



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting Date: September 8, 2021

Common Council Public Hearing Meeting Date: October 6, 2021 (Public Hearing on Rezoning)

Item: Planned Development (PD) Rezoning #10-21

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner/Applicant: KKREW Properties c/o Dean Kroening

Address/Parcel #: 2121 South Schaefer Street (Tax Id #31-9-1114-01)

Petitioner's Request: The applicant proposes to rezone the subject property from PD/C-2 Calumet Street Planned Development General Commercial District #34-84 to PD/C-2 Planned Development General Commercial District #10-21. The owner/applicant is making this request to allow for redevelopment of the site and construction of a second commercial building on this parcel. The proposed rezoning will provide clear direction on the development standards for the subject parcel going forward and will provide minimal zoning code exceptions that will allow for the redevelopment of this infill parcel.

BACKGROUND

In 1985, the Calumet Street Planned Development District #34-84 (now known as 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, 31-9-1116-00, 31-9-1114-01 and 31-9-1118-00.

On May 18, 1994, Ordinance 61-94 was adopted, which repealed and recreated the Zoning Ordinance.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 subject property's zoning classification changed to PD/C-2 Planned Development General Commercial District #34-84.

On June 2, 2004, Ordinance 74-04 was adopted, which repealed and recreated the Zoning Ordinance that is currently in place.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."

On August 4, 2021 the Common Council approved the rezoning of Parcel #31-9-1117-00 to R-3 Multi-Family District, which removed the parcel from the PD/C-2 Planned Development General Commercial District #34-84 (Rezoning #8-21).

When the Planned Development District was initially created/adopted, the development plan did not include a detailed site plan or site layout for the subject parcel. Because of this, a PD amendment is required for construction of a new building or other site modifications. The site plans associated with those amendments dictate what is permitted to be constructed for the areas subject to the amendments. A PD amendment was adopted by the Common Council on September 5, 1990 for the construction of the existing multi-tenant commercial building. The building was constructed in 1990. A PD amendment for the former Lube Shop was approved by the Plan Commission on April 11, 1988. That building was recently destroyed in a fire. These amendments were specific to those development proposals/buildings on the subject site. The property owner would like to redevelop the site and construct a second commercial building on the subject property. The proposed rezoning will provide clear direction on the development standards for the subject parcel going forward and will provide minimal zoning code exceptions that will allow for the redevelopment of this infill parcel.

STAFF ANALYSIS

Existing Site Conditions: The subject site is approximately 22,678 square feet in size and is located on South Schaefer Street, south of East Calumet Street. The property contains a multi-tenant commercial building that is approximately 2,400 square feet in size and an associated off-street parking lot. A former quick lube building was located on this site, but was recently razed due to fire damage.

Surrounding Zoning Classification and Land Uses:

North: PD/C-2 Planned Development General Commercial District #34-84. 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 #34-84. The adjacent land uses to the west are currently a mix of commercial uses.

Proposed Planned Development Overlay District and Ordinance Exceptions: 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. The proposed development standards for this overlay district 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: As proposed, the PD overlay district would facilitate the construction of a second commercial buildings on the subject property. The attached development plan drawings show the general location of potential building and other site improvements. As illustrated, the proposed commercial building would be approximately 3,800 square feet in size along with the associated off-street parking spaces. Vehicular access would primarily be provided by South Schaefer Street. Further details 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 facilitate redevelopment of the subject property. The proposal deviates from zoning regulations regarding development standards (rear setback and lot coverage) and off-street parking. 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 subject property contains less than the minimum required 1 acre of land area; however Section 23-151(c)(2) states that: Applications for a PD overlay district on sites containing less than the required acreage listed above, but not less than the underlying zoning district requirements, may be approved upon proof by the owner that the development is in the public interest and that one (1) or more of the following conditions exist:

- a. The property contains steep topography or other unusual physical features which necessitates substantial deviation from the regulations otherwise applicable, in order to ensure a safe, efficient and attractive development.
- b. The property is adjacent to an existing PD overlay district and will contribute to the maintenance of amenities and values of the neighboring district. *The subject parcel is located adjacent to an existing Planned Development District on the west and north sides of the property. The overlay district will allow construction of an additional commercial building, which will contribute to the purpose of the adjacent overlay district to provide a Shopping Center Complex with a mix of retail, professional services, personal services and restaurant uses.*
- c. The proposal involves the redevelopment of an existing area or makes use of an infill site that could not be reasonably developed under conventional zoning requirements. *Due to the infill nature of this property, limited parcel size and the placement of the existing building on site, the*

property owner is not able to reasonably redevelop the site and meet the current development standards of the C-2 zoning district.

