



CITY OF APPLETON

MEMORANDUM

Date: August 28, 2024
To: Plan Commission
From: Colin Kafka, Principal Planner
Subject: Rezoning #8-24: Rezoning 2111, 2121, and 2125 South Schaefer Street to PD/C-2 #8-24

GENERAL INFORMATION

Owner/Applicant: KKREW Properties c/o Dean Kroening

Address/Parcel Number: 2111 S. Schaefer Street (Tax ID #31-9-1114-00) and 2121 & 2125 S. Schaefer Street (Tax ID #31-9-1114-01)

Petitioner's Request: The owner/applicant proposes to rezone 2111 S. Schaefer Street (Tax ID #31-9-1114-00) and 2121 & 2125 S. Schaefer Street (Tax ID #31-9-1114-01) to PD/C-2 Planned Development General Commercial District #8-24 to establish clear and consistent development standards for the subject parcels. In addition, the owner/applicant intends to combine the lots through the Certified Survey Map (CSM) process following the rezoning.

Plan Commission Informal Hearing Meeting Date: August 28, 2024

Common Council Public Hearing Meeting Date: September 18, 2024

BACKGROUND

March 21, 1985 - The Calumet Street Planned Development District #34-84 (PD/C-2 Planned Development General Commercial District #34-84) was approved to allow for the construction of a Shopping Center Complex with a mix of retail, professional services, personal services, restaurant uses and an 8-unit multi-family apartment building to be located on Property Tax ID#'s 31-9-1114-00, 31-9-1117-00, 31-9-1114-01, 31-9-1116-00, and 31-9-1118-00.

May 18, 1994 - Ordinance 61-94 was adopted, which repealed and recreated the Zoning Ordinance. This Zoning Ordinance introduced the Planned Development (PD) Overlay District. As a result, the zoning classification of the properties within the PD/C-2 Planned Development General Commercial District #34-84 changed to PD/C-2 Planned Development General Commercial District #61-94.

June 2, 2004 - Ordinance 74-04 was adopted, which repealed and recreated the Zoning Ordinance that is currently in place. This Zoning Ordinance included a section on transition rules. Section 23-35(c) states, "Planned development districts in force at the time of adoption of this ordinance shall continue to be controlled under the standards of the existing planned development district until rezoned by Common Council. However, processes for approving or amending adopted final

development plans, plats, certified survey maps, or site plans, shall follow the procedures of this ordinance.”

October 6, 2021 - The Common Council approved the rezoning of Parcel #31-9-1114-01 to PD/C-2 Planned Development General Commercial District #10-21, which removed the parcel from the PD/C-2 Planned Development General Commercial District #61-94 (Rezoning #10-21).

STAFF ANALYSIS

Project Summary: The owner/applicant is proposing to combine parcels #31-9-1114-00 and #31-9-1114-01 through the Certified Survey Map (CSM) process. An individual lot must be within a single zoning district. This proposal to rezone the subject parcels to PD/C-2 Planned Development General Commercial District #8-24 will allow for the combination of the lots through the CSM process and will also establish clear and consistent development standards that ensure conformance to zoning code standards.

Existing Site Conditions: The subject site consists of parcel #31-9-1114-00, which is approximately 22,756 square feet and parcel #31-9-1114-01, which is approximately 22,678 square feet. The total site is approximately 45,434 square feet in size. These parcels are located on South Schaefer Street, south of East Calumet Street. A car wash was located on parcel #31-9-1114-00 but was demolished in 2023 (Permit No. B23-0141). The site is now vacant. Two multi-tenant commercial buildings and an associated off-street parking lot are located on parcel #31-9-1114-01. The building on the southeast corner of the lot was built in 1990 and is 2,440 square feet. The building on the southwest corner of the lot was built in 2023 (Site Plan #26-22) and is 3,950 square feet.

Surrounding Zoning and Land Use: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are commercial and multi-family residential in nature.

