

BOARD OF APPEALS AGENDA

January 4, 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

December 7, 2015

III. HEARINGS

- A. **14 5th Street** (Jeffrey Brown)
Appeal No. 2016-01

Zoning Code Regulation:

Chapter 720, Schedule IV, Land Uses or Activities – Business Districts, does not allow a contractor’s facility in the C-2 district.

Variance Request:

Exception to allowable land uses to permit a contractor’s facility within an existing building zoned for commercial use.

- B. **14 S Portland Street** (Meyer Property Group)
Appeal No. 2016-02

Zoning Code Regulation:

Chapter 720, Section 720-50, Dwelling Units – C-1 Zoning District, states a dwelling unit(s) may be allowed, provided that such dwelling unit(s) is located entirely about the ground floor of a building.

Variance Request:

Locate dwelling units on first and second floors of a building in the C-1 district.

IV. ADJOURN

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

BOARD OF APPEALS MINUTES

December 7, 2015
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
Howard Floeter
Dan Hebel
Jerry Lauby
Kirsten Quam

Absent: Alexander Fiebig
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

November 2, 2015

Motion made by Floeter to approve the minutes of the November 2, 2015 meeting of the Board of Appeals as presented.

Seconded by Block.

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

Carried.

HEARINGS

15 North Marr Street (FDL Housing Authority)

Appeal No. 2015-11

Code Requirement: Chapter 720, Section 720-11 (20), Accessory Buildings and Uses, allows a gazebo/accessory building in the rear yard of a property.

Proposal: Construct smoking shelter within the front yard of a multifamily property.

Appeared in Support:

Louise Gudex, FDL Housing Authority, 15 N Marr Street, Fond du Lac

Motion made by Floeter to approve the variance request to allow a smoking shelter in the front yard because property circumstances of a corner lot with two front yards limits the siting of an accessory building to best serve the property with no impact on adjacent neighbors.

Conditions of approval shall include:

1. The shelter location, size and design shall reflect the proposal as submitted. Deviations to the plan to decrease the shelter size and/or increase setback distances from the lot line shall be acceptable.
2. Landscape plantings shall be installed upon completion of the shelter.

Seconded by Hebel.

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

Carried.

763 Bragg Street (Anthony Cook)

Appeal No. 2015-12

Code Requirements: Chapter 720, Section 720-11 (20), Accessory Buildings and Uses, allows an accessory storage building up to 200 square feet in size for a lot that is more than 10,000 square feet in area, provided that the structure is complementary in design, materials and color to the principal residential building.

BOARD OF APPEALS MINUTES

December 7, 2015

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Proposal: Increase allowable storage building size from 200 square feet to 392 square feet; utilize roof design that is unlike the roof design of the existing dwelling.

Appeared in Support:

Anthony Cook, 763 Bragg Street, Fond du Lac

Correspondence Received and Read into Record in Support:

Donald R. and Elaine Wilde, 776 Forest Ave, Fond du Lac

Motion made by Hebel to approve the variance request to allow a 392 square foot storage building due to the substantial lot area, property conditions that limit storage opportunities typical of most homes due to the absence of a basement, and because expansion of the existing attached garage is not practical due to the existing building floorplan and the location of the underground utilities. Property circumstances do not, however, support deviation from code requirement for building design compatibility for the shed and the dwelling, and the proposed roof design is based on personal preference of the petitioner.

Conditions of approval shall include:

1. Garage design, building materials and color shall match or closely resemble the residence. Garage door width shall not exceed 6 feet.
2. A drainage plan shall be prepared by a licensed professional, to be reviewed and approved by the City Engineer, prior to the issuance of a building permit.
3. Uncovered parking in addition to the allowable driveway area shall be prohibited.
4. The open parking or storage of boats, trailers, campers, fishing shanties, snowmobiles, and other similar vehicles and equipment, shall be prohibited on the property.
5. Accessory buildings shall not be permitted. The existing storage shed shall be removed and cleared from the property upon completion of the new storage building.

Seconded by Quam.

ROLL CALL VOTE:

Aye - Block, Floeter, Hebel, Lauby, Quam
Nay - None

Carried.

543 County Road K (Ann Sztukowski)
Appeal No. 2015-14

Code Requirements: Chapter 720, Section 720-11, Accessory Buildings and Uses:
(12) One garage or carport, attached to or detached from the residential building is allowed for each dwelling.

(13) (a) [1] Maximum detached garage size: 850 square feet.

[2] Maximum building height: 15 feet.

[3] Accessory buildings shall be prohibited.

