

# BOARD OF APPEALS AGENDA

November 4, 2013  
3:00 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## I. CALL TO ORDER

- A. Roll Call
- B. Declaration a Quorum is Present

## II. APPROVAL OF MINUTES

- A. October 7, 2013

## III. HEARINGS

- A. Appeal No. 2013-01  
311 W Rolling Meadows Drive  
Frank Ille o/b/o Love's Travel Stop & Country Stores

Request 6-month Extension of Variance Approval

- B. Appeal No. 2013-34  
493 Ann Street  
Ty Steffes

Zoning Code Regulation: Section 11.04 C.3.o(1) allows one detached garage for a two-family dwelling.

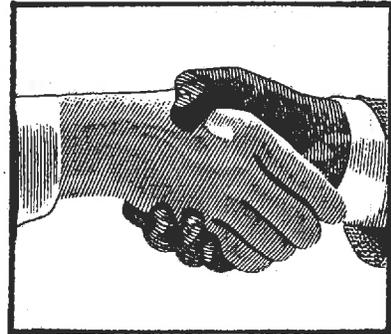
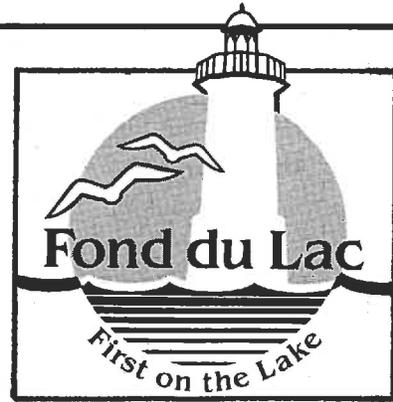
Variance Request: Allow two detached garages for two-family dwelling.

## IV. ADJOURN

**CITIES 62.23**

7. The board of appeals shall have the following powers: To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this section or of any ordinance adopted pursuant thereto; to hear and decide special exception to the terms of the ordinance upon which such board is required to pass under such ordinance; to authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. The board may permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of the ordinance, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.

8. In exercising the above mentioned powers such board may, in conformity with the provisions of such section, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issue of a permit.



Nov. 4, 2013  
**3:00**<sup>P</sup><sub>M</sub>

# Board of Appeals

## BOARD OF APPEALS MINUTES

October 7, 2013  
3:00 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

### CALL TO ORDER

ROLL CALL: Present: - Katie Derksen  
Eric Drazkowski  
Howard Floeter  
Kirsten Quam  
Matthew Schoenleber  
Dan Hebel

Absent: Jeffrey Butzke (excused)  
Jerry Lauby (excused)  
John Piper (excused)

Administrative Staff: Joellyn Dahlin, Principal Planner  
Guy Fox, Chief Inspector

Chairperson Quam declared a quorum present.

### APPROVAL OF MINUTES

#### September 9, 2013

Motion made by Floeter to approve the minutes of the regular meeting of September 9, 2013 of the Board of Appeals as presented.

Seconded by Drazkowski.

ROLL CALL VOTE: Aye - Derksen, Drazkowski,  
Floeter, Quam, Schoenleber  
Nay - None

Carried.



**BOARD OF APPEALS MINUTES**

October 7, 2013

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Appeal No. 2013-32

W Johnson St/N Peters Ave (FDL-15-17-09-24-756-00)

William Steiner o/b/o Wisconsin Mall Properties

Zoning Code Regulations: Section 11.12 I. Schedule V. permits one ground sign for a shopping center in the B-6 district.

Section 11.12 I. Schedule V permits one square foot of ground sign area per each linear foot of building façade.

Section 11.08 D. Schedule IIA requires a front yard building setback of 150 feet in the B-6 district.

Section 11.11 E.7.b requires a front yard parking setback of 15 feet in the B-6 district.

Variance Request: Increase number of shopping center ground signs to add three monument signs and one pylon sign.

Increase allowable ground sign area from 39 square feet to 42.29 square feet (Hardees), 45 square feet to 77 square feet (unknown tenant), 60 square feet to 75 square feet (multitenant building).

Reduce 150' front yard building setback for four individual buildings to 91.02' (Panera), 68.61' (Hardees), 147.5' (unknown tenant) and 10.59'/55' (multitenant building).

Reduce front yard pavement setback from 15 feet to 5 feet.

