



City of Appleton

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

Meeting Agenda City Plan Commission

*Any questions about items on this meeting are to be directed to
the Community and Economic Development Department,
920-832-6468.*

Monday, June 8, 2015

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[15-950](#) City Plan Minutes from 5-11-15

Attachments: [City Plan Minutes 5-11-15.pdf](#)

4. Public Hearings/Apearances

- [15-951](#) Special Use Permit #4-15 for a tavern and outdoor patio with alcohol sales and consumption, at 223 E. College Avenue, 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 (Associated with Action Item #15-952)

5. Action Items

- [15-952](#) Request to approve Special Use Permit #4-15 for a tavern and outdoor patio with alcohol sales and consumption, at 223 E. College Avenue, 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

Attachments: [SUP #4-15 Staff Review.pdf](#)

- [15-953](#) Request to approve Extraterritorial Final Plat for Forest View Estates located in the Town of Grand Chute as shown on the attached maps

Attachments: [StaffReport_ForestViewEstates_FinalPlat_For06-08-15.pdf](#)

[15-967](#)

Resolution #8-R-15 - Dalton/Meltzer

"Whereas, the City of Appleton approved amended language to allow for the keeping of honeybees on areas zoned Public Institution in 2011, and areas zoned Urban Farm in 2013,

Whereas, there have been no reported incidents or problems related to the maintained honeybee populations,

Now, Therefore, Be it Resolved, the Appleton Municipal Code 3-52 be amended to include the following language:

"All zoned areas may, with the Health Officer's written consent, maintain up to 5 hives" and approved Beekeeping Permit requirements."

6. Information Items

7. Adjournment

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

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



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
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Meeting Minutes - Final City Plan Commission

*Any questions about items on this meeting are to be directed
to the Community and Economic Development Department,
920-832-6468.*

Monday, May 11, 2015

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:01 p.m.

2. Roll call of membership

Josh Dukelow arrived at 4:06 p.m.

Present: 6 - Dukelow, Mayor Hanna, Buetow, Konetzke, Uslabar and Priddis

Others present:

*Aldersperson Joe Martin, District 4
Chris Winter, Rollie Winter & Associates
Kelly Sperl, Arch. & Constr. Services, Inc.
Florent Bissonnier, Xavier High School
Chloe Kim, Xavier High School
Mary Cops, Xavier High School
Krista Schmitz, Xavier High School
Jane Van Auken, Riverview Gardens*

3. Approval of minutes from previous meeting

[15-720](#)

City Plan Minutes from 4-27-15

Attachments: [City Plan Minutes 4-27-15.pdf](#)

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

Aye: 5 - Mayor Hanna, Buetow, Konetzke, Uslabar and Priddis

Excused: 1 - Dukelow

4. Public Hearings/Appearances

[15-721](#)

Special Use Permit #3-15 for a personal storage use located on North Ballard Road, 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 (Associated with Action Item #15-722)

This Appearance was presented.

5. Action Items

[15-722](#)

Request to approve Special Use Permit #3-15 for a personal storage use located on North Ballard Road, 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

Attachments: [SUP #3-15 Staff Review.pdf](#)

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

Aye: 5 - Mayor Hanna, Buetow, Konetzke, Uslabar and Priddis

Excused: 1 - Dukelow

[15-725](#)

Request to approve Extraterritorial Final Plat for White Hawk Meadows North 2 located in the Town of Grand Chute as shown on the attached maps

Attachments: [Extra Final Plat White Hawk Meadows Grand Chute.pdf](#)

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Konetzke, Uslabar and Priddis

[15-724](#)

Request to approve Minor Amendment to Special Use Permit #5-12 for an urban farm and recreation facility located at 1101 S. Oneida Street as shown on the attached maps and per attached urban farm management plan subject to the conditions in the attached staff report (Council action required to satisfy condition of approval from 2012)

Attachments: [StaffReport_RiverviewGardens_SUPMinorAmendment_For05-11-15.pdf](#)

The management plan with the minor amendment is brought before Common Council due to this condition of approval from 2012: This Special Use Permit will be reviewed by the Plan Commission and Common Council in the spring of 2015 for the purpose of reviewing the Urban Farm Management Plan and status update of the urban farm operation from Riverview Gardens. At that time, Plan Commission and Common Council may consider modifications to the conditions of approval.

