portage, WI 53901

Petitioner Phone Number: ( [REDACTED] ) \_\_\_\_\_

Email: [REDACTED] \_\_\_\_\_

Property Owner: Setzer Properties c/o Kerth Fryman 858 Contract St., Lexington, KY  
(If not the same as Petitioner) (Name) (Address)  
40505

**PROPOSAL:** Setzer Properties requests to install two 20,000 gallon diesel  
above-ground storage tanks on their proposed site.

**Property zoning classification:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> B-2 (Neighborhood Shopping) | <input type="checkbox"/> R-2 (Single Family Residential)   | <input type="checkbox"/> CR (Commercial Recreation)           |
| <input type="checkbox"/> B-3 (Central Shopping)      | <input type="checkbox"/> R-3 (Single Family Residential)   | <input type="checkbox"/> M-1 (Manufacturing)                  |
| <input type="checkbox"/> B-4 (Service Commercial)    | <input type="checkbox"/> R-3.5 (One & Two Family)          | <input checked="" type="checkbox"/> M-2 (Manufacturing)       |
| <input type="checkbox"/> B-5 (Special Commercial)    | <input type="checkbox"/> R-3.75 (Central Area Residential) | <input type="checkbox"/> M-3 (Planned Manufacturing/Office)   |
| <input type="checkbox"/> B-6 (Planned Shopping)      | <input type="checkbox"/> R-4 (Multifamily Residential)     | <input type="checkbox"/> M-4 (Planned Manufacturing/Business) |
| <input type="checkbox"/> O (Office)                  | <input type="checkbox"/> R-5 (Multifamily Residential)     |   |