Appeared in Support:

William Steiner, 3232 Shorewood Dr., Oshkosh, WI appeared as petitioner in support.

Motion made by Floeter to approve exceptions to building setback regulations, parking lot setback regulations and sign regulations due to property size and land use, and reflective of pending changes to the zoning code.

Conditions of approval shall include:

1. Building Setback/Johnson Street: The variance approval shall reflect the conceptual site plan submitted by the petitioner, including:







10601 North Pennsylvania  
P.O. Box 26210  
Oklahoma City, OK 73126

October 10, 2013

Board of Appeals  
City of Fond du Lac  
160 S. Macy Street  
Fond du Lac, WI 54935

Dear FDL Board of Appeals:

We at Love's remain very excited about our project at Highway 41 and Hickory Street, and we look forward to getting the construction underway in early 2014. I am writing to request an extension to our variance which has previously been approved for exceptions to sign regulations. This is in reference to Appeal No. 2013-01.

We have had quite a few delays to our construction plans due to lots of issues, such as finalizing the easement agreements (for drainage, access, and a sign for the hotel behind us), completing the purchase of WisDOT right-of-way by the exit ramp, the recording of the CSM, etc.

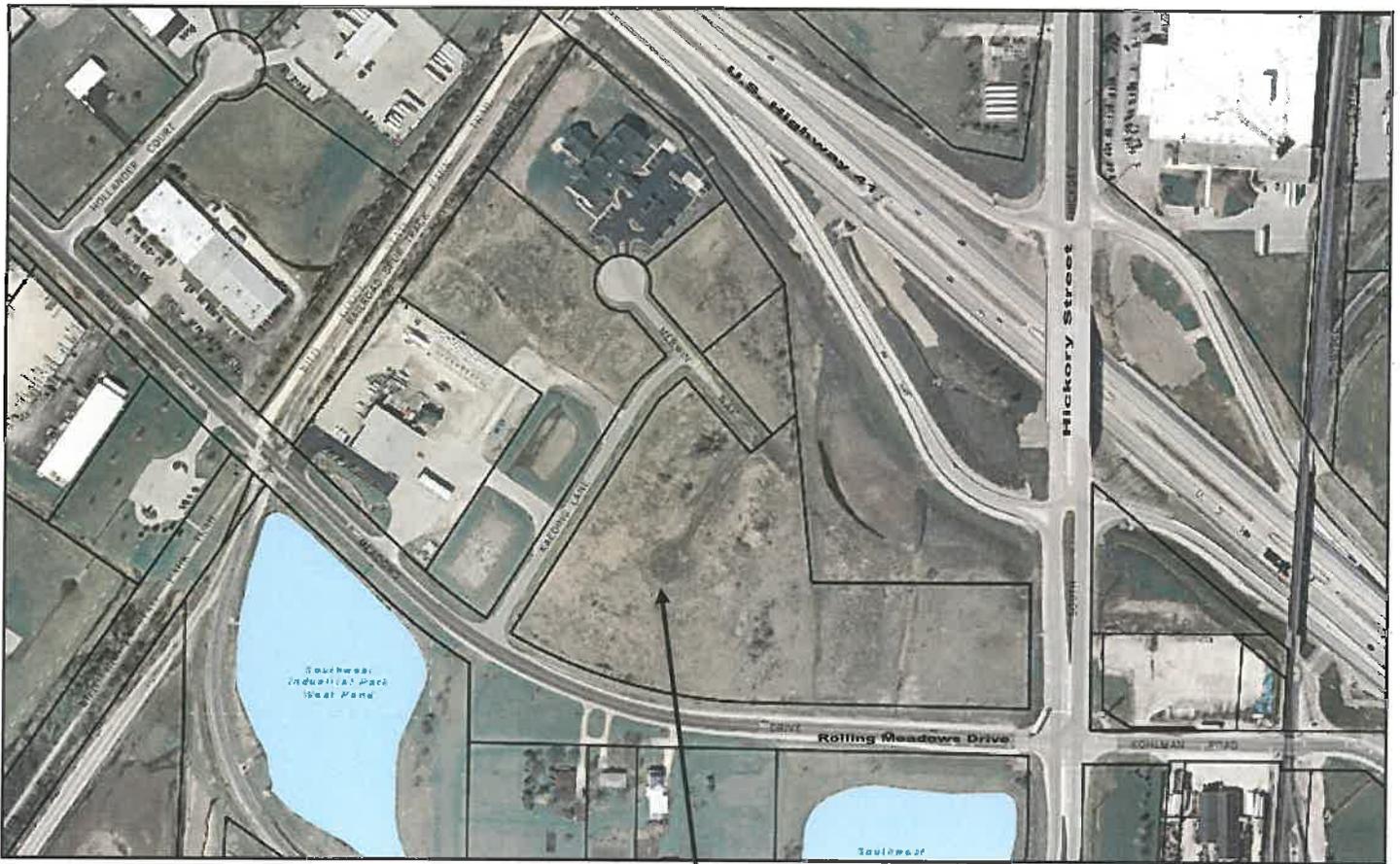
Thank you very much for your consideration in this matter.

