



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Meeting Date:** December 7, 2015

**Common Council Meeting Date:** December 16, 2015

**Item:** Certified Survey Map #8-15

**Case Manager:** Jeff Towne

### **GENERAL INFORMATION**

**Owner:** Norka Holdings, LLC

**Applicant/ Agent:** Rob Harris, Harris and Associates

**Address/Parcel #:** 3001 East Newberry Street (31-4-5744-00) and 2905 East Newberry Street (31-4-5745-00)

**Petitioner's Request:** The owner/applicant is requesting approval of a Certified Survey Map that crosses a plat boundary. This will combine adjacent parcels and allow the expansion of an existing light manufacturing facility.

### **BACKGROUND**

The subject properties contain a printing and converting business and vacant lot.

Requests to rezone the properties from PD/M-2 Planned Development/General Industrial District and R-1A Single-Family Residential District to C-2 General Commercial District and for a Special Use Permit for a light manufacturing use in the C-2 General Commercial District were approved in 2014 by the Plan Commission and Common Council.

Site Plan 36-15 was approved on November 19, 2015 for the construction of a building and parking lot addition. The approval was contingent on receiving approval of the Certified Survey Map.

### **STAFF ANALYSIS**

The adjacent lots to be combined were originally platted in different plats. In order to satisfy the requirements of Chapter 236 of the Wisconsin State Statutes, the City is required to approve the proposed Certified Survey Map in the same manner as a Final Plat, which includes Plan Commission and Common Council approval. The combination will not have a negative effect on adjacent properties and will allow the construction of the building and parking lot additions to the existing business.

**Surrounding Zoning and Land Uses:**

North: C-2 – General Commercial District  
South: M-2 – General Industrial District – Warehouse  
East: Town of Buchanan – Single-family Uses  
West: R-1A – Single-family Residential District

**2010-2030 Comprehensive Plan:** The City of Appleton 2010-2030 Comprehensive Plan identifies this area for future Commercial uses. The Certified Survey Map is consistent with the 2010-2030 Comprehensive Plan Future Land Use Map.

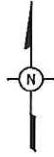
**RECOMMENDATION**

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Staff recommends that the attached Certified Survey Map #8-15, **BE APPROVED**.

# OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Government Lot 6, and part of Lot 9 of B.T. GILMORE'S EAST APPLETON ADDITION, Section 29, T21N, R18E, City of Appleton, Outagamie County, Wisconsin.



North is referenced to the Wisconsin Coordinate System, Outagamie County.

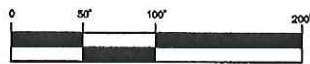
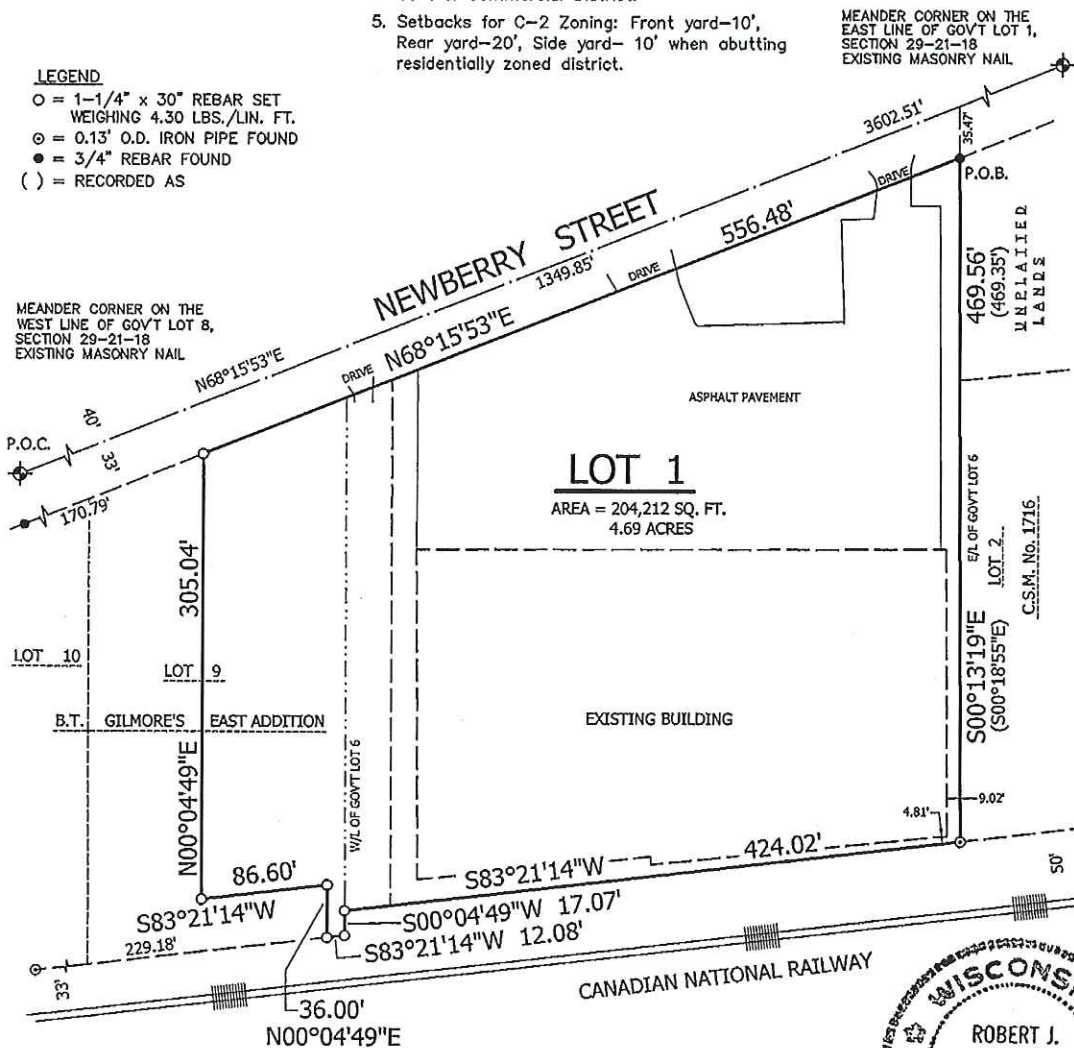
## NOTES

