

BOARD OF APPEALS AGENDA

November 7, 2016
3:00 PM

Meeting Room D
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Attendance
- B. Declaration Quorum Present

II. APPROVAL OF MINUTES

October 3, 2016

III. HEARINGS

- A. 562 W Johnson Street (*Matthews Tire*)
Appeal No. 2016-14

Zoning Code Regulation:

Chapter 720, Schedule VIII, allows 1 square foot of sign area per each linear foot of building façade.

Variance Request:

Increase allowable wall sign area from 81 square feet to 167 square feet (south/main façade).

- B. 90 Trowbridge Drive (*ACH Foam*)
Appeal No. 2016-15

Zoning Code Regulation:

Chapter 720, Section 720-79 D(2)(d) requires a 30' front yard parking setback in the M-1 district.

Variance Request:

Reduce landscape setback from 30 feet to 17 feet for construction of new parking lot.

- C. 16 N Brooke Street (Commonwealth Development Corp.)
Appeal No. 2016-16

Zoning Code Regulation:

Chapter 720, Schedule VI, Land Uses or Activities – Industrial District, does not allow a residential dwelling as a permitted land use.

Chapter 720, Schedule VI, Land Uses or Activities – Industrial District, does not allow a retail business as a permitted land use.

Variance Request:

Modify vacant industrial building for residential use, including speculative commercial space for a potential retail business tenant.

IV. ADJOURN

BOARD OF APPEALS MINUTES

October 3, 2016

3:00 P.M.

Meeting Room D
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: Scott Block
Alex Fiebig
Dan Hebel
Jerry Lauby
Kirsten Quam

Absent: Howard Floeter
Thomas Leu
John Piper
Matthew Schoenleber

Administrative Staff: Joellyn Dahlin, Principal Planner
Doug Hoerth, Chief Inspector

Chairperson Quam declared a quorum present.

APPROVAL OF MINUTES

September 12, 2016

Motion made by Lauby to approve the minutes of the September 12, 2016 meeting of the Board of Appeals, subject to revision to page 4 to correctly note members voting to adjourn the meeting (Lauby was not in attendance).

Seconded by Hebel.

ROLL CALL VOTE: Aye – Block, Fiebig, Hebel, Lauby, Quam
Nay - None

Carried.

HEARINGS

450 Arlington Avenue (*Wabash National/Brenner Tank*)
Appeal No. 2016-12

Code Requirement:

Chapter 720, Section 720-84 E. states the maximum height of a directional sign is 4 feet and the maximum sign size is 4.5 square feet.

BOARD OF APPEALS MINUTES

October 3, 2016

Page 2

Proposal:

Increase height to 6' and increase area to 12 square feet for one sign, and increase height to 8' and increase area to 16.65 square feet for two signs.

Appeared in Support:

Brian Engelhardt, Project Representative, 450 Arlington Avenue, Fond du Lac WI

Motion made by Lauby to approve the variance request because the proposed exceptions relate to the substantial bulk of the property, the use of the property, multiple points of access, and unusual requirements for sign visibility to vehicles traveling to and within the state.

Seconded by Hebel.

ROLL CALL VOTE: Aye - Block, Fiebig, Hebel, Lauby, Quam
 Nay - None

Carried.

95 River Hills Drive (River Hills Apartments)

Appeal No. 2016-13

Code Requirement:

Chapter 720 Schedule VIII allows 0.5 square feet of ground sign area per linear foot of main building façade in the R-4 district, with a maximum area of 25 square feet.

Proposal:

Increase allowable ground sign area to 59.25 square feet.

Appeared in Support:

Matt Beer, Project Representative, 38525 Woodward Avenue, Bloomfield Hills MI

Motion made by Quam to approve the variance request because of the unique circumstances of the property for unusual size, location, visibility, and the significant distance from the street to the principal residential buildings.

Seconded by Hebel.

ROLL CALL VOTE: Aye - None
 Nay - Block, Hebel, Lauby, Quam
 Abstain - Fiebig

Carried.

BOARD OF APPEALS MINUTES

October 3, 2016

Page 3

ADJOURN

Motion made by Hebel to adjourn.
Seconded by Lauby.

ROLL CALL VOTE: Aye - Block, Fiebig, Hebel, Lauby, Quam
Nay - None

Carried.

Meeting adjourned at 3:10 pm.

MARGARET HEFTER
CITY CLERK

MH/ke

CITY OF FOND DU LAC
ZONING PETITION - VARIANCE



PROPERTY ADDRESS OF VARIANCE REQUEST:
Tax Key Number (Vacant Land):

Petitioner:

(Name)

(Address)

Petitioner Phone Number



Petitioner Email



Property Owner:

(If not the same as Petitioner)

(Name)

(Address)

P R O P O S A L

A variance is an exception to a requirement of the zoning code.
Describe the requested code exception(s) for your variance request:

S T A T E M E N T O F H A R D S H I P

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 physical condition of your property that makes compliance with zoning regulations difficult or impossible:

Petitioner Signature:

Submit application package (application/site plan/photos/filing fee) to the Community Development Office
(4th floor, City-County Government Center)

JONES SIGN

Your Vision. Accomplished.

Matthews Tire

562 W. Johnson St. Fond du Lac, WI 54935

Sign Variance Request for new wall sign package for Matthews Tire

Describe the special physical condition of your property that makes compliance with zoning regulations difficult or impossible:

Matthews Tire is requesting one (1) Matthews Tire w/ logo wall sign at 105.93 Sq. Ft, one (1) GoodYear wall sign at 46.66 Sq. Ft and one (1) Tire & Service wall sign at 14.375 Sq. Ft

Code allows for 1 square foot per linear ft of building façade. The building frontage of the building is 81 feet.

Variance request if for an additional 86 Sq. Ft of wall sign square footage.

