



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: August 23, 2023

Common Council Meeting Date: September 6, 2023

Item: Certified Survey Map #10-23

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Owner: City of Appleton

Applicant: Ruekert & Mielke, Inc. c/o Colin Meisel, PE

Address/Parcel: S. Alliance Drive (Tax Id #'s 31-9-5712-26, 31-9-5712-27, 31-9-5712-28, 31-9-5712-29 and 31-9-5712-00)

Petitioner's Request: The applicant is requesting approval of a 2-Lot Certified Survey Map (CSM) that crosses a plat boundary.

BACKGROUND

Typically, CSMs are administratively reviewed and approved by City staff. However, the subject properties were originally platted in different plats. Parcel #'s 31-9-5712-26, 31-9-5712-27, 31-9-5712-28, and 31-9-5712-29 were included in the Southpoint Commerce Park Plat No. 3, and parcel #31-9-5712-00 was included in Certified Survey Map #3609. In order to satisfy the requirements of Chapter 236 of the Wisconsin State Statutes, the proposed CSM must be approved in the same manner as a Final Plat, which includes Plan Commission and Common Council approval.

This CSM will re-configure/combine the five existing parcels into two parcels, proposed Lots 1 and 2.

STAFF ANALYSIS

Existing Conditions: Proposed Lots 1 and 2 are currently undeveloped. A Site Plan application (Site Plan #17-23) is currently under review for the construction of an industrial building and associated loading area and off-street parking lot on Proposed Lot 1. All parcels have a zoning designation of M-1 Industrial Park District. The total land area included in the CSM is approximately 30.44 acres.

Subdivision Ordinance Requirements: Per Section 17-26(b)(1) of the Municipal Code, widths and areas of lots shall not be less than that provided in the City's Zoning Ordinance. For the M-1 Industrial Park District, the minimum lot width is 150 feet and the minimum lot area is 43,560 square feet, per Section 23-131(h) of the Municipal Code. Proposed lots satisfy these lot development standards.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton. The uses are generally industrial in nature.

Certified Survey Map #10-23

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North: M-1 Industrial Park District. The adjacent land use to the north is currently undeveloped industrial park land/agriculture crops.

South: M-1 Industrial Park District. The adjacent land use to the south is currently industrial.

East: M-1 Industrial Park District. The adjacent land use to the east is currently undeveloped/forested land.

West: M-1 Industrial Park District. The adjacent land use to the west is currently undeveloped industrial park land/agriculture crops.

Appleton Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed this proposal and determined it is compatible with the Business/Industrial designation shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map.

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.