North: PD/C-2 Planned Development General Commercial District #61-94. The adjacent land uses to the north are currently a mix of commercial uses.

South: R-3 Multi-Family District. The adjacent land use to the south is currently multi-family residential.

East: R-3 Multi-Family District. The adjacent land use to the east is currently multi-family residential.

West: PD/C-2 Planned Development General Commercial District #61-94. The adjacent land uses to the west are currently a mix of commercial uses.

Proposed Zoning Classification: The planned development overlay district allows an applicant to propose uses, development and density standards, and design guidelines for the subject property. Overlay districts provide supplemental regulations in addition to, but not necessarily more restrictive than the “base” or underlying zoning district regulations. The customized regulations, as identified in the attached Implementation Plan Document (IPD), were prepared to specify standards that are unique to the overlay district PD/C-2 #8-24. The proposed development standards for PD/C-2 #8-24 are listed below:

- 1) **Minimum lot area:** 14,000 square feet
- 2) **Maximum lot coverage:** 90% *
- 3) **Minimum lot width:** 60 feet
- 4) **Minimum front yard:** 10 feet

- 5) **Minimum rear yard:** 10 feet *
- 6) **Minimum side yard:**
 - a. None.
 - b. 10 feet if abutting a residentially zoned district.
- 7) **Maximum building height:** 35 feet.

***Development Standard Exceptions:**

Minimum rear yard building setback: 10 feet (C-2 Zoning District requires a minimum 20-foot rear yard setback)

Maximum Lot Coverage: 90% (C-2 Zoning District allows 75% maximum lot coverage)

Development Plan Summary: The proposed PD #8-24 would facilitate future development of the subject site. The attached development plan drawing (Exhibit B) showcases the location of existing buildings and the general location of a potential future building on the site. Further details regarding the development of a future building on the site would be determined and reviewed through the Site Plan review process prior to the issuance of a building permit by the Inspections Division.

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 allow for the combination of the subject lots and to facilitate future development of the site. Both the existing and future development conditions deviate from C-2 zoning regulations and development standards, specifically rear setback, lot coverage, and off-street parking standards. If approved, any future development would need to conform to the customized zoning regulations identified in the IPD, as well as other sections of the Zoning Ordinance. Section 23-151 of the Zoning Ordinance establishes criteria for designating a PD overlay district, including requirements on the amount of street frontage, size of the district and percent of open space. The proposed planned development overlay district would comply with these minimum standards.

Findings of Fact: This request was reviewed in accordance with the standards for granting a PD Overlay District, Development Plan, and Implementation Plan Document under Section 23-151(o) of the Municipal Code: It appears the criteria established has been satisfied. Related excerpts are listed below.

- 1) In what respects the proposed plan is or is not consistent with the stated purpose, requirements and standards of the PD regulations. *Findings: No inconsistencies found. The existing and proposed uses and structures identified in the conceptual site plan are consistent with the requirements and standards of the PD regulations.*
- 2) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property and the reasons why such departures are or are not deemed to be in the public interest. *Findings: The zoning ordinance exceptions listed in the draft Implementation Plan Document #8-24 are identical to the previously approved exceptions for parcel #31-1-1114-01 found in Implementation Plan Document #10-21. The proposed zoning ordinance exceptions do not appear to cause undue adverse impact on the public or character of the existing neighborhood or other matters affecting the public health, safety, or general welfare.*
- 3) The extent of public benefit of the PD in terms of meeting planning objectives and enhancing the tax base and economic development. Any specific beneficial actions, plans, or programs agreed to in the PD proposal which are clearly beyond the minimum requirements of this chapter shall be specifically listed as evidence of justified exceptions. *Findings: PD Overlay District #8-24 will enhance the City's tax base and promote the goals and objectives of the Appleton*

Comprehensive Plan 2010-2030, as stated in this report. The proposed PD provides standards that support infill development as structures depicted in the conceptual site plan.

