



REPORT TO CITY PLAN COMMISSION

New information is in bold and *italics*

Plan Commission Meeting Date: January 5, 2015 (R/B CC December 17, 2014/Coenen)

Plan Commission Informal Public Hearing Date: November 24, 2014

Common Council Meeting Date: January 7, 2015

Common Council Public Hearing Meeting Date: December 17, 2014

Item: PD Rezoning #10-14 – Woolen Mills Lofts – Rezone 218 East South Island Street (Parcel #31-4-0266-00) and part of Parcel #31-4-0270-01 from M-2 General Industrial District to PD/R-3 Planned Development Multifamily District

GENERAL INFORMATION

Owner/Applicant: Island Properties of Wisconsin, LLC, Owner
Jonathan Brinkley, Excel Engineering, Inc., Applicant

Address/Parcel #: 218 East South Island Street (Parcel #31-4-0266-00) and part of Parcel #31-4-0270-01

Petitioner's Request: The applicant is requesting a Rezoning to change the current Zoning Map from M-2 General Industrial District to PD/R-3 Planned Development Multifamily District, as shown on the attached map to perform a historic adaptive reuse of the existing building.

BACKGROUND

This rezoning request was referred back to Plan Commission at the December 17, 2014 Common Council meeting by Alderperson Patti Coenen.

The property is located in the industrial area generally known as the "Industrial Flats", between West's Canal and East South Island Street. This area has historically been utilized industrially with a focus on the paper industry. The site in question is also identified as being the former A-C Compressor Building a/k/a Paten Paper Mill Building. Over time, other industrial uses have also been introduced into the "Industrial Flats" and many of these uses continue today.

STAFF ANALYSIS

Proposed Planned Development: This proposed development and implementation plan were developed utilizing the PD Planned Development Overlay District zoning category which allows an applicant to propose uses, development and density standards, and design guidelines for the subject site. The PD Overlay District zoning category allows an applicant to develop standards that respond to challenges with redevelopment and historic rehabilitation sites better than base zoning districts allow. The end result is a parcel rezoned with standards specifically unique to the project, such as density, building setbacks, exterior design materials, and landscaping areas.

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Development Plan: The proposed project consists of rehabbing and renovating the A-C Compressor Building a/k/a Paten Paper Mill Building into a multifamily residential building. The existing building is a four-story building containing 60 proposed dwelling units.

The proposed dwelling unit mix per floor is as follows:

| Floor | Number of Bedrooms | Total Dwelling Units |
|--------------|---|-----------------------------|
| First Floor | One Bedroom: 5 Two Bedroom: 4 Three Bedroom: 6 | 15 |
| Second Floor | One Bedroom: 6 Two Bedroom: 9 Three Bedroom: 8 | 23 |
| Third Floor | One Bedroom: 7 Two Bedroom: 5 Three Bedroom: 10 | 22 |
| | | 60 |

The proposed dwelling unit average size is as follows:

| Number of Bedrooms | Average Size (Square Feet) |
|---------------------------|-----------------------------------|
| One | 841 S.F. |
| Two | 1,007 S.F. |
| Three | 1,335 S.F. |

The project will also include indoor parking and a surface parking lot consisting of the following parking spaces:

| Parking | Quantity |
|---|-----------------|
| Bike rack space – Outdoors | 1 |
| Accessible spaces – Surface parking lot | 3 |
| Parking spaces – Surface parking lot | 70 |
| Accessible spaces – Indoor parking | 1 |
| Parking spaces – Indoor parking | 27 |
| Total Automobile Parking Spaces | 101 |

The developer will be applying for Historic Tax Credits for this project. The proposed exterior rehabilitation work on the building will be evaluated using the Secretary of the Interior's Standards for Rehabilitation by the National Park Service.

A site plan, floor plans, and elevations are provided as exhibits to the Implementation Plan Document.

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Ordinance Exceptions: With the PD Overlay District, the City of Appleton coordinates with the developer to promote an integrated development project that is beneficial to the occupants of the development, as well as the neighboring properties, to create the most beneficial use of the property. In order to do this, exceptions are sometimes needed to make the overall development work. The applicant is requesting Zoning Ordinance exceptions which are outlined in the Implementation Plan Document.

The proposed development deviates from the applicable zoning regulations regarding principal building front, side and rear yard setbacks, maximum building height, maximum number of dwelling units per lot area, off-street parking requirements, fence and dumpster setbacks, landscape buffer setbacks, number and size of allowed signage and maximum percentage of open space. These deviations represent an effort to encourage redevelopment and infill development, the specific purposes of which are to: promote an integrated development plan, allow the efficient use of land and innovations in the development so that the needs and demands of the population may be met by design and layout of buildings, and by conservation of open space. The proposed development plan promotes a mixture of housing unit types and bedroom densities to provide housing choices for tenants. The proposed development is integrated with the existing urban environment, thus allowing tenants easy access to public transportation, economic opportunities, schools and parks. As a result, it would appear the criteria established for ordinance exceptions have been satisfied.

Surrounding Zoning Classification and Land Uses:

North: M-2 General Industrial District, the adjacent land uses to the north are the West's Canal and vacant property.

South: M-2 General Industrial District, the adjacent land uses to the south are light manufacturing facility and off-street parking lot.

East: M-2 General Industrial District, the adjacent land use to the east is existing heavy manufacturing.

West: M-2 General Industrial District, the adjacent land use to the west is vacant Metso Paper building.

Appleton Comprehensive Plan 2010-2030: The City's Comprehensive Plan identifies the industrial flats as a mixed-use area in accordance with the Fox River Corridor Plan. The intent of the mixed use designation is to provide the maximum degree of flexibility to permit the continuance of existing industrial uses while also making it possible to redevelop with a combination of suitable uses. In this area, continued industrial use of existing industrial sites will be permitted. The City will consider a mix of office, retail, restaurant, service, and multifamily residential uses on redevelopment sites based upon factors such as the size and location of the parcel, existing buildings that may be retained in the redevelopment proposal, adjacent uses, and ability to provide sufficient parking for the proposed uses.

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Overall Community Goals

Goal 1 – Community Growth (Chapter 10 – Land Use)

Appleton will continue to provide opportunities for residential, commercial and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods and greenfield development sites at the City's edge.

Findings: The proposed multi-family development project supports this goal. The proposed multi-family development project promotes redevelopment of an existing industrial building into residential housing units.

Goal 3 – Housing Quality and Affordability: Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

Findings: The proposed multi-family development project supports this goal. The proposed multi-family development project adds to the current housing stock in the City and ensures an adequate supply of housing styles to a range of income levels.

