

BOARD OF APPEALS AGENDA

February 3, 2014
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. December 2, 2013

III. HEARINGS

- A. Appeal No. 2014-01
Camelot Drive
(FDL-15-17-26-23-749, FDL-15-17-26-32-499,
FDL-15-17-27-41-249)
Grande Cheese Company

Zoning Code Regulations: Section 11.08 D. Schedule IIA allows a maximum building height of 2.5 stories or 35 feet, whichever is less, in the B-5 district.

Variance Request: Increase allowable building height to 45 feet.

- B. Appeal No. 2014-02
77 North Pioneer Road
Surendra Burman (Hampton Inn)

Zoning Code Regulations: Section 11.08 D. Schedule IIA states the maximum building height in the B-5 district is 2.5 stories or 35 feet, whichever is less.

Variance Request: Increase allowable building height for three-story building to 45'2".

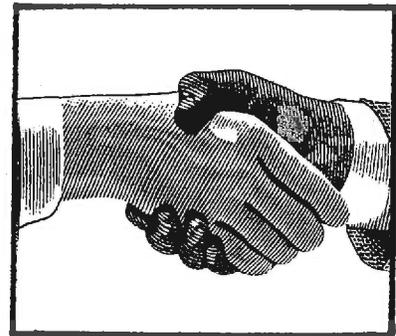
IV. ADJOURN

"The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities."

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.



Feb. 3, 2014

3:00^P_M

Board of Appeals

BOARD OF APPEALS MINUTES

December 2, 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
Jeffrey Butzke
Jerry Lauby

Absent - Katie Derksen (excused)
Kirsten Quam (excused)
Matthew Schoenleber (excused)
Dan Hebel (excused)
John Piper (excused)

Administrative Staff: Joellyn Dahlin, Principal Planner

Acting Chairperson Floeter declared a quorum present.

APPROVAL OF MINUTES

November 4, 2013

Motion made by Lauby to approve the minutes of the minutes of the regular meeting of November 4, 2013 of the Board of Appeals as presented.

Seconded by Butzke.

ROLL CALL VOTE: Aye - Butzke, Derksen, Drazkowski,
Floeter, Lauby

Nay - None

Carried.

HEARINGS

Appeal No. 2013-35

625 W Rolling Meadows Drive
Dennis Stahmann o/b/o Benvenuto's

BOARD OF APPEALS MINUTES

December 2, 2013

Page 2

Zoning Code Regulations: Section 11.12 I. Schedule V allows one ground sign for each property. In the Special Highway 41 District one square foot of sign area per lineal foot of lot frontage is permitted, with a maximum of 200 square feet.

Variance Request: Install additional signage on one of two existing ground signs and increase allowable sign area from 200 square feet to 338 square feet.

Appeared in Support:

Dan Nielsen, Flyway Signs, N5528 Miranda Way, Fond du Lac

Motion made by Drazkowski to approve the variance request based on staff findings and specifically because of the substantial bulk of the property, existing signage, multiple roadway frontages, two business uses, and the intent and purpose of suitable signage.

Seconded by Lauby.

ROLL CALL VOTE: Aye - Butzke, Derksen, Drazkowski,
Floeter, Lauby

Nay - None

Carried.

Appeal No. 2013-36

Kohlman Road/Highway 41

Phillip Maier

Zoning Code Regulations: Section 11.12 E.1 allows a maximum sign size of 32 square feet and height of 10 feet for a temporary sale or lease sign for property.

Variance Request: Increase allowable sign area to 150 square feet and increase sign height to 15 feet.

Appeared in Support:

Jeff Liddle, Flyway Signs, N5528 Miranda Way, Fond du Lac

Motion made by Butzke to approve the variance request based on staff finding and specifically because of the substantial bulk of the overall property area and the multiple properties potentially served by the temporary sign.

ZONING PETITION - VARIANCE



CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST: _____

Tax Key Number if vacant land: **Part of FDL 15-17-26-23-749-00**
Part of FDL 15-17-26-32-499-00
FDL 15-17-27-41-249-00

Petitioner: Grande Cheese Company, 301 E. Main Street, Lomira, WI 53048
(Name) (Address)

Petitioner Phone Number: (920) 269-1485

Petitioner Email: wayne.matzke@grande.com

Property Owner: _____

(If not the same as Petitioner)

(Name)

(Address)

VARIANCE REQUEST

A variance is an exception to a requirement of the Zoning Code or Building Code. Describe the requested exception(s) for your variance request:

Under Section 11.08D of the Fond du Lac Zoning Code the maximum building height for District B-5 Special Commercial Zone is 2.5 stories or 35 feet, whichever is less. The Petitioner requests a variance to permit a building height of up to 45 feet.