- d. The property lends itself to creative design that will enhance quality of life in the proposed development.

It would appear the following criteria established by Section 23-151(c)(2) have been satisfied.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Commercial designation. The proposed PD/C-2 Planned Development General Commercial District rezoning is consistent with 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. 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 parcel is 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 this parcel. The parcel is 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 unlikely to create adverse impacts in the surrounding neighborhood.*

Review Criteria: Based upon the above analysis, it would appear the criteria established by Sections 23-65(d)(3) and 23-151(o) has been satisfied.

Technical Review Group (TRG) Report: This item appeared on the August 17, 2021 TRG Agenda. No negative comments were received from participating departments.

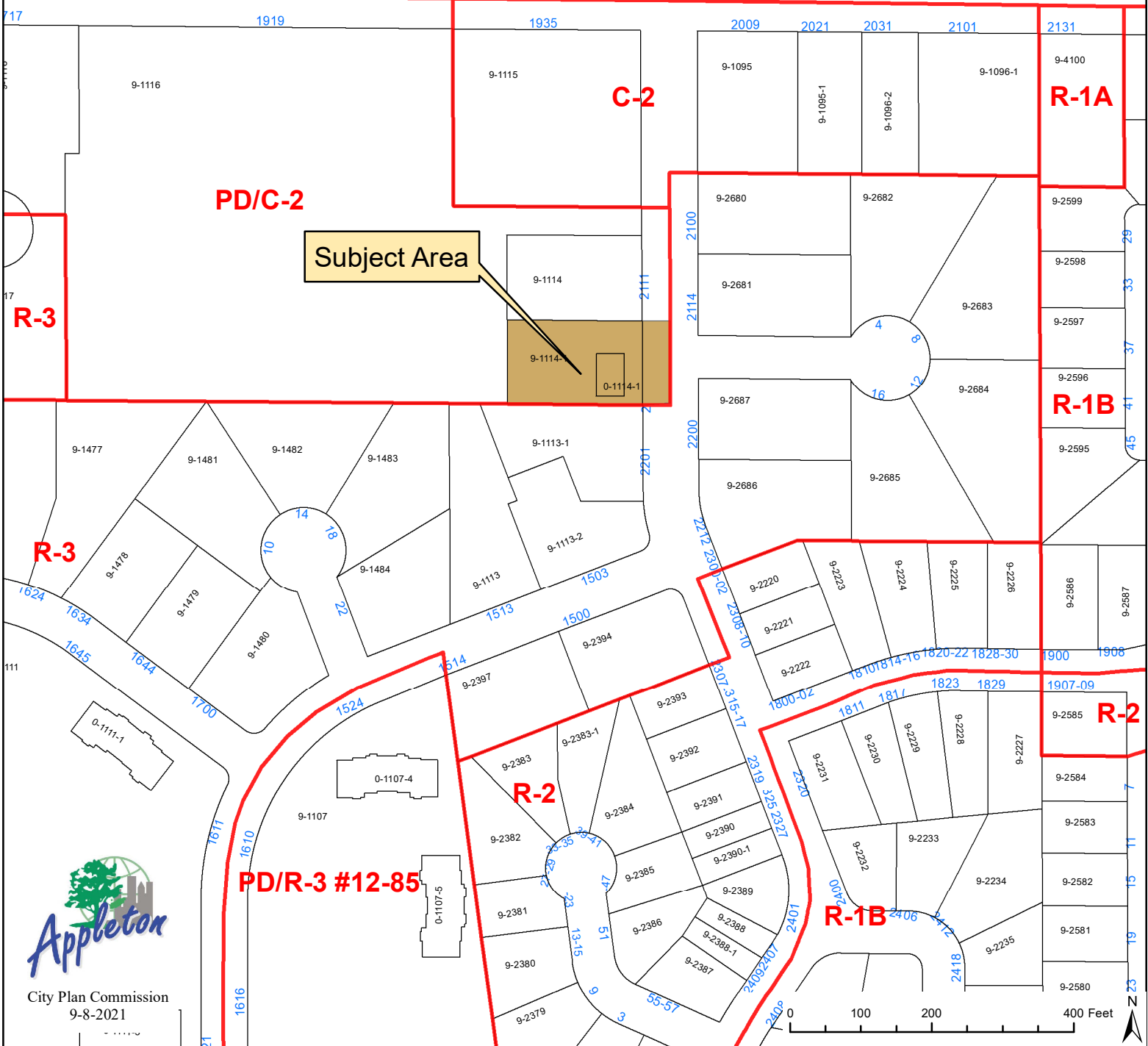
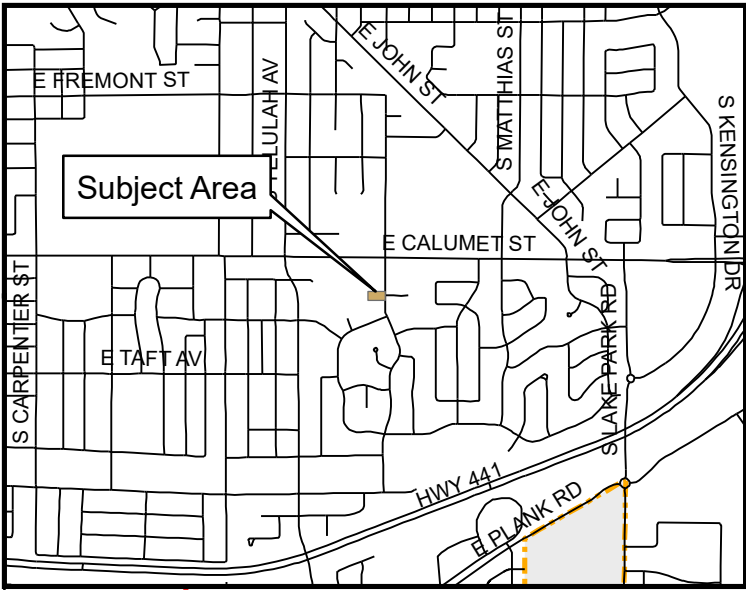
RECOMMENDATION

