



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Board of Zoning Appeals

Monday, November 16, 2020

7:00 PM

6th Floor Council Chambers

1. Call meeting to order

2. Roll call of membership

3. Approval of minutes from previous meeting

[20-1449](#) Minutes from September 21, 2020

Attachments: [Minutes 9-21-20.pdf](#)

4. **Public Hearings/Apearances**

5. **Action Items**

[20-1447](#) **824 W. Front St. (31-3-0510-00)** The applicant proposes to erect a fence that is four (4) feet tall in the front yard. Section 23-44(a)(1)(a) of the Zoning Ordinance limits the height of fences to three (3) feet in the front yard.

Attachments: [824 W. Front St.pdf](#)

[20-1448](#) **811 Winona Way (31-1-0979-00)** The applicant proposes to construct a garage that is four (4) feet from the side lot line. Section 23-43(f)(1)(b) of the Zoning Ordinance requires a six (6) foot side yard setback.

Attachments: [811 Winona Way.pdf](#)

[20-1478](#) **6412 N. Kurey Dr. (31-1-9310-33)** The applicant proposes to build a home five (5) feet from the side lot line. Section 23-93(g) (6) of the Zoning Ordinance requires a six (6) foot side yard setback.

Attachments: [6412 N. Kurey Dr.pdf](#)

6. **Information Items**

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final Board of Zoning Appeals

Monday, September 21, 2020

7:00 PM

6th Floor Council Chambers

1. Call meeting to order

2. Roll call of membership

Present: 4 - McCann, Engstrom, Sperl and Cain

Excused: 1 - Loosen

3. Approval of minutes from previous meeting

20-1185

Minutes from August 17, 2020

Attachments: Minutes 8-17-20.pdf

Cain moved, seconded by Engstrom, that the Minutes be approved. Roll Call.
Motion carried by the following vote:

Aye: 4 - McCann, Engstrom, Sperl and Cain

Excused: 1 - Loosen

4. Public Hearings/Appearances

5. Action Items

20-1186

59 Bellaire Ct. (31-1-1277-00) The applicant proposes to place an accessory building four (4) feet from the principal building. Section 23-43(f)(1)(a) requires a five (5) foot setback from the house.

Attachments: 59 Bellaire Ct. (31-1-1277-00).pdf

Sperl moved, seconded by Engstrom, that the Report Action Item be approved.
Roll Call. Motion failed by the following vote:

Nay: 4 - McCann, Engstrom, Sperl and Cain

Excused: 1 - Loosen

Engstrom moved, seconded by Sperl, that the Report Action Item be denied.
Roll Call. Motion carried by the following vote:

Aye: 4 - McCann, Engstrom, Sperl and Cain

Excused: 1 - Loosen

20-1189

59 Bellaire Ct. (31-1-1277-00) The applicant proposes to place an accessory building zero (0) feet from the side lot line. Section 23-43(f)(1) (b) requires a five (5) foot setback from the side lot line.

Attachments: 59 Bellaire Ct. (31-1-1277-00).pdf

Case 20-1189 should read "The applicant proposes to place an accessory building zero (0) feet from the side lot line." The Action Item has been modified to reflect this correct.

Engstrom moved, seconded by Sperl, that the Report Action Item be denied. Roll Call. Motion carried by the following vote:

Aye: 4 - McCann, Engstrom, Sperl and Cain

Excused: 1 - Loosen

6. Information Items

7. Adjournment

A motion was made by Kelly Sperl, seconded by Scott Engstrom, that the meeting be adjourned at 8:05pm. Roll Call. The motion carried by the following vote:

Aye: 4 - McCann, Engstrom, Sperl and Cain

Excused: 1 - Loosen

November 2, 2020
November 9, 2020
Acct. 17035

City of Appleton

NOTICE OF HEARING FOR VARIANCE

NOTICE IS HEREBY GIVEN that a meeting of the Board of Appeals, established under the provisions of Chapter 23 of the Ordinance, and known as the Zoning Ordinance, to be held on the 16th day of November 2020, at 7:00 P.M., in Committee Room "6A/B", 6th Floor, City Hall, 100 North Appleton Street, of the City of Appleton, Wisconsin, will be heard to consider the Appeal of:

from the ruling of the City Building Inspector in granting a permit for the construction, alteration, rebuilding, or occupancy of a nonconforming building on, or for the use of the property known and described as follows:

824 W. Front St.

Tax Key Number: 31-3-0510-00

The applicant proposes to erect a fence that is four (4) feet tall in the front yard. Section 23-44(a)(1)(a) of the Zoning Ordinance limits the height of fences to three (3) feet in the front yard.

Notice is further given that the said meeting is open to the public and that the appellant and any other person interested may appear and be heard for or against the granting of aforesaid permit by this Board.

CITY OF APPLETON,
Appleton, Wisconsin
The Board of Appeals

**REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES
WILL BE MADE UPON REQUEST AND IF FEASIBLE.**

Return to: Department of Public Works
 Inspection Division
 100 North Appleton Street
 Appleton, Wisconsin 54911
 (920) 832-6411

City of Appleton Application for Variance

Application Deadline **October 26, 2020**

November 16, 2020 7pm

Please write legibly and also submit a complete reproducible site plan (maximum size 11" x 17"). A complete site plan includes, but is not limited to, all structures, lot lines and streets with distances to each. There is a non-refundable \$125.00 fee for each variance application. The nonrefundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) 824 W FRONT ST	Parcel Number 31-3-0510-00
Zoning District R2	Use of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name WILLIAM BORKOWICZ	Owner Address 824 W FRONT ST APPLETON WI 54914
Owner Phone Number (920) 209-0843	Owner E Mail address (optional) billborkowicz@gmail.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply 23-44(a)(1)(a)
Brief Description of Proposed Project Erect a fence that is four (4) feet tall in the front yard. Section 23-44(a)(1)(a) of the Zoning Ordinance limits the height of fences to three (3) feet in the front yard.

