

PLAN COMMISSION AGENDA

March 16, 2015
5:30 p.m.

Meeting Rooms D & E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Attendance
- B. Declaration Quorum Present

II. CONSENT AGENDA

February 16, 2015 Minutes

III. PUBLIC HEARING

TAX INCREMENTAL DISTRICT NUMBER NINETEEN

Effect: Designate the boundaries of Tax Incremental District Number Nineteen as set forth in the Project Plan; adopt the Project Plan for Tax Incremental District Number Nineteen; recommend to the City Council that Tax Incremental District Number Nineteen be created.

Location: 131 S Main Street

Initiator: Community Development Director

ZONING CODE AMENDMENT

Effect: Revisions to Municipal Code Chapter 720; 720-32, Residential Development in R-3 and R-4 Districts; 720-65, Mobile Home Parks; 720-79, Off-Street Parking; and 720-82, Signs.

Initiator: Community Development Director

IV. ACTIONS

ACQUISITION OF LAND

Effect: Land purchase for Fond du Lac Library

Location: 52 Sheboygan Street

Initiator: Community Development Director

Plan Commission Agenda
March 16, 2015

SPECIAL USE PERMIT

Effect: Re-establish gas station and convenience store
Location: 473 Fond du Lac Avenue
Initiator: Shekhark Adhikari d/b/a DB Petroleum LLC

SPECIAL USE PERMIT

Effect: Construct second phase of assisted living facility
Location: 478 W Arndt Street
Initiator: David Gloss o/b/o Eastbrook Assisted Living LLC

V. ADJOURN

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

PLAN COMMISSION MINUTES

February 16, 2015
5:30 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

ROLL CALL: Present: - Hertha Longo
Jordan Skiff
Brent Schumacher
David Washkoviak
Marilyn Zangl
Nicole Wiese

Absent: - Lee Ann Lorrigan (excused)
Stan Ramaker (excused)
Sarah Van Buren (excused)

Administrative Staff - Joellyn Dahlin, Principal Planner

Chairperson Washkoviak declared a quorum present.

APPROVAL OF MINUTES

December 8, 2014

Motion made by Commissioner Skiff to approve the December 8, 2014 minutes of the Plan Commission as presented.

Seconded by Commissioner Zangl.

ROLL CALL VOTE: Aye - Longo, Skiff, Schumacher,
Washkoviak, Wiese, Zangl
Nay - None

Carried.

PUBLIC HEARING

STREET VACATION

Effect: Vacation of public right-of-way
Location: Bragg Street west of Peters Avenue
Initiator: Tammy Nelson

Chairman Washkoviak declared the Public Hearing open.

Appeared in Support:

Tammy Nelson, 128 S Peters Ave., Fond du Lac
With no further appearances being made Chairman Washkoviak declared the Public Hearing closed.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: March 3, 2015

To: City Plan Commission

From: Dyann Benson, Community Development Director

Re: Tax Incremental District Number Nineteen

Enclosed is the proposed Project Plan for Tax Incremental District Number Nineteen (TID 19), which will be the subject of a public hearing the March 16 meeting.

TID 19 will be utilized to assist in the redevelopment of the property at 131 South Main Street. The new property owner, Loeber Property Investments, will redevelop the property into six (6) commercial/retail spaces on the first floor; a business incubator space in the lower level; 19 residential units on the upper floors. The property owner will also make improvements to the exterior façade to compliment some of the historic elements of the building. These improvements will result in a \$2 million investment in the property.

In order to help make the project financially feasible, the City will pay the developer the incremental taxes generated by the project until a total of \$325,000 is reached, which should take about 14 years. No up-front payments or investments will be made by the City. The payments to the developer are made annually, and only begin after the property is redeveloped. If the project is not completed or if the taxes aren't paid, no payments will be made to the developer. A development agreement detailing these terms is included as part of the process.

Tax Incremental Financing (TIF) has been used successfully in the City to fund the creation of industrial parks, the business park and a number of redevelopments. The City was able to pay off and close several TIDs early because they were successful in fostering development. The City of Fond du Lac has been careful and successful in the use of Tax Incremental Financing.

TIF is authorized in state law and has been in use in Wisconsin since the 1970s. The creation of a TID requires the approval of the Plan Commission, the City Council, and the Joint Review Board. The Joint Review Board includes representatives of the taxing jurisdictions: the County, the City, the School

March 11, 2015

Page 2

District and MPTC. Once a TID is created, the additional taxes generated within the district are used to pay back the costs of the district.

Please note that the Plan Commission is charged with three tasks in the creation of a Tax Incremental District: to designate the TID boundaries, to adopt the project plan, and to recommend to the City Council that the district be created. The recommended motion for the TID is:

- to designate the boundaries of the Tax Incremental District as set forth in the project plan;
- to adopt the Project Plan;
- to recommend to the City Council that the Tax Incremental District be created.

Should you have any questions regarding the proposed TID, please contact me at 322-3440, or at dbenson@fdl.wi.gov. Thank you.

Tax Incremental District | Number Nineteen

FOND DU LAC
WISCONSIN



PROJECT PLAN
FEBRUARY 2015

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TID NO.19 – TIMELINE

ACTION	DATE	NOTES
Notice to taxing authorities	Feb 3	Mail out copy of Public Notice – include cash grants statement
Blight letter and Public Hearing Notice	Feb 10	To owners
Public Hearing Notice #1 for Plan Commission	Mar 2	Publish Reporter
Public Hearing Notice #2 for Plan Commission	Mar 9	Publish Reporter
Public Notice – Class 1 – for JRB meeting	Feb 17	Must be at least 5 days prior to JRB
Joint Review Board – initial meeting	Feb 25	Include Development Agreement
Plan Commission – combined public hearings	Mar 16	Send Project Plan early Public Hearing – Project Plan and TIF Boundaries
City Council adoption	Apr 8	<ol style="list-style-type: none"> 1. Requires 14 day waiting period. 2. Approve Project Plan 3. Create District
Public Notice – Class 1 – for JRB	Apr 9	Must be at least 5 days prior to JRB
Notice to Joint Review Board	Apr 9	Immediately after Council adoption
Joint Review Board – certification meeting	Apr 10 – May 8	Depends on Council adoption date – also check with board members – must be within 30 days after receiving resolution JRB to approve Creation resolution
JRB notification to City	May 9	Must be within 7 days of JRB decision

**City of Fond du Lac
TID No. 19 – Joint Review Board**

School District Representative	County Representative
Wendy Brockert	Erin Gerred
Director of Business Services	Director of Administration
Fond du Lac School District	Fond du Lac County
72 W 9 th Street	160 S Macy Street
Fond du Lac, WI 54935	Fond du Lac, WI 54935
906-6442	929-3156
brockertw@fonddulac.k12.wi.us	erin.gerred@fdlco.wi.gov
MPTC Representative	City Representative
Bonnie Baerwald	Joe Moore
Interim President	City Manager
Moraine Park Technical College	City of Fond du Lac
235 N National Avenue	160 S Macy Street, P.O. Box 150
Fond du Lac, WI 54935	Fond du Lac, WI 54936-0150
929-2131	322-3408
bbaerwald@morainepark.edu	jmoore@fdl.wi.gov
Citizen Representative	City Staff
Randy Mittelstaedt	Hal Wortman, Director of Administration
Vice President	322-3450
National Exchange Bank & Trust	hwortman@fdl.wi.gov
P.O. Box 988	Dyann Benson, Community Development Director
Fond du Lac, WI 54936-0988	322-3440
924-2244	dbenson@fdl.wi.gov
rmittels@nebat.com	

City of Fond du Lac
Notice of Public Hearing
Regarding the Proposed Creation of Tax Incremental District
Number Nineteen and the Proposed Project Plan Therefor

Notice is hereby given that the Planning Commission of the City of Fond du Lac will hold a public hearing on Monday, March 16, 2015 at 5:30 pm in Rooms D&E of the City-County Government Center, 160 South Macy Street, Fond du Lac, Wisconsin, regarding the proposed creation of Tax Incremental District Number Nineteen and the proposed Project Plan for the District. Copies of the proposed Project Plan are available upon request at the Community Development Office, City-County Government Center, 160 South Macy Street, Fond du Lac, Wisconsin, or by calling 920-322-3440, or on the web at www.fdl.wi.gov.

Most of the proceeds of the proposed Tax Incremental District will be paid in the form of cash grants to the owners of Loeber Property Investments to assist in the redevelopment of the property located at 131 South Main Street for retail, commercial and residential use within the City.

The proposed Tax Incremental District is described as a parcel of land being Lot Number Eight (8) in Block Letter "H" of DARLING'S ADDITION, also sometimes described as Lot Number Eight (8) in Block "H" of DARLING'S ADDITION NO. 2 to the City of Fond du Lac, Fond du Lac County, Wisconsin, together with the West One-half (W ½) of the vacated alley adjacent to said property on the East.

The district can generally be described as the land located at 131 South Main Street in Fond du Lac.

Publish March 2 and March 9, 2015.