OBJECTIVE 5.1 Housing and Neighborhoods.

Continue efforts to ensure an adequate supply of housing affordable to all income levels in the community.

Policy 5.2.5 Housing and Neighborhoods.

Encourage and facilitate renovation and redevelopment that preserves and enhances the viability of existing housing and neighborhoods.

OBJECTIVE 5.3 Housing and Neighborhoods.

Provide a range of housing styles that meet the needs and appeal to all segments of the community.

Findings: The request is consistent with these objectives and policies because the proposed Planned Development Overlay Zoning District will allow the subject site to be redeveloped at a higher density level than the base zoning district allows. Maintaining an adequate supply of housing units will help to address affordability for Appleton residents and ensures an adequate supply of housing styles to all income levels.

OBJECTIVE 6.3 Transportation.

Create an environment that is safe and conducive to walking and bicycling throughout the entire city.

Policy 6.3.1 Prioritize bicycle and pedestrian improvement projects that enhance connectivity between important destinations within the community, and to regional bicycle and pedestrian networks.

Policy 6.3.2 Maintain existing sidewalks and implement plans to install new sidewalks in targeted areas where they do not exist. Continue the City's policies to require sidewalks in new neighborhoods.

Findings: The existing bus routes, sidewalks and bike lanes in this area of the City will provide opportunities for public transportation, walking and biking to shopping and services, schools and parks and employment. These objectives and policies appear to be met.

Appleton Comprehensive Plan 2010-2030 (continued):

OBJECTIVE 10.2 Land Use.

Encourage redevelopment to meet the demand for a significant share of future growth, and to enhance the quality of existing neighborhoods.

Findings: The request is consistent with this objective because the proposed multifamily development project will retain and restore the industrial character building and provide sufficient parking for the proposed use.

Goal and Strategy (Chapter 13: Fox River Corridor Plan)

Promote an economically viable mix of existing and redeveloped uses along the riverfront.

Findings: Most of the new development occurring within the Fox River corridor is expected to be commercial and residential. Residential uses are expected to include mid- to high-density rental and owner-occupied housing. No specific ratio of these uses is recommended in the plan; however, commercial uses will typically be located on the first floor with residential uses above. (Commercial uses may also tend to cluster on the frontage of Olde Oneida Street.) This goal and strategy appears to be met.

Review Criteria: Based upon the above analysis, it would appear the criteria established by Section 23-151 (d) and (o) PD Planned Development Overlay District has been satisfied.

Technical Review Group Report (TRG): This item was discussed at the November 11, 2014 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends based upon the standards for zoning map amendments as required by Section 23-151(d) and (o) of the Zoning Ordinance, PD Rezoning Application #10-14 to rezone the subject site located at 218 East South Island Street (Parcel #31-4-0266-00) and part of Parcel #31-4-0270-01 from M-2 General Industrial District to PD/R-3 Planned Development Multifamily District, including the adjacent right-of-way, as shown on the map, **BE APPROVED** subject to the following.

1. Prior to issuance of Building Permits, the applicant shall apply for and receive approval of Site Plan in accordance with Section 23-570 of the Zoning Ordinance.
2. Prior to Site Plan approval, the Implementation Plan Document shall be finalized and signed by all parties involved and must be filed in the Outagamie County Register of Deed's Office by the owner.

DRAFT

IMPLEMENTATION PLAN DOCUMENT FOR PLANNED DEVELOPMENT

PLANNED DEVELOPMENT DESIGNATION

This Planned Development Designation, to be known as Woolen Mills Lofts is approved this _____ day of _____, 20__ by the Common Council of the City of Appleton, Wisconsin, a Wisconsin Municipal Corporation, (hereinafter referred to as the "City") for certain real property located in Appleton and described in attached Exhibit A (hereinafter referred to as the "Property"). This Implementation Plan Document for Planned Development (PD) #10-14 is made and entered into by and between Northpointe Development Corp (hereinafter referred to as the "Owner/Developer") and the City.

WHEREAS, Section 23-151 of the Appleton Municipal Code requires the recordation of an Implementation Plan Document for Planned Developments undertaken in the City; and

WHEREAS, the actual Implementation Plan Document contemplated under the aforementioned Ordinance is too voluminous and cumbersome for easy recordation by the Outagamie County Register of Deeds; and

WHEREAS, the parties hereto wish to notify all interested parties of the existence of said Implementation Plan Document;

NOW, THEREFORE, in consideration of the foregoing recitals, the Owner/Developer and the City hereby notify all interested parties as follows:

1. **Existence of Implementation Plan Document for PD #10-14.** The parties hereto have entered into mutually agreeable Development and Implementation Plans for the Property. This designation establishes the general uses which shall be permitted on the property, a general development plan, a specific implementation plan and a statement of development guidelines and conditions that must be complied with by the Owner/Developer and all subsequent property owners or agents of the property owners. This designation also specifies improvements that must be made and conditions that must be fulfilled in conjunction with this designation by the Owner/Developer.

Record and return copy to:

City of Appleton
Community Development
100 N. Appleton Street
Appleton, WI 54911

2. **Location of Implementation Plan Document.** The Implementation Plan Document for PD #10-14 approved by Appleton Common Council action on _____, 20___ and executed by the parties on the date of filing with the Outagamie County Register of Deeds' office is on file with the Appleton Community Development Department, 100 North Appleton Street, Appleton, WI, and is subject to review and reproduction by all interested parties upon request.

3. **Subsequent Purchasers.** A Planned Development (PD) is a zoning overlay district under the City of Appleton Zoning Ordinance. The Implementation Plan Document exists for Planned Developments (PDs) under this zoning category and are covenants that run with the land. Accordingly, all future purchasers of property zoned PD should become familiarized with the individual requirements attached to that specific property.

4. **Amendments to the Recorded Development Plans and Implementation Plan Document.** Pursuant to Section 23-151 of the Appleton Municipal Code, major changes in a PD require approval by the City Council and subsequent recording of the amendment. The Community Development Director may approve Minor Amendments.

5. **Development Guidelines and Conditions.** The Development Guidelines and Conditions include, but are not limited to, the following:

A. **ALLOWED LAND USES**

1. The uses as listed below are allowed in PD #10-14.

- *Multi-Family Dwelling Units*

2. In addition to the uses allowed in the underlying district, the following uses are consistent with the use regulation exception criteria established by Appleton Municipal Code Section 23-151 and are allowed uses in PD #10-14:

- *NONE*

B. **DEVELOPMENT STANDARDS**

1. **Principal Use** All principal uses, buildings and structures shall comply with the minimum development standards lot area, lot width, front, rear and side yard setbacks, building height and other requirements of the underlying zoning district of Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized development standards are authorized or specifically identified as an ordinance exception. (See below)

Development Standard Exceptions: Lot Area, Lot Coverage, Front Yard Setback, Side Yard Setback, Rear Yard Setback and Building Height

- A. Minimum Lot Area: 1.92 acres or 83,772 square feet.

