

BOARD OF APPEALS AGENDA

June 3, 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. May 6, 2013

III. HEARINGS

- A. **Appeal No. 2013-13**
345 Garfield Street
Christopher Messenger

Zoning Code Regulation: Section 11.06 D. Schedule IA states the minimum front yard building setback in the R-3 zoning district is 25 feet.

Variance Request: Reduce front yard building setback to 16 feet for construction of uncovered porch.

- B. **Appeal No. 2013-14**
Holiday Lane (FDL-15-17-21-24-752-00)
Jeff Liebergen/Holiday Inn Express

Zoning Code Regulation: 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: Construct four-story hotel 55 feet in height.

BOARD OF APPEALS AGENDA

June 3, 2013

Page 2

C. **Appeal No. 2013-15**

10 Elm Acres Drive
Theodore Reichert

Zoning Code Regulation: Section 11.04 C.3.k(1)(a) states a solid fence with a maximum height of 6 feet is allowed in the side and rear yard areas of a residential lot.

Variance Request: Replace existing 6'-high solid wood fence sited at the lot line within the front yard area of a single family lot.

D. **Appeal No. 2013-16**

92 20th Street
Darrin Peterson

Zoning Code Regulation: Section 11.04 C.3.y(1) states in addition to an attached or detached garage, one accessory building is permitted for a residential lot, not to exceed 100 square feet in area.

Variance Request: Increase maximum area of accessory building from 100 square feet to 130 square feet.

E. **Appeal No. 2013-17**

63 E Cotton Street
Bruce Weisser

Zoning Code Regulations:

Section 11.06 E.5.a. requires a lot area equal to the minimum lot area which would be required for the construction of an equivalent number of new dwellings in the district, for conversion of an existing dwelling into less than four dwelling unit.

Section 11.06 D. Schedule IA requires a minimum lot area of 6000 square feet for each dwelling unit in the R-3 district.

Section 11.11 E.6 states that each parking space shall be independently accessible to an aisle and/or driveway and shall be provided with

BOARD OF APPEALS AGENDA

June 3, 2013

Page 3

appropriate means of vehicular access to a street or alley.

Variance Request: Convert existing single family residence into three dwelling units and reduce the required lot area from 18,000 square feet to 11,700 square feet.

Provide on-site parking in a tandem arrangement of multiple spaces situated within an existing detached garage and driveway area.

F. **Appeal No. 2013-18**

251 Forest Avenue

Robert Diener dba Press Box Tavern

Zoning Code Regulation: Section 11.04 C.3.k. states the maximum height of a solid fence is 10 feet.

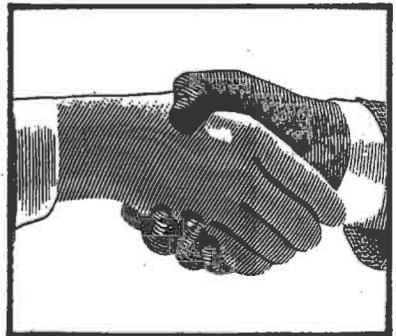
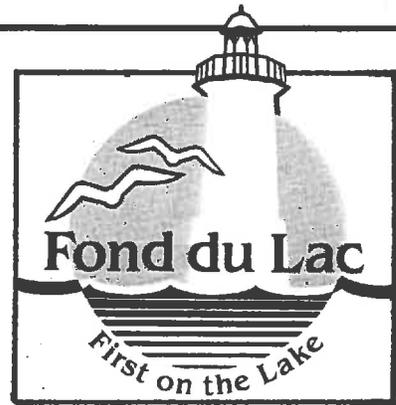
Variance Request: Increase allowable fence height to 16 feet.

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.



June 3, 2013

3:00^P_M

Board of Appeals

BOARD OF APPEALS MINUTES

May 6, 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
Howard Floeter
Kirsten Quam
Matthew Schoenleber
Jeffrey Butzke
Jerry Lauby
Dan Hebel

Absent: Erick Drazkowski (excused)
John Piper III (excused)

Administrative Staff: - Joellyn Dahlin, Principal Planner
Dyann Benson, Redevelopment
Planner

Chairperson Quam declared a quorum present.

Joellyn Dahlin, Principal Planner introduced new members, Howard Floeter, Jerry Lauby and Dan Hebel.

APPROVAL OF MINUTES

April 1, 2013

Motion made by Schoenleber to approve the minutes of the regular meeting of April 1, 2013 of the Board of Appeals as presented.

Seconded by Floeter.

ROLL CALL VOTE: Aye - Butzke, Derksen, Floeter,
Quam, Schoenleber

Nay - None

Carried.

BOARD OF APPEALS MINUTES

May 6, 2013

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HEARINGS

Appeal No. 2013-11

141 Hamilton Place

Habitat for Humanity

Zoning Code Regulation: Section 21.08 c.1.A states fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limit of the structure.

Variance Request: Reduce the dimensional boundary of the required fill from 15 feet to 5.5 feet along the west side of the proposed single family home.

Appeared in Support:

Paul Osterholm, 150 S Brooke St., Fond du Lac, appeared as petitioner in support.

Motion made by Butzke to approve the variance request based on staff findings, and specifically because modification of the dimensional limit of the floodplain fill requirement reflects the narrow lot width of an existing property and the proposed exception provides an alternative to meet the intent of floodplain zoning regulations

Condition of approval shall include:

1. To allow Habitat for Humanity to secure an eligible homeowner, variance approval is valid for one year.

Seconded by Floeter.

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

Carried.

BOARD OF APPEALS MINUTES

May 6, 2013

Page3

Appeal No. 2013-12

376 E 2nd Street

Daniel Corcoran

Zoning Code Regulation: Section 11.04 C.3.o(1)(f) states the width of a detached garage shall not exceed more than 50% of the width of the lot.

Variance Request: Increase allowable lot width coverage from 20 feet to 22 feet for construction of detached garage.

Appeared in Support:

Deb Corcoran, 376 E 2nd St., Fond du Lac, appeared as petitioner in support.

Motion made by Floeter to approve the variance request based on staff findings, and specifically because the construction of a usable garage is limited by the property's substandard lot width.

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.

Seconded by Butzke.

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

Carried.

ADJOURN

Motion made by Butzke to adjourn.

Seconded by Quam.

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

Carried.

Meeting adjourned at 3:16 p.m.

SUE STRANDS
CITY CLERK

ZONING PETITION - VARIANCE



CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST: 345 Garfield St.

Tax Key Number if vacant land: _____

Petitioner: Christopher Messenger 345 Garfield St
(Name) (Address)

Petitioner Phone Number: (920) 238 - 5225

Petitioner Email: micky2ks@charter.net

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:

I was told there is a "25 foot set-back" ordinance preventing me from having a small deck/porch in front of my house by a Code Enforcement Officer. Proposed deck/porch would be 16' from the sidewalk.

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:

My home does not have a rear entry door elevated to accomidate having a rear deck. My back yard floods severly all spring forcing my children to play in front of the house until it dries. I would like to have this porch to allow my younger children a place outside and a better view of the intersections at the end of my block.

Petitioner Signature: Chris Messenger

APPEAL NO. 2013 - 13

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

VARIANCE PETITION



APPEAL No. 2013-13

BOARD OF APPEALS MEETING: June 3, 2013

Location: 345 Garfield Street

Petitioner: Christopher Messenger

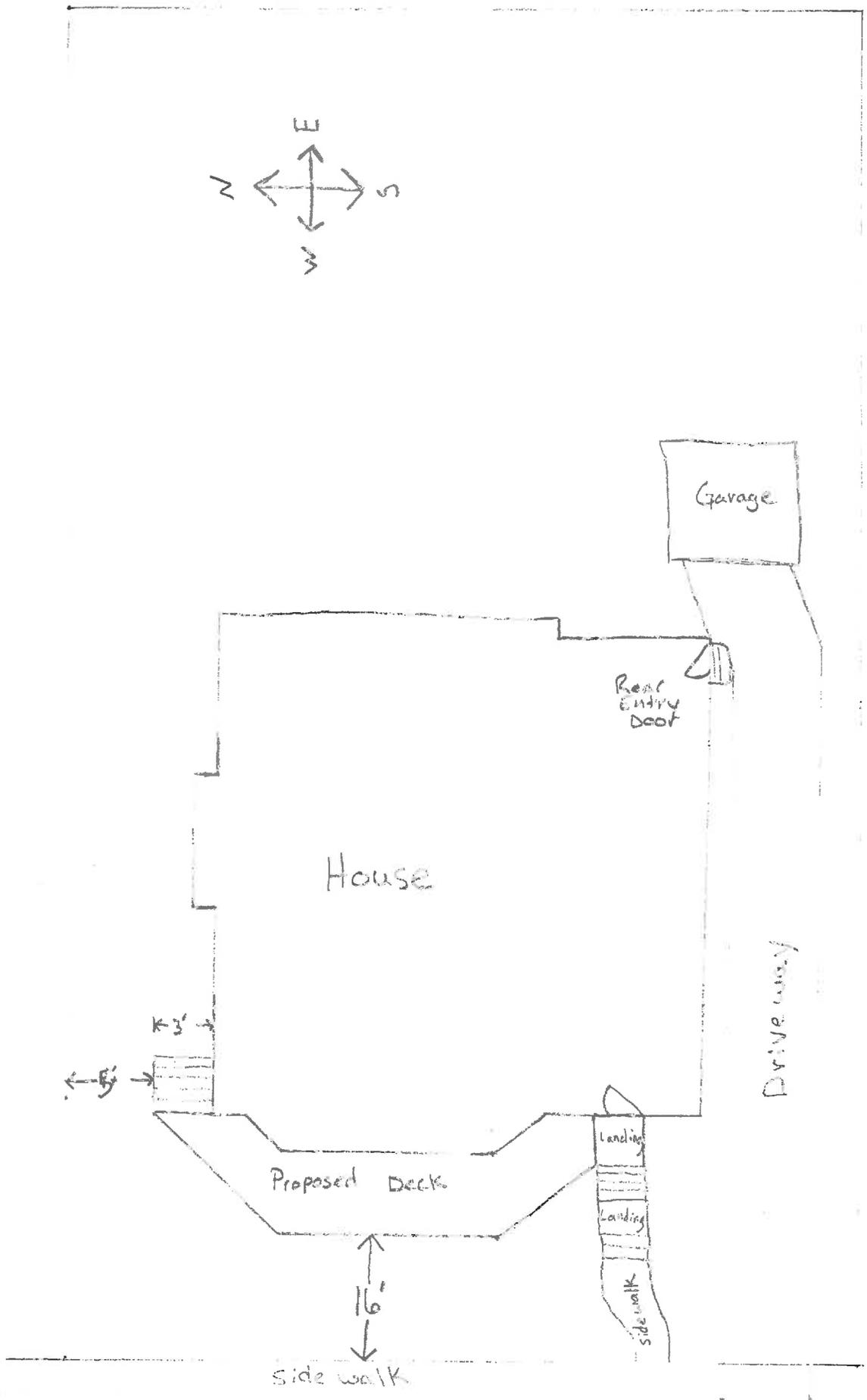
FOND DU LAC ZONING CODE REGULATIONS:

Section 11.06 D. Schedule IA states the minimum front yard building setback in the R-3 zoning district is 25 feet.

PROPOSAL:

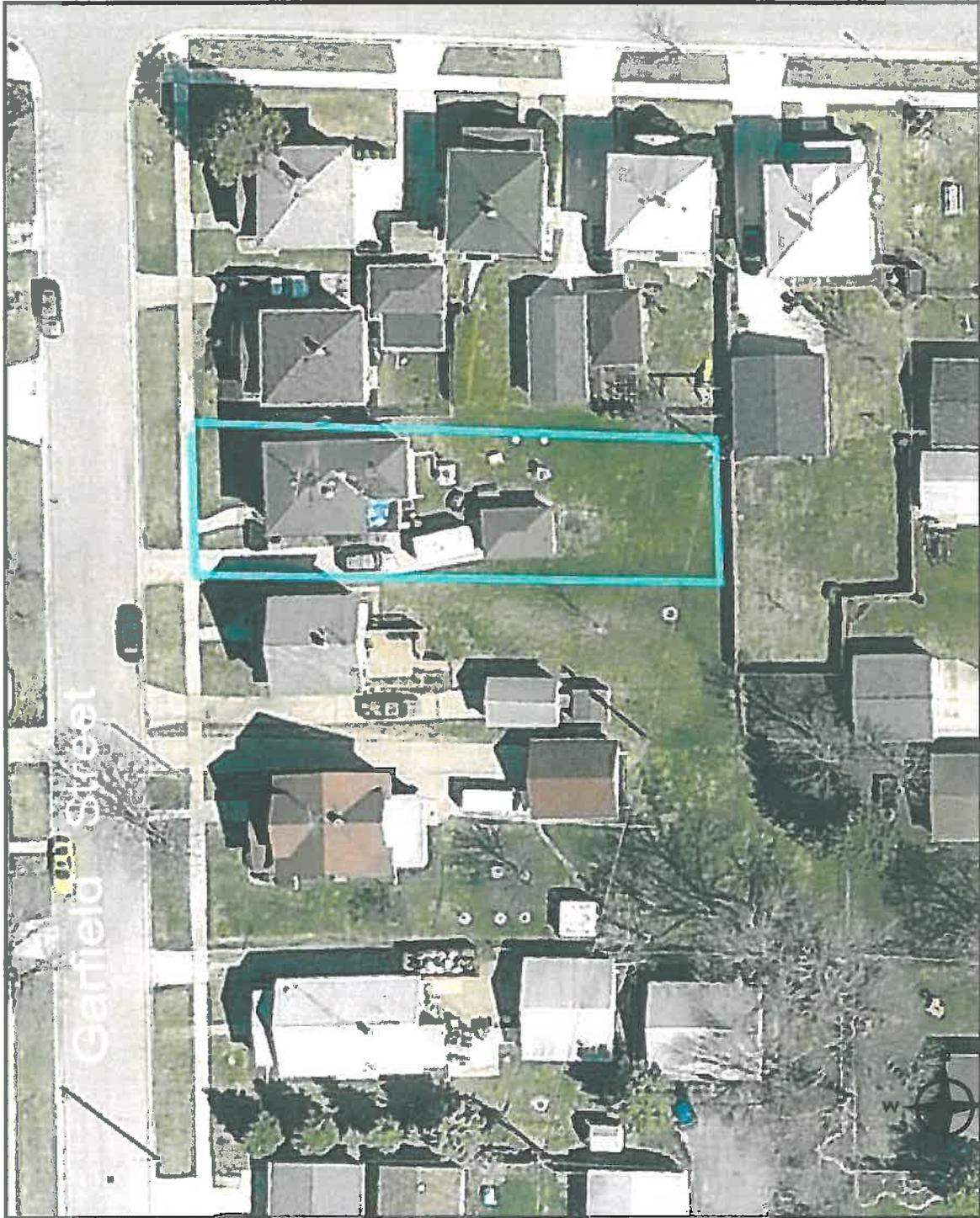
Reduce front yard building setback to 16 feet for construction of uncovered porch.

ⓧ Neighboring properties to the north both have enclosed porches and wood steps/landings for steps as close as a 13' set-back.