Staff recommends, based upon the standards for zoning map amendments as required by Sections 23-65(d)(3) and 23-151(o) of the Zoning Ordinance, that PD Rezoning Application #10-21 to rezone the subject site located at 2121 South Schaefer Street (Tax Id #31-9-1114-01) from PD/C-2 Calumet Street Planned Development General Commercial District #34-84 to PD/C-2 Planned Development General Commercial District #10-21, along with the attached Implementation Plan Document and Development Plan, including to the centerline of the adjacent right-of-way and as shown on the attached map, **BE APPROVED** subject to the following:

1. The applicant is responsible for compliance with all applicable local, state, and federal rules and regulations, and must obtain all appropriate permits and approvals.

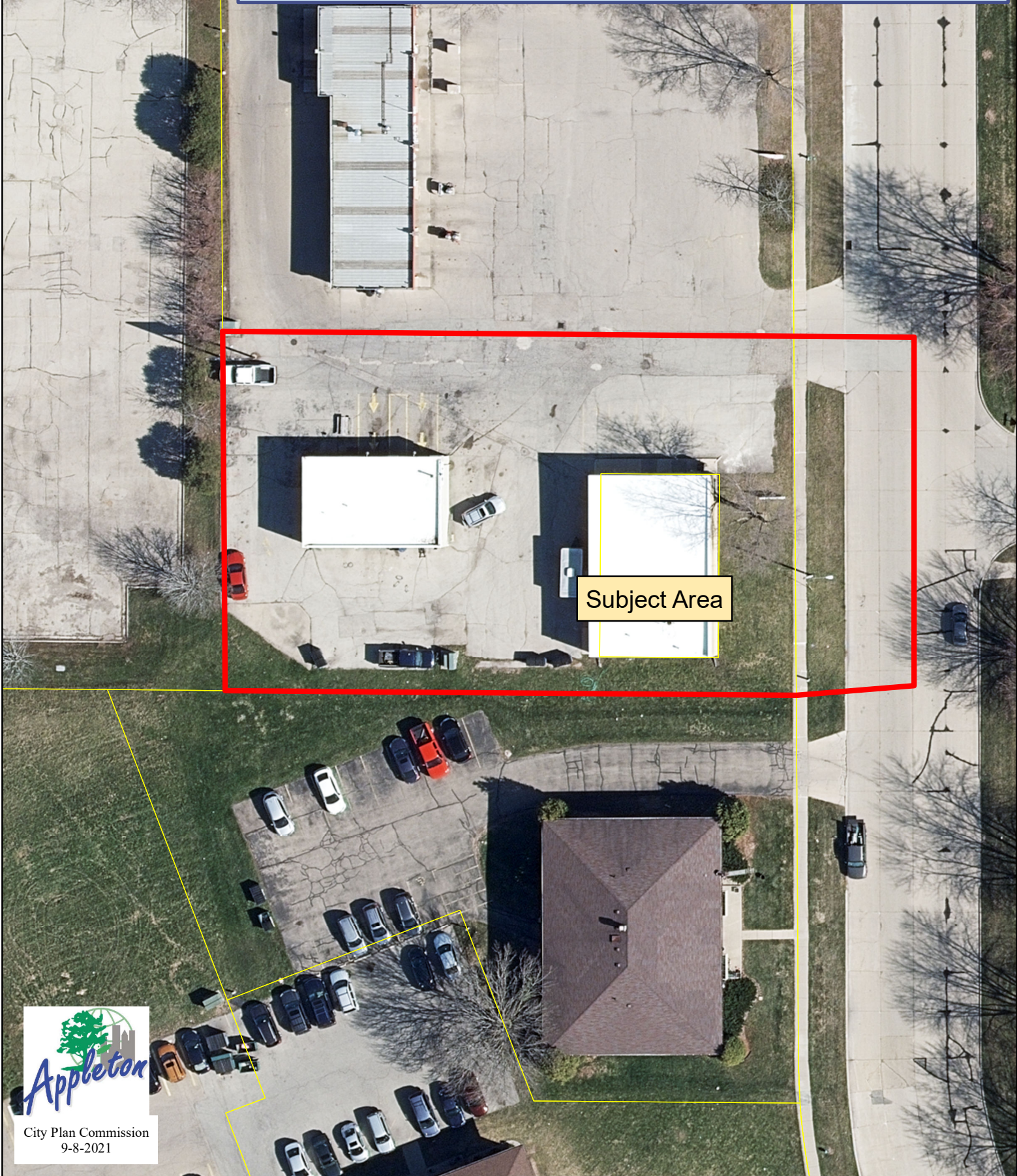
2. Prior to Site Plan approval, the Implementation Plan Document must be finalized, signed by all parties involved, and recorded in the Calumet County Register of Deeds Office. The owner/applicant is responsible for recording this document.
3. Prior to issuance of Building Permits, the applicant shall apply for and receive approval of a Site Plan in accordance with Section 23-570 of the Municipal Code.
4. Any proposed land division or lot combination activities will need to follow the procedures identified in Chapter 17 Appleton Subdivision Ordinance.

2121 S. Schaefer Street
 Rezoning
 PD/C-2 Calumet Street
 Planned Development District #34-84 to
 PD/C-2 Planned Development