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:

The request is made in order to permit the Petitioner to construct its home office buildings in a way that will permit (1) the office two-story roofs to be angled upward in a manner which will permit greater light into the interior of the buildings and (2) the structure and equipment of the research center to extend to its designed height.

Petitioner Signature: Wayne E. Matzke - President/CEO
Wayne Matzke

APPEAL NO. 2014-01

Submit application to the Community Development Office
(4th floor, City-County Government Center)

VARIANCE PETITION



APPEAL No. 2014-01

BOARD OF APPEALS MEETING: February 3, 2014

Location: Camelot Drive

(FDL-15-17-26-23-749, FDL-15-17-26-32-499, FDL-15-17-27-41-249)

Petitioner: Grande Cheese Company

FOND DU LAC ZONING CODE REGULATIONS:

Section 11.08 D. Schedule IIA allows a maximum building height of 2.5 stories or 35 feet, whichever is less, in the B-5 district.

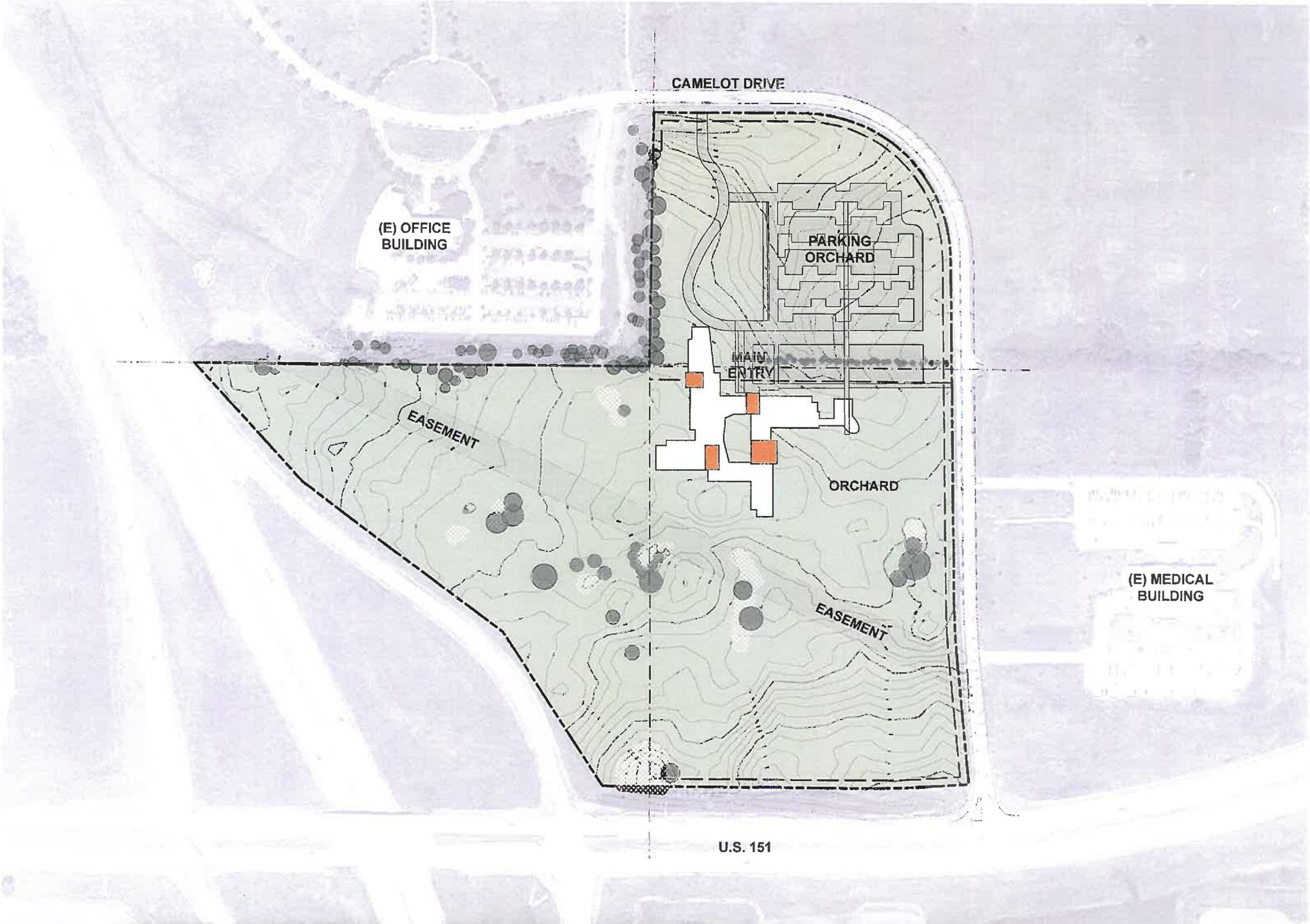
PROPOSAL:

