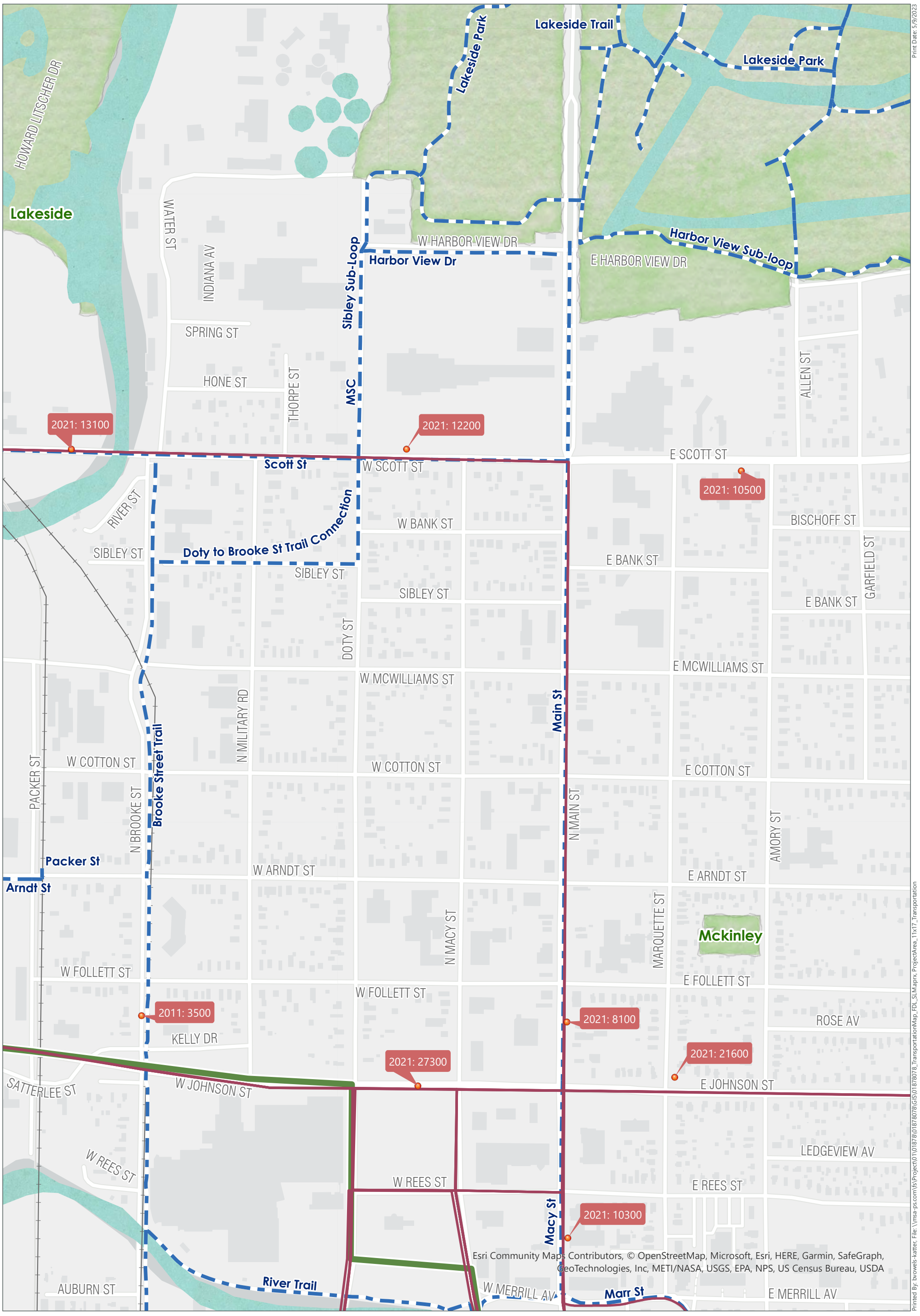
APPENDIX C

MAPS



MSA

Data Sources:
FDL City GIS
FDL County GIS
Basemap: ESRI

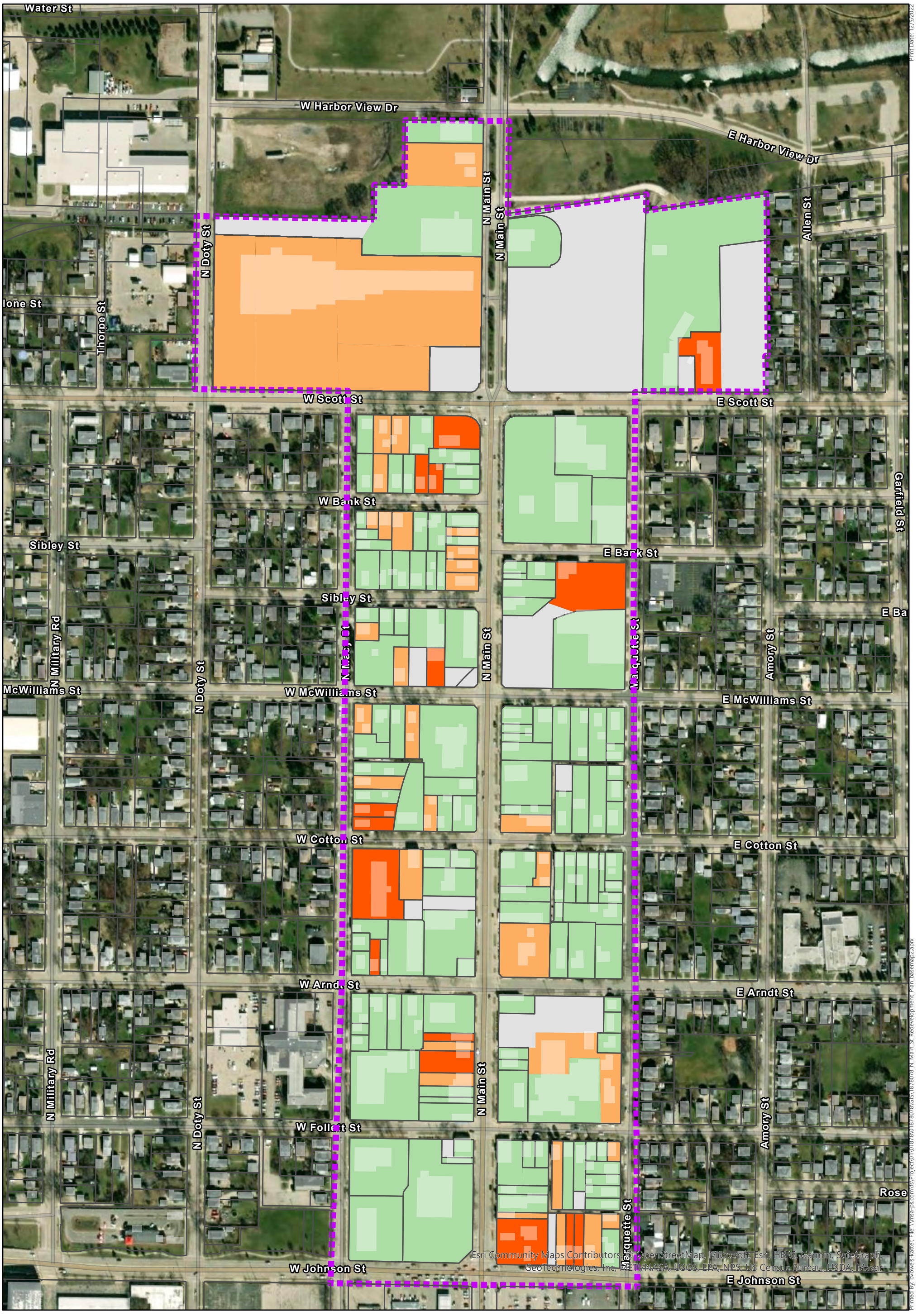
0 190 380 Feet

- Traffic Count Sites (Year:ADDT)
- Project Boundary
- City Boundary
- City Park
- City Bus Routes
- County Trail
- City Trail
- Lake/Pond
- River/Stream

