



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Hearing Meeting Date:** May 21, 2019

**Common Council Public Hearing Meeting Date:** July 10, 2019 (Public Hearing on Comprehensive Plan Amendment and Rezoning)

**Items:** City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-19 and Rezoning #5-19

**Case Manager:** David Kress

### **GENERAL INFORMATION**

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**Owners:** Dougherty Properties, LLC c/o Mark Dougherty and Appleton Cemetery Association

**Applicant:** Carow Land Surveying Co., Inc. c/o Bob Reider

**Address/Parcel:** Generally located east of North Plateau Street and south of East Wisconsin Avenue (parts of Tax Id #31-1-1044-00, #31-1-1045-01, and #31-1-1216-00)

**Petitioner's Request:** The applicant is requesting to amend the City's *Comprehensive Plan 2010-2030* Future Land Use Map from the Public/Institutional and One and Two-Family Residential designations to the Commercial designation for the subject area. In conjunction with this request, the applicant is also proposing to rezone the subject area from R-1B Single-Family District to C-2 General Commercial District. The requests are being made to accommodate a proposed parking lot expansion for an existing restaurant.

### **BACKGROUND**

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On March 15, 2017, the Common Council approved/adopted the 5-year update to the *Comprehensive Plan 2010-2030* and Future Land Use Map. This plan establishes a vision for future land use, physical development, and quality of life in the City and provides a comprehensive set of goals, policies, and initiatives to achieve that vision. The *Comprehensive Plan* document and the accompanying Future Land Use Map also serve as a guide for future growth and development in the City. Periodically, development proposals or changing circumstances within the City may trigger consideration of an amendment to the *Comprehensive Plan 2010-2030*. That is the case for this request.

A Certified Survey Map (CSM) was submitted in conjunction with the *Comprehensive Plan Amendment and Rezoning* requests. The CSM would reconfigure lot lines and attach the subject land area with adjacent parcel #31-1-1043-00. CSMs are typically administratively reviewed and approved by City staff, but because it crosses a plat boundary, the CSM must be approved by Plan Commission and Common Council. Per Section 23-40(b) of the Municipal Code, there shall not be more than one zoning district on any parcel of land. Therefore, since the subject land area is currently in a different zoning district than parcel #31-1-1043-00, a rezoning is necessary prior to CSM approval.

Site Plan #11-19 for a proposed parking lot expansion on the subject area was submitted for review. Approval of the rezoning and CSM is needed prior to Site Plan approval.

**STAFF ANALYSIS**

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**Procedural Findings:** When *Comprehensive Plan 2010-2030* Future Land Use Map Amendment and Rezoning applications are required for the same development project, the respective staff reports are consolidated together as one.

**Existing Site Conditions:** Parcel #31-1-1216-00 is currently undeveloped. Parcel #31-1-1045-01 is developed with a single-family dwelling and detached garage, but the part of the parcel included in this request is vacant. Parcel #31-1-1044-00 is developed with a single-family dwelling and detached garage, but the part of the parcel included in this request has encroachments from parcel #31-1-1043-00. Combined, the subject land area totals approximately 10,836 square feet.

**Surrounding Zoning Classification, Future Land Use Designation, and Current Land Uses:**

North: Zoning – C-2 General Commercial District  
Future Land Use Designation – Commercial  
Current Land Use – Restaurant with parking lot

South: Zoning – R-1B Single-Family District  
Future Land Use Designation – One and Two-Family Residential and Public / Institutional  
Current Land Use – Single-family dwellings and vacant, undeveloped land

East: Zoning – C-2 General Commercial District and R-1B Single-Family District  
Future Land Use Designation – Commercial and Public / Institutional  
Current Land Use – Restaurant with parking lot and vacant, undeveloped land

West: Zoning – R-1B Single-Family District  
Future Land Use Designation – One and Two-Family Residential  
Current Land Use – Single-family dwellings

**Proposed Future Land Use Designation:** Amendments to the *Comprehensive Plan* are sometimes triggered by technical corrections to omissions or errors, specific development proposals, or changing circumstances in the City. In this case, a specific development proposal for the subject land area is necessitating the change to Commercial designation. An area to the north is already shown as Commercial designation on the Future Land Use Map, so the proposed amendment would represent an expansion of the Commercial designation south of East Wisconsin Avenue.

**Comprehensive Plan 2010-2030 Goals and Objectives:** The *Comprehensive Plan 2010-2030* and Future Land Use Map are intended to guide City growth and development in an organized, efficient manner. The Plan addresses a range of topics related to land use, housing and neighborhoods, economic development, transportation, utilities and community facilities, and more. Evaluating the proposed amendment for consistency with relevant goals, objectives, and policies is necessary in determining if changes to the Future Land Use Map are appropriate. The proposed amendment appears to be consistent with the following excerpts from the City's *Comprehensive Plan 2010-2030*.