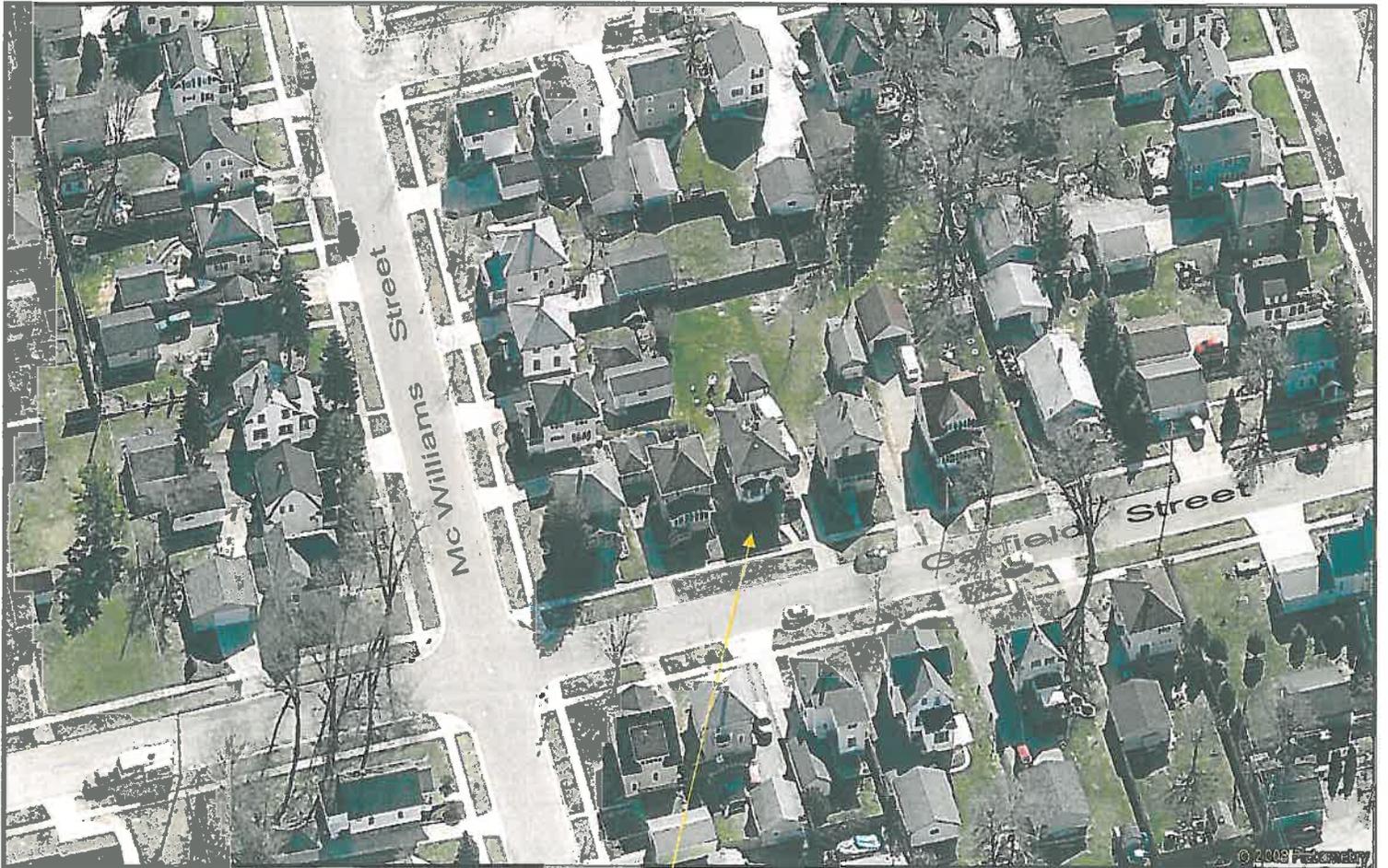
345 Garfield St. Fond du Lac, WI

APPEAL NO. 2013-13 – MESSENGER
345 GARFIELD STREET



APPEAL NO. 2013-13 – MESSENGER
345 GARFIELD STREET

STREET VIEW (LOOKING EAST)



site

board of appeals memorandum

Date: May 29, 2013
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner *UDJ*
RE: Appeal No. 2013-13

Location: 345 Garfield Street

Applicant: Christopher Messenger

Zoning:

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

Land Use:

Site:	Single Family Residence
North:	Single Family Residence
South:	Single Family Residence
East:	Single Family Residence
West:	Single Family Residence

Request: Reduce required front yard setback for construction of deck/porch.

Analysis

The subject property is developed with a single family residence. Approval of a variance is requested to reduce the front yard setback requirement for an uncovered deck.

The R-3 zoning district requires a minimum front yard setback of 25 feet. The home is situated with an existing front yard setback of 23 feet. The variance request proposes a 16' setback to accommodate an uncovered deck across the front of the building.

Construction of the deck commenced without approval of a building permit and in

conflict with building setback requirements. The deck is an uncovered structure extending 17.5 feet along the front of the house. The depth of the deck is 6.84 feet.

The petitioner's home is situated in an older neighborhood where homes do not comply with the front yard setback. Homes to the east and west are situated with a front yard setback of 13 feet. Setback conditions in the neighborhood range from 10 feet to 24 feet.

In considering exceptions to setbacks for porches and building additions, the Board of Appeals has consistently concluded that neighborhood conditions must prevail in determining the reasonable application of setback requirements. Where neighborhood conditions present a pattern of nonconforming setbacks, approval of an exception to code requirements may be justified.

Specific to the request at hand, the proposed setback does not extend beyond existing setback conditions established in the neighborhood. Approval of the variance request would therefore not create a negative impact on the petitioner's property or any nearby property and it would not give undue privilege to the petitioner that is not otherwise enjoyed in the 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.

Property conditions in the neighborhood create a pattern of nonconforming setbacks. The proposed setback is reflective of neighborhood conditions.

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 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 an exception to the front yard setback requirement** based on findings referenced herein, and specifically because property conditions in the neighborhood create a pattern of nonconforming setbacks and the proposed setback is reflective of neighborhood conditions.

Conditions of approval shall include:

1. The deck/porch shall not be covered or enclosed or modified to provide additional living space.

Parcel Number	Mailing Address 1	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-10-11-036-00	353 5TH ST SE	PEL RAPIDS	MN	56572	348 GARFIELD ST
FDL-15-17-11-22-408-00	351 GARFIELD ST	FOND DU LAC	WI	54935	351 GARFIELD ST
FDL-15-17-10-11-038-00	342 GARFIELD ST	FOND DU LAC	WI	54935	342 GARFIELD ST
FDL-15-17-11-22-410-00	341 GARFIELD ST	FOND DU LAC	WI	54935	341 GARFIELD ST
FDL-15-17-11-22-407-00	355 GARFIELD ST	FOND DU LAC	WI	54935	355 GARFIELD ST
FDL-15-17-10-11-037-00	344 GARFIELD ST	FOND DU LAC	WI	54935	344 GARFIELD ST
FDL-15-17-10-14-750-00	131 E COTTON ST	FOND DU LAC	WI	54935	131 E COTTON ST
FDL-15-17-10-11-034-00	356 GARFIELD ST	FOND DU LAC	WI	54935	356 GARFIELD ST
FDL-15-17-11-23-525-00	143 E COTTON ST	FOND DU LAC	WI	54935	143 E COTTON ST
FDL-15-17-11-22-409-00	345 GARFIELD ST	FOND DU LAC	WI	54935	345 GARFIELD ST
FDL-15-17-11-22-405-00	910 DUE WEST AVE N	MADISON	TN	37115	152 E MC WILLIAMS ST
FDL-15-17-10-11-039-00	328 GARFIELD ST	FOND DU LAC	WI	54935	328 GARFIELD ST
FDL-15-17-10-11-035-00	352 GARFIELD ST	FOND DU LAC	WI	54935	352 GARFIELD ST
FDL-15-17-11-22-412-00	333 GARFIELD ST	FOND DU LAC	WI	54935	333 GARFIELD ST
FDL-15-17-11-22-411-00	337 GARFIELD ST	FOND DU LAC	WI	54935	337 GARFIELD ST

ZONING PETITION - VARIANCE



CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST:

Tax Key Number if vacant land: FPL-5-17-21-24-792-00

Petitioner: JEFF LIEBERGEN
(Name)

EXCEL ENGINEERING
100 CAMELOT DR.
(Address)

Petitioner Phone Number: (920) 322-1694

FOND DU LAC, WI 54935

Petitioner Email: jeff.l@excelengineer.com

Property Owner: ZANETIS - HICKET LAND PARTNERS
(If not the same as Petitioner) (Name)

8102 EXCELSIOR DR.
(Address)
MADISON, WI 53717

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 4 STORY HOTEL,
APPROX. 55' TO HIGHEST RIDGE.

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:

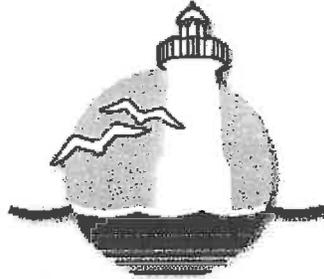
BECAUSE OF THE IRREGULAR SHAPE OF THE SITE, ALONG WITH
EXISTING WETLANDS AND FUTURE RETENTION PONDS, PROPOSED
BUILDING NEEDS TO BE MORE VERTICAL THAN HORIZONTAL.

Petitioner Signature: _____

APPEAL NO. 2013-14

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

VARIANCE PETITION



APPEAL No. 2013-14

BOARD OF APPEALS MEETING: June 3, 2013

Location: Holiday Lane (FDL-15-17-21-24-752-00)

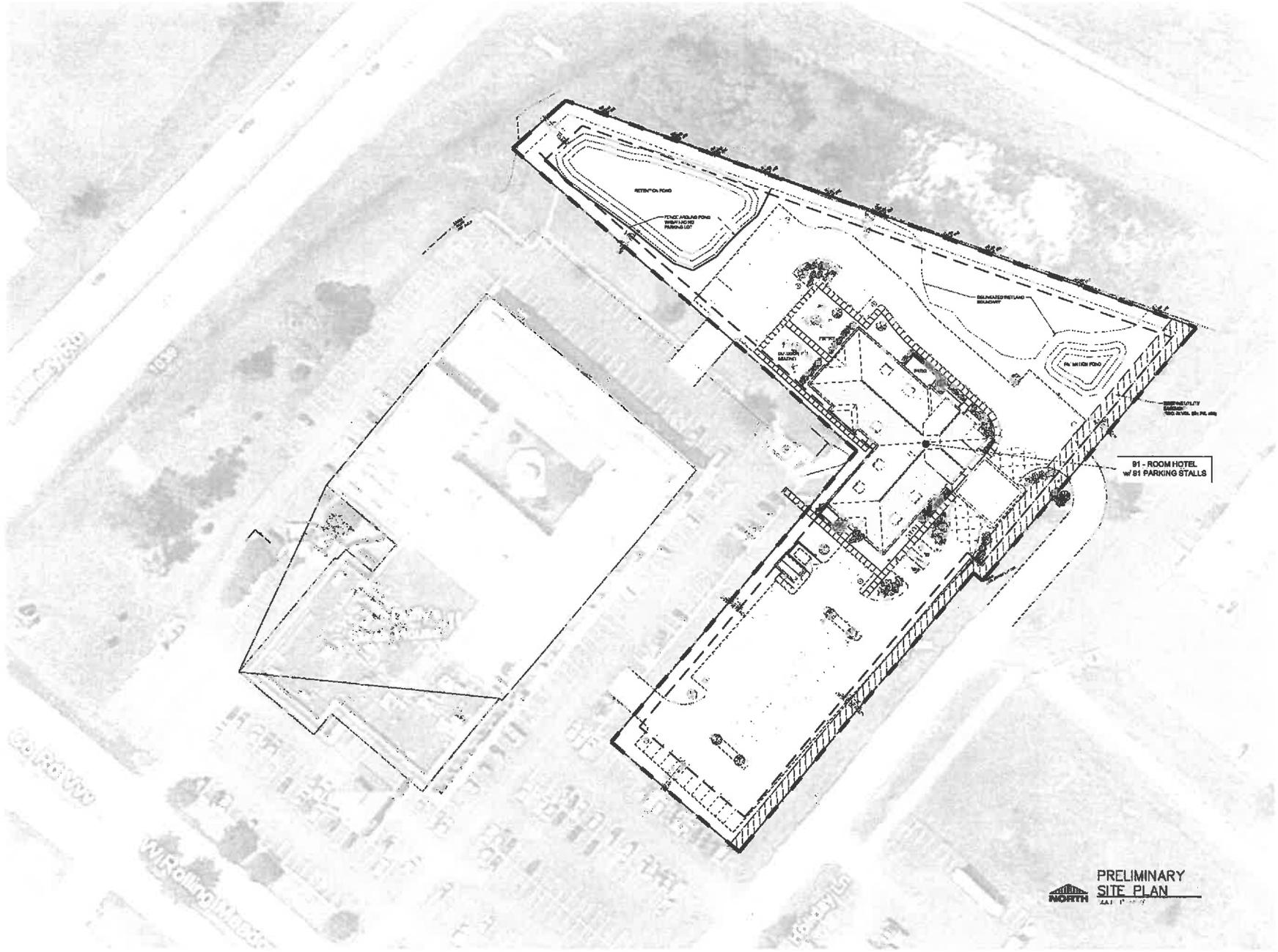
Petitioner: Jeff Liebergen/Holiday Inn Express

FOND DU LAC 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.

PROPOSAL:

Construct four-story hotel 55 feet in height.



OWNER:
WISCO HOTEL GROUP
8102 EXCELSIOR DRIVE
MADISON, WI

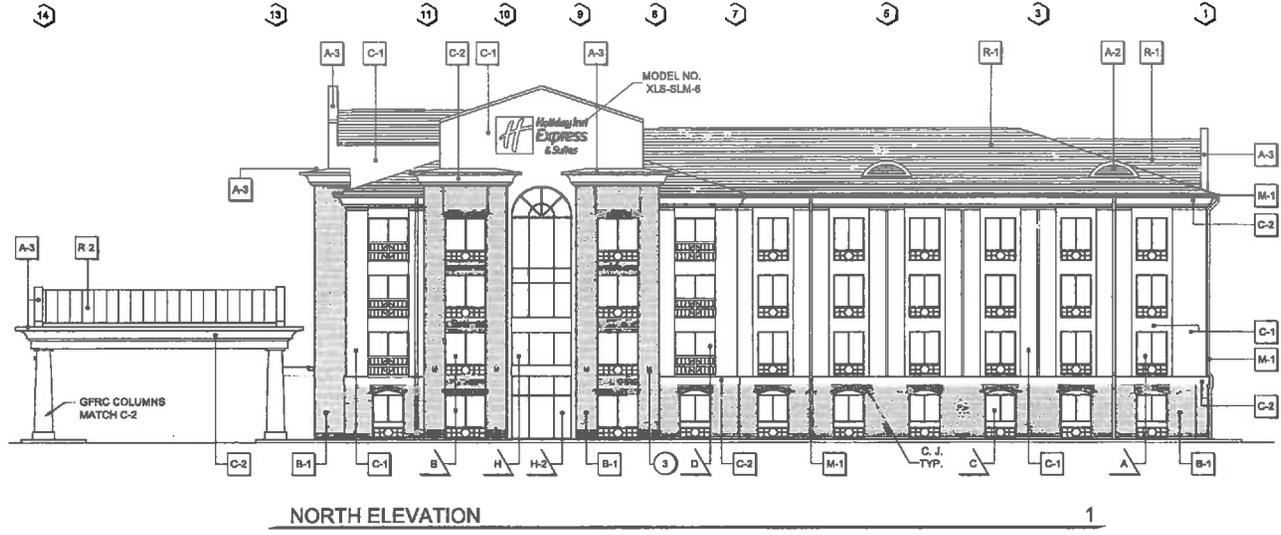
PROJECT:
HOLIDAY INN ADDITION
628 W. ROLLING MEADOWS DRIVE
FOND DU LAC, WI

PRELIMINARY SHEET DATES:
4-25-13

JOB NUMBER:
1304480
SHEET

C1.0

PRELIMINARY SITE PLAN
24.1 11/13/12



OVERALL BUILDING HEIGHT
 ±58'-1" A.F.F. ↕

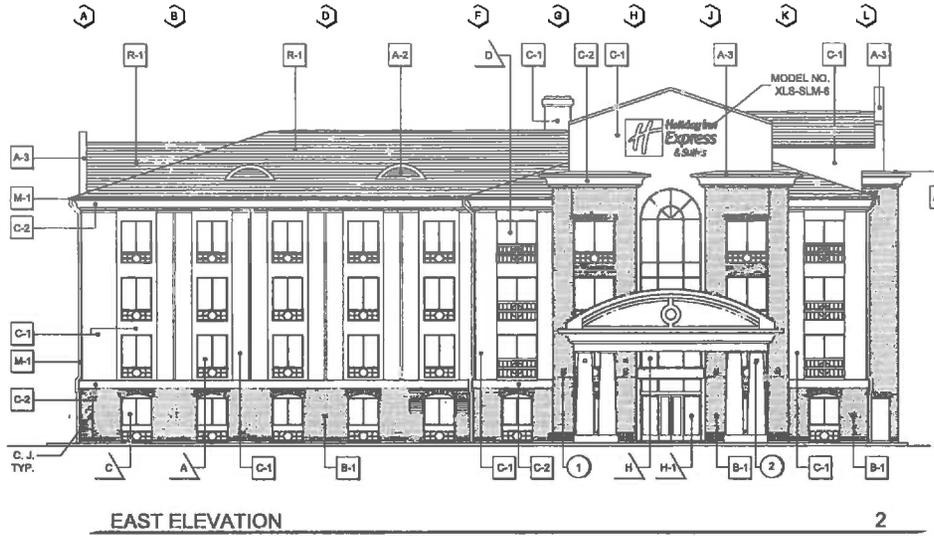
ATTIC LEVEL F.F.
 37'-3 1/4" A.F.F. ↕

FOURTH FLOOR F.F.
 28'-2" A.F.F. ↕

THIRD FLOOR F.F.
 19'-9 1/4" A.F.F. ↕

SECOND FLOOR F.F.
 10'-4 5/8" A.F.F. ↕

FIRST FLOOR F.F.
 ±0'-0" A.F.F. ↕



OVERALL BUILDING HEIGHT
 ±58'-1" A.F.F. ↕

ATTIC LEVEL F.F.
 37'-3 1/4" A.F.F. ↕

FOURTH FLOOR F.F.
 28'-2" A.F.F. ↕

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 19'-9 1/4" A.F.F. ↕

SECOND FLOOR F.F.
 10'-4 5/8" A.F.F. ↕

FIRST FLOOR F.F.
 ±0'-0" A.F.F. ↕

- NOTE:**
- E.I.F.S. COLORS ARE BASED ON "DRYVIT" COLORS.
 - ROOF COLORS ARE BASED ON "BERRIDGE MFG." COLORS
 - SEE 2/A6.2 FOR WINDOW TYPES & DECORATIVE GRILLS
 - PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE

- KEY NOTE:**
- FRONT ENTRY FACADE - HOLIDAY INN EXPRESS BRAND HALLMARK UPLIGHTING (MANDATORY) OWNER PROVIDED THROUGH IHG.
 - HOLIDAY INN EXPRESS BRAND HALLMARK PORTE COCHERE COLUMN DOWN LIGHTING (MANDATORY) OWNER PROVIDED THROUGH IHG.
 - SIDE FACADE BRAND HALLMARK UPLIGHTING OPTIONAL BUT MUST BE APPROVED BY IHG.