Proposal:

- (1) Allow two garages for single family dwelling; one attached and one detached from the dwelling.
- (2) Increase garage size from 850 square feet to 2240 square feet (building footprint).
- (3) Increase maximum garage height from 15 feet to 26'2" for a two-story building.
- (4) Allow two accessory buildings in addition to an attached garage and a detached garage.

Appeared in Support:

Tim Engel, 543 County Road K, Fond du Lac

Motion made by Floeter to approve a variance to allow a 1700 square foot detached (second) garage, an increase in building height, and multiple accessory buildings due to the unusually large property area and the topographical challenges of the lot.

Conditions of approval shall include:

1. Maximum detached garage size shall not exceed 1700 square feet in area (building footprint).
2. Use of the garage shall be limited to the storage of vehicles, property maintenance equipment, and personal items of the property owner. No part of the garage may be used to provide living space, recreational space, office space, or any other similar use.
3. Interior improvements shall not include water and/or plumbing.
4. Building height shall not exceed 26'2". Area above the ground floor shall be limited to storage only. Any other use is strictly prohibited.
5. The existing attached garage shall not be expanded for additional garage/storage area.

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December 7, 2015

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6. The existing storage shed shall be removed from the property upon completion of the new garage.
7. One gazebo shall be permitted.
8. A drainage plan shall be prepared by a licensed professional, to be reviewed and approved by the City Engineer, prior to the issuance of a building permit.
9. The open parking or storage of boats, trailers, campers, fishing shanties, snowmobiles, and other similar vehicles and equipment, shall be prohibited on the property.

Seconded by Lauby.

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

Carried.

ADJOURN

Motion made by Lauby to adjourn.
Seconded by Hebel.

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

Carried.

Meeting adjourned at 3:40 pm.

MARGARET HEFTER
CITY CLERK

MH/ke

CITY OF FOND DU LAC
ZONING PETITION - VARIANCE



PROPERTY ADDRESS OF VARIANCE REQUEST: 14 5th St
Tax Key Number (Vacant Land): _____

Petitioner: Jeffrey Brown 223 Oak St
(Name) (Address)

Petitioner Phone Number: _____

Petitioner Email: _____

Property Owner: Greg Barber 14 5th St
(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:

permission to have contractor
facility

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.

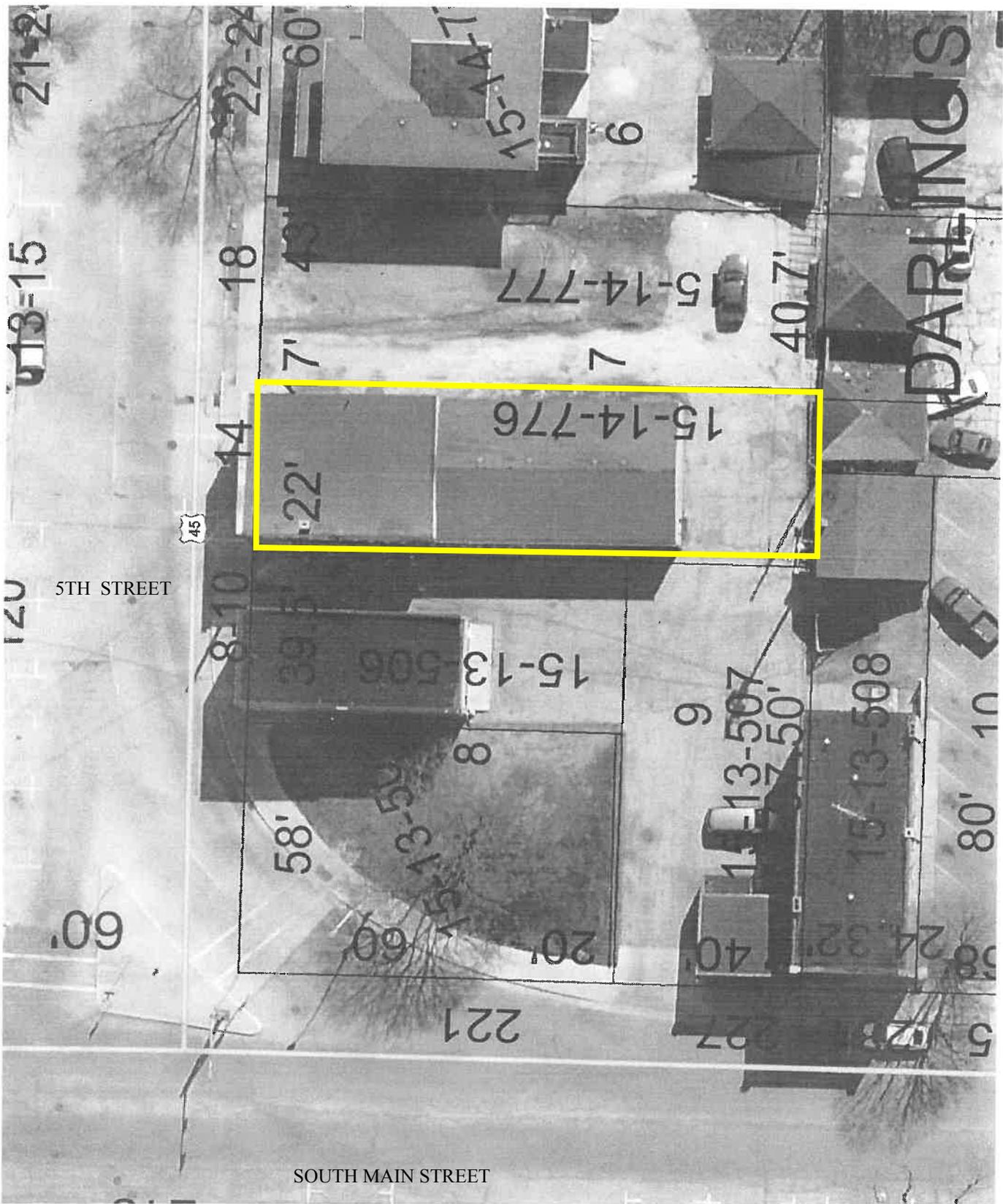
Describe the special physical condition of your property that makes compliance with zoning regulations difficult or impossible:

Half of the building is shop space. I was told in order to use the shop space to store anything I would need this variance,

Petitioner Signature: Jeffrey Brown

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

2016-01



13-15 21-2

13-15

5TH STREET

45

22-2

18

14

10

60'

43'

7'

22'

39.5'

58'

60'

43'

7'

22'

39.5'

58'

15-14-778

6

7

15-14-776

15-13-506

8

15-14-777

6

7

15-14-776

15-13-507

9

40.7'

40.7'

7

15-14-776

15-13-507

9

80'

40.7'

7

15-14-776

15-13-508

10

58'

40.7'

7

15-14-776

15-13-508

10

221

40.7'

7

15-14-776

15-13-507

9

227

40.7'

7

15-14-776

15-13-507

9

58'

40.7'

7

15-14-776

15-13-508

10

58'

40.7'

7

15-14-776

15-13-508

10

58'

40.7'

7

15-14-776

15-13-508

10

58'

40.7'

7

15-14-776

15-13-508

10

DARLINGS

SOUTH MAIN STREET

Section #1 –

This space will be used as a waiting and display room where our customers will wait to be assisted and where we will have our products on display for costumers to see.

Section #2 –

This space will be used for our main office and conference room where we will meet with costumers and conduct business.

Section #3 –

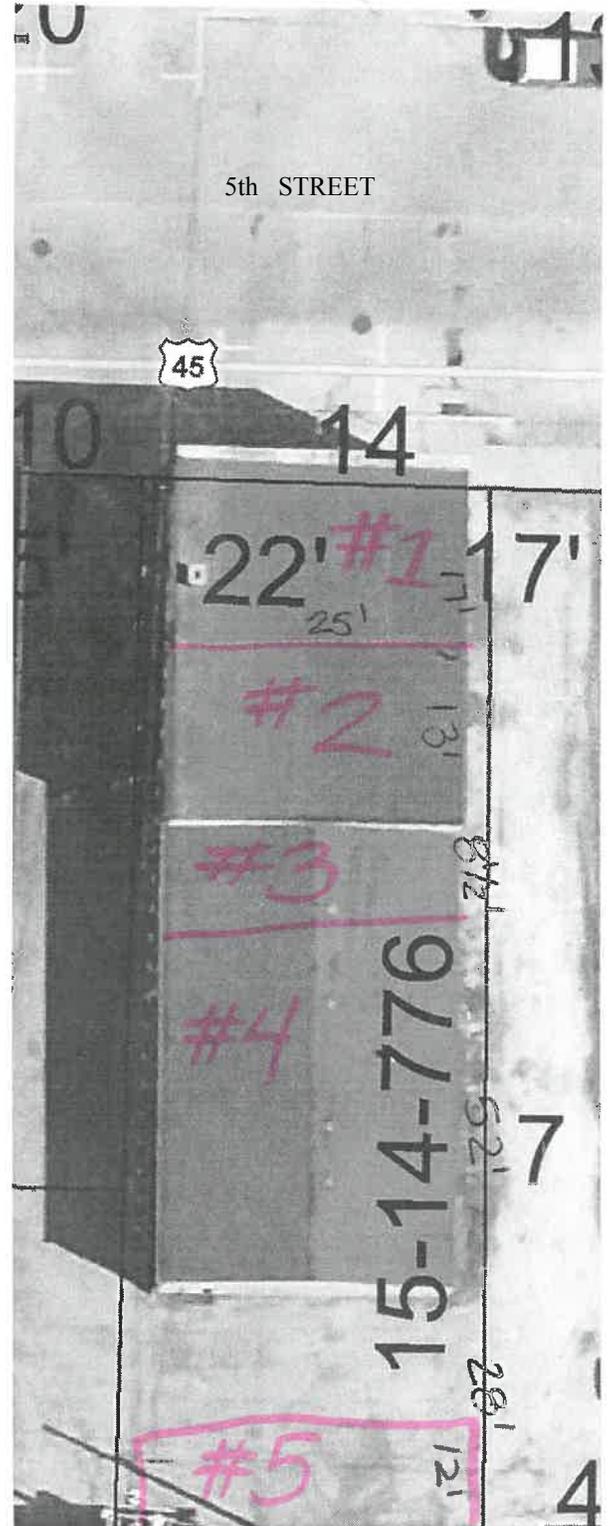
This space will be used as a tool room where we will store our work tools such as hammers, drills, nails, etc.