This location had multiple wall signs originally but we are looking to remove some of the existing signage and replace with new wall signs. We would be reducing the number of wall signs on the property which produces less clutter on the elevations and makes the signage more visually appealing on the premise.

Matthews Tire is located by a highly traveled area and busy intersection so the proposed signs for the location would not be a detriment to the surrounding neighborhood or community but rather well-suited because of the surrounding businesses in the area. The wall signage will be in good taste and be consistent on the building elevation and will not look overbearing or take away from any of the surrounding businesses.

The proposed wall signs would not cause any vision issues to traffic along the road or have an adverse effect on any of the surrounding properties.

APPEAL NO. 2016-14 – 562 W JOHNSON STREET





W-JOHNSON ST

570

562

550

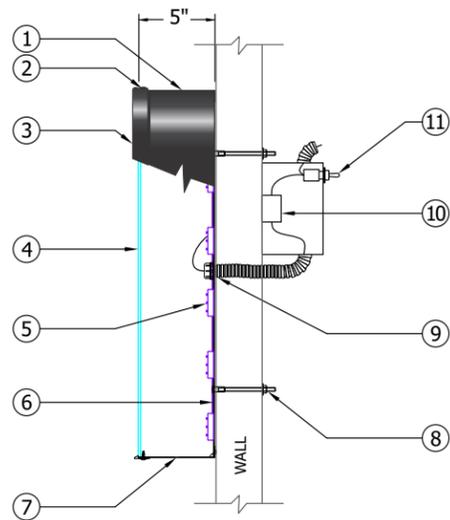
Total: 101.4 Feet 101.4'

LEE C

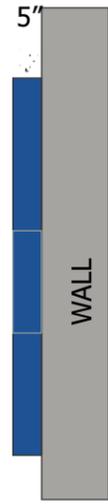
FACE LIT CHANNEL LETTERS (Qty 1) - SQUARE

FOOTAGE: 105.93

FIELD SURVEY REQUIRED
CONFIRM WITH COLOR CALL OUTS USED FOR FOND DU LAC LOCATION

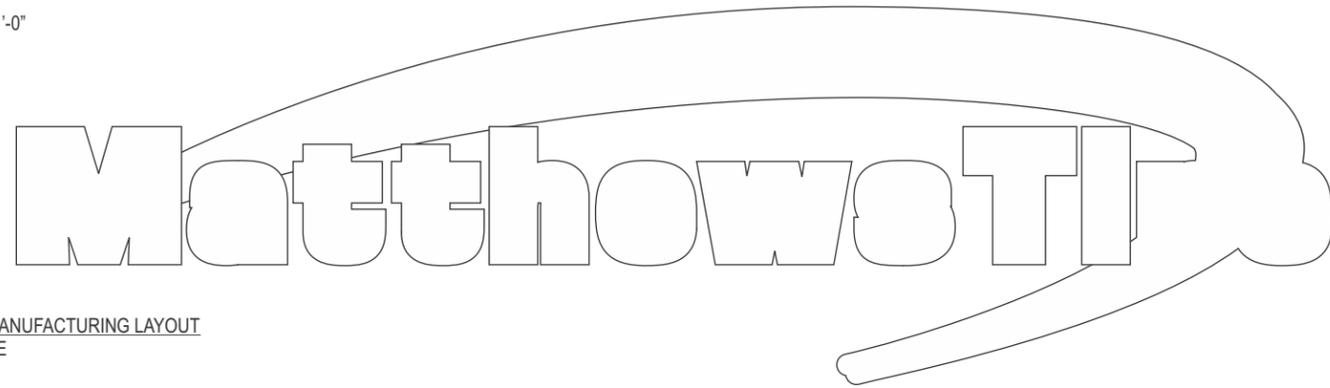


SIDE VIEW
SCALE: 3/8"=1'-0"



FRONT VIEW
SCALE: 3/8"=1'-0"

NOTE: BIRD SPIKES TO BE APPLIED TO SIGN WHERE REQUIRED



PROPOSED MANUFACTURING LAYOUT
NOT TO SCALE

REMOTE WIRED FACE LIT CHANNEL LETTERS
SCALE: NTS

- ① .040" X 5" PRE-FINISHED BLUE ALUMINUM COIL (WHITE INSIDE)
- ② #8 - 1/2" PAN HEAD SCREWS
- ③ 1" PRE-FINISHED BLUE JEWELITE CHEMICALLY BONDED TO FACES
- ④ .150 WHITE POLYCARBONATE W/ 1st SURFACE VINYL GRAPHICS V-1, V-2
- ⑤ LEDs SECURED TO BACK OF LOGO
- ⑥ .063" PRE-FINISHED BLK/WHT ALUMINUM BACK
- ⑦ 1/4" DIA. WEEP HOLES
- ⑧ MOUNTING HARDWARE (TBD BY WALL CONSTRUCTION)
- ⑨ 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE
- ⑩ LED POWER SUPPLY
- ⑪ TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK

COLORS/FINISHES

- V-1 YELLOW 109
- V-2 ROYAL BLUE 280

SPECIFICATIONS

- 1. SEE "LETTER DETAIL" FOR SPECIFICATIONS
- 2. 120V / 20 AMP

NOTES

- REMOVE AND RE-USE EXISTING GOODYEAR LETTERSET
- PATCH AND PAINT HOLES LEFT FROM EXISTING SIGN
- COORDINATE NEW WALL COLOR WITH CLIENT



EXISTING ELEVATION

SCALE: 3/32"=1'-0"



PROPOSED ELEVATION

SCALE: 3/32"=1'-0"



PROPOSED NIGHT ELEVATION

SCALE: 3/32"=1'-0"