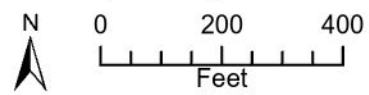
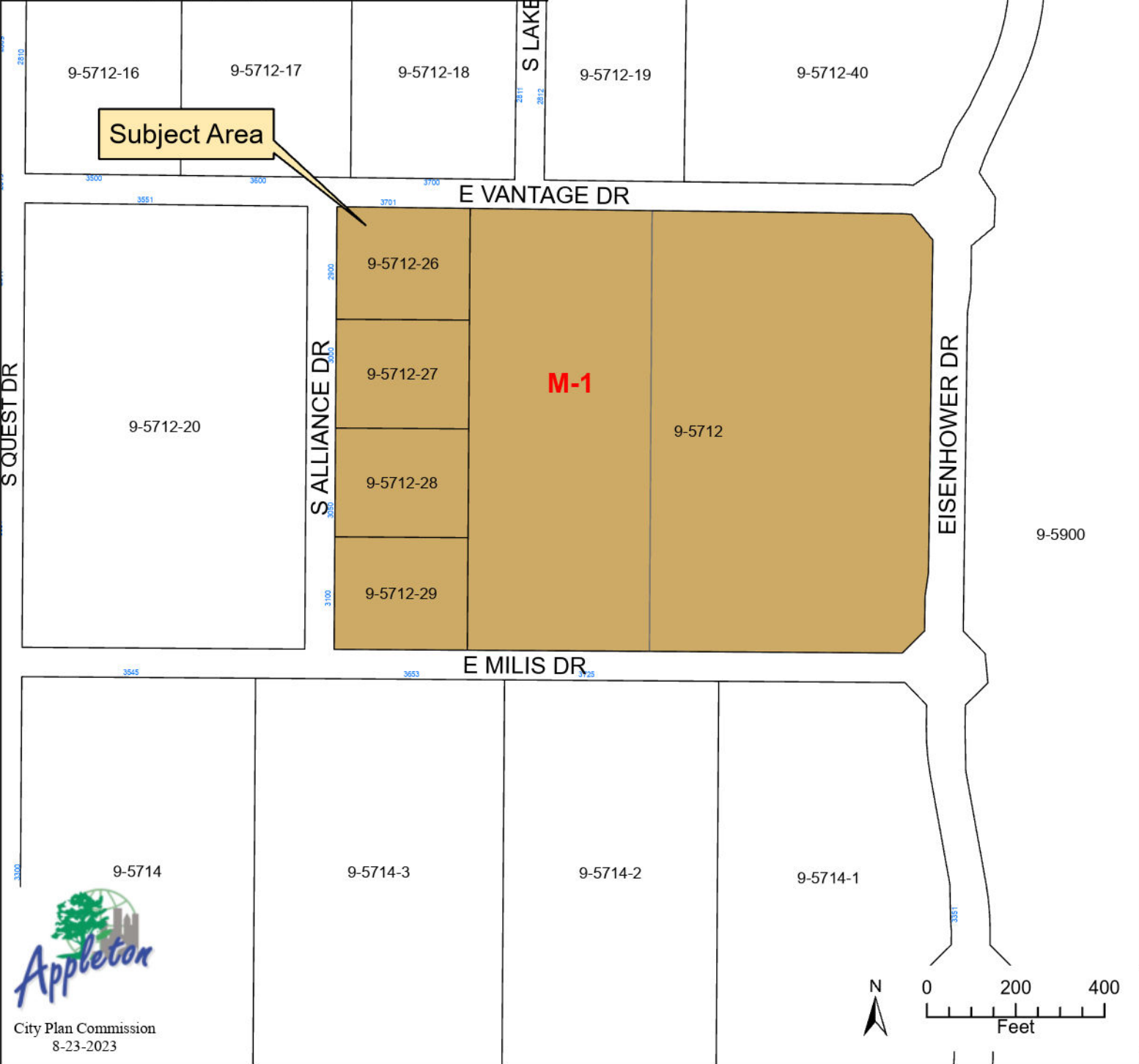
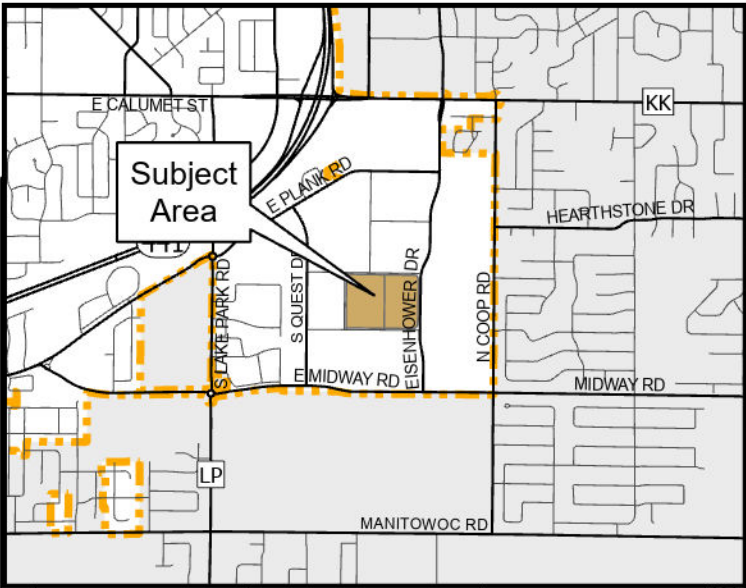
Technical Review Group (TRG) Report: This item appeared on the August 1, 2023 TRG agenda. No negative comments were received from participating departments.