Existing Transportation

N Main St Corridor Plan

City of Fond Du Lac
Fond Du Lac County, Wisconsin



MSA PLANNING + DESIGN STUDIO

2022 Tax Parcels

North Main St. Project Boundary

Good/Fair

Major Improvements Needed

Minor Improvements Needed

No Building

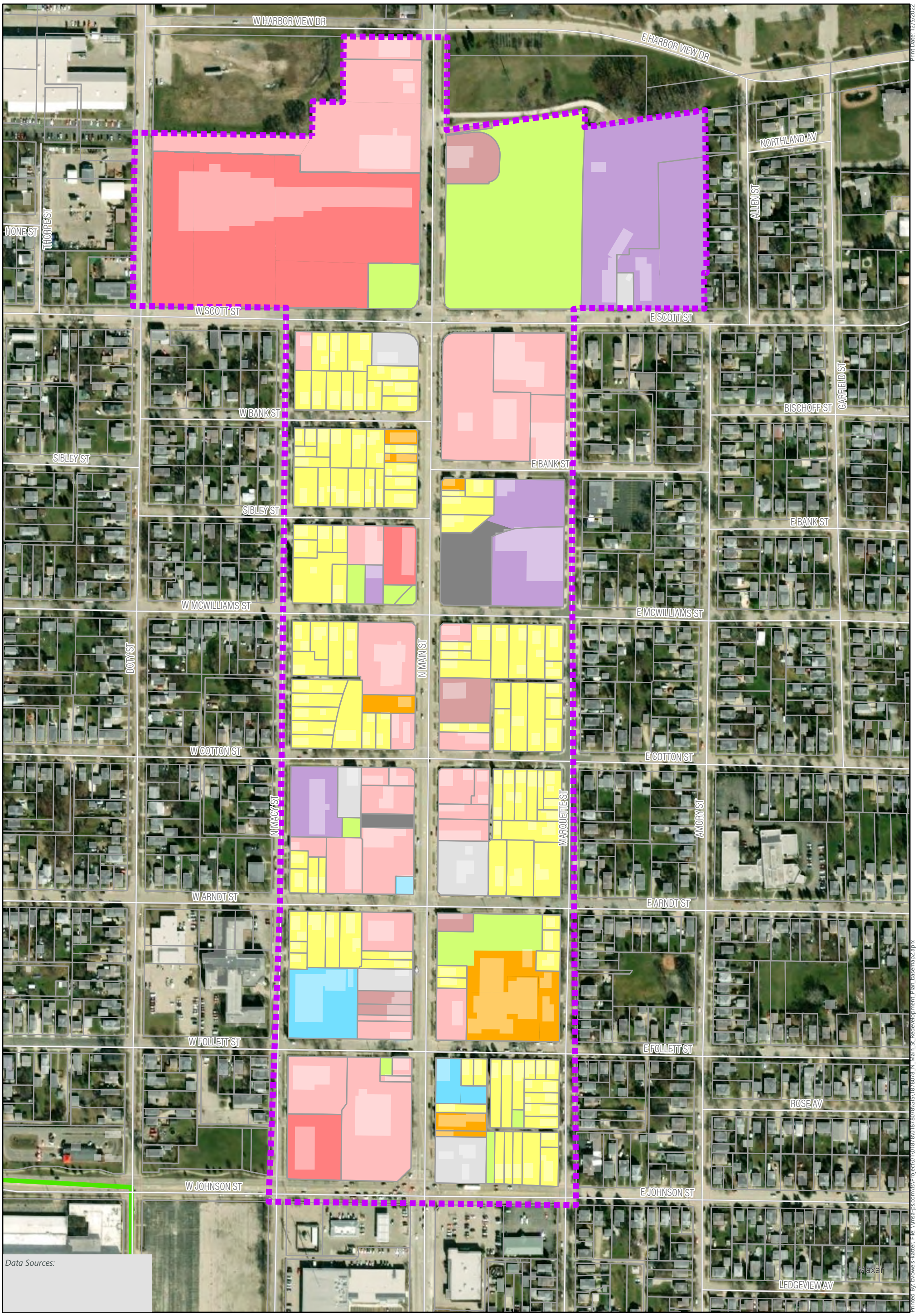
0 250 500 750 1,000 Feet

N

Building Conditions

CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

Data Sources:
City of Fond du Lac, Fond du Lac County Parcels (2022), Microsoft Building Footprints (2018), ESRI



Data Sources:

MSA PLANNING + DESIGN STUDIO

Data Sources:
City of Fond du Lac, Fond du Lac County Parcels (2022), Microsoft Building Footprints (2018), ESRI

- North Main Street Project Boundary (1)
- 2022 Tax Parcels (950)
- Food & Beverage (5)
- Industrial & Storage (7)
- Mixed Use (9)
- Undeveloped (10)
- Parking (2)
- Public & Civic (4)
- Retail & Service (31)
- Single- & Two- Family (119)
- Vacant (6)
- Commercial (6)