 General Commercial District #10-21



2121 S. Schaefer Street
Rezoning

PD/C-2 Calumet Street Planned Development District #34-84 to
PD/C-2 Planned Development General Commercial District #10-21



Subject Area



City Plan Commission
9-8-2021

IMPLEMENTATION PLAN DOCUMENT FOR PLANNED DEVELOPMENT

PLANNED DEVELOPMENT DESIGNATION

This Planned Development Designation, to be known as Schaefer Street is approved this _____ day of _____, 2021 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 at 2121 & 2125 S. Schaefer Street (Parcel #31-9-1114-01) in Appleton and described in attached Exhibit A (hereinafter referred to as the "Property"). This Implementation Plan Document for Planned Development (PD) #10-21 Schaefer Street is made and entered into by and between KKREW Properties c/o Dean Kroening (hereinafter referred to as the "Owner/Developer") and the City.

WHEREAS, Section 23-151 of the Appleton Municipal Code requires the recordation of a Implementation Plan Document for Planned Developments undertaken in the City; 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 Schaefer Street PD #10-21**
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 and Economic Development
Department
100 N. Appleton Street
Appleton, WI 54911

Parcel #31-9-1114-01

2. **Location of Implementation Plan Document.** The Implementation Plan Document for Schaefer Street PD #10-21 approved by Appleton Common Council action on _____, 2021 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.