GOAL AND OBJECTIVES

The goal of Tax Incremental District Number Eighteen (TID 19) is to assist in the redevelopment of the property at 131 South Main Street into retail, commercial and residential uses. A Downtown Housing Study- Fond du Lac, developed by the Wisconsin Economic Development Corporation (WEDC) in 2014, indicated that there was a demand for approximately 112 rental units by 2019. TID 19 will be utilized to assist the owners of the property to create six (6) commercial and/or retail spaces on the first floor; a business incubator space in the lower level and 19 residential units on the upper floors. The redevelopment will help meet demand for additional residential units in the downtown. The owner will also be rehabilitating the building exterior to reflect some of the original elements of historic façade.

The goal of TID 19 will be realized by attaining the following objectives:

1. To financially assist a developer with the redevelopment of the property into commercial, retail and residential uses. The existing blighted building will be renovated into 6 commercial/retail spaces and 19 residential units.
2. To facilitate the expansion of the tax base of the City through the redevelopment of a property which is presently underutilized and in need of reinvestment.
3. To facilitate the addition of housing and employment opportunities at the new development.

DECLARATION

State law requires that the basis for creation of a Tax Incremental District be clearly stated, out of the several potential types of districts which may be authorized. Tax Incremental District Number 19 is an area at least 50% of which is a blighted area, as stated in Section 66.1105, Wisconsin Statutes. The building has been unused or underutilized for years. This underutilization and minimal reinvestment has created its existing blighted condition which has resulted in the need for additional rehabilitation and improvements in order to allow the entire building to be occupied by future tenants. The planned investment will address the blighted conditions and redevelop the property into a viable project that will contribute to the tax base.

PROJECT SUMMARY AND SCHEDULE

Tax Incremental District Number Nineteen (TID 19) is made up entirely of an underutilized and blighted commercial property at 131 South Main Street. See the TID 19 Boundary Map for the exact boundaries of the TID. The parcel is owned by Loeber Property Investments of Slinger, Wisconsin. The developer intends to renovate the first floor for commercial and retail space and renovate the upper floors into 19 residential units. The developer will also be rehabilitating the building exterior to reflect some of the original elements of historic façade.

The purpose of TID 19 is to provide a method for the City of Fond du Lac to assist in the redevelopment of the property described above. The property is presently blighted and in needs of rehabilitation to convert this property into a viable development. The City of Fond du Lac wishes to help to redevelop the property, but it would not be financially feasible for the City to do so without the creation of this Tax Increment District.

The proceeds of TID 19 will be used to subsidize the redevelopment of the property up to a total of \$325,000. The annual property tax increment of the TID, minus routine administrative costs, will be paid to Loeber Property Investments or the appropriate designee, until the maximum \$325,000 figure is reached.

Renovation of the interior and exterior of the existing building is expected to begin early spring of 2015, and to be completed in 2016. The TID will be created effective January 1, 2015.

LIST OF PUBLIC IMPROVEMENTS

There will be no public improvements financed or constructed as part of Tax Incremental District Number Eighteen. Project costs will include \$325,000 in cash payments made to the owners of the property at 131 South Main Street to assist in the redevelopment of the property into retail, commercial and residential uses, as well as minor administrative costs which will be charged to the TID.

DESCRIPTION OF TIMING AND METHODS OF FINANCING

The City will not borrow any funds to finance TID 19. This is a developer-financed TID.

ECONOMIC FEASIBILITY STUDY

Since there will be no funds borrowed by the City of Fond du Lac for TID 19, the economic feasibility of the TID from a City viewpoint is clear. There is no financial risk to the City as a result of this TID. No funds will be advanced or paid until after the private redevelopment occurs. The City will assist the developer with redevelopment costs by paying the tax increments created by the project and received through TID 19 to the developer on an annual basis less minor administrative costs until the total amount of \$325,000 is reached.

The Tax Increment Revenue spreadsheet projects the annual tax increments which will be received during the years that TID 19 will sufficient to provide the \$325,000 in payments to the developer and to recover all project costs within the statutory time limits. The project is therefore financially feasible.

PROPOSED CHANGES IN CITY ORDINANCES

There are no changes in any City ordinances, codes, or Official Maps necessitated by TID 19.

ESTIMATED NON-PROJECT COSTS

There will be no non-project costs charged to TID 19.

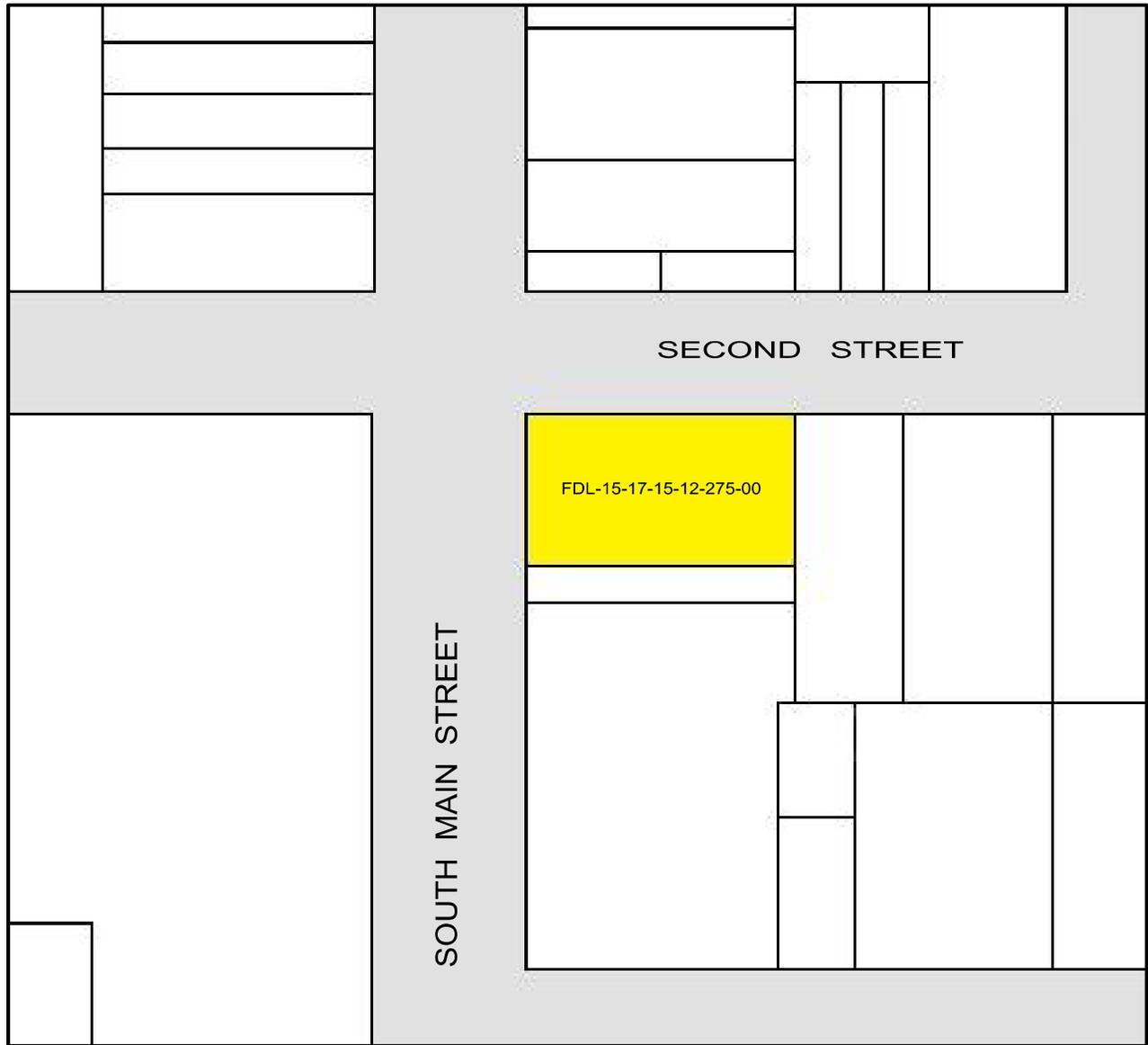
RELOCATION

There will be no residents displaced by TID 19, and thus there will be no need for residential relocation.

ORDERLY DEVELOPMENT

The creation of Tax Incremental District Number Nineteen promotes the orderly development of the City of Fond du Lac by assisting in the redevelopment of a blighted and underutilized building into commercial, retail and residential uses. This promotes orderly land use and promotes additional economic development of the City, creating jobs and tax base, and is clearly within the best interests of the community.