Section #4 –

This space will be used as our garage where we will store and maintain work vehicles and trailers.

Section #5 –

This space will be used for parking where we will have Employee and costumer parking available.





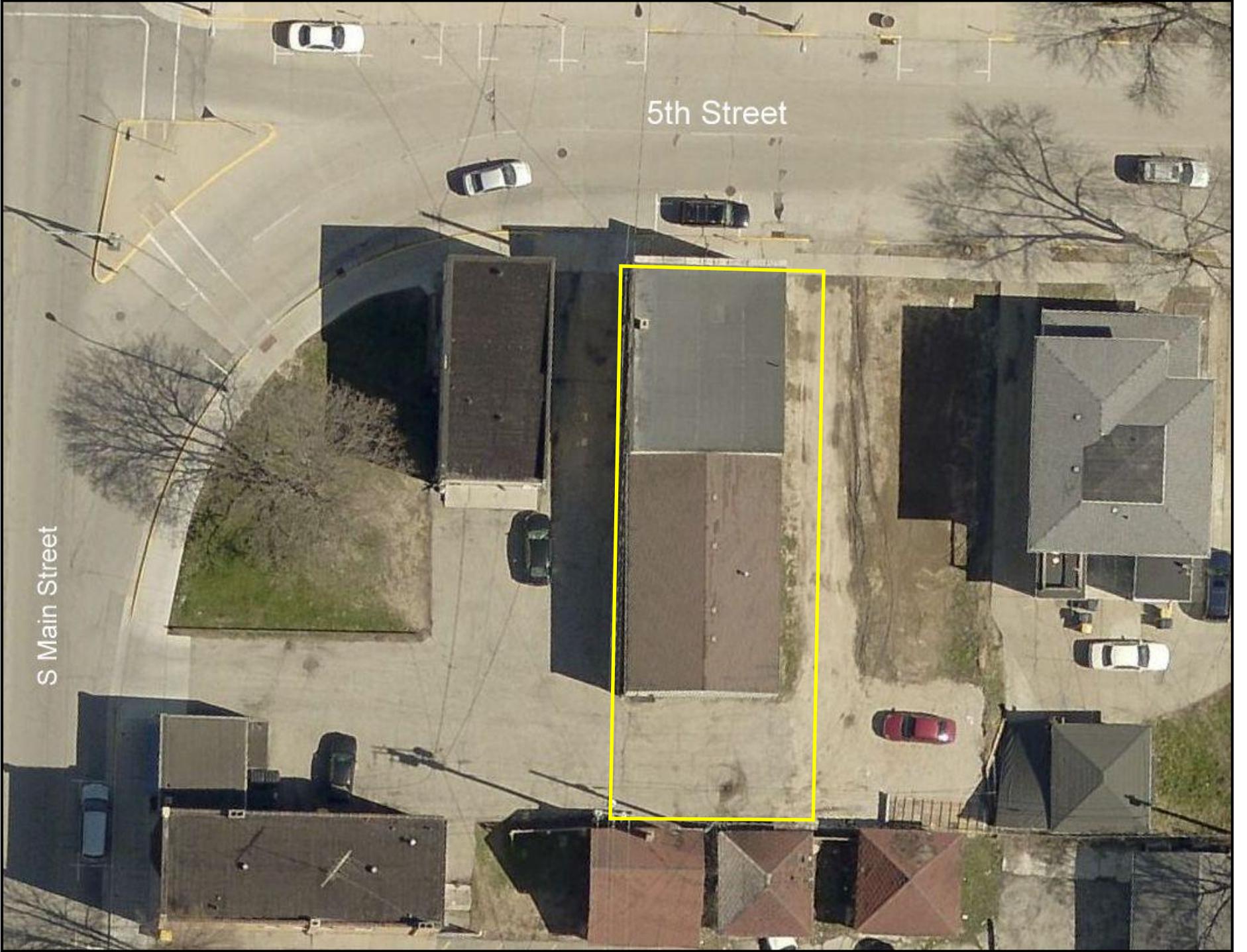
South Main Street

5th Street

6th Street

5th Street

S Main Street



VIEW LOOKING WEST



STREET VIEW – 5TH STREET – VIEW TO SOUTH



14 5th STREET – FRONT (NORTH) AND SIDE (EAST) VIEW OF BUILDING



14 5th STREET – SIDE (WEST) VIEW OF BUILDING



14 5th STREET – SIDE (EAST) AND REAR (SOUTH) VIEW OF BUILDING



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: December 22, 2015
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner
Re: Appeal No. 2016-01 – **14 5th Street**

Applicant: Jeffrey Brown dba *Right Choice Improvements*

Zoning: Site: C-2 (General Commercial)
North: C-2
South: C-2
East: C-2
West: C-2

Land Use: Site: Commercial Building
North: Ziggy's/Papenheim Sign Crafters
South: Residences
East: Vacant Lot/Residences
West: Carlone's Bar/Sippel's Barbershop

Variance Request

Code Regulation:

Chapter 720, Schedule IV, Land Uses or Activities Business Districts, does not allow a contractor's facility in the C-2 (Commercial General) zoning district.

Proposal:

Operate contractor's facility within existing building zoned for commercial use.

Analysis

The subject property is zoned for business use. The property is located on the fringe of the South Main Street commercial corridor. Residential uses are situated east of the property. An exception to allowable use of the building is requested.

The building was constructed in 1900 and later expanded in 1985. The building occupies most of the lot except for a small parking area at the rear of the structure. The building has a history of uses, including two automotive repair businesses and most recently a thrift shop.

The petitioner proposes to use the building for a contractor's facility. The front half of the building would accommodate a product display area, business office and conference room. Two areas in the back half of the building would be used for a tool storage room and garage space for the storage and maintenance of construction vehicles and trailers. No exterior changes to the building are planned.