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
A-1	RAILING, DECORATIVE GRILLS & MISC. METAL	383A "ALLSPICE"
A-2	DORMER	117 "COLONIAL TAN"
A-3	COPING	117 "COLONIAL TAN"
B-1	BRICK	AS SPECIFIED
C-1	E.I.F.S.	AMARILLO
C-2	E.I.F.S.	CHINA WHITE

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
M-1	GUTTER & DOWNSPOUT	MATCH C-2
R-1	3 DIM. ARCH. ASPHALT SHINGLES	SLATE GREEN
R-2	STANDING SEAM METAL ROOF	TERRA COTTA OR TEAL GREEN

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:
 WISCO HOTEL GROUP
 8102 EXCELSIOR DRIVE
 MADISON, WI

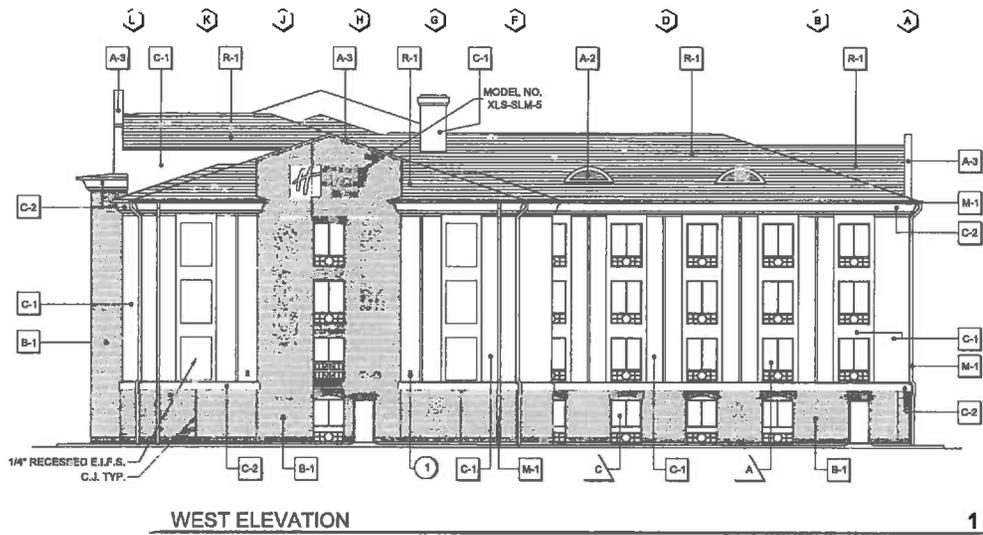
PROJECT:
 HOLIDAY INN / ADDITION
 825 W. ROLLING MEADOWS DRIVE
 FOND DU LAC, WI

PRELIMINARY SHEET DATES:
 4-25-13

JOB NUMBER:
 1304480

SHEET

A2.0



OVERALL BUILDING HEIGHT
±58'-1" A.F.F. ↕

ATTIC LEVEL F.F.
37'-3 1/4" A.F.F. ↕

FOURTH FLOOR F.F.
28'-2" A.F.F. ↕

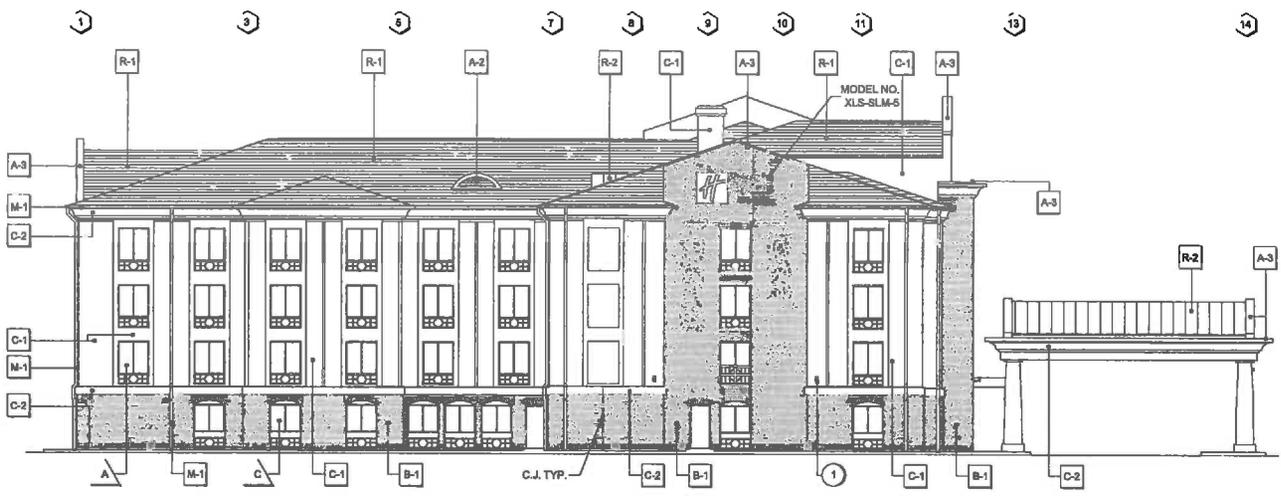
THIRD FLOOR F.F.
19'-9 1/4" A.F.F. ↕

SECOND FLOOR F.F.
10'-4 5/8" A.F.F. ↕

FIRST FLOOR F.F.
±0'-0" A.F.F. ↕

WEST ELEVATION

1



OVERALL BUILDING HEIGHT
±58'-1" A.F.F. ↕

ATTIC LEVEL F.F.
37'-3 1/4" A.F.F. ↕

FOURTH FLOOR F.F.
28'-2" A.F.F. ↕

THIRD FLOOR F.F.
19'-9 1/4" A.F.F. ↕

SECOND FLOOR F.F.
10'-4 5/8" A.F.F. ↕

FIRST FLOOR F.F.
±0'-0" A.F.F. ↕

SOUTH ELEVATION

2

NOTE:

- E.I.F.S. COLORS ARE BASED ON "DRYVIT" COLORS.
- ROOF COLORS ARE BASED ON "BERRIDGE MFG." COLORS
- SEE 2/A6.2 FOR WINDOW TYPES & DECORATIVE GRILLS
- PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE

KEY NOTE:

- SIDE OR REAR FACADE HOLIDAY INN EXPRESS BRAND HALLMARK UPLIGHTING OPTIONAL BUT MUST BE APPROVED BY IHG.

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
A-1	RAILING, DECORATIVE GRILLS & MISC. METAL	383A "ALLPICE"
A-2	DORMER	117 "COLONIAL TAN"
A-3	COPING	117 "COLONIAL TAN"
B-1	BRICK	AS SPECIFIED
C-1	E.I.F.S.	AMARILLO
C-2	E.I.F.S.	CHINA WHITE

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
M-1	GUTTER & DOWNSPOUT	MATCH C-2
R-1	3 DIM. ARCH. ASPHALT SHINGLES	SLATE GREEN
R-2	STANDING SEAM METAL ROOF	TERRA COTTA OR TEAL GREEN

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:
 WISCO HOTEL GROUP
 8102 EXCELSIORS DRIVE
 MADISON, WI

PROJECT:
 HOLIDAY INN ADDITION
 628 W. ROLLING MEADOWS DRIVE
 FOND DU LAC, WI

PRELIMINARY SHEET DATES:
 4-28-13

JOB NUMBER:
 1304480

SHEET

A2.1

APPEAL NO. 2013-14 – HOLIDAY INN EXPRESS
HOLIDAY LANE



site



board of appeals memorandum

Date: May 29, 2013
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner *JD*
RE: Appeal No. 2013-14

Location: Holiday Lane (FDL-15-17-21-24-752-00)

Applicant: Holiday Inn Express

Zoning: Site: B-5 (Special Commercial)
North: B-5
South: B-5
East: B-5
West: B-5

Land Use: Site: Vacant Lot
North: Military Road
South: Comfort Inn
East: USH 41
West: Holiday Inn

Request: Increase allowable building height.

Analysis

The subject property is zoned for commercial use and planned to accommodate the construction of a new hotel. The B-5 zoning district restricts maximum building height to 2.5 stories or 35 feet, whichever is less. An exception to allowable building height is requested. The proposed four-story Holiday Inn Express is 55 feet high.

Zoning restrictions for building height are designed to limit the bulk of a building. Height restrictions serve an important purpose when a commercial district abuts a

residential district. Height restrictions are also important when smaller commercial lots adjoin so that one building does not tower over another.

Specific to the subject property, height limitations serve a questionable purpose because of the location of the property adjacent to U.S. 41 and the nature of the surrounding development. The site is bordered by two existing hotels situated on large parcels of 4.17 acres and 6.77 acres. Zoning regulations that apply to the former Rolling Meadows Nursing Home at the corner of Military Road and West Rolling Meadows Drive do not include a height restriction, which facilitated approval of a four-story hotel formerly planned for the site.

Reflective of the nature of the proposed use, the surrounding uses and the location of the property, approval of the variance request will not cause a negative impact on any nearby property nor would it compromise the intent of the property's commercial zoning designation.

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 the property's 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.

Parcel Number	Owner(s)	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-21-23-502-00	AMERICAN INVESTMENTS LLC	1585 W 20TH AVE		OSHKOSH	WI	54902	948 S ROLLING MEADOWS DR
FDL-15-17-21-23-501-00	EMINOVSKI, GANI Z; EMINOVSKI, NEFISE	N5544 GLACIER CT		FOND DU LAC	WI	54937	947 S ROLLING MEADOWS DR
FDL-15-17-21-32-250-00	ROLLING MEADOWS DEVELOPMENT LLC	1500 ARBORETUM DR		OSHKOSH	WI	54901	1155 S MILITARY RD
FDL-15-17-21-32-250-00	ROLLING MEADOWS DEVELOPMENT LLC	1500 ARBORETUM DR		OSHKOSH	WI	54901	1155 S MILITARY RD
FDL-15-17-21-31-001-00	SOCIETY OF ST VINCENT DEPAUL OF FOND DU LAC COUNTY INC	% ROBERT RAMSTACK	330 N PETERES AVE	FOND DU LAC	WI	54937	573 W ROLLING MEADOWS DR
FDL-15-17-21-24-750-00	WISCO PARTNERS LLP	625 W ROLLING MEADOWS DR		FOND DU LAC	WI	54937	625 W ROLLING MEADOWS DR
FDL-15-17-21-24-751-00	WZ WISCO INC	625 W ROLLING MEADOWS DR		FOND DU LAC	WI	54937	77 HOLIDAY
FDL-15-17-21-24-752-00	ZANETIS HICKEY, ; LAND PTNRS,	625 W ROLLING MEADOWS DR		FOND DU LAC	WI	54937	0 HOLIDAY

ZONING PETITION - VARIANCE



CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST: 10 ELM ACRES DR.

Tax Key Number if vacant land: _____

Petitioner: THEODORE J. REICHERT 10 ELM ACRES DR FOND DU LAC
(Name) (Address)

Petitioner Phone Number: (920) 907-1227

Petitioner Email: <TJRTEDR@ATT.NET>

Property Owner: JEWEL L. + THEODORE J. REICHERT
(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:

PRESENT FENCE IS ROTTING. WE HAVE REPLACED A NUMBER OF BOARDS AND RE-PAINTED TWICE, BUT WE NOW FEEL THAT IT NEEDS A REPLACEMENT. WE HAVE ARRANGED FINANCING OF UP TO \$15,000⁰⁰ FOR LABOR AND MATERIALS. THIS PROPERTY HAS A 20' X 40' POOL AND WE HAVE LOCKED GATES SO THAT CHILDREN ARE NOT ABLE TO POSSIBLY GET INTO THE POOL.

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:

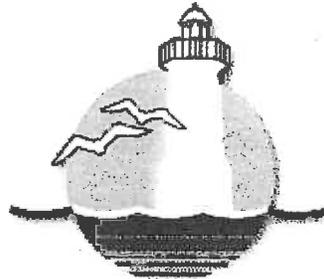
THE PRESENT FENCE WAS HERE WHEN WE PURCHASED THIS PROPERTY THIRTEEN YEARS AGO. THE FENCE IS MAINLY AROUND THE REAR PART OF THE PROPERTY, AND WE FEEL THAT AS THE PRESENT FENCE IS 6 FEET HIGH, (JUST AS OUR NEIGHBORS FENCE IS). WE HAVE PLANNED THAT OUR REPLACEMENT FENCE WOULD EXACTLY MATCH THIS NEIGHBORS FENCE. IT WOULD BE CONSTRUCTED OF TREATED MATERIAL THAT WOULD NOT ROT. OUR PREVIOUS PROPERTY IN NORTHERN WISCONSIN WAS "LAKESHORE" AND MY WIFE IS AN AVID SWIMMER, AND THAT'S THE MAIN REASON FOR PURCHASING THIS PROPERTY.

Petitioner Signature: T.J. Reichert

APPEAL NO. 2013-19

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

VARIANCE PETITION



APPEAL No. 2013-15

BOARD OF APPEALS MEETING: June 3, 2013

Location: 10 Elm Acres Drive

Petitioner: Theodore Reichert

FOND DU LAC ZONING CODE REGULATIONS:

Section 11.04 C.3.k(1)(a) states a solid fence with a maximum height of 6 feet is allowed in the side and rear yard areas of a residential lot.

PROPOSAL:

Replace existing 6'-high solid wood fence sited at the lot line within the front yard area of a single family lot.

board of appeals memorandum

Date: May 29, 2013
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner 
RE: Appeal No. 2013-15

Location: 10 Elm Acres Drive

Applicant: Theodore Reichert

Zoning:

Site:	R-2 (Single Family Residential)
North:	R-2
South:	R-2
East:	R-2
West:	R-2

Land Use:

Site:	Single Family Residence
North:	Moraine Park Technical College
South:	Single Family Residence
East:	Single Family Residence
West:	Single Family Residence

Request: Increase allowable fence height.

Analysis

The subject property is developed with a single family residence. An exception to allowable fence height is requested for replacement of an existing fence.