0 150 300 450 600 Feet

N

EXISTING LAND USE

CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

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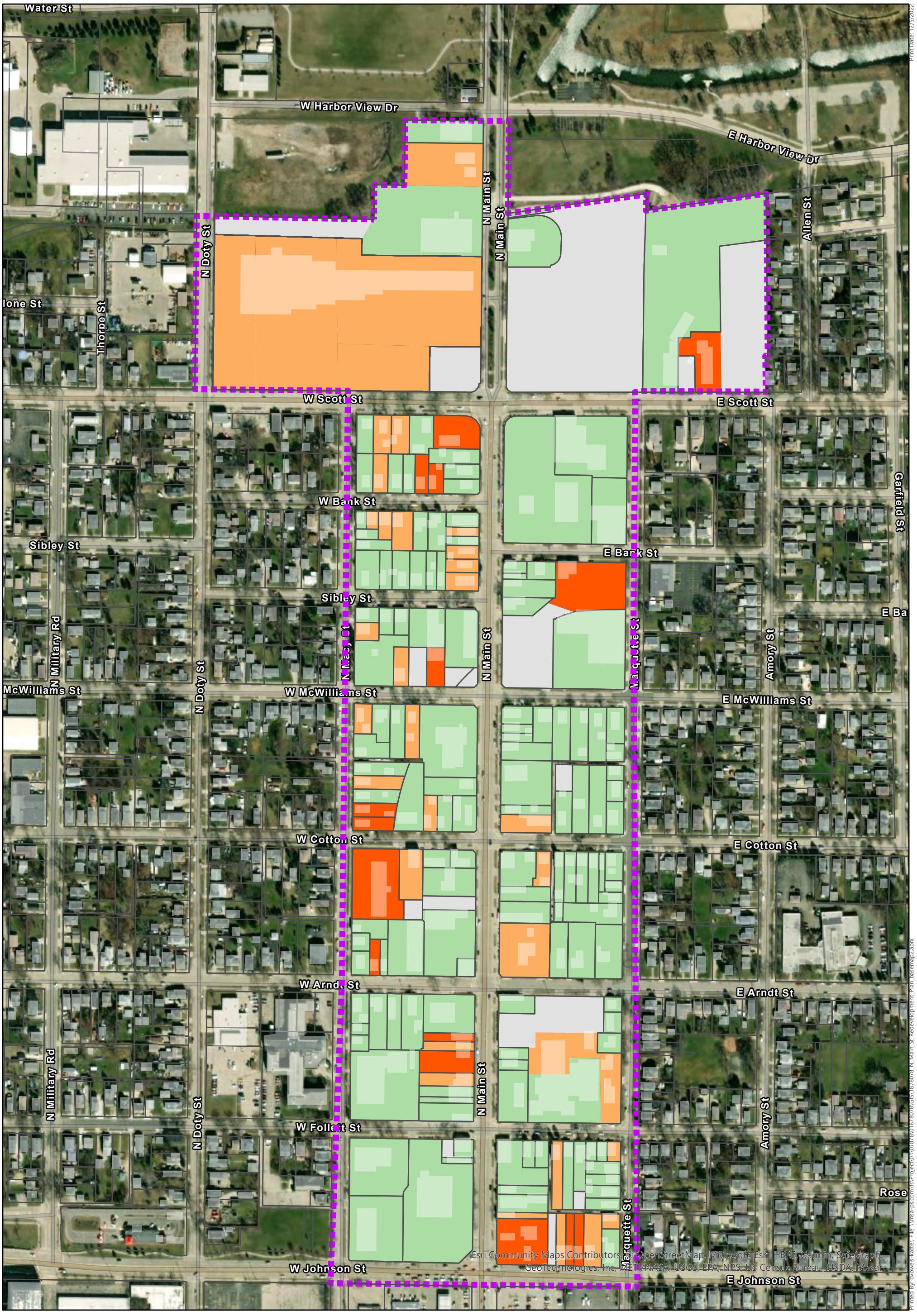
Print Date: 12/5/2022