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*Goal 8 – Economic Development*

*Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.*

*OBJECTIVE 9.2 Economic Development:*

*Grow Appleton’s business community through recruitment, expansion, and retention programs that ensure a diverse business mix and jobs that pay well.*

*Policy 9.2.2 Work with the existing business community to help identify and tap opportunities for expansion.*

*OBJECTIVE 9.4 Economic Development:*

*Ensure the continued vitality of downtown and the City’s neighborhood commercial districts.*

*OBJECTIVE 10.1 Land Use:*

*Provide an adequate supply of suitable land meeting the demand for development of various land uses.*

*Policy 10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.*

*OBJECTIVE 10.5 Land Use:*

*Support the continued redevelopment and revitalization of land uses adjacent to Appleton’s key transportation corridors and downtown.*

*Chapter 15: Wisconsin Avenue Corridor Plan, General Plan:*

*Encourage private renovation and redevelopment that addresses existing limitations of platting and land assembly, site planning issues such as parking and access, and aesthetics.*

**Proposed Zoning Classification:** The purpose of the C-2 General Commercial District is to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public. The development standards for the C-2 District are listed below:

- 1) **Minimum lot area:** 14,000 square feet.
- 2) **Maximum lot coverage:** 75%.
- 3) **Minimum lot width:** 60 feet.
- 4) **Minimum front yard:** 10 feet.
- 5) **Minimum rear yard:** 20 feet.
- 6) **Minimum side yard:**
  - a. None.
  - b. 10 feet if abutting a residentially zoned district.
- 7) **Maximum building height:** 35 feet.

**Zoning Ordinance Review Criteria:** A rezoning is often triggered by development proposals or changing circumstances in the City. In this case, the request is being made to reconfigure lot lines (via

**Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-19 & Rezoning #5-19**

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CSM) and accommodate a proposed parking lot expansion, which is an allowable accessory use in the C-2 General Commercial District. Based on initial CSM review, if the subject land area is attached to parcel #31-1-1043-00, the remnant lots would still meet applicable development standards for the R-1B Single-Family District. Future development on parcel #31-1-1043-00 would need to conform to the C-2 District zoning regulations listed above and other sections of the Zoning Ordinance. Ultimately, Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.

**Standards for Zoning Map Amendments:** Per Section 23-65(d)(3) of the Municipal Code, all recommendations for Official Zoning Map amendments shall be consistent with the adopted plans, goals, and policies of the City and with the intent of the Zoning Ordinance. Related excerpts are listed below.

- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
  1. The request for a zone change is in conformance with the Comprehensive Plan for the City of Appleton. *If Future Land Use Map Amendment #1-19 is approved, to identify this area for future commercial uses, the rezoning request will be in conformance with the Comprehensive Plan 2010-2030.*
  2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map, is inadequate to meet the demands for such development.
  3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).
  4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
  1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *The subject area is served by existing infrastructure, and the transportation network should be able to accommodate the proposed rezoning.*
  2. The effect of the proposed rezoning on surrounding uses. *Commercial uses are already located along Wisconsin Avenue and north of the subject area, including Mark's East Side restaurant. The proposed amendment would allow for reconfigured lot lines to correct a building encroachment and expand the restaurant's existing parking lot. Perimeter parking lot landscape buffers would be reviewed in accordance with Zoning Ordinance requirements at the time of Site Plan review. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the surrounding neighborhood.*



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**Review Criteria:** Based upon the above analysis, it would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied, provided Comprehensive Plan Future Land Use Map Amendment #1-19 is approved.

**Technical Review Group (TRG) Report:** These items were discussed at the April 2, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

**RECOMMENDATION**

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Based upon the above analysis, staff recommends the proposed City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-19 from Public/Institutional and One and Two-Family Residential designation to Commercial designation and resolution, **BE APPROVED**; and

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #5-19 to rezone the subject land area located south of East Wisconsin Avenue (parts of Tax Id #31-1-1044-00, #31-1-1045-01, and #31-1-1216-00) from R-1B Single-Family District to C-2 General Commercial District, as shown on the attached map, **BE APPROVED**.

**NOTE:** If approved, Rezoning #5-19 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #1-19 to accurately reflect the change in future land use from Public/Institutional and One and Two-Family Residential designation to Commercial designation.

**RESOLUTION  
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE  
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

**WHEREAS**, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

**WHEREAS**, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the city and its statutory extraterritorial planning jurisdiction; and

**WHEREAS**, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

**WHEREAS**, members of the public were invited to make comments at a meeting held on May 21, 2019, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #1-19) herein adopted were reviewed and commented upon by members of the public; and

**WHEREAS**, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on May 21, 2019; and

**WHEREAS**, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution:

1. Having been filed with the City Clerk by the City of Appleton Community and Economic Development Department requesting a Comprehensive Plan Future Land Use Map Amendment to change future land use designations for specified property on the Future Land Use Map from (Public/Institutional and One and Two-Family Residential Use) to (Commercial Use).