City of Fond du Lac
TID No. 19

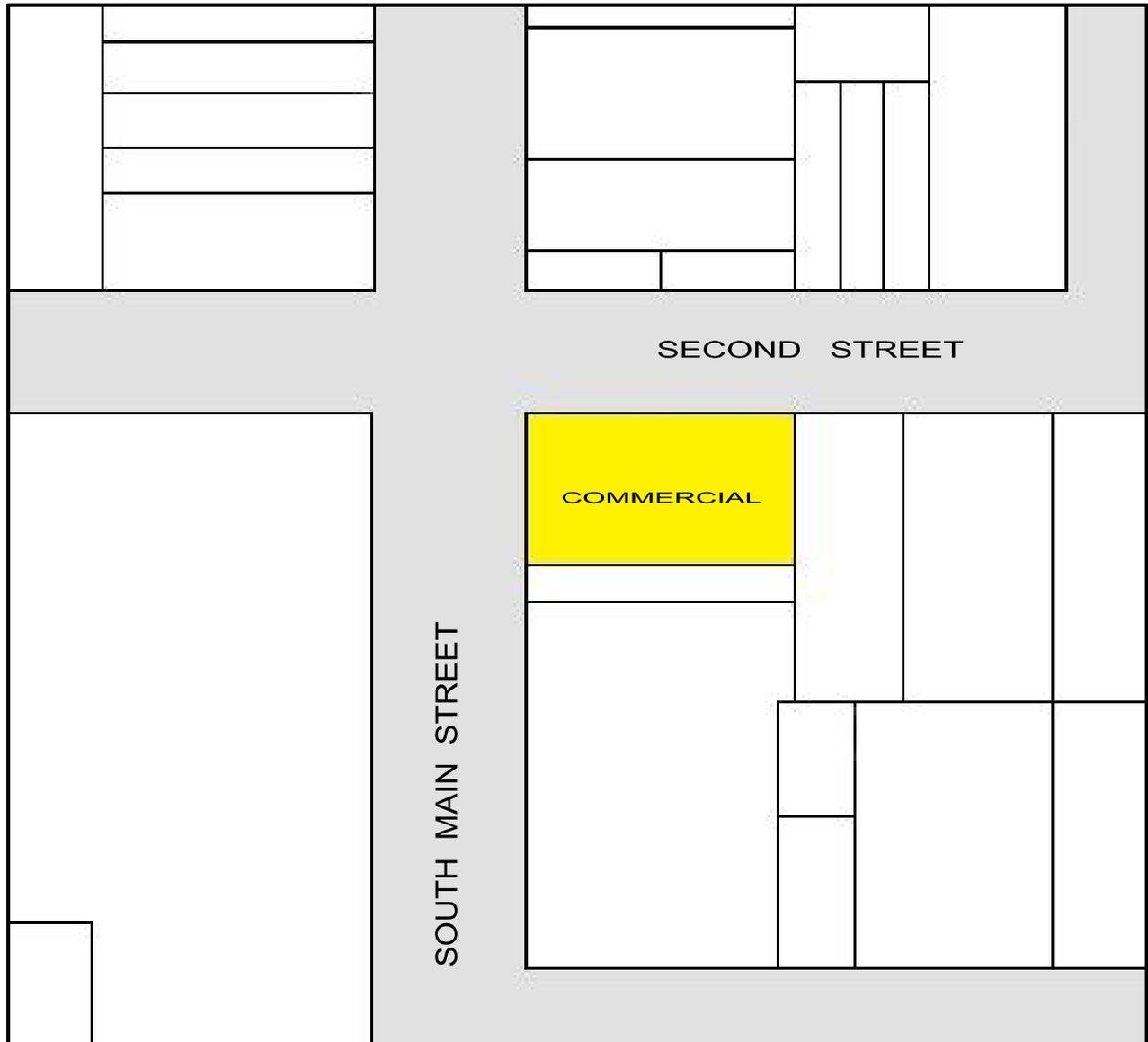


 TID No. 19 Boundary

City of Fond du Lac

TID No. 19

EXISTING LAND USE

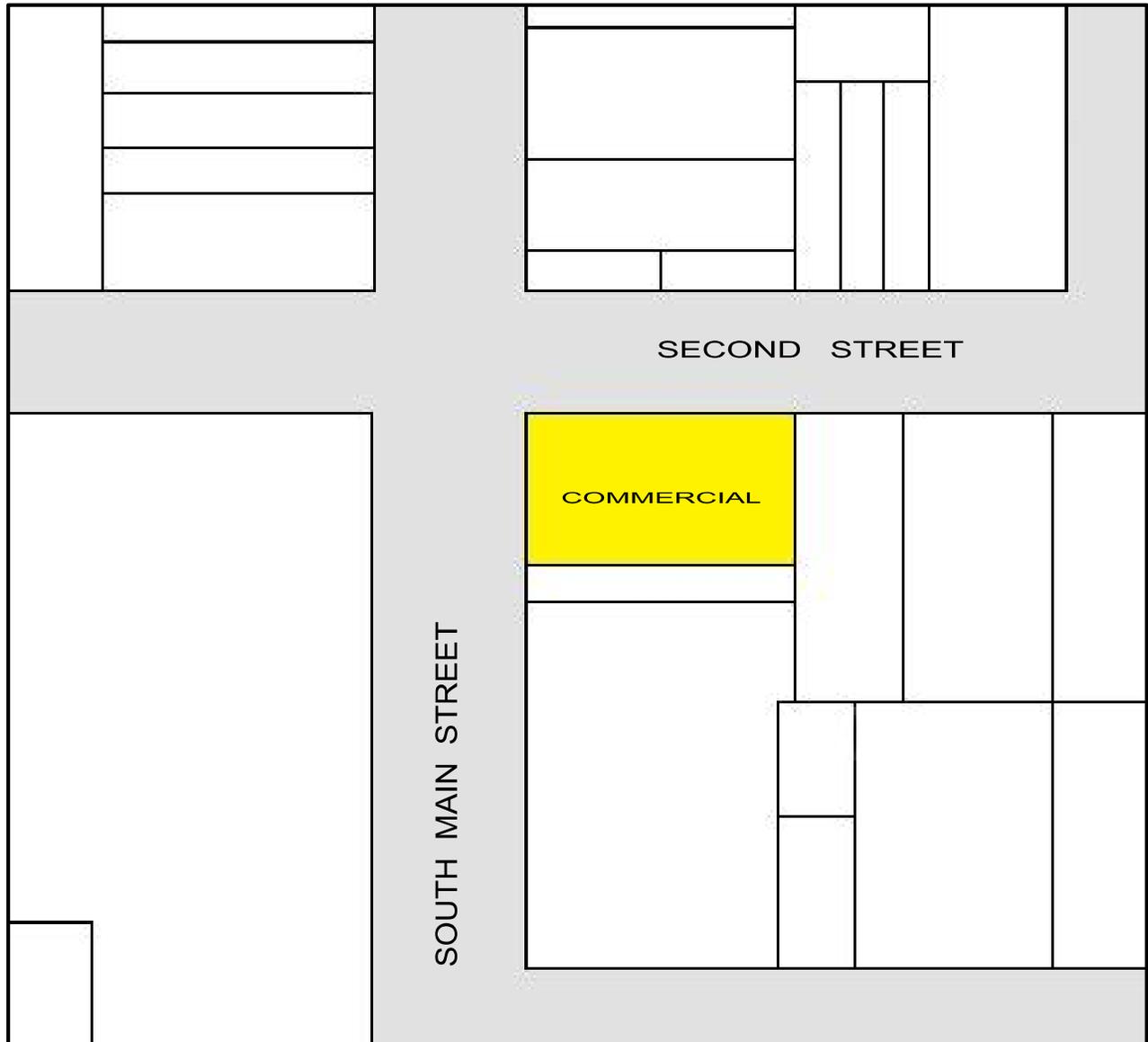


 TID No. 19 Boundary

City of Fond du Lac

TID No. 19

PROPOSED LAND USE



 TID No. 19 Boundary

City of Fond du Lac
Tax Increment District Number Nineteen
Tax Increment Revenue Projection

Year Assessed	Year Available	Increment Value	Tax Rate	Projected Tax Increment
2015	2016	\$ -	\$ 22.64	\$ -
2016	2017		22.41	0
2017	2018	1,500,000	22.19	33,284
2018	2019	1,500,000	21.97	32,951
2019	2020	1,500,000	21.75	32,622
2020	2021	1,500,000	21.53	32,296
2021	2022	1,500,000	21.32	31,973
2022	2023	1,500,000	21.10	31,653
2023	2024	1,500,000	20.89	31,336
2024	2025	1,500,000	20.68	31,023
2025	2026	1,500,000	20.48	30,713
2026	2027	1,500,000	20.27	30,406
2027	2028	1,500,000	20.07	30,102
				<u>\$ 348,355</u>

Assumptions:

- 1) Property value remains the same throughout projection period.
- 2) Tax rate drops by 1% per year over the life of the district.

**City of Fond du Lac
Tax Incremental District Number Nineteen
Annual Cash Flow Projection**

Year	Tax Increment Revenue	Legal & Admin Costs	Payments To Developer	Annual Cash Increase (Decrease)	Cash Balance (Deficit)
2015	-	(2,000)		(2,000)	(2,000)
2016	0	(500)		(500)	(2,500)
2017	0	(500)		(500)	(3,000)
2018	33,284	(500)	(29,784)	3,000	0
2019	32,951	(500)	(32,451)	0	0
2020	32,622	(500)	(32,122)	0	0
2021	32,296	(4,000)	(28,296)	0	0
2022	31,973	(500)	(31,473)	0	0
2023	31,653	(500)	(31,153)	0	0
2024	31,336	(500)	(30,836)	0	0
2025	31,023	(500)	(30,523)	0	0
2026	30,713	(500)	(30,213)	0	0
2027	30,406	(500)	(29,906)	0	0
2028	30,102	(7,500)	(18,247)	4,355	4,355
	<u>\$ 348,355</u>	<u>\$ (19,000)</u>	<u>\$ (325,000)</u>	<u>\$ 4,355</u>	<u>\$ 4,355</u>

Limit payments to developer to \$325,000.

