



City of Appleton

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

Meeting Agenda - Final City Plan Commission

Wednesday, December 13, 2023

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
4. Approval of minutes from previous meeting

[23-1428](#) City Plan Minutes from 10-25-23

Attachments: [City Plan Minutes 10-25-23.pdf](#)

5. Public Hearing/Appealances

[23-1429](#) Rezoning #9-23 for the subject parcel located on the southwest corner of E. Wisconsin Avenue and N. Lawe Street (Tax Id #31-1-0017-00), 1212 N. Union Street (Tax Id #31-1-0024-00), and 605 E. Wisconsin Avenue (Tax Id #31-1-0025-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from C-2 General Commercial District to C-1 Neighborhood Mixed Use District (Associated with Action Item #23-1430)

Attachments: [InformalPublicHearingNotice_NLawe-1212NUnion-605EWisconsin_Rezoning#9](#)

6. Action Items

[23-1430](#) Request to approve Rezoning #9-23 for the subject parcel located on the southwest corner of E. Wisconsin Avenue and N. Lawe Street (Tax Id #31-1-0017-00), 1212 N. Union Street (Tax Id #31-1-0024-00), and 605 E. Wisconsin Avenue (Tax Id #31-1-0025-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from C-2 General Commercial District to C-1 Neighborhood Mixed Use District

Attachments: [StaffReport_NLawe-1212NUnion-605EWisconsin_Rezoning_For12-13-23.pdf](#)

[23-1431](#)

Request to approve Certified Survey Map #19-23, which crosses a plat boundary, for 1741 N. Richmond Street (Tax Id #31-5-2548-00 and #31-5-3265-00) to combine 2 parcels into 1 lot as shown on the attached map and subject to the conditions in the attached staff report

Attachments: [StaffReport_1741NRichmondSt_CSM19-23_CrossingPlatBoundary_For12-13-2](#)

[23-1432](#)

Request to approve the Southpoint Commerce Park Plat No. 4 Final Plat as shown on the attached maps and subject to the conditions in the attached staff report

Attachments: [StaffReport_SouthpointCommerceParkPlat4_FinalPlat_For12-13-23.pdf](#)

[23-1433](#)

Request to approve City acquisition and accept the dedication of the proposed outlots identified for public trail purposes within Southpoint Commerce Park, per Wis. State Statute §62.23(5), as shown on the attached maps and the 2017 Trails Master Plan

Attachments: [Memo_PlanCommission_Southpoint_TrailAcquisitionandDedication_For12-13-2](#)

7. Information Items

8. 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.

Any questions about items on this meeting are to be directed to Kara Homan, Director, Community and Economic Development Department at 920-832-6468.

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 City Plan Commission

Wednesday, October 25, 2023

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:30 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 6 - Palm, Mayor Woodford, Dane, Uitenbroek, Neuberger and Fenton

Excused: 1 - Robins

4. Approval of minutes from previous meeting

[23-1225](#)

City Plan Minutes from 10-11-23

Attachments: [City Plan Minutes 10-11-23.pdf](#)

**Dane moved, seconded by Fenton, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 6 - Palm, Mayor Woodford, Dane, Uitenbroek, Neuberger and Fenton

Excused: 1 - Robins

5. **Public Hearing/Appearances**

[23-1226](#)

Special Use Permit #11-23 to expand an existing restaurant and outdoor sidewalk cafe with alcohol sales and consumption located at 204 East College Avenue into the adjacent property located at 206 East College Avenue (Tax Id #31-2-0313-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #23-1227)

Attachments: [ClassIIPublicHearingNoticeNewspaper_204and206CollegeAve_SU P#11-23.pdf](#)
[PublicHearingNoticeNeighborhood_204and206CollegeAve_SUP#11-23.pdf](#)

This public hearing was held and no one spoke.

This public hearing was held, and no one spoke on the item.

6. Action Items

[23-1227](#)

Request to approve Special Use Permit #11-23 to expand an existing restaurant and outdoor sidewalk cafe with alcohol sales and consumption located at 204 East College Avenue into the adjacent property located at 206 East College Avenue (Tax Id #31-2-0313-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffReport Antojitos SUP For10-25-23.pdf](#)

Fenton moved, seconded by Palm, that Special Use Permit #11-23 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Dane, Uitenbroek, Neuberger and Fenton

Excused: 1 - Robins

7. Information Items

8. Adjournment

Palm moved, seconded by Fenton, that the meeting be adjourned at 3:34 p.m. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Dane, Uitenbroek, Neuberger and Fenton

Excused: 1 - Robins

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, December 13, 2023, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the following proposed rezoning request.

Common Description:

The parcel on the southwest corner of E. Wisconsin Avenue & N. Lawe Street (Tax Id #31-1-0017-00), 1212 N. Union Street (Tax Id #31-1-0024-00), and 605 E. Wisconsin Avenue (Tax Id #31-1-0025-00), including to the center line of the adjacent street right-of-way.

Rezoning Request: A rezoning request has been initiated by Stephen Zei, owner, and Tom Klister of Fore Investment Group, applicant, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned C-2 General Commercial District. The owner and applicant propose to rezone the property to C-1 Neighborhood Mixed Use District (see attached maps). The C-1 Neighborhood Mixed Use District is intended to provide for mixed use areas, including a range of commercial and denser residential uses. Development is intended to be pedestrian-oriented, with businesses and services that are part of the fabric of the neighborhood and allow residents to meet daily needs on foot, bicycle, and public transit. Development standards provide added flexibility to encourage redevelopment along commercial corridors, without being detrimental to established residential neighborhoods.

Purpose of the Rezoning: The owner and applicant are looking to rezone this property for potential redevelopment of the site for multi-family housing.

Aldermanic District: 2 – Alderperson Vered Meltzer

You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

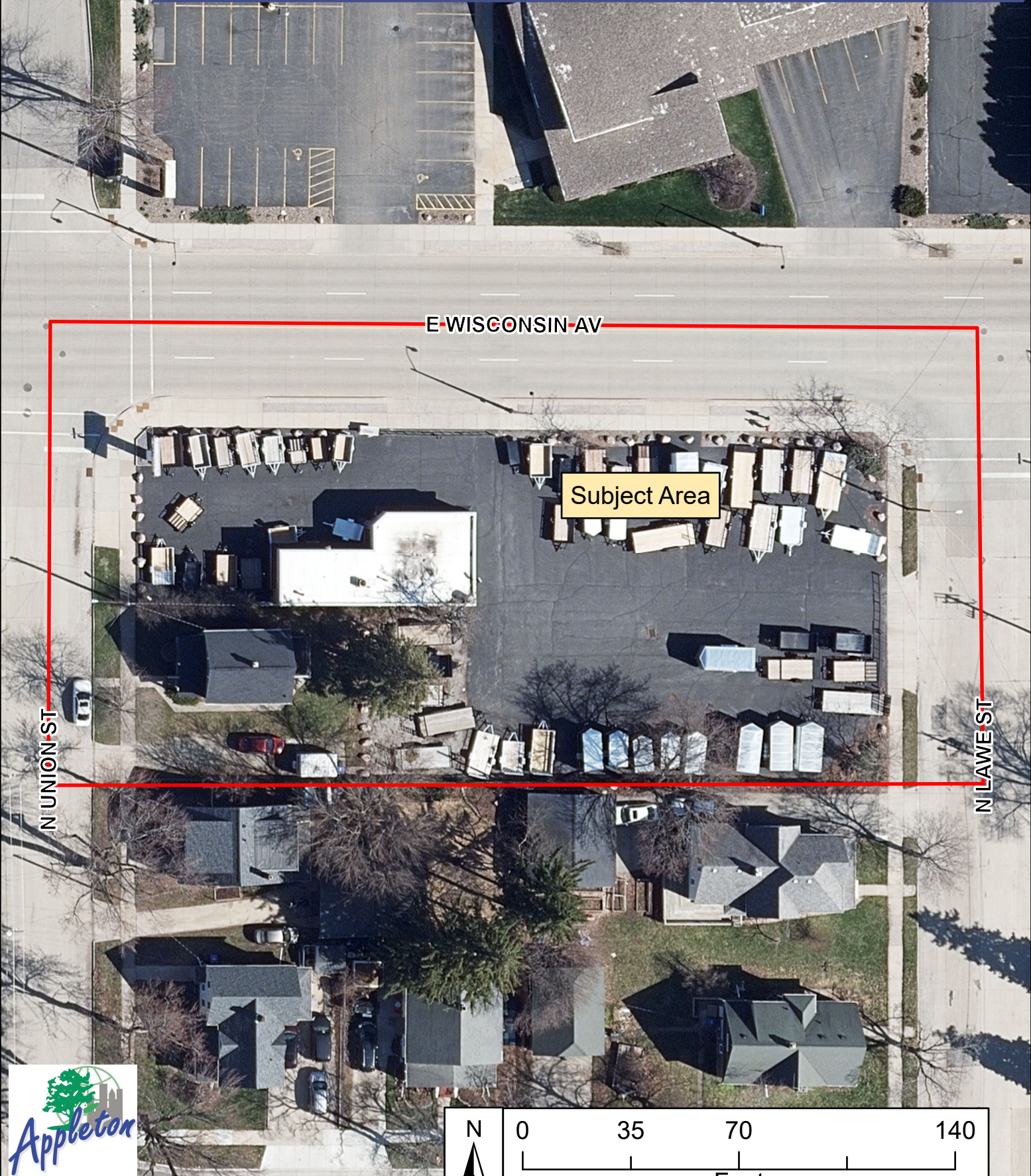
Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476 or by email at jessica.titel@appleton.org.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Rezoning
C-2 General Commercial District to C-1 Neighborhood Mixed Use District
Aerial Map



Subject Area

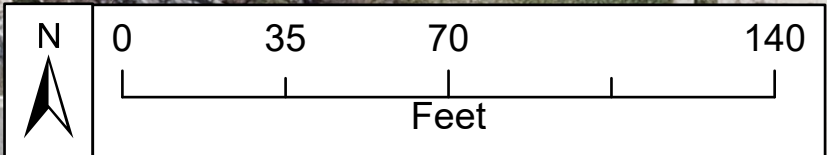
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City Plan Commission
12-13-2023



ER ST



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: December 13, 2023

Common Council Public Hearing Meeting Date: January 17, 2024

Items: Rezoning #9-23 – 605 E. Wisconsin Avenue

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Applicant: Tom Klister, Fore Investment Group

Owner: Stephen Zei

Lot/Parcel: 605 E. Wisconsin Avenue & 1212 N. Union Street (Tax Id #31-1-0017-00, #31-1-0024-00 and #31-1-0025-00)

Petitioner's Request: The applicant is requesting to rezone the subject parcels from C-2 General Commercial District to C-1 Neighborhood Mixed Use District. The request is being made to accommodate potential redevelopment of the site for multi-family housing.