Owner's Signature (Required): *William Borkowicz* Date: 26 OCT 2020
Recp 83303817

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

Questionnaire

In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach additional sheets, if necessary, to provide the information requested. Additional information may be requested as needed.

1. Explain your proposed plans and why you are requesting a variance:

We recently purchased the subject property and plan to have a wrought iron fence installed. We have pets and are concerned that they will get over a fence that is three feet tall. We understand that a taller fence could be erected in a backyard, but the home we just purchased does not have a backyard, only a front yard. There is a space behind the house wide enough to walk through, but that is all. I have included pictures to help illustrate the situation.

We are choosing a wrought iron for our fence because we know we can keep the yard enclosed and improve the appearance of the property while not obstructing views from any direction or causing any concern with neighbors.

2. Describe how the variance would not have an adverse impact on the surrounding properties:

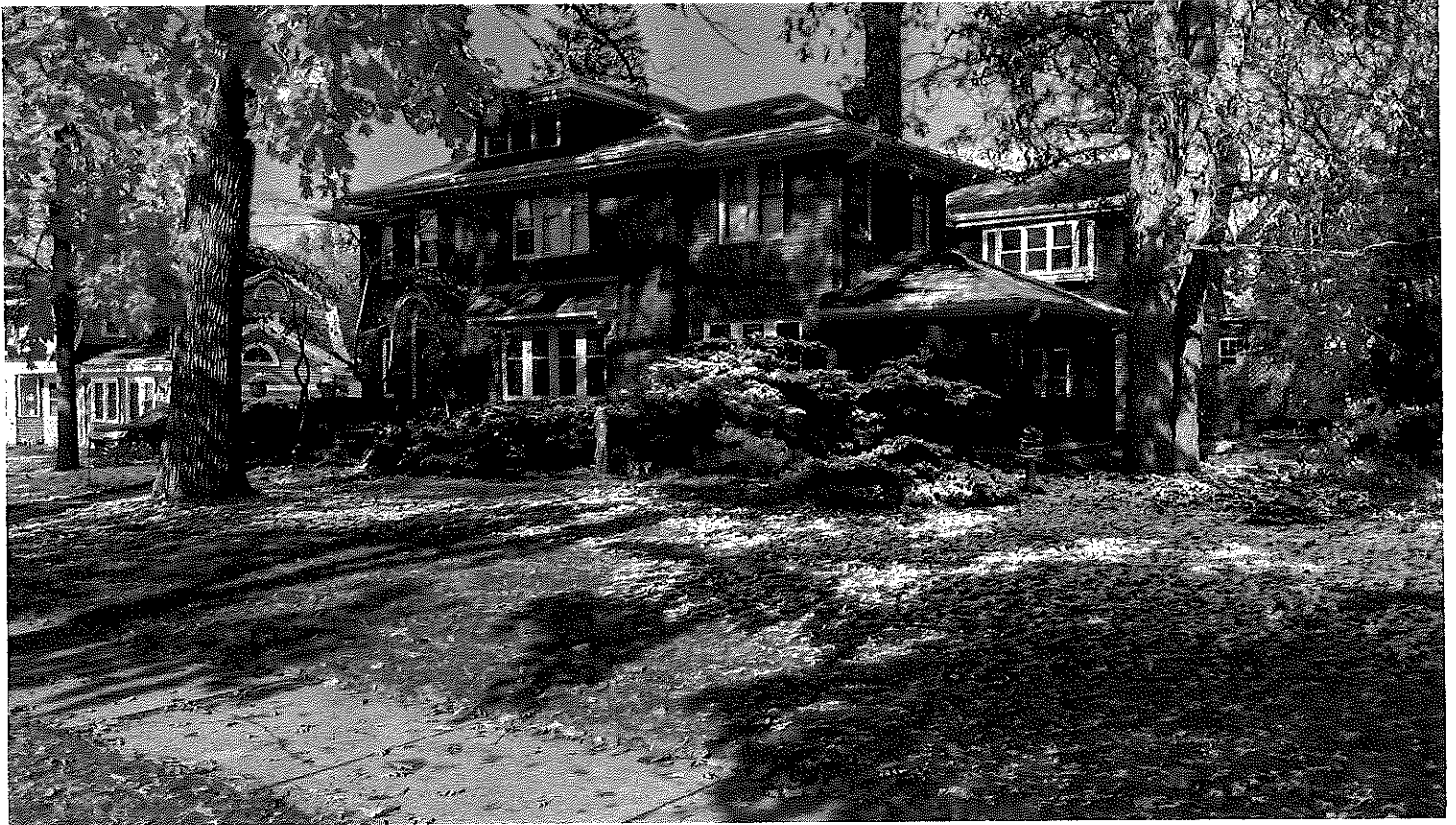
A wrought iron fence will not impede views from any direction nor be considered unsightly or undesirable by neighbors. Our new home is about one hundred years old and we chose the type of fence because it is consistent with the style of home and the neighborhood itself. A wrought iron fence, whether three or four feet tall, will have a positive impact on the appearance of the home and surrounding properties. A fence height of four feet will ensure that our pets remain in the yard (which would not be certain with an invisible fence or leashes) and does not cause any problems for owners of neighboring properties.

3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

While most homes have a backyard and/or side yard space that could be enclosed, our new home has neither. Rather, the structure of the house extends nearly to the back of the parcel, except for a walkway between the rear of the house and the property line. In other words, the only yard area is the front yard.