1. This CSM is all of Tax Parcel Nos. 314 574400 & 314 574500.
2. This CSM is contained wholly within the property described in Doc. Nos. 1809797 & 2013956.
3. The property owner of record is: Norka Holdings, LLC.
4. Subject property is zoned C-2, General Commercial District.
5. Setbacks for C-2 Zoning: Front yard-10', Rear yard-20', Side yard- 10' when abutting residentially zoned district.

MEANDER CORNER ON THE EAST LINE OF GOVT LOT 1, SECTION 29-21-18 EXISTING MASONRY NAIL

## LEGEND

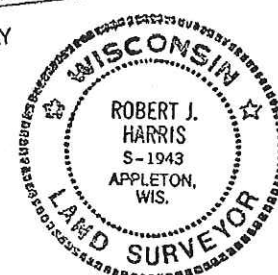
- = 1-1/4" x 30" REBAR SET WEIGHING 4.30 LBS./LIN. FT.
- ⊙ = 0.13' O.D. IRON PIPE FOUND
- = 3/4" REBAR FOUND
- ( ) = RECORDED AS



**HARRIS & ASSOCIATES, INC.**

2718 NORTH MEADE ST.  
APPLETON, WI 54911  
TEL: (920) 733-8377  
FAX: (920) 733-4731  
WWW.HARRISINC.NET

*Robert J. Harris* 11-20-15  
 Robert J. Harris RLS- 1943 Date



OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Robert J. Harris, Registered Wisconsin Land Surveyor, certify that I have surveyed, combined and mapped part of Government Lot 6, Section 29, T21N, R18E, and part of Lot 9, B.T. GILMORE'S EAST APPLETON ADDITION, City of Appleton, Outagamie County, Wisconsin, described as follows: Commencing at the West Meander corner of Government Lot 8, Section 29, T21N, R18E; thence N68°15'53"E, along the centerline of Newberry Street, 1349.85 feet; thence S00°13'19"E, 35.47 feet to the point of beginning; thence S00°13'19"E, 469.56 feet to the North right-of-way of the Canadian National Railway; thence the following calls along said right-of-way; S83°21'14"W, 424.02 feet; S00°04'49"W, 17.07 feet, S83°21'14"W, 12.08 feet; thence N00°04'49"E, 36.00 feet; thence S83°21'14"W, 86.60 feet; thence N00°04'49"E, 305.04 feet to the South right-of-way of Newberry Street; thence N68°15'53"E, along said South right-of-way, 556.48 feet to the point of beginning.

That I have made such survey, land combination and map as shown hereon, under the direction of Norka Holdings, LLC.

That this map is a correct representation of the exterior boundary lines of land surveyed and the combination of that land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Appleton in surveying, combining and mapping the same.

Robert J. Harris 11-20-15  
Robert J. Harris, RLS-1943 Date



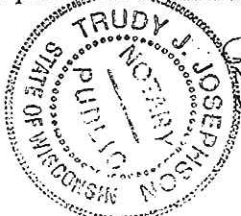
**OWNER'S CERTIFICATE**

As owner, I hereby certify that I caused the land described to be surveyed, combined and mapped as shown and represented on this map.

[Signature] 11-20-15  
Norka Holdings, LLC Date  
Representative

State of Wisconsin)  
Outagamie County)

Personally came before me this 20<sup>th</sup> day of November, 2015, the above-named person to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature] 11/20/2015  
Notary Public Date  
My commission expires 6/12/2016

**OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**CITY OF APPLETON APPROVAL**

This Certified Survey Map was approved by the City of Appleton on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor: Timothy M. Hanna                      Date

\_\_\_\_\_  
City Clerk: Kami Scofield                      Date

**TREASURER'S CERTIFICATE**

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map.

\_\_\_\_\_  
Finance Director, City of Appleton                      Date

\_\_\_\_\_  
Outagamie County Treasurer                      Date

**CONSENT OF CORPORATE MORTGAGEE**

Johnson Bank, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, combining and mapping of the land described on this map and does hereby consent to the above certificate of Norka Holdings, LLC, owner.

In witness whereof, Johnson Bank has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Johnson Bank Representative                      Date

*Robert J. Harris* 11-20-15  
\_\_\_\_\_  
Robert J. Harris, RLS-1943                      Date