BACKGROUND

The subject site has been historically used for automobile sales and service. The subject area contains three parcels.

On February 21, 2001, the Common Council granted Special Use Permi #1-01 to Prestige Auto to expand and conform the automobile sales and display lot.

STAFF ANALYSIS

Existing Site Conditions: The subject site is currently operating as a trailer sales business. There is existing single-family home on one of the subject parcels (1212 N. Union Street, Parcel #31-1-0024-00). The subject area is approximately 27,977 square feet in size. The property has frontage along East Wisconsin Avenue (WI State HWY 96), North Union Street, and North Lawe Street. The City's Arterial/Collector Plan classifies East Wisconsin Avenue as an Arterial Street and North Union Street and North Lawe Street as a Local Street.

Nonconforming Use: The existing single-family home at 1212 N. Union Street is currently a legal nonconforming use. The proposed rezoning will not increase the degree of nonconformity; therefore, the legal, nonconforming use may be allowed to continue at this location pursuant to the applicable current requirements and subsequent amendments to Chapter 23 Zoning Ordinance. At the time of redevelopment, the applicant has expressed plans to remove the existing single-family residence, which will remove the legal, nonconforming use.

Surrounding Zoning Classification and Land Uses:

North: C-2 General Commercial District. The adjacent land use to the north is currently commercial (financial institution).

South: R-1B Single-Family Residential and R-1C Single-Family Residential. The adjacent land uses to the south are currently residential.

East: C-2 General Commercial District. The adjacent land use to the east is currently commercial (fast food restaurant).

West: C-2 General Commercial District. The adjacent land use to the west is currently multi-tenant commercial.

Comprehensive Plan 2010-2030 Goals and Objectives: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Mixed Use. The proposed rezoning is consistent with the following goals and objectives of the *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 3 – Housing Quality, Variety, and Affordability

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

OBJECTIVE 5.1: Continue efforts to ensure an adequate supply of housing affordable to all income levels in the community.

OBJECTIVE 5.3 Housing and Neighborhoods:

Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Policy 5.3.2 Identify preferred locations and encourage urban infill and redevelopment to meet the needs of retirees and Generation X and Millennial buyers or renters, such as redevelopment sites on the north side of downtown.

Chapter 10: Mixed Use Land Use Designation description

The mixed use district along Wisconsin Avenue, originally shown from Richmond Street to Meade Street, was extended to the western border of the City. This district is approximately one block deep on either side of the street. The Wisconsin Avenue Corridor Plan (Chapter 15 of the Comprehensive Plan) provides greater detail on the vision for this area. The City seeks to provide flexibility to respond to market conditions that may make it difficult to economically utilize or redevelop portions of this area for purely commercial uses. The mixed use designation will permit commercial and/or multifamily development to occur. Extending the designation to a full block deep will aid in carrying out the property assembly necessary to overcome limitations imposed by the relatively small parcel sizes found in the corridor.

OBJECTIVE 10.5 Land Use:

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

OBJECTIVE 10.2 Land Use:

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

Chapter 15 - Wisconsin Avenue Corridor Plan – General Plan Primary Objective 3:

Encourage private renovation and redevelopment that addresses existing limitations of platting and land assembly, site planning issues such as parking and access, and aesthetics.

Proposed Zoning Classification: The purpose of the C-1 Neighborhood Mixed Use District is to provide for mixed use areas, including a range of commercial and denser residential uses. Development is intended to be pedestrian-oriented, with businesses and services that are part of the fabric of the neighborhood and allow residents to meet daily needs on foot, bicycle, and public transit. Development standards provide added flexibility to encourage redevelopment along commercial corridors, without being detrimental to established residential neighborhoods. Per Section 23-112(h) of the Municipal Code, the development standards for the C-1 District are listed below:

- 1) **Minimum lot area:** 6,000 square feet.
- 2) **Maximum lot coverage:** 90%.
- 3) **Minimum lot width:** 40 feet.
- 4) **Minimum front yard:** None.
- 5) **Minimum rear yard:** 20 feet.
- 6) **Minimum side yard:**
 - a. None.
 - b. 10 feet if abutting a residentially zoned district.
- 7) **Maximum building height:** 60 feet.

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 potential multi-family residential redevelopment. If the rezoning request is approved, any future development would need to conform to the C-1 Neighborhood Mixed Use District zoning regulations listed above and other applicable sections of the Zoning Ordinance. Ultimately, Site Plan review and approval would be required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.

Per Section 23-112(i) of the Municipal Code, the C-1 District shall be utilized in areas identified with a future Mixed Use designation on the Comprehensive Plan Future Land Use Map. The parcels along the Wisconsin Avenue Corridor, and adjacent to this property on the north, east and west sides, are also shown as Mixed Use designation on the Future Land Use Map.

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 future Mixed Use designation identified in the Comprehensive Plan 2010-2030.*
 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. *The subject area is served by existing infrastructure, and the transportation network should be able to accommodate the proposed rezoning.*
 2. The effect of the proposed rezoning on surrounding uses. *Commercial zoning already exists on the subject parcel. A mix of commercial and residential uses surround the subject site. C-1 District development standards, such as setbacks, and perimeter parking lot landscape buffers would be reviewed in accordance with Zoning Ordinance requirements at the time of Site Plan review. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the surrounding neighborhood.*

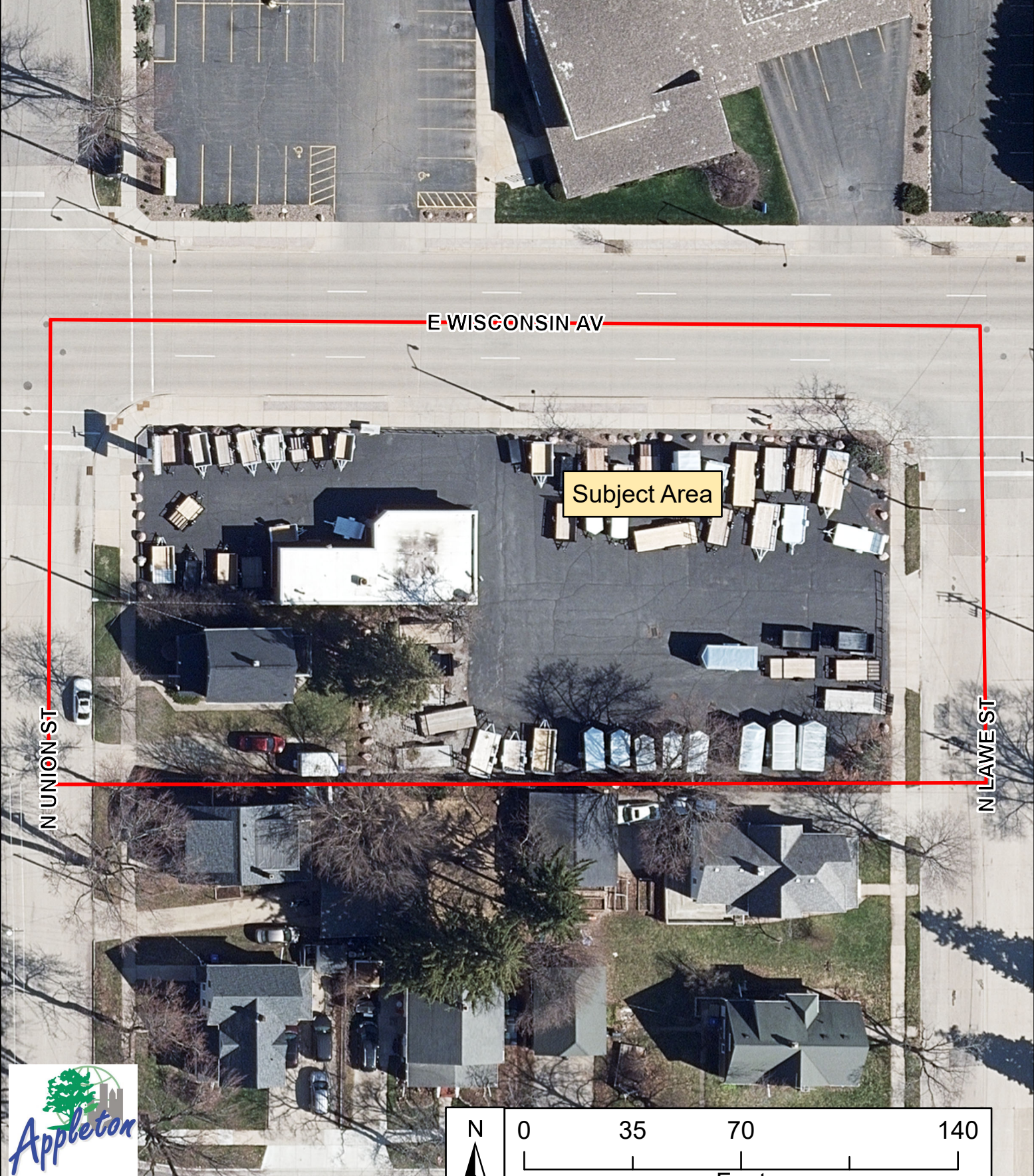
Review Criteria: Based upon the above analysis, it would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

Technical Review Group (TRG) Report: These items were discussed at the November 21, 2023 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #9-23 to rezone the subject parcels located at 605 E. Wisconsin Avenue & 1212 N. Union Street (Tax Id #31-1-0017-00, #31-1-0024-00 and #31-1-0025-00) from C-2 General Commercial District to C-1 Neighborhood Mixed Use District, including to the centerline of the adjacent right-of-way and as shown on the attached map, **BE APPROVED**.