4. Describe the hardship that would result if your variance were not granted:

If the variance is not granted we will only be able to erect a fence that is three feet in height. One of the primary purposes of a fence is pet containment, and a fence three feet in height is unlikely to contain medium-sized dogs like ours. We know there are alternatives such as Invisible Fence – which, incidentally, would be considerably less expensive than our proposed fence – but a physical fence provides greater certainty. We know from prior experience at other properties that Invisible Fence or a fence that is too short will not prevent pets from getting loose, and the hardship consists of their loss or the potential damage resulting from their getting loose. There is no negative impact in allowing a wrought iron fence four feet in height rather than three, but the hardship will be eliminated.



Front yard



Rear of home

style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



MAJESTIC™



proposed fence, 4' height

Modern Elegance

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Advantage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)



GENESIS™

Creatively Distinct



Street fence
17 1/2' from

← W Front St →

Property
from
Front
is
sidewalk
17 1/2'
fence at
10'

City of
Appleton

Garage

Driveway

14'

Patio

House

19

3-0510

sidewalk

Driveway

10'

Patio

024

FRONT STREET



3-0518

3-0514

3-051

3-0516

3-0517

3-0517

3-0511

824 19

3-0510

City of
Appleton

3-0517-2

808

70
75
80
85
90
95
100
105
110
115
120
125
130
135
140
145
150
155
160
165
170
175
180
185
190
195
200
205
210
215
220
225
230
235
240
245
250
255
260
265
270
275
280
285
290
295
300
305
310
315
320
325
330
335
340
345
350
355
360
365
370
375
380
385
390
395
400
405
410
415
420
425
430
435
440
445
450
455
460
465
470
475
480
485
490
495
500
505
510
515
520
525
530
535
540
545
550
555
560
565
570
575
580
585
590
595
600
605
610
615
620
625
630
635
640
645
650
655
660
665
670
675
680
685
690
695
700
705
710
715
720
725
730
735
740
745
750
755
760
765
770
775
780
785
790
795
800
805
810
815
820
825
830
835
840
845
850
855
860
865
870
875
880
885
890
895
900
905
910
915
920
925
930
935
940
945
950
955
960
965
970
975
980
985
990
995
1000

CT

30

8

UR

City of Appleton, WI
Each parcel is the responsibility of the
owner.



November 2, 2020
November 9, 2020
Acct. 17035

City of Appleton

NOTICE OF HEARING FOR VARIANCE

NOTICE IS HEREBY GIVEN that a meeting of the Board of Appeals, established under the provisions of Chapter 23 of the Ordinance, and known as the Zoning Ordinance, to be held on the 16th day of November 2020, at 7:00 P.M., in Committee Room "6A/B", 6th Floor, City Hall, 100 North Appleton Street, of the City of Appleton, Wisconsin, will be heard to consider the Appeal of:

from the ruling of the City Building Inspector in granting a permit for the construction, alteration, rebuilding, or occupancy of a nonconforming building on, or for the use of the property known and described as follows:

811 WINONA WAY

Tax Key Number: 31-1-0979-00

The applicant proposes to construct a garage that is four (4) feet from the side lot line. Section 23-43(f)(1)(b) of the Zoning Ordinance requires a six (6) foot side yard setback.

Notice is further given that the said meeting is open to the public and that the appellant and any other person interested may appear and be heard for or against the granting of aforesaid permit by this Board.

CITY OF APPLETON,
Appleton, Wisconsin
The Board of Appeals

**REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES
WILL BE MADE UPON REQUEST AND IF FEASIBLE.**

Return to: Department of Public Works
 Inspection Division
 100 North Appleton Street
 Appleton, Wisconsin 54911
 (920) 832-6411

City of Appleton Application for Variance

Application Deadline **October 26, 2020**

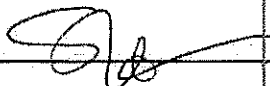
November 16, 2020 7pm

Please write legibly and also submit a complete reproducible site plan (maximum size 11" x 17"). A complete site plan includes, but is not limited to, all structures, lot lines and streets with distances to each. There is a non-refundable \$125.00 fee for each variance application. The nonrefundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) 811 WINONA WAY	Parcel Number 31-1-0979-00
Zoning District R1B	Use of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name SHERRIE KAMM	Owner Address 811 WINONA WAY APPLETON, WI 54911
Owner Phone Number 612-381-0493	Owner E Mail address (optional) GINGERKAMM@GMAIL.COM
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information	
Municipal Code Section(s) Project Does not Comply Section 23-43(f)(1)(a) Section 23-43(f)(1)(b)	
Brief Description of Proposed Project Construct a garage that is five (5) feet from the principal building and four (4) feet from the side lot line. Section 23-43(f)(1)(b) of the Zoning Ordinance requires a six (6) foot side yard setback.	

