

AssessorData



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Tax Key Number: FDL-15-17-09-33-580-04



Property address:

17 N Pioneer Rd
City of Fond du Lac, WI

[View Full Report](#)

Abbreviated legal description:

Acres (county records): 0

Building 1 description:

Kahl Insurance Office Bldg

Size: 6,912 sq feet

Year built: 2016

Additional structures: 5

Date of last building permit: 1/11/2021

Last sale date: 3/30/2016

Total assessed value of land: \$213,400

Total assessed value of buildings: \$544,200

Assessment year: 2024

[Click here to view the website for this municipality.](#)

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[<< Return to Search Results](#)

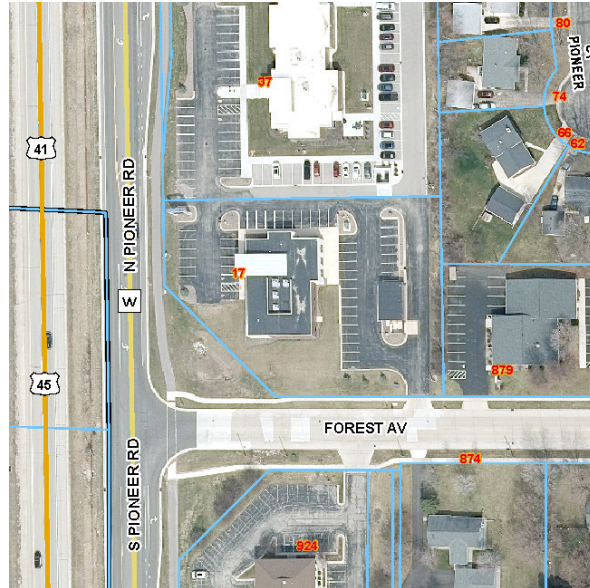
[Perform A New Search](#)

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: FDL-15-17-09-33-580-04

Page 1 of 2

Location Information



Municipality: CITY OF FOND DU LAC

Site Address: 17 NORTH PIONEER RD

Owner Name(s): CKML LLC

Mailing Address: W3893 BITTERSWEET LN
City State Zip: FOND DU LAC WI 54937

Property Description: (As of last tax bill issued)

Legal Description: S9 T15N R17E Lot 1, CSM 8138-61-50 REC AS DOC 1074248 LOC IN SW 1/4 SW 1/4

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 9, T15N, R17E Volume: N/A Document Number: 1074542

Total Acres: 1.1200 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

	Assessment Information		Real Estate Tax Information	
	2023	2022	2023	2022
Land Value:	\$213400.00	\$213400.00	Original Tax:	\$37091.71 \$34822.22
Improvement Value:	\$1306300.00	\$1306300.00	Lottery Credit:	\$0.00 \$0.00
Total Value:	\$1519700.00	\$1519700.00	First Dollar Credit:	\$58.14 \$53.91
Fair Market Value:	\$2020200.00	\$1803700.00	Net Tax:	\$37033.57 \$34768.31

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: FDL-15-17-09-33-580-04

Page 2 of 2

Fair Market Ratio:	0.7522795550	0.8425312240	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$37033.57	\$34768.31

[2023 assessment detail](#)

[2022 assessment detail](#)

[View all tax information](#)

Taxint District Information

School District: FOND DU LAC SCHOOL

Vocational School District: MORAINÉ PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

2024 Property Records for City of Fond du Lac, Fond du Lac Country

November 4, 2024

Tax key number: FDL-15-17-09-33-580-04

Property address: 17 N Pioneer Rd

Traffic / water / sanitary: Light / City water / Sewer

Summary of Assessment	
Land	\$213,400
Improvements	\$544,200
Total value	\$757,600

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			48,787	1.120	None	Commercial		\$213,400

Commercial Building (Kahl Insurance Office Bldg)

Assessed value: \$410,400

Section name: Section 1
 Year built: 2016
 % complete: 100%
 Stories: 1.00
 Perimeter: 362 LF
 Total area: 6,912 SF (all stories)

