



City of Appleton

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

Meeting Agenda - Final City Plan Commission

Wednesday, March 22, 2023

3:30 PM

Council Chambers, 6th Floor

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

[23-0260](#) City Plan Minutes from 3-8-23

Attachments: [City Plan Minutes 3-8-23.pdf](#)

4. Public Hearings/Apearances

[23-0261](#) Special Use Permit #1-23 for an automobile sales and display lot use located at 520 East Northland Avenue (Tax Id #31-6-3150-00), 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 #23-0262)

Attachments: [ClassIIPublicHearingNoticeNewspaper_MidValleyMotors_SUP#1-23.pdf](#)
[PublicHearingNoticeNeighborhood_MidValleyMotors_SUP#1-23.pdf](#)

5. Action Items

[23-0262](#) Request to approve Special Use Permit #1-23 for an automobile sales and display lot use located at 520 East Northland Avenue (Tax Id #31-6-3150-00), 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_MidValleyMotors_SUP_For03-22-23.pdf](#)

[23-0263](#) Request to approve the Seville Properties Ballard & Werner Road Annexation consisting of approximately 39.913 acres located at N2751 County Road EE, currently in the Town of Center, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_SevilleProperties_Ballard-WernerRd_Annexation_For3-22-23.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.

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.

**We are currently experiencing intermittent issues/outages with our audio/video equipment. Meeting live streams and recordings are operational but unreliable at times. This is due to delays in receiving necessary system hardware components. We continue to look for solutions in the interim and we hope to have these issues resolved soon.*



City of Appleton

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

Meeting Minutes - Final City Plan Commission

Wednesday, March 8, 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. Roll call of membership

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

Excused: 1 - Robins

Others present:
Carl Kroes, 5024 N. Meade Street

3. Approval of minutes from previous meeting

[23-0204](#)

City Plan Minutes from 1-11-23

Attachments: [City Plan Minutes 1-11-23.pdf](#)

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

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

Excused: 1 - Robins

4. **Public Hearings/Appearances**

[23-0205](#)

Major Amendment to Planned Development (PD) Overlay District #1-01 for Meade Pond LLC for 28 parcels located on E. Pondview Court amending the recorded Implementation Plan Document #1417611 as specified in the attached staff report and Amended Implementation Plan Document and subject to the condition listed (Associated with Action Item #23-0206)

Attachments: [InformalPublicHearingNotice MeadePondLLC PD#1-01 MajorAmend.pdf](#)

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

5. Action Items

[23-0206](#)

Request to approve Major Amendment to Planned Development (PD) Overlay District #1-01 for Meade Pond LLC for 28 parcels located on E. Pondview Court amending the recorded Implementation Plan Document #1417611 as specified in the attached staff report and Amended Implementation Plan Document and subject to the condition listed (Associated with Action Item #23-0207)

Attachments: [StaffReport_MeadePondLLC_PD#1-01_MajorAmend_For3-8-23.pdf](#)

Proceeds to Council on April 5, 2023.

Uitenbroek moved, seconded by Palm, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

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

Excused: 1 - Robins

[23-0207](#)

Request to approve The Villas at Meade Pond Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff report (Associated with Action Item #23-0206)

Attachments: [StaffReport_VillasatMeadePond_PreliminaryPlat_For3-8-23.pdf](#)

Proceeds to Council on April 5, 2023.

Fenton moved, seconded by Palm, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

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

Excused: 1 - Robins

6. Information Items

7. Adjournment

Buetow moved, seconded by Uitenbroek, that the meeting be adjourned at 3:37 p.m. Roll Call. Motion carried by the following vote:

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

Excused: 1 - Robins

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, March 22, 2023, at 3:30 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a Special Use Permit.

Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Mid Valley Motors LLC, applicant, and Enzo Realty LLP, owner, for property located at 520 East Northland Avenue (Tax Id #31-6-3150-00) to obtain a Special Use Permit for an automobile sales and display lot. In the C-2 General Commercial District, a Special Use Permit is required for an automobile sales and display lot.

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. Any questions regarding this matter should be directed to David Kress, Deputy Director, in the Community and Economic Development Department at (920) 832-6428 or by email at david.kress@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.

RUN: March 7, 2023
March 14, 2023

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, March 22, 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 purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Mid Valley Motors LLC, applicant, and Enzo Realty LLP, owner, for property located at 520 East Northland Avenue (Tax Id #31-6-3150-00) to obtain a Special Use Permit for an automobile sales and display lot. In the C-2 General Commercial District, a Special Use Permit is required for an automobile sales and display lot.

- ALDERMANIC DISTRICT: 6 – Alderperson Denise Fenton

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.

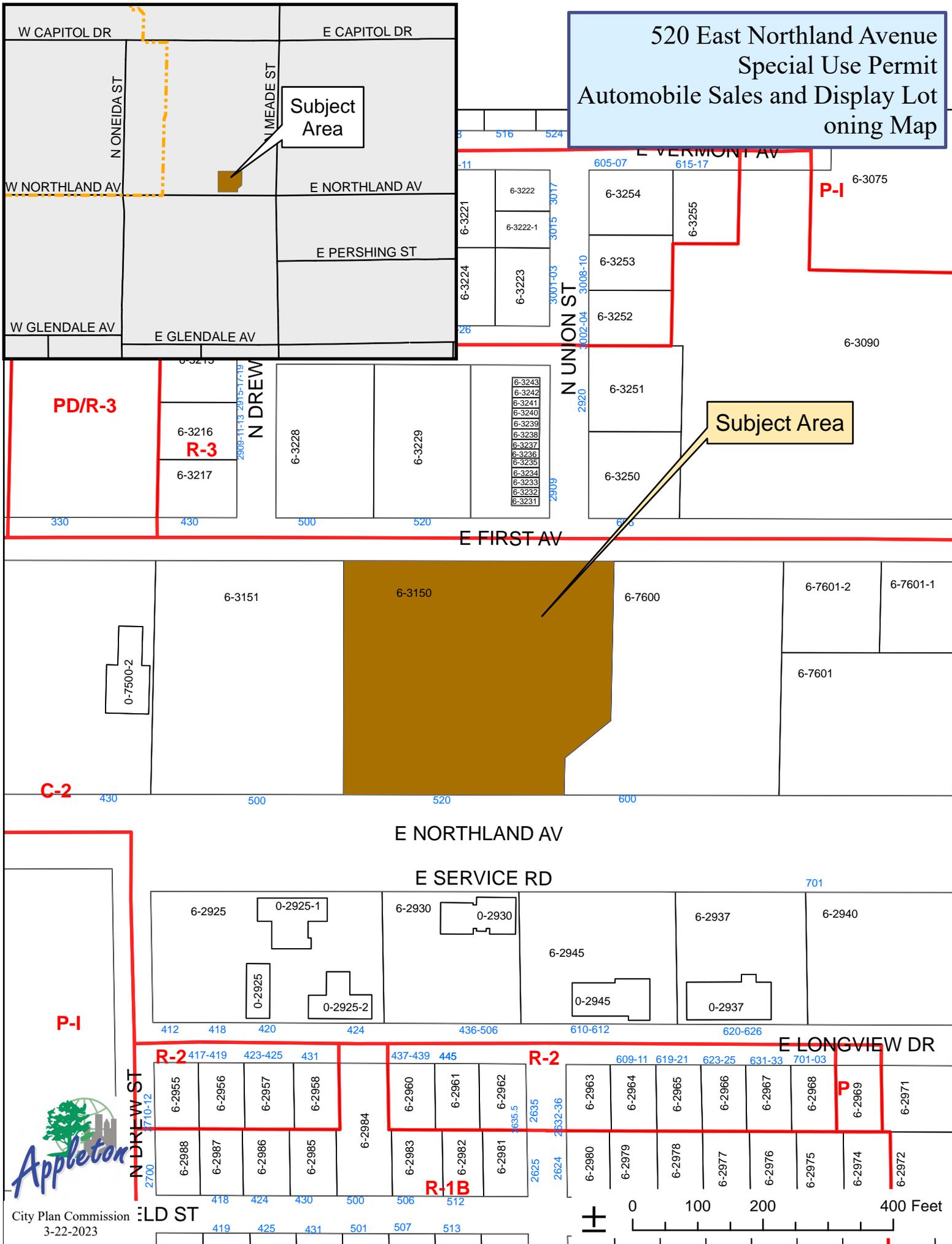
Any questions regarding this matter should be directed to David Kress, Deputy Director, in the Community and Economic Development Department at 920-832-6428 or by email at david.kress@appleton.org.