**Description of Existing Land Use and/or Development:**

- RESIDENTIAL \_\_\_\_\_
- COMMERCIAL \_\_\_\_\_
- INDUSTRIAL \_\_\_\_\_
- VACANT \_\_\_\_\_
- OTHER \_\_\_\_\_

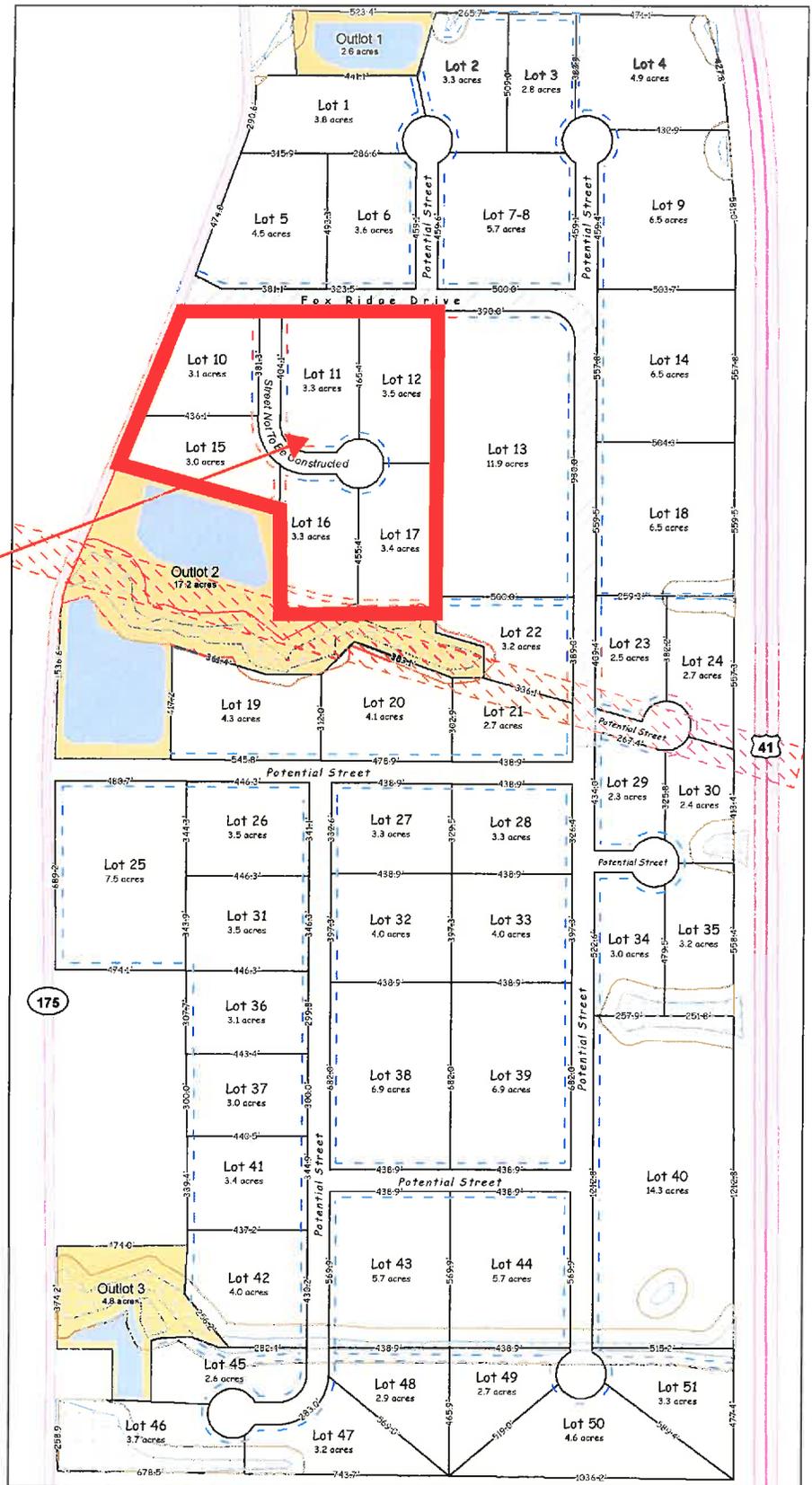
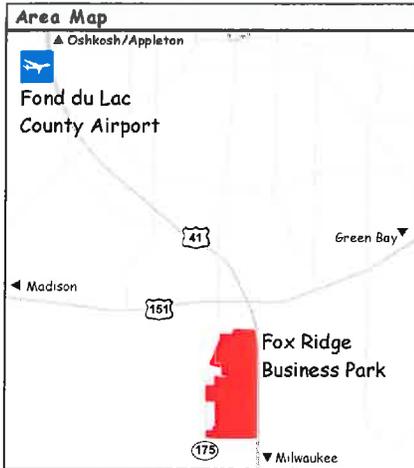
**Type of Proposed Development:**  New construction.  Remodel/expand existing building.

Proposed time schedule for development and/or use of the property: Commence Construction July 1, 2013  
Complete Construction Spring 2014 }

PETITIONER SIGNATURE Kory D. Anderson entire site

City Clerk: \_\_\_\_\_ Date Rec'd \_\_\_\_\_ Receipt # \_\_\_\_\_ Project # \_\_\_\_\_