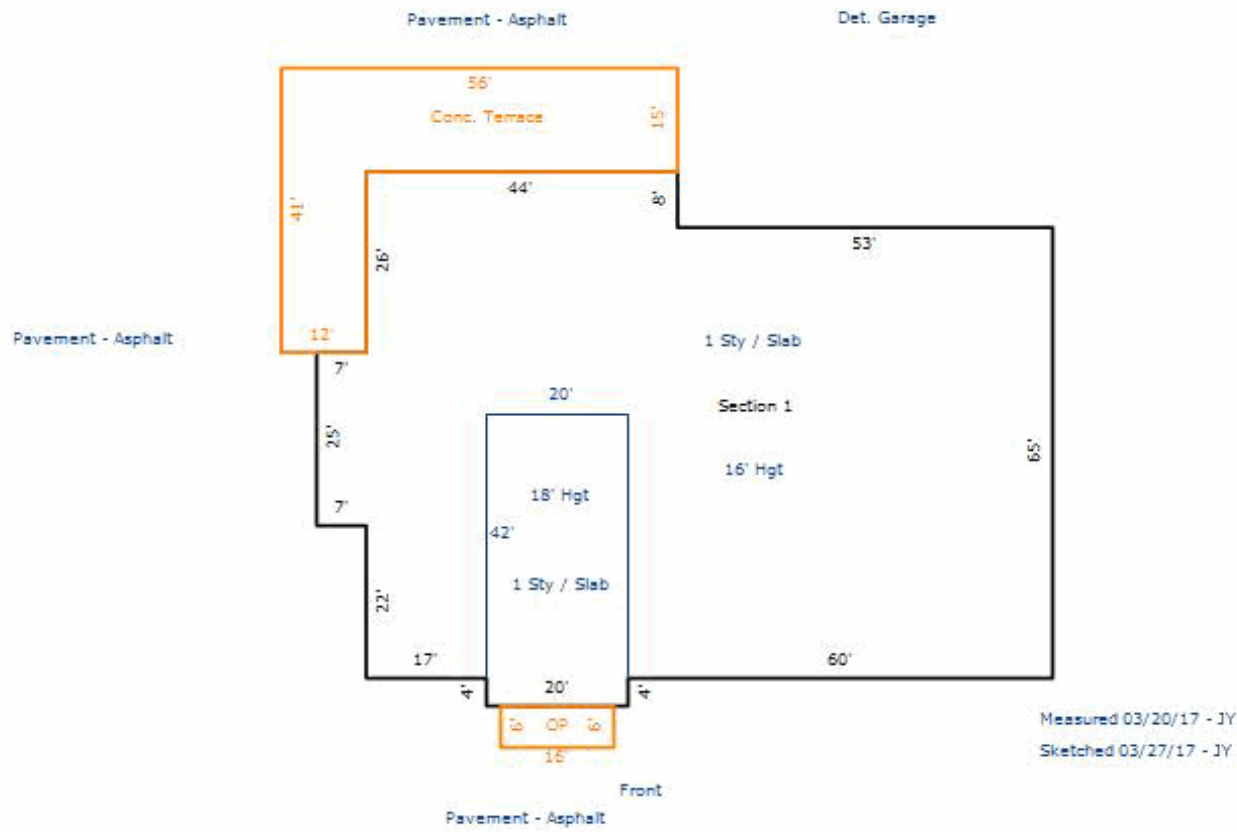


Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, class A	1	6,072	Wood or steel framed exterior w	14.00	AA (EX)	Good
Office building	Office, class A	1	840	Wood or steel framed exterior w	18.00	AA (EX)	Good	

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Ashlar Stone Veneer				2,074	30.0%	A (VG)
Stud-Metal Siding				4,838	70.0%	A (VG)	


HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Package unit				6,912	100.0%	B (GD)

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	Other features	1	Rear Conc. Terrace	1,152	AA		2016
Other features	1	Front Open Porch	96	AA		2016	Go
Other features	1	Sign Base & Structure	1	AA		2016	Go



2024 Property Records for City of Fond du Lac, Fond du Lac Country

November 4, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 23 LF	Grade: B		
Const type: Detached, frame or cb	Depth: 36 LF	Condition: Average		
Year built: 2016	Floor area: 828 SF	% complete: 100%		
		Assessed \$: \$40,400		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Driveway/Paving	Width: 410 LF	Grade: C		not available
Const type: Asphalt	Depth: 100 LF	Condition: Average		
Year built: 2016	Floor area: 41,000 SF	% complete: 100%		
		Assessed \$: \$85,900		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Lights	Units: 3	Grade: C		not available
Const type: 12' H		Condition: Average		
Year built: 2016		% complete: 100%		
		Assessed \$: \$3,000		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Lights	Units: 2	Grade: C		not available
Const type: 12' H		Condition: Average		
Year built: 2016		% complete: 100%		
		Assessed \$: \$3,000		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Driveway/Paving	Width: 14 LF	Grade: B		not available
Const type: Concrete	Depth: 25 LF	Condition: Average		
Year built: 2016	Floor area: 350 SF	% complete: 100%		
		Assessed \$: \$1,500		