CITY PLAN COMMISSION

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

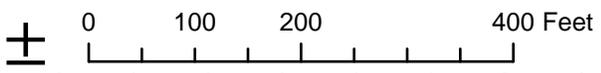
Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

**520 East Northland Avenue
Special Use Permit
Automobile Sales and Display Lot
Zoning Map**



Subject Area

Subject Area



520 East Northland Avenue
Special Use Permit
Automobile Sales and Display Lot
Aerial Map

520

E FIRST AV

6-3150

Subject Area

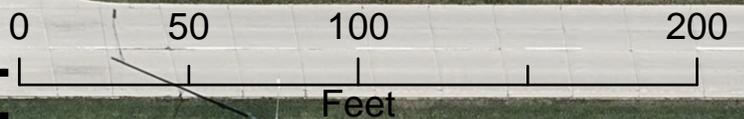
520

60

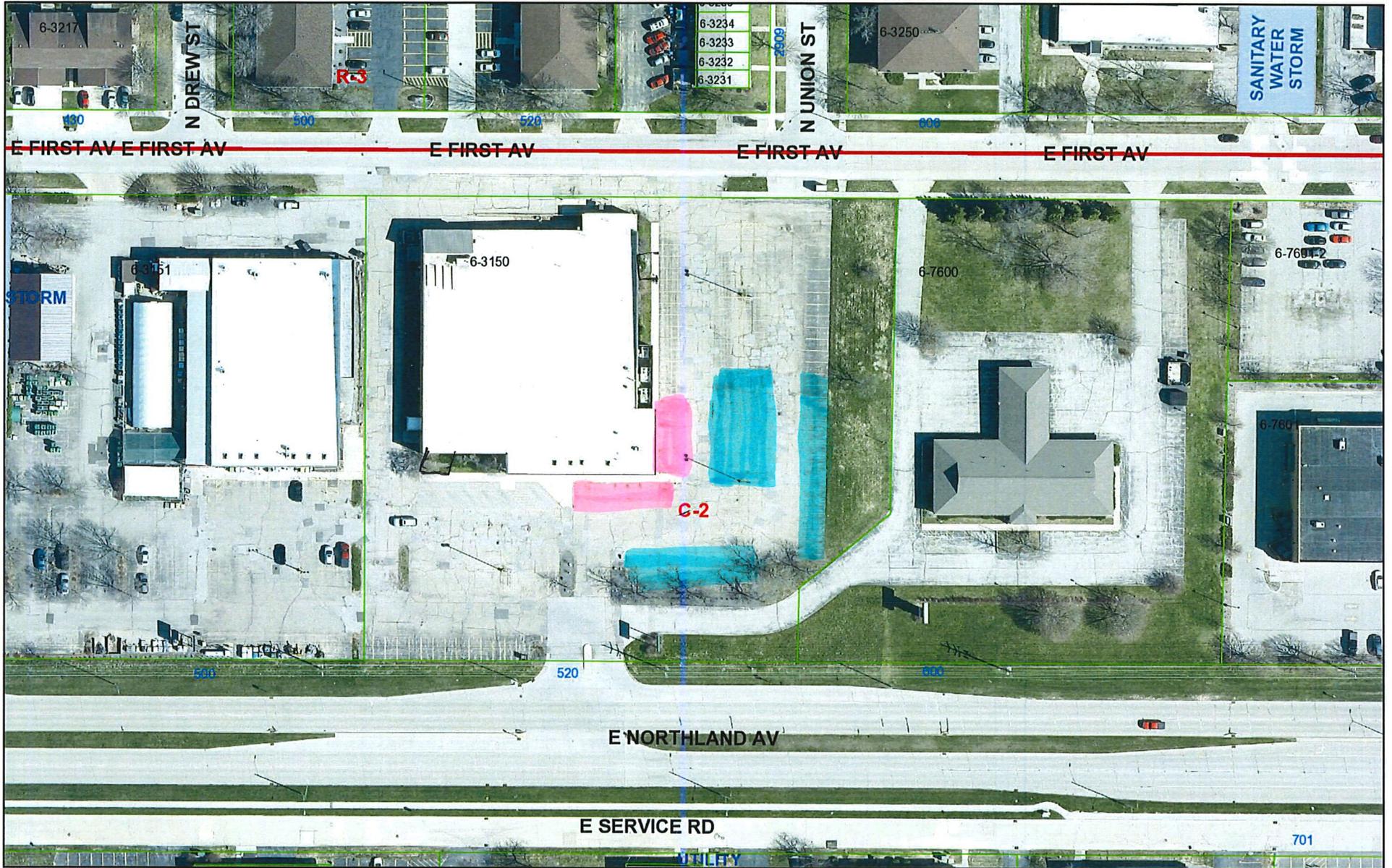
E NORTHLAND AV



City Plan Commission
3-22-2023



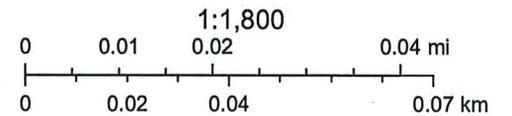
ArcGIS Web Map



11/29/2022, 1:28:35 PM

- City Limits
- City Parcels
- Zoning
- Small Street Names
- Easements

Customer Parking
 Inventory for Sale



PLANT SCHEDULE	QTY.	Size calip (")	TYPE
A	EMERALD LUSTRE MAPLE	4 2.5	B&B
B	GOLDDROP POTENTILLA	21 15	CONT
C	SEAGREEN JUNIPER	29 15-18	CONT/B&B
D	GOLDFLAME SPIREA	17 15	CONT
E	TECHNY ARBORVITAE	27 48	B&B
F	CLAVEY'S HONEYSUCKLE	25 15	CONT
G	GOLDMOUND SPIREA	36 15	CONT
H	PINKSPIRE GRASSAPPLE	3 1	CONT
J	AUTUMN PURPLE ASH	12 2	B&B
K	JF GROTEENDORST ROSE	28 2	CONT
L	COMPACT BURNING BUSH	2 36	B&B
M	ANDORRA JUNIPER	12 18	CONT
N	DWARF KOREAN LILAC	0 24	CONT

NOTE:
 Stake All Trees
 Planting bed shall be 34" size Schmalz Blend Stone Mulch
 2-3" depth w/Typar Weed Barrier beneath
 Install poly Cobra edging to separate all lawn area from plant bed areas

These trees will become stronger faster when the top 2/3 of the tree is free to sway. This is why we recommend that you plant trees with a trunk diameter of 2 1/2" or larger. This will allow the tree to develop a strong trunk and resist wind damage. We will provide a detailed planting schedule for all trees to be planted on this site. We will also provide a detailed planting schedule for all shrubs to be planted on this site. We will also provide a detailed planting schedule for all plants to be planted on this site. We will also provide a detailed planting schedule for all plants to be planted on this site.

TREE STAKING & PLANTING DETAIL
 SEE TO SCALE

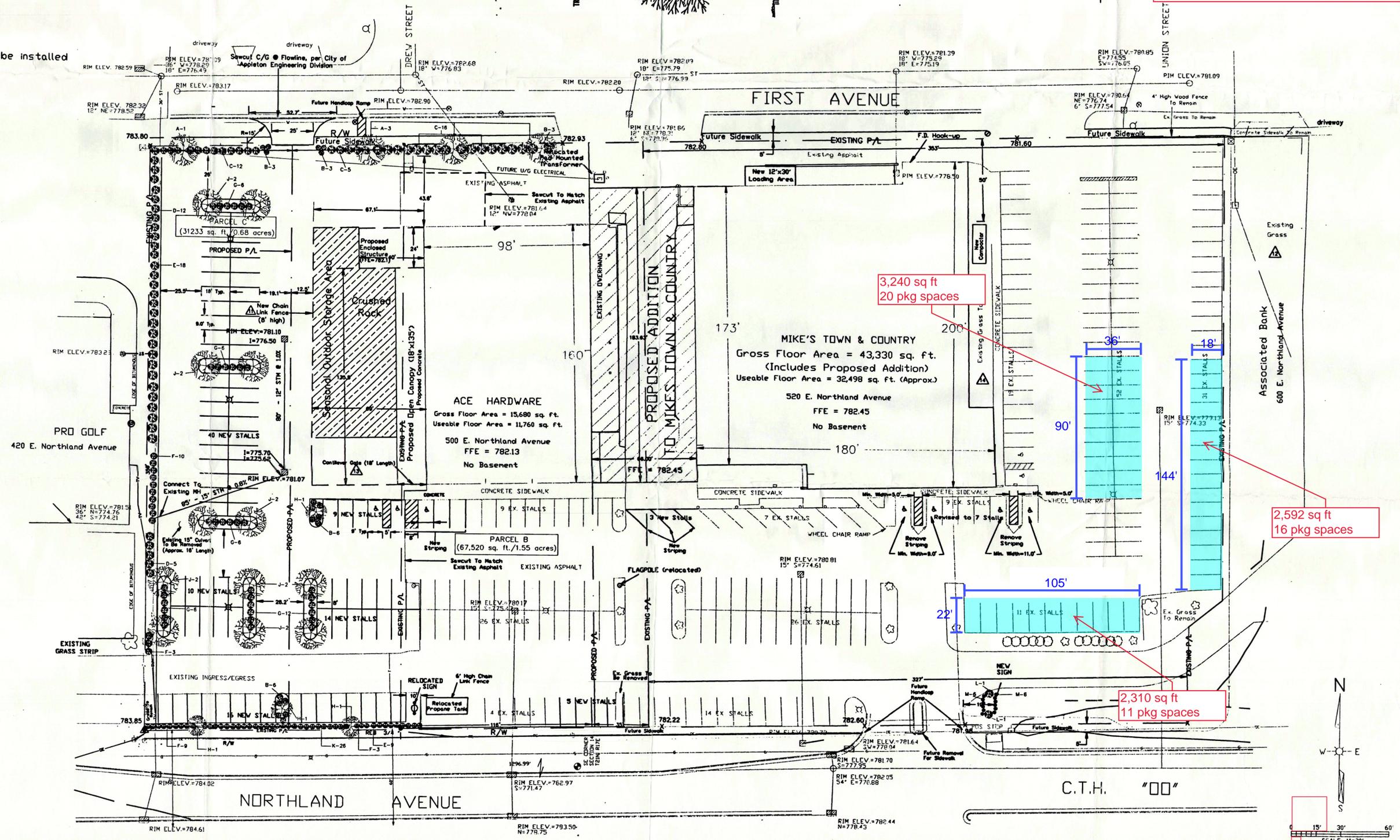
SHRUB PLANTING DETAIL
 SEE TO SCALE

PARKING
 Existing Parking Spaces: 167
 Parking Spaces Used For Sales/Display: 47
 Remaining Parking Spaces: 120