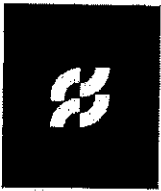
Owner's Signature (Required):  Date: 10/24/2020

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

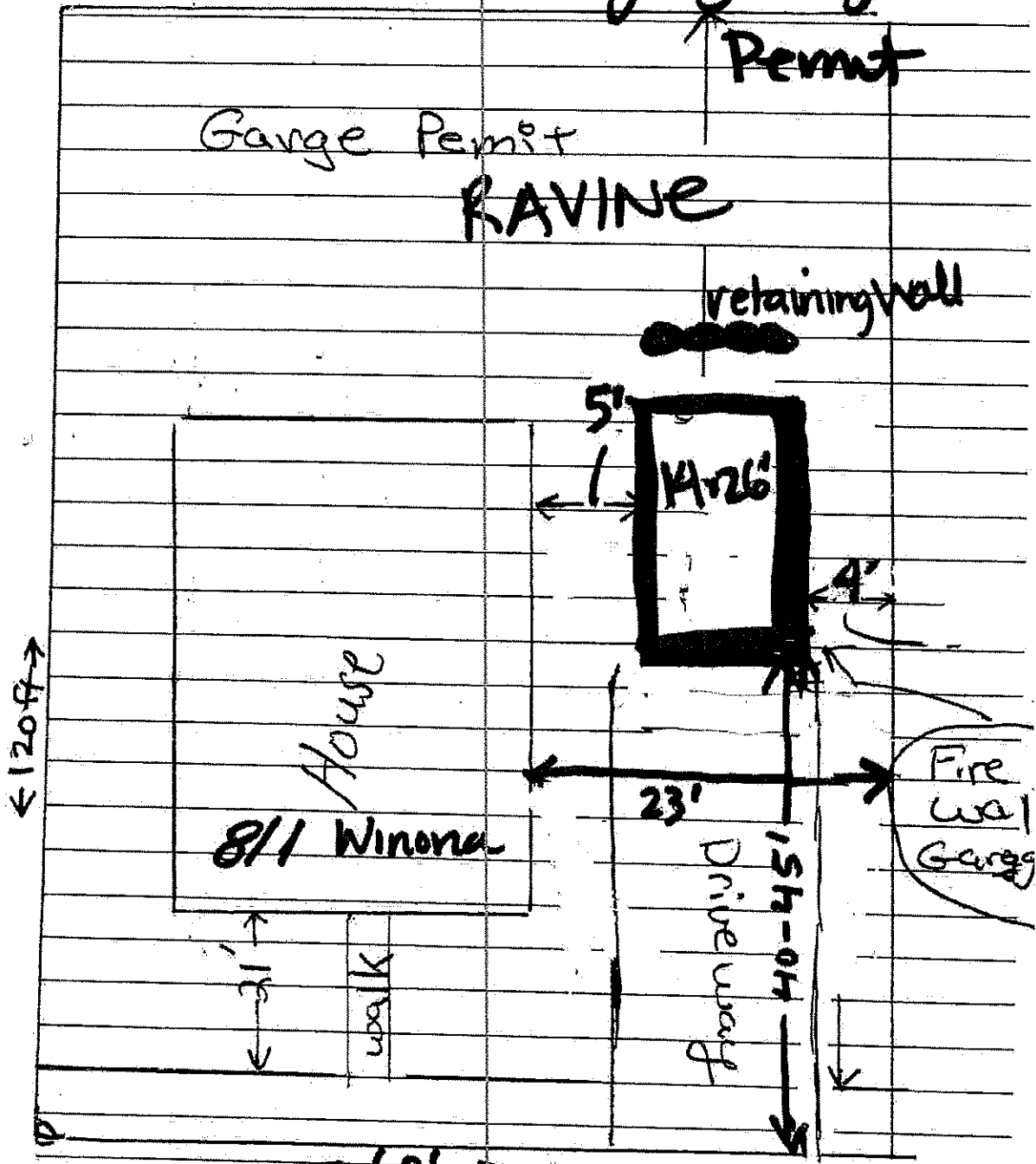
Questionnaire

In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach additional sheets, if necessary, to provide the information requested. Additional information may be requested as needed.

1. Explain your proposed plans and why you are requesting a variance:
Build an attractive, historically appropriate garage with cedar siding to match the house. This is necessary for storage of car & lawn equipment. Without it, my property will look unkempt. I am unable to meet the 60' setback because of the slope to the ravine.
2. Describe how the variance would not have an adverse impact on the surrounding properties:
Because the garage will be attractive, it will enhance the curb appeal of the property. Additionally, since I cannot setback more than 40-45' due to the grade of property, this will mean less impact on my neighbors' backyard view.
3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:
I live on a ravine lot that slopes down significantly in back. It would not be possible to move the garage back further due to the slope & significant drop off beyond the retaining wall. I am happy to go back as far as possible, but the limit is 40-45'. I am building a narrow garage but will only have 4' to the property line.
4. Describe the hardship that would result if your variance were not granted:
Due to the nature of my lot, a garage will be impossible w/o a variance. This will have a significant negative impact on appearance of yard and ability to secure my vehicle. I am making the garage as small as possible & am willing to set back as far as structurally sound, to minimize the impact of not being a full 6' from the lot line.



811 Winona Way - Garage Permit



← 60' → I can set back to 40' for sure, maybe 45' but don't have

FERGUSON

2300 N Sandra Street
Appleton, WI 54911
(920) 830-8000

- Must be filled out by applicant -

PLEASE COMPLETE THE FOLLOWING. MISSING ITEMS MAY CAUSE DELAY

New Addition Remodel Detached Garage Detached Storage Shed Other _____

Job Site Address 811 Winona Way Appleton Property ID# 31-1-097900

Property Owner Sherrie Kamm

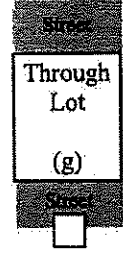
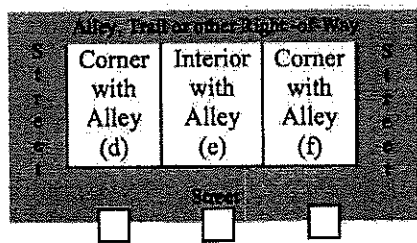
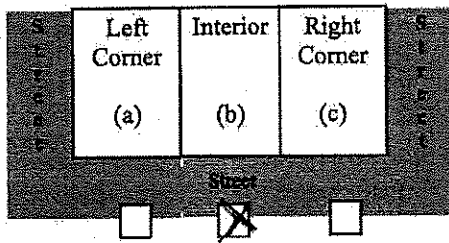
Genl. Contractor Joe Vanhandl State DC# _____ State DCQ# _____

