

City of Fond du Lac
Notice of Public Hearing
Regarding the Proposed Creation of Tax Incremental District
Number Twenty-Five 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, August 14, 2023 at 5:30 pm in Room A of the City-County Government Center, 160 South Macy Street, Fond du Lac, Wisconsin, regarding the proposed creation of Tax Incremental District Number Twenty-Five 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.

The proceeds of the proposed Tax Incremental District will be paid in the form of cash grants to the developers of the vacant lot to assist in the redevelopment of the property located at 143 Doty Street for residential and commercial use within the City. Economic assistance in the form of cash grants to other property owners or future property owners may be made as other properties within the District are redeveloped into commercial or residential use. The proceeds will also be used to fund public improvements within the District including roads, water, sewer, stormwater and public amenities.

The proposed Tax Incremental District is described as:

FDL-15-17-10-31-059-01

FDL-15-17-10-42-282-00

Block 9

That part of Lots Two (2), Three (3), Four (4), Five (5), in Block Nine (9) of the Original Plat of the City of Fond du Lac, according to the recorded Plat thereof, which lies northeasterly of a line drawn parallel with and distant twenty-five (25) feet Northeasterly measured at right angles, from the center line of the spur or industry track of the Chicago and Northwestern Railway Company, which runs in a Northwesterly and Southeasterly direction over and across said Lots.

Also, that part of Lot Six (6) in said Block Nine (9), Original Plat of the City of Fond du Lac, which lies easterly of a straight line drawn from a point in the south line of said Lot Six (6), which is distant twenty-five (25) feet northeasterly, measured at right angles, from the center line of said spur or industry track, in a northwesterly direction to the northwest corner of said Lot Six (6).

All that part of Lots 7, 8, 9, 10, 11, 12, 13, Block 9, Original Plat of the City of Fond du Lac, excepting therefrom property occupied by the Chicago and Northwestern Railway.

Lots numbered 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, Block 9, Original Plat of the City of Fond du Lac, excepting therefrom the North 3 feet. Also excepting from Lot 18 the following: Beginning at the Northeast corner of Lot 18, Block 9; thence Westerly along the North line of Lot 18, 5 feet; thence in a Southeasterly direction 7 feet, more or less, to the East line of Lot 18; thence North along the East line of Lot 18, 5 feet, to the point of beginning.

Also excepting from Lot 19 the following:

That part of Lot 19, Block 9, of the Original Plat of the City of Fond du Lac, described as follows:

Beginning at a point on the West line of Lot 19, 3 feet South of the Northwest corner of Lot 19; thence Easterly along a line parallel to and 3 feet South of the North line of Lot 19, 2 feet; thence Southwesterly 3 feet, more or less, to the West line of Lot 19; thence Northerly along the West line of Lot 19, 2 feet, to the place of beginning.

Also excepting from Lot 23 the following:

Beginning at a point on the East line of Lot 23, 3 feet South of the Northeast corner of Lot 23, thence Westerly along a line parallel to and 3 feet South of the North line of Lot 23, 2 feet; thence Southeasterly 3 feet, more or less, to the East line of Lot 23; thence Northerly along the East line of Lot 23, 2 feet, to the point of beginning.

Lots numbered 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, Block 9, Original Plat of the City of Fond du Lac.

Lots 34, 35, and 36, Block 9, Original Plat of the City of Fond du Lac, excepting therefrom property reserved by the Chicago and Northwestern Railway Company.