- Additional Revisions (12/12/97)
- ▲ Revised Fence Height
- ▲ Revised - No parking lot will be installed
- ▲ Added Cantilever Gate
- ▲ Proposed Addition Removed

- SURVEY DESCRIPTIONS:
- EB = Edge of Bituminous
 - EC = Edge of Concrete
 - BC = Back of Curb
 - GND = Ground Elevation
 - HYD = Hydrant
 - CON = Concrete
 - B = Building
 - GAV = Gas Valve
 - EB = Edge of Bituminous
 - BT = Bituminous

- LEGEND:
- EXISTING COUNTY SECTION
 - 1/2" x 1/2" x 1/2" REBAR SET VERTICAL
 - 1" IRON PIPE FOUND
 - HYDRANT
 - WATER VALVE
 - PEDESTAL
 - EXISTING LIGHT POLE
 - FLAG POLE
 - POWDER POLE
 - CONVERT
 - MANHOLE
 - 5TH INLET (6" x 8")
 - Existing 5th Inlet
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - UNDERGROUND WATER
 - UNDERGROUND CABLE
 - OVERHEAD ELECTRIC
 - GAS METER
 - PROPERTY LINE
 - SANITARY SEWER SIZE AS NOTED
 - ST. STORM SEWER SIZE AS NOTED
 - SECTION LINE
 - CONTROL LINE
 - R/W RIGHT OF WAY



OMNI ASSOCIATES
 ONE SYSTEMS DRIVE
 APPLETON, WI 54914
 PHONE (920) 836-6100
 FAX (920) 836-6100

SITE PLAN
 Landscaping Plan

SCHULTZ SAV-O-STORE/
 ACE HARDWARE

REV.	DATE	BY	REV.	DATE	BY
1	12/2/97	JEV	1	11/13/97	JEV
2	12/12/97	JEV			

DATE: 11/13/97
 PROJECT NO: E1324A97
 FILE NO:
 CAD FILE NAME: Base_fin.dwg
 SHEET: 2 of 6

SCALE: 1"=30'



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: March 22, 2023

Common Council Meeting Date: April 5, 2023

Item: Special Use Permit #1-23 for an automobile sales and display lot

Case Manager: David Kress, Deputy Director of Community & Economic Development

GENERAL INFORMATION

Owner: Enzo Realty LLP c/o James Wallner

Applicant: Mid Valley Motors LLC c/o Thomas Strauch

Address/Parcel Number: 520 East Northland Avenue (Tax Id #31-6-3150-00)

Petitioner's Request: The applicant is requesting a Special Use Permit for an automobile sales and display lot.

BACKGROUND

The subject area is located along East Northland Avenue, between North Oneida Street and North Meade Street. An automobile maintenance shop, Classic Mechanics, already occupies the building and has operated at this location since mid-2022. Automobile sales and display would be an additional service offered. Before obtaining a Motor Vehicle Dealer License from the Wisconsin Department of Transportation, the applicant must receive approval of a Special Use Permit.

STAFF ANALYSIS

Project Summary: The applicant proposes to establish an automobile sales and display lot on the eastern portion of the subject site. As shown on the attached development plan, the applicant proposes to utilize approximately 47 existing parking spaces as the display area. Based on the information supplied, the total display area would be approximately 8,142 square feet in size. The mezzanine level of the existing building would provide office space for the automobile sales and display lot use. The existing automobile maintenance shop, Classic Mechanics, would provide the ability to perform general maintenance and repair on the vehicles.

Operational Information: A plan of operation is attached to the staff report.

Existing Site Conditions: The 3.25-acre site is currently developed with an existing single-story building, which is approximately 31,549 square feet in size (including mezzanine level). The site also includes off-street parking south and east of the building, and shared access exists on between adjacent parcels. Access is provided by curb cuts on East Northland Avenue and East First Avenue.

Current Zoning and Procedural Findings: The subject property has a zoning designation of C-2 General Commercial District. An automobile maintenance shop is a permitted use in the C-2 District.

Special Use Permit #1-23

March 22, 2023

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Per Section 23-113(e) of the Municipal Code, an automobile sales and display lot requires a Special Use Permit in the C-2 District. The Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds vote of the Common Council is required for approval.

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: R-3 Multi-Family District. The adjacent land uses to the north are currently multi-family residential.

South: C-2 General Commercial District. The adjacent land uses to the south are currently a mix of commercial uses.

East: C-2 General Commercial District. The adjacent land uses to the east are currently a mix of commercial uses.

West: C-2 General Commercial District. The adjacent land uses to the west are currently a mix of commercial uses.

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial designation shown on the City's *Comprehensive Plan 2010-2030 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 10.5 Land Use:

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

Technical Review Group (TRG) Report: This item appeared on the February 14, 2023 TRG agenda. No negative comments were received from participating departments.

Zoning Ordinance Requirements and Substantial Evidence: When reviewing an application for a Special Use Permit, the City must determine if the applicant's proposal satisfies Municipal Code

Special Use Permit #1-23

March 22, 2023

Page 3

requirements and conditions. Pursuant to Section 23-66(c)(5) of the Municipal Code, the Plan Commission and Common Council must provide substantial evidence supporting their decision to approve, approve with conditions, or deny the Special Use Permit. Substantial evidence means “facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Special Use Permit and that reasonable persons would accept in support of a conclusion.” Any requirements and conditions listed for approval must be reasonable, and to the extent practicable, measurable.

As part of the special regulations for an automobile sales and display lot, perimeter landscaping is required pursuant to Section 23-66(h)(5) of the Municipal Code. For the subject site, a minimum 5-foot wide landscape buffer is required in the front yard and the side yard abutting a commercially zoned district. Based on existing conditions, it appears these dimensional requirements would be satisfied around the perimeter. The applicant provided photos of the existing perimeter landscaping, but additional planting materials are needed to comply with Section 23-66(h)(5)(b)(2), which states that perimeters adjacent to the right-of-way (front yards) shall have a row of shrubs across 80% of the display lot frontage and one tree provided every 40 feet on center.

Section 23-172(m) of the Municipal Code requires a minimum number of off-street parking spaces based on the use of a property. Based on the existing automobile maintenance shop use (six service bays) and proposed automobile sales and display lot use (1,185 square feet indoors and 8,142 square feet open sales lot), a total of 32 parking spaces would be required. There are 120 remaining parking spaces identified on the development plan drawings, so the proposal would exceed the minimum number of parking spaces required.

Finding of Fact: This request was reviewed in accordance with the standards (proper zoning district, district regulations, special regulations, comprehensive plan and other plans, traffic, landscaping and screening, neighborhood compatibility, and impact on services) for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code, which were found in the affirmative, as long as all stipulations are satisfied.

RECOMMENDATION

Staff recommends, based on the above analysis, that Special Use Permit #1-23 for an automobile sales and display lot located at 520 East Northland Avenue (Tax Id #31-6-3150-00), as shown on the attached maps and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. All applicable codes, ordinances, and regulations, including but not limited to Fire, Building, and Health Codes and the Noise Ordinance, shall be complied with.

Substantial Evidence: Standardized condition to ensure the applicant understands the City's Municipal Code and all applicable State and Federal laws must be followed.

2. The automobile sales and display lot use is limited to the parts of parcel #31-6-3150-00 shown on the attached development plan drawings and maps. Vehicles displayed for sale outdoors shall be kept within the identified areas. Any future expansions or deviations from the approved development plan may require a major or minor amendment request to this Special Use Permit,

Special Use Permit #1-23

March 22, 2023

Page 4

pursuant to Section 23-66(g) of the Municipal Code.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.

3. This Special Use Permit is needed for the automobile sales and display lot use. Compliance with the plan of operation is required at all times. Changes to the plan of operation, including any future changes to the agent/operator, shall be submitted to the Community and Economic Development Department for review and approval.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.