The property is bordered by three streets: East Johnson, North National and Elm Acres. The principal frontage of the property is on Elm Acres Drive. The lot area that abuts National Avenue and Johnson Street is the rear yard. This configuration is similar to neighboring properties and reflects existing six-foot-high wood fences that define back yards.

Jewel L., & Theodore J., Reichert
10 Elm Acres Dr.,
Fond du Lac, WI. 54935-2903

Phone: 1-920-907-1227
Cell Phone: 1-920-251-2491
E-Mail: tjrtedr@att.net
May 13, 2013

Board of Appeals
City of Fond du Lac
City-County Government Center
160 South Macy Street

Re: Zoning Petition - Variance,

We have applied for a Building Permit for the purposes of replacing our existing rear property fence, which after thirteen years since we purchased the property has deteriorated to the point that repairing it is no longer practical.

Our nearest neighbor had a picket fence built which we would like to duplicate. Our existing fence is 6 feet high, as is our neighbors.

The main reasons aside from the condition of the fence is that we have a 20 X 40 foot pool in our rear yard, and we do not want to have a potential accident or drowning. Secondly, my wife is an ardent swimmer who swims twice a day during the summer months, and she likes her privacy. This is the reason that we purchased this property, even though we have spent many thousands to repair this property.

As I have a commitment to go to a seminar on Genealogy with my wife, which is in Winnipeg, Canada, we are not able to personally attend your meeting on June 3, 2013. When I spoke to Ms. Joellyn Dahlin about this problem, she was kind enough to present our application. I have sketched a drawing of our property, and am supplying some photos to assist Ms. Dahlin on presenting our case.

We humbly submit our "Zoning Petition - Variance" for your approval. Thank you,

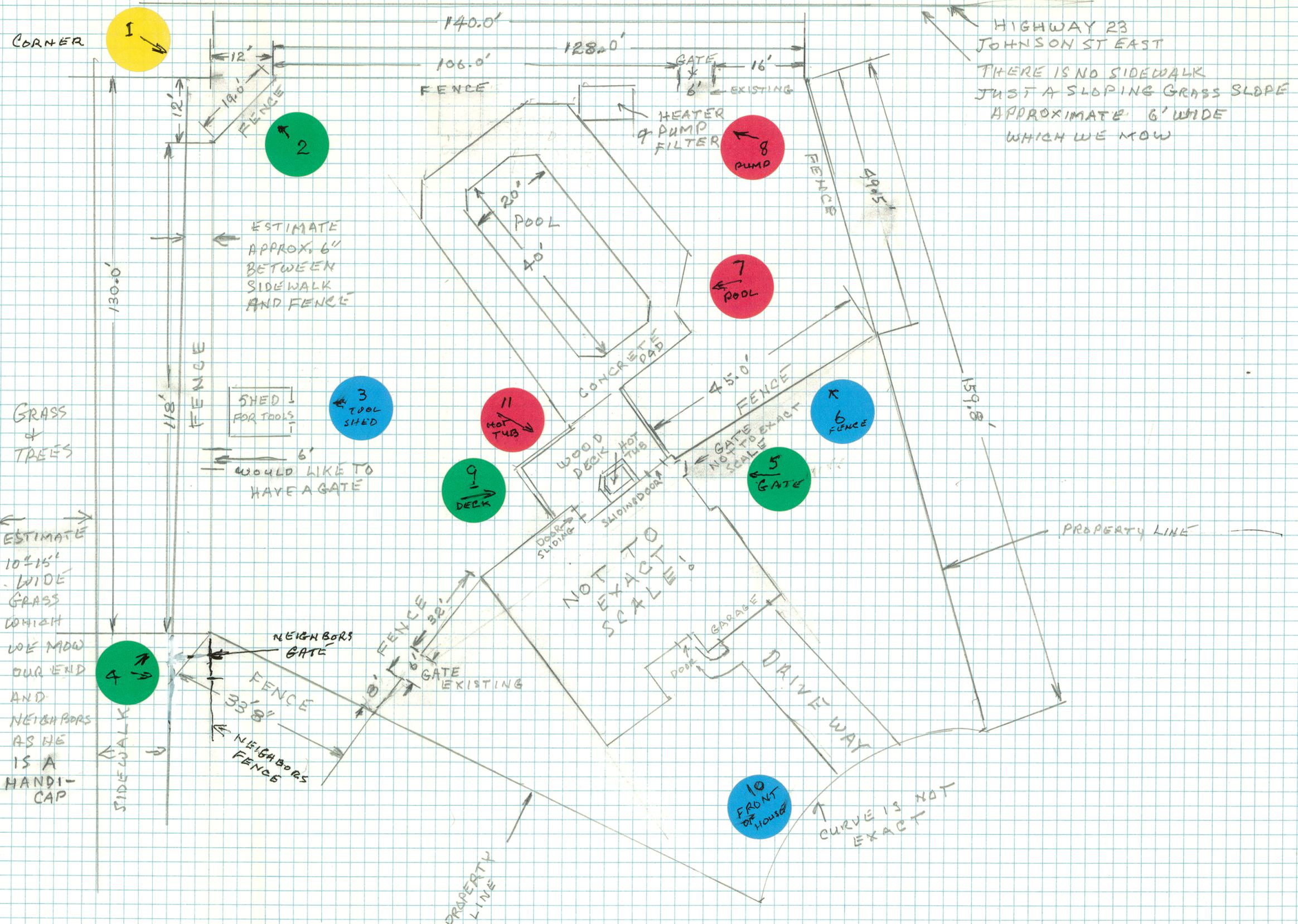
Sincerely, Jewel and Theodore Reichert



File: Petition.06032013.rtf

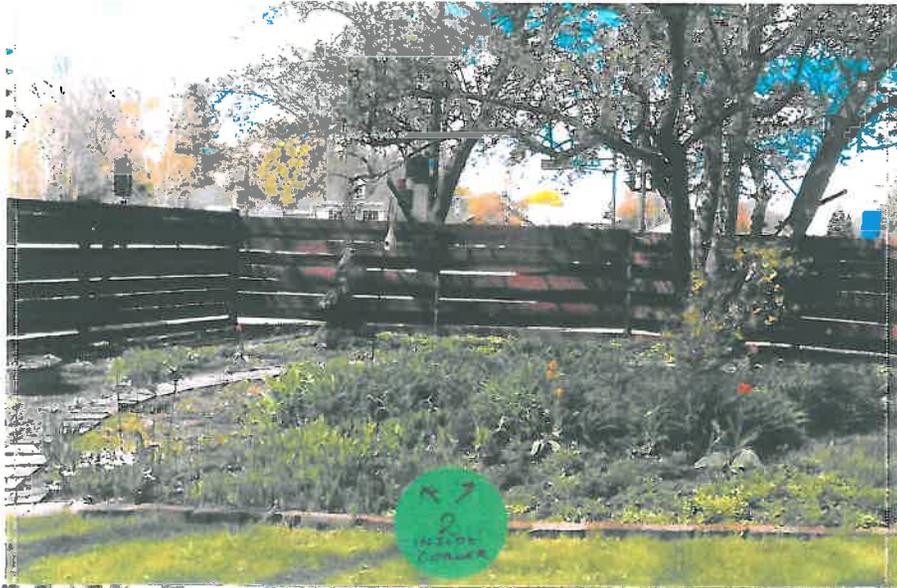
NATIONAL AVENUE

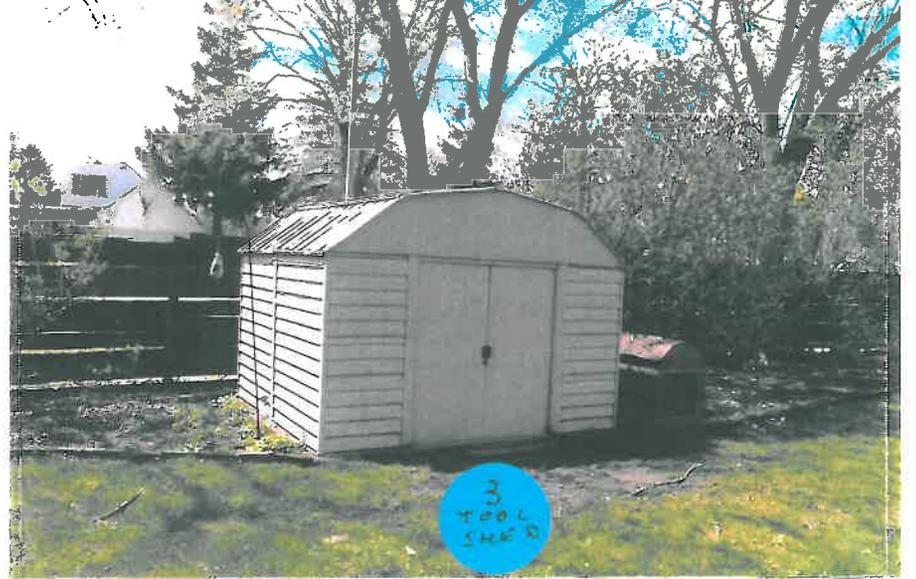
CURB



ALL FENCES AND PROPERTY LINES EXACT TO WITH A FEW INCHES PERIMETER LINES MATCH EXACT SCALE ON CITY MAP.

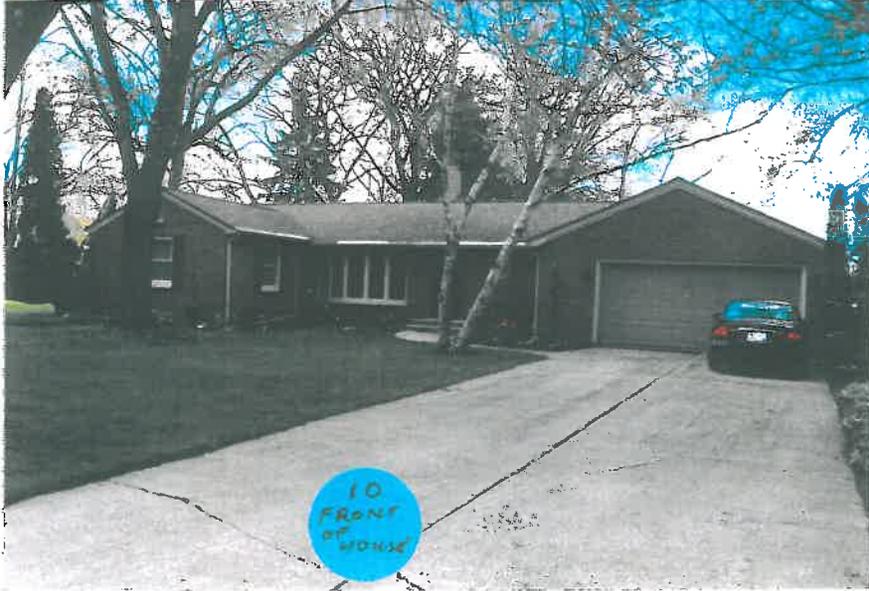
DRAWN TO THE BEST OF MY ABILITY
THEODORE JOSEPH REICHERT (AGE 85)
10 ELM ACRES DRIVE FOND DU LAC WI.
54935-2903 MAY 10, 2013





OUR FENCE

NEIGHBORS FENCE





APPEAL NO. 2013-15 - REICHERT
10 ELM ACRES DRIVE



APPEAL NO. 2013-15 - REICHERT
10 ELM ACRES DRIVE



existing fence

Zoning regulations allow a 6'-high solid fence within the side or rear yard area of a residential property. A fence within the front yard setback area is restricted to 4 feet in height and it must be fifty-percent open to provide for visibility of pedestrians and vehicles.

The variance request pertains to replacement of an existing 6'-high wood fence located along both the National Avenue and Johnson Street frontage of the petitioner's property. The purpose of the fence is for privacy from two very busy streets. The fence also fulfills a building code requirement for fencing of an existing in-ground swimming pool. Repair of the existing fence is not a reasonable alternative due to the condition of the fence. Replacement is proposed for aesthetic purposes and also to allow continued definition of the backyard area. The fence is situated outside of the vision triangle and does not compromise pedestrian or traffic safety.

In considering exceptions to zoning requirements, the Board of Appeals has consistently concluded that neighborhood conditions must prevail in determining the reasonable application of zoning regulations. Where neighborhood conditions present a pattern of nonconforming circumstances, approval of an exception to code requirements may be justified. The proposed fence height mirrors the neighboring fence height to the south on National Avenue and it is not unlike others in the area.

Approval of the variance request would not create a negative impact on the petitioner's property or any nearby property. 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.

The proposed fence height is reflective of neighborhood conditions.

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 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 an exception to allowable fence height** based on findings referenced herein, and specifically because the proposed fence height is reflective of neighborhood conditions.

Parcel Number	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-12-32-334-00	25 ELM ACRES DR		FOND DU LAC	WI	54935	25 ELM ACRES DR
FDL-15-17-12-32-336-00	45 ELM ACRES DR		FOND DU LAC	WI	54935	45 ELM ACRES DR
FDL-15-17-11-41-001-00	192 N NATIONAL AVE		FOND DU LAC	WI	54935	192 N NATIONAL AVE
FDL-15-17-11-14-879-00	613 E JOHNSON ST		FOND DU LAC	WI	54935	613 E JOHNSON ST
FDL-15-17-11-41-023-00	158 N NATIONAL AVE		FOND DU LAC	WI	54935	158 N NATIONAL AVE
FDL-15-17-12-32-339-00	75 ELM ACRES DR		FOND DU LAC	WI	54935	75 ELM ACRES DR
FDL-15-17-12-32-332-00	86 ELM ACRES DR		FOND DU LAC	WI	54935	86 ELM ACRES DR
FDL-15-17-12-32-327-00	60 ELM ACRES DR		FOND DU LAC	WI	54935	60 ELM ACRES DR
FDL-15-17-12-32-320-00	26 ELM ACRES DR		FOND DU LAC	WI	54935	26 ELM ACRES DR
FDL-15-17-11-41-024-00	148 N NATIONAL AVE		FOND DU LAC	WI	54935	148 N NATIONAL AVE
FDL-15-17-12-32-337-00	55 ELM ACRES DR		FOND DU LAC	WI	54935	55 ELM ACRES DR
FDL-15-17-12-32-318-00	16 ELM ACRES DR		FOND DU LAC	WI	54935	16 ELM ACRES DR
FDL-15-17-12-32-333-00	%HAGEMAN LIVING TRUST	15 ELM ACRES DR	FOND DU LAC	WI	54935	15 ELM ACRES DR
FDL-15-17-11-41-004-00	628 E JOHNSON ST		FOND DU LAC	WI	54935	628 E JOHNSON ST
FDL-15-17-11-14-882-00	643 E JOHNSON ST		FOND DU LAC	WI	54935	643 E JOHNSON ST
FDL-15-17-12-32-324-00	46 ELM ACRES DR		FOND DU LAC	WI	54935	46 ELM ACRES DR
FDL-15-17-12-32-322-00	36 ELM ACRES DR		FOND DU LAC	WI	54935	36 ELM ACRES DR
FDL-15-17-11-14-883-00	651 E JOHNSON ST		FOND DU LAC	WI	54935	651 E JOHNSON ST
FDL-15-17-11-14-880-00	623 E JOHNSON ST		FOND DU LAC	WI	54935	623 E JOHNSON ST
FDL-15-17-12-32-331-00	80 ELM ACRES DRIVE		FOND DU LAC	WI	54935	80 ELM ACRES DR
FDL-15-17-12-32-335-00	35 ELM ACRES DR		FOND DU LAC	WI	54935	35 ELM ACRES DR
FDL-15-17-11-41-005-00	618 E JOHNSON ST		FOND DU LAC	WI	54935	618 E JOHNSON ST
FDL-15-17-12-32-317-00	10 ELM ACRES DR		FOND DU LAC	WI	54935	10 ELM ACRES DR
FDL-15-17-12-32-326-00	521 5TH ST		FONDDU LAC	WI	54935	56 ELM ACRES DR
FDL-15-17-12-32-300-00	121 N NATIONAL AVE		FOND DU LAC	WI	54935	121 N NATIONAL AVE
FDL-15-17-11-14-798-00	307 BREISTER AVE		FOND DU LAC	WI	54935	307 BREISTER AVE
FDL-15-17-12-32-329-00	70 ELM ACRES DR		FOND DU LAC	WI	54935	70 ELM ACRES DR
FDL-15-17-11-14-875-00	240 N NATIONAL AVE		FOND DU LAC	WI	54935	240 N NATIONAL AVE
FDL-15-17-12-32-316-00	6 ELM ACRES DRIVE		FOND DU LAC	WI	54935	6 ELM ACRES DR
FDL-15-17-12-32-328-00	66 ELM ACRES DR		FOND DU LAC	WI	54935	66 ELM ACRES DR
FDL-15-17-12-23-500-00	235 N NATIONAL AVE		FOND DU LAC	WI	54935	235 N NATIONAL AVE
FDL-15-17-12-32-330-00	76 ELM ACRES DR		FOND DU LAC	WI	54935	76 ELM ACRES DR
FDL-15-17-11-41-002-00	%THOMAS J READER	45 BELLE TERRE DR	FOND DU LAC	WI	54935	172 N NATIONAL AVE
FDL-15-17-11-14-881-00	633 E JOHNSON ST		FOND DU LAC	WI	54935	633 E JOHNSON ST
FDL-15-17-12-32-338-00	65 ELM ACRES DR		FOND DU LAC	WI	54935	65 ELM ACRES DR
FDL-15-17-12-32-321-00	845 SOUTH MAIN STREET SUITE 170		FOND DU LAC	WI	54935	32 ELM ACRES DR

FDL-15-17-12-32-319-00	20 ELM ACRES DR		FOND DU LAC	WI	54935	20 ELM ACRES DR
FDL-15-17-11-41-025-00	646 LEDGEVIEW BLV		FOND DU LAC	WI	54935	646 LEDGEVIEW BLV

ZONING PETITION - VARIANCE



CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST: 92 20th St., Fond du Lac

Tax Key Number if vacant land: _____

Petitioner: Darren Peterson 92 20th St., FDL
(Name) (Address)

Petitioner Phone Number: (920) 921-1779

Petitioner Email: _____

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:

I am requesting to have our existing shed tore
down and a 10'x13' one be built in it's place.
The wood on the inside of our existing shed is all
rotted and covered with mold.