MSA PLANNING + DESIGN STUDIO

2022 Tax Parcels

North Main St. Project Boundary

Good/Fair

Major Improvements Needed

Minor Improvements Needed

No Building

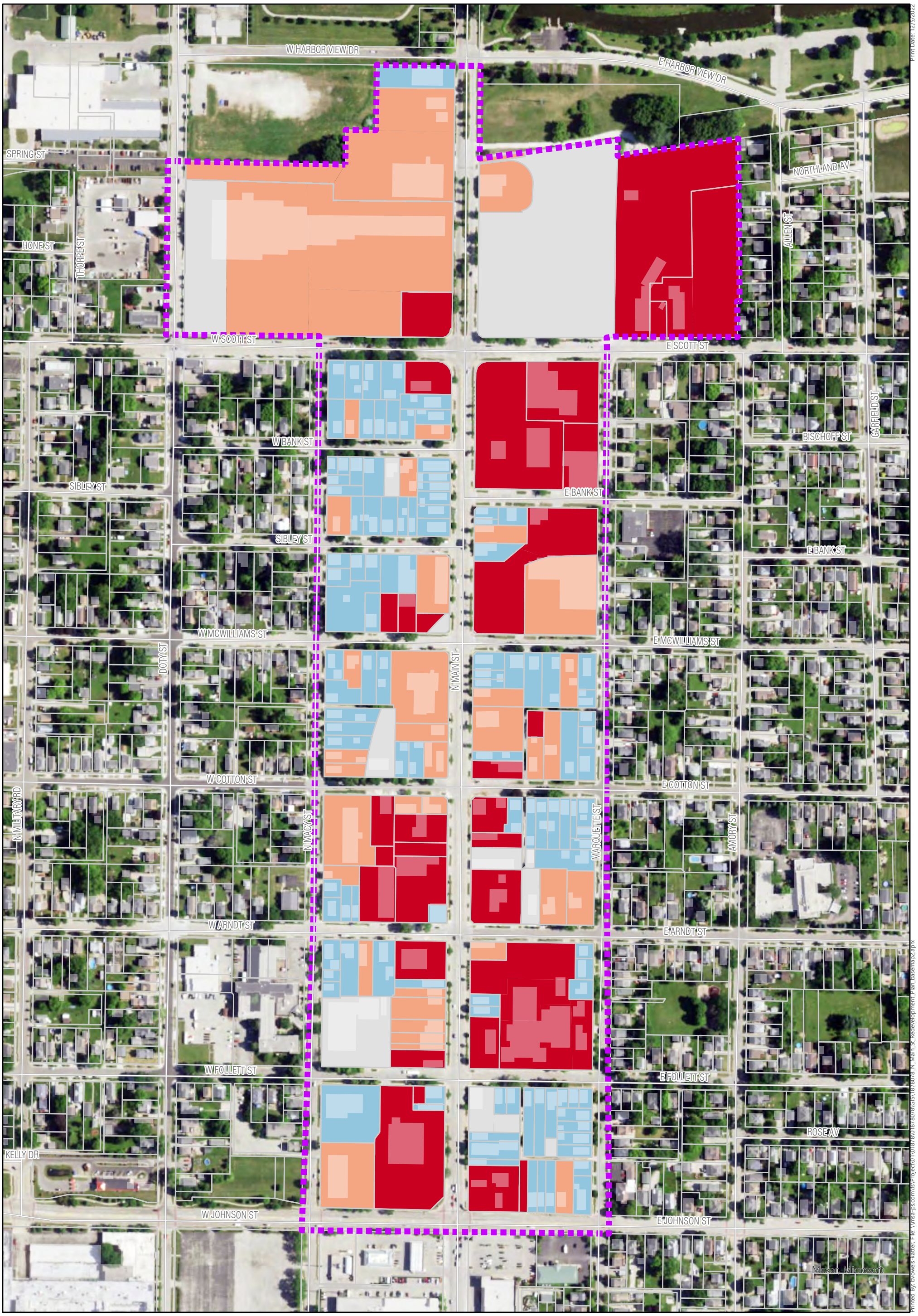
0 250 500 750 1,000 Feet

N

Building Conditions

CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

Data Sources:
City of Fond du Lac, Fond du Lac County Parcels (2022), Microsoft Building Footprints (2018), ESRI