Electrical Contractor _____ No Electrical Work Proposed

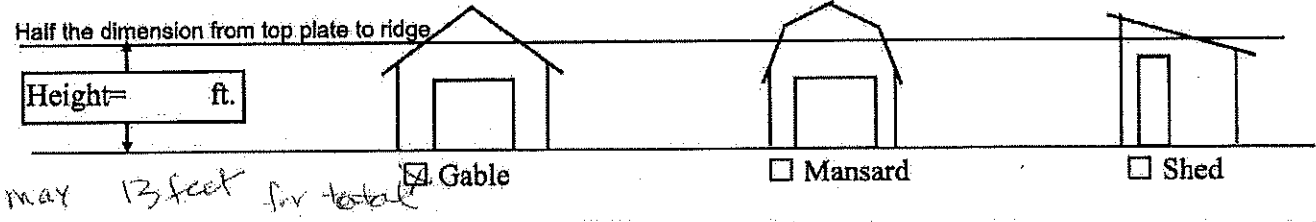
Applicant Sherrie Kamm Applicant's Address 811 Winona Way

City Appleton State WI Zip 54911 Day Ph. 612 781 0493 Cell same Fax _____

CHECK LOT FRONTAGE CONDITION:



ENTER THE HEIGHT AND STYLE OF YOUR BUILDING



ANSWER THESE QUESTIONS:

- 1. Yes No Will this building be used for any commercial or home occupation purpose?
- 2. Yes No Will you need a new or additional curb cut?
- 3. Yes No Will this building or addition have more than one story?
- 4. Yes No Will water or sanitary sewer be provided to this building?
- 5. Yes No Will this building be used for dwelling purposes?
- 6. Yes No Will an existing building be removed to make room for the proposed building?
- 7. Yes No Will the proposed building or addition be moved from another site?
- 8. Yes No Will the proposed building be constructed as a pole building?
- 9. Yes No Will the proposed building have a foundation other than a concrete slab?

SIGN IF TRUE:

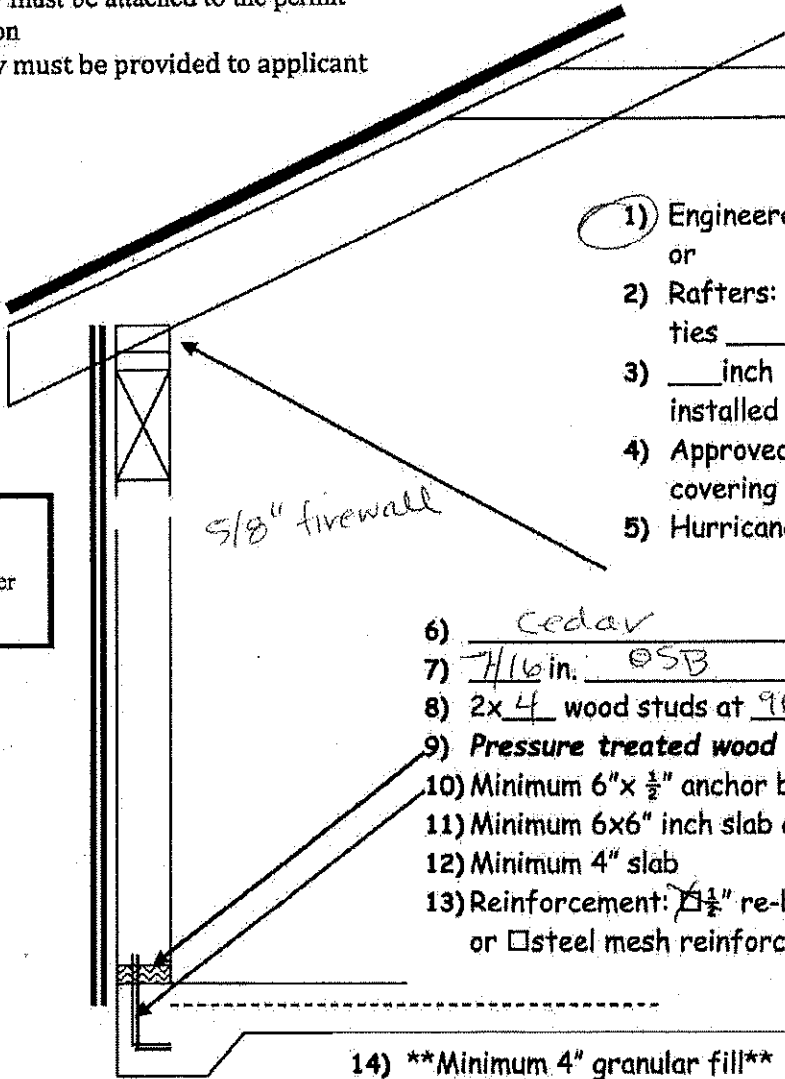
The information above is complete and accurate to the best of my knowledge. I am the owner of subject property or I am legally authorized to apply for a permit on the owner's behalf.

* [Signature] 10/24/2020
Signature of Applicant Date

Checklist: Typical Wood Frame Garage

- ◆ To be filled out and signed by applicant
- ◆ One copy must be attached to the permit application
- ◆ One copy must be provided to applicant

Note: Roof must be designed for 30# live load.