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 Schaefer Street PD #10-21:

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

2. Special Uses. The land uses as listed below are considered special uses in Schaefer Street PD #10-21. 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.*

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 #10-21:

- *NONE*

B. DEVELOPMENT STANDARDS

1. **Principal Uses** All principal uses, buildings and structures shall comply with the minimum development standards lot area, lot width, 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)

Setbacks/Lot Coverage shall be as follows:

Minimum Lot Area: 14,000 square feet

Maximum Lot Coverage: 90%

Minimum Lot Width: 60 feet

Minimum front yard building setback: 10 feet

Minimum rear yard building setback: 10 feet

Minimum side yard building setback: none, 10 feet if abutting a residentially zoned district

Maximum building height: 35 feet (see Section 23-113(e))

Development Standard Exceptions:

Minimum rear yard building setback: 10 feet

Maximum Lot Coverage: 90%

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: N/A

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 Exceptions:

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 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: N/A

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: N/A

7. **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 building setbacks, parks, playgrounds, landscaped green space, nature walks and natural areas.

Schaefer Street PD #10-21 shall provide permanent open space areas equivalent to the following percent of gross lot area, unless customized standards are authorized or specifically identified as an ordinance exception.

Percent of gross lot area

- Planned commercial development 10%

The permanent open space areas be shown and identified on (Exhibit B) attached, which demonstrates approximately 23% open space shall remain open and free from all improvements except for landscaping, utility work, and access or other elements. Future development and/or improvements on this property shall maintain a minimum of 10% of gross lot area as designated open space.

Open Space Standard Ordinance exceptions: N/A

8. **Site Plan Review** is required for Schaefer Street PD #10-21 prior to the issuance of building permits pursuant to Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.

9. **Words and Terms Defined** – All words and terms wherever they occur in this Implementation Plan Document for Schaefer Street PD #10-21, shall be defined and interpreted in accordance with Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.

10. **Nonconformity** - Any existing building, structure or characteristic and any existing use within Schaefer Street PD #10-21 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, utilities shall be in accordance with all applicable City Appleton regulations.

E. **GENERAL PROVISIONS**

1. **Enforcement**

The provisions of the Schaefer Street 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 Schaefer Street 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 Schaefer Street 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 Schaefer Street PD #10-21, 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 B) 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 #10-21, 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 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 _____, 2021.

By: _____

Owner

Title:

By: _____
Owner

Title: _____

STATE OF WISCONSIN)
)ss
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____,
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 Schaefer Street PD #10-21 was drafted by the undersigned at the request of the Property Owner.

(Insert Name)
Drafter's Signature

Date

Approved as to form:

CITY OF APPLETON, a Wisconsin
Municipal Corporation

Christopher R. Behrens
Appleton City Attorney

By: _____
Jacob A. Woodford, Mayor

Attest: _____
Kami Lynch, City Clerk

STATE OF WISCONSIN)
)ss
COUNTY OF OUTAGAMIE)

Personally came before me this _____ day of _____, 2021, 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 _____

EXHIBIT A

2121 S. Schaefer Street

Parcel #: 31-9-1114-01

Legal Description:

Being a part of Lot Twenty (20), Purdy Farm Plat, locate in the Northwest Quarter (NW1/4) of Section Five (5), Township Twenty (20) North, Range Eighteen (18) East, City of Appleton, Calumet County, Wisconsin containing 22,678 square feet (0.521 acres) of land and being described by:

Beginning at the southeast corner of said Lot 20; thence N89°-28'-39"W 190.15 feet along the south line of said Lot 20 to the southwest corner thereof; thence N00°-15'-26"W 119.30' along the west line of said Lot 20; thence S89°-28'-39"E 190.08 feet to a point on the east line of said Lot 20; thence S00°-17'-39"E 119.30 feet along said east line of Lot 20 to the point of beginning. Being subject to any and all easements and restrictions of record.