Note: The minimum lot area required by the current zoning ordinance is 3,000 square feet per dwelling unit. The proposed project will contain 60 dwelling units, resulting in a required lot area of 180,000 square feet, or 4.13 acres.

- B. Minimum Front Yard Setback: 2 feet.

Note: The required front yard setback required by the current zoning ordinance is 20 feet. The majority of the south building façade will be in compliance with this setback due to its proximity to E. South Island Street. The distance between the property line and building varies due to the fact that the building and street are not parallel. The distance at the southeast corner is approximately 2 feet while the distance at the southwest corner is approximately 34 feet. The minimum front yard setback is consistent with historic building setback of the existing building and in the surrounding manufacturing district.

- C. Minimum Rear Yard Setback: 3 feet.

Note: The minimum rear yard setback required by the current zoning ordinance is 35 feet. Due to its proximity to the property line and river, the north building façade, measured at the two nearest corners, is approximately 3 feet and 4 feet from the property line. The minimum rear yard setback is consistent with historic building setback of the existing building and in the surrounding manufacturing district.

- D. Minimum Side Yard Setback: 8 feet.

Note: The minimum side yard setback required by the current zoning ordinance is 20 feet. Approximately one-half of the building's west façade will be in compliance with this setback distance, with the nearest corner measuring approximately 8 feet to the property line. The minimum side yard setback is consistent with historic building setback of the existing building and in the surrounding manufacturing district.

- E. Maximum Building Height: 75 feet.

Note: The maximum building height allowed by the current zoning ordinance is 45 feet. The existing building, at its highest point, is approximately 75 feet. The maximum building height is consistent with historic building height of the existing building and with the surrounding manufacturing buildings.

2. **Accessory uses, building and structures** – All Accessory uses, buildings and structures shall comply with the development standards (front, rear and side yard

setbacks, building height and other requirements) of Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized development standards are authorized or specifically identified as an ordinance exception. (See below)

Development Standard Ordinance Exceptions: *Side yard setback of accessory structure.*

- A. Accessory Structure Side Yard Setback: The minimum side yard setback for the first 60 feet is 20 feet as required by the current zoning ordinance. In order to maintain the minimum required 5 feet of separation distance from the principal building and provide the necessary maneuvering clearances, the nearest corner of the dumpster enclosure will be approximately 10 feet to the west property line.
- B. Fence Front Yard Setback: Minimum front yard setback for 3.5 foot high wrought iron fence to be 2 feet.

3. Off-Street Parking and Loading Standards – All uses established, expanded, change in use shall provide off-street parking space(s), stacking space(s) and loading space(s) in accordance with the requirements of Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Off-Street Parking and Loading Standard Ordinance Exception: *Minimum required off-street parking spaces and on-site snow storage.*

- A. Minimum required off-street parking spaces: For the quantity of proposed one, two and three-bedroom units, the minimum number of required parking spaces totals 114. Given the area of existing paved parking and availability of space for parking within the building, along with addressing landscaping requirements, a total of 101 parking spaces will be made available for the building occupants and visitors. Refer to the table included on the site plan.

Note: Existing sidewalks, bike lanes, trails, and the Valley Transit system serve this area of the City. The requirements above reflect opportunities for residents to utilize alternative modes of transportation.

- B. On-site snow storage: The site does not allow for on-site snow storage. Methods for the timely removal of snow will be presented at the time of site plan review.

4. Outdoor Lighting Standards – All outdoor lighting shall comply with Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Outdoor Lighting Standard Ordinance Exceptions: N/A

5. **Landscaping Standards** – Landscaping improvements shall be required as part of any site plan. Landscaping shall conform with the requirements of the City's Landscape Standards, including but not limited to, plantings around the parking/driveway areas, the dumpster enclosures, and the base of the ground signs. A detailed Landscape Plan shall be prepared and submitted to the Community Development Department as part of the Site Plan Review and approval process pursuant to Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Landscaping Standard Ordinance exceptions: Percentage of interior landscape islands and width of perimeter landscape buffer.

- A. Percentage of interior landscape islands: 4.5%.

Note: The current zoning ordinance requires that 5% of paved areas shall be devoted to interior landscape islands. The area of paved parking available for the project totals 24,540 square feet, requiring 1,227 square feet of interior landscape islands. In order to maximize available parking but still provide for interior landscaping, a total of 1,113 square feet of landscape islands will be provided, equaling 4.5% of the paved area.

- B. Width and materials for perimeter landscape buffer: The required width of parking area perimeter landscape buffers is 5 feet for rear and side yards with one deciduous shade tree or ornamental tree for every 50 feet on center. For locations adjacent to the right-of-way, the required width is 8 feet with one deciduous shade tree or ornamental tree for every 40 feet on center plus 2 to 3 foot high staggered row of evergreens at the time of planting across 80% of the parking lot frontage, excluding driveways. Due to the configuration of the paved parking areas in relation to property lines, and required parking stall and circulation dimensions, landscape buffer widths along the side and rear yards vary from 2 feet to 13 feet. The buffer space adjacent to the right-of way along E. South Island Street will vary from 3 feet to 5 feet in depth and consist of stone mulch and a decorative wrought iron fence.

6. **Sign Standards** – All signs shall comply with the Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Sign Standard Ordinance exceptions: Quantity, type and size of signs.

- A. Quantity, type and size of signs: The underlying residential zoning district permits signs not exceeding two (2) square feet and limits them to property identification names, numbers or names of occupants, signs posted on private property relating to private parking or warning the public

against trespass or danger of animals, neighborhood crime watch signs, or signs advocating any political, religious, or ideological cause. Signage for the proposed planned development is desired to identify the name of the development and provide direction for visitors. Signage design will be in keeping with the character of the development and neighboring properties and comply with the sign requirements of the neighboring M-2 zoning. Two (2) ground signs will be provided as indicated on the site plan and wall signs will be no more than 10% of the street side wall area.

7. Design Standards

The exterior building materials and colors of all buildings shall be compatible and consistent with the materials and colors, as shown on (Exhibit ___). Any future buildings, building additions or building alterations shall be compatible with this theme, as shown on (Exhibit ___) and the building materials listed below. Samples of the exterior building materials and colors or color renderings of the exterior of the building(s) are required to be submitted to the Community Development Department as part of the Site Plan Review and approval process.