Sincerely,

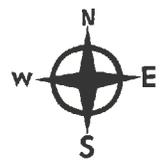
A handwritten signature in black ink that reads "Frank Ille".

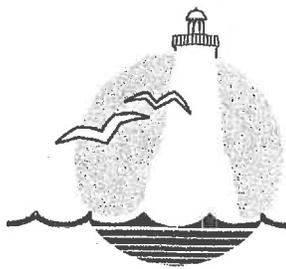
Frank Ille  
Manager of Development

APPEAL NO. 2013-01 – LOVE'S TRAVEL STOP  
ROLLING MEADOWS DRIVE



**site**





City of Fond du Lac  
First on the Lake

Website: [www.fdl.wi.gov](http://www.fdl.wi.gov)

City-County Government Center  
160 S. Macy Street~P.O. Box 150~Fond du Lac, WI 54936-0150

February 5, 2013

Frank Ille  
Love's Travel Stops & Country Stores, Inc.  
10601 N Pennsylvania  
Oklahoma City, OK 73120

**Appeal No. 2013-01**  
**Location:** 311 W Rolling Meadows Dr.  
Fond du Lac, WI

Dear Appellant:

This letter is to confirm that at its February 4, 2013 meeting, the Board of Appeals voted to approve exceptions to sign regulations based on staff findings, modifying Condition No. 6 to allow 600 square feet of pole sign area.

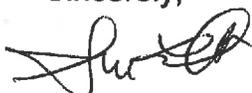
Conditions of approval shall include:

1. The variance approval is generic in nature for specific tenant/business name identification. The variance approval relates to sign size, sign location and purpose.
2. Travel center wall signs: Exception approved as proposed. The approval reflects an exchange of sign area; the maximum square footage per building façade allowed is established pursuant to the variance proposal.
3. Tire center wall signs: Exception approved as proposed. The approval reflects an exchange of sign area; the maximum square footage allowed per building façade is established pursuant to the variance proposal.
4. Directional signs: Exceptions to number, size, height and purpose approved as proposed.
5. Monument sign: Approved as proposed, including the number of sign faces, sign area and height.
6. Highway pole sign: Maximum height 65 feet, maximum area ~~324~~ 600 square feet.
7. Highway pole sign siting shall comply with Fond du Lac County Airport Zoning regulations.
8. Highway pole sign siting shall comply with Wis. Stats. 201.02 i.e., the sign must be located within 50 feet of the driveway, parking lot or business for which the sign relates.

Love's Travel Stops & Country Stores  
February 4, 2013  
Page 2

You must apply for your building permit from the Building Inspector within six (6) months of the Board's approval date. Should you have any further questions, please do not hesitate to contact our office.

Sincerely,



SUE STRANDS  
City Clerk

cc: Guy Fox, Chief Inspector  
Joellyn Dahlin, Planner  
Kay Smedberg, Community Development

# board of appeals memorandum

**Date:** October 30, 2012  
**To:** Board of Appeals  
**From:** Joellyn Dahlin, Principal Planner   
**RE:** Appeal No. 2013-01 – EXTENSION OF APPROVAL

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**Location:** 311 W Rolling Meadows Drive  
**Applicant:** Love's Travel Stops & Country Stores  
**Request:** Exceptions to sign regulations to increase: (1) Wall sign area, (2) Number of ground signs, (3) Ground sign height and area, (4) Number, area and height of directional signs.

## Analysis

Appeal No. 2013-01 was approved by the Board of Appeals on February 5<sup>th</sup>. Exceptions to sign regulations recognized the substantial size of the property, the multiple uses of the property, and frontage on three streets and U.S.H. 41. A 6-month extension to the approval is requested.