BOUNDARY SURVEY/SITE PLAN

FOR KKREW PROPERTIES

Being a part of Lot Twenty (20), Purdy Farm Plat, locate in the Northwest Quarter (NW1/4) of Section Five (5), Township Twenty (20) North, Range Eighteen (18) East, City of Appleton, Calumet County, Wisconsin containing 22,678 square feet (0.521 acres) of land and being described by:

Beginning at the southeast corner of said Lot 20; thence N89°-28'-39"W 190.15 feet along the south line of said Lot 20 to the southwest corner thereof; thence N00°-15'-26"W 119.30' along the west line of said Lot 20; thence S89°-28'-39"E 190.08 feet to a point on the east line of said Lot 20; thence S00°-17'-39"E 119.30 feet along said east line of Lot 20 to the point of beginning. Being subject to any and all easements and restrictions of record.

NOTES:

THE BUILDER IS RESPONSIBLE FOR VERIFYING BUILDING DIMENSIONS & THAT THE LOCATION OF THE FOUNDATION AS SHOWN IS IN CONFORMANCE WITH ALL RECORDED EASEMENTS, PRIVATE COVENANTS AND BUILDING SETBACKS.

PARCEL NO.: 31-9-1114-01

DEED: DOCUMENT NO. 542995

OWNER OF RECORD: KKREW PROPERTIES LLC.

SITE ADDRESS: 2121 S. SCHAEFER ST. APPLETON, WI 54915

LOT AREA: 22,678 SQ. FT.

TOTAL EXISTING IMPERVIOUS SURFACE: 19,245 SQ. FT.

TOTAL PROPOSED IMPERVIOUS SURFACE: 17,503 SQ. FT.

PROPOSED ELEVATIONS:
FINISHED FLOOR ELEV. = 796.0

VERTICAL DATUM: = NAVD "88"

ZONING INFORMATION:
PDC2 - PLANNED DEVELOPMENT GENERAL COMMERCIAL DISTRICT

SURVEY NOTES:

SITE BENCHMARK: TOP OF CONCRETE AT NORTHWEST CORNER OF BUILDING. ELEVATION: 795.80'

EROSION CONTROL NOTES:

INSTALL GRAVEL TRACKING PADS AT CONSTRUCTION ACCESS POINTS PRIOR TO THE START OF CONSTRUCTION. CLEAN UP ANY TRACKING ON STREETS AT THE END OF EACH DAY (MINIMUM OF 50 FEET LONG TRACKING PAD WITH AGGREGATE CONSISTING OF 3-6 INCH CLEAR OR WASHED STONE-12 INCH THICK).

INSTALL D.O.T. APPROVED SILT FENCE AS SHOWN PRIOR TO LAND DISTURBANCE ACTIVITIES.

CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON DAILY BASIS.

UPON COMPLETION OF SITE WORK SEED ALL DISTURBED AREAS WITH A PERENNIAL GRASS SEED MIX AND MULCH AS A MINIMUM.

MAINTAIN EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN REVEGETATED.

BMP'S SHALL BE PLACED AROUND ALL SOIL STOCKPILES. SOIL STOCKPILES IN PLACE FOR 7 DAYS OR MORE SHALL BE PROPERLY STABILIZED.

ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROPRIATE DNR TECHNICAL STANDARDS.

DISTURBED AREAS AND SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE STABILIZED BY SEEDING, OR BY OTHER COVER, SUCH AS TARPING OR MULCHING.

EROSION MAT TO BE WISCONSIN DOT CLASS II TYPE B.