- Roofing type and color: Membrane – White (Matches Existing Conditions.
- Type and color of soffit and fascia: To be worked out with National Park Service Requirements.
- Type and color of window trim: To be worked out with National Park Service Requirements.
- Type and color of exterior doors: To be worked out with National Park Service Requirements.
- Exterior wall (north, south, east west elevations) type and color: To be worked out with National Park Service Requirements.

8. Designated Open Space Areas

Open Space Areas. Open Space Areas may either be passive or active in nature and shall fully complement the Property. Such open space may take the form of required yards, parks, playgrounds, landscaped green space, nature walks and natural areas.

PD #10-14 shall provide permanent open space areas in accordance with the requirements of Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Open Space Standard Ordinance exceptions: Form and percentage of open space.

- A. Form and percentage of open space: The current zoning ordinance requires 35% of the gross acreage to be permanent common open space. Due to the amount of existing development on site to accommodate the proposed housing and parking, open space will be in the form of a

riverwalk along the north side of the property and perimeter landscaped areas. This combination will provide for approximately 18% open space as defined by the zoning ordinance.

The permanent open space areas be shown and identified on (Exhibit _____) attached, which demonstrates approximately 18% open space shall remain open and free from all improvements except for landscaping, utility work, and access or other elements.

9. Dwelling Unit Density of Development

Dwelling unit densities of development are indicated on Exhibit _____ and represent the maximum permitted dwelling units in PD#10-14, unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Density Standard Ordinance Exceptions: Minimum square footage per dwelling unit.

A. Maximum dwelling units: The proposed project will contain 60 dwelling units.

Note: Minimum square footage per dwelling unit: The current zoning ordinance requires a density of 3,000 square feet per dwelling unit for multi-family housing. The viability of the project will require that 60 dwelling units be provided, resulting in a density of 1,396 square feet per unit.

10. **Site Plan Review** is required for PD#10-14 prior to the issuance of building permits pursuant to Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.

11. Construction/Phasing Schedule –

Forecasted Start - 11/1/2015

Forecasted Completion - 10/31/16

12. **Words and Terms Defined** – All words and terms wherever they occur in this Implementation Plan Document for PD #10-14, shall be defined and interpreted in accordance with Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.

13. **Nonconformity** – Any existing building, structure or characteristic and any existing use within PD #10-14 not in conformity with the regulations herein prescribed, shall be regarded as nonconforming, but may be continued, extended or changed, subject to the special regulations provided in Chapter 23, Appleton Zoning Code as now in effect or hereafter amended with respect to nonconforming, structures, uses and characteristics.

C. **PLATTING REQUIREMENTS** – No person, firm or corporation shall combine lots, adjust lot lines, or divide any land within the jurisdictional limits of these regulations which results in a lot combination, lot line adjustment, subdivision, minor land division, or a replat as defined herein; no such lot combination, lot line adjustment, subdivision, minor land division, or replat, as defined herein shall be entitled to recording and no street shall be laid or public improvement made to land without compliance with all requirements of Chapter 17 of the Municipal Code.

D. **INSTALLATION OF REQUIRED IMPROVEMENTS** – The installation of all required improvements, including but not limited to, stormwater, streets, sidewalks, bike paths, water systems, sewer systems, fire protection, and utilities shall be in accordance with all applicable City of Appleton regulations.

E. **GENERAL PROVISIONS**

1. **Enforcement**

The provisions of the Woolen Mills Lofts is Planned Development designation and the development plan relating to the use of the land shall be effective and in force unless so amended as required by the Appleton Municipal Code Section 23-151.

2. **Breach of Provisions of PD Designation**

If at any time any provision or requirements stated in the Woolen Mills Lofts Planned Development designation have been breached by the Owner/Developer, the City may withhold approval of any or all platting or the issuance of any or all grading or building permits or occupancy permits applied for on the property, until such breach has been remedied.

3. **Binding Effect**

This Woolen Mills Lofts Planned Development designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the Appleton Municipal Code Section 23-151. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

4. **Entire Designation**

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to Woolen Mills Lofts PD#10-14, except as modified by subsequent action of the Appleton Common Council in accordance with procedures set forth in the Appleton Municipal Code Section 23-151 to amend planned developments, and except that nothing contained herein shall be construed as waiving any requirements of the Appleton Municipal Code or other regulations otherwise applicable to the development of the Property.

5. Period of Validity

The Implementation Plan and Development Plan (Exhibit(s) _____) as approved by the Common Council shall remain valid of a period of one (1) year during which time a building permit must be applied for and received. If the applicant does not apply for and receive a building permit within one (1) year from the date of Common Council approval of PD overlay district PD#10-14, Development Plan and Implementation Plan Document (IPD), the Development Plan and Implementation Plan Document (IPD) will constitute abandonment of the PD overlay district and related approvals, and any assumed development rights over that allowed through the underlying zoning district and shall be subject to the regulations in Section 23-151, Proof of validity and expiration of plans, of this chapter.

6. Recording of Development Plan and Implementation Plan Document (IPD)

This designation must be signed by both the City and the Owner/Developer and must be recorded by the Northpointe Development Corp in the Outagamie County Register of Deeds' Office and a recorded copy of the Development Plan and Implementation Plan Document (IPD) shall be provided to the Community Development Department. This constitutes approval of the Development Plan and Implementation Plan Document (IPD), conditions applied, modifications and any density premiums, which may be granted, and exceptions, if any, to the plan shown in the application ordered by the Common Council.

Dated this _____ day of _____, 20____.

By: _____
Callan L. Schultz, Owner
Title: President

STATE OF WISCONSIN)
)ss
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Notary Public, State of Wisconsin
My Commission expires

The above Implementation Plan for PD #10-14 was drafted by the undersigned at the request of the Property Owner.