Increase allowable building height to 45 feet.

APPEAL NO. 2014-01 – GRANDE CHEESE CO.
CAMELOT DRIVE



SITE



board of appeals memorandum

Date: January 29, 2014
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner *JD*
Subject: Appeal No. 2014-01

Location: Camelot Drive
Applicant: Grande Cheese Company
Zoning: Site: B-5 (Special Commercial)
North: O (Office) and M-4 (Planned Manufacturing & Business)
South: B-5
East: B-5 and O (Office)
West: B-5 and M-4
Land Use: Site: Vacant Land
North: Vacant Land
South: USH 151
East: Agnesian Healthcare
West: Society Insurance/USH 41
Request: Increase allowable building height.

Analysis

The subject property is zoned for commercial use. The property owner, Grande Cheese Company, plans to develop the site as its main corporate office location, including a research and development center. The proposed development is a permitted land use in the B-5 zoning district.

An exception to allowable building height is requested. The B-5 district allows a maximum building height of 2.5 stories or 35 feet, whichever is less. Building height is measured from finished grade to the highest point of the roof.

The preliminary building design responds to differences in property elevations that cause roof areas to exceed allowable height. The variance request proposes a building height of up to 45 feet. The 45' height affects only four areas of the potential roof design. The final building design is pending approval of the requested exception.

Height restrictions are intended to assure a building scale relative to property size. This is particularly important for the development of a small property. Considering the 40-acre size of the subject property and the minor area of the building affected by the variance request, the height limitation serves a questionable purpose in this case. Approval of the variance request would not cause a negative impact on any nearby property nor would it compromise the intent of zoning regulations. Favorable consideration of the requested exception 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*.

The circumstances of lot size and property elevation support approval of the variance request.

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 provides similar accounts of circumstances, a reasonable consistency between decisions would be appropriate.

Recommendation

A motion for variance approval or denial must state the findings in support of the action.

Community Development staff suggests a motion to **approve the variance request** based on findings referenced herein and due to circumstances of lot size and differences in property elevation.