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
1/11/2021	2021-000045	Change of copy for Diamond Bro	\$0	1/1/2022
9/15/2016	101916	3-Car Garage	\$50,000	1/1/2017
8/5/2016	101529	New Signage - NV	\$141,270	1/1/2017
6/30/2016	101257	6877SF Building	\$1,800,000	2/1/2017
6/21/2006	1869	RAZE BLDG	\$0	6/21/2006
4/12/2004	19615	SIGNAGE	\$1,200	4/12/2004

Sales History		
Date	Price	Type
3/30/2016	\$420,000	Other (see comment)

3017

EASEMENT AGREEMENT

Document Number

Return Address

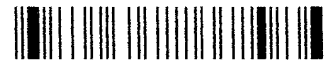
Everson & Gibbs, LLC
97 South Pioneer Road, Suite 300
Fond du Lac, WI 54935

Parcel ID Number:

FDL-15-17-09-33-580-02

DOC# 1074542

Recorded
September 28, 2016 12:43 PM
SHAWN KELLY
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: \$30.00



Record this document with the Register of Deeds

AGREEMENT, made this 27 day of September, 2016, by CKML, LLC (“CKHL”).

EXPLANATION OF AGREEMENT

CKML is the owner of the Lot 1 of Certified Survey Map 7917 as recorded with the Register of Deeds for Fond du Lac County on July 7, 2014 as document 1039771. CKML is subdividing Lot 1 into Two (2) lots with Certified Survey Map 8138, Volume 61 Pages 50-50A-50B, as recorded with the Register of Deeds for Fond du Lac County on September 21 2016 as document 1074248, attached to this Easement Agreement as “Exhibit A.” The purpose of this easement agreement is to set forth necessary easements between the two new lots. The Easements will be for:

1. Access Easement to grant ingress and egress to both lots.
2. Restatement and acceptance of a prior Infrastructure Maintenance Agreement.

AGREEMENT

NOW, THEREFORE, IT IS AGREED:

1. **ACCESS EASEMENT:** CKML grants to Lot 1 and Lot 2 a twenty-six (26’) foot wide easement approximately twelve (12’) feet from the eastern boundary, centered on the asphalt driveway as constructed. Said easement shall be for an asphalt driveway for ingress and egress for each Lot. This Easement is intended to benefit the owners of Lot 1 and Lot 2. The Easement shall be perpetual and shall run with the land.

- a. Maintenance: The parties agree to jointly maintain the Easement in a good condition and shall equally pay for any maintenance required to the Easement or upkeep which might be necessary.
- b. Use: The use of the Easement by the owner of Lot 1 and Lot 2 and shall be restricted to ingress and egress only and shall not block the other's use of the Easement. The Easement shall not be expanded beyond this original agreement without mutual agreement between both Lot owners.
- c. Damage to the Easement: Both Lot owners are responsible for their own actions, with regard to the Easement area. Any party that does damage to the Easement area is solely held responsible for the repair. Damage is considered anything greater than normal wear and tear.

2. **INFRASTRUCTURE MAINTENANCE AGREEMENT**: CKML restates and grants to Lot 1 and Lot 2 the Infrastructure Maintenance Agreement as previously filed on CSM 7917, Lot 1 and Lot 2, said agreement was Recorded with the Register of Deeds for Fond du Lac County on March 30, 2016 as Document 1065663. This Easement and restatement is intended to benefit the owners of Lot 1 and Lot 2. The Easement shall be perpetual and shall run with the land.

3. **BINDING EFFECT**: This agreement shall be binding upon the parties hereto, their heirs, personal representatives and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year stated above.