**WHEREAS**, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

**WHEREAS**, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

**WHEREAS**, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

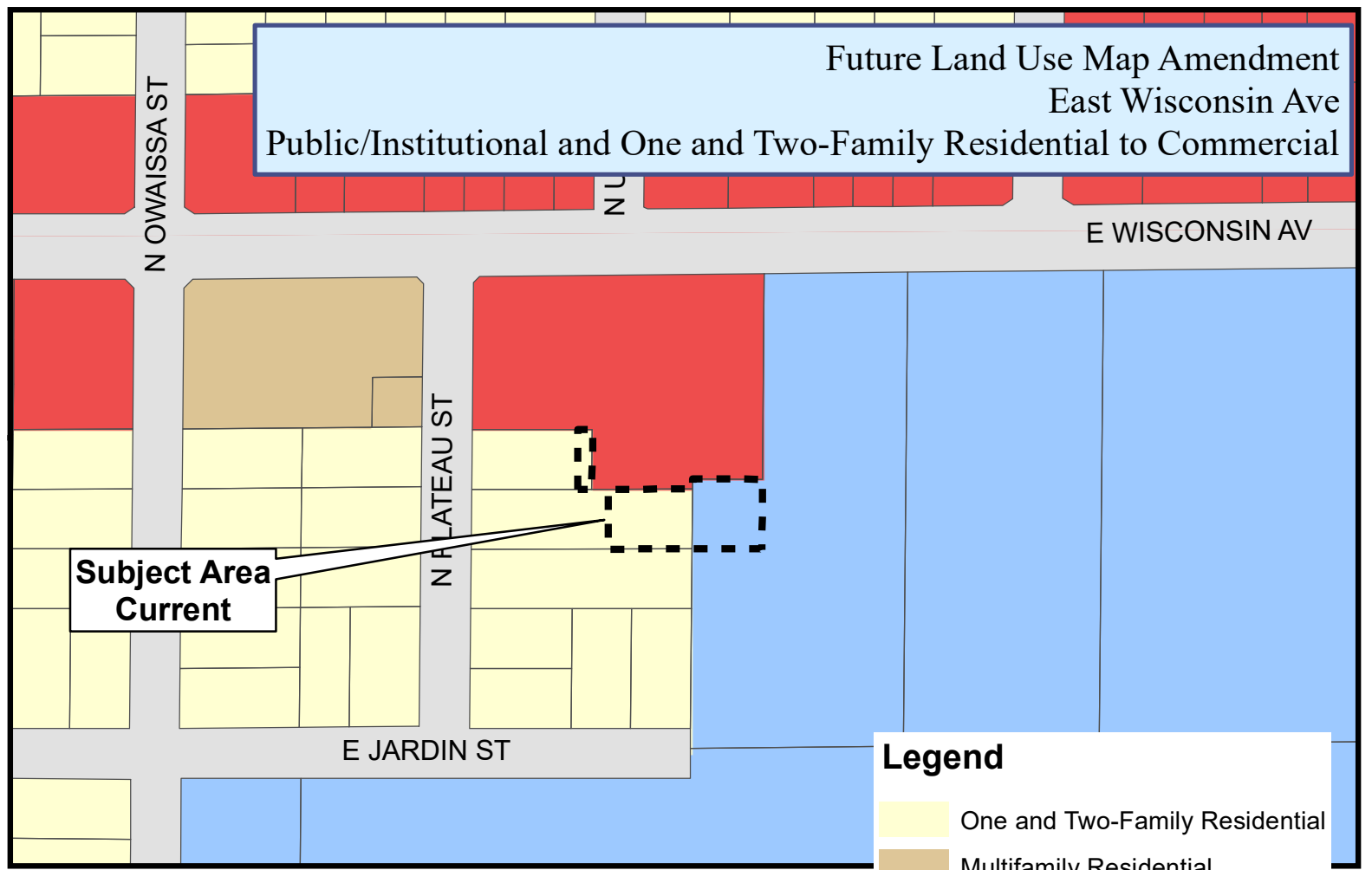
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Timothy M. Hanna, Mayor

ATTEST:

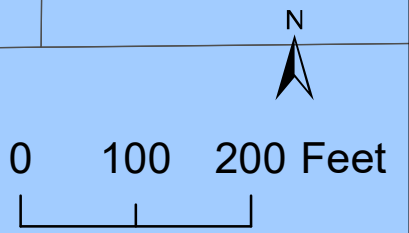
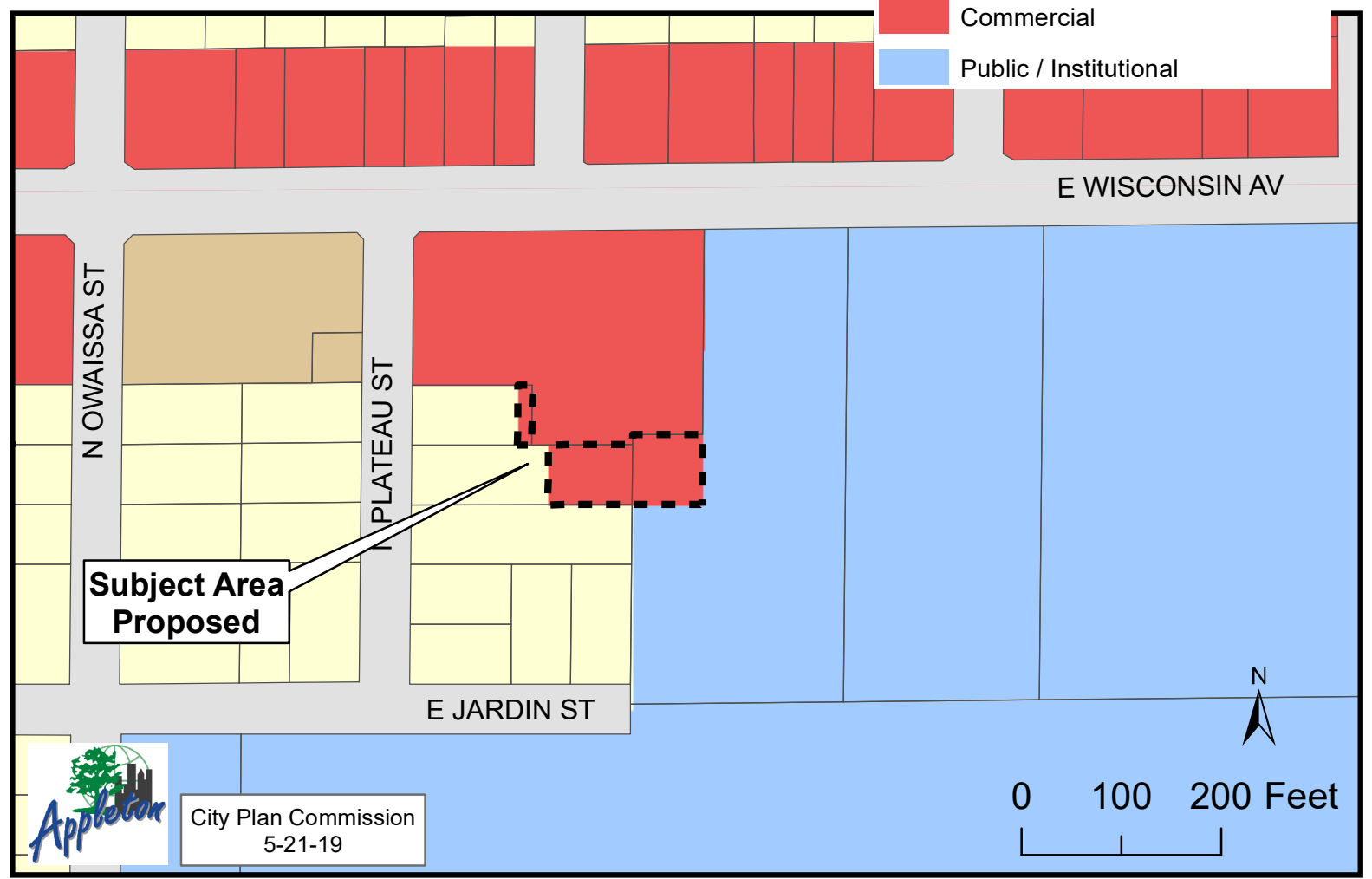
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Kami Lynch, City Clerk

Future Land Use Map Amendment  
East Wisconsin Ave  
Public/Institutional and One and Two-Family Residential to Commercial

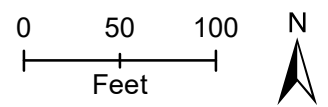
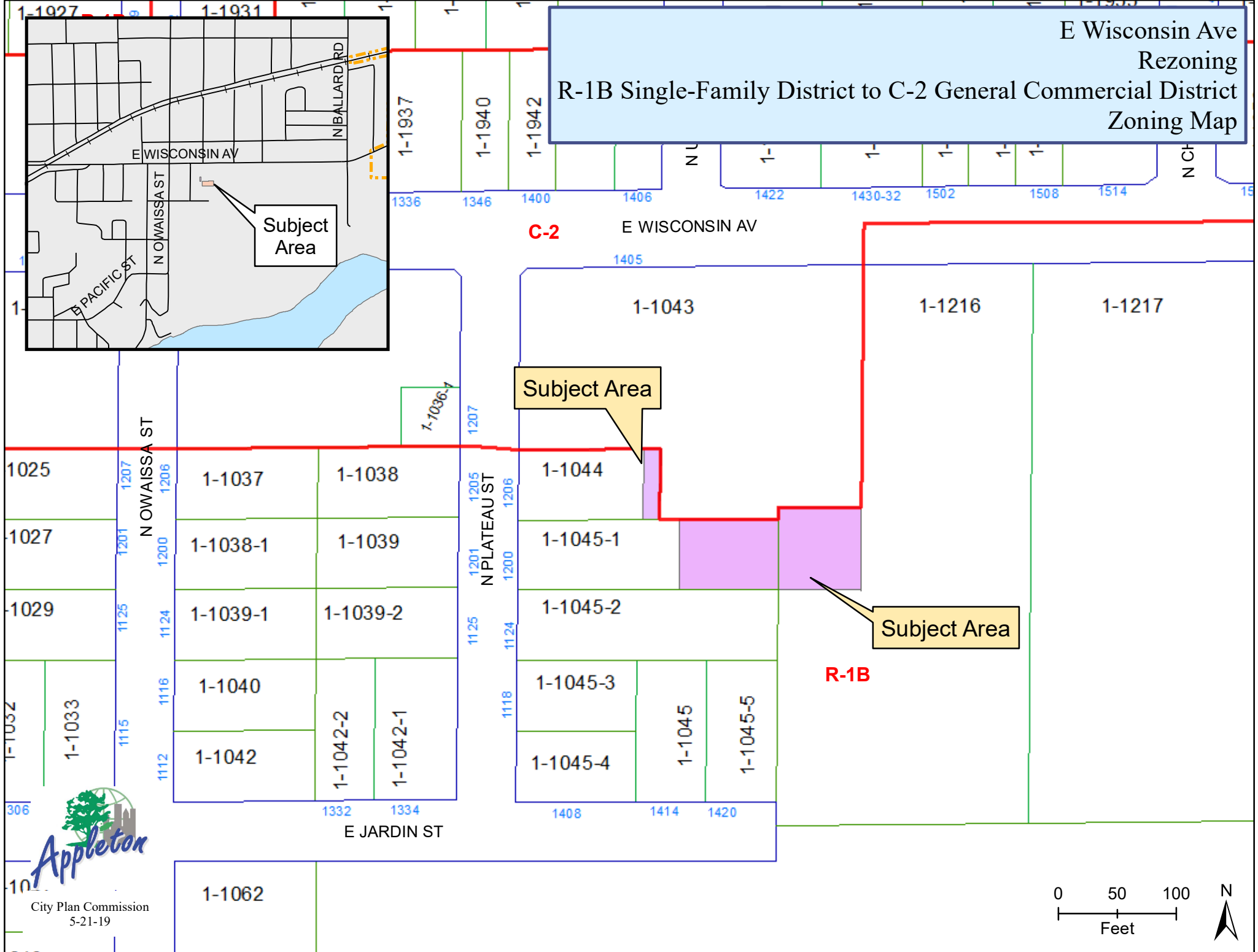