Rezoning
C-2 General Commercial District to C-1 Neighborhood Mixed Use District
Aerial Map



Subject Area

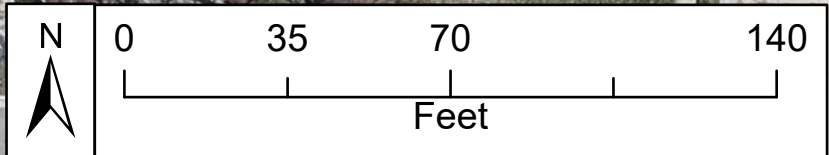
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City Plan Commission
12-13-2023



ER ST



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 13, 2023

Common Council Meeting Date: December 20, 2023

Item: Certified Survey Map #19-23

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: BVH Investments, LLC

Applicant: Keith Walenski, Professional Wisconsin Land Surveyor, Harris & Associates, Inc.

Address/Parcels: 1741 North Richmond Street (Tax Id's #31-5-2548-00 and #31-5-3265-00)

Petitioner's Request: The applicant is requesting approval of a Certified Survey Map (CSM) that crosses a plat boundary. The CSM would combine two properties into one lot.

BACKGROUND

CSMs are generally administratively reviewed and approved by City staff. However, the subject parcels were originally platted in different plats.

- Parcel #31-5-2548-00 is included in the Bell Heights Addition, Block 26.
- Parcel #31-5-3265-00 is included in the Hall-Heenan Plat, Block 10.

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.

STAFF ANALYSIS

Existing Conditions: Currently, parcels #31-5-2548-00 and #31-5-3265-00 are developed with an existing automobile repair business. All parcels have a zoning designation of C-2 General Commercial District. The combined lot area is 28,885 square feet.

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 C-2 General Commercial District, the minimum lot width is 60 feet, and the minimum lot area is 14,000 square feet, per Section 23-113(h) of the Municipal Code. Proposed Lot 1 satisfies these lot development standards.

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

North: C-2 General Commercial District. The adjacent land use to the north is currently a commercial use.

South: C-2 General Commercial District. The adjacent land use to the south is currently residential.

East: R-1C Central City Residential District and R-2 Two-family District. The adjacent land uses to the east are currently a mix of single/two family uses.

West: C-2 General Commercial District and R-1B Single-Family District. The adjacent land uses to the west are currently a mix of commercial and single-family residential uses.

Appleton Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial uses shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map and Richmond Street Corridor Plan.

Technical Review Group (TRG) Report: This item appeared on the November 21, 2023 TRG agenda. Comments were received from participating departments and captured in the stipulations found below.

RECOMMENDATION

Based on the above, staff recommends that Certified Survey Map #19-23, as shown on the attached map, **BE APPROVED** subject to the following conditions:

1. Delete and revise the front and rear building setback data near the top of Sheet 1 of 3 as follows:

Front building setback: 10 feet minimum.

Rear building setback: 20 feet minimum.

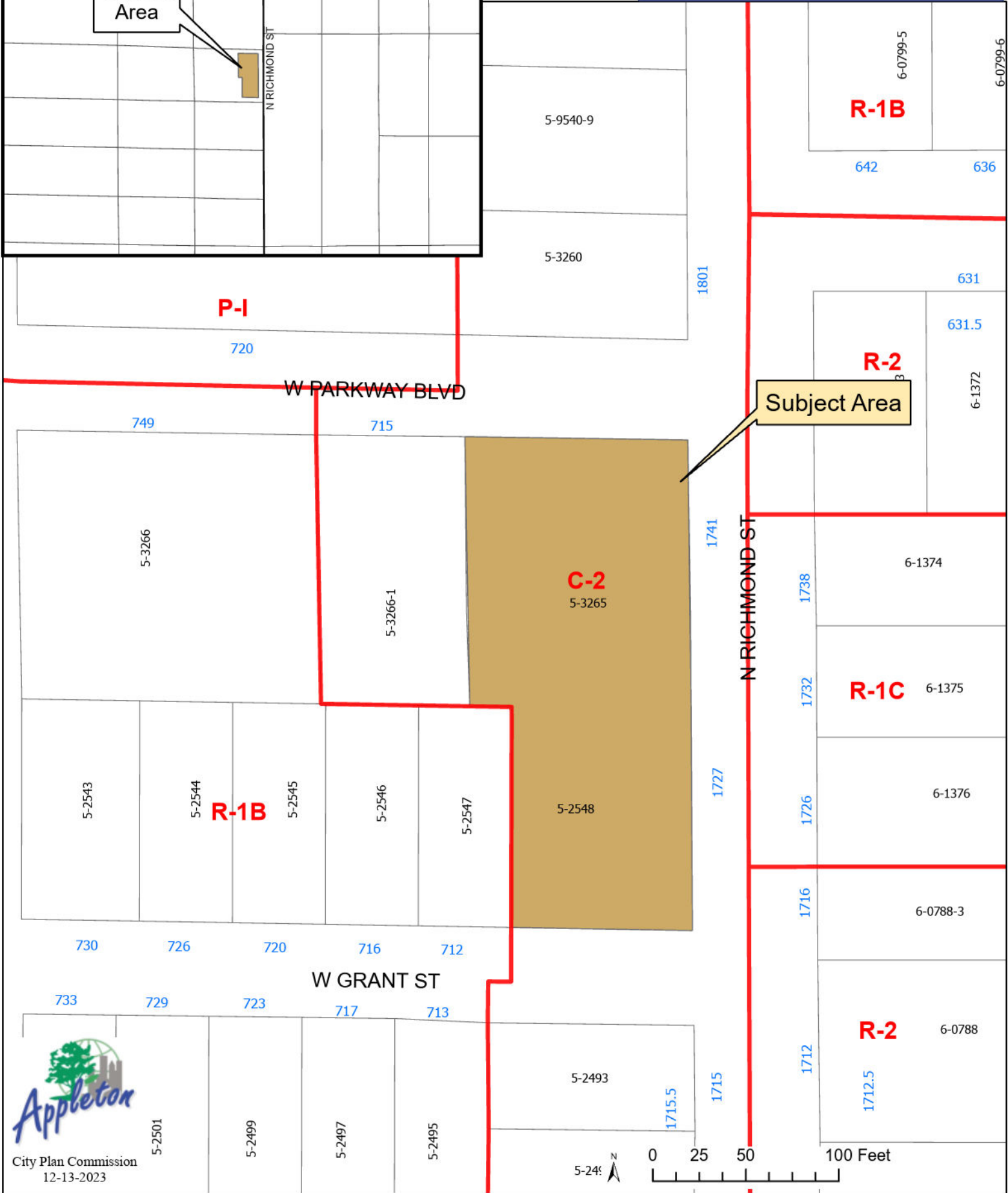
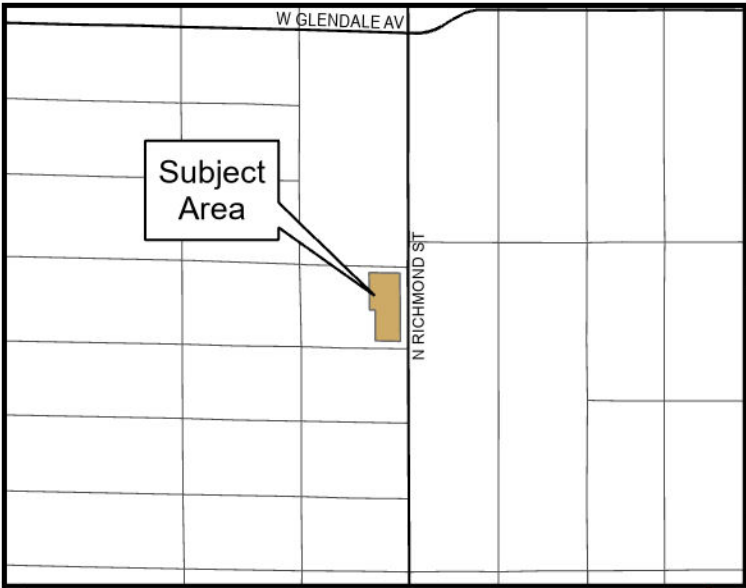
It is important to note: The side building setback does not apply to this proposed lot.

2. State Statute 236.34(1)(dm). This CSM crosses the exterior boundary of a recorded subdivision and does not meet the minimum required monumentation. The exterior boundary and block corner monuments set as part of the survey shall be the same as a subdivision plat, revise as necessary.
3. State Statute 236.20 (2) (b). Show the outside diameter of iron pipes found and or set.
4. Subdivision Code Section 17-17(a) 6. Provide front yard, side yard and rear yard setback distances for the existing buildings shown on the map.
5. Relabel "Common Council Resolution" to "City of Appleton Approval Certificate" on Sheet 2 of 3.

Certified Survey Map #19-23
 1741 North Richmond Street
 (Crosses a Plat Boundary Line)

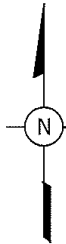
Subject Area

Subject Area



OUTAGAMIE COUNTY CERTIFIED SURVEY MAP
 Lot 1, Block 10, HALL HEENEN PLAT, Lot 30, Lot 31 less the South 3 feet thereof, Block 26, BELL HEIGHTS ADDITION and part of the Northeast 1/4 of the Southeast 1/4, Section 22, T21N, R17E, City of Appleton, Outagamie County, Wisconsin.

Zoned C2-Commercial District.
 Front building setback - 20 feet
 Side building setback (residential - 15 feet)
 Rear building setback (residential - 15 feet)



North is referenced to the E/L of the SE 1/4, Section 22-21-17, recorded to bear S00°15'27"E per Wisconsin Coordinate System, Outagamie County.

EAST 1/4 CORNER SEC. 22-21-17 (FOUND CUT CROSS)

PARKWAY BOULEVARD

841.92'

LEGEND

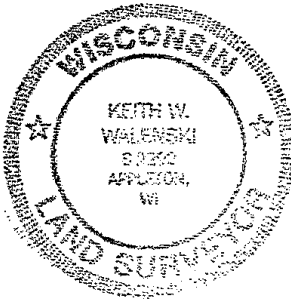
- = 3/4" x 24" REBAR SET WEIGHING 1.502 LBS./LIN. FT.
- ⊙ = 1" IRON PIPE FOUND
- = 3/4" REBAR FOUND
- X = MASONRY NAIL SET
- () = RECORDED AS

HALL HEENEN PLAT

BLOCK 10

LOT 2

OWNERS: DANIEL & LUCIA STRONG



1/4" WEST OF ACTUAL CORNER

LOT 1

AREA = 28,885 SQ. FT.
 0.66 ACRES

LOT 29
 OWNERS: AUDRA MARTINATTIS REV TRUST

BLOCK 26

BELL HEIGHTS ADDITION

Keith W. Walenski 10-1-23

KEITH W. WALENSKI P.L.S. - 2292

Date



1 inch = 40 ft.