# Fox Ridge Business Park



Con-way Freight Site

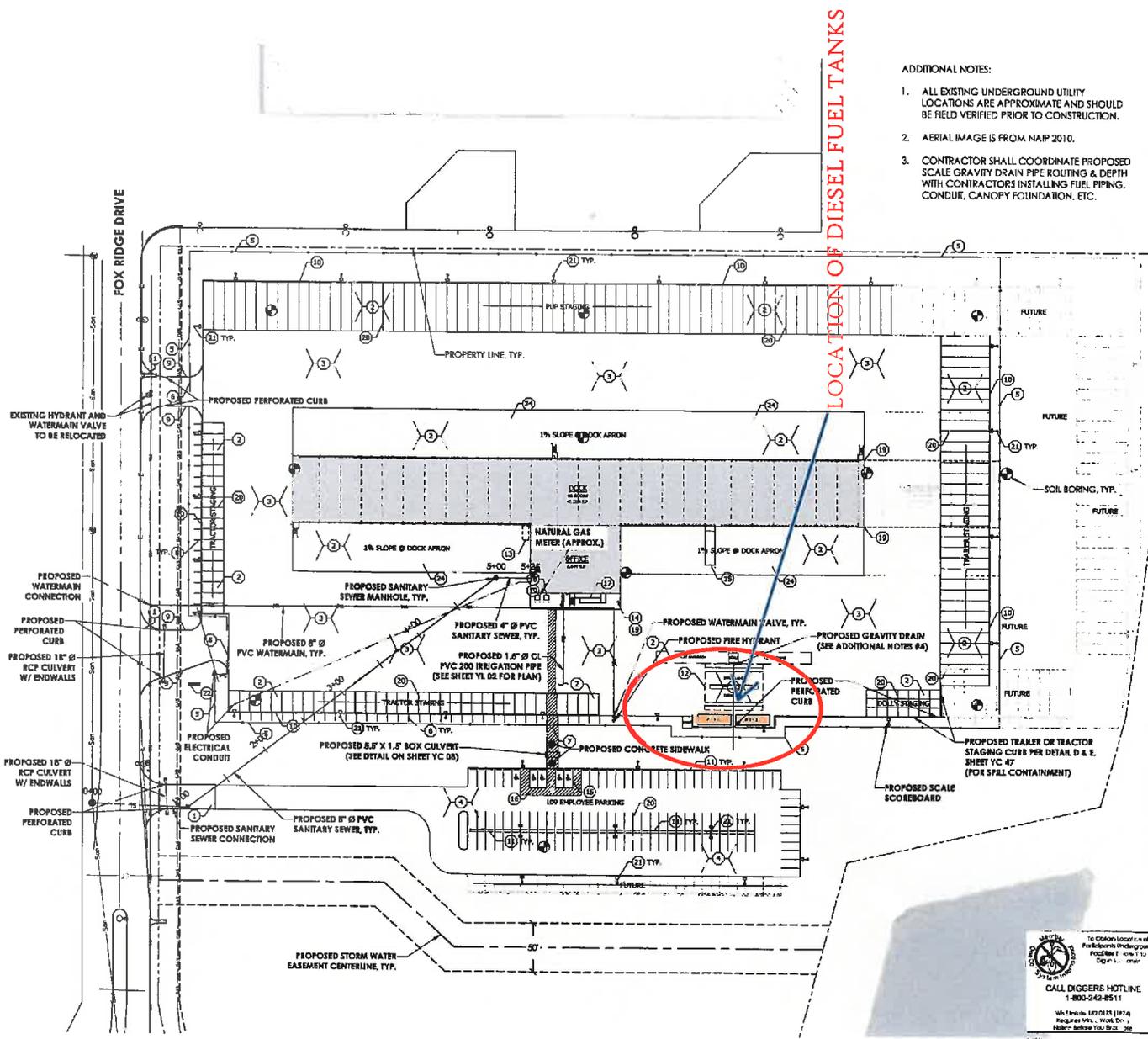
- Purchased Lot<sup>1</sup>
- Available Lot<sup>1</sup>
- City Outlot<sup>1</sup>
- City Easement
- Dedicated Right of Way
- Highline Easement<sup>2</sup>
- Protection Area<sup>2</sup>
- Pond<sup>2</sup>
- Wetland<sup>2</sup>



City of Fond du Lac

First on the Lake

160 South Macy Street, Fond du Lac, WI 54935



- ADDITIONAL NOTES:**
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  2. AERIAL IMAGE IS FROM NAIP 2010.
  3. CONTRACTOR SHALL COORDINATE PROPOSED SCALE GRAVITY DRAIN PIPE ROUTING & DEPTH WITH CONTRACTORS INSTALLING FUEL PIPING, CONDUIT, CANOPY FOUNDATION, ETC.