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Konetzke, Uslabar and Priddis

6. Information Items

[15-723](#)

Approve Minor Amendment to Special Use Permit #18-05 for a restaurant with an outdoor seating area with alcohol sales, service and consumption, as shown on the attached map and per attached plan of operation, to run with the land at 733 W. College Avenue subject to the conditions in the attached staff report (No Council action required)

Attachments: [Minor Amendment SUP #18-05 Staff Review Updated Map.pdf](#)

No Council action required.

Dukelow moved, seconded by Priddis, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Konetzke, Uslabar and Priddis

7. Adjournment

Uslabar moved, seconded by Dukelow, that the meeting be adjourned at 4:16 p.m. Roll Call. Motion carried by the following vote:

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Konetzke, Uslabar and Priddis



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: June 8, 2015

Common Council Meeting Date: June 17, 2015

Item: Special Use Permit #4-15 for a tavern and outdoor patio with alcohol sales and consumption

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Jay J. Plamann - property owner, applicant

Building Address/Parcel #: 223 East College Avenue / #31-2-0022-00

Petitioner's Request: The applicant is requesting a Special Use Permit for a tavern and outdoor patio (14' x 25') with alcohol sales and consumption.

BACKGROUND

Jim's Place tavern has operated at this location for the past 18 years.

STAFF ANALYSIS

Existing Site Conditions: The site consists of an existing building with a tavern, the proposed patio area covered by an overhang, and parking.

Zoning Ordinance Requirements: In order to obtain a Special Use Permit for a tavern and outdoor patio with alcohol sales and consumption, the Plan Commission makes a recommendation to the Common Council which makes the final decision on whether to approve or deny the request. The existing tavern has been in operation on the site for 18 years. The SUP will conform the existing tavern use and allow for an expansion of the sale and consumption of alcohol to an outdoor patio area.

Operational Information: The attached Plan of Operation states the business hours are 4:00 p.m. – bar closing time, Monday - Saturday. The tavern capacity is 99 persons.

Indoor Alcohol Sales and Consumption Area: First floor of the building and the proposed outdoor patio area.

Outdoor Alcohol Consumption Area: The proposed outdoor patio will be enclosed with four (4) foot high removable fencing covering an area of approximately 25' x 14' (350 square feet) located under the existing canopy, adjacent to the southern wall of the building. The applicant stated that there may be acoustic music on the patio. The City Noise Ordinance must be adhered to at all times.

2010-2030 Comprehensive Plan: The 2010-2030 Future Land Use Map currently represents this area to be used for Central Business District uses. The proposed zoning classification is consistent with the City's Comprehensive Plan and is consistent with the purpose and intent of the CBD Central Business District.

Overall Community Goals

- **Goal 1 – Community Growth** (Chapter 10 – Land Use)

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.

Purpose of CBD Central Business District

This district is intended to provide a centrally located and readily accessible area that offers a wide variety of retail, service, financial, entertainment and governmental uses. A broad range of uses is permitted to reflect downtown's role as a commercial, cultural and government center. Development is intended to be intense with maximum lot coverage, increased building scale and height density and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

Surrounding Zoning Classification and Current Land Uses:

- North: Zoning: CBD, Central Business District
 Current Land Use – Retail
- South: Zoning: CBD, Central Business District
 Current Land Use – YMCA
- East: Zoning: CBD, Central Business District
 Current Land Use – YMCA & Retail
- West: Zoning: CBD, Central Business District
 Current Land Use – Retail

Technical Review Group Report (TRG): This item was discussed at the May 19, 2015 Technical Review Group meeting. The Health Department made the following comment: In order to comply with the guidelines of the smoke free indoor air ordinance, provide at least two completely open sides below the roof or, a minimum of fifty percent (50%) of the covered perimeter completely open, whichever results in greater open space and greater airflow and, provided nearby structures including, but not limited to, fences, walls and the like are located in such a way that the area maintains its character as an outdoor, open air facility enabling natural air flow to rapidly dissipate second hand smoke.