<p>JONES SIGN Your Vision Accomplished GREEN BAY • PHILADELPHIA SAN DIEGO • LAS VEGAS www.jonessign.com</p>	<p>JOB #: 218147-R8-V</p> <p>DATE: 07.19.16</p> <p>DESIGNER: J. Pogo</p> <p>SALES REP: N. Lison</p> <p>PROJ MGR: —</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>08.02.16</td><td>JM</td><td>REVISE SIZE TO 5' TALL</td></tr> <tr><td>2</td><td>08.03.16</td><td>JM</td><td>REVISE SOFFIT DIMENSION TO 5'-9" PER JENNIE LEDVINA, MAKE SIGN BACK TO 5'-6 1/4" TALL</td></tr> <tr><td>3</td><td>08.04.16</td><td>JM</td><td>ADD COLORS AS PROVIDED</td></tr> <tr><td>4</td><td>08.31.16</td><td>JM</td><td>ADD BIRD SPIKES</td></tr> <tr><td>5</td><td>10.04.16</td><td>JM</td><td>ADD ADDITIONAL DIMENSIONS</td></tr> <tr><td>6</td><td>10.06.16</td><td>JM</td><td>ADD 3RD PAGE W/ ENTITR BUILDING IMAGE</td></tr> <tr><td>7</td><td>10.11.16</td><td>JM</td><td>ADD DIMENSIONS OF SIGNS BEING REMOVED AND DISPOSED OF</td></tr> <tr><td>8</td><td>10.18.16</td><td>JM</td><td>DESIGNATE AS OPTION 1</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	08.02.16	JM	REVISE SIZE TO 5' TALL	2	08.03.16	JM	REVISE SOFFIT DIMENSION TO 5'-9" PER JENNIE LEDVINA, MAKE SIGN BACK TO 5'-6 1/4" TALL	3	08.04.16	JM	ADD COLORS AS PROVIDED	4	08.31.16	JM	ADD BIRD SPIKES	5	10.04.16	JM	ADD ADDITIONAL DIMENSIONS	6	10.06.16	JM	ADD 3RD PAGE W/ ENTITR BUILDING IMAGE	7	10.11.16	JM	ADD DIMENSIONS OF SIGNS BEING REMOVED AND DISPOSED OF	8	10.18.16	JM	DESIGNATE AS OPTION 1	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p> <p>QC _____</p>		<p>Matthews Tire 562 W. Johnson St. Fond du Lac, WI 54935</p>	<p>SHEET NUMBER</p> <p style="font-size: 2em;">1.0</p>
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RE-USE OF EXISTING CHANNEL LETTERS AND TIRE&SERVICE SIGN (Qty 1 OF EACH)

GOODYEAR SIGN - 46.66 SQ FT
 TIRE & SERVICE SIGN - 14.375 SQ FT

FIELD SURVEY REQUIRED
 CONFIRM WITH COLOR CALL OUTS USED FOR APPLETON LOCATION

REMOVE AND SCRAP EXISTING GOODYEAR SET AND AUTO SERVICE SET
 RE-USE EXISTING TIRE & SERVICE NETWORK SIGN



EXISTING ELEVATION

SCALE: 1/8"=1'-0"



EXISTING ELEVATION

REMOVE AND SCRAP EXISTING TIRE CENTER SET
 RE-USE EXISTING GOODYEAR SET



EXISTING ELEVATION



PROPOSED ELEVATION

SCALE: 3/32"=1'-0"

GOODYEAR SIGN - 46.66 SQ FT
 TIRE & SERVICE SIGN - 14.375 SQ FT

COLORS/FINISHES

- V-1 YELLOW 109
- V-2 ROYAL BLUE 280

NOTE
 - PATCH AND PAINT HOLES LEFT FROM EXISTING SIGN
 -COORDINATE NEW WALL COLOR WITH CLIENT

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 SAN DIEGO • LAS VEGAS
 www.jonessign.com

JOB #: 218147-R8-V
 DATE: 07.19.16
 DESIGNER: J. Pogo
 SALES REP: N. Lison
 PROJ MGR: —

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10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	



Matthews Tire
 562 W. Johnson St.
 Fond du Lac, WI 54935
 DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
2.0

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PROPOSED - N.T.S.



EXISTING - N.T.S.

OPTION 1

JONES SIGN Your Vision Accomplished GREEN BAY • PHILADELPHIA SAN DIEGO • LAS VEGAS www.jonessign.com	JOB #: 218147-R8-V DATE: 07.19.16 DESIGNER: J. Pogo SALES REP: N. Lison PROJ MGR: —	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08.02.16</td> <td>JM</td> <td>REVISE SIZE TO 5' TALL</td> </tr> <tr> <td>2</td> <td>08.03.16</td> <td>JM</td> <td>REVISE SOFFIT DIMENSION TO 5'-9" PER JENNIE LEDVINA, MAKE SIGN BACK TO 5'-6 1/4" TALL</td> </tr> <tr> <td>3</td> <td>08.04.16</td> <td>JM</td> <td>ADD COLORS AS PROVIDED</td> </tr> <tr> <td>4</td> <td>08.31.16</td> <td>JM</td> <td>ADD BIRD SPIKES</td> </tr> <tr> <td>5</td> <td>10.04.16</td> <td>JM</td> <td>ADD ADDITIONAL DIMENSIONS</td> </tr> <tr> <td>6</td> <td>10.06.16</td> <td>JM</td> <td>ADD 3RD PAGE W/ ENTITR BUILDING IMAGE</td> </tr> <tr> <td>7</td> <td>10.11.16</td> <td>JM</td> <td>ADD DIMENSIONS OF SIGNS BEING REMOVED AND DISPOSED OF</td> </tr> <tr> <td>8</td> <td>10.18.16</td> <td>JM</td> <td>DESIGNATE AS OPTION 1</td> </tr> <tr> <td>9</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>10</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	08.02.16	JM	REVISE SIZE TO 5' TALL	2	08.03.16	JM	REVISE SOFFIT DIMENSION TO 5'-9" PER JENNIE LEDVINA, MAKE SIGN BACK TO 5'-6 1/4" TALL	3	08.04.16	JM	ADD COLORS AS PROVIDED	4	08.31.16	JM	ADD BIRD SPIKES	5	10.04.16	JM	ADD ADDITIONAL DIMENSIONS	6	10.06.16	JM	ADD 3RD PAGE W/ ENTITR BUILDING IMAGE	7	10.11.16	JM	ADD DIMENSIONS OF SIGNS BEING REMOVED AND DISPOSED OF	8	10.18.16	JM	DESIGNATE AS OPTION 1	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ QC _____		Matthews Tire 562 W. Johnson St. Fond du Lac, WI 54935 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER <h1>3.0</h1>
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CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: November 1, 2016
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner
Re: Appeal No. 2016-14 – **562 W Johnson Street**