RECOMMENDATION

Based on the above, staff recommends that Certified Survey Map #10-23, as shown on the attached map, **BE APPROVED** subject to the following conditions:

1. Applicant shall address all staff technical review comments prior to City signatures being affixed to the CSM.
2. The drainage plan requirement for this CSM is waived and will be reviewed with the Site Plan submittals.
3. Provide notation indicating the parcel is precluded from access to Eisenhower Drive.

F Street 5
Certified Survey Map #10-23
Vicinity Map



HWY 441
HWY 441 OFF RAMP

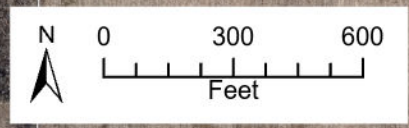
F Street 5
Certified Survey Map #10-23
Aerial



Subject Areas

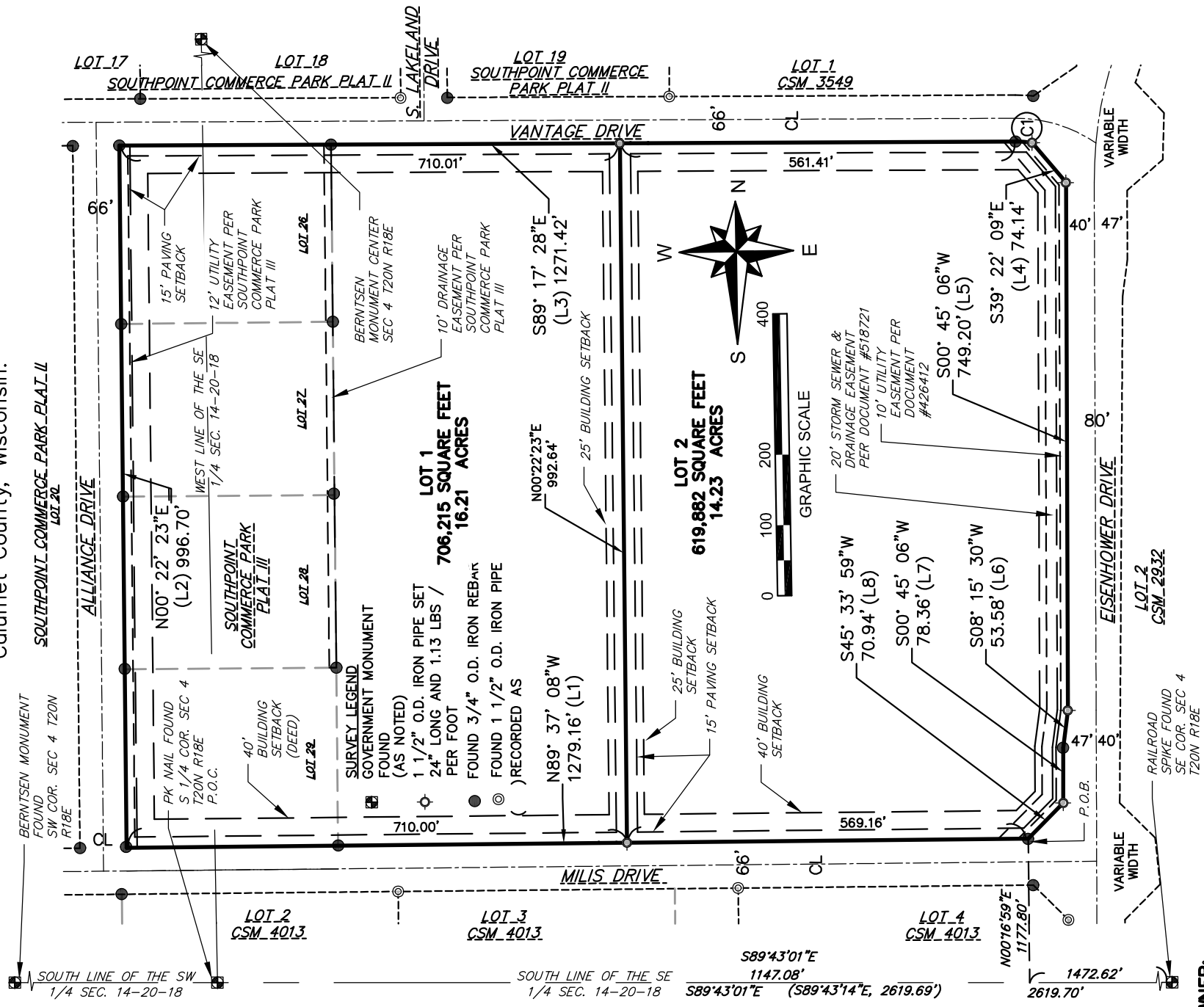


City Plan Commission
8-23-2023



CERTIFIED SURVEY MAP -

Being all of Lot 1 of Certified Survey Map #3609, and all of Lots 26, 27, 28 and 29 of the Southpoint Commerce Park Plat No. 3, located in and being part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4, and part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.



CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	167.00'	08°06'01"	23.59'	S85°14'28"E (S65°14'40"E)	23.61'	N89°17'26"E	N81°11'26"E

OWNER:
City of Appleton
100 N. Appleton St.
Appleton, WI 54911
920-832-6443

SUBDIVIDERS:
Hayden Properties LLC.
1134 N. 9TH STREET, SUITE 200
MILWAUKEE, WI 53233
414-315-3190

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgerview Pkwy.
Waukesha, WI 53188
262-542-5733

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY, SOUTH LINE OF THE SE 1/4 OF 4-20-18, MEASURED AS S89°43'01"E.



DRAFT

John M. Schulz, P.L.S. 3253
Dated this 25th day of July, 2023

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (7/25/23)

SHEET 1 OF 4

CERTIFIED SURVEY MAP -