In determining a reasonable use of the building, property circumstances must be considered. Although the property is zoned for business use, the existing building is not a structure particularly well suited for a typical business use mostly due to the floorplan and layout. Moreover, property conditions do not provide on-site parking to accommodate the demands of a typical retail use or some other commercial business.

Approval of the proposal would be reasonable, assuming all business activities are conducted wholly within the interior of the building. Property conditions do not allow for any type of outdoor storage, regardless of duration (temporary or long-term). A conditional approval of the variance request will allow reuse of the existing building and assure that the use is suitable for the property.

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 accommodate a use permitted by the site's zoning designation. The variance request relates to property conditions of an existing building with a history of heavy commercial use and minimal on-site parking.

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 a variance to allow use of the building for a contractor's facility** because property conditions do not logically allow a use permitted by the site's zoning designation, property conditions provide only minimal on-site parking that would not satisfy a typical business use, and the proposed use is characteristic of previous use of the building.

Conditions of approval shall include:

1. A minimum of three (3) parking spaces shall be provided on the south side of the building for employee and customer use. Construction vehicles, equipment, and trailers shall not be parked in the parking spaces regardless of duration (temporary and/or long term).
2. All business activities shall be confined to the interior of the building. This includes the parking and/or storage of construction vehicles, equipment, trailers, and similar items anywhere on the property.
3. Certificate of occupancy required.
4. Sign permit required. Signage shall be of professional quality. Remove all signage that does not pertain to the proposed use prior to occupancy.