HARRIS & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2718 NORTH MEADE ST. APPLETON, WI 54911
 TEL: (920) 733-8377 FAX: (920) 733-4731
 WWW.HARRISING.NET

SE CORNER SEC. 22-21-17 (INTERSECTION ON MH)

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP

Lot 1, Block 10, HALL HEENEN PLAT, Lot 30, Lot 31 less the South 3 feet thereof, Block 26, BELL HEIGHTS ADDITION and part of the Northeast 1/4 of the Southeast 1/4, Section 22, T21N, R17E, City of Appleton, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE

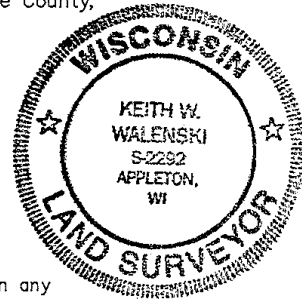
I Keith W. Walenski, Professional Wisconsin Land Surveyor, hereby certify that I have surveyed, combined and mapped Lot 1, Block 10, HALL-HEENAN PLAT, Lot 31 Less the South 3 feet and all of Lot 30 Block 26, BELL HEIGHTS ADDITION and part of the Northeast 1/4 of the Southeast 1/4, Section 22, T21N, R17E, City of Appleton, Outagamie County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 22; thence S00°15'27"E along the East line of the Southeast 1/4, 841.92 feet; thence N88°44'34"W, 33.01 feet to the point of Beginning; thence S00°15'27"E along the West line of Richmond Street, 263.03 feet; thence N88°51'44"W along the North line of Grant Street, 97.43 feet; thence N00°15'27"W along the West line of Lots 30 and 31, Block 26, BELL HEIGHTS ADDITION, 118.18 feet to the Northwest corner of Lot 29 of said plat; thence N88°33'57"W, along the North line of said Lot 29, 22.50 feet; thence N00°15'27"W, 144.98 feet; thence S88°44'34"E along the South line of Parkway Boulevard, 119.93 feet to the point of beginning, containing 28,885 sq. ft. (0.66 Acres).

That I have made such survey, land combination and map as shown hereon, under the direction of BVH Investments, LLC.

That this map is a correct representation of the exterior boundary lines of the land surveyed and the combination of that land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision regulations of the City of Appleton, Outagamie County, Wisconsin, in surveying, combining and mapping the same.

Keith W. Walenski 11-1-23
Keith W. Walenski P.L.S. Date



TREASURER'S CERTIFICATE

I hereby Certified that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map.

Finance Director, City of Appleton Date

Outagamie County Treasurer Date

COMMON COUNCIL RESOLUTION

This Certified Survey Map was approved by the City of Appleton on this _____ day of _____, 2023.

Mayor: Jake Woodford Date

City Clerk: Kami Lynch Date



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 13, 2023

Common Council Meeting Date: December 20, 2023

Item: Final Plat – Southpoint Commerce Park Plat No. 4

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: City of Appleton

Applicant: Tom Kromm, City Surveyor

Location: Land area bounded by Eisenhower Drive, Midway Road, and Coop Road

Parcel Numbers: 31-9-5900-00 and 31-9-5800-00

BACKGROUND

The property was annexed to the City through the Southeast Industrial Park Annexation #4 that became effective in December of 1999.

On March 19, 2003, Southpoint Commerce Park Plat No. 1 (47 acres) was approved by the Common Council. This phase created 13 lots and 1 outlot.

On August 3, 2005, Southpoint Commerce Park Plat No. 2 (67.9 acres) was approved by the Common Council. This phase created 12 lots and 1 outlot.

On May 3, 2006, Southpoint Commerce Park Plat No. 3 (27.8 acres) was approved by the Common Council. This phase created 12 lots.

On June 28, 2023, the Plan Commission recommended approval of Resolution No. 23-CPC-01 designating the proposed district boundaries and approving the Project Plan for Tax Incremental Financing District #13 in Southpoint Commerce Park.

On July 19, 2023, a press event was held to announce the City's intention to designate approximately 32 acres of the Southpoint Commerce Park Plat No. 4 as a conservancy/public park. The proposed parkland dedication consists of Lot 13 (conservancy park consisting of mixed hardwoods for potential low-impact activities like hiking, biking, and cross-country skiing) and Outlot 2 (future construction of a trailhead and public trail).

On July 19, 2023, Resolution #8-R-26 Creating Appleton Conservancy Park was introduced at the Common Council Meeting and referred to Plan Commission. Condition #1 in the staff recommendation is associated to the resolution and the following action item 23-0904. The filing and recording of the

Final Plat – Southpoint Commerce Park Plat No. 4
December 13, 2023
Page 2

Southpoint Commerce Park Plat No. 4 will statutorily dedicate this land to the public for parkland, trail and trailhead use.

On July 26, 2023, the Preliminary Plat for Southpoint Commerce Park Plat No. 4 was approved by the Plan Commission and approved by the Common Council on August 2, 2023.

STAFF ANALYSIS

Existing Conditions: The subject site is agricultural land with a wooded wetland and an existing stormwater management pond. The land area is 117.379 acres.

Comparison Between Final Plat and Preliminary Plat: The Final Plat is generally consistent with the Preliminary Plat layout in terms of the shape, size, building setback dimensions, and location of the lot lines. However, the lot numbering on the Final Plat is not consistent with the Preliminary Plat. (see below)

Proposed Layout: The Final Plat for Southpoint Commerce Park Plat No. 4 subdivides the land area into the following lots:

- Lots 38 through 49 will be marketed for industrial park development. (Shown as Lots 1 through 12 on the Preliminary Plat)
- Outlot 2 is an existing stormwater management pond. (Shown as Outlot 1 on the Preliminary Plat)
- Outlot 3 is being dedicated to the public for public park, trailhead and trail. (Shown as Outlot 2 on the Preliminary Plat)
- Outlot 4 is being dedicated to the public for public park per Resolution #8-R-26 Creating Appleton Conservancy Park. (Shown as Lot 13 on the Preliminary Plat)

Zoning District Classification: M-1 Industrial Park District

Zoning Ordinance Review Criteria: M-1 Industrial Park District lot development standards (Section 23-93) are as follows:

- Minimum lot area: One (1) acre.
 - *The proposed lot size ranges from 1.878 acres to 31.585 acres. All lots/outlots exceed the minimum lot area requirement.*
- Minimum lot width: One hundred fifty (150) feet.
 - *All lots exceed this minimum requirement.*

Final Plat – Southpoint Commerce Park Plat No. 4
December 13, 2023
Page 3

- Minimum front, side and rear yard setbacks: Forty (40) foot front yard, Twenty-five (25) foot side yard, and Twenty-five (25) foot rear yard. Fifty (50) foot side and rear yard, if abutting a residentially-zoned district.
 - *Required front yard setback has been shown on the Final Plat. Required setbacks will be reviewed through the site plan and building permit review process.*
- Maximum building height: Sixty (60) feet.
 - *This will be reviewed through the site plan and building permit review process.*
- Maximum lot coverage. Ninety percent (90%).
 - *This will be reviewed through the site plan and building permit review process.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton Subdivision Regulations.

Access and Traffic:

- Vehicular access to proposed lots within Southpoint Commerce Park Plat No. 4 will be from Endeavor Drive, Vantage Drive, Coop Road, and Inspire Court.
- The proposed public right-of-way for Eisenhower Drive, Midway Road, Endeavor Drive, Vantage Drive and Inspire Court within the subdivision is being dedicated to the public with the Final Plat.
- All lots are restricted from access to Eisenhower Drive and County Trunk “AP” (Midway Road).

Surrounding Zoning and Land Uses:

North: Village of Harrison Zoning – Multi-family residential use
South: Village of Harrison Zoning – Agricultural use
East: Village of Harrison Zoning – Single-family residential uses
West: City of Appleton Zoning - M-1 Industrial Park District – Industrial uses

Appleton Comprehensive Plan 2010-2030: Community and 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 and Resolution #8-R-23 Creating Appleton Conservancy Park. Listed below are related excerpts from the City’s *Comprehensive Plan 2010-2030*.

Chapter 4: Overall Community Goals Goal 1 – 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.

Final Plat – Southpoint Commerce Park Plat No. 4
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Page 4

Goal 8 – 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.

Chapter 9: Economic Development

Objective 9.2 – Grow Appleton’s business community through recruitment, expansion, and retention programs that ensure a diverse business mix and jobs that pay well.

Policy 9.5.1 – Ensure a continued adequate supply of industrial and commercial land to sustain new business development.

Policy 9.5.2 – Proactively acquire property targeted for redevelopment and develop a land bank to assist in property assembly with a focus on corridors, the downtown, and areas identified as business/industrial on the Future Land Use Map.

Chapter 10: Land Use

Objective 10.1 – Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Objective 10.4 – Plan for compact, efficient, and fiscally responsible growth of residential, commercial, and industrial development in new neighborhoods in order to implement the principles of smart growth.

Policy 10.4.3 – Promote commercial and industrial development which is compatible with nearby residential areas.

Chapter 18 Park and Recreation Mater Plan

18.1 OBJECTIVE: Identify land for acquisition, or opportunities to share facilities, to provide adequate access to parks in developed parts of Appleton where there are no existing parks.

18.3 OBJECTIVE: Develop the City's park system as an interconnected network of sites linked by greenways and trails.

18.6 OBJECTIVE: Plan, design, and develop additional parks and recreational facilities that meet current and emerging needs of the community.

City of Appleton Trails Master Plan (January 2017): The City of Appleton Trails Master Plan proposed network map identifies a proposed trail between Eisenhower Drive and Coop Road located within the proposed Southpoint Commerce Park Plat No. 4.

Technical Review Group (TRG) Report: This item appeared on the November 21, 2023 TRG Agenda. No negative comments were received from participating departments.