Applicant: Jones Sign Company o/b/o Matthews Tire Center

Zoning: Site: C-2 (General Business)
North: C-2
South: R-4 (Multifamily Residential)
East: C-2
West: C-2

Land Use: Site: Matthews Tire Center
North: Vacant Lot
South: Residential
East: Speedway Gas Station
West: Friar Tuck's Restaurant

Variance Request

Code Requirement:

Chapter 720 Schedule VIII allows one square foot of wall sign area per each linear foot of building façade.

Proposal:

Increase allowable wall sign area from 81 square feet to 167 square feet

Analysis

The subject property is located on West Johnson Street west of Seymour Street. The property is the site of *Matthews Tire Center*. The subject building has undergone renovation in the recent past and multiple wall signs were removed by the owner. No approval of new signage was authorized prior to removal of the former signs. An exception to sign

regulations to increase allowable sign area is requested to allow re-use of two of the former signs and the installation of a new sign.

Allowable wall sign area is based on the linear dimension of the building façade to which the signage is affixed. Zoning regulations allow one square foot of sign area for each linear foot of building frontage. The building configuration is somewhat unusual in that the Johnson Street façade is separated into two areas. The east façade of the Johnson Street building frontage measures 36 feet; the west façade of the Johnson Street building frontage measures 45 feet. Based on the total linear frontage of 81 feet the subject building is entitled to 81 square feet of sign area. The variance request proposes an increase of sign area to 167 square feet.

The sign plan proposes to re-use the channel letters (46.66 square feet) that were previously affixed to the east area of the Johnson Street façade and mount the letters on the west area of the Johnson Street façade. The “tire and service” wall sign (14.375 square feet) that was previously affixed to the west area of the Johnson Street façade would be reinstalled in a similar location on that facade. A new sign composed of face-lit channel letters and a decorative swoosh (105.93 square feet) is proposed for the east area of the Johnson Street façade.

Approval of a variance must consider property conditions that prevent or inhibit compliance with zoning regulations. The property has clear visibility to Johnson Street and enjoys the additional sign area of a pole sign along with the opportunity for wall signage. The allowance for wall signage is not unduly restrictive and is greater than that afforded to most of the properties on Johnson Street because of the amount of building frontage.

Property circumstances do not warrant an exception to sign regulations. 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*.

Property conditions do not prevent the installation of signage in compliance with zoning regulations and the voluntary removal of nonconforming signage does not justify an exception to zoning regulations. 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;
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 a similar account 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 **deny the variance request for an increase of wall sign area** because unusual property conditions do not prevent the installation of signage in compliance with zoning regulations and the voluntary removal of nonconforming signage does not justify an exception to zoning regulations.

Public Notification

Board of Appeals
562 W Johnson Street

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-09-42-255-00	576 LEE CT	500 N PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-09-42-251-00	562 W JOHNSON ST	2930 W COLLEGE AVE	APPLETON	WI	54914
FDL-15-17-09-42-257-00	560 LEE CT	W2057 RIVER RD	CAMPBELLSPORT	WI	53010
FDL-15-17-09-13-511-00	551 W JOHNSON ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-13-512-00	567 W JOHNSON ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-42-256-00	570 LEE CT	W7260 HOCHHEIM RD	THERESA	WI	53091
FDL-15-17-09-42-252-00	570 W JOHNSON ST	503 NORTH PARK AVE	FOND DU LAC	WI	54935
FDL-15-17-09-42-250-00	550 W JOHNSON ST	550 W JOHNSON ST	FOND DU LAC	WI	54935
FDL-15-17-09-42-259-00	550 LEE CT	N3471 E WINN RD	CHILTON	WI	53014
FDL-15-17-09-42-258-00	556 LEE CT	426 CHAPLEAU ST	N FOND DU LAC	WI	54937

CITY OF FOND DU LAC
ZONING PETITION - VARIANCE



PROPERTY ADDRESS OF VARIANCE REQUEST: 90 Trowbridge Drive
Tax Key Number (Vacant Land):

Petitioner: Bob Poch - Keller, Inc. 711 Lois Drive, Sun Prairie, WI 53590
(Name) (Address)

Petitioner Phone Number: [REDACTED]

Petitioner Email: [REDACTED]

Property Owner: ACH Foam - Todd & Tom Huempfer, 90 Trowbridge Drive, Fond du Lac, WI 54937
(If not the same as Petitioner) (Name) (Address)

PROPOSAL

A variance is an exception to a requirement of the zoning code.
Describe the requested code exception(s) for your variance request:

We are requesting a reduction in the parking/paving front setback along Trowbridge Drive from the required 30 feet to 17 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 physical condition of your property that makes compliance with zoning regulations difficult or impossible:

Even though we meet the code for parking requirements we are adding square footage to the building for a proposed office addition so we need to address the parking for the land use. There are no other viable options on this site to add parking since this site is fully developed other than this proposed parking area.