SURVEYOR'S CERTIFICATE

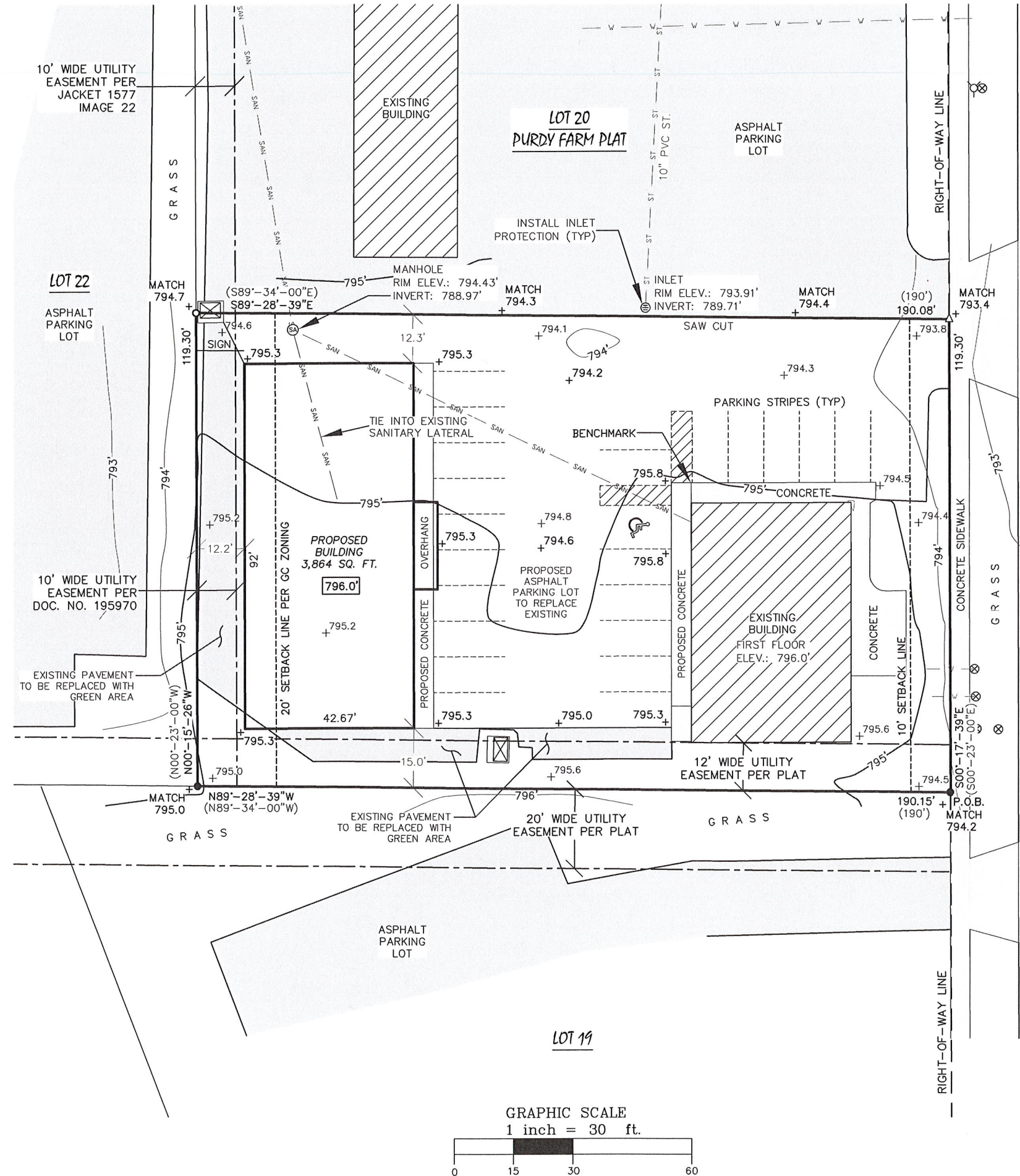
I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15TH day of JULY, 2021.

Steven C. DeJong
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

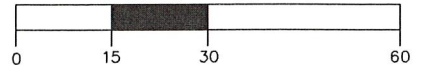
- LEGEND -

- = 1" IRON PIPE FOUND
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- △ = MAG NAIL SET
- () = RECORDED INFORMATION
- 700' — = EXISTING CONTOUR
- 796.0' = PROPOSED FINISHED FLOOR ELEVATION
- 0--- = PROPOSED SILT FENCE
- ~ ~ ~ = PROPOSED DRAINAGE
- 713.50' + = PROPOSED SPOT ELEVATION
- ☒ = ELECTRIC TRANSFORMER
- ⊕ = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊙ = STORM INLET
- W — W — = WATER MAIN
- ST — ST — = STORM SEWER MAIN
- SAN — = SANITARY SEWER MAIN



S. SCHAEFER STREET
ASPHALT ROADWAY
CENTER LINE

GRAPHIC SCALE
1 inch = 30 ft.



MERIDIAN
SURVEYING, LLC

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PROJECT LOCATION:	LOT 20, PURDY FARM PLAT
PROPERTY OWNER:	KKREW PROPERTIES
CONTRACTOR:	
PREPARED BY:	S.C.D. MERIDIAN SURVEYING
DATE:	7-14-21
PROJECT NO.:	12979
FIELD BOOK:	M-58, PG.73
SHEET:	1 OF 1