Development of the property requires a number of actions that have affected the construction schedule, including the real estate transaction, change of zoning for a portion of the property, vacation of right-of-way (Kaeding Lane), right-of-way dedication for the construction of a new street (Kaeding Way, relocated), Certified Survey Map, Developer's Agreement, the purchase of unused right-of-way from the Wisconsin Department of Transportation, plan approval for the new street and site plan approval.

Circumstances have not changed to affect the original recommendation and the action for approval. Community Development staff suggests the Board of Appeals affirm its original findings and approval, and grant a six-month time extension to Appeal No. 2013-01.

# board of appeals memorandum

**Date:** January 30, 2013  
**To:** Board of Appeals  
**From:** Joellyn Dahlin, Principal Planner  
**RE:** Appeal No. 2013-01

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**Location:** 311 W Rolling Meadows Drive

**Applicant:** Love's Travel Stops & Country Stores

**Zoning:** Site: B-5 (Special Commercial)  
North: M-2 (Manufacturing)  
South: M-2 and Commercial (Town of Fond du Lac)  
East: M-2  
West: B-5

**Land Use:** Site: Vacant Land  
North: U.S. Highway 41  
South: South West Industrial Park  
East: Hickory Street  
West: Merwin Oil/Country Inn & Suites

**Request:** Exceptions to sign regulations to increase: (1) Wall sign area, (2) Number of ground signs, (3) Ground sign height and area, (4) Number, area and height of directional signs.

## Analysis

The subject site encompasses 18.75 acres of vacant land on Rolling Meadows Drive at South Hickory Street. The undeveloped land is situated east of Merwin Oil and the Country Inn & Suites hotel. Development of the property for a *Love's Travel Stop* is planned. *Love's* offers a travel center with a convenience store and one or two fast food restaurants, truck tire center, truck scale, overnight truck parking, and fuel sales facilities for truck and passenger vehicles. Exceptions to sign regulations for the new development are requested.

The variance request affects zoning code regulations for wall sign area; number, height and size of directional signs; number of ground signs permitted for a property; and the height and size of a ground sign. Due to the scope of the variance request, a detailed comparison of allowable signage vs. proposed signage is attached to this memorandum.

### **Wall Signage**

Wall signs are permitted on a building façade that faces a street or a parking lot; allowable sign area is calculated at one square foot for each linear foot of building façade. The formula for sign area is applied separately to each façade.

Travel center: Proposed signage on the north, south and west building walls complies with zoning regulations and is less than allowed. The variance request affects signage for the front (east wall) of the building; 119.7 square feet of sign area is permitted, 233.36 square feet is proposed. The proposed signage includes two heart logo signs for Love's, a McDonald's logo, and sign letters for Love's, McDonald's and Subway

Tire care shop: Wall signs are planned for two facades. Proposed signage on the front (west) elevation complies with zoning regulations. The variance request affects signage for the south facade; 81 square feet is allowed, 85.42 square feet is proposed.

**Staff Recommendation – Wall Signage:** The increase in sign area for the main façade of the travel center is nearly double the code allowance. However, considering the multiple uses within the building and the total area of signage potentially allowed separately for each of the four facades, a 'trade' from one façade to another is reasonable.

The proposed increase in sign area on the south elevation of the tire care center is a minor increase of 4 square feet. Inasmuch as two of the four facades do not include signs and the proposed signage on the west wall is almost fifty percent less than permitted, a 'trade' of sign area between the south and west elevations is reasonable.

### **Directional Signs**

Four directional signs are permitted for a property. The maximum height is 4 feet and the maximum area is 4.5 square feet. The variance request proposes five directional signs ranging in height from 5 feet to 21'4". Sign area varies from 5 square feet to

113.50 square feet. The signs provide directional information for travel within the property; the signs are not a means of business advertising. The largest/highest sign provides directional information for trucks to access a certified scale.

**Staff Recommendation – Directional Signs:** The subject property is not a typical commercial property by virtue of area, available services, and customer traffic that includes large trucks and passenger vehicles. Property conditions support approval of the requested exceptions.

### **Ground Signs**

Zoning regulations allow one ground sign for a property. The variance request proposes two ground signs – a monument sign on Rolling Meadows Drive and a ‘hi-rise’ pole sign visible to USH 41.