Jonathan Brinkley, Excel Engineering, Inc.
Drafter's Signature

Date

Approved as to form: CITY OF APPLETON, a Wisconsin
Municipal Corporation

James P. Walsh
Appleton City Attorney

By: _____
Timothy M. Hanna, Mayor

Attest: _____
Dawn Collins, City Clerk

STATE OF WISCONSIN)
)ss
COUNTY OF OUTAGAMIE)

Personally came before me this ____ day of _____, 20__, the above-named Timothy M. Hanna, Mayor of City of Appleton, and Dawn Collins, City Clerk of City of Appleton, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

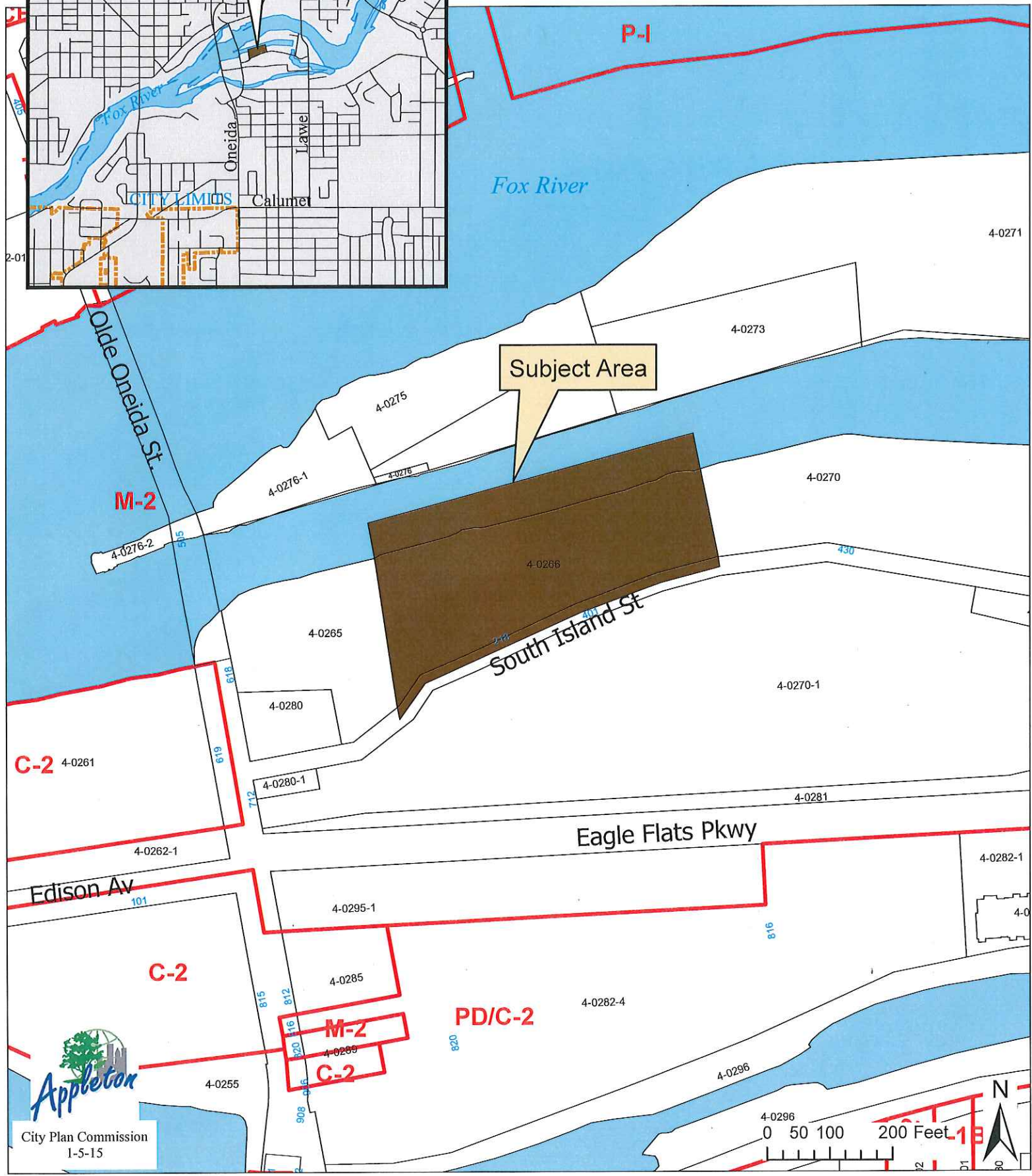
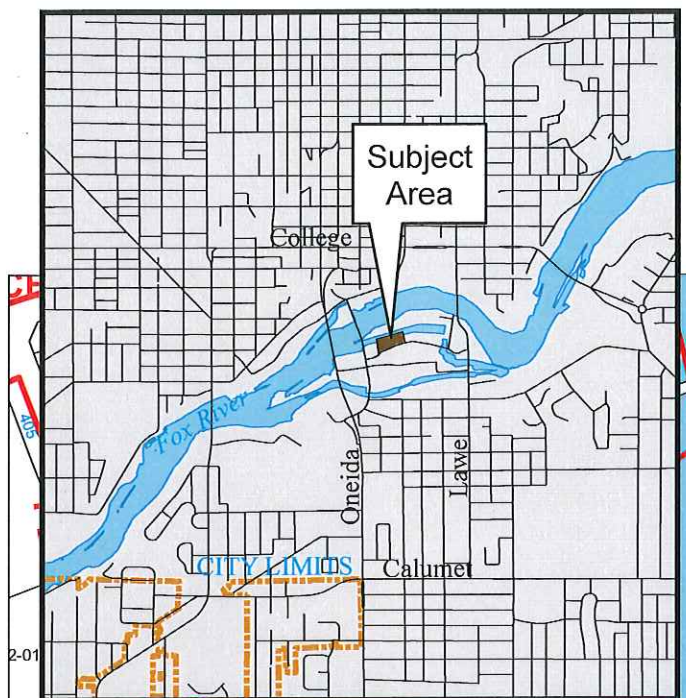
Notary Public, State of Wisconsin
My Commission expires