Petitioner Signature: Bob Poch

Submit application package (application/site plan/photos/filing fee) to the Community Development Office
(4th floor, City-County Government Center)

APPEAL NO. 2016-15 – 90 TROWBRIDGE DRIVE



PROJECT INFORMATION

APPLICABLE BUILDING CODE
 2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
 ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL	ACCESSIBILITY STATUS
SECOND FLOOR	---	---	---	---
FIRST FLOOR	107,000 S.F.	1,837 S.F.	108,837 S.F.	
CANOPIES (COLUMN SUPPORTED)	---	---	---	
BASEMENT	---	---	---	
BUILDING AREA SUB-TOTALS	107,000 S.F.	1,837 S.F.	108,837 S.F.	
MEZZANINES	3,254 S.F.	1,597 S.F.	4,851 S.F.	
FIRE AREA TOTALS	110,254 S.F.	3,434 S.F.	113,688 S.F.	
FLOOR AREAS @ MEZZANINES	EXISTING	NEW	SUB-TOTAL	ACCESSIBILITY STATUS
MEZZANINE A	1,120 S.F.	1,597 S.F.	2,717 S.F.	OFFICE
MEZZANINE B	910 S.F.		910 S.F.	OFFICE
MEZZANINE C	1,224 S.F.		1,224 S.F.	MECHANICAL
TOTALS	3,254 S.F.	1,597 S.F.	4,851 S.F.	4,851 S.F. OFFICE

HIGH PILE STORAGE YES
 FIRE ALARM SYSTEM NO
OCCUPANCY
 B, F1, S1
 NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE III CONSTRUCTION
 SPRINKLED YES
 FIREWALL NO

ALLOWABLE AREA

TABULAR FLOOR AREA: 15,500 S.F.
 FRONTAGE INCREASE: 11,625 S.F.
 SPRINKLER INCREASE: 46,500 S.F.
 TOTAL ALLOWABLE AREA: 73,625 S.F.
 ALLOWABLE FIRE AREA: BUILDING IS UNLIMITED IN AREA

PARKING REQUIREMENTS

9,962 S.F. OF OFFICE / 300 = 33.2 STALLS
 103,726 S.F. OF MANUF./WAREHOUSE / 3,000 = 34.57 STALLS
 TOTAL PARKING REQUIRED = 67.77 STALLS
 EXISTING STALLS PROVIDED = 77 STALLS
 NEW STALLS PROVIDED = 8 STALLS
 TOTAL STALLS PROVIDED = 85 STALLS

BUILDING/SITE CONTENT

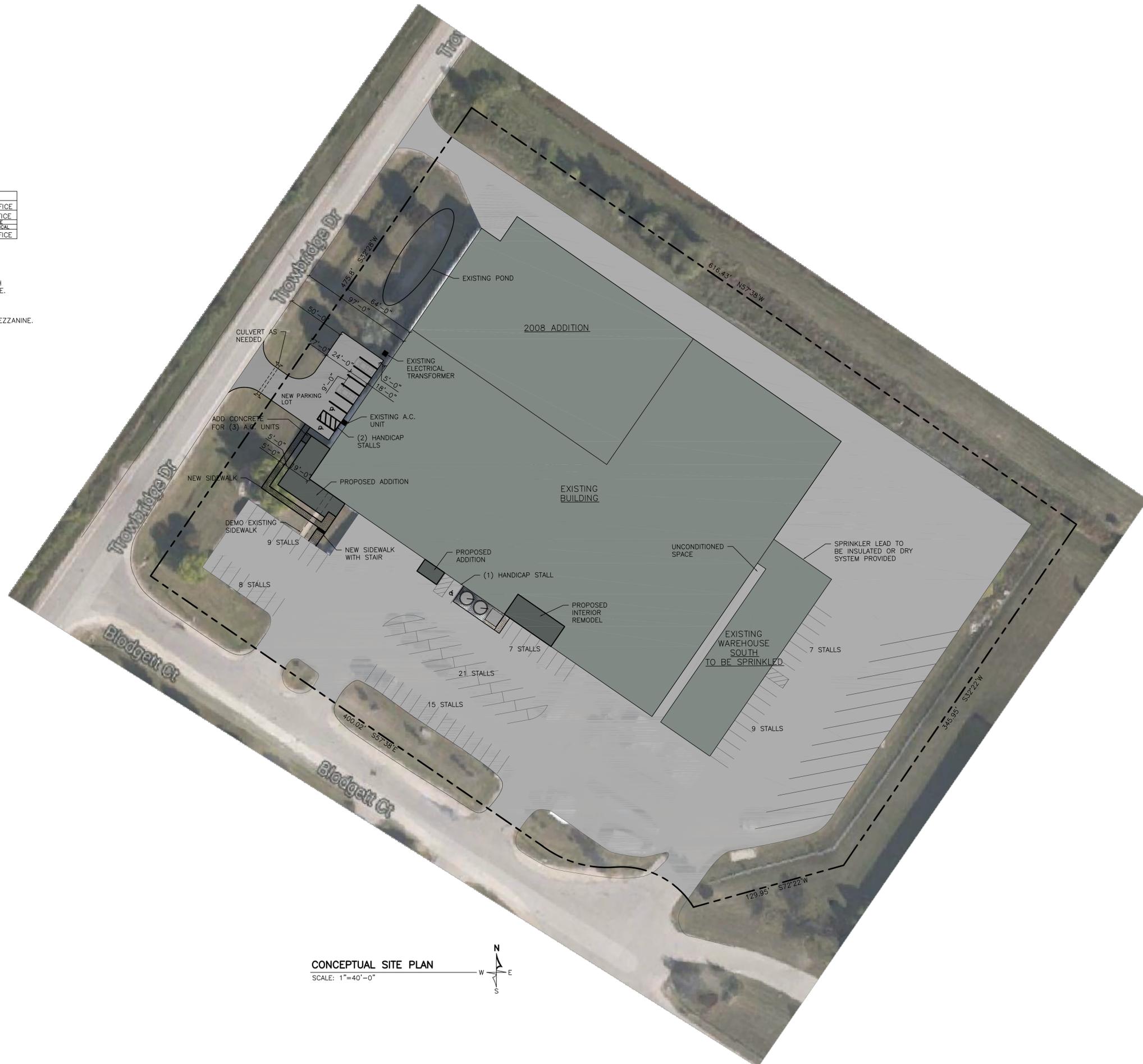
BUILDING SIZE 108,837 S.F. 38.5%
 PARCEL SIZE (APPROX.) 282,269 S.F. 6.48 ACRES