In the B-5 district sign area is based on the linear dimension of the main building façade, with a maximum size of 150 square feet; allowable sign height is 20 feet. Where a property is situated within the USH 41 corridor, allowable sign size increases to 200 square feet and a sign height of 55 feet is permitted within a highway interchange area.

**MONUMENT SIGN.** The proposed monument sign is a brick structure with a decorative end cap. Five individual signs affixed to the face of the structure provide fuel price information, a readerboard, and business identification for Love’s, McDonald’s and Subway. The total area of the five individual signs is 169.12 square feet. Total sign area including the monument structure is 244 square feet.

**‘HI-RISE’ POLE SIGN.** The purpose of the ‘hi-rise’ sign is for site visibility to traffic on USH 41. The proposed sign is a monopole goalpost structure; overall sign height is 100 feet. The sign includes individual boxes for fuel price information, Love’s and Subway. A heart-shaped logo sign extends above the Love’s box and the familiar ‘golden arches’ identifies McDonald’s. Total area of the five signs is 1242.5 square feet.

**Staff Recommendation – Number of Ground Signs:** The property size and access considerations support both a monument sign and a highway

sign. The proposed exception to the number of allowable ground signs is reasonable.

**Staff Recommendation – Monument Sign Area:** Unlike the calculation of area for a pole sign, the area of the structure is included in the total determination of area for a monument sign. If designed as a pole sign, the proposed area of the individual signs (169.12 square feet) would be less than otherwise allowed. The proposed exception is reasonable.

**Staff Recommendation – Pole Sign Area and Height:** Recognizing the large size of the subject site, its location at a highway interchange and the visibility demands of a highway-oriented business, reasonable exceptions to zoning regulations for sign area and sign height are warranted.

The proposed sign is almost twice as high as permitted in the highway corridor and more than six times the allowable size. The proposed area and height do not compare to existing signs for highway properties in the City, including those located within interchange zones and including billboard signs. The highest sign along USH 41 within the city limits is 65 feet (Holiday Inn/151-41 interchange). The largest sign is 324 square feet (Faro's, 131 N Pioneer Road, south of 23/41 interchange).

The proposed sign would create an extremely large visual impact on the highway corridor and the surrounding area. Moreover, if approved, the 100'-high 1242.5 square foot sign would extend unfair advantage to the petitioner for signage that is not otherwise enjoyed by similarly located properties.

A modification of the petitioner's request is recommended, to allow an increase of sign area and height comparable to signage currently in place for other highway properties.

#### Statement of Hardship or Practical Difficulty

**To justify approval of a variance, the hardship to support an exception to zoning regulations must directly relate to the physical character of the *property*, not the personal circumstances or preference of the *property owner* or tenant.**

Exceptions to sign regulations are warranted due to property size, access, land use and site location at a highway interchange.

#### Statement of Findings

*To grant the requested variance, the Board of Appeals must find:*

1. The proposed variance is not contrary to the public interest;

2. The property has a special or unique condition; and
3. The special condition of the property creates an unnecessary hardship.

#### **Making and Taking of Precedent**

The Board of Appeals decision to approve or deny a variance request must be based on the merit of the individual case. Where a history of variance requests provides similar accounts of circumstances, a reasonable consistency between decisions would be appropriate.

#### **Recommendation**

**A motion to approve or deny a variance request must state the findings in support of the action taken.**

Community Development staff suggest a motion to **approve exceptions to sign regulations** for wall signage, ground signs and directional signs due to property size, access, land use and site location at a highway interchange.

Conditions of approval shall include:

1. The variance approval is generic in nature for specific tenant/business name identification. The variance approval relates to sign size, sign location and purpose.
2. Travel center wall signs: Exception approved as proposed. The approval reflects an exchange of sign area; the maximum square footage per building façade allowed is established pursuant to the variance proposal.
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7. Highway pole sign siting shall comply with Fond du Lac County Airport Zoning regulations.
8. Highway pole sign siting shall comply with Wis. Stats. 201.02 i.e., the sign must be located within 50 feet of the driveway, parking lot or business for which the sign relates.