Being all of Lot 1 of Certified Survey Map #3609, and all of Lots 26, 27, 28 and 29 of the Southpoint Commerce Park Plat No. 3, located in and being part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4, and part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, John M. Schulz, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of the Hayden Properties LLC. that I have surveyed, divided and mapped a division of Lot 1 of Certified Survey Map Number 3609, and Lots 26, 27, 28 and 29 of the Southpoint Commerce Plat No. 3, located in and being part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4, and part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 4, Town 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 4; thence S89°43'01"E along the South line of said Southeast 1/4, 1147.08 feet; thence bearing N00°16'59"E, a distance of 1177.80 feet to the Northerly Right-of-Way (ROW) line of Millis Drive and the POINT OF BEGINNING (POB); thence bearing N89°37'08"W along said line, a distance of 1279.16 feet to the to the Easterly ROW line of Alliance Drive; thence N00°22'23"E along said line, a distance of 996.70 feet to the Southerly ROW line of Vantage Drive; thence bearing S89°17'28"E, a distance of 1271.42 feet to a point of curvature; thence 23.61 feet along the arc of a curve to the right, whose radius is 167.00 feet, and whose chord bears S85°14'26"E, 23.59 feet to a point of tangency and the Westerly ROW line of Eisenhower Drive; thence along said line over the next five courses ;thence bearing S39°22'09"E, a distance of 74.14 feet; thence bearing S00°45'06"W, a distance of 749.20 feet; thence bearing S08°15'30"W, a distance of 53.58 feet; thence bearing S00°45'06"W, a distance of 78.36 feet; thence bearing S45°33'59"W, a distance of 70.94 feet to the Point of Beginning. Containing 30.04 acres (1,326,097 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of the City of Appleton., owners of said land.