Public Notification

Board of Appeals
14 5th Street

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-15-13-508-00	231 S MAIN ST	480 N PIONEER RD	FOND DU LAC	WI	54937
FDL-15-17-15-13-502-00	209 S MAIN ST	N8252 ASHBERRY AVE	FOND DU LAC	WI	54935
FDL-15-17-15-13-506-00	8 5TH ST	N8301 ABLER RD	FOND DU LAC	WI	54937
FDL-15-17-15-13-507-00	227 S MAIN ST	N8301 ABLER RD	FOND DU LAC	WI	54937
FDL-15-17-15-13-505-00	221 S MAIN ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-15-14-827-00	17 6TH ST	W2933 ELMORE DRIVE	CAMPBELLSPORT	WI	53010
FDL-15-17-15-14-828-00	15 6TH ST	W2933 ELMORE DR	CAMPBELLSPORT	WI	53010
FDL-15-17-15-14-776-00	14 5TH ST	480 N PIONEER RD	FOND DU LAC	WI	54937
FDL-15-17-15-14-777-00	18 5TH ST	480 N PIONEER RD	FOND DU LAC	WI	54937
FDL-15-17-15-13-509-00	241 S MAIN ST	13 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-14-773-00	25 5TH ST	15 E 9TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-13-503-00	211 S MAIN ST	498 AUSTIN LN	FOND DU LAC	WI	54935
FDL-15-17-15-13-504-00	213 S MAIN ST	498 AUSTIN LN	FOND DU LAC	WI	54935
FDL-15-17-15-14-826-00	23 6TH ST	148 E MAIN ST	CAMPBELLSPORT	WI	53010
FDL-15-17-15-14-778-00	24 5TH ST	24 5TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-14-775-00	15 5TH ST	15 5TH ST	FOND DU LAC	WI	54935

CITY OF FOND DU LAC
ZONING PETITION - VARIANCE



PROPERTY ADDRESS OF VARIANCE REQUEST: 14 South Portland Street

Tax Key Number (Vacant Land): _____

Petitioner: Meyer Property Group LLC, 42 South Main Street, Fond du Lac, WI 54935
(Name) (Address)

Petitioner Phone Number: [REDACTED]

Petitioner Email: [REDACTED]

Property Owner: _____
(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:

Use former commercial building for two residential units (one lower/one upper).

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:

Reuse existing commercial building.

Petitioner Signature: Samuel D. Meyer

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

14 South Portland Street Neighborhood Overview



© 2014 Pictometry

SITE



14 Portland Street
STREET VIEW – LOOKING WEST



© 2014 Pictometry

SITE



**14 S Portland Street
Street View – Existing Condition**



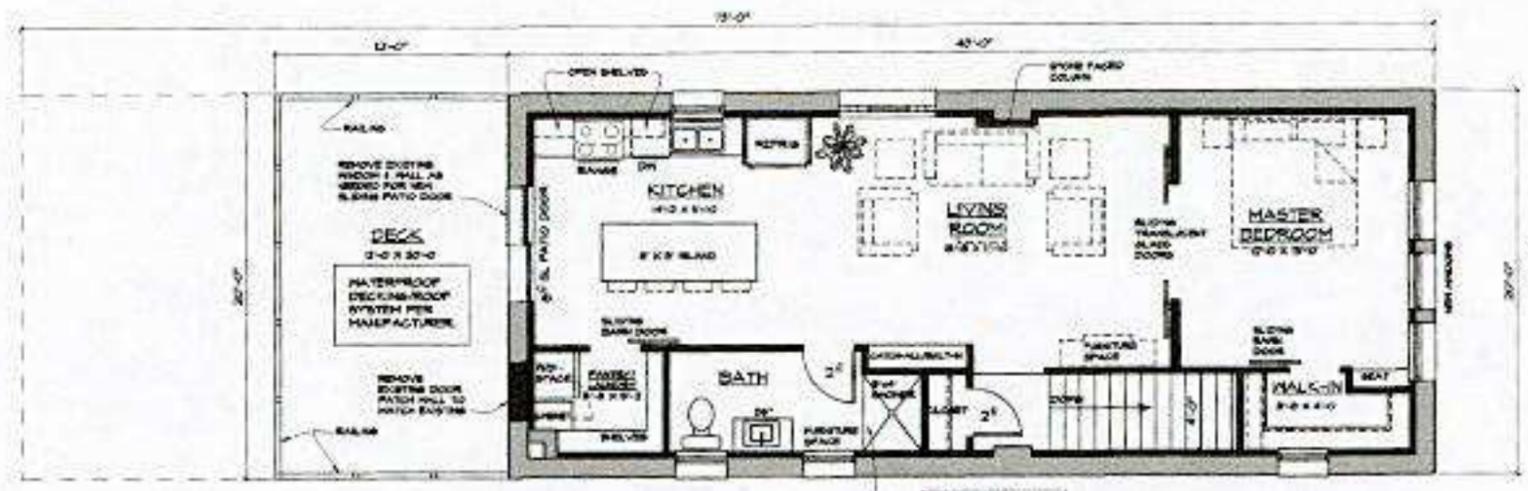
**14 S Portland Street
North Building Elevation**