**Legend**

- One and Two-Family Residential
- Multifamily Residential
- Commercial
- Public / Institutional



# E Wisconsin Ave Rezoning R-1B Single-Family District to C-2 General Commercial District Zoning Map





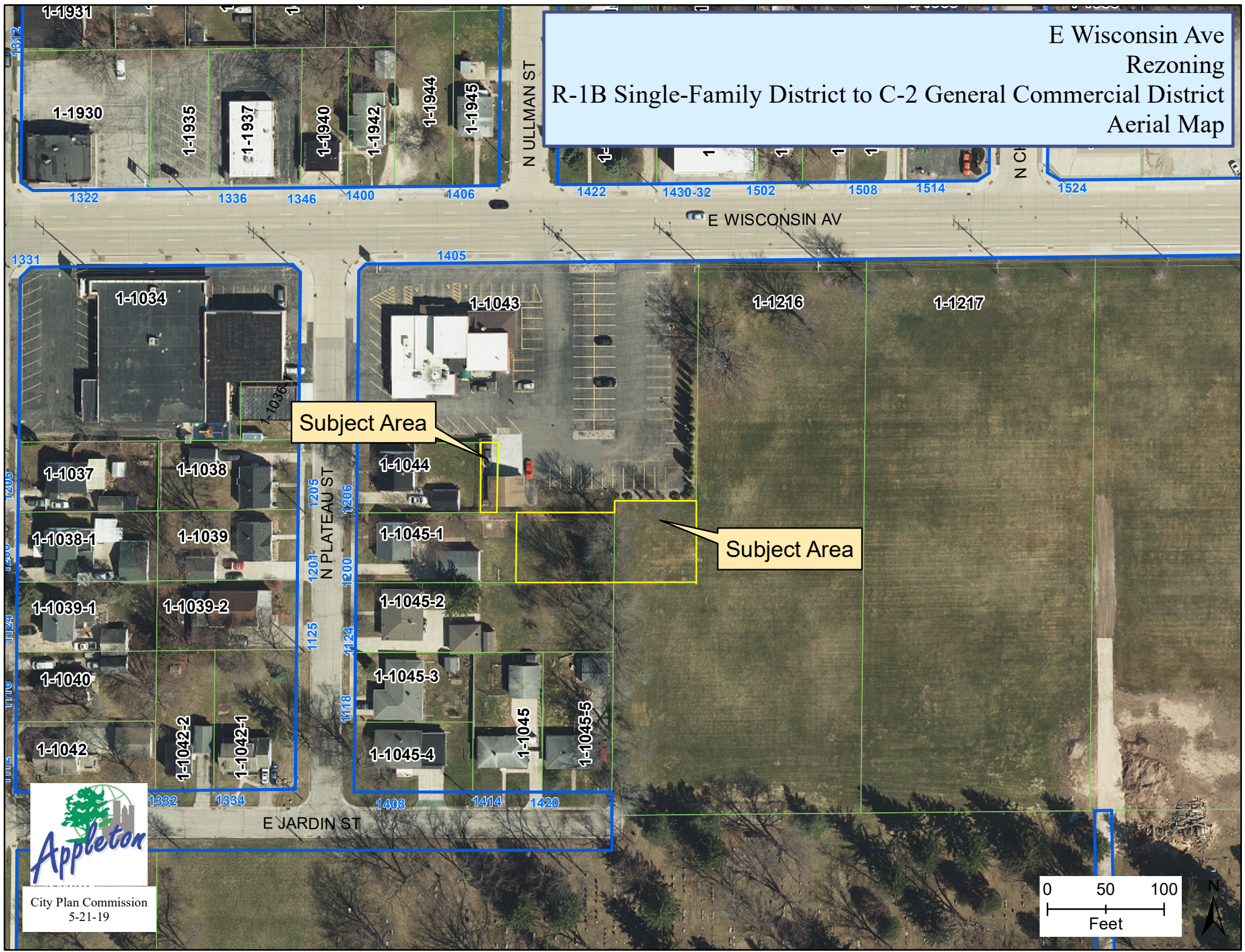
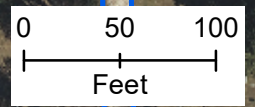
E Wisconsin Ave  
Rezoning  
R-1B Single-Family District to C-2 General Commercial District  
Aerial Map