Finding of Fact: Prior to the granting of any special use permit, the Plan Commission may recommend and the Common Council may place such conditions and restrictions upon the establishment, location, construction, maintenance and method or hours of operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards specified in 23-66 (e) (1-6). This request was reviewed in accordance with the standards for granting a Special Use Permit under 23-66 (e) (1-6), which were found in the affirmative.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #4-15 for a tavern and outdoor patio with alcohol sales and consumption, **BE APPROVED**, to run with the land, subject to the following conditions:

1. Any deviations from the approved Development Plan or Operational Plan may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance.
2. The applicant shall submit plans to the Community and Economic Development Department for the outdoor patio fencing for review and approval by staff prior to commencing outdoor alcohol sales and consumption.
3. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.
4. All applicable Codes, Ordinances, and regulations, including but not limited to, Fire and Building Codes and the Health and Noise Ordinances, shall be complied with.

TAVERN AND/OR RESTAURANT WITH ALCOHOL SALES
PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business information:

Name of Business: Jim's Place

Years in operation: 18

Percentage of business derived from restaurant service: 0 %

Type of the proposed establishment (detailed explanation of business): _____

ADD AN OUTDOOR PATIO APPROX. ~~10' x 10'~~ 14' x 25'
FENCED IN LOCATED UNDER UPSTAIRS OVERHANG

Hours of Operation: 4- Close Days of Operation: 6

Noise, crowd, parking lot control methods: WE DON'T USE LOUD
MUSIC, SO NOT AN ISSUE. DOOR/BARRIER ON WEEKENDS

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: 99 persons.

Outdoor uses:

Location, type, size and design of outdoor facilities: APPROXIMATELY ~~10' x 10'~~ 14' x 25'
~~LOCATED UNDER UPSTAIRS OVERHANG~~ W/ 9' x 13' 4' FT FENCING, REMOVABLE
Type and height of screening: plantings/fencing/gating ~~4' SLAT FENCING~~ 4' SLAT FENCING

Is there any alcohol service incorporated in this outdoor facility proposal? Yes X No _____

Hours of Operation: 4PM - Close Days of Operation: Mon - SAT

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

If yes, describe soundproofing measures: Will HAVE Acoustic only
~~REMOVABLE~~

Is there any food service incorporated in this outdoor facility proposal? Yes _____ No X

Outdoor lighting:

Type: string Lights

Location: From overhang

Off-street parking:

Number of spaces provided 5.

Other Licensed Premises:

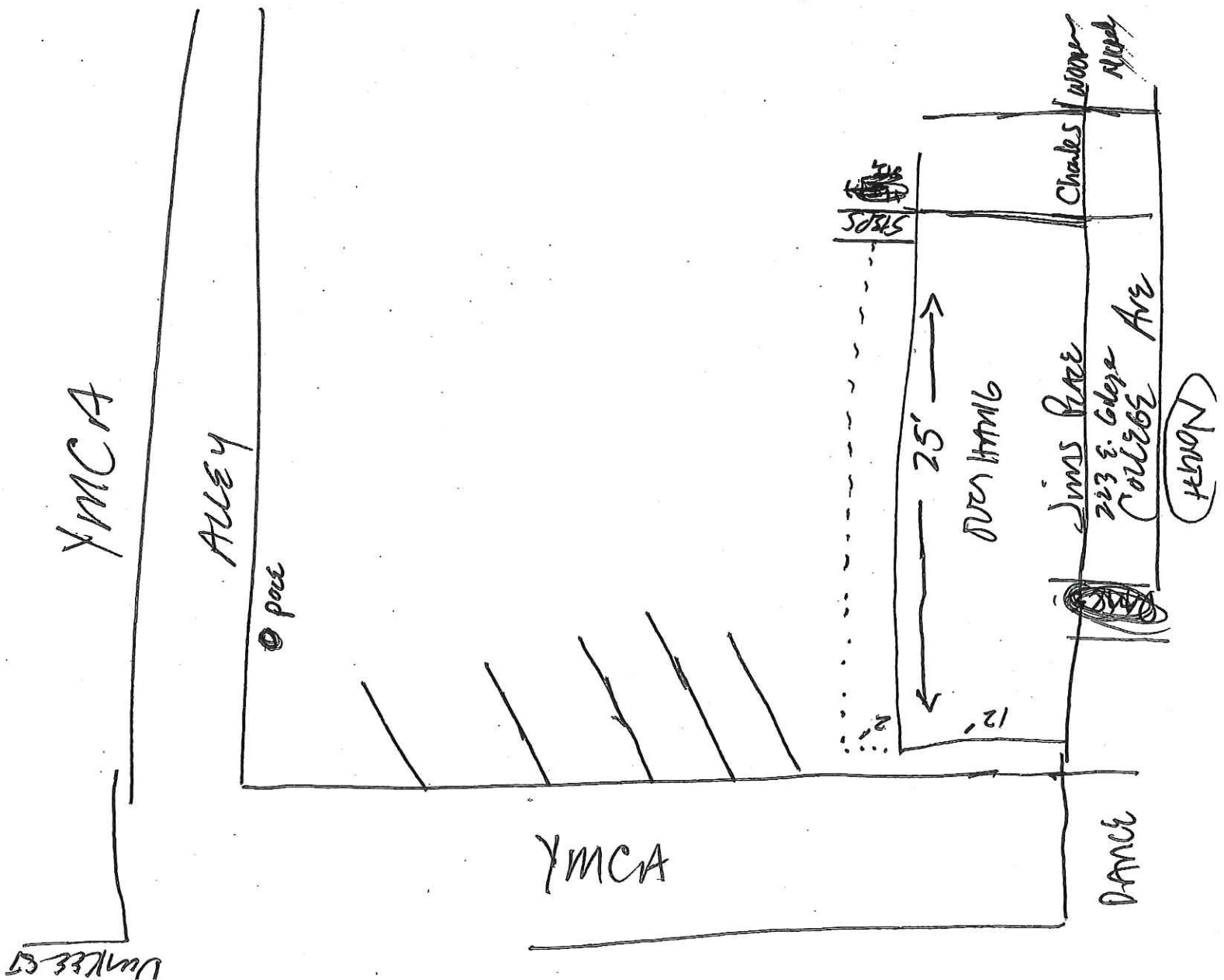
The number of licensed premises within the immediate geographic area of the proposed location will be considered in order to avoid an undue concentration that may