Conclusion: Tax increments are sufficient to provide \$325,000 in payments to the developer and to recover all project costs within statutory time limits.

CITY OF FOND DU LAC - Memorandum

To: Whom It May Concern
From: Deborah Hoffmann, City Attorney
PSH 3.5.15
Re: Tax Incremental District Number Nineteen

I hereby advise that the Project Plan for Tax Incremental District Number Nineteen is complete, and is in compliance with sec 66.1105 of the Wisconsin Statutes.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: February 18, 2015

To: Whom It May Concern

From: Dyann Benson, Community Development Director

Re: Certification of City Zoning Map

This is to certify that the area within Tax Incremental District Number Nineteen is zoned C-1 Central Business District. There are no changes required in the City Comprehensive Plan, building codes, or other City ordinances necessitated by the creation of TID 19.

RESERVE FOR CITY COUNCIL RESOLUTION –
PROJECT PLAN APPROVAL & TID CREATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 PM, March 16, 2015 in Meeting Rooms D-E of the City-County Government Center, 160 South Macy Street, for the purpose of receiving public comment on proposed amendments to Chapter 720, Zoning, of the Code of Ordinances for the City of Fond du Lac.

The proposed amendment affects sections 720-32, Residential Development in R-3 and R-4 Districts; 720-65, Mobile Home Parks; 720-79, Off-Street Parking; 720-82, Signs - General Provisions; and 720-86, Prohibited Signs.

The recommended changes to the zoning code are intended to adjust inconsistencies and/or conflicts between sections of the Zoning Code and clarify code requirements.

For further information you are invited to contact the City of Fond du Lac Community Development Department at (920)322-3440.

Published in accordance with Section 62.23 of the Wisconsin Statutes.

Dated this 11th of February, 2015

MARGARET HEFTER
City Clerk

Publish: March 8, 2015 and March 11, 2015

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: March 11, 2015
To: Plan Commission
From: Joellyn Dahlin, Principal Planner
Re: Chapter 720, Zoning – CODE AMENDMENT

Changes to several sections of the zoning code are proposed to correct inconsistencies and to clarify certain regulations. The proposed changes affect regulations for signage and site lighting. Excerpts of the affected zoning code sections are attached to this memorandum. Yellow shading shows new text; language to be removed is identified with strike-out text. A summary of the proposed changes includes:

§ 720-32. Residential development in R-3 and R-4 Districts.

Affected code section: § 720-32. K. Lighting

The R-3 and R-4 districts are multifamily residential districts. Development standards affect building placement, fences, landscaping, storage buildings, parking, and similar site development considerations. Site lighting is currently addressed in the off-street parking section of the zoning code. The proposed change reiterates the requirement described in the off-street parking section and copies the standard for lighting that applies to single family condominium development. The effect is easier use of the zoning code and a uniform standard for residential development.

§ 720-65. Mobile home parks.

Affected code section: § 720-65. A.(9)

Lights are required for private streets in mobile home parks. The proposed change copies existing regulations for single family condominiums and also reflects the proposed code change relative to multifamily development. The proposed change eliminates the current foot candle measurement of illumination. The effect is a uniform standard for residential development.

§ 720-79. Off-street parking.

Affected code section: § 720-79. F.(3)

Zoning regulations currently specify allowable height of light poles and illumination in watts per square foot. The proposed changes offer easy interpretation of lighting requirements for any zoning district. The specific measurement of illumination would

be eliminated; a lighting plan as part of a site plan submittal would be required to clearly depict lighting details and assure lighting appropriate to the particular property. Existing standards for light height would not change except for commercial and industrial properties or uses; the proposed height is a common standard.

§ 720-82. General Provisions. (Signs)

Affected code section: § 720-82. C.

Zoning regulations do not allow the placement of signs in the right-of-way nor encroachment into the right-of-way. The exception is an aboveground projecting sign, awning or entry canopy (reference 720-11.C.(2)). The proposed change removes unnecessary language from the code.

§ 720-86. Prohibited signs.

Affected code section: § 720-86. H.

The proposed paragraph reflects a continuing pattern of code violations for the placement of temporary signs in the public right-of-way, particularly in terrace areas. The proposed change adds language to clarify the intent of sign regulations. This does not affect the temporary use of sandwich board signs for commercial businesses. The proposed change will allow for clear interpretation of the code and improve fair code enforcement.

Recommendation

Community Development staff suggests the Plan Commission recommend to the City Council adoption of the proposed amendments to Chapter 720.

CHAPTER 720. ZONING - PROPOSED AMENDMENT

Article VI. Residential Districts

§ 720-32. Residential development in R-3 and R-4 Districts.

K. Lighting

Site lighting shall utilize fixtures that reflect the architecture and style of the building(s). Freestanding lights shall not exceed 12 feet in height. Lighting shall be confined to the site and shall not produce glare or wash onto adjacent properties or public rights-of-way

Article IX. Special Use Permits.

§ 720-65. Mobile home parks.

- (9) Lighting. All streets or driveways within the park shall be lighted at night. ~~with a minimum average illumination of 0.2 footcandle.~~ Freestanding lights shall not exceed 12 feet in height. Lighting shall be confined to the park property and shall not produce glare or wash onto adjacent properties or public rights-of-way.

Article X. Off-Street Parking and Loading

§ 720-79. Off-street parking.

F. Design and maintenance.

- (3) Lighting. A lighting plan is required whenever exterior lighting is installed or modified, or when a site undergoes site plan review pursuant to § 720-12 of this chapter. The lighting plan shall include light fixture details which depict the height, design, and method of shielding; a photometric plan shall show the proposed intensity of illumination distributed across the site in a grid-like fashion. Site illumination of an off-street parking area shall be 0.5 ~~watts per square foot maximum~~ arranged so as not to reflect direct light, glare or wash into onto adjacent properties or the public right-of-way.

CHAPTER 720. ZONING - PROPOSED AMENDMENT

- (a) Site lighting shall utilize fixtures that reflect the architecture and style of the building(s) as well as the overall site design.
- (b) The height of freestanding lights shall be measured from finished grade to the top of the light fixture.
- (c) Freestanding lights poles shall not exceed 18 feet in height, measured from finished grade to the top of the light standard, for commercial, institutional and manufacturing industrial properties and uses located adjacent to residential districts properties and uses. and for multifamily uses adjacent to a single family residential district.
- (d) Freestanding lights shall not exceed 24 feet in height for commercial and industrial properties and uses.
- (e) Freestanding lights shall not exceed 12 feet in height for institutional, educational, and residential properties and uses.

Article XI. Signs

§ 720-82. General provisions.

- C. Sign projections. No sign and/or awning shall extend beyond a property line. A sign and/or awning shall not encroach into and/or over the public right-of-way except as specified by § 720-11C(2).

§ 720-86. Prohibited signs.

- H. No temporary or permanent sign or sign device shall be placed in the public right-of-way except as specified by § 720-11C(2) and § 720-84Q.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: March 11, 2015

To: City Plan Commission

From: Dyann Benson, Community Development Director

Re: Acquisition of Land – Land Purchase - Library

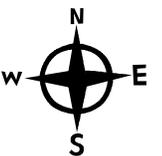
The City is considering the purchase of a building at 52 Sheboygan Street for library purposes. The property is listed for sale and provides a unique opportunity to expand the services provided by the library. The property acquisition would enable the library to undertake some additional projects in a shorter timeframe and further enhance the programming that is offered to the community. The used book store, The Book Cellar, would be relocated from the main library to the property at 52 Sheboygan Street. This relocation, in turn, will enable the library to develop The Idea Studio in the space formerly occupied by the Book Cellar. The purchase would also allow the library to enhance the children's area as well as their teacher's collection. The property acquisition will also enable the library to begin their planning efforts for a teen center. The acquisition will enable the library to further expand from being a place where people check out books to an interactive community center.

The acquisition of land for public purpose requires consideration and recommendation from the Plan Commission. Staff recommends approval of the purchase of the property at 52 Sheboygan Street for library purposes.