Parcel Number	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-26-23-749-01	ATTN: FINANCE/ACCTS PAYABLE DEPT	430 E DIVISION ST	FOND DU LAC	WI	54935	
FDL-15-17-26-32-499-01	ATTN:FINANCE/ACCTS PAYABLE DEPT	430 E DIVISION ST	FOND DU LAC	WI	54935	421 CAMELOT DR
FDL-15-17-26-34-999-00	ATTN:ACCTS PAYABLE DEPT	430 E DIVISION ST	FOND DU LAC	WI	54936	1400 MARTIN AVE
FDL-15-17-27-12-261-00	ATTN:ACCTS PAYABLE DEPT	430 E DIVISION ST	FOND DU LAC	WI	54935	40 CAMELOT DR
FDL-15-17-27-11-015-00	101 CAMELOT DR APT #6		FOND DU LAC	WI	54935	101 CAMELOT DR Apt # 6
FDL-15-17-27-12-250-00	995 ASHBURY CT		FOND DU LAC	WI	54935	1305 S MAIN ST
FDL-15-17-27-12-262-00	54 CAMELOT DR		FOND DU LAC	WI	54935	54 CAMELOT DR
FDL-15-17-27-11-249-00	PO BOX 1006		FOND DU LAC	WI	54936	0 CAMELOT DR
FDL-15-17-27-11-011-00	PO BOX 1006		FOND DU LAC	WI	54936	101 CAMELOT DR APT # 2A
FDL-15-17-27-11-011-03	PO BOX 1006		FOND DU LAC	WI	54936	101 CAMELOT DR 2C
FDL-15-17-27-11-018-00	PO BOX 1006		FOND DU LAC	WI	54936	0 KNIGHTS WAY
FDL-15-17-27-12-264-00	PO BOX 1006		FOND DU LAC	WI	54936	28 CAMELOT DR
FDL-15-17-27-11-016-00	ATTN PROPERTY TAX DEPT	12405 POWERSCOURT DR 3RD FLOOR	ST LOUIS	MO	63131	165 KNIGHTS WAY
FDL-15-17-27-11-001-00	% CITY CLERK	P O BOX 150	FOND DU LAC	WI	54936	0 CAMELOT DR
FDL-15-17-27-12-260-00	100 CAMELOT DR		FOND DU LAC	WI	54935	100 CAMELOT DR
FDL-15-17-27-12-260-01	100 CAMELOT DR		FOND DU LAC	WI	54935	
FDL-15-17-27-12-260-01	100 CAMELOT DR		FOND DU LAC	WI	54935	
FDL-15-17-27-11-010-00	34 OAKRIDGE CT		FOND DU LAC	WI	54935	101 CAMELOT DR APT # 1
FDL-15-17-26-23-749-02	301 EAST MAIN STREET		LOMIRA	WI	53048	
FDL-15-17-26-32-499-02	301 EAST MAIN STREET		LOMIRA	WI	53048	
FDL-15-17-27-41-249-00	301 EAST MAIN STREET		LOMIRA	WI	53048	0 US HIGHWAY 151
FDL-15-17-27-11-011-04	101 CAMELOT DR APT #2D		FOND DU LAC	WI	54935	101 CAMELOT DR 2D
FDL-15-17-27-11-012-00	101 CAMELOT DR	APT # 3	FOND DU LAC	WI	54935	101 CAMELOT DR APT # 3
FDL-15-17-27-11-011-01	101 CAMELOT DR #2B		FOND DU LAC	WI	54935	101 CAMELOT DR Apt # 2B
FDL-15-17-27-12-263-00	PO BOX 1632		WAUKESHA	WI	53187	20 CAMELOT DR
FDL-15-17-27-11-013-00	ATTN: LYNN J ROETHKE	101 CAMELOT DR SUITE 5	FOND DU LAC	WI	54935	101 CAMELOT DR APT # 4
FDL-15-17-27-11-014-00	ATTN: LYNN J ROETHKE	101 CAMELOT DR SUITE 5	FOND DU LAC	WI	54935	101 CAMELOT DR Apt # 5
T09-15-17-26-08-001-00	% JOEL THEISEN	17854 179TH TRAIL WEST	LAKEVILLE	MN	55044	N5506 MARTIN RD
FDL-15-17-27-14-750-01	PO BOX 1029		FOND DU LAC	WI	54936	
FDL-15-17-27-14-750-01	PO BOX 1029		FOND DU LAC	WI	54936	
FDL-15-17-27-14-750-01	PO BOX 1029		FOND DU LAC	WI	54936	
FDL-15-17-27-14-750-01	PO BOX 1029		FOND DU LAC	WI	54936	
FDL-15-17-27-44-998-00	944 VANDERPERREN WAY		GREEN BAY	WI	54304	0 US HIGHWAY 151

ZONING PETITION - VARIANCE



CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST: 77 NORTH PIONEER ROAD, FOND DU LAC

Tax Key Number if vacant land: FDL-15-17-09-33-580-00 (4.4 acres)

Petitioner: SURENDRA BURMAN, 645 East Avenue, PO Box 186, Lomira, WI 53048
(Name) (Address)

Petitioner Phone Number: (480) 235-5907

Petitioner Email: CountryHearthLomira@gmail.com

Property Owner: A2N2, LLC, 645 East Avenue, PO Box 186, Lomira, WI 54048
(If not the same as Petitioner) (Name) (Address)

VARIANCE REQUEST

A variance is an exception to a requirement of the Zoning Code or Building Code. Describe the requested exception(s) for your variance request:

REQUEST FOR VARIANCE TO ALLOW 3 STORY HOTEL, HEIGHT 45'2"

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:

THE FRANCHISE WILL NOT ALLOW A BUILDING UNDER 3 STORIES TO BE BUILT. THE
MINIMUM HEIGHT THEY ALLOW IS 3 STORIES. OUR PROPOSED BUILDING IS 3
STORIES OR 45'2"

Petitioner Signature: 

APPEAL NO. 2014-02

Submit application to the Community Development Office
(4th floor, City-County Government Center)

VARIANCE PETITION



APPEAL No. 2014-02

BOARD OF APPEALS MEETING: February 3, 2014

Location: 77 North Pioneer Road

Petitioner: Surendra Burman (Hampton Inn)

FOND DU LAC ZONING CODE REGULATIONS:

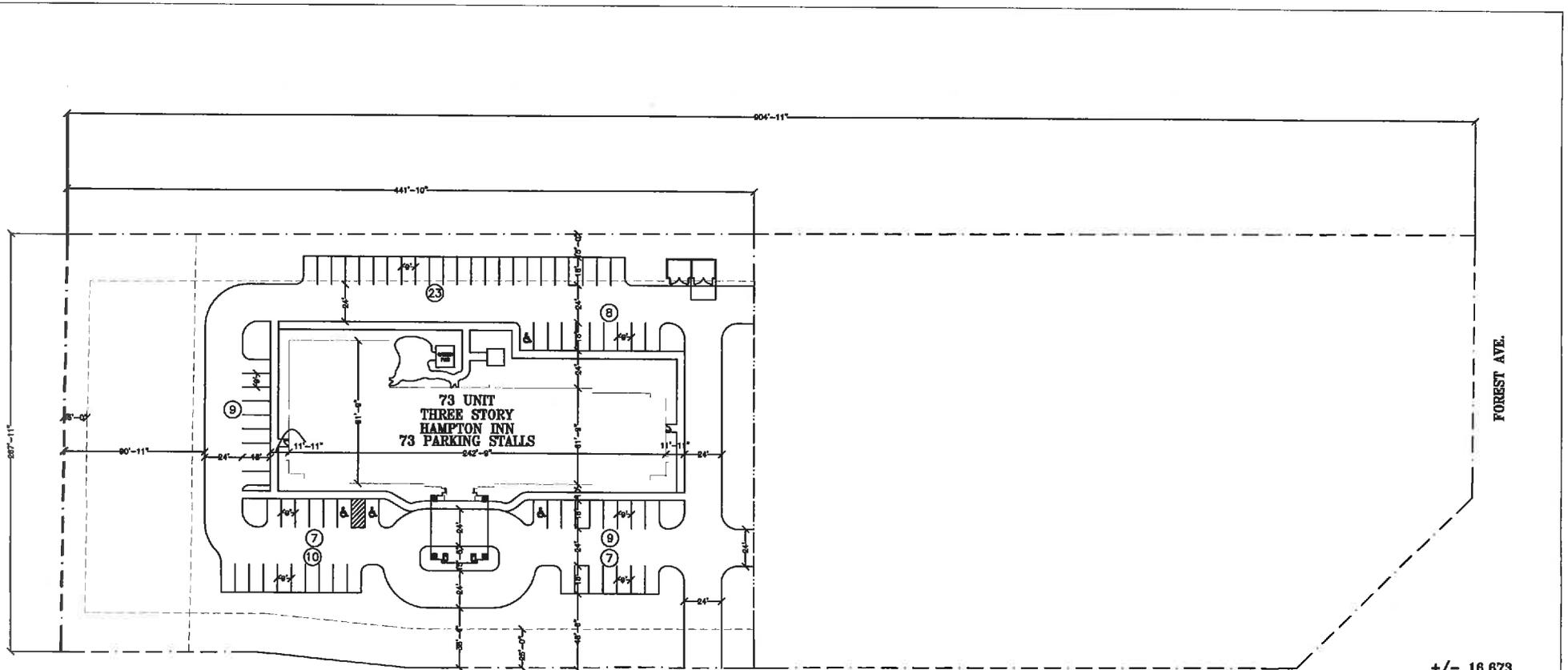
Section 11.08 D. Schedule IIA allows a maximum building height of 2.5 stories or 35 feet, whichever is less, in the B-5 district.