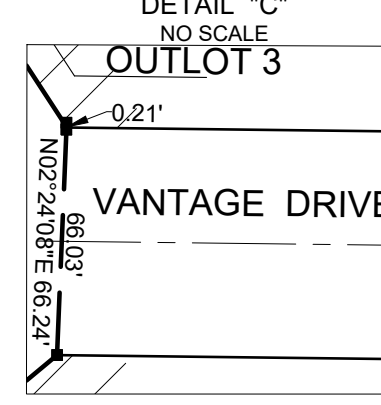
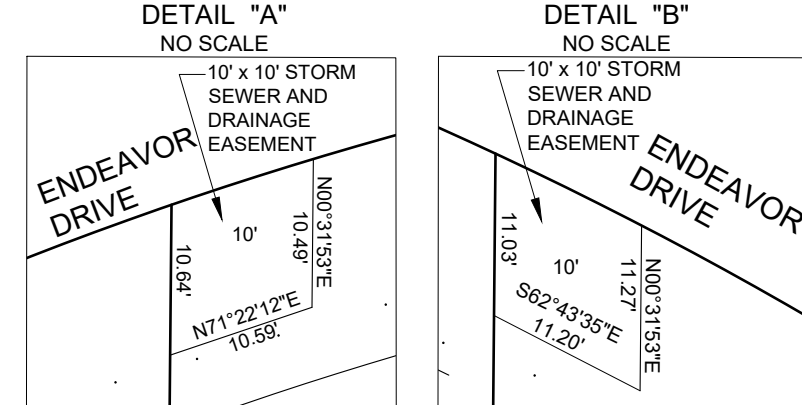
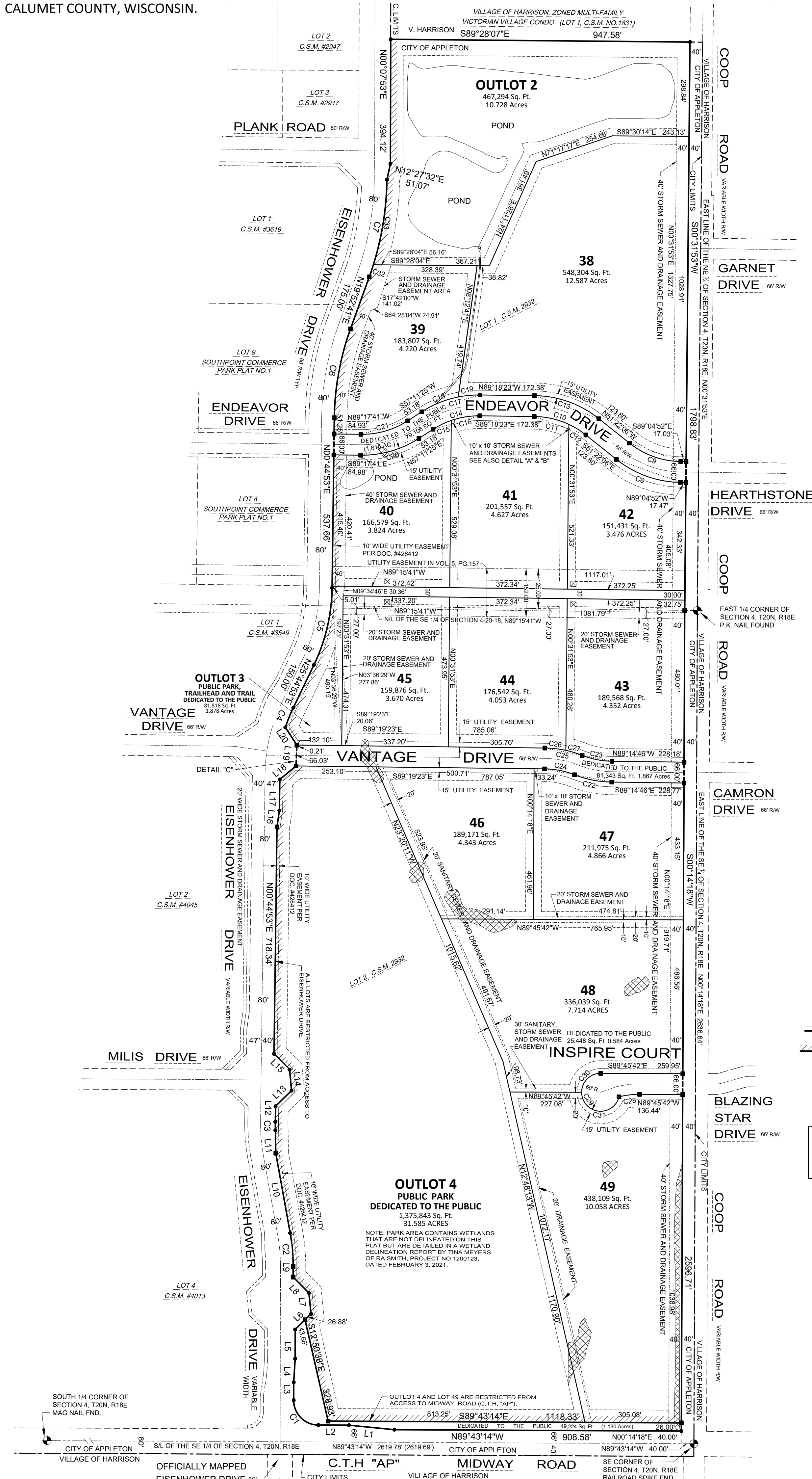
RECOMMENDATION

The Final Plat for Southpoint Commerce Park Plat No. 4 **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. City Signatures shall not be affixed to the Final Plan until objecting authorities (Department of Administration and Calumet County Planning and Zoning Committee) reviews and notifies the City that they do not object to the Final Plat.
2. All requirements from the City of Appleton Department of Public Works, Engineering Division shall be met to the satisfaction of the City Engineer prior to the City affixing signatures on the Final Plat.
3. The Final Plat shall be recorded within 12 months from the approval date of the last approving authority and within 36 months from the approval date of the first approving authority. Failure to do so requires the subdivider to recommence the entire procedure for Final Plat approval.

SOUTHPOINT COMMERCE PARK PLAT NO. 4

ALL OF LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO.2932, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.

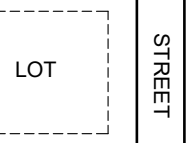


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	TANGENT BEARING
C1	78.50'	123.06'	110.84'	N44°48'33"W	89°49'22"	N89°43'14"W	N00°06'08"E
C2	590.00'	106.12'	105.98'	N05°03'02"W	10°18'20"	N00°06'08"E	N10°12'12"W
C3	503.00'	26.80'	26.79'	N00°46'41"W	3°03'08"	N02°18'15"W	N00°44'53"E
C4	500.00'	67.63'	67.58'	N21°52'23.5"E	7°44'59"	N17°59'54"E	N25°44'53"E
C5	580.00'	253.07'	251.07'	N13°14'53"E	25°00'00"	N25°44'53"E	N00°44'53"E
C6	860.00'	287.14'	285.81'	N10°18'47"E	19°07'48"	N00°44'53"E	N19°52'41"E
C7	940.00'	314.55'	313.08'	N10°17'30"E	19°10'22"	N19°52'41"E	N00°42'19"E
C8	333.00'	219.18'	215.25'	N70°13'29"E	37°42'46"	N89°04'52"W	N51°22'06"W
C9	267.00'	175.74'	172.59'	N70°13'29"E	37°42'46"	N89°04'52"W	N51°22'06"W
C10	267.00'	176.79'	173.58'	S70°20'14.5"E	37°56'17"	N51°22'06"W	N89°18'23"W
C11	267.00'	113.30'	112.45'	S77°09'00"E	24°18'46"	N64°59'37"W	N89°18'23"W
C12	267.00'	63.49'	63.34'	S58°10'51"E	13°37'31"	N51°22'06"W	N64°59'37"W
C13	333.00'	220.49'	216.49'	N70°20'14.5"W	37°56'17"	N51°22'06"W	N89°18'23"W
C14	267.00'	156.13'	153.91'	S73°56'31"W	33°30'12"	N89°18'23"W	S57°11'25"W
C15	267.00'	64.28'	64.12'	S64°05'13"W	19°42'37"	S70°59'00"W	S57°11'25"W
C16	267.00'	91.85'	91.40'	S80°50'19"W	13°47'35"	N89°18'23"W	S70°59'00"W
C17	333.00'	194.72'	191.96'	S73°56'31"W	33°30'12"	N89°18'23"W	S57°11'25"W
C18	333.00'	124.99'	124.26'	S67°56'36"W	21°30'22"	S78°41'47"W	S57°11'25"W
C19	333.00'	69.73'	69.60'	S84°41'42"W	11°59'50"	N89°18'23"W	S78°41'47"W
C20	333.00'	194.79'	192.02'	S73°56'31"W	33°30'12"	S57°11'25"W	N89°18'23"W
C21	267.00'	156.18'	153.96'	S73°56'31"W	33°30'12"	S57°11'25"W	N89°18'23"W
C22	333.00'	120.74'	120.08'	N78°51'33"W	20°46'26"	N89°14'46"W	N68°28'20"W
C23	267.00'	96.81'	96.28'	N78°51'33"W	20°46'26"	N89°14'46"W	N68°28'20"W
C24	267.00'	97.16'	96.63'	N78°51'33"W	20°51'03"	N68°28'20"W	N89°18'23"W
C25	333.00'	121.18'	120.51'	N78°51'33"W	20°51'03"	N68°28'20"W	N89°18'23"W
C26	333.00'	67.05'	66.94'	N83°33'17.5"W	11°32'11"	N77°47'12"W	N89°18'23"W
C27	333.00'	54.13'	54.07'	N73°07'46"W	9°18'52"	N68°28'20"W	N77°47'12"W
C28	267.00'	156.18'	153.96'	S83°10'24"W	14°07'49"	N89°14'46"W	S70°59'00"W
C29	60.00'	268.53'	94.28'	N37°58'35"W	25°25'46"	S13°48'32"W	S89°45'42"E
C30	60.00'	94.50'	85.03'	S45°07'05"W	9°01'42"	N00°00'08"W	S89°45'42"E
C31	60.00'	174.03'	119.13'	N83°05'48"W	16°61'20"	S13°48'32"W	N00°00'08"W
C32	940.00'	40.62'	40.62'	N18°38'24"E	2°28'33"	S19°52'41"W	N71°21'36"W
C33	940.00'	273.93'	272.96'	N09°03'14"E	16°41'49"	S71°21'36"E	N00°42'19"E

NOTES:
 THIS PLAT IS ZONED M-1
 DUE TO EXTENSIVE GRADING, A WAIVER FROM THE REQUIREMENTS OF §236.15 OF THE WISCONSIN STATUTES AND CHAPTER 17 OF THE CITY OF APPLETON MUNICIPAL CODE RELATING TO THE PLACEMENT OF SURVEY MONUMENTS FOR LOTS 38 THROUGH 49 AND OUTLOTS 2 THROUGH 4 OF THIS PLAT HAS BEEN APPROVED BY THE CITY OF APPLETON, PURSUANT TO §17-3(E), APPLETON MUNICIPAL CODE, ALL MONUMENTS SHALL BE IN PLACE WITHIN (1) YEAR OF THE GRANTING OF THE MONUMENT WAIVER.