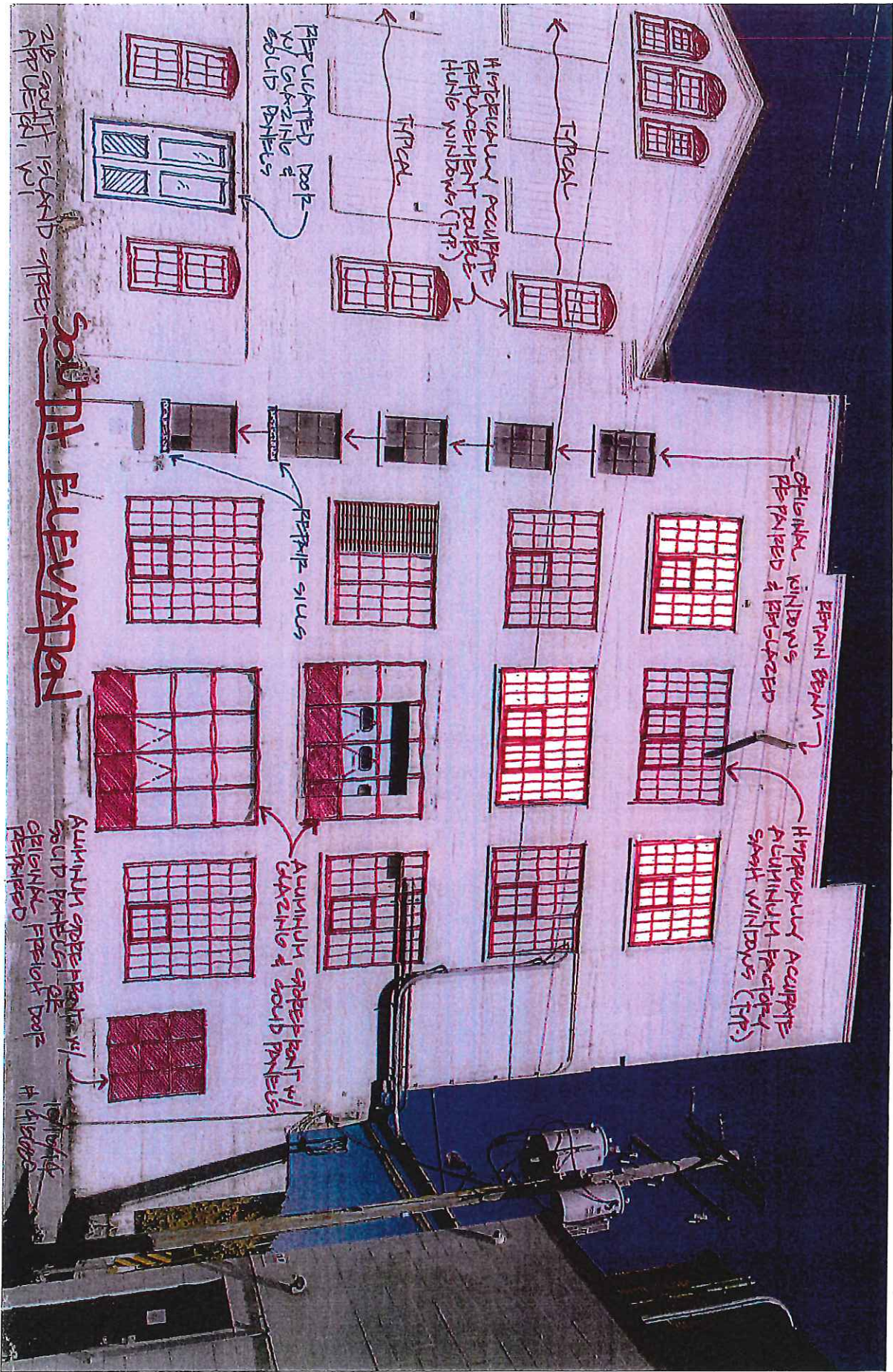
EXHIBIT: A

LEGAL DESCRIPTION

Lot 2 of CSM 6905, including to the centerline of adjacent right-of-way.

218 East South Island Street
Woolen Mills Lofts
Rezoning M-2 General Industrial District to
PD/R-3 Planned Development Multifamily District
Zoning Map





SOUTH ELEVATION

EXTERIOR HISTORIC STRATEGY

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

| | |
|------------|---------|
| JOB NUMBER | 1418880 |
| SHEET | A0.2 |

| | |
|----------|--|
| PROJECT: | PROPOSED WOOLEN MILLS LOFTS 218 SOUTH ISLAND STREET APPLETON, WI 54915 |
| OWNER: | KEYSTONE DEVELOPMENT, LLC 420 S. KOELLER STREET OSHKOSH, WI 54902 |

| | |
|--------------------------|----------------------|
| PRELIMINARY SHEET DATES: | 08/20/19, 09/23/2014 |
|--------------------------|----------------------|

EXCEL ENGINEERING
 1000 W. WISCONSIN STREET
 SUITE 100
 APPLETON, WI 54912
 920.833.1111
 Amy E. Smith, P.E.