**14 S Portland Street
North and West Elevations – Back of Building**

PROPOSED FLOOR PLANS

The plan was designed and drafted by Dayton Home Designs, Inc. to meet average conditions and comply with the code of Wisconsin as of the date of design. Dayton Home Designs, Inc. does not warrant compliance with any specific code. It is the responsibility of the architect and/or builder of the structure to meet in each compliance with all governing municipal codes. The purchaser and/or owner of the plan releases Dayton Home Designs, Inc. from all liability for any errors, omissions, or omissions that may arise during the construction of the structure or any other structure. Any errors, omissions, or omissions that may arise during the construction of the structure or any other structure shall be the responsibility of the purchaser and/or owner. Dayton Home Designs, Inc. does not warrant compliance with any specific code. It is the responsibility of the architect and/or builder of the structure to meet in each compliance with all governing municipal codes. The purchaser and/or owner of the plan releases Dayton Home Designs, Inc. from all liability for any errors, omissions, or omissions that may arise during the construction of the structure or any other structure. Any errors, omissions, or omissions that may arise during the construction of the structure or any other structure shall be the responsibility of the purchaser and/or owner.

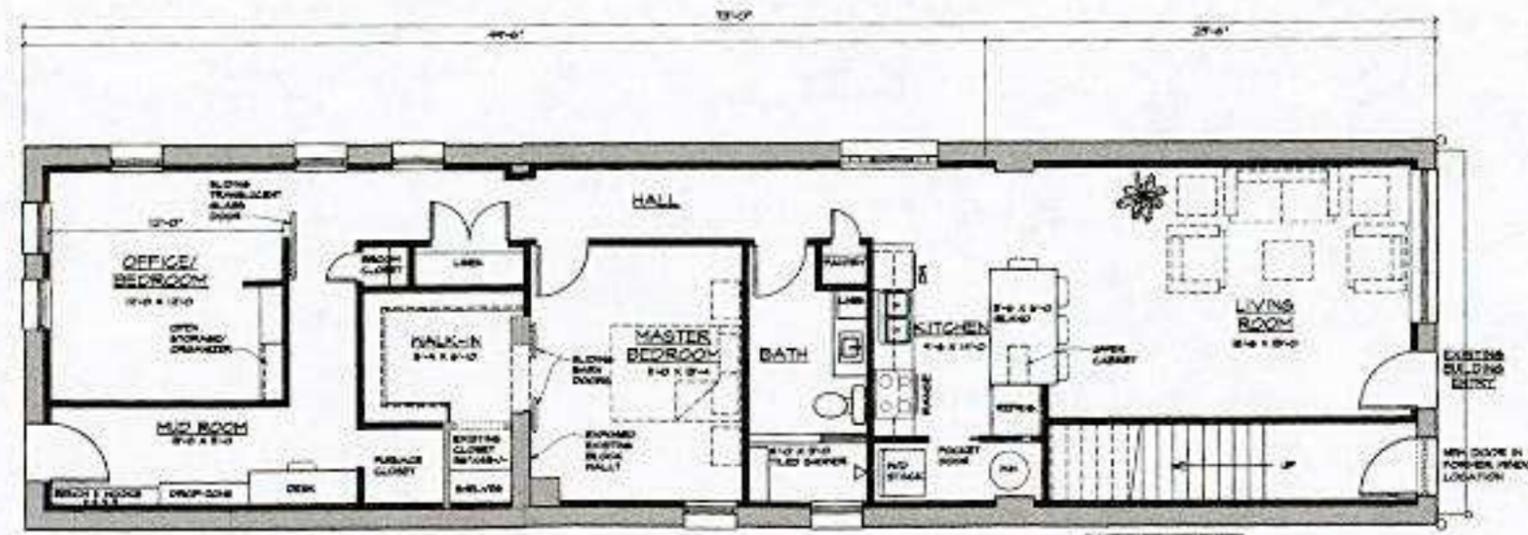


SECOND FLOOR = 1200 SQ. FT.
(NOT INCLUDING STAIR & LANDING)

NEW SECOND FLOOR PLAN

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

- NOTES:
1. HARD-WIRED INTERCONNECTED BATTERY BACK-UP SMOKE DETECTORS IN EACH BEDROOM.
 2. A COMBINATION SMOKE/CO DETECTOR IN THE HALLWAY BETWEEN BEDROOMS AND AT THE TOP OF THE STAIRS ON THE SECOND FLOOR.
 3. PROVIDE FLOORING FOR EXISTING HANDBOOK BLOCK FLOOR WITH 5/8" MINIMUM INSULATION ROOF MINIMUM R-50.