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:

Even though we have a 2 car garage, right
now it is filled with various bikes, storage
bins and kids toys. We would like a 30sq ft. larger
shed for additional storage of outdoor and indoor items.

Petitioner Signature: Darren Peterson

APPEAL NO. 2013-14

Submit application to the Community Development Office

VARIANCE PETITION



APPEAL No. 2013-16

BOARD OF APPEALS MEETING: June 3, 2013

Location: 92 20th Street

Petitioner: Darrin Peterson

FOND DU LAC ZONING CODE REGULATIONS:

Section 11.04 C.3.y(1) states in addition to an attached or detached garage, one accessory building is permitted for a residential lot, not to exceed 100 square feet in area.

PROPOSAL:

Increase maximum area of accessory building from 100 square feet to 130 square feet.

board of appeals memorandum

Date: May 29, 2013
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner *UD*
RE: Appeal No. 2013-16

Location: 92 20th Street
Applicant: Darrin Peterson
Zoning: Site: R-2 (Single Family Residential)
North: R-2
South: R-2
East: R-2
West: R-2
Land Use: Site: Single Family Residence
North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence
Request: Increase allowable accessory building size.

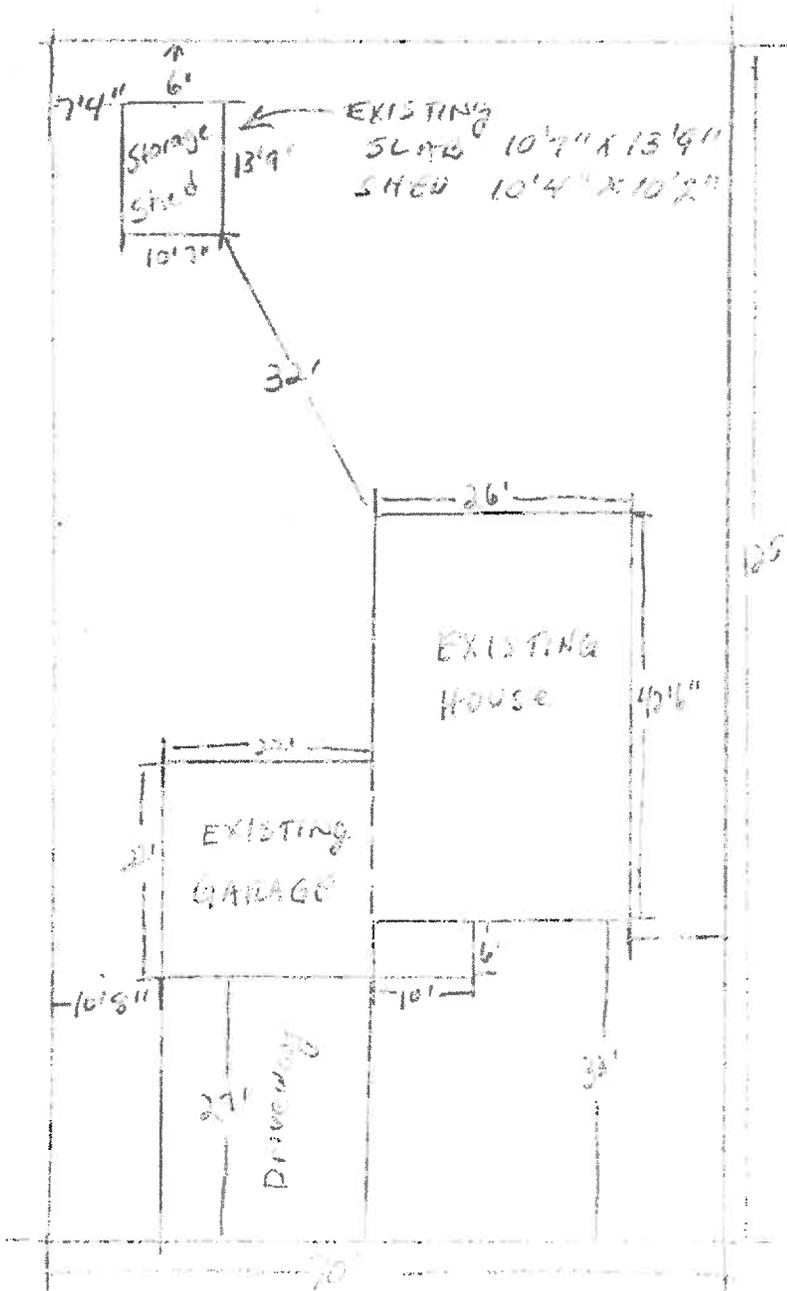
Analysis

The subject property is developed with a single family residence, attached garage and 10x10 storage shed. The petitioner would like to remove the existing shed and construct a new storage building in its place. Approval of a variance to increase allowable accessory building size is requested.

Zoning regulations allow one accessory building in addition to an attached or detached garage. For a lot that is less than 10,000 square feet in area, the maximum size of a storage building is 100 square feet. Where a lot is more than 10,000 square feet in area,

DARRIN + TANYA PETERSON
92 - 20th Street
Fond du Lac WI

1" = 20 ft



LOT 8,750 sq. ft
COVERAGE 1,800 sq. ft

20th Street

APPEAL NO. 2013-16 – PETERSON
92 20TH STREET



a storage building of up to 200 square feet could be permitted. The petitioner's property has a lot area of 8750 square feet.

The petitioner's existing 10x10 shed is situated on a 10x13 slab. The variance request proposes an increase of allowable building size to 130 square feet to make use of the existing slab. The existing 130 square foot slab does not in itself warrant an increase in building size and property conditions must be considered in evaluating the variance request.

The existing attached garage is 22x22 (484 square feet). The garage is smaller than a typical 24x24 garage and realistically accommodates covered parking for only one car. Property circumstances do not allow expansion of the garage for additional parking or storage due to setback limitations. The existing residence is a raised-ranch style, without a traditional basement for storage and mechanicals that is otherwise provided in most homes.

The variance request reflects circumstances of the property that limit normal storage opportunities associated with a single family home. In consideration of the construction of the existing home, the size of the attached garage and limitations on expanding the garage, approval of the variance request is not unreasonable. Approval of the variance request would not create a negative impact on the petitioner's property or any nearby property.

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.

The construction and siting of the existing home limits opportunity for covered parking and storage typical of a single family home. The proposed increase of storage building area mimics the area of an existing concrete pad.

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 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 an exception to allowable storage building size** based on findings referenced herein, and specifically because property circumstances do not allow opportunity for covered parking and storage typical of a single family home and also because the proposed increase of storage building area mimics the area of an existing concrete pad.

Parcel Number	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-22-11-079-00	86 20TH ST		FOND DU LAC	WI	54935	86 20TH ST
FDL-15-17-22-11-099-00	85 MARIA LANE		FOND DU LAC	WI	54935	85 MARIA LA
FDL-15-17-22-11-023-00	694 S MARR ST		FOND DU LAC	WI	54935	694 S MARR ST
FDL-15-17-22-11-100-00	79 MARIA LN		FOND DU LAC	WI	54935	79 MARIA LA
FDL-15-17-22-11-025-00	83 20TH ST		FOND DU LAC	WI	54935	83 20TH ST
FDL-15-17-22-11-096-00	107 MARIA LN		FOND DU LAC	WI	54935	107 MARIA LA
FDL-15-17-22-11-071-00	121 20TH ST		FOND DU LAC	WI	54935	121 20TH ST
FDL-15-17-22-11-081-00	98 20TH ST		FOND DU LAC	WI	54935	98 20TH ST
FDL-15-17-22-11-022-00	686 S MARR ST		FOND DU LAC	WI	54935	686 S MARR ST
FDL-15-17-22-11-083-00	110 20TH ST		FOND DU LAC	WI	54935	110 20TH ST
FDL-15-17-22-11-094-00	123 MARIA LN		FOND DU LAC	WI	54935	123 MARIA LA
FDL-15-17-22-11-077-00	93 20TH STREET		FOND DU LAC	WI	54935	93 20TH ST
FDL-15-17-22-11-082-00	104 20TH ST.		FOND DU LAC	WI	54935	104 20TH ST
FDL-15-17-22-11-078-00	80 20TH ST		FOND DU LAC	WI	54935	80 20TH ST
FDL-15-17-22-11-072-00	%PALAVRA ZVONKO	63 N SEYMOUR ST	FOND DU LAC	WI	54935	107 20TH ST
FDL-15-17-22-11-101-00	65 MARIA LA		FOND DU LAC	WI	54935	65 MARIA LA
FDL-15-17-22-11-080-00	92 20TH ST		FOND DU LAC	WI	54935	92 20TH ST
FDL-15-17-22-11-097-00	%EMMA PRASSER	99 MARIA LN	FOND DU LAC	WI	54935	99 MARIA LA
FDL-15-17-22-11-085-00	124 20TH ST		FOND DU LAC	WI	54935	124 20TH ST
FDL-15-17-22-11-098-00	93 MARIA LN		FOND DU LAC	WI	54935	93 MARIA LA
FDL-15-17-22-11-095-00	115 MARIA LN		FOND DU LAC	WI	54935	115 MARIA LA
FDL-15-17-22-11-024-00	700 S MARR ST		FOND DU LAC	WI	54935	700 S MARR ST
FDL-15-17-22-11-084-00	118 20TH ST		FOND DU LAC	WI	54935	118 20TH ST
FDL-15-17-22-11-021-00	678 S MARR ST		FOND DU LAC	WI	54935	678 S MARR ST

ZONING PETITION - VARIANCE

CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST:

63 e. cotton st. FDL
Tax Key Number if vacant land: 15-17-10-14-761-00

Petitioner:

Bruce A. Weisser

(Name) (Address)

Petitioner Phone Number: (262) 483-3662

Petitioner Email: Bruce Weisser @ SBC Global.net

Property Owner:

601 S Main St West Bend 53095
(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:

Conversion of existing Dwelling into additional Dwelling units
normally permitted when min. of 50 Feet Frontage can be provided
mine is on 48 ft, and
each dwelling contains no less than 300 square ft, mine
are all close, not exactly
There was signs this House was once a multi-family but ^{converted} ~~converted~~ back.

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:

Due to miscommunication or understanding with the
contractors and myself and ~~not taking out~~ ^{not taking out} permits →

2013-17

most of the work is already done, and converting back it
would be a huge waste of money and time.

I am willing to provide and do everything as ask with propo-
permits to finish the project if Accepted!

* Triplex = 2 units already finished, 1 partially done

Petitioner Signature: Bam Wessner **APPEAL**

NO. _____

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

❏ VARIANCE SUBMITTAL REQUIREMENTS

1 Application

Refer to the *Board of Appeals Timetable* for application submittal deadlines and meeting dates.

2 Site Plan

Show existing and proposed structures, setback measurements, buildings to be demolished, driveway and parking areas, adjacent streets and alleys.

If the proposal affects SIGNAGE, in addition to a site plan provide drawings to show:

Location and size of existing/proposed wall signs.

Location, size and height of existing/proposed ground signs.

2 Filing Fee (Non-refundable): \$100 - Single Family Home (used for single family purposes)

\$300 - All Other Uses

Note: A sign is posted by the City on the property considered for a variance one week prior to the Board of Appeals meeting. The sign will be removed the day after the meeting. The purpose of the sign is to notify the public of a pending variance request. Adjacent property owners are notified by the City Clerk via mail.

City Staff Review of Variance Request

Each variance request is reviewed by Community Development staff to determine conformance with zoning and/or building regulations. The critical issue of a variance request is the determination that *property conditions* do not allow compliance with code requirements. A recommendation is prepared by staff for the Board of Appeals. The staff memo is provided to the petitioner in advance of the Board of Appeals meeting.

Board of Appeals Meeting

The Board of Appeals meets once each month at 3:00 p.m. in Meeting Rooms D-E (first floor) of the City-County Government Center at 160 South Macy Street. The petitioner is advised to attend the meeting because it is the only opportunity to personally present his/her case to the Board.

Approval or denial of a variance request is based on information provided by the petitioner, the technical evaluation of the request by City staff, correspondence delivered to the Board and testimony received at the public meeting. The Board of Appeals may approve, conditionally approve or deny a variance request.

A decision by the Board of Appeals is final. There is no administrative appeal process.

TIME LIMITATION FOR APPROVED VARIANCE

A variance is valid for six months from the date of approval. If construction does not start or if a building permit is not applied for within the six-month time period, the variance approval will expire. If for some reason it is not possible to begin construction or obtain a building permit within the six month time period, an extension may be requested. A written request for an extension must be submitted prior to expiration of the approved variance.

**FOR INFORMATION OR ASSISTANCE
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT: (920) 322-3440**

SAMPLE SITE PLAN

addl upstairs entrance with stairs added, and upper fire escape Already Done

(upstairs had Bathroom and 3 Bedrooms
now converted one Bedroom to a kitchen
(making it a 1 Bedroom Apt w/ living room)

Downstairs had 1 Bathroom & kitchen and 3 Large Rooms
and a large enclosed porch.

(now converted has 2 one bedroom units with living rooms
with one having new small bathroom + kitchen using enclosed
porch for living area)

most Heating vents all stay as is (perfect locations)

total of 3 1 Bedroom Apt.

VARIANCE PETITION



APPEAL No. 2013-17

BOARD OF APPEALS MEETING: June 3, 2013

Location: 63 East Cotton Street

Petitioner: Bruce Weisser

FOND DU LAC ZONING CODE REGULATIONS:

Section 11.06 E.5.a. requires a lot area equal to the minimum lot area which would be required for the construction of an equivalent number of new dwellings in the district, for conversion of an existing dwelling into less than four dwelling units.

Section 11.06 D. Schedule IA requires a minimum lot area of 6000 square feet for each dwelling unit in the R-3 district.

Section 11.11 E.6 states that each parking space shall be independently accessible to an aisle and/or driveway and shall be provided with appropriate means of vehicular access to a street or alley.

PROPOSAL:

Convert existing single family residence into three dwelling units and reduce the required lot area from 18,000 square feet to 11,700 square feet.

Provide on-site parking in a tandem arrangement of multiple spaces situated within an existing detached garage and driveway area.