PROPERTY ACQUISITION – 52 Sheboygan Street



site



PROPERTY ACQUISITION – 52 Sheboygan Street
SHEBOYGAN STREET VIEW – LOOKING SOUTH



site

CITY OF FOND DU LAC
ZONING PETITION – SPECIAL USE PERMIT



PROPERTY ADDRESS: 473 Fondulac Ave Fondulac

Tax Key Number if vacant land: _____

Petitioner: SHEKHAR K. Adhikari 515 8th St Hillbert 54129
(Name) (Address)

Petitioner Phone Number: _____

Email Address: _____

Property Owner: DB Petroleum LLC 3045 Winnipeg St Menasha, WI
(If not the same as Petitioner) (Name) (Address) 54952

Property zoning classification:

- | | | |
|---|---|--|
| <input type="checkbox"/> R-1 (Single Family Residential) | <input type="checkbox"/> C-1 (Central Business District) | <input type="checkbox"/> M-1 (Industrial) |
| <input type="checkbox"/> R-2 (Two-Family Residential) | <input checked="" type="checkbox"/> C-2 (General Business District) | <input type="checkbox"/> M-BP (Industrial – Business Park) |
| <input type="checkbox"/> R-3 (Central Area Residential) | <input type="checkbox"/> CR (Commercial-Recreation) | <input type="checkbox"/> S-W (Shoreland-Wetland) |
| <input type="checkbox"/> R-4 (Multifamily Residential) | <input type="checkbox"/> O (Office) | <input type="checkbox"/> A (Agricultural) |
| <input type="checkbox"/> S (Shoreland Overlay District) | | |
| <input type="checkbox"/> EB-O (East Branch Overlay District) | | |
| <input type="checkbox"/> WHP-O (Wellhead Protection Overlay District) | | |
| <input type="checkbox"/> DD-O (Downtown Design Overlay District) | | |

Existing Land Use and/or Development:

- RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 OTHER _____

Description of Existing Land Use and/or Development:

Proposed Land Use and/or Development:

- NEW CONSTRUCTION
 REMODEL/REUSE EXISTING BUILDING
 OTHER Re-open Gas station & C-store

DESCRIPTION OF PROPOSED DEVELOPMENT OR LAND USE:

Re-open Gas station & C-Store

Proposed time schedule for development and/or use of the property: _____

PETITIONER SIGNATURE S.K. Adhikari

02-30000114

SPECIAL USE PERMIT – 473 Fond du Lac Avenue



473 Fond du Lac Avenue
Fond du Lac Avenue – Street View Looking North



473 Fond du Lac Avenue
Convenience Store – Fond du Lac Avenue Looking North



473 Fond du Lac Avenue
Fond du Lac Avenue – Street View Looking South (former car wash)

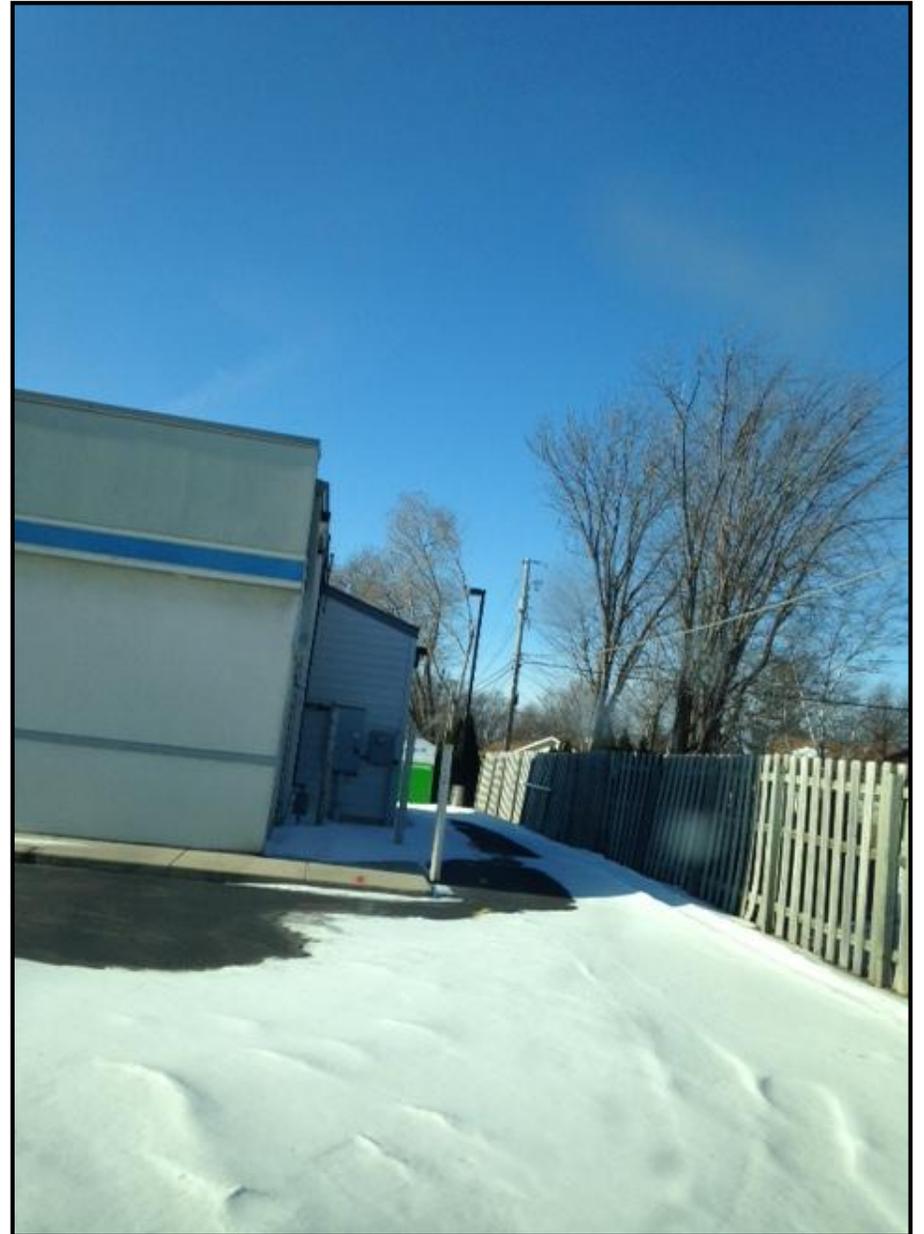


473 Fond du Lac Avenue

Fuel Canopy



South and East (Rear) Areas of C-Store



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: March 11, 2015

To: Plan Commission

From: Joellyn Dahlin, Principal Planner

Re: Special Use Permit – **473 Fond du Lac Avenue**

Applicant: Shekhark Adhikari d/b/a DB Petroleum LLC

Request: Re-establish gas station and convenience store.

Zoning: Site: C-2 (General Business)
North: C-2
South: C-2
East: R-1 (Single Family Residential)
West: R-1

Land Use: Site: (Vacant) Gas Station/Convenience Store/Car Wash
North: Single Family Residence
South: Commercial Building
East: Single Family Residences
West: FDL County Fairgrounds

Analysis

The subject property is located on Fond du Lac Avenue at Boyd Street, across the street from the Fond du Lac County Fairgrounds. The property is the site of a gas station that was last open for business in 2013. The new owner proposes to reopen the gas station under the *Shell* brand and requests approval of a special use permit to do so.

The property was developed in 1980 for a gas station; a freestanding car wash was added in 1983. The gas station building was remodeled in 1994 to add a convenience store. The special use permit proposal does not include any intent to reopen/restore the former car wash located at the north end of the property. As the result of a code enforcement action, the wash bays have been covered with painted plywood to secure unwanted use of the building. Rather than demolish the building, the new owner is hopeful for reuse for a permitted use under the property's commercial zoning designation.

The property is zoned for commercial use; a gas station requires a special use permit. Presumably use of the property complied with zoning regulations in effect when the property was developed in 1980. In the absence of a special use permit, the former gas station could have operated indefinitely. However, because the use was discontinued for more than 12 months, the nonconforming status of the property expired, and current zoning regulations apply to reuse of the property i.e. a special use permit is required for the “new” gas station.

The special use permit requirement ensures that land use concerns are carefully considered. Aesthetic controls for screening, landscaping, lighting, signage, and site appearance are very important. Although a gas station is generally acceptable on property zoned for commercial use, neighborhood compatibility is an important issue, particularly when a commercial property adjoins a residential area.

Considering the established history of the property, reinstatement of the land use is practical and reasonable. The existing appearance of the site, however, demonstrates a lack of concern for property aesthetics and property maintenance. To assure that the “new” gas station is an asset rather than a detriment to the neighborhood, a conditional approval of the special use permit is recommended. The suggested conditions of approval directly reflect the presence of adjacent homes as well as the property’s visible location on a heavily travelled street. The listed conditions mirror requirements imposed on other gas stations and similar uses in the community.

Recommendation

Community Development staff suggests a motion to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. A solid 6’-high wood or vinyl fence shall be provided along the east lot line, extending from Boyd Street to the concrete screening wall of the former car wash. This requirement may be accomplished with repair of the existing fence and the construction of a fence segment (same materials and design as existing fence) to close the gap between the existing fence and the concrete wall. If repair of the existing fence is not practical, a replacement fence shall be constructed (from Boyd Street to the concrete screening wall of the former car wash).
2. Fence repairs (including the additional fence segment described in Condition No. 1) or replacement fencing (described in Condition No. 1) shall be completed within 60 days of special use permit approval.
3. All lighting shall be confined to the property with no glare or wash onto adjacent properties or public rights-of-way. Pole lights shall be turned off nightly at the close of business or by 10:00 p.m., whichever occurs first; all other site lighting shall be dimmed at the close of business.