# ZONING PETITION - VARIANCE



ADDRESS OF VARIANCE REQUEST: 493 Ann St. FDL

Tax Key Number if vacant land: \_\_\_\_\_

Petitioner: Ty Steffes (Name) 493 Ann St, FDL (Address)

Petitioner Phone Number: (920) 251-9274

Property Owner: \_\_\_\_\_ (Name) \_\_\_\_\_ (Address)  
(If not the same as Petitioner)

## VARIANCE REQUEST

A variance is an exception to zoning regulations. Describe the requested exception(s) to zoning regulations for your variance request:

Add additional Garage to property.  
Current Garage is 12x20 on North Driveway.  
Add Garage to South Driveway.

## STATEMENT OF HARDSHIP

A variance may be approved if a hardship specific to a property does not allow compliance with zoning regulations. A hardship is created by a **physical condition** of the property.

Describe the special circumstances of your property that require approval of a variance to allow the proposed construction or use. Property is a Duplex

Property has 2 Driveways. Need storage and  
Parking. Owner occupied. Gas cans, Tools,  
Lawn mower, Weed eater

Petitioner/Property Owner Signature: [Signature]

Submit application to the Community Development Office, 4<sup>th</sup> floor, City-County Government Center.

Date Rec'd \_\_\_\_\_ Fee \_\_\_\_\_

Appeal No. 2013-34

# VARIANCE PETITION



**APPEAL No. 2013-34**

**BOARD OF APPEALS MEETING: November 4, 2013**

**Location: 493 Ann Street**

**Petitioner: Ty Steffes**

## **FOND DU LAC ZONING CODE REGULATIONS:**

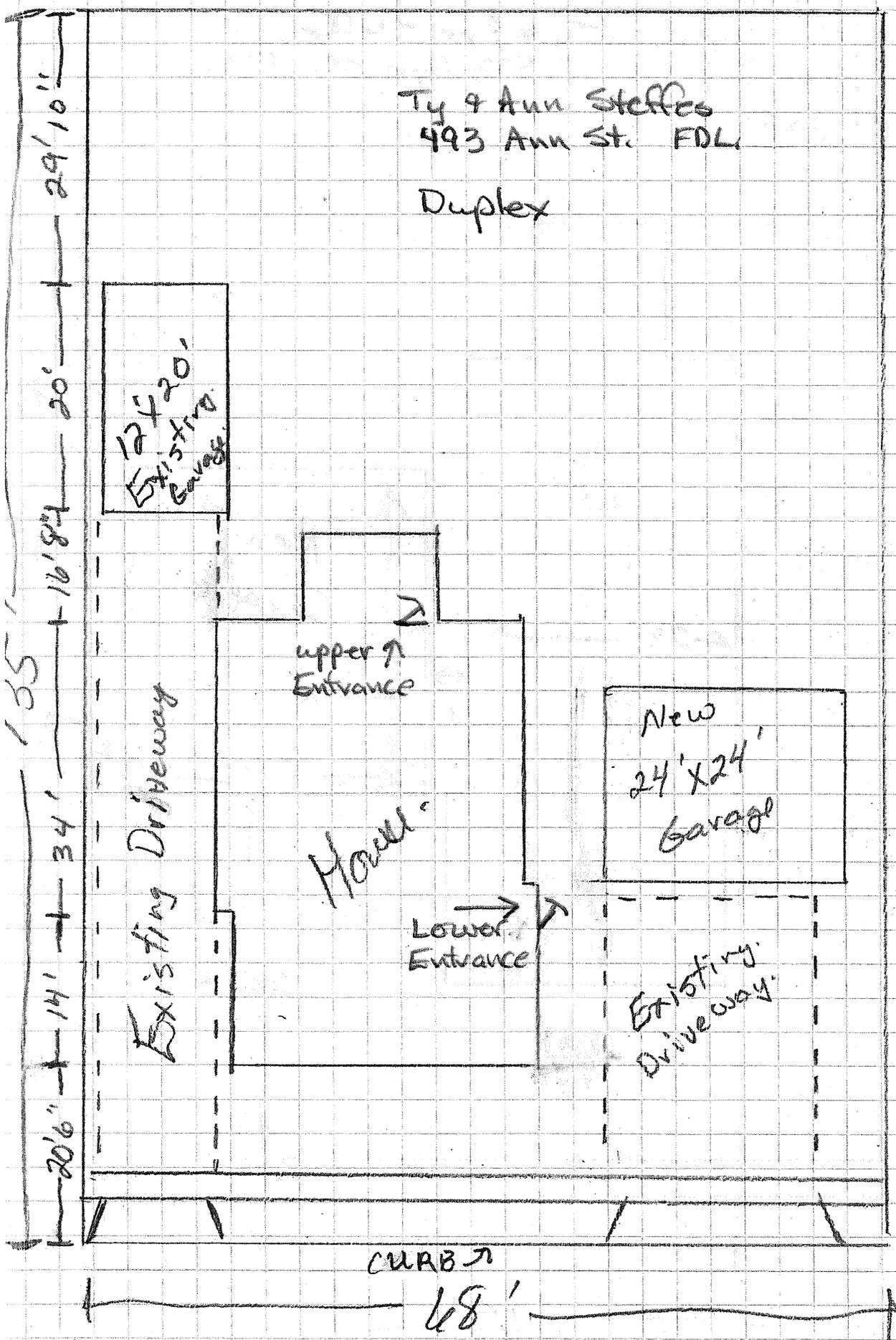
Section 11.04 C.3.o(1) allows one detached garage for a two-family dwelling.