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Print Date: 12/5/2022

MSA PLANNING + DESIGN STUDIO

North Main St Project Boundary

2022 Tax Parcels

Less Than 2.0

2.0 - 3.9

4 or More

No Data

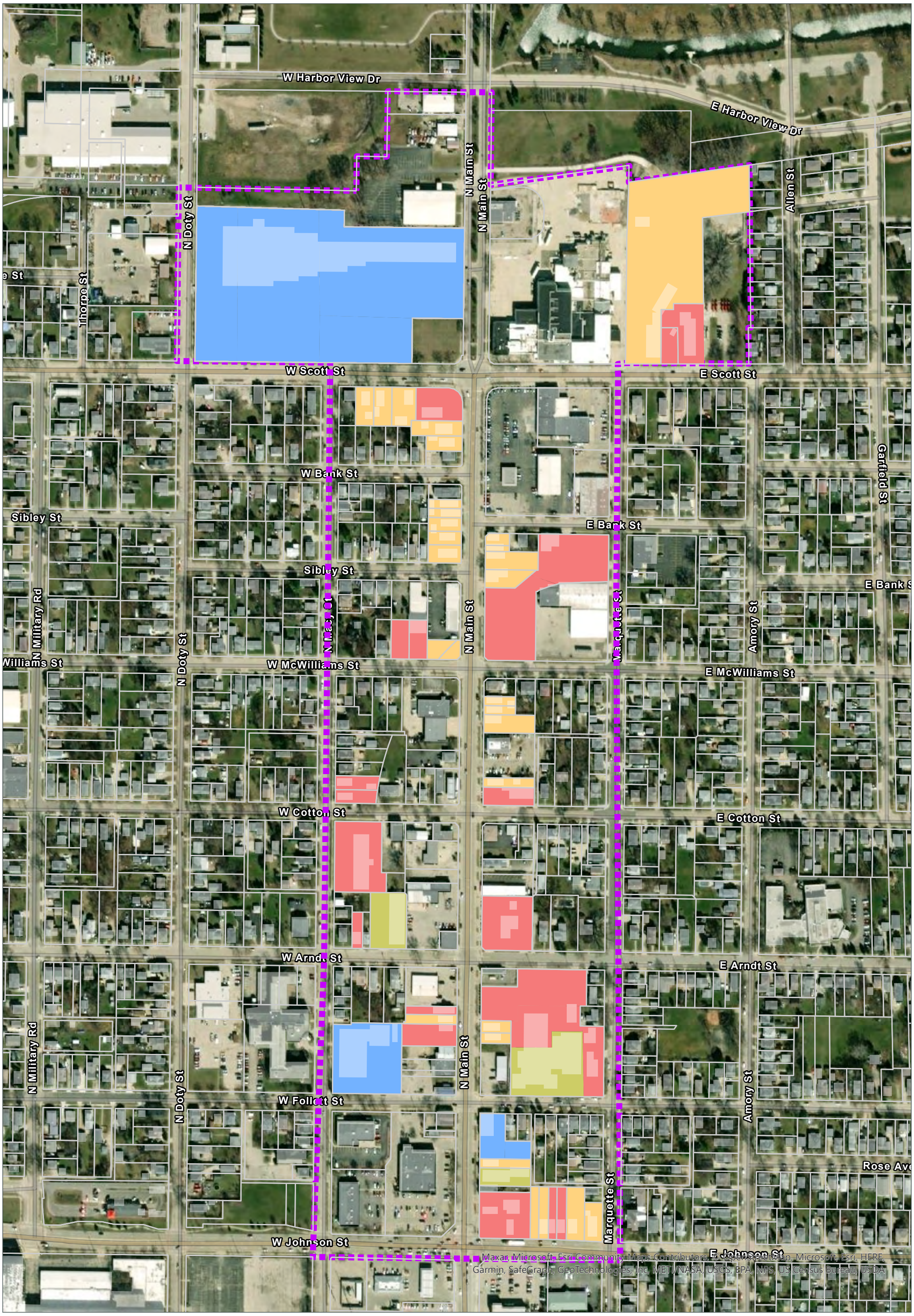
N

0 250 500 750 1,000 Feet

Improvement Value Ratio

CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

Data Sources:
City of Fond du Lac, Fond du Lac County Parcels (2022), Microsoft Building Footprints (2018), ESRI



MSA PLANNING + DESIGN STUDIO

Data Sources:
City of Fond du Lac, Fond du Lac County Parcels (2022), Microsoft Building Footprints (2018), ESRI