4. The minimum standards for an automobile sales and display lot found in Section 23-66(h)(5) of the Municipal Code shall be complied with, as applicable.

Substantial Evidence: This condition provides notice to the applicant that they are required to comply with special regulations included in the Zoning Ordinance for this particular use.

5. The perimeter landscape buffer south of the display areas shall have a minimum one-foot high, staggered row of shrubs planted across 80% of the vehicle display area frontage, and one tree shall be provided for every 40 feet on center along the vehicle display area frontage. To allow for better growing conditions, the additional shrubs and trees must be planted no later than July 1, 2023.

Substantial Evidence: This condition provides specificity on one of the special regulations included in the Zoning Ordinance for this particular use.

6. Prior to displaying vehicles for sale, the operator shall provide the Inspections Supervisor with a valid copy of their State of Wisconsin Motor Vehicle Dealer License, if required.

Substantial Evidence: This condition provides notice to the applicant that a new or amended State license may also be needed prior to operating.

**CITY OF APPLETON
RESOLUTION FOR SPECIAL USE PERMIT #1-23
AUTOMOBILE SALES AND DISPLAY LOT
520 EAST NORTHLAND AVENUE**

WHEREAS, Mid Valley Motors LLC has applied for a Special Use Permit for an automobile sales and display lot located at 520 East Northland Avenue, also identified as Parcel Number 31-6-3150-00; and

WHEREAS, the location for the proposed automobile sales and display lot is located in the C-2 General Commercial District, and the proposed use may be permitted by Special Use Permit within this zoning district pursuant to Chapter 23 of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on March 22, 2023 on Special Use Permit #1-23, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has reviewed and considered the Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-8) of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #1-23 to the City of Appleton Common Council with a favorable conditional or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on April 5, 2023.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Common Council, based on Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing and Common Council meeting, and having considered the recommendation of the City Plan Commission, that the Common Council:

1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative YES or NO (CIRCLE ONE)
2. If NO, the City of Appleton Common Council hereby denies Special Use Permit #1-23 for an automobile sales and display lot located at 520 East Northland Avenue, also identified as Parcel Number 31-6-3150-00, based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)
3. If YES, the City of Appleton Common Council hereby approves Special Use Permit #1-23 for an automobile sales and display lot located at 520 East Northland Avenue, also identified as Parcel Number 31-6-3150-00, subject to the following conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #1-23

- A. All applicable codes, ordinances, and regulations, including but not limited to Fire, Building, and Health Codes and the Noise Ordinance, shall be complied with.
 - B. The automobile sales and display lot use is limited to the parts of parcel #31-6-3150-00 shown on the attached development plan drawings and maps. Vehicles displayed for sale outdoors shall be kept within the identified areas. Any future expansions or deviations from the approved development plan may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
 - C. This Special Use Permit is needed for the automobile sales and display lot use. Compliance with the plan of operation is required at all times. Changes to the plan of operation, including any future changes to the agent/operator, shall be submitted to the Community and Economic Development Department for review and approval.
 - D. The minimum standards for an automobile sales and display lot found in Section 23-66(h)(5) of the Municipal Code shall be complied with, as applicable.
 - E. The perimeter landscape buffer south of the display areas shall have a minimum one-foot high, staggered row of shrubs planted across 80% of the vehicle display area frontage, and one tree shall be provided for every 40 feet on center along the vehicle display area frontage. To allow for better growing conditions, the additional shrubs and trees must be planted no later than July 1, 2023.
 - F. Prior to displaying vehicles for sale, the operator shall provide the Inspections Supervisor with a valid copy of their State of Wisconsin Motor Vehicle Dealer License, if required.
4. The City Clerk’s Office is hereby directed to give a copy of this resolution to the owner/applicant, Community and Economic Development Department, Inspections Division, and any other interested party.

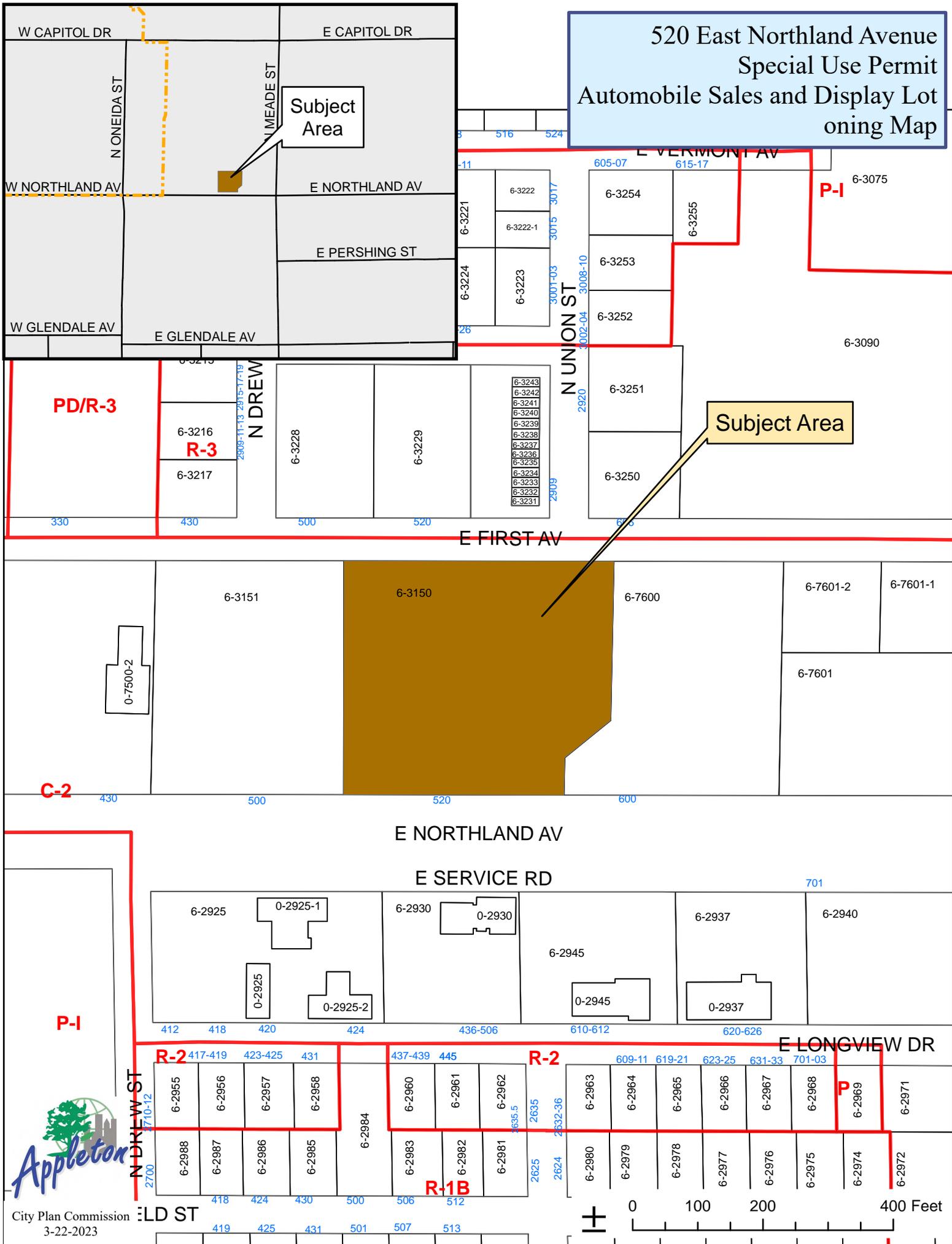
Adopted this _____ day of _____, 2023.

Jacob A. Woodford, Mayor

ATTEST:

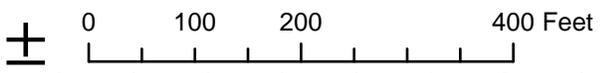
Kami Lynch, City Clerk

**520 East Northland Avenue
Special Use Permit
Automobile Sales and Display Lot
Zoning Map**



Subject Area

Subject Area



520 East Northland Avenue
Special Use Permit
Automobile Sales and Display Lot
Aerial Map

520

E FIRST AV

6-3150

Subject Area

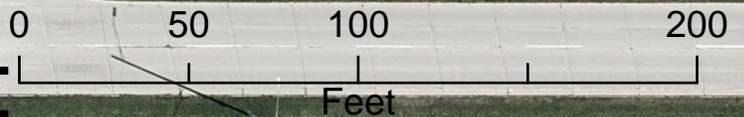
520

60

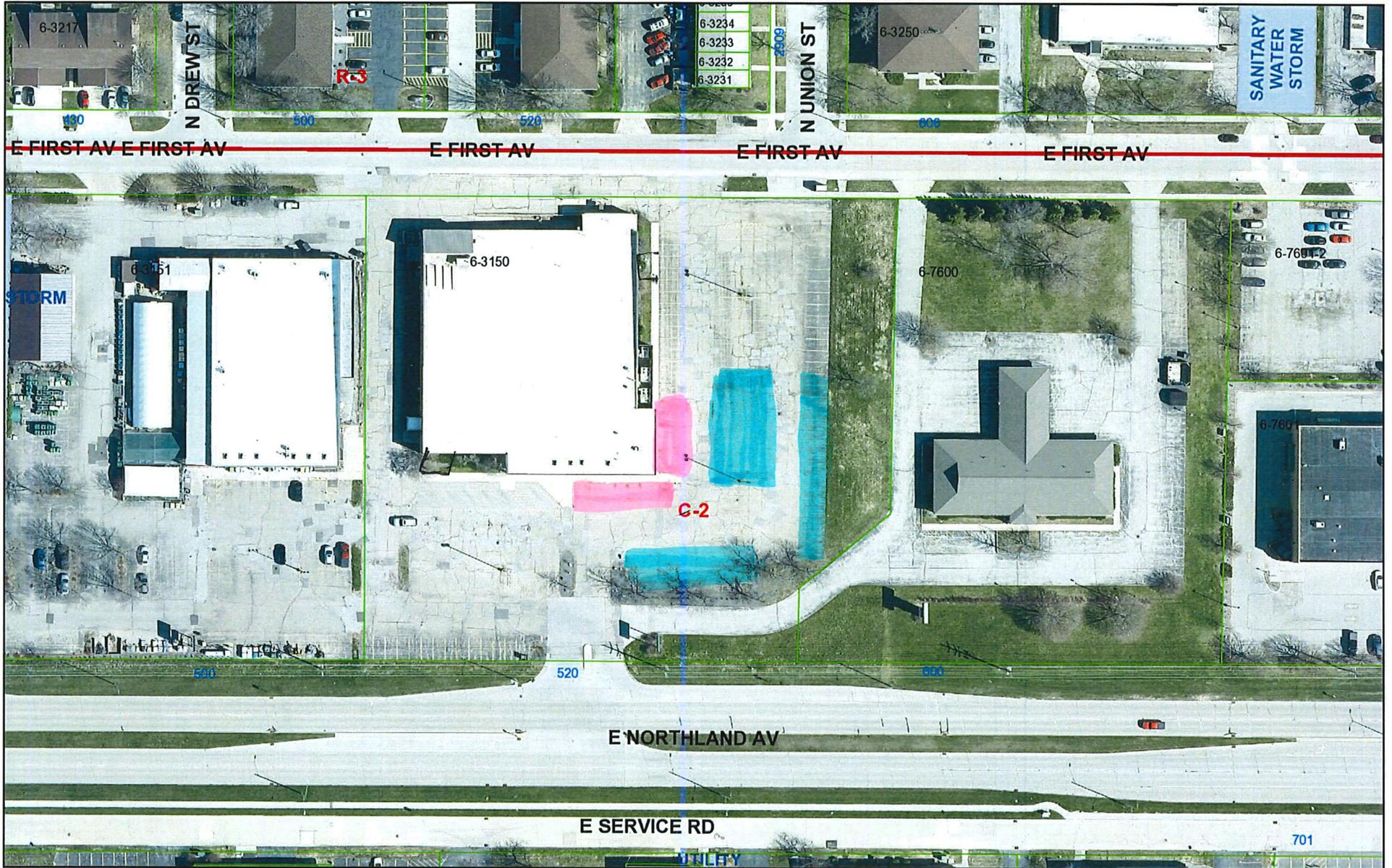
E NORTHLAND AV



City Plan Commission
3-22-2023



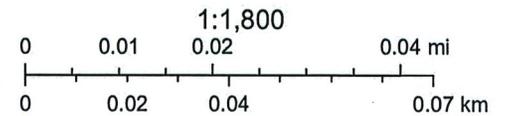
ArcGIS Web Map



11/29/2022, 1:28:35 PM

- City Limits
- City Parcels
- Zoning
- Small Street Names
- Easements

Customer Parking
 Inventory for Sale



PLANT SCHEDULE	QTY.	Size calip (")	TYPE
A	EMERALD LUSTRE MAPLE	4 2.5	B&B
B	GOLDDROP POTENTILLA	21 15	CONT
C	SEAGREEN JUNIPER	29 15-18	CONT/B&B
D	GOLDFLAME SPIREA	17 15	CONT
E	TECHNY ARBORVITAE	27 48	B&B
F	CLAVEY'S HONEYSUCKLE	25 15	CONT
G	GOLDMOUND SPIREA	36 15	CONT
H	PINKSPIRE GRASSAPPLE	3 1	CONT
J	AUTUMN PURPLE ASH	12 2	B&B
K	JF GROTEENDORST ROSE	28 2	CONT
L	COMPACT BURNING BUSH	2 36	B&B
M	ANDORRA JUNIPER	12 18	CONT
N	DWARF KOREAN LILAC	0 24	CONT

NOTE:
 Stake All Trees
 Planting bed shall be 34" size Schmalz Blend Stone Mulch
 2-3" depth w/Typar Weed Barrier beneath
 Install poly Cobra edging to separate all lawn area front plant bed areas

These trees will become stronger faster when the top 2/3 of the tree is free to sway. This is why we recommend that you plant trees with a trunk diameter of 2 1/2" to 3" at the time of planting. This will allow the tree to develop a strong trunk and root system. We will provide a detailed planting schedule and instructions for the trees. We will also provide a detailed planting schedule and instructions for the trees. We will also provide a detailed planting schedule and instructions for the trees.

TREE STAKING & PLANTING DETAIL
 SEE TO SCALE

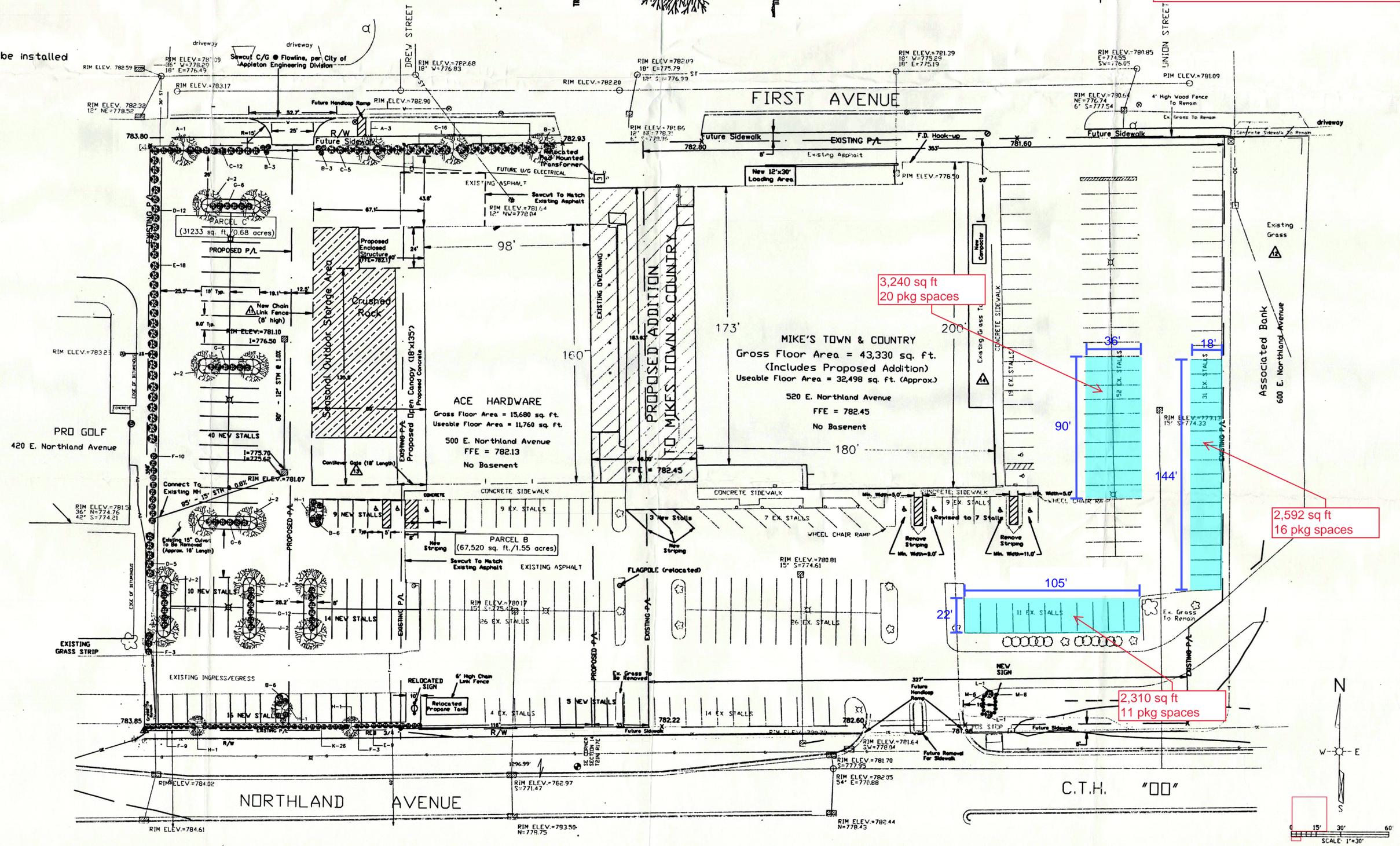
SHOUB PLANTING DETAIL
 SEE TO SCALE

PARKING
 Existing Parking Spaces: 167
 Parking Spaces Used For Sales/Display: 47
 Remaining Parking Spaces: 120