PROPOSAL:

Increase allowable height of three-story building to 45'2".

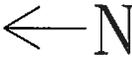
APPEAL NO. 2014-02 – HAMPTON INN
77 N PIONEER ROAD





PIONEER ROAD

FOREST AVE.



SITE SQ. FT. -
+/- 121,703

1st Floor SQ. FT. -
+/- 16,673

2nd Floor SQ. FT. -
+/- 14,489

3rd Floor SQ. FT. -
+/- 14,489

TOTAL Floor SQ. FT. -
+/- 45,651

+/- 16,673
OWNER
A2N2 LLC.
645 EAST AVE
P.O. BOX 186
LOMIRA, WI 53048



PROPOSED SITE PLAN

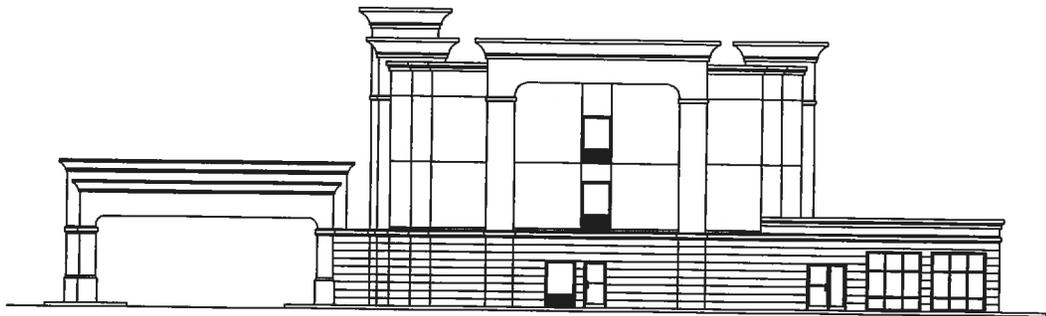
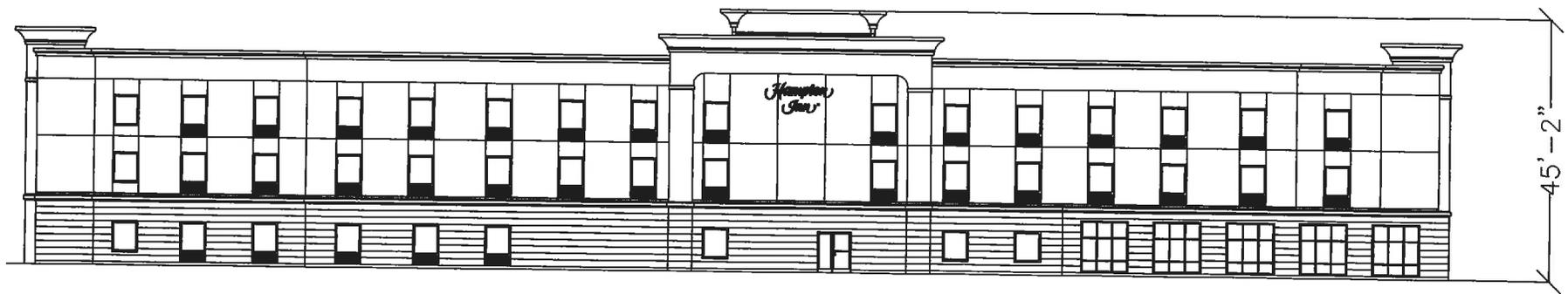
SITE LOCATION
77 N. PIONEER ROAD
FOND DU LAC, WI 54935

PROPOSED 73 UNIT
THREE STORY
HAMPTON INN
FOND DU LAC, WI

DATE: 06 NOV. 2013

REVISED: 14 JAN 2014

PRELIMINARY DRAWING




Hospitality Builders Inc.
 506 S. Wilson St.
 P.O. Box 1566
 Aberdeen, SD 57402-1566
 Phone: 605-223-5040
 Fax: 605-223-4367
 Contact: Kevin Frank
 E-mail: kavr@hosperv.com