May 10, 2013

BRUCE WEISSER
601 S MAIN ST
WEST BEND WI 53095

RE: PROPERTY LOCATED AT 63 E COTTN ST., FOND DU LAC, WI

Mr. Weisser:

In response to a complaint about a single family home being converted to a tri-plex without proper permits and inspections, I inspected the above referenced property on May 8, 2013 and found new un-permitted renovations. Violations of the City of Fond du Lac Chapters 15, 11, 14, & 16 are listed below showing the code section, nature of the violation, and time allowed to make corrections.

LAND USES OR ACTIVITIES - 11.06(C) & E.5: The home needs to be converted back to a single family home after a building permit has been issued for the new layout/changes by June 10, 2013:

ELECTRICAL PERMITS - 16.07(1): Correct the below by June 10, 2013.

- 1) Remove all the unpermitted wiring that was installed without a proper electrical permit.
- 2) Any updated electrical work that was added and needs to remain will need a Licensed Electrical contractor to obtain the electrical permit.
- 3) The contractor will need to review/fix the work to insure it is NEC complaint.
- 4) Fix any other hazards to meet the NEC.

PLUMBING PERMIT - 14.34 (1): The below items need to be reviewed and corrected by a state licensed plumber by June 10, 2013:

- 1) Obtain a plumbing permit and check/fix recently installed plumbing fixtures that are permitted to stay in a single family application to meet the state plumbing code.
- 2) Remove the extra kitchens and properly terminate the lines.
- 3) Review the rest of the home for plumbing code compliance.

Page 2

INTERIOR WALLS, CEILINGS AND FLOORS - 15.13(12) & 11.13 G 1 & 14.04: Correct below by June 10, 2013.

- 1) Remove the new unpermitted walls that were created to make 3 units.
- 2) Obtain a building permit for the new windows, siding, doors, sheetrock, trim, and as verbally discussed.

Note: Any HVAC changes will need a HVAC permit also.

Warning: Before any required work takes place the required permits must be obtained by the contractors.

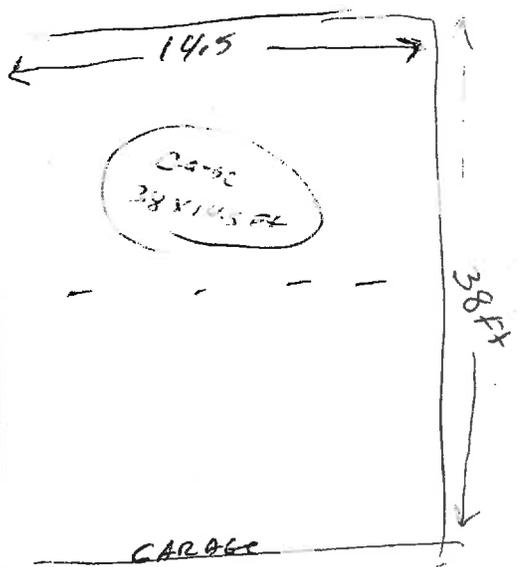
Questions or comments may be directed to me at 920-322-3576, Monday through Friday, 7:15 a.m. - 3:30 p.m.

Sincerely,

Edward Gresser
Code Enforcement Officer

CC: Joellyn Dahlin, Principal Planner
Guy Fox, Chief Building Inspector
Glen Thompson, Electrical Inspector
Lydell Weir, Plumbing Inspector

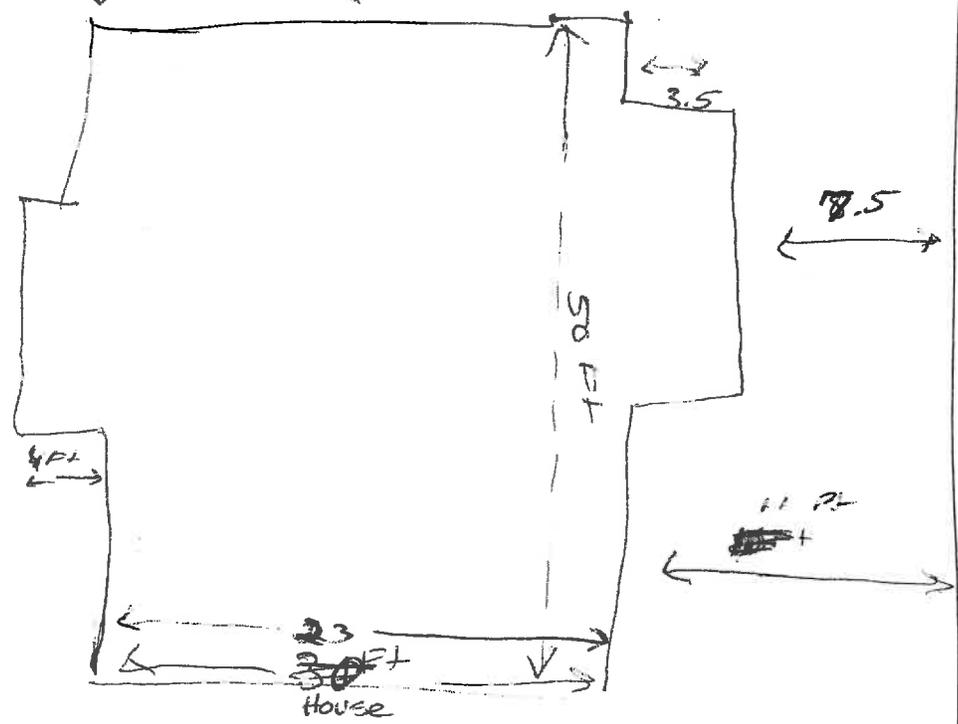
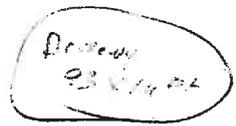
↑ X axis