CKML, LLC

By: 

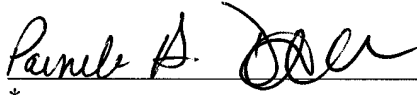
Mitch Kahl, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN

FOND DU LAC COUNTY

Personally came before me this 21st day of September, 2016, the above named Mitch Kahl, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.



*

Notary Public, Fond du Lac County, Wis.

My commission 10-4-2019

DRAFTED BY:
WILLIAM B. EVERSON
EVERSON AND GIBBS, LLC

EXHIBIT A

DOC# 1074248

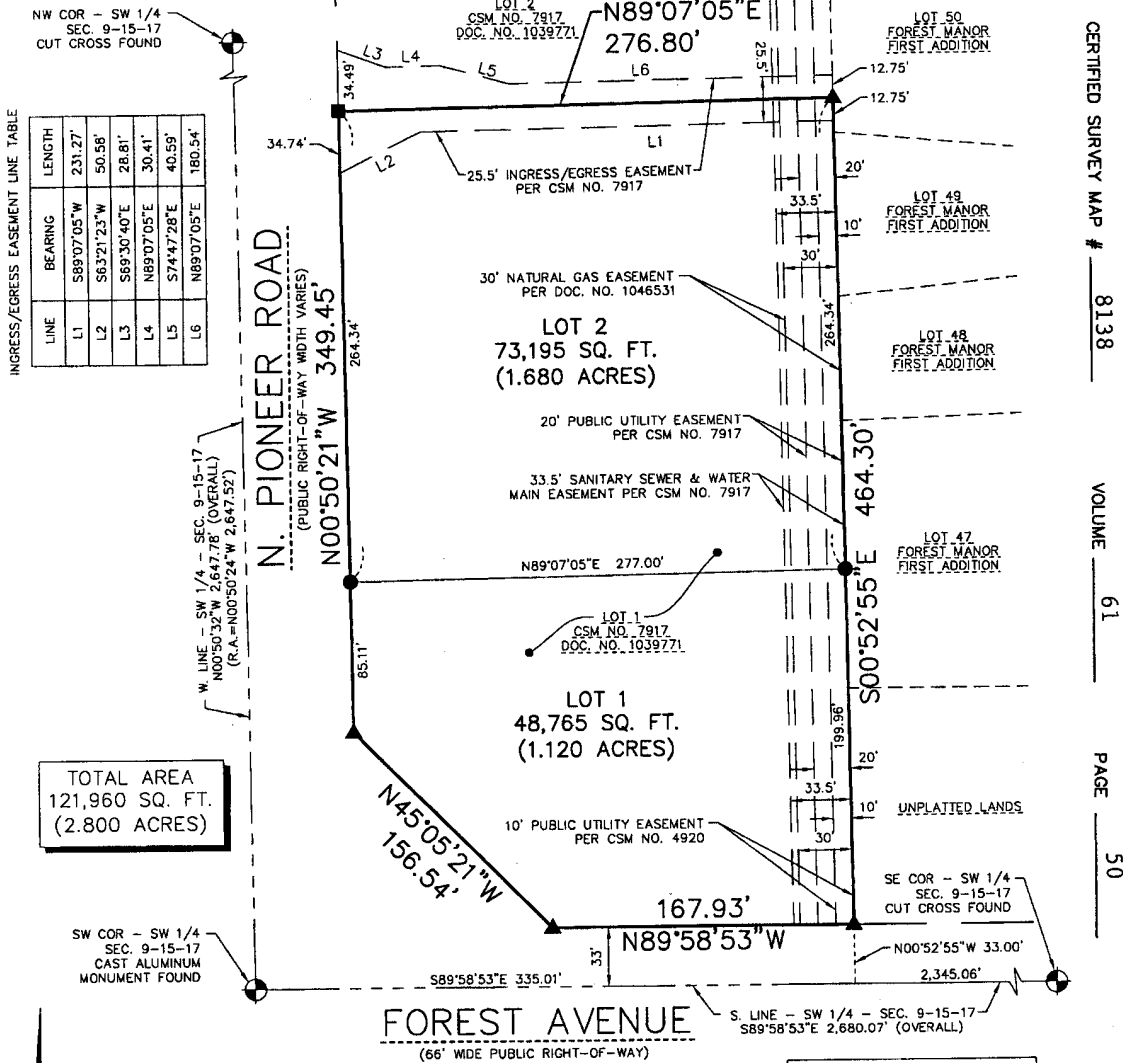
Recorded
September 21, 2016 2:21 PM
SHAWN KELLY
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: \$30.00

CERTIFIED SURVEY MAP

FOR
CKML, LLC

LOT 1, CSM NO. 7917, LOCATED IN A PART OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 9,
TOWNSHIP 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC,
FOND DU LAC COUNTY, WISCONSIN.