4. Site lighting shall be limited to wall lights only. Existing pole lights may be reused if operational. At such time as replacement of a pole light fixture is necessary, the pole light shall be removed.
5. Fascia lighting of the convenience store and pump island including neon tubing, LED accent stripes and/or light panels shall not be permitted.
6. Pump island canopy lighting shall be limited to recessed lights in the underside of the canopy.
7. Outdoor amplified music or sound shall not be permitted.
8. Wall signage shall be limited to the west and south facades of the building.
9. Outdoor trash and recycling receptacles shall be confined to a screened enclosure in accord with zoning regulations. A trash enclosure shall be provided/constructed prior to the start of business operations.
10. The convenience store building and the pump island canopy shall utilize the same color palette.
11. The outdoor storage and/or sale of merchandise anywhere on the property shall be prohibited. This does not include ice and/or propane canisters.
12. The (existing) clothing donation receptacle shall be removed from the property within 30 days of special use permit approval. The placement of any type of donation receptacles on the property shall be prohibited.
13. The car wash building shall be modified for a permitted use in the zoning district within six months of special use permit approval. In the event a viable use is not determined, and/or the building is not renovated for a permitted use within six months of special use permit approval, the building shall be demolished and the site restored.

PUBLIC NOTIFICATION

SPECIAL USE PERMIT 473 FOND DU LAC AVENUE

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-14-42-309-00	521 E 10TH ST	521 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-329-00	521 BOYD ST	525 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-330-00	525 BOYD ST	525 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-339-00	491 FOND DU LAC AVE	480 N PIONEER RD	FOND DU LAC	WI	54935
FDL-15-17-14-42-303-00	481 E 10TH ST	481 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-327-00	511 BOYD ST	511 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-332-00	537 BOYD ST	W1331 CTY T	ST CLOUD	WI	53079
FDL-15-17-14-42-307-00	511 E 10TH ST	511 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-316-00	520 E 10TH ST	520 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-331-00	531 BOYD ST	W4587 FOURTH STREET RD	FOND DU LAC	WI	54937
FDL-15-17-14-42-324-00	463 FOND DU LAC AVE	2714 4 1/2 MILE RD	RACINE	WI	53402
FDL-15-17-14-42-325-00	473 FOND DU LAC AVE	2714 4 1/2 MILE RD	RACINE	WI	53402
FDL-15-17-14-42-323-00	470 E 10TH ST	357 14TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-43-500-00	550 FOND DU LAC AVE	160 S MACY ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-314-00	532 E 10TH ST	532 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-321-00	500 E 10TH ST	500 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-318-00	512 E 10TH ST	512 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-322-00	494 E 10TH ST	6986 US 2 & 41 & M35	GLADSTONE	MI	49837
FDL-15-17-14-42-340-00	507 FOND DU LAC AVE	22 WOODCREST CT	FOND DU LAC	WI	54935
FDL-15-17-14-42-319-00	508 E 10TH ST	508 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-305-00	499 E 10TH ST	499 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-304-00	495 E 10TH ST	495 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-337-00	520 BOYD ST	520 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-328-00	515 BOYD ST	515 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-306-00	431 REGENT ST	431 REGENT ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-315-00	528 E 10TH ST	528 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-335-00	534 BOYD ST	534 BOYD STREET	FOND DU LAC	WI	54935
FDL-15-17-14-42-338-00	516 BOYD ST	516 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-299-00	427 FOND DU LAC AVE	729 MAIN ST	NEENAH	WI	54956
FDL-15-17-14-42-300-00	431 FOND DU LAC AVE	729 MAIN ST	NEENAH	WI	54956
FDL-15-17-14-42-336-00	530 BOYD ST	3476 STATEVIEW BLVD	FORT MILL	SC	29715
FDL-15-17-14-42-302-00	477 E 10TH ST	477 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-320-00	504 E 10TH ST	504 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-326-00	503 BOYD ST	503 BOYD ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-317-00	516 E 10TH ST	516 E 10TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-42-301-00	435 FOND DU LAC AVE	435 FOND DU LAC AVE	FOND DU LAC	WI	54935

CITY OF FOND DU LAC
ZONING PETITION – SPECIAL USE PERMIT



PROPERTY ADDRESS: 478 W. ARNDT

Tax Key Number if vacant land: _____

Petitioner: DAVID A. GLOSS, 42 BRENTWOOD LN, APPLETON WI
(Name) (Address) 529/10

Petitioner Phone Number: _____

Email Address: _____

Property Owner: EASTBROOK ASST LIVING LLC (D GLOSS PRES.)
(If not the same as Petitioner) (Name) (Address)

Property zoning classification:

- | | | |
|---|--|--|
| <input type="checkbox"/> R-1 (Single Family Residential) | <input type="checkbox"/> C-1 (Central Business District) | <input type="checkbox"/> M-1 (Industrial) |
| <input type="checkbox"/> R-2 (Two-Family Residential) | <input type="checkbox"/> C-2 (General Business District) | <input type="checkbox"/> M-BP (Industrial – Business Park) |
| <input type="checkbox"/> R-3 (Central Area Residential) | <input type="checkbox"/> CR (Commercial-Recreation) | <input type="checkbox"/> S-W (Shoreland-Wetland) |
| <input type="checkbox"/> R-4 (Multifamily Residential) | <input checked="" type="checkbox"/> O (Office) | <input type="checkbox"/> A (Agricultural) |
| <input type="checkbox"/> S (Shoreland Overlay District) | | |
| <input type="checkbox"/> EB-O (East Branch Overlay District) | | |
| <input type="checkbox"/> WHP-O (Wellhead Protection Overlay District) | | |
| <input type="checkbox"/> DD-O (Downtown Design Overlay District) | | |

Existing Land Use and/or Development:

- RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 OTHER 20 BED ASSISTED LIVING (24 BED PROPOSED)

Description of Existing Land Use and/or Development:

20 BED ASSISTED LIVING (24 BED PROPOSED)

Proposed Land Use and/or Development:

- NEW CONSTRUCTION
 REMODEL/REUSE EXISTING BUILDING
 OTHER _____

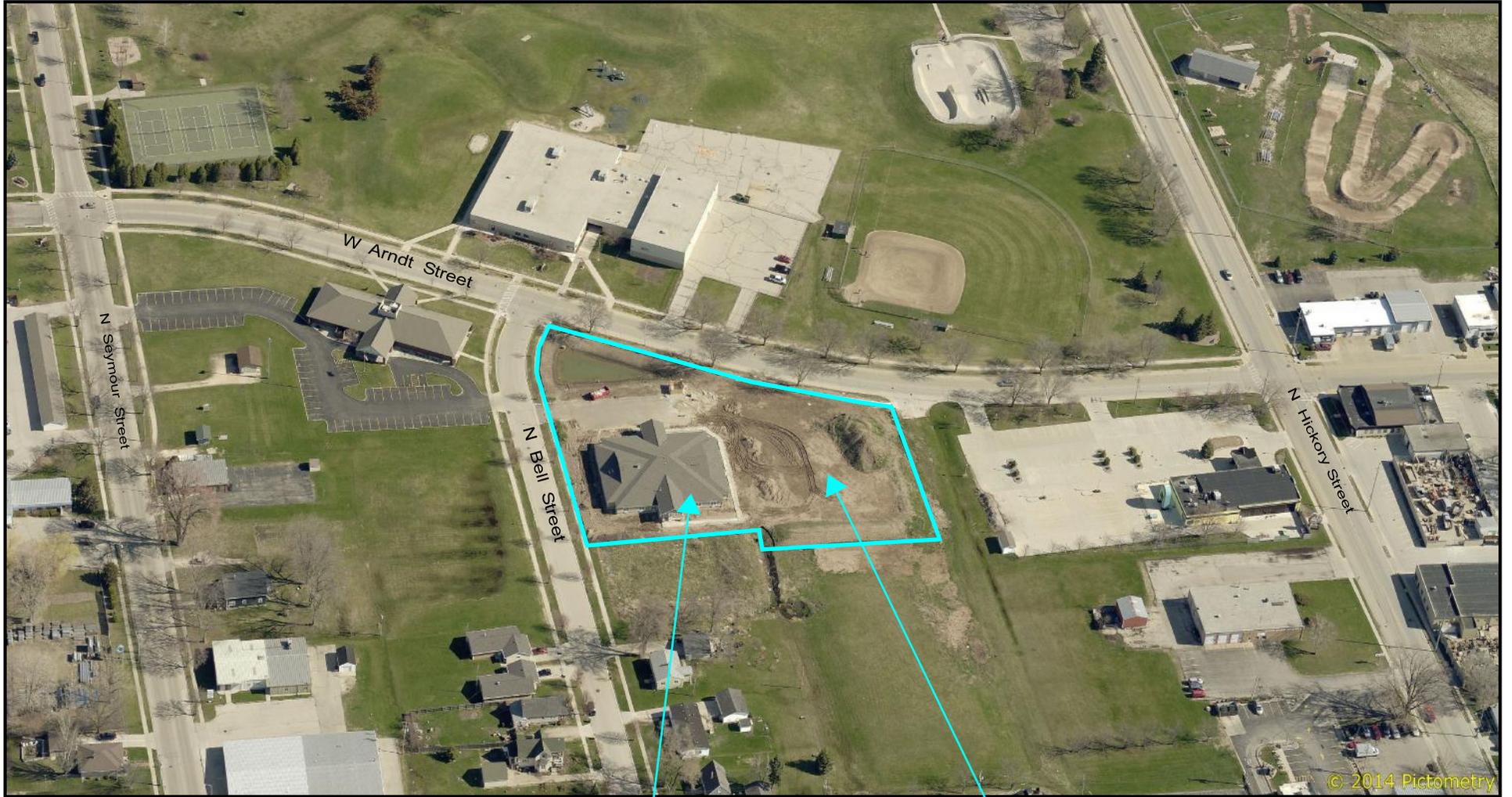
DESCRIPTION OF PROPOSED DEVELOPMENT OR LAND USE:

24 ROOM (24 BED LICENSURE)
ASSISTED LIVING FACILITY

Proposed time schedule for development and/or use of the property: 2015

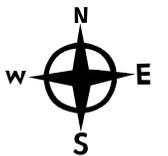
PETITIONER SIGNATURE [Signature]

SPECIAL USE PERMIT – 478 W Arndt Street



EXISTING/PHASE I

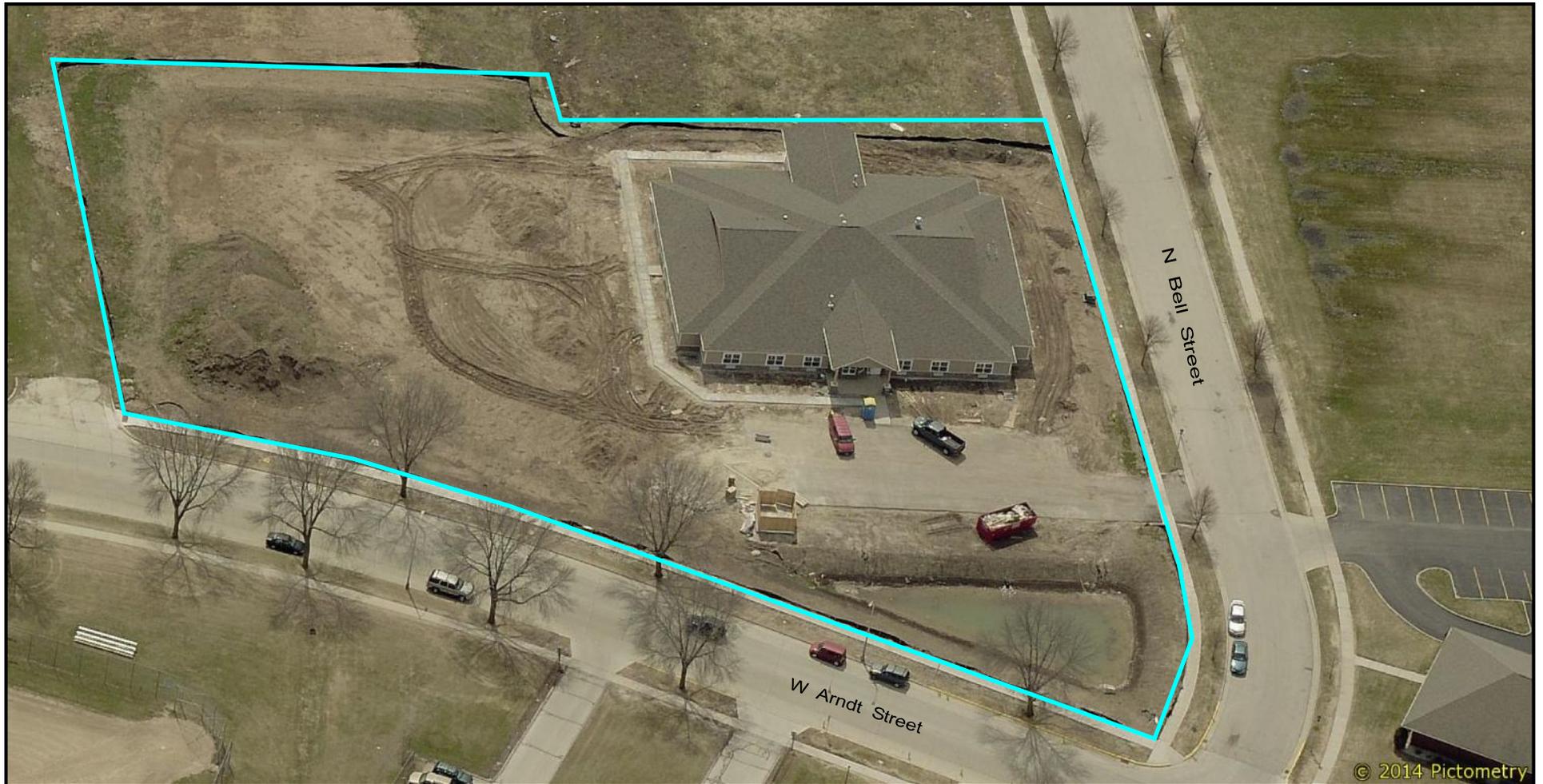
PROPOSED PHASE II



478 W Arndt Street

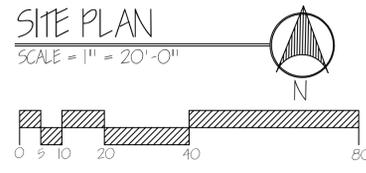
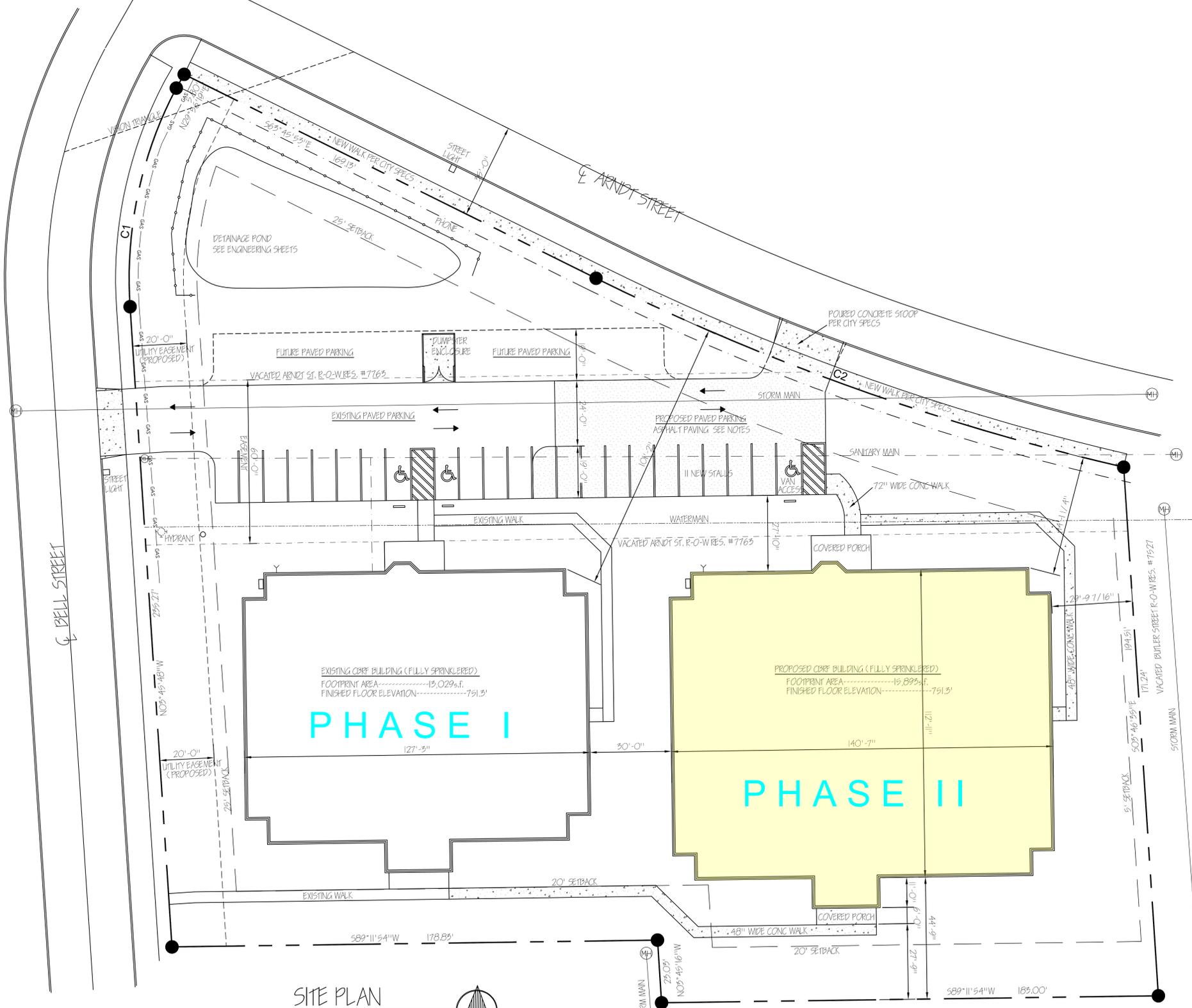


478 W Arndt Street
Front (Arndt Street) View of Property – Looking South



478 W Arndt Street
Bell Street View of Property – Looking East





PROPOSED NEW:
CBRF
ARNDT STREET
FOND DU LAC, WISCONSIN 54935

OWNERS REPRESENTATIVE
MR. DAVID GLOSS
42 BRENTWOOD LANE
APPLETON, WISCONSIN, 54915
(920) 419-1919

GENERAL
CONSTRUCTION CLASS ----- "VB" WOOD FRAMED
BUILDING OCCUPANCY IS TYPE "I-1" INSTITUTIONAL

ONE COPY OF THIS PLAN BEARING THE STATES STAMP OF CONDITIONAL APPROVAL SHALL BE KEPT AT THE JOBSITE AT ALL TIMES FOR THE INSPECTORS PURPOSES

THE LOCATIONS SHOWN OF EXISTING UNDERGROUND UTILITIES ARE ESTIMATES FOR PLAN APPROVAL PURPOSES ONLY. NOTIFY THE OWNER AND ALL UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION. CALL DIGGERS HOTLINE!!!!