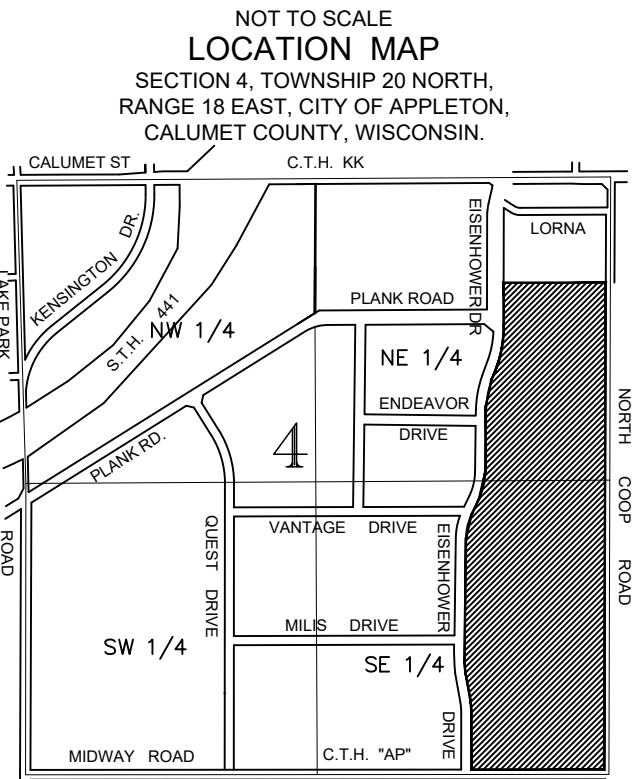
- LEGEND**
- = 1 1/2" x 30" Iron Rebar Set, Weighing 4.3 lbs./lineal foot set
 - = 3/4" Iron Rebar Found
 - () = Measurements of Record
 - ⊙ = Government Corner
 - ⊙ = All other lot corners monumented with 3/4" x 24" iron rebar, weighing 1.5 lbs./lineal foot set
 - ⊙ = Delineated Wetland Areas
 - ⊙ = Utility Tower
 - ⊙ = Proposed 15' Utility Easement (Unless Otherwise Noted)
 - ⊙ = No Access to County Trunk "AP" (Midway Road) or Eisenhower Drive

ALL DIMENSIONS ARE MEASURED AND COMPUTED TO THE NEAREST 0.01 FOOT. ALL ANGLES AND BEARINGS ARE MEASURED AND COMPUTED TO THE NEAREST SECOND. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.



LINE TABLE

L1	N84°20'57"W 144.21'
L2	N89°43'14"W 93.03'
L3	N00°06'08"E 56.88'
L4	N03°33'16"E 74.73'
L5	N00°06'08"E 92.20'
L6	N45°14'23"E 70.54'
L7	N05°56'56"W 66.40'
L8	N44°45'37"W 70.88'
L9	N00°06'08"E 33.52'
L10	N10°12'12"W 256.84'
L11	N00°51'56"W 72.56'
L12	N00°44'53"E 49.18'
L13	N45°33'46"E 70.94'
L14	N05°18'36"W 66.33'
L15	N44°26'14"W 70.48'
L16	N08°26'29"E 52.29'
L17	N00°44'53"E 98.21'
L18	N50°11'14"E 66.74'
L19	N02°24'08"E 66.24'
L20	N33°11'41"W 66.49'



APPROVAL AGENCIES
 CITY OF APPLETON
 AGENCIES HAVING AUTHORITY TO OBJECT
 DEPARTMENT OF ADMINISTRATION
 CALUMET COUNTY PLANNING AND ZONING
 COMMITTEE

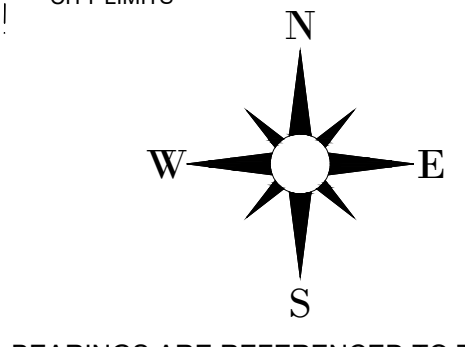


CITY OF APPLETON
 DEPT. OF PUBLIC WORKS
 ENGINEERING DIVISION
 100 NORTH APPLETON STREET
 APPLETON, WI 54911
 920-832-6474
 DRAFTED BY: T. KROMM
 SHEET 1 OF 2

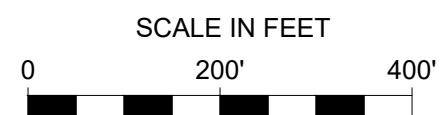
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY, EAST LINE OF THE SE 1/4 SECTION 4, T.20N., R.18E.; WHICH BEARS N00°14'18"E
 H:\Acad\Plats\Southpoint 2022\Southpoint4_2023_0906_Final





MEMORANDUM

“...meeting community needs...enhancing quality of life.”

TO: City Plan Commission

FROM: Jessica Titel, Principal Planner

DATE: December 13, 2023

RE: Acquisition and Dedication of a Public Trail Within Southpoint Commerce Park per Wis. State Statute 62.23(5)

Wis. State Statute 62.23(5) states that the location, acceptance and/or acquisition of land to be used as a public way, park (i.e. public trail) or public grounds shall be referred to the Plan Commission for its consideration and report before final action is taken by the Common Council.

Background:

The City of Appleton Trails Master Plan (2017) proposed network map identifies a proposed trail between Eisenhower Drive and Coop Road located within Southpoint Commerce Park.

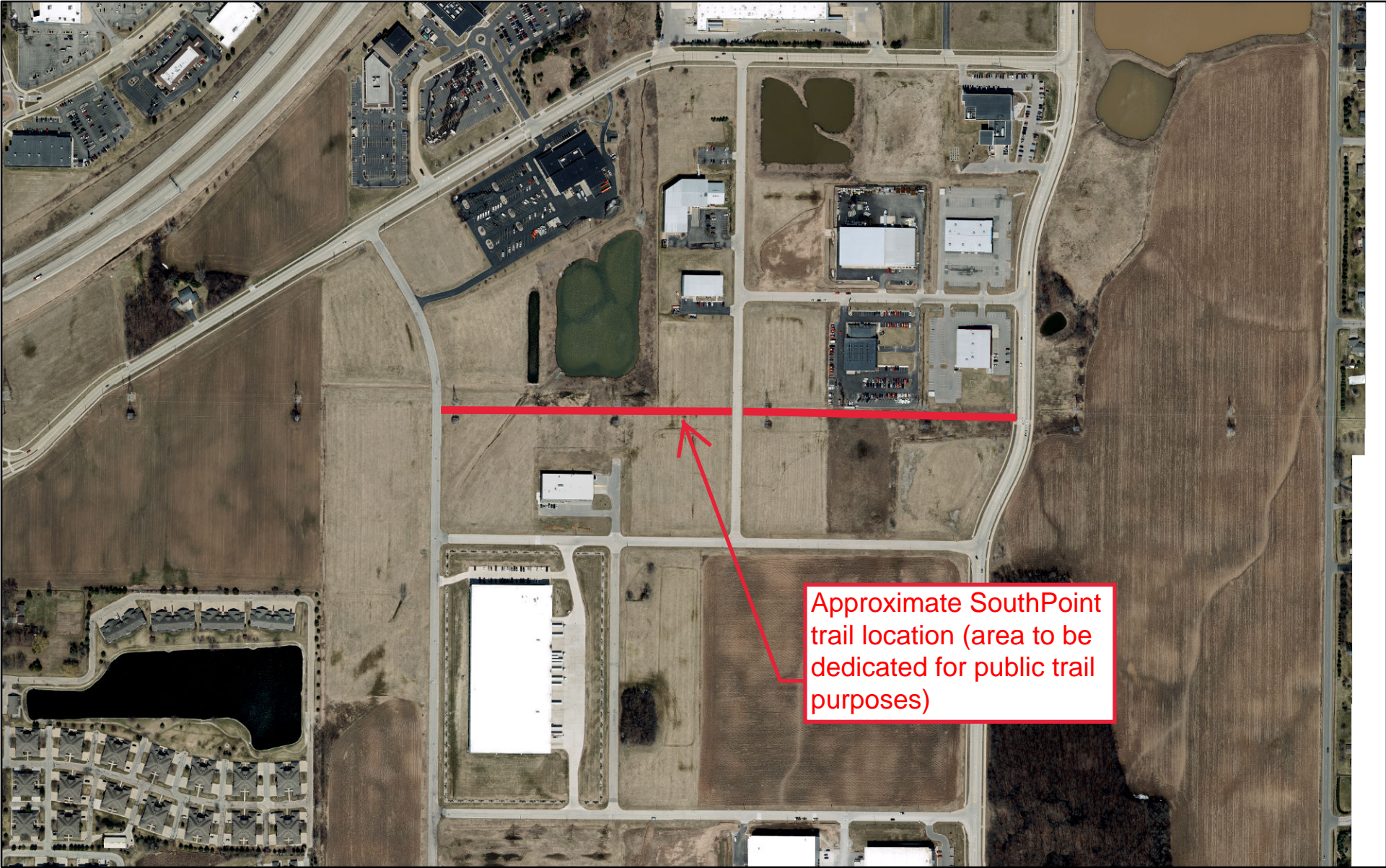
The attached Certified Survey Maps creates outlots for the proposed Southpoint Commerce Park trail and dedicates the outlots for public trail purposes. The City is planning to purchase the outlots for public trail purposes. Prior to purchase, the Plan Commission shall make a determination and recommendation in regards to the acquisition of the property for public trail purposes and the acceptance of said outlots for public trail purposes. The land dedication for the public trail occurs at the time the Certified Survey Map is recorded.