Y axis

156 FT

17 FT



16 FT

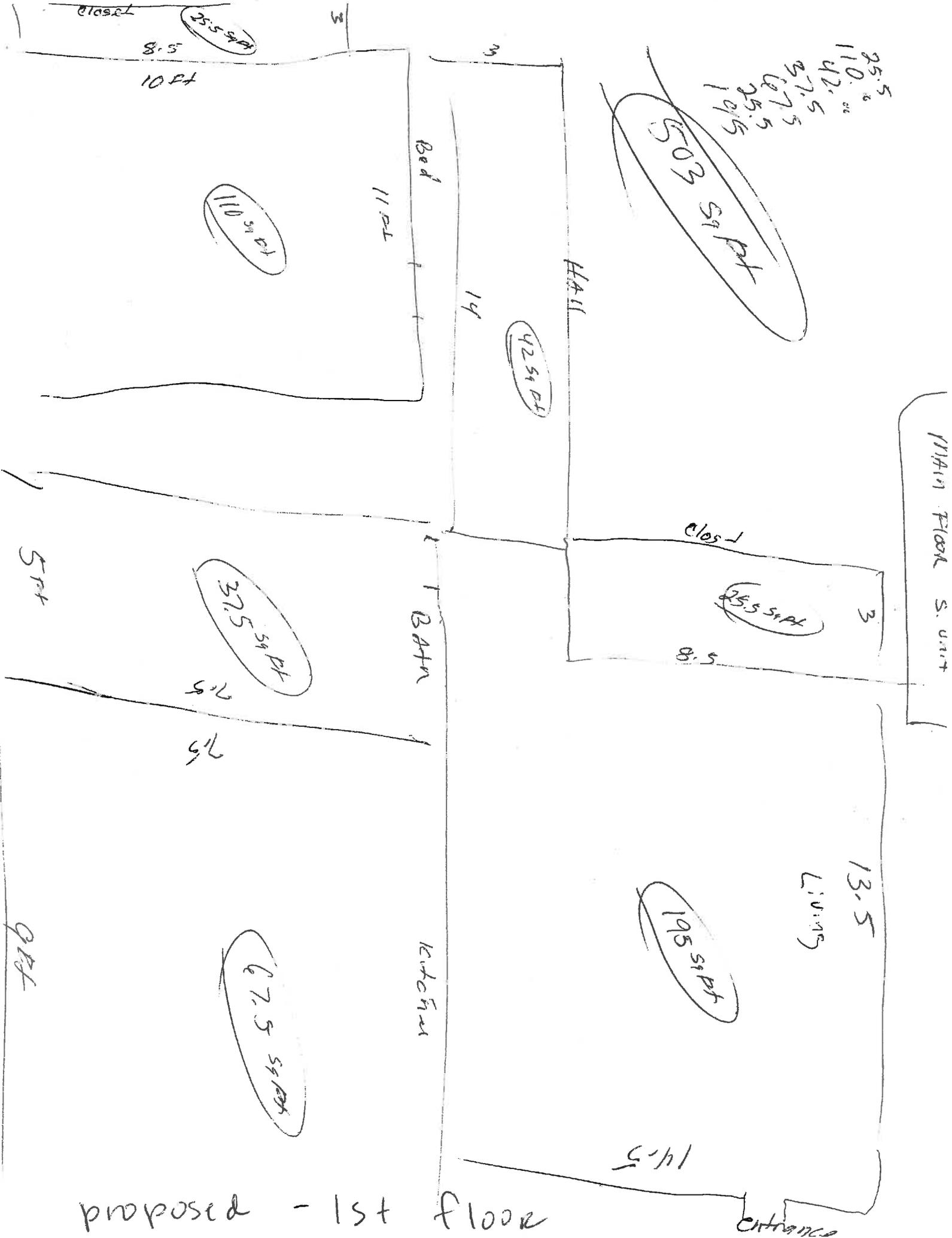
93 FT

16 FT

50 FT

Driveway

50 x 220 FT lot



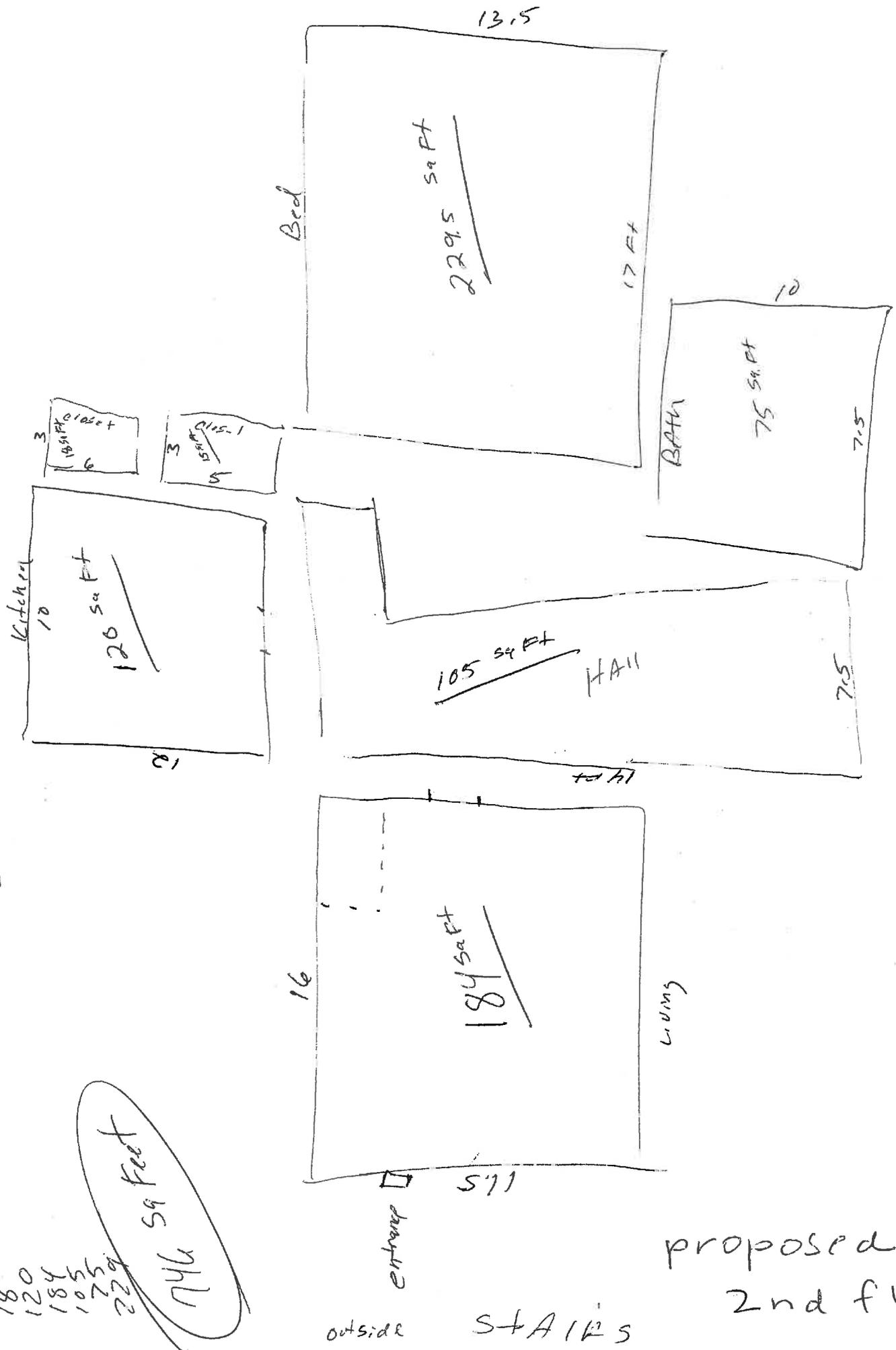
proposed - 1st floor



Proposed 2 units - 1st floor

UPPER UNIT

- 1580
- 1284
- 1845
- 1055
- 1755
- 2295
- 746 Sq Feet



proposed 1 unit
2nd floor

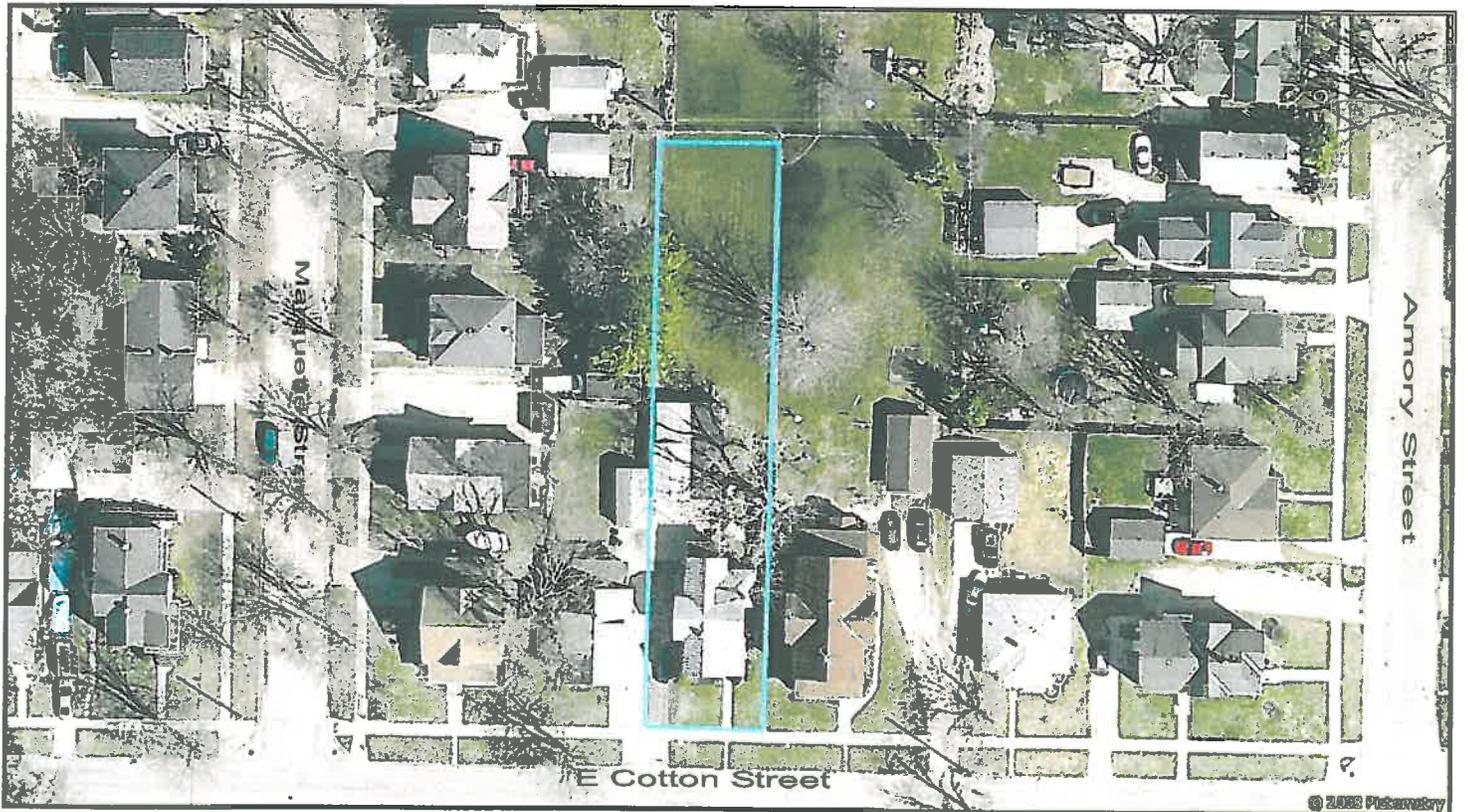
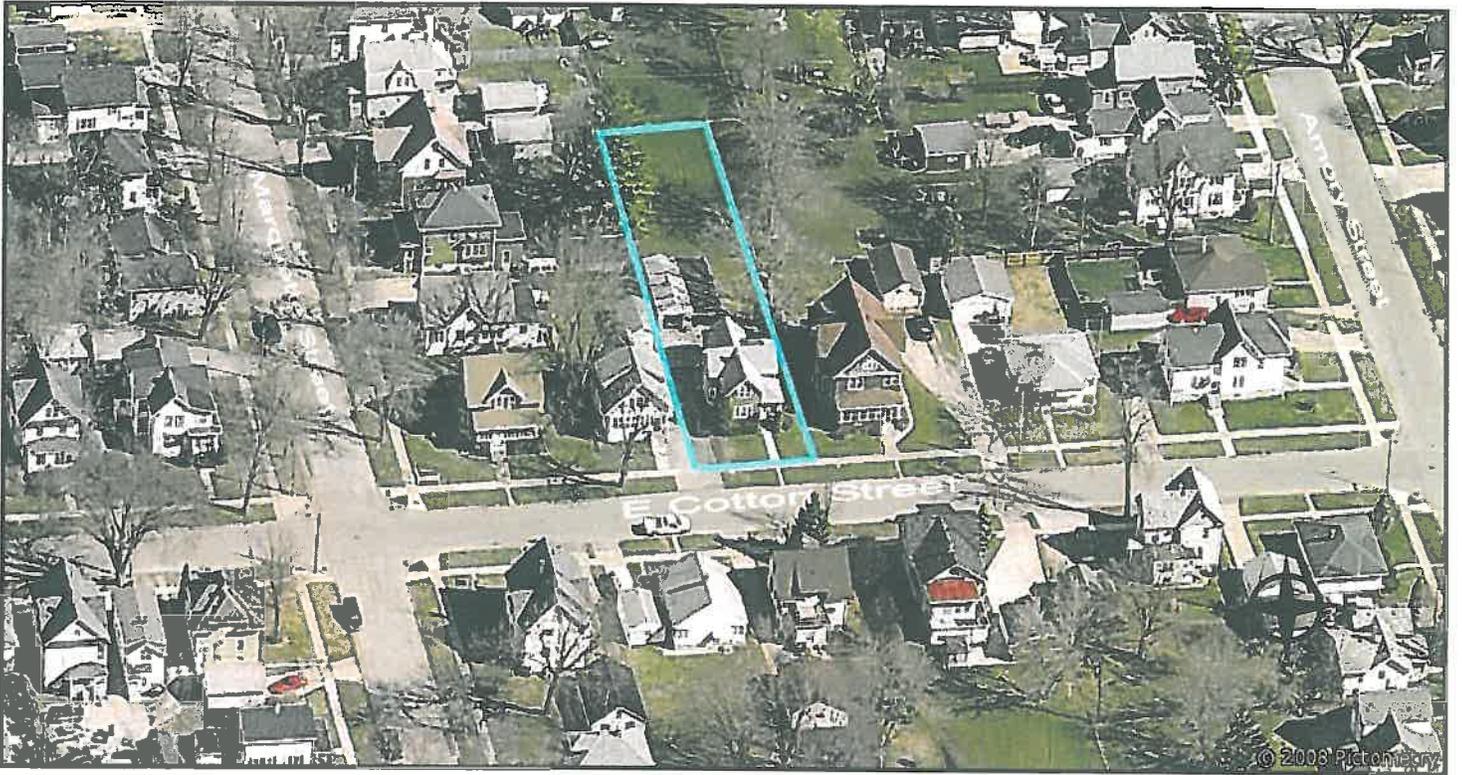
2013 Property Records for City of Fond du Lac, Fond du Lac County

May 29, 2013

Other Building Improvements					
Qty	Description	Width	Depth	Height	Assess Value
1	Garage, detached, frame or cb	14	22	0	
1	Carport, detached	12	38	0	
Total OBIs:					\$0

Other Improvements		
Tax Class	Description	Assess Value
Residential	Total Improvements	\$43,600
Total other Improvements:		\$43,600

APPEAL NO. 2013-17 – WEISSER
63 EAST COTTON STREET



2013 Property Records for City of Fond du Lac, Fond du Lac County

May 29, 2013

Tax key number: FDL-15-17-10-14-761-00

Property address: 63 E Cotton St

Neighborhood / zoning: Rueping Add/Original Plat / R-3

Traffic / water / sanitary: Light / City water / Sewer

Legal description: ORIGINAL PLAT, BLK 29: W 48FT OF LOT 52 AND E 2FT OF LOT 53; ALSO S1/2 VAC ALLEY ADJ ON N.

Summary of Assessment	
Land	\$22,100
Improvements	\$43,600
Total value	\$65,700

Summary of Last Valid Sale	
Sale date	
Sale price	

Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Residential	Gross \$	50	234	16,379	0.376	None	regular, level	\$22,100
Total land:									\$22,100

Residential Building			
Year built:	1900	Full basement:	938 SF
Story height:	1.5 story	Crawl space:	
Style:	Old style	Rec room:	
Use:	Single family	FBLA:	
Exterior wall:	Wood	First floor:	938 SF
Roof type:	Asphalt shingles	Second floor:	428 SF
Heating:	Gas, forced air	Finished attic:	336 SF
Cooling:	None	Unfinished attic:	
Bedrooms:	3	Unfinished area:	
Family rooms:	1	Enclsd porch, frame, lower	66 SF
Baths:	2 full, 0 half	Enclsd porch, frame, lower	112 SF
Total rooms:	8		
Whirl / hot tubs:			
Masonry FPs:			
Metal FPs:			
Gas only FPs:		Masonry adjust:	
Bsmnt garage:		Grade factor:	D
Shed dormers:		Condition:	Fair
Gable/hip dorm:		Percent complete:	100%

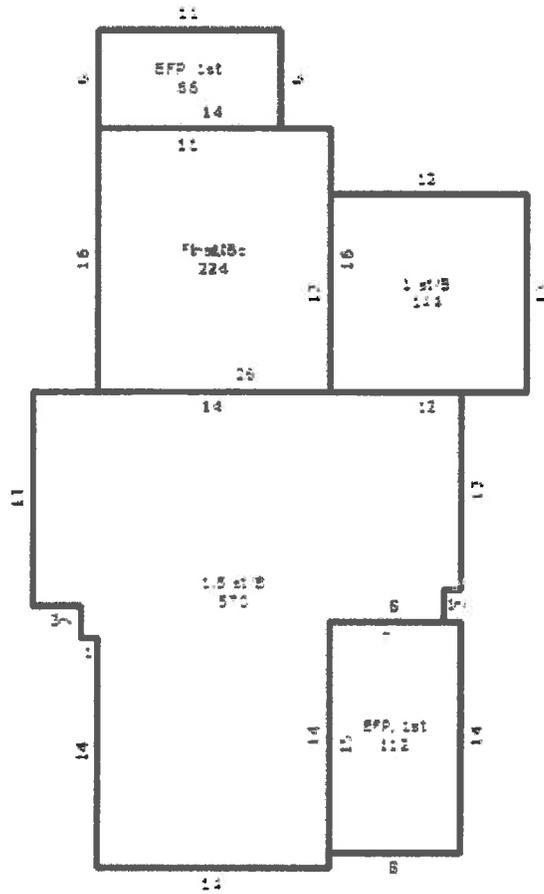


Residential assessed building value: \$0 Total square feet: 1,702

2013 Property Records for City of Fond du Lac, Fond du Lac County

May 29, 2013

Floor plan for 1.5 story Wood Old style



Scale: 1/4" = 1'-0"

board of appeals memorandum

Date: March 27, 2013
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner 
RE: Appeal No. 2013-17

Location: 63 E Cotton Street
Applicant: Bruce Weisser
Zoning: Site: R-3 (Single Family Residential)
North: R-3
South: R-3
East: R-3
West: R-3
Land Use: Site: Single Family Residence
North: Single Family Residence
South: Single Family Residence
East: Two-Family Residence
West: Single Family Residence
Request: Convert single family home to three living units.

Analysis

The subject property is zoned for single family use. The property owner purchased the property several months ago and modified the single family home for three apartments without permits and contrary to zoning regulations. The variance request proposes an exception to zoning regulations that pertain to the conversion of a residence. The variance request is a response to a code enforcement order to correct numerous code violations.

The two-story home is 1702 square feet in size, typical for a single family home. The proposed apartments include two units on the first floor (534 square feet and 503 square feet) and one unit on the second floor (746 square feet). Two of the three living units are complete; one is partially finished. Building, plumbing and electrical work was undertaken without permits and with no inspections. The only permit issued for the property was for a new roof (5/14/13); the permit does not in any way imply approval for work other than a new roof. The illegal conversion violates the Zoning Code, City Code Chapter 11 (Public Health), Chapter 14 (Building/Plumbing), Chapter 15 (Housing) and Chapter 16 (Electrical). The notice of violation is included with this memorandum. The property owner alleges misunderstanding between the contractor and himself.

Zoning regulations allow the conversion of an existing residence to create additional living units under certain circumstances. For the most part, conversions are best suited to very large older homes that are not realistically practical for just one family and are sited on unusually large lots.

One of the criteria for conversion of a home to multiple living units is lot size. To create more than one living unit, the property area must be equal to the lot area that would be required for the construction of an equivalent number of new dwellings in the district. Specific to the subject property, the R-3 district requires a minimum lot area of 6000 square feet. This means that a lot area of 18,000 square feet is required for conversion of an existing home to three units. The subject property is 11,700 square feet in size. The subject property does not meet the minimum lot area for anything more than a single family home.

The provision of on-site parking is an issue in changing the use of a property. The zoning code requires an equivalent number of parking spaces that would be required for each dwelling unit in the zoning district. The proposed 3-unit residence requires six parking spaces. Parking is proposed within an existing garage and driveway. The garage and driveway width accommodate a tandem parking arrangement, one car behind

the other. A tandem parking arrangement is suitable for a single family residence and is extremely problematic when multiple living units share a driveway or garage. The tandem configuration does not meet zoning requirements for access for a multifamily use. Parking spaces for multifamily uses must be independently accessible. Property conditions do not present opportunity for the construction of additional driveway area and/or uncovered parking without the necessity of a variance for exceptions to setbacks, size and allowable location.

The variance request must consider circumstances that inhibit use of the property in accord with the zoning code. In converting the single family home to three units, the property owner asserts there may have been two living units at some point in the past because of 220 wiring on the second floor. However, there is no recent evidence that points to more than one living unit and any previous nonconforming status would be long expired.

In considering reasonable use of the building, the property's zoning and surrounding zoning and land uses are factors to be weighed. The property is zoned for single family use and has a history of single family use. Surrounding land uses are predominately single family. Approval of the proposed variance to triple the allowable number of living units would be contrary to the intent of single family zoning. The provision of multiple living units in a relatively small building and the associated demand for parking is not in the best interest of the neighborhood. Denial of the variance request will not prohibit use of the property as otherwise allowed by the zoning code.

Favorable consideration of the variance request is not 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.

Property circumstances offer a lot size and building size that is appropriate for single family use. The variance request reflects illegal construction undertaken without

permits and inspections. The variance request is a matter of economic convenience for the petitioner; the hardship is self-imposed.

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.

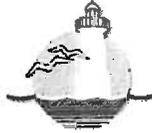
Recommendation

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

Community Development staff suggests a motion to **deny the variance request** based on findings referenced herein, and specifically because property circumstances offer a lot size and building size that is appropriate for single family use, the variance request reflects illegal construction undertaken without permits and inspections, the variance request is a matter of economic convenience for the petitioner and the hardship is self-imposed.

Parcel Number	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-10-14-791-00	13905 TURKEY HOLLOW TRAIL		AUSTIN	TX	78717	76 E COTTON ST
FDL-15-17-10-11-089-00	343 MARQUETTE ST		FOND DU LAC	WI	54935	343 MARQUETTE ST
FDL-15-17-10-11-142-00	2344 LOCKHORN CIR		WEST BEND	WI	53090	338 MARQUETTE ST
FDL-15-17-10-11-041-00	335 AMORY ST		FOND DU LAC	WI	54935	335 AMORY ST
FDL-15-17-10-14-763-00	53 E COTTON ST		FOND DU LAC	WI	54935	53 E COTTON ST
FDL-15-17-10-14-764-00	327 MARQUETTE ST		FOND DU LAC	WI	54935	327 MARQUETTE ST
FDL-15-17-10-11-081-00	350 AMORY ST		FOND DU LAC	WI	54935	350 AMORY ST
FDL-15-17-10-11-087-00	331 MARQUETTE ST		FOND DU LAC	WI	54935	331 MARQUETTE ST
FDL-15-17-10-14-758-00	1229 PRIMROSE LN		FOND DU LAC	WI	54935	320 AMORY ST
FDL-15-17-10-14-805-00	ATTN: TAX DEPT	111 W MICHIGAN AVE	MILWAUKEE	WI	53203	115 E ARNDT ST
FDL-15-17-10-14-765-00	N6663 ROLLING MEADOWS DRIVE		FOND DU LAC	WI	54937	39 E COTTON ST
FDL-15-17-10-14-792-00	306 AMORY ST		FOND DU LAC	WI	54935	306 AMORY ST
FDL-15-17-10-11-093-00	64 E MC WILLIAMS ST		FOND DU LAC	WI	54935	64 E MC WILLIAMS ST
FDL-15-17-10-14-790-00	70 1/2 E COTTON ST		FOND DU LAC	WI	54935	70 E COTTON ST
FDL-15-17-10-14-757-00	326 AMORY ST		FOND DU LAC	WI	54935	326 AMORY ST
FDL-15-17-10-11-040-00	329 AMORY ST		FOND DU LAC	WI	54935	329 AMORY ST
FDL-15-17-10-11-084-00	336 AMORY ST		FOND DU LAC	WI	54935	336 AMORY ST
FDL-15-17-10-11-085-00	332 AMORY ST		FOND DU LAC	WI	54935	332 AMORY ST
FDL-15-17-10-14-756-00	323 AMORY ST		FOND DU LAC	WI	54935	323 AMORY ST
FDL-15-17-10-11-143-00	330 MARQUETTE ST		FOND DU LAC	WI	54935	330 MARQUETTE ST
FDL-15-17-10-11-092-00	58 E MC WILLIAMS ST		FOND DU LAC	WI	54935	58 E MC WILLIAMS ST
FDL-15-17-10-11-088-00	337 MARQUETTE ST		FOND DU LAC	WI	54935	337 MARQUETTE ST
FDL-15-17-10-14-762-00	N3672 RED OAK DR		CAMPBELLSPORT	WI	53010	57 E COTTON ST
FDL-15-17-10-14-788-00	56 E COTTON ST		FOND DU LAC	WI	54935	56 E COTTON ST
FDL-15-17-10-14-781-00	38 E COTTON ST		FOND DU LAC	WI	54935	38 E COTTON ST
FDL-15-17-10-11-082-00	344 AMORY ST		FOND DU LAC	WI	54935	344 AMORY ST
FDL-15-17-10-14-760-00	N7704 HWY 151 N		FOND DU LAC	WI	54935	67 E COTTON ST
FDL-15-17-10-11-090-00	345 MARQUETTE ST		FOND DU LAC	WI	54935	345 MARQUETTE ST
FDL-15-17-10-14-787-00	297 CANDY LN		FOND DU LAC	WI	54935	52 E COTTON ST
FDL-15-17-10-11-091-00	52 E MC WILLIAMS ST		FOND DU LAC	WI	54935	52 E MC WILLIAMS ST
FDL-15-17-10-14-761-00	601 S MAIN ST		WEST BEND	WI	53095	63 E COTTON ST
FDL-15-17-10-11-094-00	70 E MC WILLIAMS ST		FOND DU LAC	WI	54935	70 E MC WILLIAMS ST
FDL-15-17-10-14-755-00	319 AMORY ST		FOND DU LAC	WI	54935	319 AMORY ST
FDL-15-17-10-14-759-00	75 E COTTON ST		FOND DU LAC	WI	54935	75 E COTTON ST

ZONING PETITION - VARIANCE



CITY OF FOND DU LAC

ADDRESS OF VARIANCE REQUEST: 251 Forest Ave. FDL WI.