- Additional Revisions (12/12/97)
- ▲ Revised Fence Height
- ▲ Revised - No parking lot will be installed
- ▲ Added Cantilever Gate
- ▲ Proposed Addition Removed

- SURVEY DESCRIPTIONS:
- EB = Edge of Bituminous
 - EC = Edge of Concrete
 - BC = Back of Curb
 - GND = Ground Elevation
 - HYD = Hydrant
 - CON = Concrete
 - B = Building
 - GAV = Gas Valve
 - EB = Edge of Bituminous
 - BT = Bituminous

- LEGEND:
- EXISTING COUNTY SECTION
 - 1/2" x 1/2" x 1/2" REBAR SET VERTICAL
 - 1" IRON PIPE FOUND
 - HYDRANT
 - WATER VALVE
 - PEDESTAL
 - EXISTING LIGHT POLE
 - FLAG POLE
 - POWDER POLE
 - CONVERT
 - MANHOLE
 - 5TH INLET (6" x 8")
 - Existing 5th Inlet
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - UNDERGROUND WATER
 - UNDERGROUND CABLE
 - OVERHEAD ELECTRIC
 - GAS METER
 - PROPERTY LINE
 - SANITARY SEWER SIZE AS NOTED
 - ST. STORM SEWER SIZE AS NOTED
 - SECTION LINE
 - CONTROL LINE
 - R/W RIGHT OF WAY



OMNI ASSOCIATES
 ONE SYSTEMS DRIVE
 APPLETON, WI 54914
 PHONE (920) 836-6100
 FAX (920) 836-6100

OMNI ASSOCIATES

SITE PLAN
 Landscaping Plan

SCHULTZ SAV-O-STORE/
 ACE HARDWARE

REV.	DATE	BY	REV.	DATE	BY
1	12/2/97	JEV	1	12/2/97	JEV
2	12/12/97	JEV			

DATE: 11/13/97
 PROJECT NO: E1324A97
 FILE NO:
 CAD FILE NAME: Base_fin.dwg
 SHEET: 2 of 6

SCALE: 1"=30'



PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: Mid Valley Motors LLC

Years in operation: 1st yr

Type of proposed establishment (detailed explanation of business):

Used Automobile Sales

Proposed Hours of Operation:

Day	From	To
Monday thru Thursday	8:00 am	7:00 pm
Friday	8:00 am	7:00 pm
Saturday	8:00 am	6:00 pm
Sunday	closed	closed

Building Capacity and Storage Areas:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 150 + persons

Gross floor area of the existing building(s):

31,549 sq ft

Gross floor area of the proposed building(s):

none

Identify location, number, capacity and flammable liquid materials stored in storage tanks or containers:

no additional any onsite would be Classic Mechanics

Outdoor Uses: 8,142 sq ft

Size: ~~7344 sq ft~~ _____ square feet

Type and location of outdoor storage area(s) of business property, goods, or merchandise not intended for customer viewing or immediate sale:
None

Type and height of screening of plantings/fencing/gating for outdoor storage area(s):
None Needed

Type, location, size of outdoor display area(s) of merchandise for sale or other business property:

~~7344 sq ft of parking lot space~~ 8,142 sq ft of display area

Number of Employees:

Number of existing employees: 10

Number of proposed employees: >15

Number of employees scheduled to work on the largest shift: 10

Odor:

Describe any potential smoke, odors emanating from the proposed use and plans to control them:

None

Noise:

Describe the noise levels anticipated from the proposed use and all mechanical equipment:

None

How will the noise be controlled?

None

Outdoor Lighting:

Type: Existing Lot Lights

Location: Light Poles

Off-Street Parking:

Number of spaces existing on-site: ~~120~~ 167

Number of spaces proposed on-site: ⁴⁷~~58~~ used for display purposes.

120 parking spaces remaining

Street Access:

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

none

PLAN OF OPERATION AND LOCATIONAL INFORMATION

NEW/USED AUTOMOBILE SALES (more than 5 vehicles each year)

Trade Name: Mid Valley Motors LLC.

Building Address: 510 E Northland Ave.

Years in Operation: 1st year for this LLC.

Type of proposed establishment (detailed explanation of business):

Used Automobile Sales. Retail sales for automobiles.

Dealer Type (check applicable boxes):

- Retail dealer of new and/or used automobiles and trucks to the general public.
- Retail dealer of new and/or used mopeds to the general public.
- Retail dealer of new and/or used motorcycles to the general public.
- Retail dealer of new and/or used boats to the general public.
- Retail dealer of new and/or used recreational vehicles to the general public.
- Wholesale auction dealer in which you hold auctions in which you display and sell automobiles and trucks owned by someone other than licensed dealers, or in which you display and auction off vehicles to the general public.
- Wholesale dealer in which you purchase and resell used vehicles to licensed dealers only, never to the public.

Indoor Building Uses (check applicable boxes):

- Office Space. Please identify the area of this space: 400 square feet.
- Vehicle Display Area (Retail to general public). Please identify the area of this space: _____ square feet.
- Service Department (check applicable services).
 - General Maintenance Repairs (exhaust system, transmission, brakes, tires repair/installation, electrical, engine repair/tune up)
 - Painting
 - Body Work

Please describe other services provided within Service Department space: All Reprs done

by existing company - Classic mechanics

Other. If other, please describe other indoor use activities: Display of Automobiles for sale. - Outdoor Only

Building Capacity and Storage Areas:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 150 persons

Gross floor area of the existing building(s): 31,549 sq ft

Gross floor area of the proposed building(s): NONE

Employees:

Number of existing employees: 10-11

Number of proposed employees: > 15

Number of employees scheduled to work on the largest shift: 10

Proposed Business Hours of Operation:

Day	From	To
Monday - Friday	8am	7pm
Saturday	8am	6pm
Sunday	closed	closed

Outdoor Uses (check applicable boxes):

8,142

Vehicle Sales and Display Lot is proposed. Please identify the area of this space: 7334 square feet.

Vehicle Sales and Display Lot is not proposed.

Other. If other, please describe other outdoor areas: _____

Outdoor Display Lot Screening/Landscaping:

Type and height of screening with plantings/fencing/gating: Existing landscaping + screen

South & east end of property.

Outdoor Music/Speakers:

Are there plans for outdoor music/speakers? Yes _____ No X

If yes, describe type how will the noise be controlled: _____

Outdoor lighting:

Type: Current Post lighting. Will use current lot lights.

Location: Parking lot Poles.

Off-street parking:

Number of customer spaces existing: _____.

Number of customer spaces proposed: _____.

Number of employee spaces existing: _____.

Number of employee spaces proposed: _____.

Street Access:

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

NO Change Necessary

Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all the proposed use: None

B. How will the noise be controlled? _____

Identify location, number, capacity and flammable liquid materials stored on site:

NO Additional, Any on site is from classic mechanics.

Describe any potential smoke, odors emanating from the proposed use and plans to control them:

NO Additional from Auto sales.



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: March 22, 2023

Common Council Meeting Date: April 5, 2023

Anticipated Date Annexation Effective: April 11, 2023 at 12:01 a.m.

Item: Petition for Direct Annexation by Unanimous Approval Where No Owners/Electors Reside – Seville Properties Ballard & Werner Road Annexation

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: Seville Properties, LLC - Ryan P. Radue, President/Chief Executive Officer

Address/Town Where Property is Located: N2751 County Rd EE - Appleton, WI 54913 – Town of Center

Parcel Number: 040098200- Town of Center

Petitioner's Request: The owner is requesting direct annexation by unanimous approval where no owners/electors reside pursuant to Section 66.0217(2), Wisconsin State Statutes of land currently located in the Town of Center, Outagamie County.

Purpose for Annexation: Pursuant to the annexation feasibility study, the owner would like to develop the property into residential uses with a variety of densities. The anticipated housing may be a mix of apartments, townhomes, duplexes, and single-family homes. They desire to develop the property by connecting to City utilities.