## **PROPOSAL:**

Allow two detached garages for two-family dwelling.

Ty & Ann Steffes  
493 Ann St. FDL

Duplex



APPEAL NO. 2013-34 – STEFFES  
493 ANN STREET



APPEAL NO. 2013-34 – STEFFES  
493 ANN STREET

PROPERTY STREET VIEW – LOOKING EAST



SITE

# board of appeals memorandum

**Date:** October 30, 2013  
**To:** Board of Appeals  
**From:** Joellyn Dahlin, Principal Planner   
**RE:** Appeal No. 2013-34

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**Location:** 493 Ann Street

**Applicant:** Ty Steffes

**Zoning:**

Site:	R-3 (Single Family Residential)
North:	R-3
South:	R-3
East:	R-3
West:	R-3

**Land Use:**

Site:	Two-Family Residence
North:	Single Family Residence
South:	Single Family Residence
East:	Single Family Residence
West:	RR Tracks

**Request:** Allow two detached garages for two-family dwelling.

<b>Analysis</b>
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The subject property is located in an older residential neighborhood and is developed with a two-family home. The home was built 1900 and later converted for two-family use. Two driveways are in place for the dwelling, one on the south side of the building and one on the north side. A small detached garage is located on the north side of the building. The property owner would like to construct a second garage, in the area of the existing driveway on the south side of the dwelling. The proposed garage requires approval of a variance because zoning regulations allow only one detached garage for a two-family home.

The existing garage on the north side of the residence is 12'x20' (240 square feet). The garage is very small and provides parking for only one car. The proposed second garage is 24'x24' (576 square feet). The building size is a typical two-car garage. The proposed garage meets zoning code requirements for size, siting and setbacks.

A garage size of 750 square feet would be allowed to provide covered parking for both of the living units. Considering the circumstances of the property, the construction of a single garage to serve both living units is not a reasonable alternative. Such an option would require removal of the existing garage, excavation and removal of one of the two driveways, and an increase of paved driveway area for a new garage. This option is not practical or visually appealing for the property.

In the circumstance of the new construction of a two-family dwelling, approval of a variance to allow two separate detached garages would not be appropriate because of the availability of design options to provide covered parking. Approval of the petitioner's request would respond to existing conditions of an older neighborhood with an existing structure. Approval of the variance would not create a negative impact on the subject property, any adjacent property or the surrounding neighborhood. Favorable consideration of the variance request is recommended.

#### **Statement of Hardship**

**To justify approval of a variance, the hardship to support an exception to zoning regulations must directly relate to the physical character of the *property*, not the personal circumstances or preference of the *property owner* or tenant.**

A practical alternative to provide covered parking for both living units of the two-family home is not available because of the configuration of the existing residence and the location of two existing driveways.

#### **Statement of Findings**

*To grant the requested variance, the Board of Appeals must find:*

1. The proposed variance is not contrary to the public interest;
2. The property has a special or unique condition; and
3. The special condition of the property creates an unnecessary hardship.

### **Making and Taking of Precedent**

A decision to approve or deny a variance request must be based on the merit of the individual case. Where a history of variance requests provide similar accounts of circumstances, a reasonable consistency between decisions would be appropriate.