ZONING INFORMATION

ZONING: M2
 BUILDING FRONT YARD SETBACK: 30'-0"
 BUILDING SIDE YARD SETBACK: 30'-0" ON TROWBRIDGE RD. & BLODGET CT.
 15'-0" ON NON-STREET SIDES
 BUILDING REAR YARD SETBACK: 25'-0"
 PAVING REAR YARD SETBACK: 5'-0"
 PAVING FRONT YARD SETBACK: 30'-0"
 PAVING SIDE YARD SETBACK: 5'-0"

NOTES:

- EXISTING BUILDING WAREHOUSE SOUTH IS NOT SPRINKLED PER 2001 IBC CODE.
- DETERMINE HOW TO ADDRESS ACCESSIBILITY TO MEZZANINES. WE ARE OVER 3,000 S.F. OF OFFICE MEZZANINE.
- CONSIDER A PLATFORM LIFT IN THE EXISTING CONSTRUCTION.



CONCEPTUAL SITE PLAN

SCALE: 1"=40'-0"



01/25/2016 10:28 AM - Trowbridge Drive/Blodgett Ct - SITE PLAN.dwg



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 N216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
 FAX (920) 766-5004

MILWAUKEE
 W204 N1598 Goldendale Road
 Germantown, WI 53022
 PHONE (262) 250-9710
 1-800-236-2534
 FAX (262) 250-9740

MADISON
 711 Lois Drive
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2337

WAUSAU
 5605 Lilac Ave
 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

ACH FOAM - TROWBRIDGE
 WISCONSIN
 FOND DU LAC,

PROPOSED FOR:

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, replicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

NO.	DESCRIPTION

"NOT FOR CONSTRUCTION"

This document represents preliminary information about the owners requirements. Therefore DO NOT imply or affirm constructability. Feasibility of the site or building development is not guaranteed. Using this document without the expressed consent of KELLER, INC. is prohibited.

PROJECT MANAGER: P. POCH

DESIGNER: S. KLESSIG

IED PROJECT MANAGER: T. BAUMGARTNER

EXPEDITOR: _____

SUPERVISOR: _____

CONTRACT NO: _____

IED NO: 16179

ISSUED DATE: OCT. 24, 2016

SHEET: **C1.0**

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: November 1, 2016
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner
Re: Appeal No. 2016-15 – **90 Trowbridge Drive**

Applicant: Bob Poch o/b/o ACH Foam

Zoning: Site: M-1 (Manufacturing)
North: M-1
South: M-1
East: M-1
West: A (Agricultural)

Land Use: Site: ACH Foam
North: Natural Stone Development
South: Mid-States Aluminum
East: Vassil
West: Rolling Meadows Golf Course

Variance Request

Code Regulation:

Chapter 720, Section 720-79 D(2)(d) requires a 30' front yard parking setback in the M-1 district.

Proposal:

Reduce landscape setback from 30' to 17' for construction of new parking area.

Analysis

ACH Foam is situated in an area of industrial development on Trowbridge Drive south of Rolling Meadows Drive. The property is located opposite the Rolling Meadows Golf Course and is bordered by other large properties developed for industrial use.

Existing conditions of the subject property provide on-site parking as required by the zoning code. The parking requirement is based on the gross square footage of the building. To accommodate the actual demand, the property owner would like to construct additional parking. A small addition to the existing lot on the south side of the building will add 17 stalls; the expanded area of parking complies with setback requirements. A new parking area on the west side of the building is also planned which provides a front yard setback of 17 feet; approval of an exception to the 30' setback requirement is requested.

Employee, customer and visitor parking are currently provided on the south side of the building; the proposed 17-stall expansion maximizes site area available for parking. Property area on the west side of the building to potentially provide parking is affected by the location of an existing electrical transformer and a pond.

The circumstances of properties on Trowbridge Drive are somewhat unique due to the road construction that provides a ditch rather than the typical urban street with curb, gutter and sidewalk. The rural-type design of the roadway gives the appearance of a significant landscape setback. The distance from the front of the building to the pavement edge of Trowbridge Drive is 97 feet. Modification of the required setback would, therefore, still allow a reasonable landscape buffer without crowding the limits of the right-of-way. The provision of landscape plantings within the setback area will ensure compliance with the spirit of zoning code requirements for property aesthetics and parking lot screening.

Approval of the setback reduction will not create a negative impact for the site or for any nearby properties. 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*.

Property conditions limit reasonable alternatives to accommodate on-site parking. The unique circumstances of the roadway design allow flexibility in the setback requirement without compromising the intent of landscape setback requirements.

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;
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 account 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** because property conditions limit reasonable alternatives to accommodate on-site parking and because the unique circumstances of the roadway design allow flexibility in the setback requirement without compromising the intent of landscape setback requirements.