Please see the attached draft Certified Survey Maps and the “Proposed Trails” map from the 2017 Trails Master Plan.

PLAN COMMISSION RECOMMENDED ACTION:

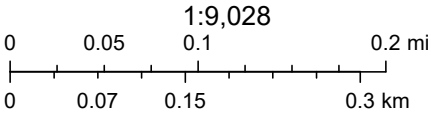
In accordance with Wis. State Statute 62.23(5), Staff recommends City acquisition of the proposed outlots and acceptance of the proposed dedication of the outlots identified for public trail purposes within Southpoint Commerce Park, as shown on the attached maps and the 2017 Trails Master Plan, **BE APPROVED.**

SouthPoint Commerce Park Trail



Approximate SouthPoint trail location (area to be dedicated for public trail purposes)

12/5/2023, 10:30:48 AM



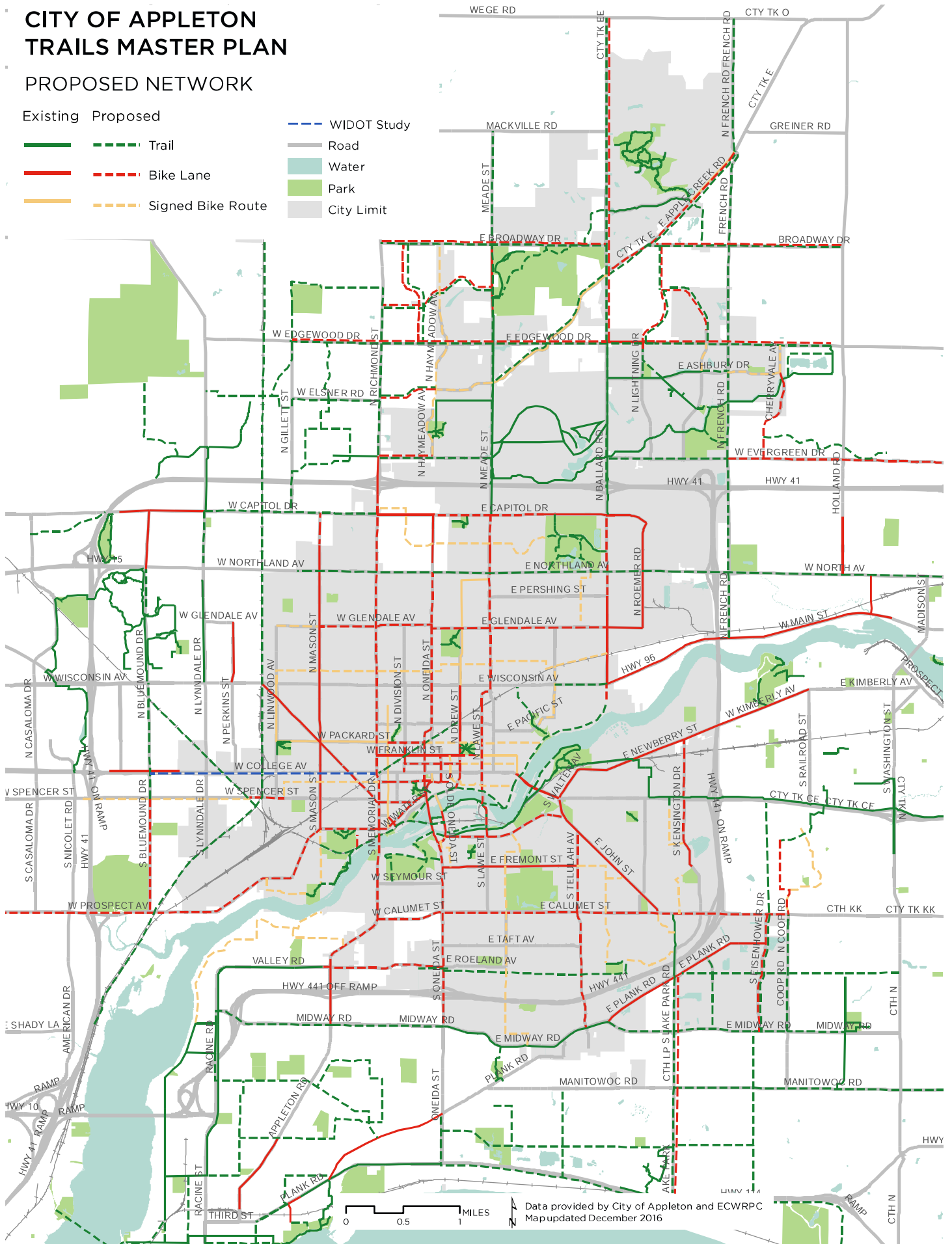
CITY OF APPLETON TRAILS MASTER PLAN

PROPOSED NETWORK

Existing Proposed

- Trail
- - - Bike Lane
- - - Signed Bike Route

- - - WIDOT Study
- Road
- Water
- Park
- City Limit

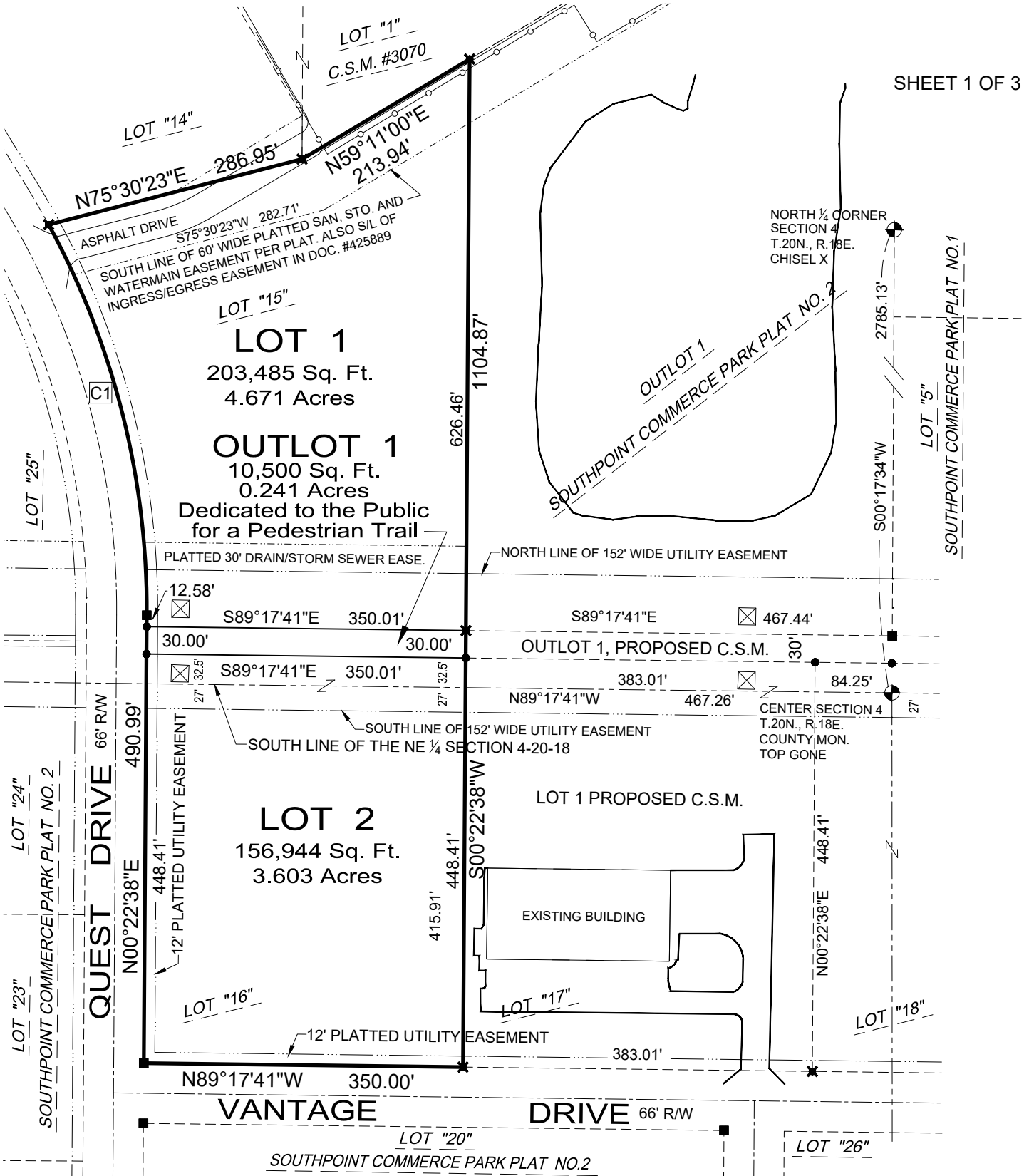


Data provided by City of Appleton and ECWRPC
Map updated December 2016

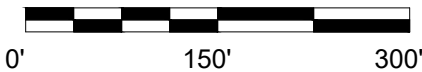
CERTIFIED SURVEY MAP NO. _____

All of Lot 15 and 16 of Southpoint Commerce Park Plat No. 2, located in the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

SHEET 1 OF 3



SCALE IN FEET

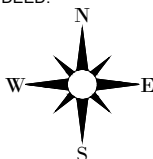


LEGEND

- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft. Set
- ✕ = 3/4" Iron Rebar Found
- = 1 1/4" Iron Rebar Found
- ⊙ = Government Corner
- () = Measurements of Record
- ⊠ = Steel Transmission Tower
- = Chain Link Fence

NOTES:

1. TYPICAL BUILDING SETBACK IS 40' AT FRONT, 25' SIDE AND REAR (50' REAR YARD AND SIDE YARD IF ABUTTING A RESIDENTIALLY-ZONED DISTRICT).
2. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER INTEREST IN REAL PROPERTY. TRANSFER OF INTEREST IN REAL PROPERTY REQUIRES A DEED.