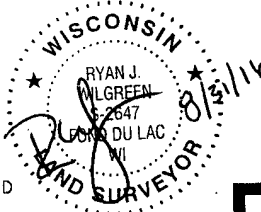
Volume 61 Certified Survey
Maps
Pages 50-50A-50B



TOTAL AREA
121,960 SQ. FT.
(2.800 ACRES)

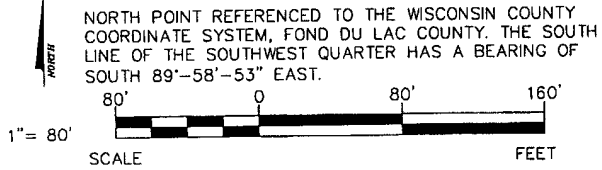
CERTIFIED SURVEY MAP # 8138
VOLUME 61
PAGE 50

- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
 - ▲ - 1" IRON PIPE FOUND
 - - MAG NAIL SET
 - ⊙ - SECTION CORNER MON. FOUND
 - (R.A.) - RECORDED AS



NOTE:
CROSS ACCESS EASEMENT FOR LOT 1 AND LOT 2 TO BE CREATED BY A SEPARATE DOCUMENT.

OWNER:
CKML, LLC
39 SOUTH MARR STREET
FOND DU LAC, WI 54935



EXCEL ENGINEERING, INC. SURVEYING GROUP

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

PROJECT NO. 1601450

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 1, CSM NO. 7917, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 9, TOWNSHIP 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC,
FOND DU LAC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

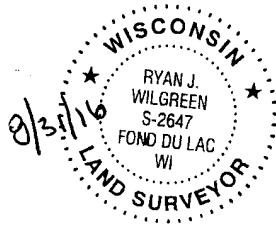
That I have surveyed, divided and mapped a parcel of land described below.

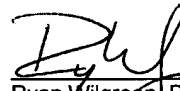
That I have made such Certified Survey under the direction of CKML, LLC bounded and described as follows:

Lot 1 of Certified Survey Map No. 7917 of Certified Survey Maps in Volume 59 on Pages 27, 27A and 27B as Document No. 1039771 in the Fond du Lac County Register of Deeds office being a part of the Southwest 1/4 of the Southwest 1/4, Section 9, Township 15 North, Range 17 East, City of Fond du Lac, Fond du Lac County, Wisconsin.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Fond du Lac in surveying, dividing and mapping the same.




Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1601450

CERTIFIED SURVEY MAP # 8138

VOLUME 61

PAGE 50A

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 1, CSM NO. 7917, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 9, TOWNSHIP 15 NORTH, RANGE 17 EAST, CITY OF FOND DU LAC,
FOND DU LAC COUNTY, WISCONSIN.

OWNER'S CERTIFICATE, LLC

CKML, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.

CKML, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Fond du Lac

WITNESS the hand and seal of said owner this 1st day of September, 2016.

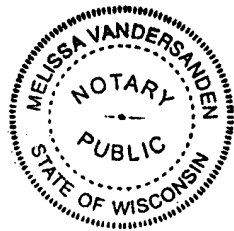
CKML, LLC

Mitchell R. Kahl

Mitchell R. Kahl, Registered Agent

STATE OF WISCONSIN)
FOND DU LAC COUNTY)SS

Personally came before me this 1 day of September, 2016, the above named Mitchell R. Kahl to me known to be the person who executed the foregoing instrument, and acknowledged the same.



M Vandersanden
Notary Public, Fond du Lac County, WI
My Commission Expires: 9/21/2018

CITY OF FOND DU LAC APPROVAL CERTIFICATE

Approved in accordance with the Subdivision Ordinance of the City of Fond du Lac this 15th day of

September, 2016.