Subject Area

Subject Area



City Plan Commission  
5-21-19





# "COMPREHENSIVE LAND USE MAP AMENDMENT"

**DESCRIPTION OF PARCEL "A" TO BE AMENDED FROM PUBLIC/INSTITUTIONAL TO COMMERCIAL:**

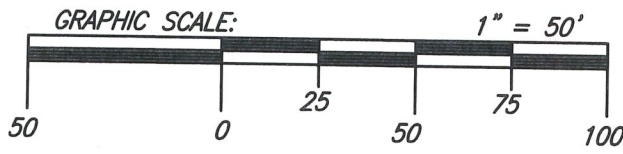
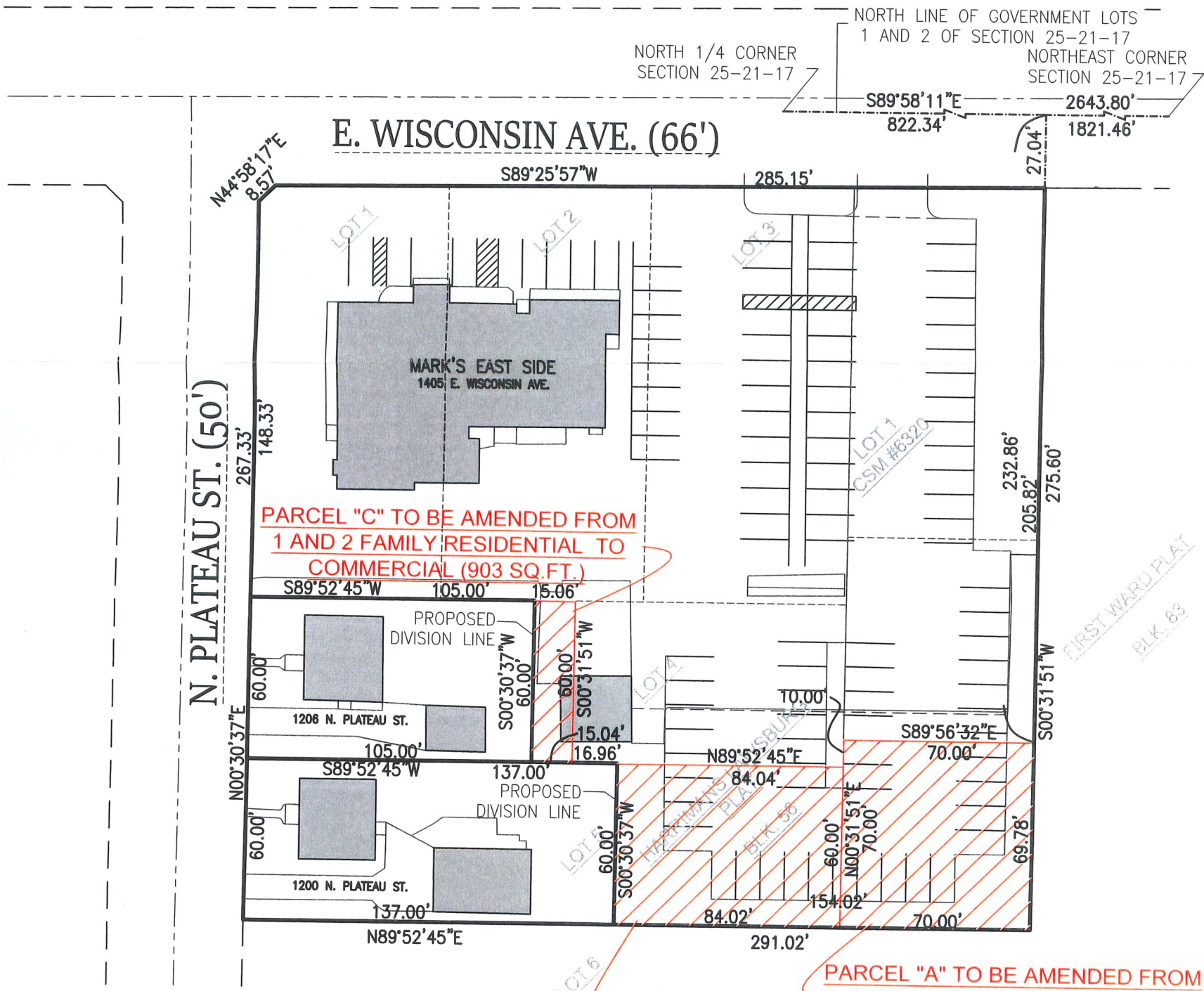
A PARCEL OF LAND BEING PART OF BLOCK 83 OF THE FIRST WARD PLAT, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON, LOCATED IN GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 OF SECTION 25; THENCE S89°58'11"E, 822.34 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 25 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE S00°31'51"W, 232.86 FEET ALONG SAID EXTENSION AND ALONG THE EAST LINE OF CERTIFIED SURVEY MAP TO A SOUTH LINE OF SAID CERTIFIED SURVEY MAP AND THE POINT OF BEGINNING; THENCE CONTINUING S00°31'51"W, 69.78 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 56, HARRIMAN'S LAWSBURG PLAT; THENCE S89°52'45"W, 70.00 FEET ALONG SAID EXTENSION TO THE EAST LINE OF LOT 5, BLOCK 65, HARRIMAN'S LAWSBURG PLAT; THENCE N00°31'51"E, 70.00 FEET ALONG SAID EAST LINE AND THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE N89°52'45"E, 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID DESCRIBED PARCEL CONTAINS 4,892 SQUARE FEET OF LAND MORE OR LESS.