Public Notification

Board of Appeals
90 Trowbridge Drive

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-21-34-751-00	90 TROWBRIDGE DR	90 TROWBRIDGE DR	FOND DU LAC	WI	54937
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-21-32-251-00	560 W ROLLING MEADOWS DR	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-28-21-001-00	132 TROWBRIDGE DR	132 TROWBRIDGE DR	FOND DU LAC	WI	54936
FDL-15-17-21-34-750-00	30 TROWBRIDGE DR	PO BOX 347	FOND DU LAC	WI	54936
FDL-15-17-21-43-502-01	390 W ROLLING MEADOWS DR	PO BOX 347	FOND DU LAC	WI	54936
FDL-15-17-21-43-504-00	65 BLODGETT CT	65 BLODGETT CT	FOND DU LAC	WI	54937

CITY OF FOND DU LAC
ZONING PETITION - VARIANCE



PROPERTY ADDRESS OF VARIANCE REQUEST: 16 N Brooke Street, Fond du Lac, WI
Tax Key Number (Vacant Land):

Petitioner: Commonwealth Development Corporation 9 Sheboygan Street, Fond du Lac, WI 54935
(Name) (Address)

Petitioner Phone Number: [REDACTED]

Petitioner Email: [REDACTED]

Property Owner: Keith Singleton 518 4th Street, Cloquet, MN 77520
(If not the same as Petitioner) (Name) (Address)

P R O P O S A L

A variance is an exception to a requirement of the zoning code.
Describe the requested code exception(s) for your variance request:

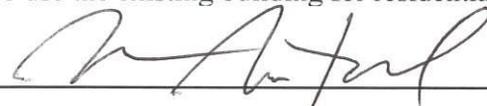
Industrial District does not allow a residential use dwelling as a permitted land use.

S T A T E M E N T O F H A R D S H I P

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 physical condition of your property that makes compliance with zoning regulations difficult or impossible:

Property and building conditions do not reasonably support use of the property as otherwise permitted by its zoning designation. The mix of land uses in the area, including residential uses, support approval of the requested exception to use the existing building for residential purposes.

Petitioner Signature: 

Submit application package (application/site plan/photos/filing fee) to the Community Development Office
(4th floor, City-County Government Center)



October 26, 2016

City of Fond du Lac
Ms. Dyann Benson
160 South Macy Street
Fond du Lac, WI 54935

Dear Ms. Benson,

Commonwealth Development is excited to share our redevelopment plans for the former Northern Casket Company building located at 16 North Brooke Street. The historic adaptive reuse plan calls for 45 apartments within the vacant building with a mix of 1, 2, and 3 bedroom units. The project will have a wide-array of amenities within the common areas including a community room, property management office, computer room, and fitness center for the residents to enjoy.

The historic structure, that has been vacant and a blight on the neighborhood for some time, provides a great opportunity to preserve the building's impressive historic integrity that has been well-maintained over the years. Our historic preservation plans call for preserving features such as the original flooring, exterior facade, and the interior exposed brick walls. With the recent investments in the surrounding area we look forward to continuing the positive momentum, and attract additional investment to the neighborhood. We are confident the preservation of the beautiful building will promote continued redevelopment in the area, while ensuring a blighted property can become a significant asset to the community.

We are thrilled for the opportunity to provide loft style apartments in an area of the city that is quickly becoming a destination. We believe strongly that our proposed project will act as another catalytic project for the City of Fond du Lac. With close access to schools, parks, jobs, and the hospital, the project will provide an ideal location for residents to call home. The demand for apartments in the city continues to be at an all-time high with occupancy rates greater than 98 percent. Our market study provider has analyzed the market and believes there is significant demand for the type of loft-style units that we are proposing. In closing, we ask for the City to support our request for a variance to insure the Northern Casket Company building can once again become an asset to the community.

Sincerely,

Kevin McDonell
Vice President of Development
The Commonwealth Companies

9 Sheboygan Street • Fond du Lac, WI 54935 • (920) 922-8170 • Fax: (920) 922-8171

www.commonwealthco.net

APPEAL NO. 2016-16 – 16 N BROOKE STREET





SITE INFORMATION:

PROPERTY AREA:	AREA = 98,445 S. F. (2.26 ACRES)
NUMBER OF UNITS:	(4) 1 BEDROOM UNITS (33) 2 BEDROOM UNITS (8) 3 BEDROOM UNITS (45) = TOTAL UNITS
EXISTING ZONING:	INDUSTRIAL
PROPOSED USE:	MULTI-FAMILY APARTMENTS AND RETAIL
APARTMENT PARKING REQUIRED:	1 BEDROOM UNIT = 1 STALL 2 & 3 BEDROOM UNIT = 2 STALLS 1 VISITOR STALL PER 6 DWELLING UNITS (4) 1 BEDROOM UNITS = 4 STALLS REQUIRED (33) 2 BEDROOM UNITS = 66 STALLS REQUIRED (8) 3 BEDROOM UNITS = 16 STALLS REQUIRED (45) TOTAL UNITS / 6 = 8 VISITOR STALLS REQUIRED (94) STALLS REQUIRED
RETAIL PARKING REQUIRED:	1 STALLS / 200 SF (1,800 TOTAL SF) 9 STALLS REQUIRED
TOTAL PARKING PROVIDED:	124 STALLS (6 H.C. ACCESSIBLE)

PRELIMINARY
SITE PLAN
SCALE: 1" = 20'-0"

PRELIMINARY SHEET DATES:

10-05-2016

M+A DESIGN, INC.
25 South Main Street
Fond du Lac, Wisconsin 54935
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH CONSTRUCTION CORPORATION
9 SHEBOYGAN STREET, FOND DU LAC, WI 54935
(920) 922-8170 FAX: (920) 922-8171

BUILDING FOR:
CASKET FACTORY
16 BROOKE ST.
FOND DU LAC, WI

JOB NUMBER:	2016.34
SHEET	C1.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

2015 © M+A DESIGN LLC

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: November 1, 2016
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner
Re: Appeal No. 2016-16 – **16 N Brooke Street**

Applicant: Commonwealth Development Corporation

Zoning: Site: M-1 (Industrial)
North: M-1
South: M-1
East: M-1
West: M-1

Land Use: Site: Vacant Building (Northern Casket Company)
North: Warehouse/Residences
South: Contractor Storage Lot (Commonwealth)
East: DuFrane Moving Co.
West: Wisconsin Central Railroad/FDL River

Historic Status: Potentially eligible for the National Register of Historic Review

Variance Request

Code Regulations:

Chapter 720, Schedule IV, Land Uses or Activities – Industrial District, does not allow a residential use and/or a retail business as a permitted use.