FIRST FLOOR = 1200 SQ. FT.
(NOT INCLUDING STAIR & LANDING)
SCALE: 1/4" = 1'-0"

NEW FIRST FLOOR PLAN

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

PORTLAND STREET

PORTLAND STREET

- PRELIMINARY
DESIGN CONCEPT ONLY
- PRICING
THIS PLAN IS NOT FOR CONSTRUCTION. IT HAS BEEN DEVELOPED TO THE DESIGN STAGE ONLY.
- FINAL
THE CONTRACT IS NOT RELEASED FOR THIS PLAN. ALSO THE BOOK HAS BEEN CHECKED.

© 2015 The purchaser of these plans is given a three (3) year warranty from the date of purchase of the residence only. Further alterations to these plans shall be at the owner's expense.

DAYTON HOME DESIGNS, INC.
1004 S. OLDE ONEIDA ST. APPLETON, WI 54915
(920) 795-1000 web: daytonhomedesigns.com

14 SO. PORTLAND STREET
FOND DU LAC, WI

Revisions

Drawn by
DLA, LAS

Date
APRIL 16, 2015

Sheet No.
1 OF 1

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: December 22, 2015
To: Board of Appeals
From: Joellyn Dahlin, Principal Planner
Re: Appeal No. 2016-02 – **14 South Portland Street**

Applicant: Sam Meyer dba Meyer Property Group LLC

Zoning: Site: C-1 (Central Business District)
North: C-1
South: C-1
East: C-1
West: C-1

Land Use: Site: Vacant Commercial Building
North: Parking Lot (Edith's)
South: Parking Lot – Retlaw Office Building
East: Elks Lodge/Essential Rock Church (Trinity)
West: Retlaw Office Building

Variance Request

Code Requirement:

Chapter 720, Section 720-50, Dwelling Units C-1 Zoning District, states a dwelling unit(s) may be allowed, provided that such dwelling unit(s) is located entirely above the ground floor of a building.

Proposal:

Provide dwelling units on the first and second floors of a building in the C-1 district.

Analysis

The subject property is located on the west side of Portland Street midblock between Division and Sheboygan Streets. The property is zoned for business use and is developed

with a small two-story building; the building has stood vacant for a number of years. A change of use for the building is planned, along with a major renovation of the structure.

Dwelling units are permitted in a business district when located above the ground floor. The variance request proposes residential use of the entire building, to provide an apartment on the first floor and one on the second floor.

The purpose of a business zoning district is to provide an area for commercial activities. Residential uses are permitted above the ground floor as a secondary use. In most cases a residential use as a principal use would be contrary to the intent of commercial zoning.

Property circumstances and surrounding land uses are factors to be weighed in considering the proposal and an appropriate use for the subject building. The subject site is a small island with parking lots on the north and south sides of the building; the existing building is only one of three buildings on the block. This area of the downtown provides a mix of land uses, including nearby residential, service and religious uses.

The circumstances of the property do not reflect a typical site in a commercial zoning district due to location and surrounding uses. Approval of the requested exception would not create a negative impact for the subject property or for any adjacent properties, nor will it compromise the intent of the property's commercial zoning designation. 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.

Flexibility in determining an appropriate use of the small commercial building relates to the property location and surrounding land uses.

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 a variance to allow residential use of the building** because flexibility in determining an appropriate use of the small commercial building relates to the property location and surrounding land uses.

Condition of approval:

1. Four designated parking spaces shall be provided for the two-family residence (two per dwelling unit). Off-site leased parking may be provided, to be approved by the Community Development Department prior to the issuance of a Certificate of Occupancy. It shall be the responsibility of the property owner to provide such leased parking spaces on a continuing basis.

PUBLIC NOTIFICATION

Board of Appeals
14 S Portland Street

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-10-44-833-00	5 S MAIN ST	48 WOODLAND AVE	FOND DU LAC	WI	54935
FDL-15-17-10-44-839-01	9 SHEBOYGAN ST	54 E 1ST ST	FOND DU LAC	WI	54935
FDL-15-17-10-44-835-00	9 S MAIN ST	9 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-10-44-853-00	33 SHEBOYGAN ST	33 SHEBOYGAN ST	FOND DU LAC	WI	54935
FDL-15-17-10-44-847-00	19 SHEBOYGAN ST	19 SHEBOYGAN ST	FOND DU LAC	WI	54935
FDL-15-17-10-44-834-00	7 S MAIN ST	7 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-10-44-851-00	30 E DIVISION ST	392 LEONA WAY	OAKFIELD	WI	53065
FDL-15-17-10-44-849-00	14 S PORTLAND ST	38 TYLER CT	FOND DU LAC	WI	54935
FDL-15-17-10-44-852-01	8 S MARR ST	54 E 1ST ST	FOND DU LAC	WI	54935