- SITE PLAN NOTES**
1. HEAVY DUTY CONCRETE PAVEMENT PER LOCAL JURISDICTION REQUIREMENTS.
  2. MEDIUM DUTY CONCRETE PAVEMENT PER DETAIL A SHEET YC46.
  3. HEAVY DUTY ASPHALT PAVEMENT PER DETAIL K SHEET YC 46.
  4. LIGHT DUTY ASPHALT PAVEMENT PER DETAIL L SHEET YC 46.
  5. CHAIN LINK FENCE PER DETAIL A SHEET YC41.
  6. 30'-0" GATE (REFER TO BUILDING MATRIX FOR TYPE OF GATE) PER DETAIL A SHEET YC40 - GATE SIZE MAY VARY DEPENDING ON SITE SPECIFIC SITE PLAN.
  7. 4'-0" WIDE SECURITY ACCESS GATE PER DETAILS B & C SHEET YC41.
  8. ENGINE HEATERS IF REQUIRED BY BUILDING MATRIX PER DETAIL A SHEET YC43.
  9. CONCRETE CURB TYPE 1, 2 OR 3 PER DETAIL H, J, K, L SHEET YC47 IF REQUIRED PER LOCAL JURISDICTION OR FOR DRAINAGE.
  10. BUMPER TYPE 3 PER DETAIL C SHEET YC47.
  11. CONCRETE CAR PARKING BUMPER TYPE 1 OR 2 PER DETAILS A & B SHEET YC47 OR CURB TYPE 2 OR 3 PER DETAILS J & K SHEET YC47.
  12. FUEL ISLAND PER BUILDING MATRIX.
  13. TRASH COMPACTOR PROVIDED BY CONWAY.
  14. FLAG POLE WITH (3) - 6" DIAMETER BOLLARDS PER DETAIL B SHEET YC42. FLAG POLE SHALL BE 15' MIN. FROM BUILDING.
  15. SEE ARCHITECTURAL PLANS FOR RAMP DETAILS.
  16. ACCESSIBLE PARKING AS REQUIRED BY LOCAL CODE.
  17. SEE ARCHITECTURAL PLANS FOR STAIR AND ACCESSIBLE RAMP DETAILS.
  18. PROPOSED TRANSFORMER LOCATION.
  19. BOLLARD PER DETAIL C SHEET YC42.
  20. 4" WIDE YELLOW PAINTED PARKING STALL LINES - REFER TO SHEET YC45 FOR VARIOUS STRIPING.
  21. LIGHT POLE PER ELECTRICAL SITE DRAWINGS AS DESIGNED TO MEET F.C. REQUIREMENTS PER SPECIFICATIONS.
  22. ILLUMINATED MONUMENT SIGN IF REQUIRED BY RFP. PER DETAILS SHEET YC44.
  23. LANDSCAPING TO MEET LOCAL CODE AND CONVENIENCE. PROVIDE IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS.
  24. 4" DOCK APRON STRIPING - TYPICAL @ EACH DOCK DOOR PER DETAILS A SHEET YC45.


  
 To: Gordon Larson, Inc.
   
 Professional Underground
   
 Project No. 108-110
   
 Date: 5-8-2013
   
 Scale: 1" = 10'

**CALL DIGGERS HOTLINE**
  
 1-800-242-8511

Wis. License: 102,0175 (1874)
   
 Registered Professional Engineer
   
 Madison, Wisconsin



**General Engineering Company**

P.O. Box 200 - 118 Beaver Lake Dr. - Potosi, MO 64454  
 656-742-2236 (Cell) / 656-742-2362 (Fax)  
 www.generaleng.com

**SITE DIMENSION PLAN**

**CON-WAY FREIGHT INC.**  
 2211 OLD EARTH ROAD ANN ARBOR, MI 48105  
 PHONE: (734) 767-1874 FAX: (616) 820-8377

**CON-WAY FREIGHT SERVICE CENTER**  
 FOX RIDGE BUSINESS PARK, FOX RIDGE DRIVE & HIGHWAY 41  
 CITY OF FOND DU LAC, FOND DU LAC COUNTY, WI