- 4) The physical design of the proposed plan and the manner in which said design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for common open space and furthers the amenities of light, air, recreation and visual enjoyment. *Findings: The proposed uses and structures identified in the conceptual site plan will further be evaluated by staff with these factors in mind when development progresses into the site plan review process.*
- 5) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood. *Findings: The proposed uses and structures depicted in the conceptual site plan appears to be compatible with the existing adjacent commercial properties and residential neighborhood.*

Appleton Comprehensive Plan 2010-2030: Community Development staff has reviewed this proposal and determined it is compatible with the goals and objectives found in the City's *Comprehensive Plan 2010-2030*. The proposed PD/C-2 Planned Development General Commercial District #8-24 is also consistent with the Commercial designation identified on the Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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.

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 9.4 Economic Development:

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

OBJECTIVE 9.5: Economic Development:

Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

OBJECTIVE 10.1 Land Use:

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

OBJECTIVE 10.5 Land Use:

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

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. It would appear the criteria established has been satisfied. 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. *The rezoning request is in conformance with the Comprehensive Plan 2010-2030, as the Future Land Use Map identifies this area for future commercial uses.*
 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. *This area of the City is served by existing infrastructure, and the transportation network should be adequate to serve the subject site. The parcels are currently being used for commercial purposes.*
 2. The effect of the proposed rezoning on surrounding uses. *A mix of commercial uses and multi-family residential uses are already present in this area of City and are adjacent to the parcels. The parcels are also currently zoned for and being used for commercial purposes. Any future site modifications and/or uses would be reviewed in accordance with the customized zoning regulations identified in the IPD, as well as other sections of the Zoning Ordinance. Therefore, the proposed rezoning request is consistent with the surrounding uses.*

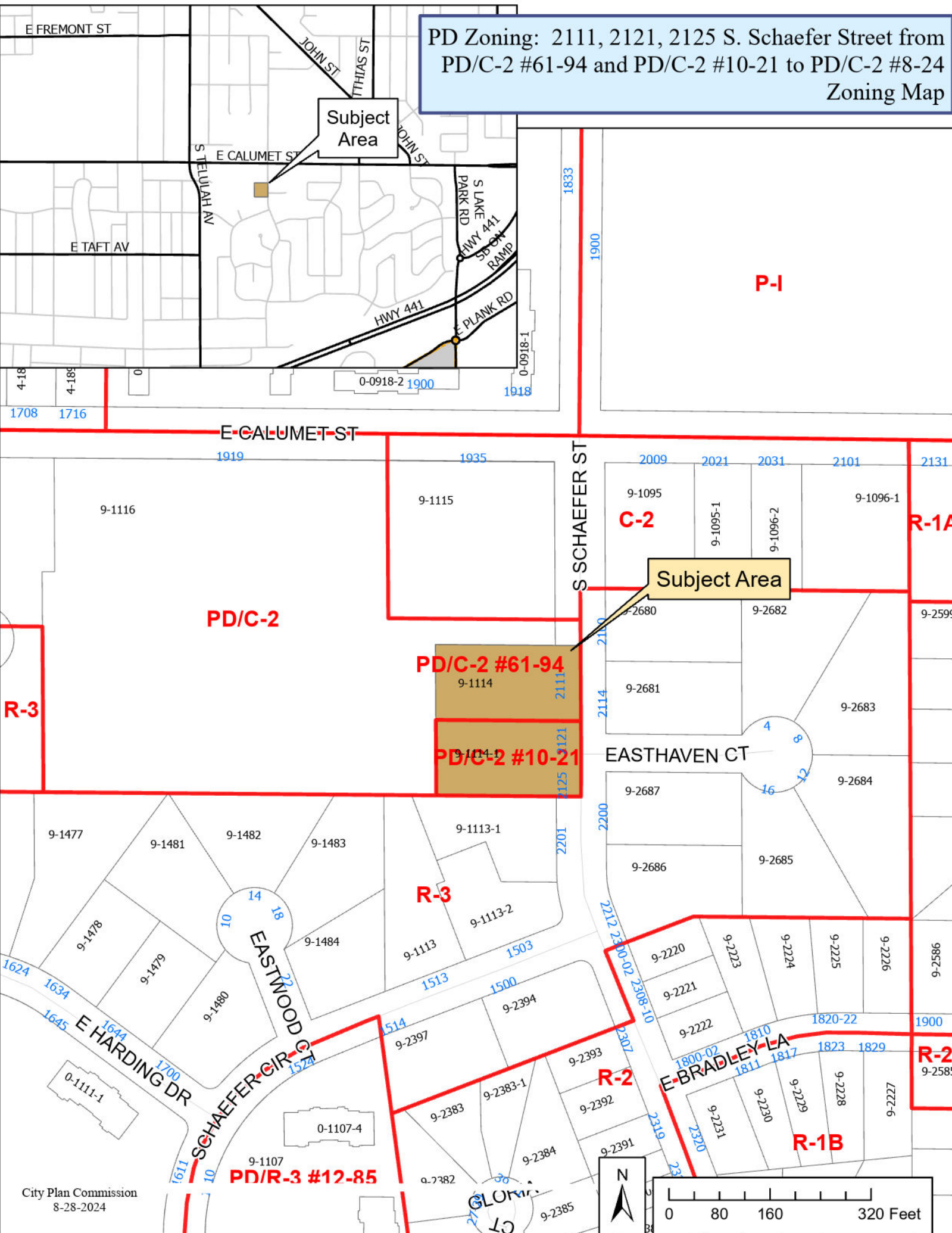
Technical Review Group (TRG) Report: This item appeared on the August 6, 2024 TRG agenda. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) and Section 23-151(o) of the Zoning Ordinance, that Rezoning #8-24 to rezone the subject properties at 2111 S. Schaefer Street (Tax ID #31-9-1114-00) and 2121 & 2125 S. Schaefer Street (Tax ID #31-9-1114-01) from PD/C-2 Calumet Street Planned Development General Commercial District #61-94 and PD/C-2 Planned Development General Commercial District #10-21 to PD/C-2 Planned Development General Commercial District #8-24 including to the centerline of existing adjacent streets, as shown on the attached maps, **BE APPROVED** subject to the following:

1. The attached Implementation Plan Document must be notarized and signed by the property owner and then be submitted to the Community Development Department for City signatures. The Implementation Plan Document must be recorded in the Calumet County Register of Deeds' Office by the property owner per Section 23-151(m)(2)f. and g. of the Municipal Code

PD Zoning: 2111, 2121, 2125 S. Schaefer Street from PD/C-2 #61-94 and PD/C-2 #10-21 to PD/C-2 #8-24
Zoning Map



Subject Area

Subject Area



PD Zoning: 2111, 2121, 2125 S. Schaefer Street from
PD/C-2 #61-94 and PD/C-2 #10-21 to PD/C-2 #8-24
Aerial Map



ROBIN WAY

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S SCHAEFER ST

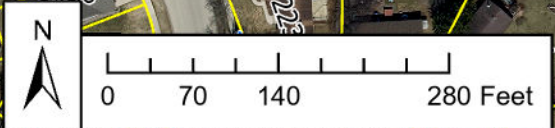
EASTHAVEN CT

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SCHAEFER CIR

E BRADLEY LA

City Plan Commission
8-28-2024



IMPLEMENTATION PLAN DOCUMENT FOR PLANNED DEVELOPMENT (PD #8-24)

PLANNED DEVELOPMENT DESIGNATION

WHEREAS, the Planned Development Designation for PD Rezoning #10-21 (PD #10-21) went into effect on the date when the Implementation Plan Document for PD #10-21 was recorded in the Calumet County Register of Deeds Office, Wisconsin, on January 18, 2022, as Document No. 567586.

WHEREAS, an official map amendment is permitted in accordance with Section 23-65(d) of the Appleton Zoning Ordinance.