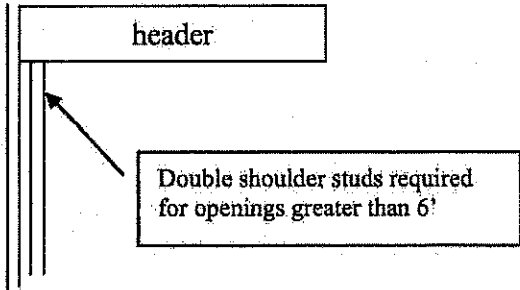


- 1) Engineered trusses: 2' o.c.
or
- 2) Rafters: 2 X ____ with ceiling joists and collar ties ____ o.c.
- 3) ____ inch ____ (type) sheathing installed per manufacturer's specification.
- 4) Approved ____ (type) roof covering installed over 15# felt underlayment.
- 5) Hurricane clips or approved fasteners.

- 6) Cedar (type) siding
- 7) 7/16 in. @ SB (type) wall sheathing
- 8) 2x4 wood studs at 96 inches o.c.
- 9) **Pressure treated wood plate**
- 10) Minimum 6"x 1/2" anchor bolts @ maximum 6'oc
- 11) Minimum 6x6" inch slab edge
- 12) Minimum 4" slab
- 13) Reinforcement: 1/2" re-bar @ 24"oc (both ways)
or steel mesh reinforcement.

14) ****Minimum 4" granular fill****

A wall brace plan from a lumber supplier is required.



Overhead Door Header

15) Width of opening? 11 7/8 in ft.

16) Header carries roof load? Yes No

17) Describe header:
continuous

18) Shoulder Studs: Single Double

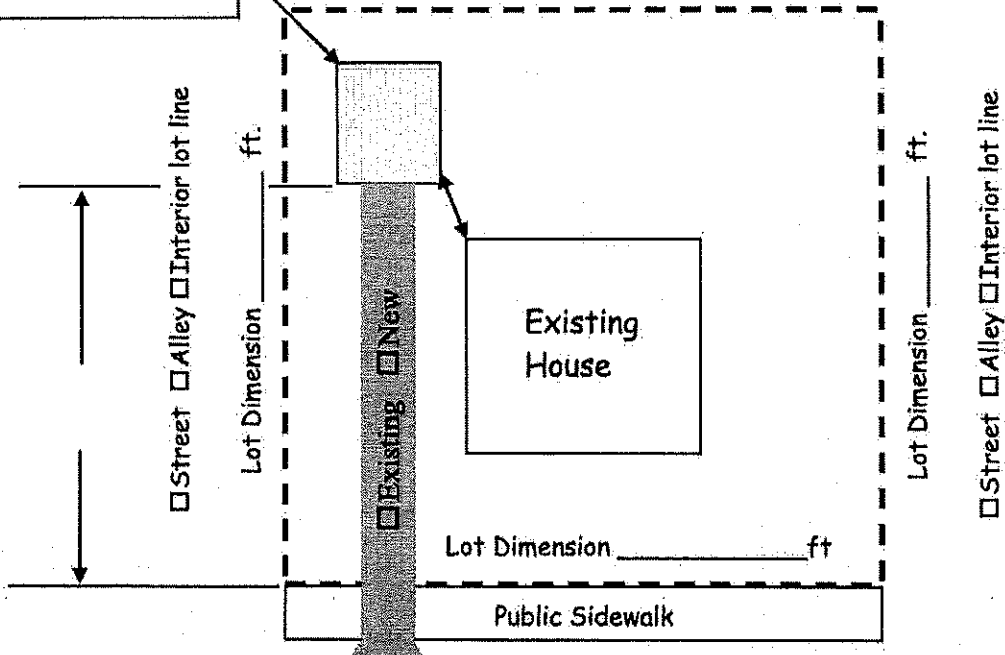
Submitter: [Signature] 10/24/2020
Signature Date

Proposed Bldg:

 Ht. (grade to ridge)
 _____ ft.

Street Alley Interior lot line

Lot Dimension _____ ft.



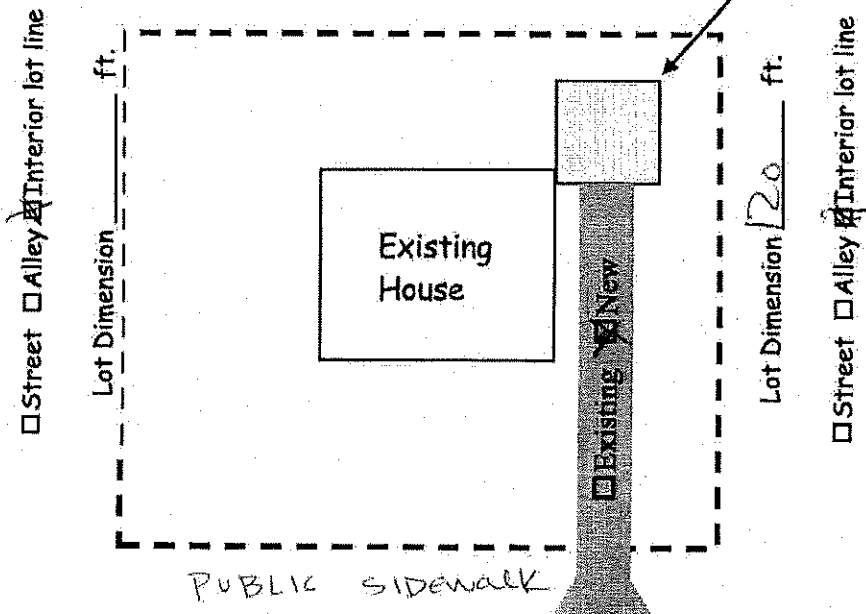
Street Name: _____

Proposed Bldg:
garage
 Ht. (grade to ridge)

 ft.