BUILDER OF OVER 600 HOTEL PROPERTIES

REAR & SIDE ELEVATIONS

PROPOSED 73 UNIT THREE STORY HAMPTON INN FOND DU LAC, WI	DATE: 06 NOV. 2013
	REVISED: 23 DEC. 2013
	PRELIMINARY DRAWING

board of appeals memorandum

Date: January 29, 2014
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner 
Subject: Appeal No. 2014-02

Location: 77 North Pioneer Road

Applicant: Surendra Burman o/b/o Hampton Inn

Zoning: Site: B-5 (Special Commercial)
North: B-5
South: B-5
East: R-2 (Single Family Residential)/R-4 (Multifamily Residential)
West: B-5

Land Use: Site: Vacant Land (Former Dartmoor Motel)
North: Landmark Plaza
South: Wink Chiropractic
East: Single Family Homes & Two-Family Homes
West: USH 41

Request: Increase allowable building height.

Analysis

The subject property is zoned for commercial use. The construction of a hotel is planned for the vacant lot. An exception to allowable building height is requested. As a matter separate from the variance request the Plan Commission will consider a special use permit proposal for the hotel at its meeting of February 17th. The special use permit relates to use of the property. Consideration of the special use permit will include conditions to address the location of on-site parking and the requirement for an appropriate buffer of fencing and landscaping along the east lot line.

The B-5 zoning district allows a maximum building height of 2.5 stories or 35 feet, whichever is less. Building height is measured from finished grade to the highest point of the roof. The proposed three-story Hampton Inn is 45'2" high. The variance request responds to building design.

Zoning restrictions for height are intended to assure an appropriate building scale relative to property size. This is particularly important for the development of a small property and for infill development of commercial properties.

The subject 6.5-acre property is situated in a commercial corridor of a highway frontage road. The proposed hotel would be sited within the northerly half of the lot and occupy approximately 2.79 acres of the site. The main entry to the building is situated on the west façade, allowing for maximum exposure to the frontage road and the highway, and mitigating the potential for land use conflicts between the hotel and the nearby residential area.

Considering the lot size and the location of the property adjacent to USH 41, an exception to height limitations is not unreasonable. A similar proposal was previously approved by the Board of Appeals in 2007 to allow the construction of a three-story AmericInn. The 2007 variance approval granted an increase of building height to 52 feet and stipulated certain conditions to assure neighborhood compatibility, including restrictions for the placement of exterior lighting and signage. Similar restrictions would be appropriate in considering this new request.

The property's proximity to the Fond du Lac County Airport has been evaluated. The proposed three-story building falls within allowable height limitations that protect the airspace around the airport.

A conditional approval of the requested exception 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.

The circumstances of lot size and property location adjacent to USH 41 support approval of the variance request.

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 provides similar accounts of circumstances, a reasonable consistency between decisions would be appropriate.

Recommendation

A motion for variance approval or denial must state the findings in support of the action.

Community Development staff suggests a motion to **approve the variance request** based on findings referenced herein, and specifically due to the circumstances of lot size and property location adjacent to USH 41.

Conditions of approval shall include:

1. No signage other than address identification shall be permitted on the east wall of the building. This restriction includes the placement of corporate logos, decorative graphics, illuminated graphics and the use of illuminated sign bands.
2. Building lighting on the east façade shall be restricted to wall mounted fixtures placed within the first story area of the structure. Wall lighting shall be positioned so that it does not shine onto or produce glare for adjacent residential properties.
3. Roof lighting and building fascia and soffit lighting is prohibited, including decorative neon tubing/lighting.
4. Ground mounted lights shall not exceed 15 feet in height. Light sources shall be situated to project illumination to the ground. Light sources shall not be directed to produce glare onto any public right-of-way or neighboring residential properties.