Proposal:

Renovate former industrial building for apartments and a retail business.

Analysis

The subject property is zoned for industrial use. The existing three-story building is comprised of several periods of construction dating from 1892 to 1919. The history of use includes a willow ware factory, canning company, and casket company. The building was last used for manufacturing purposes in 1963; the building was most recently occupied by

several miscellaneous businesses, including an antique mall and an automotive repair business. A proposal by another developer in 2014 to renovate the building for 49 apartment units did not move forward. A pending raze or repair order has been deferred to allow the property owner opportunity to find a potential buyer. Commonwealth Development Corporation has an accepted offer to purchase the property and intends to modify the building mostly for residential use. Renovation of the building would create 45 apartment units. The mix of dwelling units is mostly 2-bedroom (33), with 4 one-bedroom apartments and 8 three-bedroom apartments. In addition to the apartments, approximately 1800 square feet of retail space is planned within the southeast portion of the building. The commercial space is speculative and no tenant or specific use is planned at this time. Parking would be provided within the existing parking lot on the east side of the building, the existing parking lot on the north side of Lewis Street, and a new parking lot that would be constructed behind the building.

In considering reasonable use of the building, due regard must be given to circumstances of the property and the surrounding uses. The building does not reasonably accommodate an industrial use that would be allowed by the property's zoning due to the three-story construction and the age of the structure. Relative to the subject property, although it is zoned for industrial use, it is situated in an area of mixed land uses.

Approval of the variance request would facilitate significant improvement of the property. A conditional approval will assure a suitable land use. Favorable consideration of the proposal 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 do not reasonably allow use of the property as otherwise permitted by its zoning designation. The mix of land uses in the area support flexibility in redevelopment of the building.

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;
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 account 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** because property conditions do not reasonably allow use of the property as otherwise permitted by its zoning designation and because the mix of land uses in the area support flexibility in redevelopment of the building.

Conditions of approval shall include:

1. The residential use of the building shall be limited to 45 apartment units, including the stated mix of bedrooms per living unit. The number of bedrooms in any dwelling unit may be decreased but shall not be increased above the proposed mix.
2. On-site parking in accord with zoning regulations shall be provided for residents and guests. Open parking areas shall not be used for the storage of boats, trailers, commercial vehicles, recreational vehicles or similar items or equipment.
3. Building area designated for speculative retail commercial use shall not exceed 1800 square feet. Parking to serve the future use shall be provided in accord with zoning code regulations for the type of business use.
4. Significant landscape plantings shall be provided in all front yard setback areas and within the courtyard area of the building. Acceptable plantings shall include a mix of trees, shrubbery, and perennial plants, maintained in a healthy growing condition.
5. One ground sign is permitted for the property, not to exceed 25 square feet in area and 6 feet in height. Signage for the future business space may include wall signage pursuant

to zoning code regulations. Sign design, color and materials of signage shall be complementary to the building.

Public Notification
Board of Appeals
16 N Brooke St

Parcel Number	Site Address	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip
FDL-15-17-10-34-765-00	0 W DIVISION ST	160 S MACY ST		FOND DU LAC	WI	54936
FDL-15-17-10-34-768-00	0 MOORE ST	PO BOX 6205		CHICAGO	IL	60680
FDL-15-17-10-34-774-00	206 TAYLOR ST	54 E 1ST ST		FOND DU LAC	WI	54935
FDL-15-17-10-34-764-00	179 W DIVISION ST	N5603 COUNTY ROAD D		FOND DU LAC	WI	54937
FDL-15-17-10-34-767-00	221 LEWIS ST	47 OAKRIDGE CT		FOND DU LAC	WI	54937
FDL-15-17-10-34-770-00	14 N BROOKE ST	PO BOX 150		FOND DU LAC	WI	54936
FDL-15-17-10-34-766-00	207 LEWIS ST	16 N BROOKE ST		FOND DU LAC	WI	54935
FDL-15-17-10-34-769-00	0 TAYLOR ST	16 N BROOKE ST		FOND DU LAC	WI	54935
FDL-15-17-10-34-769-01	218 LEWIS ST	16 N BROOKE ST		FOND DU LAC	WI	54935
FDL-15-17-10-34-771-00	204 TAYLOR ST	204 TAYLOR ST		FOND DU LAC	WI	54935
FDL-15-17-10-31-052-00	230 AUBURN ST	PO BOX 1556		FOND DU LAC	WI	54936
FDL-15-17-10-31-050-00	0 MOORE ST	PO BOX 8100, DOWNTOWN STATION	MONTREAL QC H3C 3N4	CANADA	.	
FDL-15-17-10-34-775-00	253 LEWIS ST	PO BOX 8100, DOWNTOWN STATION	MONTREAL QC H3C 3N4	CANADA	.	
FDL-15-17-10-34-776-00	254 LEWIS ST	PO BOX 8100, DOWNTOWN STATION	MONTREAL QC H3C 3N4	CANADA	.	
FDL-15-17-10-34-777-00	233 W DIVISION ST	248 3RD ST		FOND DU LAC	WI	54935