Street Alley Interior lot line

Lot Dimension 60 ft.



Street Name: Wimona Way

Return to: Department of Public Works
 Inspection Division
 100 North Appleton Street
 Appleton, Wisconsin 54911
 (920) 832-6411

City of Appleton Application for Variance

Application Deadline **October 26, 2020**

November 16, 2020 7pm

Please write legibly and also submit a complete reproducible site plan (maximum size 11" x 17"). A complete site plan includes, but is not limited to, all structures, lot lines and streets with distances to each. There is a non-refundable \$125.00 fee for each variance application. The nonrefundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) 6412 N. Kurey Dr.	Parcel Number 31-1-9310-33
Zoning District R1B	Use of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name BEN KOZAK	Owner Address 1812 WASILLA LANE NEENAH, WI 54956
Owner Phone Number 920-209-1773	Owner E Mail address (optional) kozakb20@gmail.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply 23-93(g)(6) of the Zoning Ordinance
Brief Description of Proposed Project Build a home that is five (5) feet from the side lot line. Section 23-93(g)(6) requires houses to be built six (6) feet from the side lot line.

Owner's Signature (Required):  Date: 11/3/2020

Recp -83807831

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

Questionnaire

In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach additional sheets, if necessary, to provide the information requested. Additional information may be requested as needed.

1. Explain your proposed plans and why you are requesting a variance:
Lot 4 is 86' wide, with the 6' setbacks on each side of the lot that leaves 74' of buildable width, which is very tight already. The North side of the lot has a 6' utility easement which normally wouldn't be a problem as that would be the same as the 6' setback. However, WE Energies refused to run their cable in the middle or North side of the easement and ran the cable 1'-1.5' off the South side. The house that is designed for that lot is 73' wide. With the WE Energies cable being so close to the South side of the easement a builder can no longer pour the basement footings and work to install the drain tile during construction because the power cable and edge of the house are now 18"-22" apart. WE Energies is stating they can now move the cable to the North side of the lot but at a minimum cost of \$4,187 to the lot owner (Ben Kozak). My hope is to obtain a 1-foot variance on the South side of lot 4 to allow enough room for a builder to work and pour the footings of the basement on the North wall. The house would be 7' off the North lot line and 5' off the South lot line with the variance.
2. Describe how the variance would not have an adverse impact on the surrounding properties:
I believe it would be nearly impossible to tell the house is setback only 5' off the South line when looking with the naked eye. Nothing else would be changed due to allowing the variance.
3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:
Most lots, if not all in Glarier Ridge, are much wider than 86' and easements are shared between adjacent lots. Lot 4 has the only easement from the main power for lots 1-4, and the adjacent lot (lot 31) does not have the easement. If lot 31 had granted an easement, the total easement width for the utilities would be 12' and this issue wouldn't exist.

4. Describe the hardship that would result if your variance were not granted:
Currently the approved house plan is unable to be bid or built due to the WE Energies cable. Even though the buildable width is 74' and the house is proposed to be 73' wide. To move that cable the minimum cost would be \$4,187 for WE Energies, but there may also be costs to move the Time Warner cable that is also inside the easement. The Time Warner cost is unknown at this point.

Document #: **2201050**
 Date: 07-30-2020 Time: 2:26 PM
 Pages: 3 Fee: \$30.00
 County: OUTAGAMIE COUNTY State: WI

Sarah R. Van Camp

SARAH R VAN CAMP, REGISTER OF DEEDS
 Return via MAIL (REGULAR)
 MARTENSON & EISELE INC

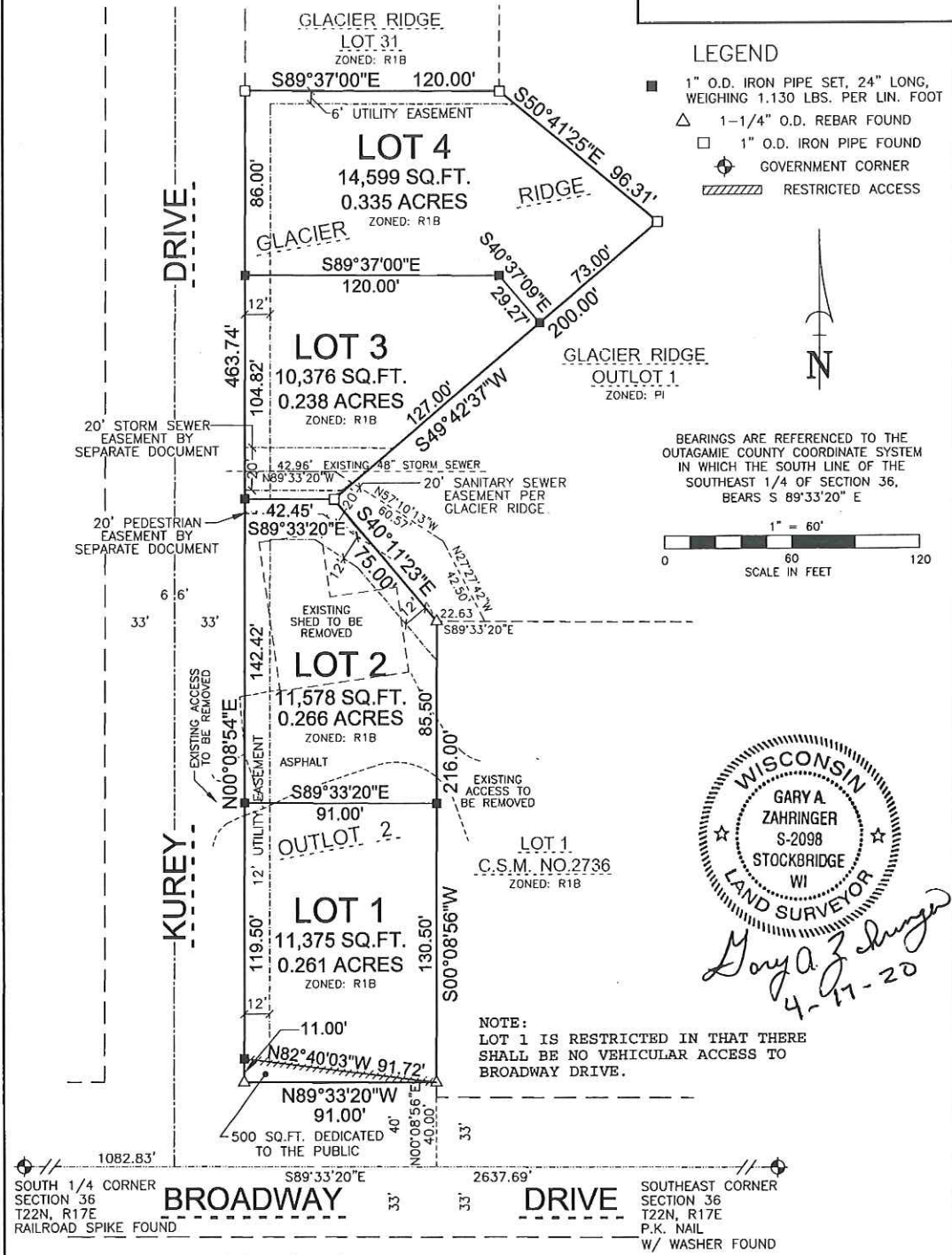
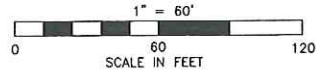
CERTIFIED SURVEY MAP NO. 1929
 ALL OF OUTLOT 2, GLACIER RIDGE, AS RECORDED IN
 CABINET K, PAGES 79-81, AS DOCUMENT NO. 1805002,
 BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,
 SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST,
 CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND

- 1" O.D. IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- △ 1-1/4" O.D. REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- ⊙ GOVERNMENT CORNER
- ▨ RESTRICTED ACCESS



BEARINGS ARE REFERENCED TO THE
 OUTAGAMIE COUNTY COORDINATE SYSTEM
 IN WHICH THE SOUTH LINE OF THE
 SOUTHEAST 1/4 OF SECTION 36,
 BEARS S 89°33'20" E



Gary A. Zahringer
 4-17-20

NOTE:
 LOT 1 IS RESTRICTED IN THAT THERE
 SHALL BE NO VEHICULAR ACCESS TO
 BROADWAY DRIVE.

Martenson & Eisele, Inc.

1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

SURVEY FOR:
 KUREY RIDGE LLC
 1718 VANZEELEND CT
 LITTLE CHUTE, WI 54140

PROJECT NO. 1-1025-002
 FILE 1-1025-002EastCSM.dwg SHEET 1 OF 3
 THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. 1929

ALL OF OUTLOT 2, GLACIER RIDGE, AS RECORDED IN CABINET K, PAGES 79-81, AS DOCUMENT NO. 1805002, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST, CITY OF APPLETON OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED AT THE DIRECTION OF KUREY RIDGE, LLC, ALL OF OUTLOT 2, GLACIER RIDGE, AS RECORDED IN CABINET K, PAGES 79-81, AS DOCUMENT NO. 1805002, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN. CONTAINING 48,428 SQUARE FEET [1.112 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND WITH THE CITY OF APPLETON SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

GIVEN UNDER MY HAND THIS 17TH DAY OF APRIL, 2020.

Gary A. Zhringer
GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR S-2098



THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
KUREY RIDGE LLC	DOCUMENT NOS. 1729364 AND 1777594	31-1-9310-22

CITY APPROVAL:

APPROVED BY THE CITY OF APPLETON ON THIS THE 27th DAY OF July, 2020.

Jacob A. Woodford
~~XXXXXXXXXXXXXXXXXXXX~~
JACOB A. WOODFORD, MAYOR

Kami Lynch
KAMI LYNCH, CITY CLERK

FINANCE CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

DATED THIS 29th DAY OF July, 2020.

Anthony D. Saucerman MB
ANTHONY D. SAUCERMAN, DIRECTOR OF FINANCE

COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

Tate J. Woodpel 07/30/2020
OUTAGAMIE COUNTY TREASURER DATE

CERTIFIED SURVEY MAP NO. 7929

ALL OF OUTLOT 2, GLACIER RIDGE, AS RECORDED IN CABINET K, PAGES 79-81, AS DOCUMENT NO. 1805002, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST, CITY OF APPLETON OUTAGAMIE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

KUREY RIDGE LLC, A LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP.

KUREY RIDGE LLC, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF APPLETON.

DATED THIS 21 DAY OF July, 2020.

Robert A. De Bruin
ROBERT A. DE BRUIN, MANAGING MEMBER

STATE OF WISCONSIN)
)SS
OUTAGAMIE COUNTY)



PERSONALLY CAME BEFORE ME ON THE 21 DAY OF July, 2020, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Will M. Hendricks
NOTARY PUBLIC,
STATE OF WISCONSIN. MY COMMISSION (~~IS PERMANENT~~) (EXPIRES: 10-20-2023)

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY KUREY RIDGE, LLC, GRANTORS, TO

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE,
WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND
TIME WARNER ENTERTAINMENT COMPANY, L.P., GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HERIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

Robert A. De Bruin
ROBERT A. DE BRUIN, MANAGING MEMBER



Gary A. Zahringer
4-17-20