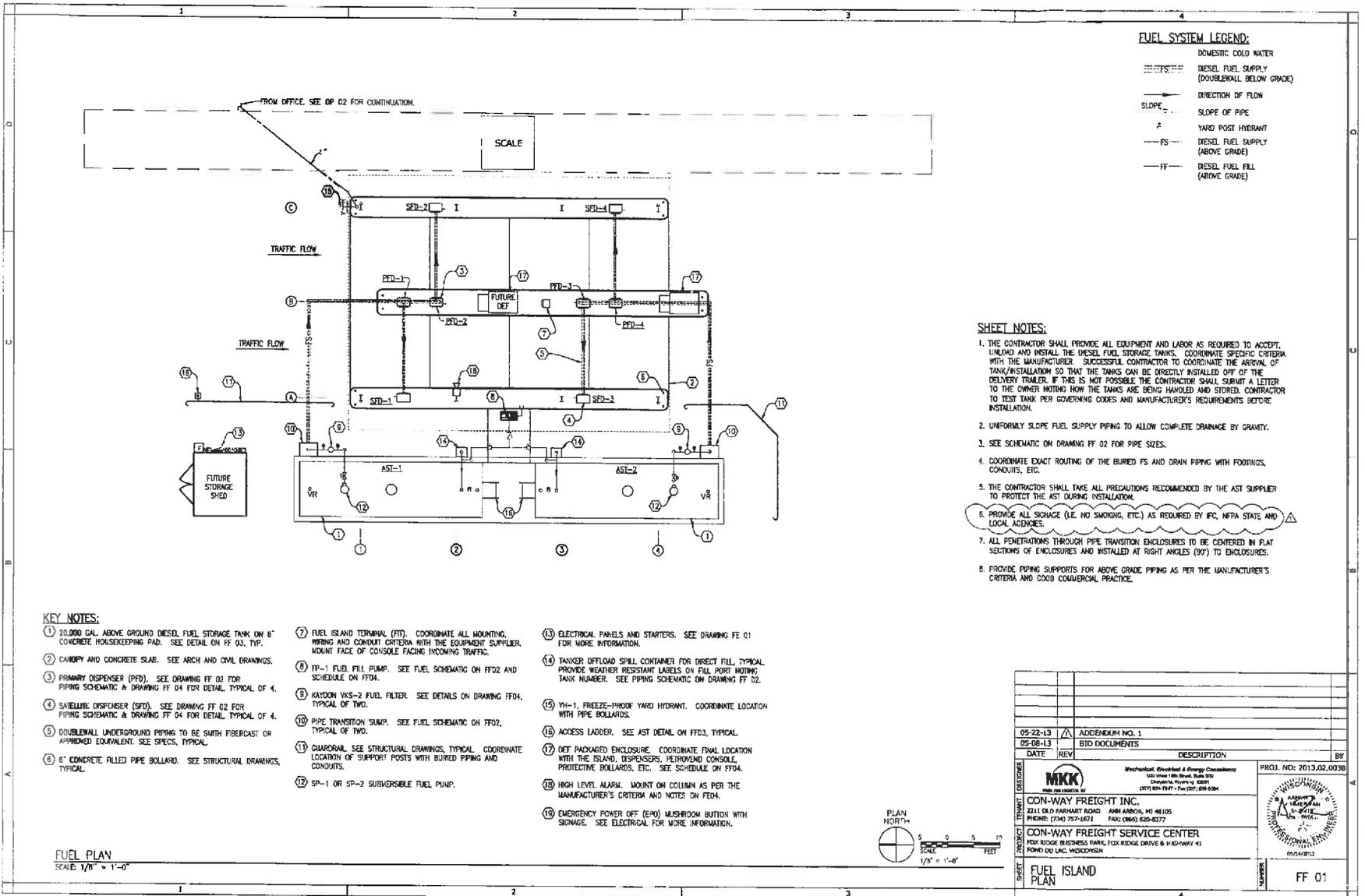
DATE	BY	NO.	REVISION



SCALE: 1" = 100'

DRAWN BY: ZLR  
 DATE: 5-8-2013  
 CDD: P&S NO. 2-0213-75A  
 SHEET NO.

YC 03





SPECIAL USE PERMIT – CON-WAY FREIGHT  
1674 FOX RIDGE DRIVE



SPECIAL USE PERMIT – CON-WAY FREIGHT  
1674 FOX RIDGE DRIVE



# plan commission memorandum

**Date:** July 10, 2013  
**To:** Plan Commission  
**From:** Joellyn Dahlin, Principal Planner  
**RE:** Request for Special Use Permit – Con-way Freight

---

**Location:** 1674 Fox Ridge Drive

**Applicant:** Kory Anderson, Project Engineer o/b/o Con-Way Freight

**Request:** Install two 20,000-gallon aboveground diesel fuel storage tanks for freight transport company.

**Zoning:**

Site:	M-2 (Manufacturing)
North:	M-2
South:	M-2
East:	M-2
West:	M-2

**Land Use:**

Site:	Vacant Land – Fox Ridge Business Park
North:	Vacant Land – Fox Ridge Business Park
South:	Vacant Land – Fox Ridge Business Park
East:	Chicago Tube & Iron
West:	State Highway 175