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

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Appleton ordinances in surveying, dividing and mapping of the same.

GENERAL NOTES:

- A. This Certified Survey Map is all of tax parcels key numbers: 319571226, 319571227, 319571228, 319571229 and 319571200 .
- B. All of the land within this Certified Survey Map is currently Zoned M-1 (Industrial Park District).
- C. The adjoining properties are currently zoned M-1.
- D. This Certified Survey Map is fully contained within the property described in the following Instrument: Doc #518721.
- E. All Lots are vacant of buildings.
- F. The property owners of record are listed as the City of Appleton.

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

Line Table (Recorded As Bearings)			
Line #	Direction	Line #	Direction
L1	N89° 37' 22"W	L5	S00° 44' 53"E
L2	N00° 22' 38"E	L6	S08° 15' 17"W
L3	S89° 17' 41"E	L7	S00° 44' 53"W
L4	S39° 22' 22"E	L8	S45° 33' 46"W

OWNER:

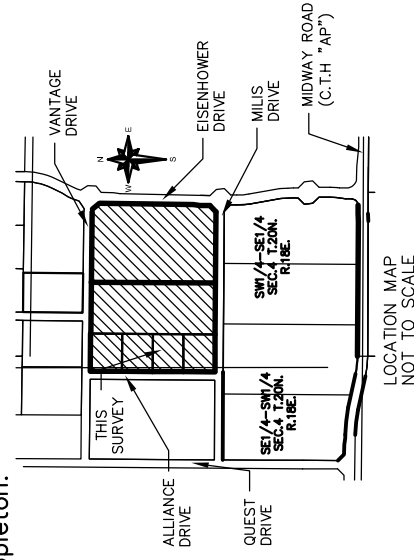
City of Appleton
100 N. Appleton St.
Appleton, WI 54911
920-832-6443

SUBDIVIDERS:

Hayden Properties LLC.
1134 N. 9TH STREET, SUITE
200
MILWAUKEE, WI 53233
414-315-3190

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview
Pkwy.
Waukesha, WI 53188
262-542-5733



DRAFT

John M. Schulz, P.L.S. 3253
Dated this 25th day of July, 2023

 **Ruekert • Mielke**
www.ruekertmielke.com

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (7/25/23)

SHEET 2 OF 4

CERTIFIED SURVEY MAP - _____

Being all of Lot 1 of Certified Survey Map #3609, and all of Lots 26, 27, 28 and 29 of the Southpoint Commerce Park Plat No. 3, located in and being part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4, and part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

City of Appleton, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, and mapped, as represented on this plat.

Jacob A. Woodford, Mayor _____ day of _____, 20__.

Kami Lynch, City Clerk _____ day of _____, 20__.

STATE OF WISCONSIN }
_____ COUNTY } SS

Personally came before me this _____ day of _____, 20__, the above named Jacob A. Woodford, and Kami Lynch, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____.

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100 N. Appleton St.
Appleton, WI 54911
920-832-6443

SUBDIVIDERS:
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APPLETON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Appleton was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Appleton for public use.

Dated the _____ day of _____, 20____

Kami Lynch, City Clerk
City of Appleton, Calumet County Wisconsin

CITY OF APPLETON PLAN COMMISSION CERTIFICATE

Approved for recording per the Chairperson of the City of Appleton Plan Commission.

By: _____ Date: _____
Jake Woodford, Chairperson of the Plan Commission

CITY OF APPLETON TREASURER'S CERTIFICATE

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unredemmed tax sales, no unpaid taxes or unpaid special assessments on the lands included in this Certified Survey map as of:

City Treasurer

Date
Calumet Treasurer

CALUMET COUNTY TREASURER'S CERTIFICATE

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unredemmed tax sales, no unpaid taxes or unpaid special assessments on the lands included in this Certified Survey map as of:

Date

OWNER:

City of Appleton
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920-832-6443

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