**DESCRIPTION OF PARCEL "B" TO BE AMENDED FROM 1 AND 2 FAMILY RESIDENTIAL TO COMMERCIAL:**

A PARCEL OF LAND BEING PART OF LOT 5, BLOCK 56, HARRIMAN'S LAWSBURG PLAT, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON, LOCATED IN GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 OF SECTION 25; THENCE S89°58'11"E, 822.34 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 25 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE S00°31'51"W, 232.86 FEET ALONG SAID EXTENSION AND ALONG THE EAST LINE OF CERTIFIED SURVEY MAP TO A SOUTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE N89°56'32"W, 70.00 FEET ALONG SAID SOUTH LINE; THENCE S00°31'51"W, 10.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 5, BLOCK 56, HARRIMAN'S LAWSBURG PLAT AND THE POINT OF BEGINNING; THENCE CONTINUING S00°31'51"W, 60.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 5; THENCE S89°52'45"W, 84.02 FEET ALONG SAID SOUTH LINE; THENCE N00°30'37"E, 60.00 FEET TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE N89°52'45"E, 84.04 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID DESCRIBED PARCEL CONTAINS 5,041 SQUARE FEET OF LAND MORE OR LESS.

**DESCRIPTION OF PARCEL "C" TO BE AMENDED FROM 1 AND 2 FAMILY RESIDENTIAL TO COMMERCIAL:**

A PARCEL OF LAND BEING PART OF LOT 4, BLOCK 56, HARRIMAN'S LAWSBURG PLAT, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON, LOCATED IN GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 OF SECTION 25; THENCE S89°58'11"E, 822.34 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 25 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE S00°31'51"W, 232.86 FEET ALONG SAID EXTENSION AND ALONG THE EAST LINE OF CERTIFIED SURVEY MAP TO A SOUTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE N89°56'32"W, 70.00 FEET ALONG SAID SOUTH LINE; THENCE S00°31'51"W, 10.00 FEET ALONG SAID SOUTH LINE; THENCE S89°52'45"W, 101.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S89°52'45"W, 15.04 FEET ALONG THE SOUTH LINE OF LOT 4, BLOCK 56, HARRIMAN'S LAWSBURG PLAT; THENCE N00°30'37"E, 60.00 FEET TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE N89°52'45"E, 15.06 FEET ALONG SAID SOUTH LINE; THENCE S00°31'51"W, 60.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID DESCRIBED PARCEL CONTAINS 903 SQUARE FEET OF LAND MORE OR LESS.



NORTH IS REFERENCED TO THE NORTH LINE OF GOVERNMENT LOTS 1 AND 2 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS S89°58'11"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

**PARCEL "A" TO BE AMENDED FROM PUBLIC/INSTITUTIONAL TO COMMERCIAL (4892 SQ.FT.±)**  
**PARCEL "B" TO BE AMENDED FROM 1 AND 2 FAMILY RESIDENTIAL TO COMMERCIAL (5041 SQ.FT.±)**  
**PARCEL "C" TO BE AMENDED FROM 1 AND 2 FAMILY RESIDENTIAL TO COMMERCIAL (903 SQ.FT.)**