## Analysis

Fox Ridge Business Park is a City-owned industrial park located on State Highway 175 south of the U.S. 151 Bypass. Setzer Properties plans to develop a 21-acre site in the industrial park to create a truck terminal for Con-way Freight. Construction is planned to begin this month, with completion in Spring 2014. Approval of a special use permit is requested for the installation of two 20,000-gallon aboveground diesel fuel storage tanks to serve the truck terminal.

Aboveground storage tanks for fuel and flammable liquids are restricted to properties zoned for industrial use and require approval of a special use permit. The purpose of a special use permit is to assure a use appropriate for a property and compatible with the surrounding area.

The proposed site development provides a 42,770 square foot dock building and 6572 square feet of office space. A freestanding canopy structure for diesel fuel dispensers is sited west of the dock building. The proposed aboveground diesel storage tanks would be located on the west side of the canopy structure. The fuel facility would serve trucking operations of Conway Freight.

Each 20,000-gallon tank is 10 feet in diameter, with a length of 34'6". The substantial property size allows siting of the two tanks hundreds of feet from any lot line. The location of the tanks would not create any conflict or potential intrusion on any existing development in the industrial park nor would it affect any future development in the industrial park. Strict compliance with City and State Fire and Building Codes will assure a safe use.

<b>Recommendation</b>
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Community Development staff suggests a motion to recommend to the City Council approval of the Special Use Permit, subject to the following condition:

1. Fuel tank siting shall be in the approximate location shown on the site map submitted with the special use permit petition.

Public Notification - Special Use Permit  
Con-Way Freight/1674 Fox Ridge Drive

Parcel Number	Site Address	Mailing Address 2	Mailing City	Mailing State	Mailing Zip
FDL-15-17-34-14-750-00	1784 FOX RIDGE DR		ROMEDEVILLE	IL	60446
FDL-15-17-34-14-999-00	0 S HWY 175	P O BOX 150	FOND DU LAC	WI	54936
FDL-15-17-34-11-249-00	1739 FOX RIDGE DR	N216 STATE RD 55	KAUKAUNA	WI	54130

**RESOLUTION NO. 8416**

**A RESOLUTION IN SUPPORT OF A DEPARTMENT  
OF TRANSPORTATION PLAN TO ERECT A PARK AND RIDE  
AT THE INTERSECTION OF HWY 151 AND COUNTY V AND AGREEMENT TO  
MAINTAIN SAME  
FOND DU LAC, WISCONSIN**

**WHEREAS**, the City of Fond du Lac desires to see a Park & Ride lot constructed as part of the planned 2015 construction of a USH 151 interchange at CTH V; and

**WHEREAS**, the Park & Ride lot would be located directly northeast of the current intersection of these two highways; and

**WHEREAS**, the Park & Ride lot would offer an improved alternative to the current use of Camelot Dr. for this purpose; and

**WHEREAS**, this Park & Ride will serve as a convenient entrance to the Prairie Trail;  
and

**WHEREAS**, the Wisconsin Department of Transportation (WisDOT) requires a governmental entity to accept maintenance responsibility prior to the design phase of the project;  
and

**WHEREAS**, WisDOT will be responsible for property acquisition, design and construction of the Park & Ride lot in tandem with WisDOT project 1420-22-00, with the City of Fond du Lac and Fond du Lac County responsible for shared maintenance of the lot.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Fond du Lac that it is supportive of the design, development and entering into a 3-party maintenance agreement of said Park & Ride lot.

**BE IT FURTHER RESOLVED** that the City will work with the County of Fond du Lac to determine the scope of maintenance activities to be undertaken by each entity.

**ADOPTED:**

\_\_\_\_\_  
Samuel Meyer, President  
Fond du Lac City Council

Attest:

City Attorney:

\_\_\_\_\_  
Sue L. Strands, City Clerk

Reviewed DSRM