- Blight Influence
- Destination Business
- Historic
- Incompatible Use

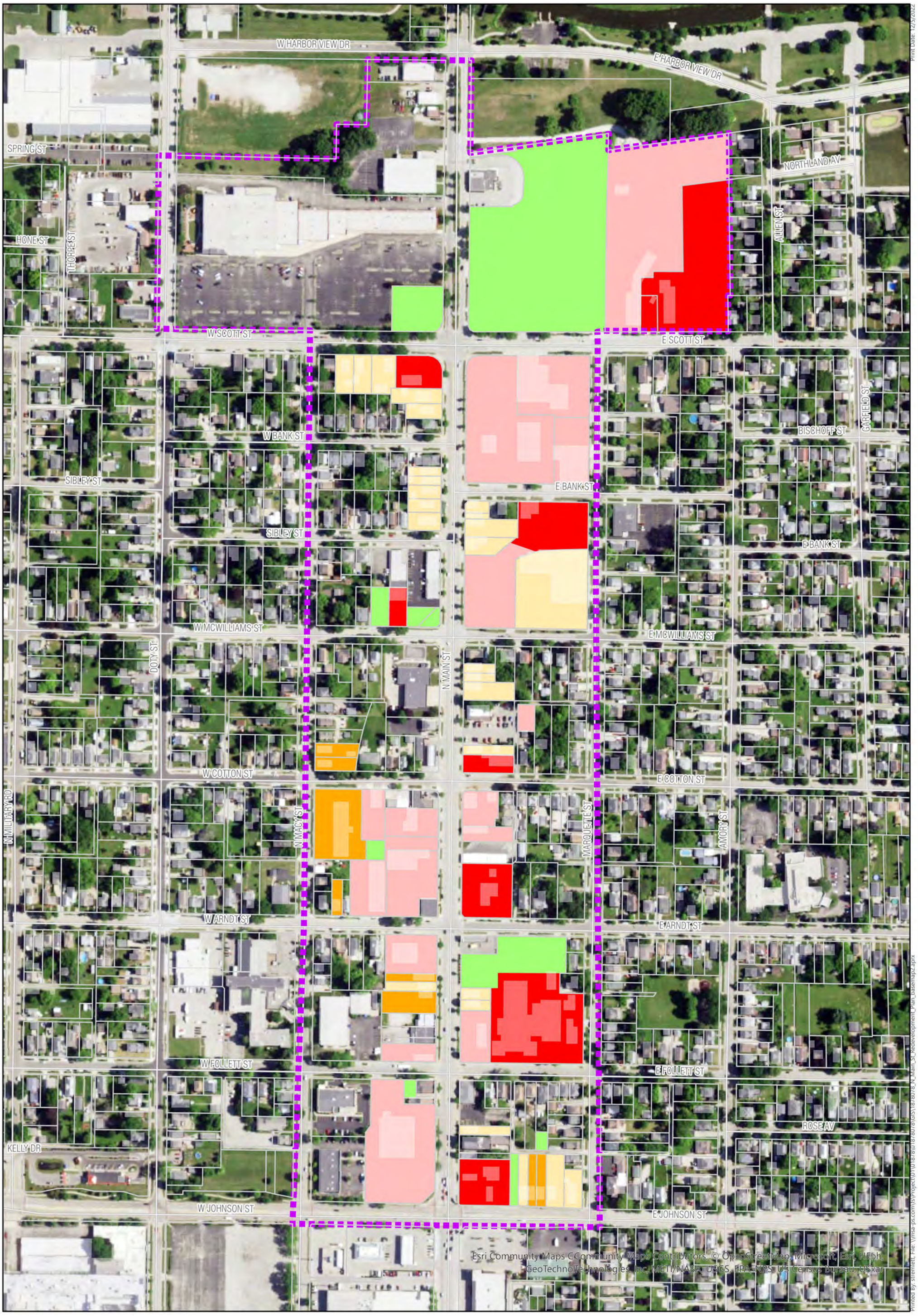
- North Main Street Project Boundary
- 2022 Tax Parcels