218 SOUTH ISLAND STREET
APPLETON, WI

HOPPIN ELEVATION

10/23/14
#14120620



EXTERIOR HISTORIC STRATEGY

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

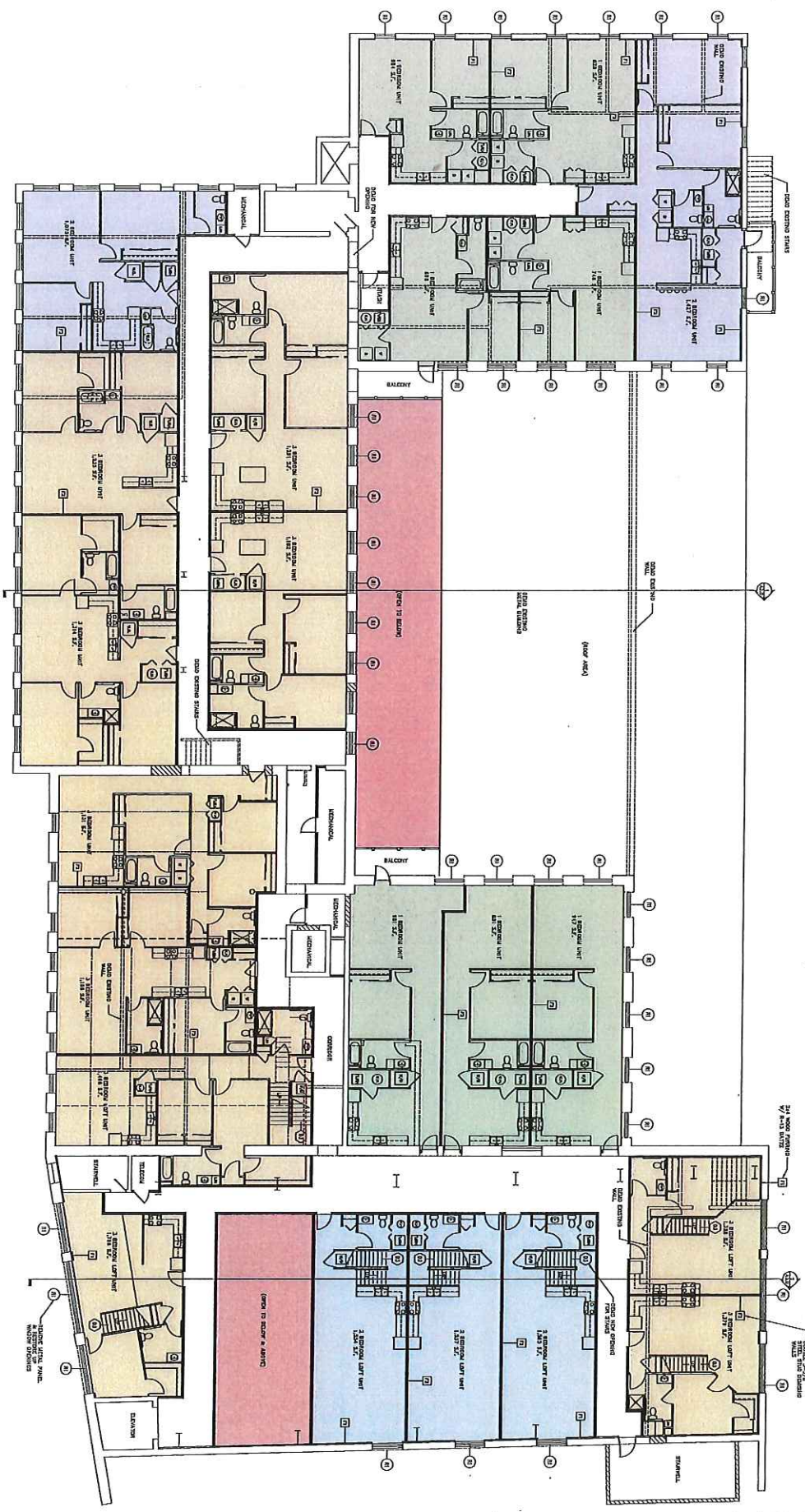


EXCEL ENGINEERING
2114 S. EXCEL AVENUE
APPLETON, WI 54911
Phone: 920.833.1111
www.excel-engineering.com

OWNER:
KEYSTONE DEVELOPMENT, LLC
420 S. KOELLER STREET
OSHKOSH, WI 54902

PROJECT:
PROPOSED WOOLEN MILLS LOFTS
218 SOUTH ISLAND STREET
APPLETON, WI 54915

| | |
|--------------------------|------------|
| PRELIMINARY SHEET DATES: | 14/18/10 |
| DESIGNER: | JOB NUMBER |
| CHECKER: | 14/18/10 |
| DATE: | SHEET |



| UNIT MIX PER FLOOR | |
|--------------------------|-------------|
| FIRST FLOOR | ONE BEDROOM |
| TWO BEDROOM | 3 |
| THREE BEDROOM | 4 |
| TOTAL FIRST FLOOR UNITS | 15 |
| SECOND FLOOR | ONE BEDROOM |
| TWO BEDROOM | 8 |
| THREE BEDROOM | 8 |
| TOTAL SECOND FLOOR UNITS | 23 |
| THIRD FLOOR | ONE BEDROOM |
| TWO BEDROOM | 2 |
| THREE BEDROOM | 10 |
| TOTAL THIRD FLOOR UNITS | 22 |
| ALL FLOORS TOTAL UNITS | 60 |

| TOTAL UNIT MIX | |
|----------------|-------------|
| ALL FLOORS | ONE BEDROOM |
| TWO BEDROOM | 18 |
| THREE BEDROOM | 20 |
| TOTAL UNITS | 60 |

| FLOOR AREAS | | |
|---------------------|----------------------|-------------|
| FIRST FLOOR | RESIDENTIAL USE AREA | 24,227 S.F. |
| PARKING AREA | 13,118 S.F. | |
| COMMON AREA | 30,000 S.F. | |
| TOTAL FIRST FLOOR | 67,345 S.F. | |
| SECOND FLOOR | RESIDENTIAL USE AREA | 35,495 S.F. |
| COMMON AREA | 29,098 S.F. | |
| TOTAL SECOND FLOOR | 64,593 S.F. | |
| THIRD FLOOR | RESIDENTIAL USE AREA | 29,109 S.F. |
| COMMON AREA | 29,109 S.F. | |
| TOTAL THIRD FLOOR | 58,218 S.F. | |
| BUILDING GROSS AREA | 191,152 S.F. | |

| UNIT AREAS | |
|--|---|
| FIRST FLOOR | TOTAL 1 BEDROOM AREA = 15,120 S.F. / 18 UNITS = AVERAGE 841 S.F. FOR 1 BEDROOM UNIT |
| TOTAL 2 BEDROOM AREA = 19,245 S.F. / 18 UNITS = AVERAGE 1,072 S.F. FOR 2 BEDROOM UNITS | |
| TOTAL 3 BEDROOM AREA = 27,024 S.F. / 24 UNITS = AVERAGE 1,126 S.F. FOR 3 BEDROOM UNITS | |
| TOTAL S.F. OF UNITS | 60,633 S.F. |

| UNIT BED/BATH COMBINATIONS | |
|----------------------------|----------|
| 1 BED / 1 BATH UNIT | 17 UNITS |
| 1 BED / 1.5 BATH UNIT | 1 UNIT |
| 2 BED / 1 BATH UNIT | 15 UNITS |
| 2 BED / 1.5 BATH UNIT | 2 UNITS |
| 3 BED / 1 BATH UNIT | 2 UNITS |
| 3 BED / 1.5 BATH UNIT | 1 UNIT |
| 3 BED / 2.5 BATH UNIT | 1 UNIT |
| TOTAL UNITS | 60 UNITS |

PLAN
 PROPOSED
 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH
 PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PROJECT:
 PROPOSED WOOLEN MILLS LOFTS
 218 SOUTH ISLAND STREET
 APPLETON, WI 54915