Tax Key Number if vacant land: _____

Petitioner: Robert Diener 350 LedgeWOOD Dr.
~~251 Forest Ave~~
(Name) (Address)

Petitioner Phone Number: (20) 921-3273

Petitioner Email: Bob-diener@yahoo.com

Property Owner: Robert Diener
(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:

We would like to build a fence higher than what is allowed by code. The code is 10^{ft}. The section that is parallel to the railroad tracks, which is 24^{ft} long, desired to build 16^{ft} high.

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:

Fence is a safety enclosure for outdoor ball court, in conjunction with the entertainment services of the primary use.

Petitioner Signature: Robert E. Diener

APPEAL NO. 2013-18

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

VARIANCE PETITION



APPEAL No. 2013-18

BOARD OF APPEALS MEETING: June 3, 2013

Location: 251 Forest Avenue

Petitioner: Robert Diener dba Press Box Tavern

FOND DU LAC ZONING CODE REGULATIONS:

Section 11.04 C.3.k. states the maximum height of a solid fence is 10 feet.

PROPOSAL:

Increase allowable fence height to 16 feet.

requested. Fencing has been installed without issuance of a building permit. Zoning regulations in this district allow a fence height of 10 feet. Most of the proposed fence complies with code limitations. Sixty-five feet of fencing is 4'-high along the north end of the whiffleball court; twenty-five feet of fencing is 8'-high. Twenty-four feet of fencing is proposed at a height of 16 feet. The 16'-high fence is parallel to the railroad tracks. The higher fence is intended as a safety enclosure for the whiffleball court to prevent balls from travelling onto or across the railroad tracks.

The property is situated in an area of industrial land uses. No residential land uses are in the vicinity. The area of the fence proposed at 16 feet does not present any visual hazard or other negative effect for any nearby property. The proposed fence is a solid wood fence, treated and painted. Properly maintained, the fence would have no negative effect on the subject property or any surrounding property. To assure that the fence does not act as a vehicle for advertising or other such displays, a condition of approval of the variance request addresses maintenance and continued use.

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.

The increase of allowable fence height responds to safety considerations of the proposed recreational land use.

Statement of Findings

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

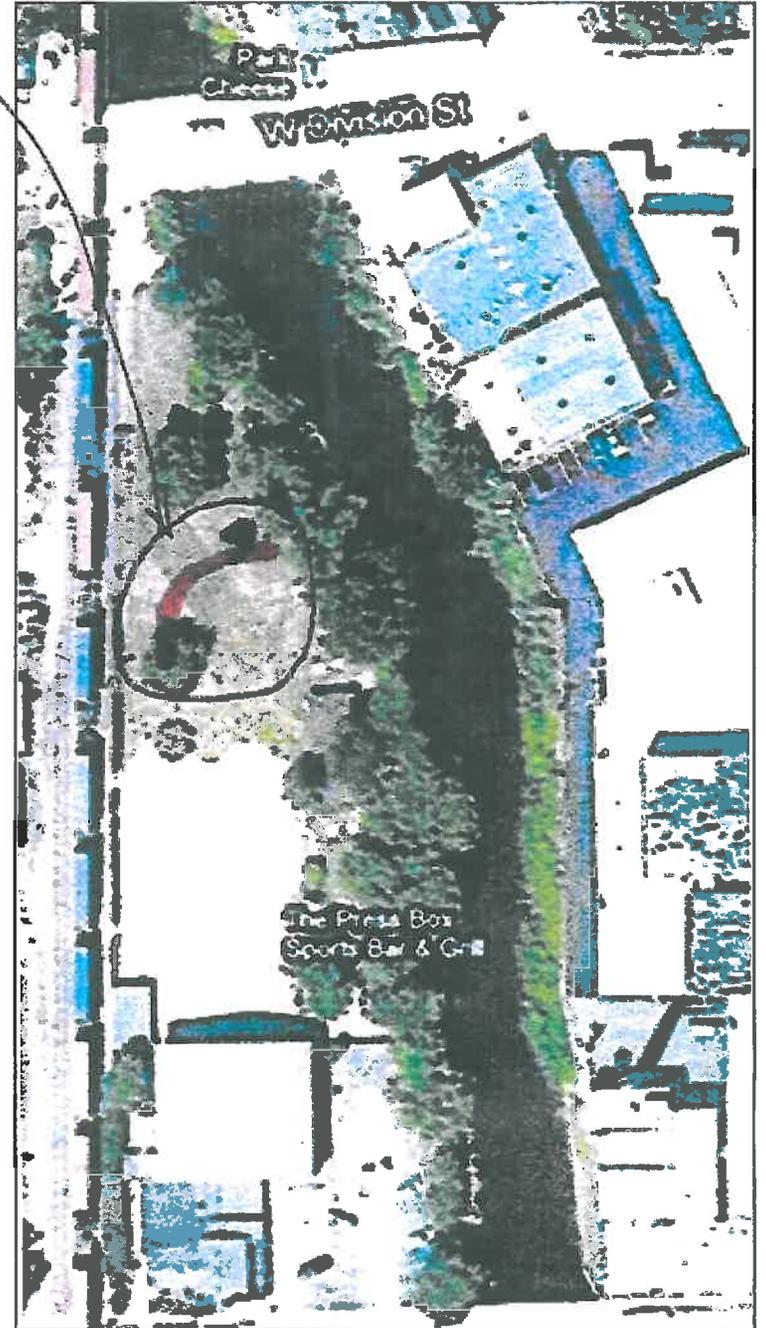
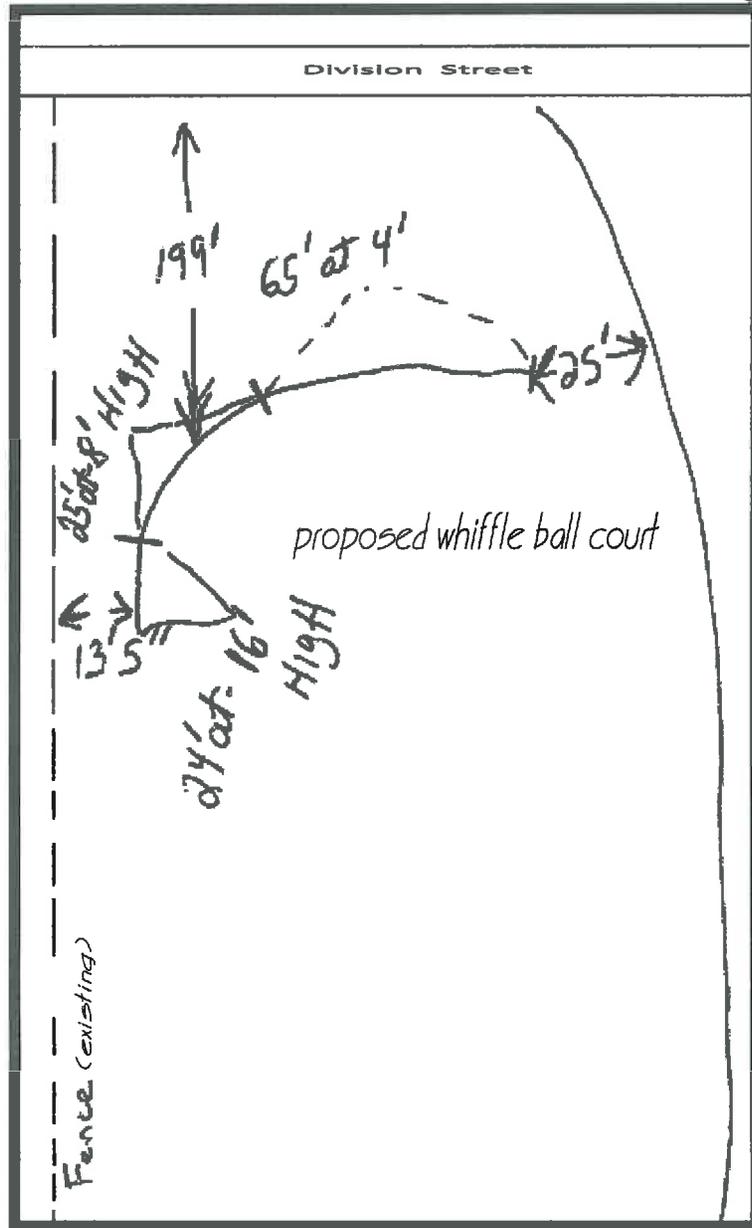
1. The proposed variance is not contrary to the public interest;
2. The property has a special or unique condition; and
3. The special condition of the property creates an unnecessary hardship.

APPEAL NO. 2013-18 – PRESS BOX
251 FOREST AVENUE



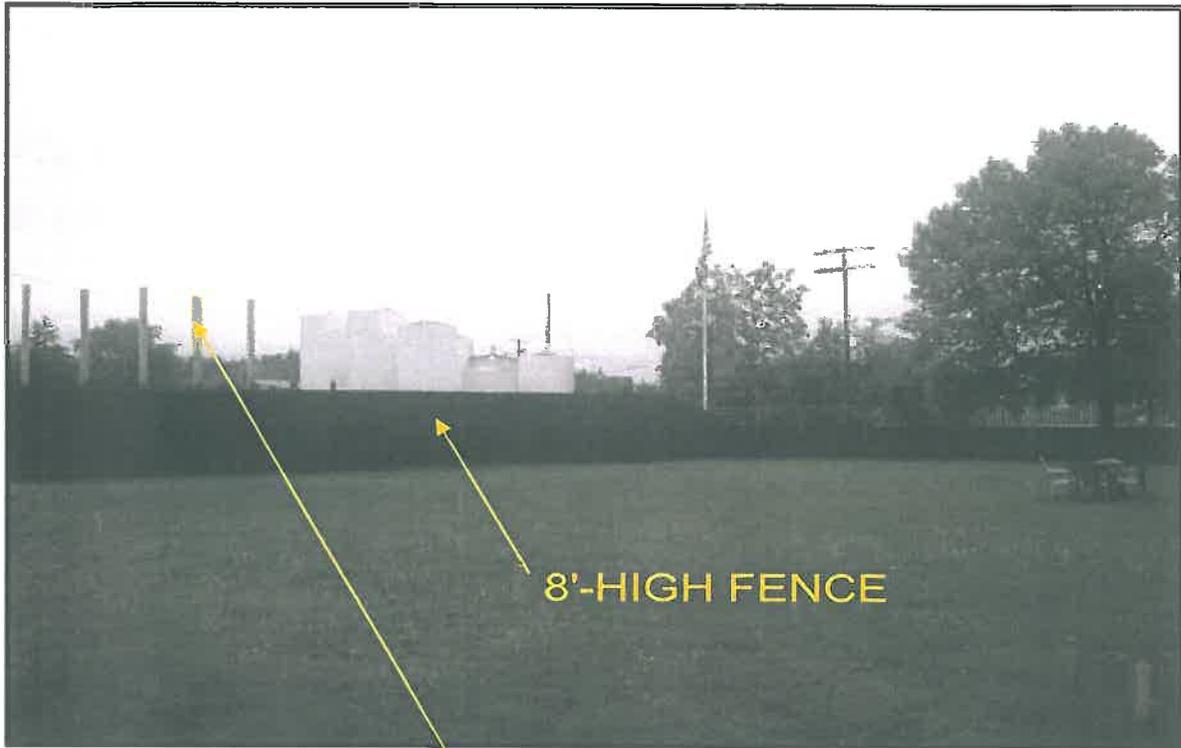
proposed fence

- 13.5 feet from west property line
- 199 feet from north property line
- 25 feet from east property line
- 14 foot west section, build at 16 feet high



SITE PLAN - PRESS BOX TAVERN

APPEAL NO. 2013-18 – PRESS BOX
251 FOREST AVENUE



8'-HIGH FENCE

PROPOSED 16'-HIGH FENCE



board of appeals memorandum

Date: May 29, 2013
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner *UD*
RE: Appeal No. 2013-18

Location: 251 Forest Avenue
Applicant: Press Box Tavern
Zoning: Site: M-1 (Manufacturing)
North: M-1
South: M-1
East: M-2 (Manufacturing)
West: M-1
Land Use: Site: Press Box Tavern
North: Waste Management
South: Vacant Lot
East: FDL River/Wells Mfg.
West: O'Connor Oil
Request: Increase allowable fence height.

Analysis

The subject property is the site of the Press Box Tavern. The existing development includes the tavern, and indoor and outdoor volleyball courts. The addition of a whiffleball court is planned north of the outdoor volleyball courts. The proposed whiffleball court is the subject of a pending special use permit request that will be considered by the Plan Commission on June 17th.

Fencing along the west lot area is proposed for the whiffleball court. A portion of the fencing exceeds the allowable height limit and an exception to zoning regulations is

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 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 an exception to allowable fence height** based on findings referenced herein, and specifically because the increase of allowable fence height responds to safety considerations of the proposed recreational land use.

Conditions of approval shall include:

1. Approval of the variance is contingent on City Council approval of a special use permit to allow the proposed whiffleball court. Fence construction shall not be completed prior to special use permit approval. A building permit is required.
2. The fence shall be continuously maintained in good repair.
3. Fence paint shall be maintained; color shall be one uniform neutral color.
4. The fence shall not include advertising, graphics, signs, banners, flags, pennants or other temporary/permanent displays.

Parcel Number	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip	Site Address
FDL-15-17-15-21-038-00	W4060 ASPEN COURT		FOND DU LAC	WI	54935	110 S BROOKE ST
FDL-15-17-15-21-037-00	212 FOREST AVE		FOND DU LAC	WI	54935	212 FOREST AVE
FDL-15-17-10-33-642-00	N6908 TOWER ROAD		FOND DU LAC	WI	54937	37 S GOULD ST
FDL-15-17-10-34-786-00	4200 MAIN STREET		GREEN BAY	WI	54311	240 W DIVISION ST
FDL-15-17-10-34-785-00	380 LEDGEWOOD DR		FOND DU LAC	WI	54937	251 FOREST AVE
FDL-15-17-15-22-250-00	282 FOREST AVE		FOND DU LAC	WI	54935	282 FOREST AVE
FDL-15-17-10-33-507-00	61 N LINCOLN ST		FOND DU LAC	WI	54935	283 FOREST AVE
FDL-15-17-10-34-782-00	PO BOX 968		FOND DU LAC	WI	54936	270 W DIVISION ST
FDL-15-17-10-34-783-00	P O BOX 968		FOND DU LAC	WI	54936	265 FOREST AVE
FDL-15-17-10-33-509-00	1937 OREGON ST		OSHKOSH	WI	54902	299 FOREST AVE
FDL-15-17-10-34-787-00	PO BOX 70		FOND DU LAC	WI	54936	12 S BROOKE ST
FDL-15-17-15-21-045-00	DIRECTOR OF REAL ESTATE	17641 S ASHLAND AVE	HOMEWOOD	IL	60430	0 W 2ND ST
FDL-15-17-15-21-040-00	1 ADMINISTRATION RD FL#1	CONCORD ON LAK 1BP				0 FOREST AVE
FDL-15-17-10-33-505-00	PO BOX 763		FOND DU LAC	WI	54936	279 FOREST AVE
FDL-15-17-10-33-641-00	289 N MILITARY RD		FOND DU LAC	WI	54935	41 S GOULD ST