Also a piece of land immediately South of and adjoining Lot 36 above-described and being a part of West Merrill Street now vacated and described as: Commencing at the Southeast corner of said Lot 36, thence South on the East line of Block 9 extended South, 29.5 feet to a point 12 feet North of and at right angles to the center line of the industrial track of the Chicago and Northwestern Railway Company, and running in an Easterly and Westerly direction across Doty Street and immediately North of the relocated East Branch of the Fond du Lac River, thence North 85 degrees and 3 minutes West (the center line of Doty Street as originally located being considered the North and South line) to a point on the extended West line of Lot 36, 13.9 feet South of the Southwest corner of Lot 36, thence North to the Southwest corner of said Lot 36, thence Easterly on the South line of Lot 36 to the place of beginning. Excepting from all of the above, the easements and right-of-ways of the Chicago and Northwestern Railway Company for its switch tracks across said property, and further excepting the following described parcel conveyed on August 15, 1939 by Fred Rueping Leather Co. to City of Fond du Lac for street purposes only by Vol. 257 of Deeds page 549: Commencing at a point on the East line of Block 9, being the West line of Doty Street 350 feet South of the Northeast corner of Lot 30 in said Block, being the Southwest corner of Doty and Rees Streets as originally located, thence South on the continuation of said East line of Block 9, 99.5 feet to an iron pipe which is 12 feet, North of and at right angles to the center line of the industrial track of the Chicago and Northwestern Railway Company, thence North 85 degrees 3 minutes West 10 feet to an iron pipe stake, thence Northerly to the place of beginning, all in the Original Plat of the City of Fond du Lac.

Lots 37, 38, 39, 40, 41, 42, 43, and 44, Block 9, Original Plat of the City of Fond du Lac, North of the Northerly right-of-way line of the Chicago and Northwestern railroad (said right-of-way line lies parallel with and 25 feet Northerly from the track center line as measured at right angles).

Lots 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, Block 9, Original Plat of the City of Fond du Lac.

Together with all of vacated Rees Street lying East of the East line of North Brooke Street and West of the West line of Doty Street, together with all of vacated Military Street (formerly Juneau St.) lying South of the South line of Johnson Street and North of said Railroad right-of-way, together with all that portion of the vacated alley lying South of and contiguous to Lots 15, 16, 17, 18, 19, 20, 21, and 22, West of and contiguous to Lots 26, 27, 28, and 29, East of and contiguous to Lots 8, 9, 10, and 11, East of and contiguous to Lots 4, 5, 6, and 7, West of and contiguous to Lots 30, 31, 32, and 33, and North of and contiguous to Lots 37, 38, 39, 40, 41, 42, 43, and 44.

Block 25

Lot 3 in Block 25 of the Original Plat of the City of Fond du Lac.

Block 26

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 except the North 3 feet of Lots 14, 15, 16, 17, and 18 and further excepting that part described as follows: Beginning at a point on the West line of Lot 14, 3 feet South of the Northwest corner of Lot 14; thence Easterly along a line 3 feet South of and parallel to the North line of Lot 14, 2 feet; thence Southwesterly 3 feet, more or less, to the West line of Lot 14; thence Northerly along the West line of Lot 14, 2 feet, to the point of beginning.

Also all of Lots 54, 55, and 56 except the South 32 feet of the North 77 feet and the North 54 feet of the East 60 feet of the South 120 feet of Lot 54; together with all that part of the vacated alley lying South of and contiguous to Lots 15, 16, 17, and 18, and East of and contiguous to Lots 8, 9, 10, and 11.

All of the above described land being located in Block 26 of the Original Plat of the City of Fond du Lac.

All in the City of Fond du Lac, Fond du Lac County, Wisconsin

FDL -15-17-10-42-291-05

Lot Five (5) of Certified Survey Map No. 6668 recorded in the Fond du Lac County Register of Deeds Office in Volume 46 of Certified Survey Maps, pages 64 and 64A, as Document No. 820715, in the City of Fond du Lac, Fond du Lac County, Wisconsin, as corrected by Affidavit of Correction recorded as Document 943468.

FDL -15-17-10-42-291-01

Lot Two of Certified Survey Map Number 4200, recorded in Office of the Register of Deeds of Fond du Lac County, Wisconsin, in Volume 23 as Certified Survey Maps at page 119 and 119A as Document Number 509280

Publish: July 30, 2023 and August 6, 2023