OWNER:
 KEYSTONE DEVELOPMENT, LLC
 420 S. KOELLER STREET
 OSHKOSH, WI 54902



PRELIMINARY SHEET DATES:
 OCTOBER 22, 2014
 OCTOBER 29, 2014
 JOB NUMBER:
 1418888
 SHEET
 A1.3

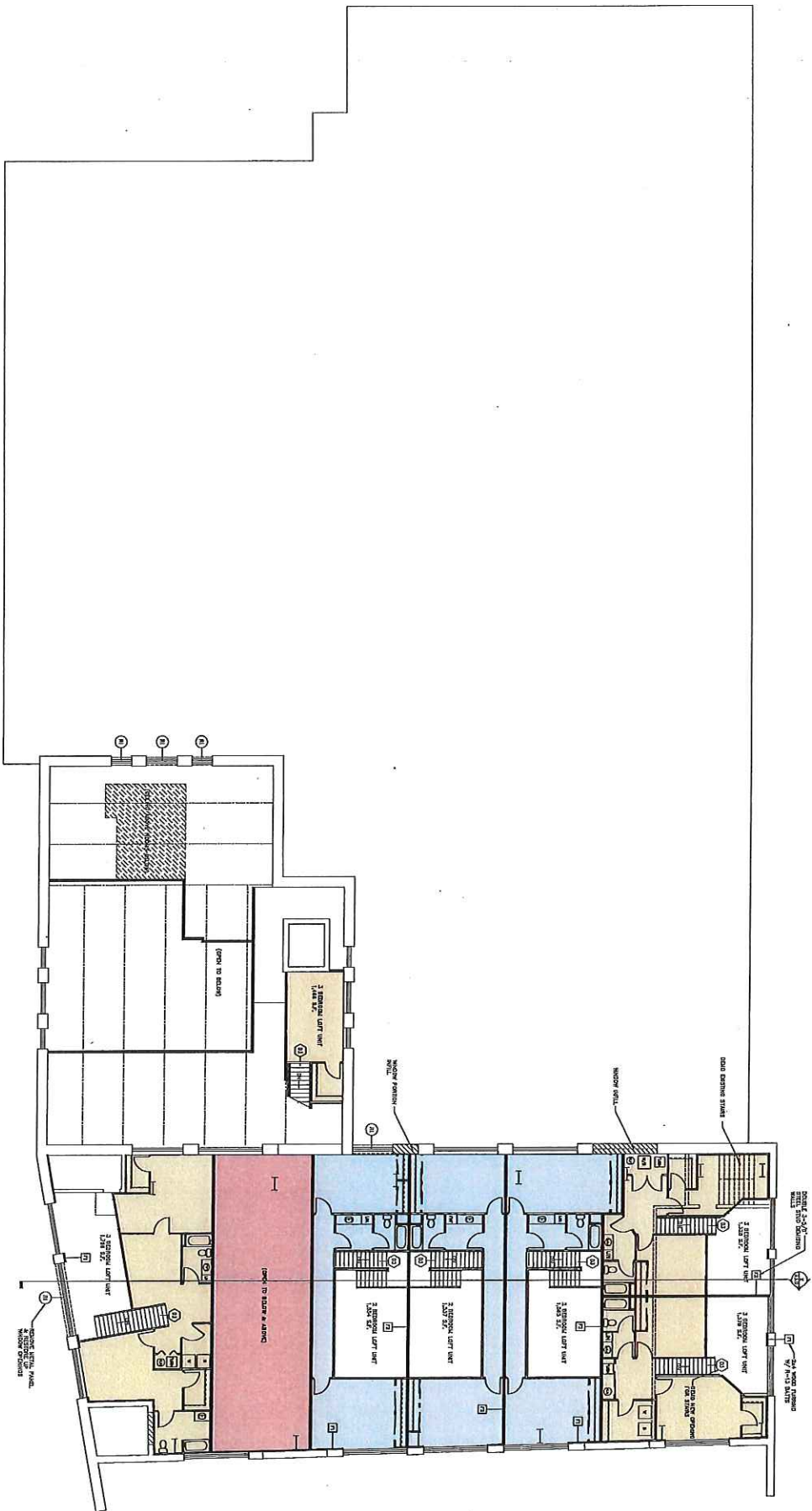
| UNIT MIX PER FLOOR | |
|------------------------|----|
| FIRST FLOOR | 4 |
| TWO BEDROOM | 4 |
| THREE BEDROOM | 6 |
| TOTAL | 15 |
| SECOND FLOOR UNITS | |
| TWO BEDROOM | 8 |
| THREE BEDROOM | 9 |
| TOTAL | 17 |
| THIRD FLOOR UNITS | |
| ONE BEDROOM | 7 |
| TWO BEDROOM | 5 |
| THREE BEDROOM | 10 |
| ALL FLOORS TOTAL UNITS | 32 |
| ALL FLOORS TOTAL UNITS | 60 |

| TOTAL UNIT MIX | |
|----------------|----|
| ALL FLOORS | 18 |
| TWO BEDROOM | 18 |
| THREE BEDROOM | 24 |
| TOTAL UNITS | 60 |

| FLOOR AREAS | |
|----------------------|--------------|
| FIRST FLOOR | 24,297 S.F. |
| RESIDENTIAL USE AREA | 13,181 S.F. |
| PARKING AREA | 1,686 S.F. |
| OPEN/VENT AREA | 39,704 S.F. |
| GROSS FLOOR AREA | 2,254 S.F. |
| SECOND FLOOR | 39,049 S.F. |
| RESIDENTIAL USE AREA | 29,189 S.F. |
| OPEN/VENT AREA | 30,000 S.F. |
| GROSS FLOOR AREA | 9,110 S.F. |
| THIRD FLOOR | 8,643 S.F. |
| RESIDENTIAL USE AREA | 8,643 S.F. |
| GROSS FLOOR AREA | 109,122 S.F. |

| UNIT AREAS | |
|----------------------|---|
| FIRST FLOOR | 15,128 S.F. / 18 UNITS = AVERAGE 841 S.F. FOR 1 BEDROOM UNIT |
| TOTAL 2 BEDROOM AREA | 32,024 S.F. / 24 UNITS = AVERAGE 1,335 S.F. FOR 2 BEDROOM UNITS |
| TOTAL 3 BEDROOM AREA | 32,024 S.F. / 24 UNITS = AVERAGE 1,335 S.F. FOR 3 BEDROOM UNITS |
| TOTAL S.F. OF UNITS | 66,831 S.F. |

| UNIT BED/BATH COMBINATIONS | |
|----------------------------|----------|
| 1 BED / 1 BATH UNIT | 17 UNITS |
| 2 BED / 1.5 BATH UNIT | 1 UNIT |
| 2 BED / 2 BATH UNIT | 5 UNITS |
| 3 BED / 1.5 BATH UNIT | 2 UNITS |
| 3 BED / 2 BATH UNIT | 21 UNITS |
| 3 BED / 2.5 BATH UNIT | 1 UNIT |
| TOTAL | 60 UNITS |



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PROPOSED
FOURTH FLOOR PLAN

DATE: 10/23/2014
DRAWN BY: JWB
CHECKED BY: JWB
SCALE: 1/8" = 1'-0"
SHEET: A1.4

PROJECT:
PROPOSED WOOLEN MILLS LOFTS
210 SOUTH ISLAND STREET
APPLETON, WI 54915

OWNER:
KEYSTONE DEVELOPMENT, LLC
420 S. KOELLER STREET
OSHKOSH, WI 54902



PRELIMINARY SHEET DWNSS

OCTOBER 23, 2014

OCTOBER 23, 2014

OCTOBER 23, 2014

1418580

JWB

1418580

SHEET

A1.4