WHEREAS, the property Owner/Developer desires to repeal Implementation Plan Document No. 567586 in accordance with Section 23-151(p)(1)e. of the Appleton Zoning Ordinance and replace it with this IPD, which establishes the provisions and district boundary lines, as further described below for the real estate described on the attached Exhibit A (“the Property”).

WHEREAS, Section 23-151 of the Appleton Municipal Code requires the recordation of an Implementation Plan Document in the Calumet 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 #8-24.** The parties hereto have entered into mutually agreeable Development and Implementation Plan Document for the Property. This designation establishes the land uses which shall be permitted or may be permitted by approval of a Special Use Permit on the property, a concept 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.
2. **Location of Implementation Plan Document.** The Implementation Plan Document for PD #8-24 approved by Appleton Common Council action on _____, 20____ and executed by the parties on the date of filing with the Calumet 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.

Record and return copy to:
City of Appleton
Community Development Department
100 N. Appleton Street
Appleton, WI 54911

Parcels #31-9-1114-01 and #31-9-1114-00

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. Principal Permitted Land Uses. The land uses as listed below are allowed as principal uses in PD #8-24:

- *All of the principal permitted as listed in Zoning Code Section 23-113(b) for the C-2 General Commercial District, as now in effect or hereafter amended.*

2. Special Uses. The land uses as listed below are considered special uses in PD #8-24. Special uses shall follow the review procedures outlined in Zoning Code Section 23-66.

- *All of the special uses as listed in Zoning Code Section 23-113(e) for the C-2 General Commercial District, as now in effect or hereafter amended.*

3. In addition to the land uses allowed in the underlying district, the following land uses are consistent with the land use regulation exception criteria established by Appleton Municipal Code Section 23-151 and are allowed land uses in Schaefer Street PD #8-24:

- *NONE*

B. **DEVELOPMENT STANDARDS**

1. **Principal Permitted and Special Use Development Standards are as follows:**

- a. Minimum Lot Area: 14,000 square feet
- b. Maximum Lot Coverage: 90%, as was previously permitted
- c. Minimum Lot Width: 60 feet
- d. Minimum front yard building setback: 10 feet
- e. Minimum rear yard building setback: 10 feet, as was previously permitted
- f. Minimum side yard building setback: none, 10 feet if abutting a residentially zoned district
- g. Maximum building height: 35 feet (see Section 23-113(e))

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.

3. **Off-Street Parking and Loading Standards** – All uses established, expanded, change in use shall provide off-street parking space(s), stacking space(s), bicycle spaces(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 Exceptions:

All uses: Minimum off-street parking spaces required: one (1) space for each three hundred (300) square feet of gross floor area.

4. **Outdoor Lighting Standards** – All outdoor lighting shall comply with Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.
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.
6. **Sign Standards** – All signs shall comply with the Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.
7. **Maximum individual lot coverage** – shall be 90%
8. **Site Plan Review** Prior to obtaining a building permit within PD #8-24, minor site plan or site plan review and approval shall be required for principal, accessory buildings, structures and uses in accordance with Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.
 - a. Site Plan #26-22 was approved by the Community Development Department on November 28, 2022. Buildings A and B in Exhibit B were included in the approved site plan.
9. **Application of the Municipal Code of the City of Appleton.** In conjunction with land uses and development provisions listed above, the Municipal Code of the City of Appleton as now in effect or hereafter amended applies to all land and land development on the property, unless otherwise stated in this document.

- 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, utilities shall be in accordance with all applicable City Appleton regulations.

E. **GENERAL PROVISIONS**

1. **Enforcement**

The provisions of the 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 #8-24**

If at any time any provision or requirements stated in the 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**

PD #8-24 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 Chapter 23, Appleton Zoning Code as now in effect or hereafter amended to amend planned developments. This Implementation Plan Document for PD #8-24 and Exhibits (Exhibit A - Legal Description and Exhibit B - Concept Plan) shall be recorded in the Calumet County Register of Deeds Office in order to put prospective purchasers or other interested persons on notice as to the terms contained herein. Concept Plan is for illustrative purposes only. Locations and densities of contemplated Permitted Uses is subject to change.