CLIENT:  
 MARK'S EAST SIDE  
 ATTENTION: MARK DOUGHERTY  
 1405 E. WISCONSIN AVE.  
 APPLETON, WI 54911



## CAROW LAND SURVEYING CO., INC.

615 N. LYNNDAL DRIVE, P.O. BOX 1297  
 APPLETON, WISCONSIN 54912-1297  
 PHONE: (920)731-4168 FAX: (920)731-5673

SCALE	1" = 50'
DRAWN BY	MCR
PROJECT NO.	A1158-19



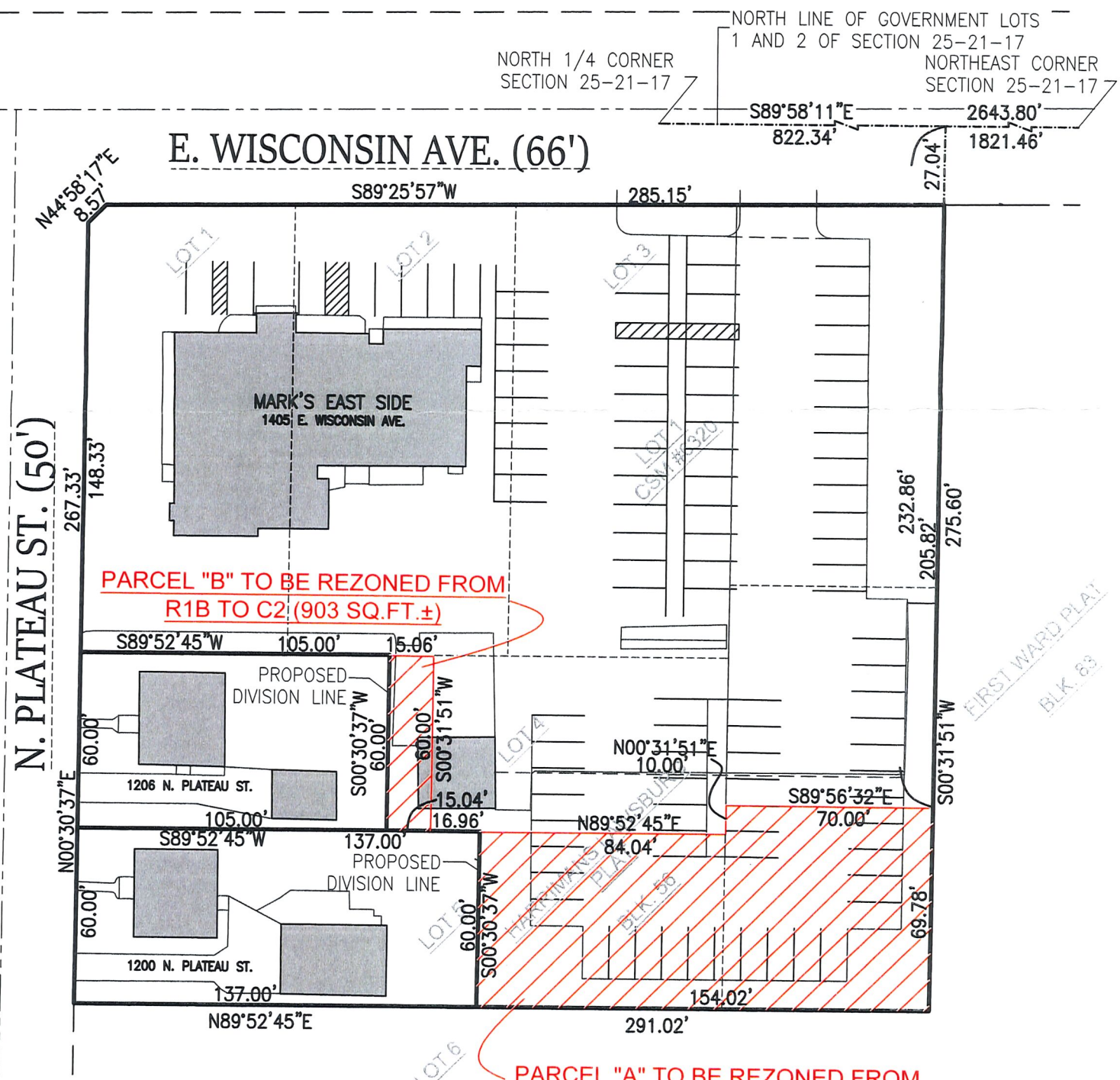
# "REZONING MAP"

**DESCRIPTION OF PARCEL "A" TO BE REZONED FROM R1B TO C2:**

A PARCEL OF LAND BEING PART OF LOT 5, BLOCK 56, HARRIMAN'S LAWSBURG PLAT AND PART OF BLOCK 83 OF THE FIRST WARD PLAT, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON, ALL LOCATED IN GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ OF SECTION 25; THENCE S89°58'11"E, 822.34 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 25 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE S00°31'51"W, 232.86 FEET ALONG SAID EXTENSION AND ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP TO A SOUTH LINE OF SAID CERTIFIED SURVEY MAP AND THE POINT OF BEGINNING; THENCE CONTINUING S00°31'51"W, 69.78 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 56, HARRIMAN'S LAWSBURG PLAT; THENCE S89°52'45"W, 154.02 FEET ALONG SAID EXTENSION AND ALONG SAID SOUTH LINE; THENCE N00°30'37"E, 60.00 FEET TO A SOUTH LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE N89°52'45"E, 84.04 FEET ALONG SAID SOUTH LINE; THENCE N00°31'51"E, 10.00 FEET ALONG SAID SOUTH LINE; THENCE S89°56'32"E, 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID DESCRIBED PARCEL CONTAINS 9,933 SQUARE FEET OF LAND MORE OR LESS.

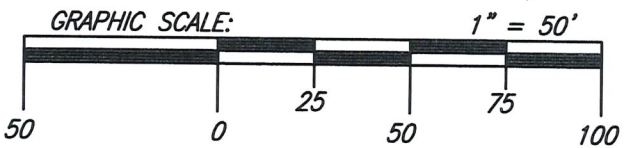
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**PARCEL "B" TO BE REZONED FROM R1B TO C2 (903 SQ.FT.±)**

**PARCEL "A" TO BE REZONED FROM R1B TO C2 (9,933 SQ.FT.±)**



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 PHONE: (920)731-4168 FAX: (920)731-5673

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DRAWN BY	MCR
PROJECT NO.	A1158-19