### **Recommendation**

**A motion to approve or deny a variance request must state the findings in support of the action taken.**

Community Development staff suggests a motion to **approve the variance request** based on findings referenced herein, and specifically because a practical alternative to provide covered parking for both living units of the two-family home is not available because of the configuration of the existing residence and the location of two existing driveways.

Conditions of approval shall include:

1. Garage design, building materials and color shall match or complement the residence.
2. Eave troughs and downspouts shall be provided to direct water away from adjacent properties.
3. Accessory storage and utility buildings shall be prohibited.
4. Uncovered parking in addition to allowable driveway area is not allowed.

Parcel Number	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-15-32-340-00	P O BOX 181		FOND DU LAC	WI	54936	463 ANN ST
FDL-15-17-15-32-339-00	469 ANN ST		FOND DU LAC	WI	54935	469 ANN ST
FDL-15-17-15-33-507-00	477 ANN ST		FOND DU LAC	WI	54935	477 ANN ST
FDL-15-17-15-33-513-00	CITY COUNTY GOV CENTER	160 S MACY ST	FOND DU LAC	WI	54935	281 FREMONT ST
FDL-15-17-15-33-510-00	497 ANN ST		FOND DU LAC	WI	54935	497 ANN ST
FDL-15-17-15-33-511-00	501 ANN ST		FOND DU LAC	WI	54935	501 ANN ST
FDL-15-17-15-33-538-00	76 S MACY ST STE 2		FOND DU LAC	WI	54935	471 FARWELL AVE
FDL-15-17-15-33-531-00	150 S BROOKE ST		FOND DU LAC	WI	54935	501 FARWELL AVE
FDL-15-17-15-32-338-00	473 ANN ST		FOND DU LAC	WI	54935	473 ANN ST
FDL-15-17-15-32-336-00	338 W 11TH ST		FOND DU LAC	WI	54935	338 W 11TH ST
FDL-15-17-15-33-530-00	515 FARWELL AVE		FOND DU LAC	WI	54935	515 FARWELL AVE
FDL-15-17-15-33-515-00	533 ANN ST		FOND DU LAC	WI	54935	533 ANN ST
FDL-15-17-15-32-362-00	464 WALKER ST		FOND DU LAC	WI	54935	464 WALKER ST
FDL-15-17-15-33-508-00	481 ANN ST		FOND DU LAC	WI	54935	481 ANN ST
FDL-15-17-15-33-533-00	495 FARWELL AVE		FOND DU LAC	WI	54935	495 FARWELL AVE
FDL-15-17-15-33-537-00	479 FARWELL AVE		FOND DU LAC	WI	54935	479 FARWELL AVE
FDL-15-17-15-33-532-00	497 FARWELL AVE		FOND DU LAC	WI	54935	497 FARWELL AVE
FDL-15-17-15-33-536-00	N5123 OAK HILL RD		FOND DU LAC	WI	54937	489 FARWELL AVE
FDL-15-17-15-33-529-00	523 FARWELL AVE		FOND DU LAC	WI	54935	523 FARWELL AVE
FDL-15-17-15-33-535-00	P O BOX 504		FOND DU LAC	WI	54936	491 FARWELL AVE
FDL-15-17-15-33-534-00	330 S MILITARY RD		FOND DU LAC	WI	54935	493 FARWELL AVE
FDL-15-17-15-32-337-00	465 FARWELL AVE		FOND DU LAC	WI	54935	465 FARWELL AVE
FDL-15-17-15-33-503-00	1648 JUPITER COVE DR	#409	JUPITER	FL	33469	290 W 12TH ST
FDL-15-17-15-33-528-00	519 LAKE ST		FOND DU LAC	WI	54937	529 FARWELL AVE
FDL-15-17-15-33-509-00	N6362 REILLY DR		FOND DU LAC	WI	54935	493 ANN ST
FDL-15-17-15-33-506-00	478 WALKER ST		FOND DU LAC	WI	54935	478 WALKER ST
FDL-15-17-15-32-361-00	302 W 11TH ST		FOND DU LAC	WI	54935	302 W 11TH ST
FDL-15-17-15-33-504-00	490 WALKER ST		FOND DU LAC	WI	54935	490 WALKER ST
FDL-15-17-15-33-512-00	511 ANN ST		FOND DU LAC	WI	54935	511 ANN ST
FDL-15-17-15-32-363-00	472 WALKER ST		FOND DU LAC	WI	54935	472 WALKER ST