Paul De Vries
Paul De Vries, P.E. – City Engineer

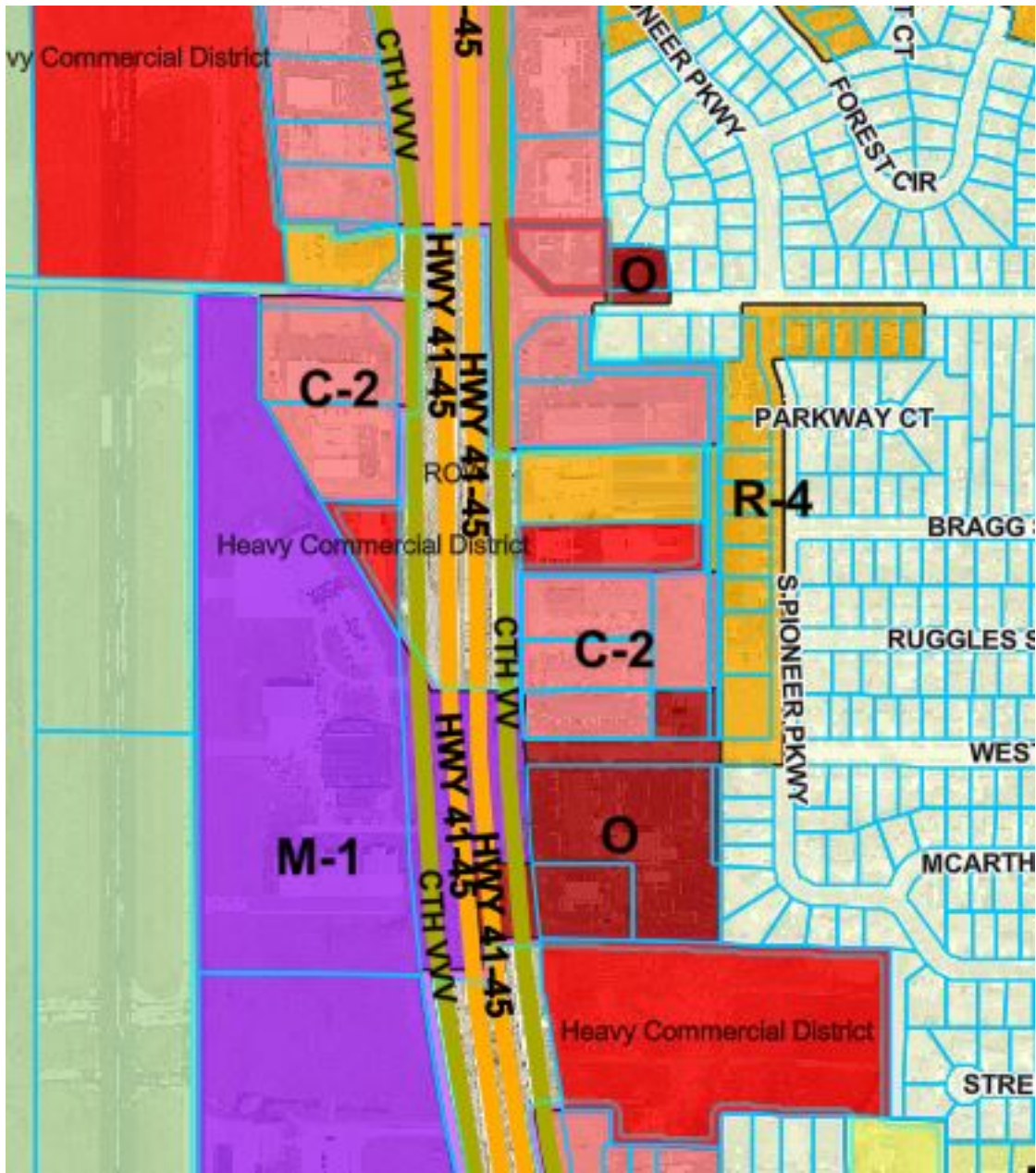


CERTIFIED SURVEY MAP # 8138

VOLUME 61

PAGE 508

PAGE 3 OF 3 SHEETS



Floodplain

Special Flood Hazard Areas

Zone



Floodway



A - General floodplain area. Not detailed study area.



AE - 1% Annual Chance Flood Hazard (Previously 100 year floodfringe).



AH -Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.



0.2% Annual Chance Flood Hazard (Previously 500 year floodplain).



X - Areas determined to be outside the 0.2% annual chance floodplain.