Parcel Number	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-09-33-580-00	PO BOX 186		LOMIRA	WI	53048	77 N PIONEER RD
FDL-15-17-09-33-580-01	PO BOX 186		LOMIRA	WI	53048	925 FOREST AVE
FDL-15-17-09-33-563-00	80 PIONEER CT		FOND DU LAC	WI	54935	80 PIONEER CT
FDL-15-17-09-33-562-00	714 THOMAS ST		FOND DU LAC	WI	54935	86 PIONEER CT
FDL-15-17-09-33-572-00	8 S PIONEER PKY		FOND DU LAC	WI	54935	8 S PIONEER PKY
FDL-15-17-09-33-554-00	15 N MARR ST		FOND DU LAC	WI	54935	82 N PIONEER PKY
FDL-15-17-09-33-555-00	15 N MARR ST		FOND DU LAC	WI	54935	74 N PIONEER PKY
FDL-15-17-16-22-263-00	% CITY CLERK	P O BOX 150	FOND DU LAC	WI	54936	0 WESTERN AVE
FDL-15-17-09-32-258-01	%CITY CLERK	P O BOX 150	FOND DU LAC	WI	54936	0 N PIONEER RD
FDL-15-17-09-33-551-00	31 N PIONEER PKY		FOND DU LAC	WI	54935	31 N PIONEER PKY
FDL-15-17-16-22-260-00	874 FOREST AVE		FOND DU LAC	WI	54935	874 FOREST AVE
FDL-15-17-09-33-559-00	40 N PIONEER PKY		FOND DU LAC	WI	54935	40 N PIONEER PKY
FDL-15-17-09-33-560-00	102 PIONEER CT		FOND DU LAC	WI	54935	102 PIONEER CT
FDL-15-17-09-33-565-00	66 PIONEER CT		FOND DU LAC	WI	54935	66 PIONEER CT
FDL-15-17-09-33-570-00	30 PIONEER CT		FOND DU LAC	WI	54935	30 PIONEER CT
FDL-15-17-09-33-564-00	13 6TH ST		FOND DU LAC	WI	54935	74 PIONEER CT
FDL-15-17-09-33-508-00	323 OLD PIONEER RD		FOND DU LAC	WI	54935	77 N PIONEER PKY
FDL-15-17-09-33-577-00	863 FOREST AVE		FOND DU LAC	WI	54935	863 FOREST AVE
FDL-15-17-09-33-566-00	62 PIONEER CT		FOND DU LAC	WI	54935	62 PIONEER CT
FDL-15-17-09-33-581-00	89 1/2 N PIONEER RD		FOND DU LAC	WI	54935	79 N PIONEER RD
FDL-15-17-09-33-569-00	48 PIONEER CT		FOND DU LAC	WI	54935	48 PIONEER CT
FDL-15-17-09-33-578-00	869 FOREST AVE		FOND DU LAC	WI	54935	869 FOREST AVE
FDL-15-17-09-33-552-00	41 N PIONEER PKY		FOND DU LAC	WI	54935	41 N PIONEER PKY
FDL-15-17-09-33-579-00	DBA BOB	879 FOREST AVE	FOND DU LAC	WI	54935	879 FOREST AVE
FDL-15-17-09-33-524-00	18875 STILL POINT TRAIL		BROOKFIELD	WI	53045	922 FOREST CIR
FDL-15-17-09-33-561-00	92 PIONEER CT		FOND DU LAC	WI	54935	92 PIONEER CT
FDL-15-17-09-33-558-00	W6230 E LONE ELM RD		VAN DYNE	WI	54979	46 N PIONEER PKY
FDL-15-17-09-33-567-00	871 FOREST AVE		FOND DU LAC	WI	54935	871 FOREST AVE
FDL-15-17-09-33-568-00	56 PIONEER CT		FOND DU LAC	WI	54935	56 PIONEER CT
FDL-15-17-09-33-553-00	325 TAFT ST		FOND DU LAC	WI	54935	53 N PIONEER PKY
FDL-15-17-08-44-757-00	971 S GREEN BAY RD		NEENAH	WI	54956	131 N ROLLING MEADOWS DR
FDL-15-17-09-33-556-00	4308 E APPLESEED DR		APPLETON	WI	54913	62 N PIONEER PKY
FDL-15-17-09-33-557-00	4308 E APPLESEED DR		APPLETON	WI	54913	54 N PIONEER PKY
FDL-15-17-16-22-261-00	C/O WINK REVOCABLE TRUST	924 FOREST AVE	FOND DU LAC	WI	54935	924 FOREST AVE
FDL-15-17-09-31-006-00	510 HARTBROOK DR	SUITE 206	HARTLAND	WI	53029	92 N BERGER PKY

2014-02

77 N PIONEER ROAD

FEBRUARY 3, 2014

FDL-15-17-09-33-571-00	10 N PIONEER PKY		FOND DU LAC	WI	54935	10 N PIONEER PKY
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