Population of Such Territory: 0

Annexation Area: 39.913 acres m/l

BACKGROUND

The annexation petition was filed with the City Clerk's office on February 13, 2023. State Statutes does require that the Department of Administration (DOA) review all annexation petitions within a county having a population of 50,000 or more to determine if the petition is in the public interest. On March 10, 2023, the City received correspondence from the DOA indicating they do not object or require any changes to the proposed annexation. (See attached)

STAFF ANALYSIS

Annexation Feasibility Study Form: The following is summary of City staff comments from the Annexation Feasibility Study for this annexation:

- The City of Appleton does not have a boundary agreement with the Town of Center.
- In the absence of a boundary agreement, property tax payment to the Town of Center is required. In accordance with Wisconsin State Statute Section 66.0217(14), the City of Appleton is required to pay annually to the Town, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the tax roll under Wisconsin State Statute Section 70.65, in the year in which the annexation is final. Outagamie County records indicated the 2022 tax bill was \$1,376.12. The City will pay the 5-year tax compensation to the Town of Center.
- The subject property is developed with the single-family residence and agricultural buildings/structures. It is anticipated these buildings will be demolished.
- The subject property is located within the City's Growth Area Boundary.
- The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Multifamily residential.
- The owner is requesting the City Plan Commission initiate a rezoning application for the annexation area from temporary AG Agricultural District to a zoning classification of R-3 Multifamily residential District.
- The current City of Appleton proposed Park Acquisition Map identifies a need for the City to acquire land for a neighborhood park within or near the annexation area. (See attached map)
- The City can provide necessary City services, including but not limited to, sanitary sewer, water, police, fire, and garbage/recycling to the subject property. However, City storm sewer main extensions would be required to serve this property. In addition, it is possible a new lift station and/or force main may also be needed, but this depends on how the property is developed. A development/feasibility plan has not been submitted for City review; cost estimates have not been calculated.
- The following utilities are installed in this area of the City: 1) A 16-inch water main exists along the west side of Ballard Road, 2) A 12-inch water main exists along the south side of Werner Road, 3) Sanitary main exists down the centerline of Werner Road.

Seville Properties Ballard & Werner Road Annexation

March 22, 2023

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- The area proposed for annexation is contiguous to the existing City boundary on the north, south, west and east sides.
- The subject property is adjacent to Werner Road and Ballard Road right-of-way. Access to Ballard Road is under the authority of Outagamie County Highway Department. Access to Werner Road would be under the authority of City of Appleton.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Multifamily residential. The proposed annexation and future zoning map amendment (Temporary AG Agricultural District to R-3 Multifamily residential District) are 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 5.3 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 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 10.1 Land Use:

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

College North Neighborhood Plan – Chapter 4: Market Study 2020-2030: The average annual housing need is about 301 units per the market study. The proposed annexation and future zoning map amendment (Temporary AG Agricultural District to R-3 Multifamily residential District) will help to meet the demand for housing in Appleton as specified in the market study.

The Appleton Comprehensive Outdoor Recreation Plan (CORP) 2019-2023: Page 74 references the need to acquire and develop parkland in the “far northern areas of the city”. There are also recommendations in the CORP, Page 60, that state residents should not be more than ¼ to ½ mile away from neighborhood park amenities. The current City of Appleton proposed Park Acquisition Map has identified a need for the City to acquire land for a neighborhood park within or near the annexation area. Discussions about implementing the CORP recommendations will take place at the concept plan review stage between City staff and the property owner/developer.

Seville Properties Ballard & Werner Road Annexation
March 22, 2023
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City of Appleton Trails Master Plan (January 2017): The City of Appleton Trails Master Plan proposed network map identifies a proposed trail along the west side of Ballard Road adjacent to subject site. In addition, a proposed on-street bike lane is proposed along the east side of Ballard Road. (See attached map)

City of Appleton On-Street Bike Lane Plan (September 15, 2010): The proposed bicycle network Map 7A identifies a proposed trail route along Werner Road which heads east to Ballard Road and west to Kurey Drive. (See attached map)

Surrounding Zoning Classification and Land Uses:

North: City of Appleton. AG Agricultural District, the adjacent land use to the north is currently agricultural land.

Town of Center. General Agricultural District, the adjacent land use to the north is currently developed as single-family residential.

South: City of Appleton. R-1A Single-family District and R-3 Multi-family District, the adjacent land uses to the south are currently City water tower, single-family residential and undeveloped land.

West: City of Appleton. AG Agricultural District and R-1B Single-family District, the adjacent land uses to the west are currently agricultural land and single-family residential.

East: City of Appleton. R-1B Single-family District, the adjacent land uses to the east are currently single-family residential and undeveloped single-family lots.

Technical Review Group (TRG) Report: This item appeared on the February 28, 2023 TRG Agenda. No negative comments were received from participating departments. The future action section captures items discussed at this meeting, in addition to the staff analysis section.

FUTURE ACTIONS

- Per Section 23-65(e) of the Municipal Code, a temporary zoning classification of AG Agricultural District is assigned to newly annexed territory, with the rezoning process taking place after the subject site has been annexed to the City. All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission.
- The Plan Commission shall consider the following criteria in selection of an appropriate zoning district for the annexed land:

Seville Properties Ballard & Werner Road Annexation
March 22, 2023
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- The existing land uses within the territory to be annexed;
 - The surrounding land uses that exist on adjacent properties regardless of municipal boundary lines;
 - The Comprehensive Plan of the City.
- The owners are requesting that Plan Commission initiate a rezoning for the subject property from temporary AG Agricultural District to zoning classification of R-3 Multifamily District. A rezoning initiated directly by Plan Commission will be processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council. This request is anticipated to be scheduled for an informal public hearing at the April 26, 2023 Plan Commission meeting.
 - Additional right-of-way dedication may be anticipated for Werner Road and Ballard Road to accommodate future plans to convert Ballard Road to an urbanized street with anticipated bike lanes, sidewalks, traffic lanes, center turn lane, and curb and gutter and Werner Road converted to an urbanized street with anticipated trail, sidewalks, traffic lanes, and curb and gutter.
 - Concept plan/pre-plat conference will be required between City and the owner/developer prior to the submittal of a Certified Survey Map (CSM), Preliminary Plat and/or Final Plat.
 - The current Subdivision Ordinance requires a pre-plat conference between City staff and the property owner/developer prior to submittal of a CSM or preliminary plat. At the pre-plat conference, City staff will review and comment on the concept plan, including but limited to, the City's desire to acquire parkland on the subject site, extension/design of City storm sewer main, stormwater management, other civil engineering matters, road/driveway access to the property, review of City plans, zoning and future road/trail connectivity to adjacent properties, and emergency service regulations.

RECOMMENDATION

Staff recommends that the Seville Properties Ballard & Werner Road Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiate the rezoning for the subject property from temporary AG Agricultural District to the zoning classification of R-3 Multifamily District which is consistent with the *Comprehensive Plan 2010-2030*, pursuant to Section 23-65(d)(1) of the Municipal Code.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

March 10, 2023

PETITION FILE NO. 14569

KAMI LYNCH, CLERK
CITY OF APPLETON
100 N APPLETON ST
APPLETON, WI 54911-4702

AMY L OLSON, CLERK
TOWN OF CENTER
N3990 STATE ROAD 47
APPLETON, WI 54913-8484

Subject: SEVILLE PROPERTIES ANNEXATION

The proposed annexation submitted to our office on February 21, 2023, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Appleton, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14569 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