BEARINGS ARE REFERENCED TO SOUTHPOINT COMMERCE PARK NO. 2, WHICH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	LC	LCB
C1	883.00'	446.17'	441.44'	N14°05'54"W

CITY OF APPLETON

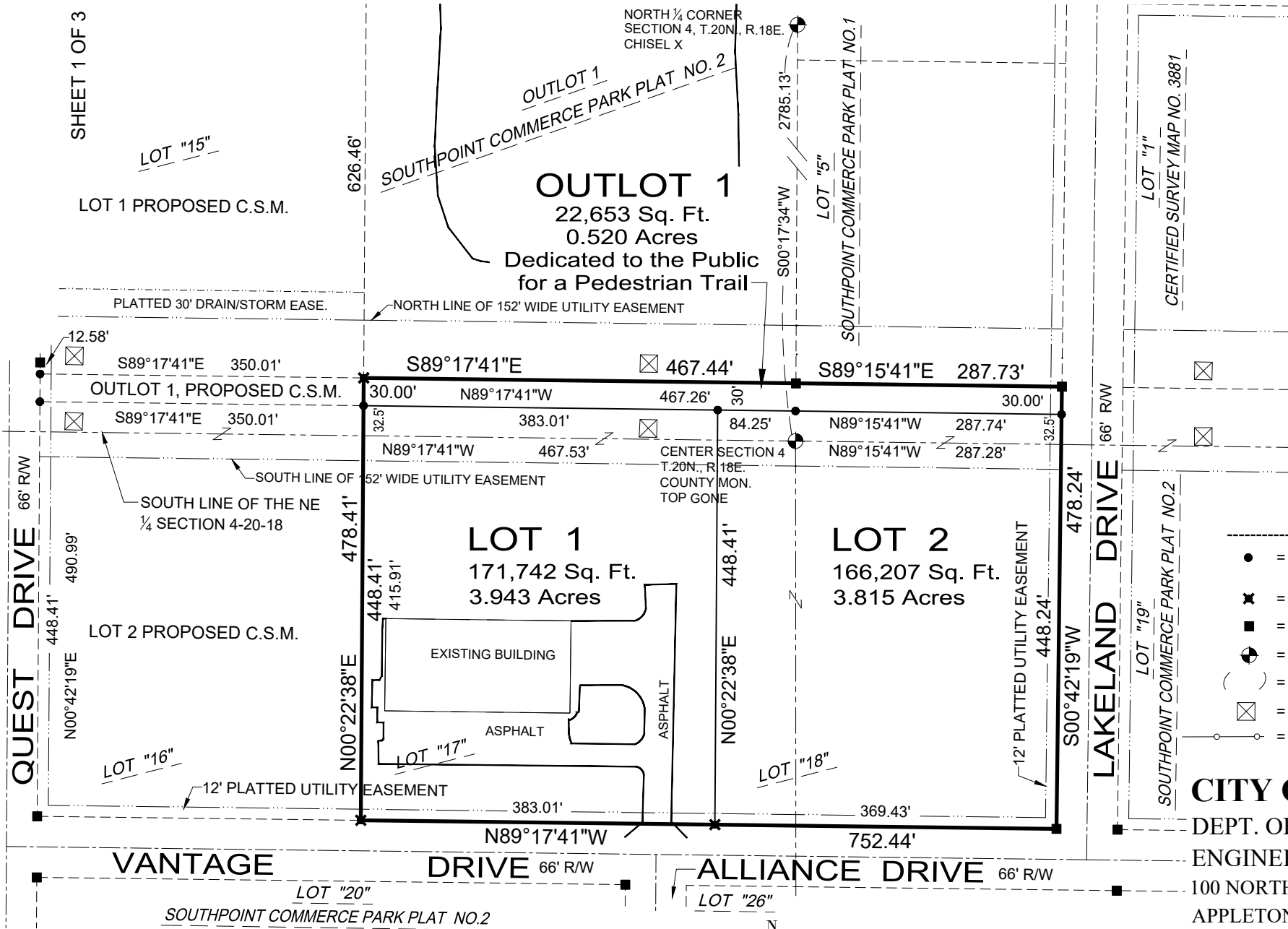
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911
920-832-6474

DRAFTED BY: T. KROMM

Cloud\Acad\CSM\2023\Southpoint\Southpoint2
Lots_15-16_CSM_0427_2023

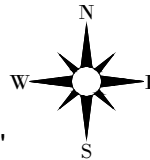
CERTIFIED SURVEY MAP NO.

All of Lot 17 and 18 of Southpoint Commerce Park Plat No. 2, located in the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4, Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.



NOTES:

- TYPICAL BUILDING SETBACK IS 40' AT FRONT, 25' SIDE AND REAR (50' REAR YARD AND SIDE YARD IF ABUTTING A RESIDENTIALLY-ZONED DISTRICT).
- THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER INTEREST IN REAL PROPERTY. TRANSFER OF INTEREST IN REAL PROPERTY REQUIRES A DEED.



BEARINGS ARE REFERENCED TO SOUTHPOINT COMMERCE PARK NO. 2, WHICH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY.

CITY OF APPLETON

DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911

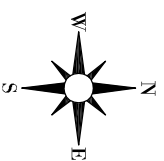
920-832-6474
DRAFTED BY: T. KROMM
Cloud\Acad\CSM\2023\Southpoint\Southpoint2
Lots_17-18_CSM_0502_2023

CERTIFIED SURVEY MAP NO.

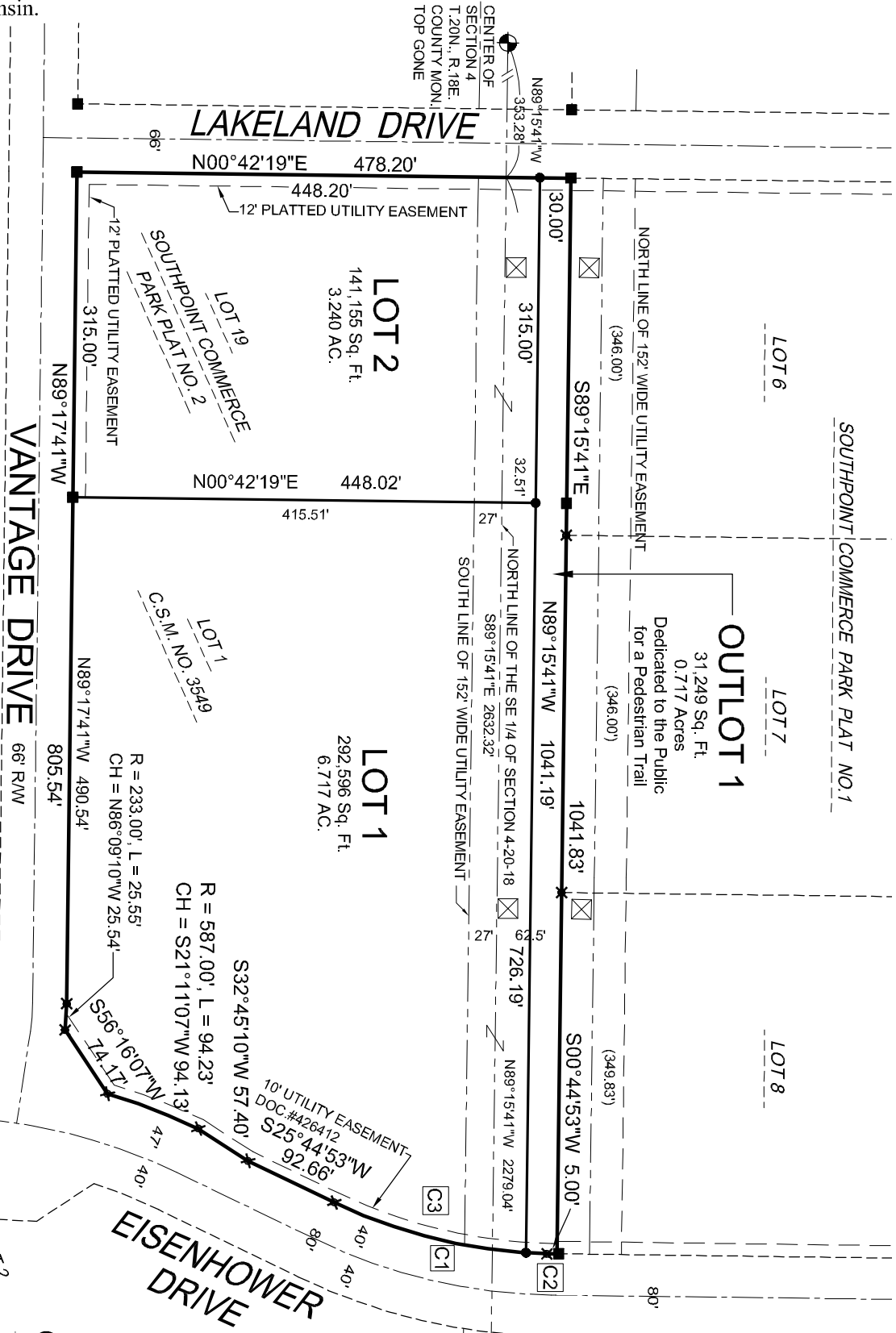
All of Lot 19 of Southpoint Commerce Park Plat No. 2 and all of Lot 1 of Certified Survey Map No.3549, located in the Southeast 1/4 of the Northeast 1/4, the Northeast 1/4 of the Southeast 1/4, Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

- NOTES:
1. TYPICAL BUILDING SETBACK IS 40' AT FRONT, 25' SIDE AND REAR (60' REAR YARD AND SIDE YARD IF ABUTTING A RESIDENTIALLY-ZONED DISTRICT).
 2. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER INTEREST IN REAL PROPERTY. TRANSFER OF INTEREST IN REAL PROPERTY REQUIRES A DEED.

CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	LCB
C1-Total	500.00'	218.17'	S13°14'53"W
C2-Outlet 1	500.00'	25.01'	S02°10'52"W
C3-Lot 1	500.00'	193.16'	S14°40'52"W



BEARINGS ARE REFERENCED TO SOUTHPOINT COMMERCE PARK NO. 2, WHICH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY.



- LEGEND
- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft. Set
 - ✱ = 3/4" Iron Rebar Found
 - = 1 1/2" Iron Rebar Found
 - ⊙ = Government Corner
 - () = Measurements of Record
 - ⊠ = Steel Transmission Tower

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 ENGINEERING DIVISION
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