0 250 500 750 1,000 Feet

N

Site Significance

CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI



Blight Influence

Blight Influence & Low Value

Incompatible Use

Low Value

Undeveloped

North Main St. Project Boundary

2022 Tax Parcels

N

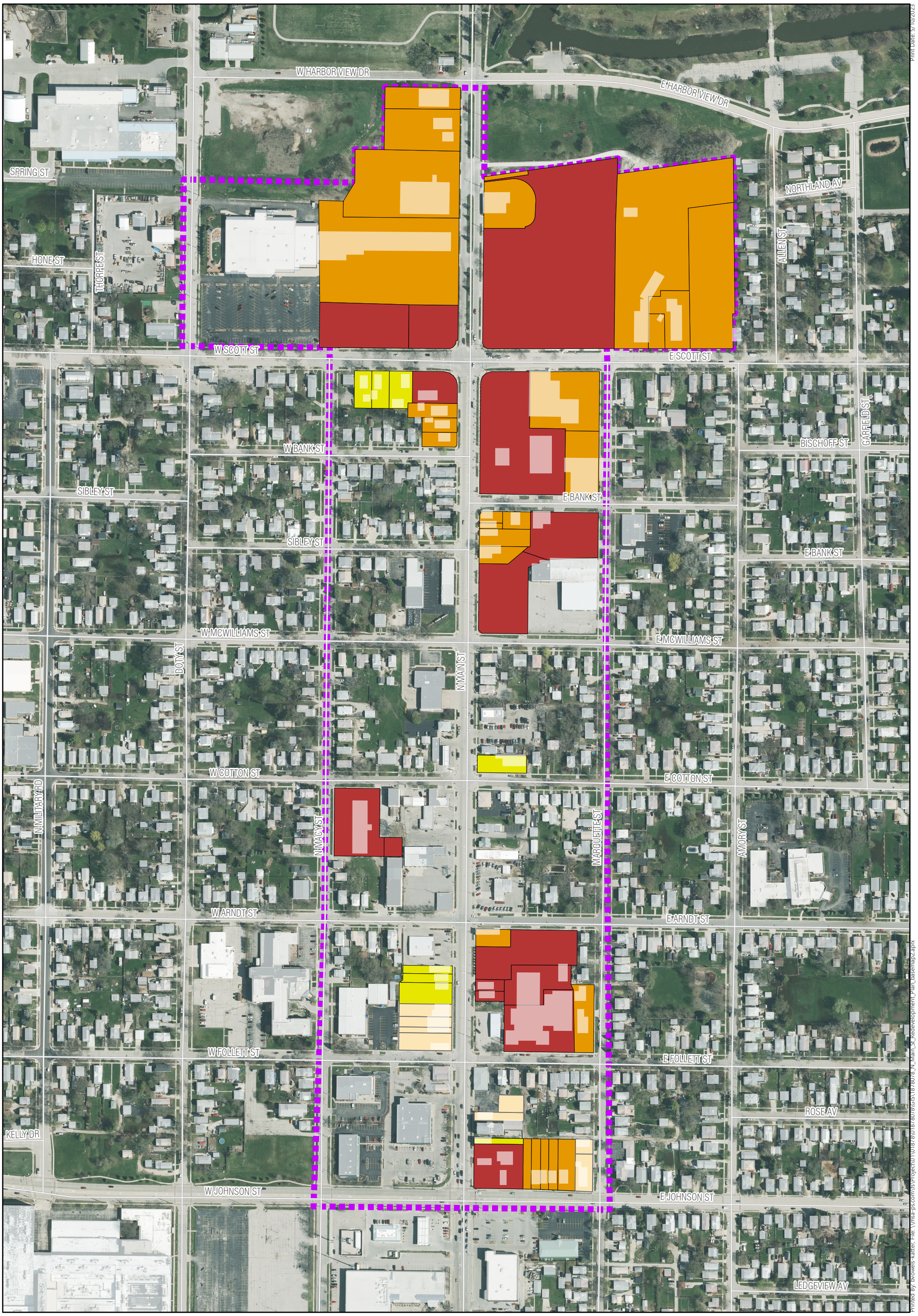
0 250 500 750 1,000 Feet

MSA PLANNING + DESIGN STUDIO

Data Sources:
City of Fond du Lac, Fond du Lac County Parcels (2022), Microsoft Building Footprints (2018), ESRI

Re-Investment Opportunities

CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI



Redevelopment Opportunities

- High Priority
- High Priority (Alt)
- Low Priority
- Low Priority (Alt)
- North Main Street Project Boundary

0 180 360 540 720 Feet

N

Redevelopment Opportunities

CITY OF FOND DU LAC
FOND DU LAC COUNTY, WI

MSA PLANNING + DESIGN STUDIO

Data Sources:
City of Fond du Lac, Fond du Lac County Parcels (2022), Microsoft Building Footprints (2018), ESRI

Print Date: 5/10/2023

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