4. **Entire Designation**

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to PD #8-24, 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. **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 owner (Dean Kroening - KKREW Properties) in the Calumet 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 _____, 2024.

By: _____
Owner
Title:

By: _____
Owner
Title:

STATE OF WISCONSIN)
)ss
COUNTY OF _____)

Personally came before me this _____ day of _____, 2024,
the above named _____, and _____,
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 _____

The above Implementation Plan for PD #8-24 was drafted by the undersigned at the
request of the Property Owner.

Drafter's Signature
Date: _____

Approved as to form:

Christopher R. Behrens
Appleton City Attorney

CITY OF APPLETON, a Wisconsin
Municipal Corporation

By: _____
Jacob A. Woodford, Mayor

Attest: _____
Kami Lynch, City Clerk

STATE OF WISCONSIN)
)ss
COUNTY OF _____)

Personally came before me this ____ day of _____, 2024, the above-named Jacob A. Woodford, Mayor of City of Appleton, and Kami Lynch, 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 _____

DRAFT

EXHIBIT A

2111 S. Schaefer Street
Parcel #31-9-1114-00

2121 & 2125 S. Schaefer Street
Parcel #31-9-1114-01

LEGAL DESCRIPTION:

ALL OF LOT TWENTY (20) AND ALSO A PART OF LOT TWENTY-TWO (22), PURDY FARM PLAT, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIVE (5), TOWNSHIP TWENTY (20) NORTH, RANGE EIGHTEEN (18) EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN, INCLUDING TO THE CENTER LINE OF THE ADJACENT PUBLIC RIGHT-OF-WAY, CONTAINING 45,434 SQUARE FEET (1.043 ACRES) OF LAND AND BEING DESCRIBED BY:

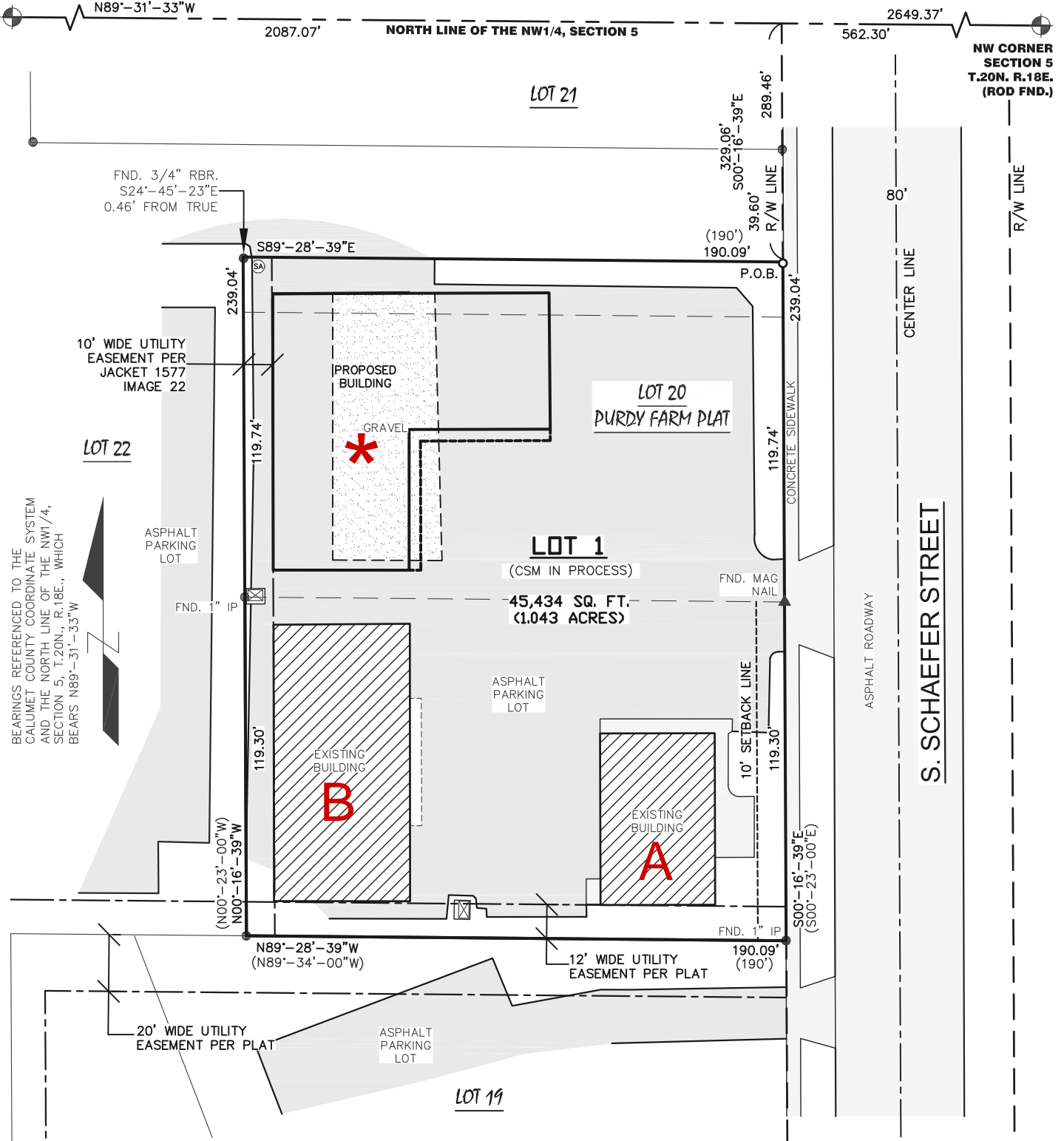
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE N89°-31'-33"W 562.30 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 5 TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF S. SCHAEFFER STREET; THENCE S00°-16'-39"E 329.06 FEET ALONG SAID WEST LINE OF S. SCHAEFFER STREET AND IT'S NORTHERLY EXTENSION TO THE POINT OF BEGINNING; THENCE CONTINUING S00°-16'-39"E 239.04 FEET ALONG SAID WEST LINE OF S. SCHAEFFER STREET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE N89°-28'-39"W 190.09 FEET ALONG THE SOUTH LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER THEREOF; THENCE N00°-16'-39"W 239.04 FEET ALONG THE WEST LINE OF SAID LOT 20 AND ITS NORTHERLY EXTENSION; THENCE S89°-28'-39"E 190.09 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

EXHIBIT B

CONCEPTUAL SITE IMPROVEMENT PLAN

ALL OF LOT 20 AND ALSO A PART OF LOT 22, PURDY FARM PLAT, LOCATED
IN THE NE1/4 OF THE NW1/4, SECTION 5, T.20N., R.18E., CITY OF APPLETON,
CALUMET COUNTY, WISCONSIN

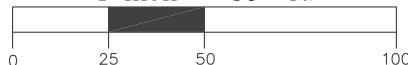
**N1/4 CORNER
SECTION 5
T.20N. R.18E.
(CHISELED X FND.)**



—LEGEND—

- = 1" X 24" IRON PIPE SET
(1.130 LB./FT.)
- = 3/4" REBAR FOUND
- ⊙ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- ⊠ = ELECTRIC TRANSFORMER
- Ⓢ = SANITARY MANHOLE

GRAPHIC SCALE
1 inch = 50 ft.



* Gravel to be replaced according to
Demolition Permit B23-0141

MERIDIAN

SURVEYING, LLC



N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

DRAWN BY: J.B.
CHECKED BY: S.C.D.
JOB NO.: 15550

FIELD WORK DATE: 6-28-24
FIELD BOOK: M-58, PG. 73
SHEET 1 OF 4

SURVEYED FOR:
KKREW PROPERTIES LLC.
N4276 KILLARNEY LN.
FREDOM, WI 54130