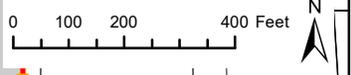
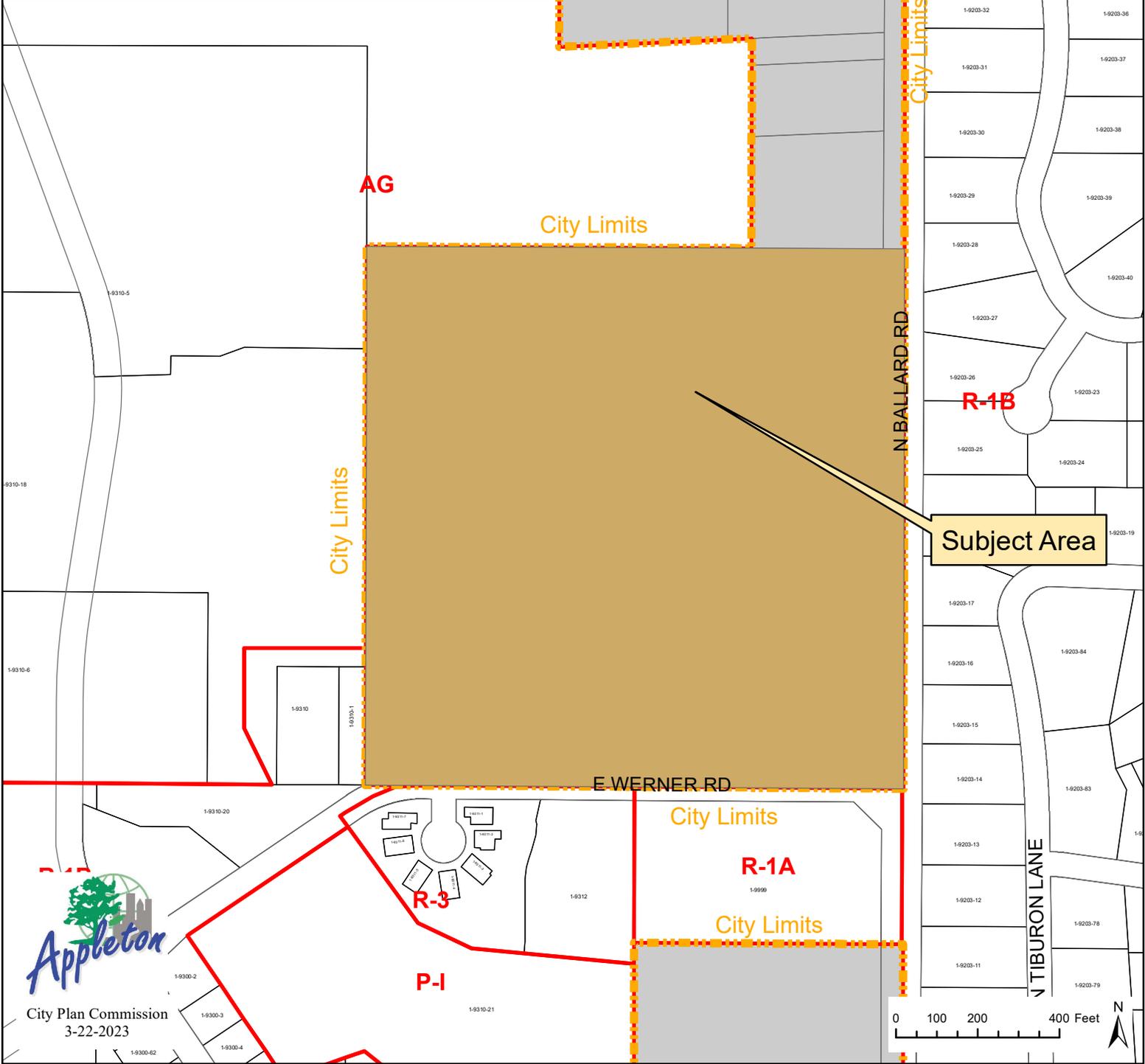
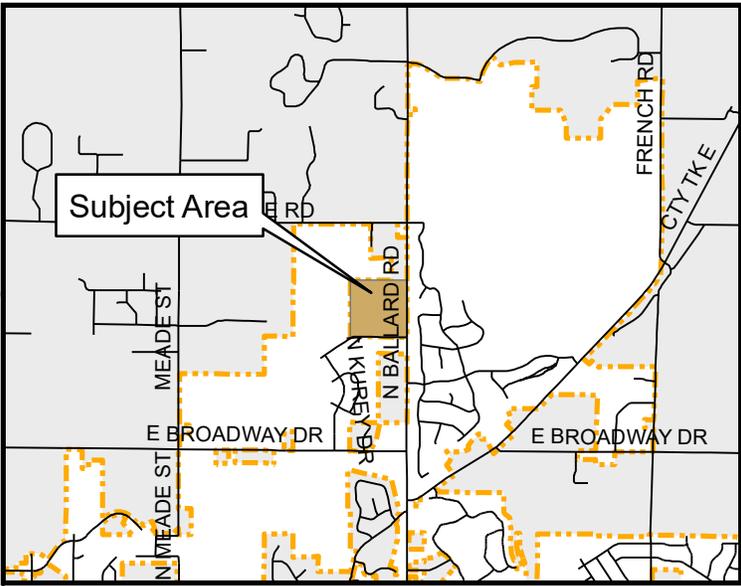
The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2643>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

Seville Properties Ballard & Werner Road Anneation - Town of Center Zoning Map





**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES
WHERE NO ELECTORS RESIDE IN TERRITORY**

I/We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the Town of Center, Outagamie County, Wisconsin, lying contiguous to the City of Appleton petition the Common Council of the City of Appleton to annex the territory described below and shown on the attached scaled map to the City of Appleton, Outagamie County, Wisconsin.

Legal description of proposed territory to be annexed:

The Southeast ¼ of the Northeast ¼ of Section 36, Township 22 North, Range 17 East, Town of Center, Outagamie County, Wisconsin, containing 39.913 Acres of land and being further described as follows:
Commencing at the East Quarter (E ¼) corner of said Section 36 and being the point of beginning;
Thence North 89°36'25" West 1316.61 feet coincident with the South line of the NE ¼ of Section 36;
Thence North 00°08'57" East 1319.65 feet coincident with the West line of the Southeast ¼ of the Northeast ¼ of Section 36;
Thence South 89°43'44" East 1315.59 feet coincident with the North line of the Southeast ¼ of the Northeast ¼ of Section 36;
Thence South 00°06'21" West 1322.45 feet coincident with the East line of the Northeast ¼ of Section 36 to the point of beginning.

Containing a total of 39.913 acres.

Town of Center Tax Parcel to be annexed: 040098200.

The current population of such territory is 0.

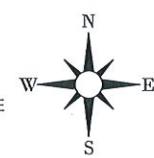
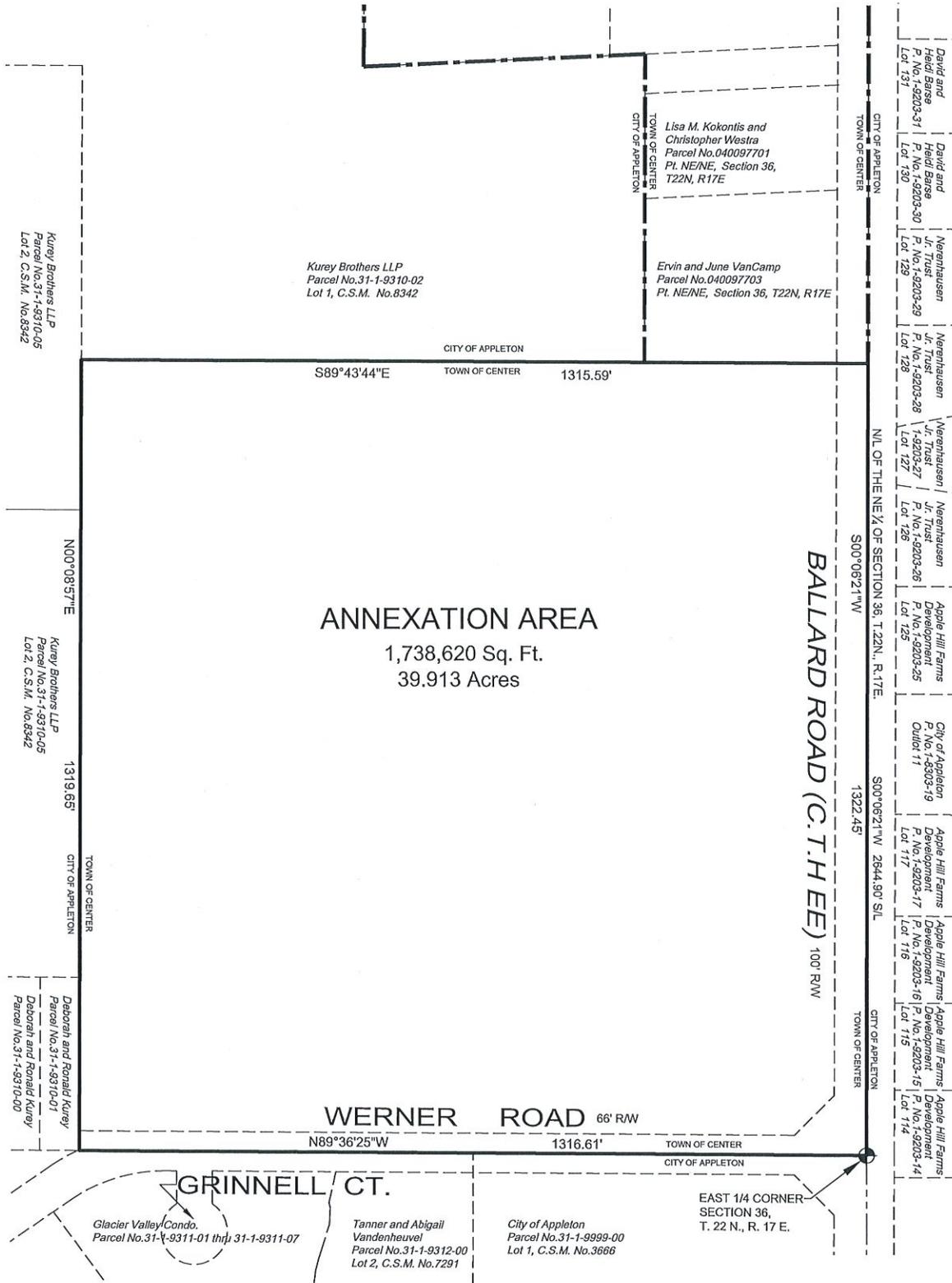
I/We further respectfully request that the City Plan Commission initiate a rezoning for the subject property from temporary AG Agricultural District to a zoning classification of R-3 Multifamily District which is consistent with the current *Comprehensive Plan 2010-2030* Future Land Use Map.

I/We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
	Seville Properties, LLC Ryan P. Radue, President/Chief Executive Officer (Registered Agent)	2-10-23	2585 S. Broadway Green Bay, WI 54304-5365
Ryan P. Radue			

ANNEXATION

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4),
Section 36, Township 22 North, Range 17 East, Town of Center,
Outagamie County, Wisconsin.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, EAST LINE OF THE NE 1/4 SECTION 36, T.22N., R.17E.; WHICH BEARS N00°06'21"E
H:\Acad\Annex\2023\Seville Properties_2023

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