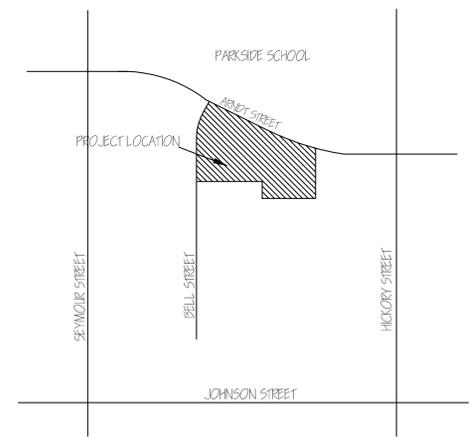
PROPERTY LINE DATA TAKEN FROM A DRAWING PROVIDED BY A SURVEY PREPARED BY ET SURVEYING INC.

SITE AND FLOOD PLAN
THIS ENTIRE PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN. FLOOD PLAN ELEVATION - 751.5' U.S.G.S.
SITE ZONING ----- O (OFFICE)
SITE AREA ----- 91,374 s.f. (±2.98 ACRES)

♿ ACCESSIBLE PARKING SPACE WITH SIGNAGE AT FRONT OF STALL SEE DETAIL ABOVE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANG.	CHD2, BRG.	CHD2, LEN.
C1	83.02'	142.14'	31°52'52"	91°59'08"W	83.98'
C2	206.77'	890.67'	13°18'04"	57°23'00"E	206.30'

- 1" x 18" IRON PIPE SET NOT WEIGHING LESS THAN 115 LBS./ FT.
- ⊕ EXISTING MANHOLE



LOCATION PLAN
SCALE = NONE

REVISIONS	BY

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and property of Stelmacher Architecture, LLC. None of the ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Stelmacher Architecture, LLC.

Stelmacher Architecture, LLC
Scott Stelmacher, Registered Architect
W6741 Rogersville Road
Fond du Lac, WI 54937
FAX: 920 921-4630
920 921-1298



PROPOSED NEW CBRF
ARNDT STREET
FOND DU LAC, WISCONSIN
SITE PLAN

DRAWN SCOTT
CHECKED
DATE FEBRUARY 2015
SCALE 1" = 20'-0"
JOB NO 1502
FILE NAME GLOSS CBRF
SHEET S1
OF 52 SHEETS

SPECIAL USE PERMIT – GLOSS
450 W ARNDT STREET

BUILDING ELEVATIONS



FRONT BUILDING ELEVATION



SIDE BUILDING ELEVATION



REAR BUILDING ELEVATION

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: March 11, 2015

To: Plan Commission

From: Joellyn Dahlin, Principal Planner

Re: Special Use Permit – **478 W Arndt Street**

Applicant: David A. Gloss

Request: Construct Phase II (28 beds) of assisted living facility and expand the capacity of Phase I from 20 beds to 24 beds.

Zoning:

Site:	O (Office)
North:	R-1 (Single Family Residential)
South:	R-1 and C-2 (General Business)
East:	C-2
West:	R-1 and C-2

Land Use:

Site:	<i>Eastbrook</i> Assisted Living
North:	Parkside Elementary School
South:	Undeveloped Land
East:	Former Parrot Palms Bar & Restaurant
West:	FDL Masons Lodge

Analysis

The subject two-acre property is located on West Arndt Street at Bell Street. The property is across the street from Parkside Elementary School and is zoned “O” (Office). The office zoning district allows professional offices and similar uses, as well as residential uses. The office zoning designation is intended to provide a transition of land uses between residential and commercial districts.

A special use permit was approved in 2013 for development of the property with a 20-bed assisted living residence. The special use permit and development plan anticipated eventual expansion of the use to add a second building. The pending special use permit request for Phase II would site a new building east of the existing building and provide accommodations for 28 residents. The proposal also anticipates a minor change in the capacity of the existing facility from the approved 20 beds to 24 beds. The proposed increase of occupancy of the

existing building would merely affect the number of beds; no expansion of the building or exterior changes are required or planned.

An assisted living facility is a group living arrangement for elderly persons and for others for whom independent living is not feasible or practical. An assisted living facility offers private bedroom suites and bridges the gap between independent living and a nursing home. Assistance with day-to-day tasks is provided for residents, but not specialized medical care that would be offered by a skilled nursing facility. Available services typically include meals, laundry, personal care, housekeeping, and recreation activities.

The design of the new building mimics the architecture and materials of the existing building with brick, vinyl and cedar elements. Covered porches are provided at the front and rear of the building. The existing building and the new building are single story structures. Parking for residents, guests and staff is presently situated on the north side of the existing building. The parking area would be expanded east to provide additional parking for the new building. Driveway access to the parking lot is currently taken from Bell Street; a new driveway on West Arndt will provide a second point of access to the property and allow for efficient movement of vehicles.

The intent of the special use permit is to ensure compatibility with the surrounding neighborhood. The first phase of the development has caused no land use conflicts with nearby properties and/or existing land uses. The generous property size easily accommodates the new building.

Site development and regulatory issues such as building placement in conformance with zoning code requirements, landscaping, drainage, stormwater management, and driveway access will be addressed by the Site Plan Review Committee in the administrative approval of a site plan for the new development.

Recommendation

Community Development staff suggests a motion to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. Building design shall reflect the conceptual plan prepared by the petitioner. A detailed site plan shall be reviewed and approved by the Site Plan Committee prior to the issuance of required building permits.

PUBLIC NOTIFICATION

Special Use Permit
478 W Arndt Street

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-09-14-764-00	248 N HICKORY ST	N8389 SALES RD	VAN DYNE	WI	54979
FDL-15-17-09-14-796-00	427 W JOHNSON ST	W7443 WESTBROOK LN	FOND DU LAC	WI	54937
FDL-15-17-09-14-780-00	230 N BELL ST	15 N MARR ST	FOND DU LAC	WI	54935
FDL-15-17-09-14-781-00	236 N BELL ST	15 N MARR ST	FOND DU LAC	WI	54935
FDL-15-17-09-14-750-00	0 W ARNDT ST	160 S MACY ST	FOND DU LAC	WI	54936
FDL-15-17-09-11-029-00	0 N SEYMOUR ST	160 S MACY ST	FOND DU LAC	WI	54936
FDL-15-17-09-14-753-00	0 W ARNDT ST	160 S MACY ST	FOND DU LAC	WI	54936
FDL-15-17-09-14-756-00	285 N SEYMOUR ST	160 S MACY ST	FOND DU LAC	WI	54936
FDL-15-17-09-14-763-01	478 W ARNDT ST	42 BRENTWOOD LN	APPLETON	WI	54915
FDL-15-17-09-14-754-00	500 W ARNDT ST	500 W ARNDT ST	FOND DU LAC	WI	54935
FDL-15-17-09-14-751-00	479 W ARNDT ST	72 W 9TH ST	FOND DU LAC	WI	54935
FDL-15-17-09-14-763-02		PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-767-00	218 N BUTLER ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-768-00	222 N BUTLER ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-769-00	226 N BUTLER ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-770-00	232 N BUTLER ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-771-00	236 N BUTLER ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-772-00	242 N BUTLER ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-773-01	244 N BUTLER ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-777-00	217 N BELL ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-779-00	226 N BELL ST	PO BOX 144	HORICON	WI	53032
FDL-15-17-09-14-759-00	265 N SEYMOUR ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-14-760-00	263 N SEYMOUR ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-14-761-00	0 N BELL ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-14-762-00	0 N BELL ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-14-782-00	242 N BELL ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-14-783-01	261 N SEYMOUR ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-14-784-00	237 N SEYMOUR ST	333 N PETERS AVE	FOND DU LAC	WI	54935
FDL-15-17-09-14-778-00	222 N BELL ST	222 N BELL ST	FOND DU LAC	WI	54935
FDL-15-17-09-14-775-00	225 N BELL ST	225 N BELL ST	FOND DU LAC	WI	54935
FDL-15-17-09-14-765-00	230 N HICKORY ST	984 ASHBURY CT	FOND DU LAC	WI	54935
FDL-15-17-09-14-774-01	241 N BELL ST	3609 70TH ST CT	MOLINE	IL	61265
FDL-15-17-09-14-774-00	231 N BELL ST	231 N BELL ST	FOND DU LAC	WI	54935