have the potential of creating public safety problems or deterring neighborhood development.

List nearby taverns: WOODEN NICKEL, DR. JERYS

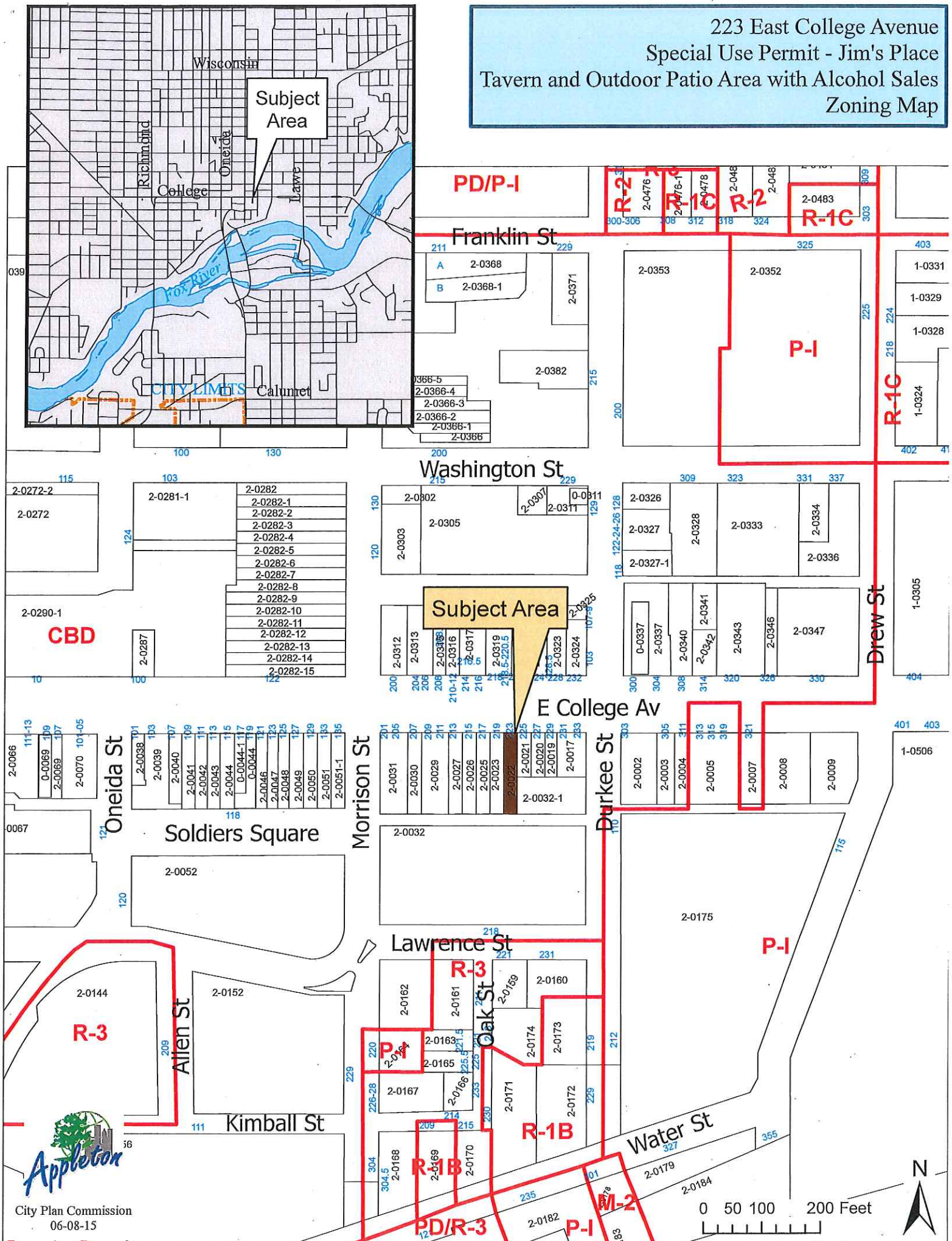
Amusement Devices:

Number of video games: _____ Pool Tables: 0

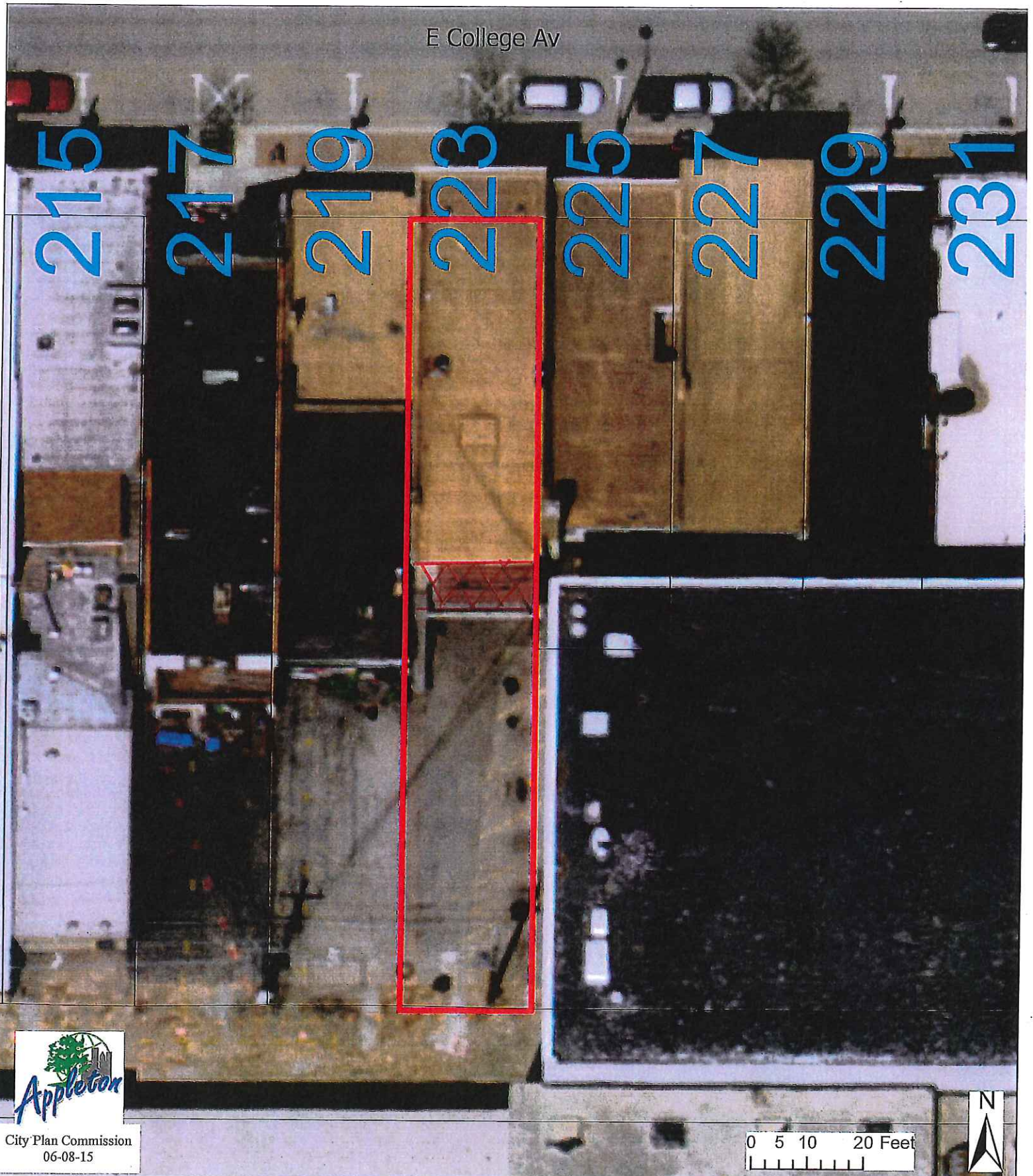
Other amusement devices: 2 DART BOARDS



223 East College Avenue
Special Use Permit - Jim's Place
Tavern and Outdoor Patio Area with Alcohol Sales
Zoning Map



223 East College Avenue
Special Use Permit - Jim's Place
Tavern and Outdoor Patio Area with Alcohol Sales
Zoning Map



City Plan Commission
06-08-15

0 5 10 20 Feet





REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: June 8, 2015

Common Council Meeting Date: June 17, 2015

Item: Extraterritorial Final Plat – Forest View Estates –
Town of Grand Chute

Case Manager: David Kress

GENERAL INFORMATION

Owner: ART Acquisitions, LLC c/o Trevor Thompson

Applicant: Martenson & Eisele, Inc. c/o Chris Cleary

Address/Parcel #: West of North Lynndale Drive (C.T.H. "A") in the Town of Grand Chute – 101032200, 101032300, 101032000, 101032500, 101032501, and 102455900

Petitioner's Request: The applicant is proposing to subdivide property under the Town's RSF zoning district for residential development. The area is 59.993 acres, which will be divided into 96 lots and 20 outlots.

BACKGROUND

The Preliminary Plat was approved by Common Council on December 17, 2014.

The Final Plat was conditionally approved by the Grand Chute Town Board on May 5, 2015. The Final Plat must also be reviewed and approved by Outagamie County.

STAFF ANALYSIS

Existing Conditions: This is undeveloped land located in the Town of Grand Chute, west of North Lynndale Drive (C.T.H. "A"). A navigable stream and delineated wetlands exist on the property. Access to the development will be obtained from West Grand Chute Boulevard and West Honeysuckle Lane.

Comparison between Final Plat and Preliminary Plat: The Final Plat is similar to the Preliminary Plat in terms of its general configuration. However, several modifications have been made. Parcel #102418800 is not included in the Final Plat, so the total area of the subdivision has decreased from 62.077 acres to 59.993 acres. As a result, Crane Drive no longer connects to West Honeysuckle Lane, and the number of proposed lots has decreased from 100 to 96. Also, numerous outlots were added to the Final Plat to create a wetland protective area. Several street names have changed as well.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the Town of Grand Chute, and the uses are generally residential and agricultural in nature. The surrounding zoning is RSF Single-Family Residential District and AGD General Agricultural District.

Extraterritorial Final Plat – Forest View Estates – Town of Grand Chute

June 8, 2015

Page 2

Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed the City's *Comprehensive Plan 2010-2030* and determined this proposed subdivision is outside the City of Appleton's growth area.

Review Criteria: Community & Economic Development staff has reviewed the Extraterritorial Final Plat in accordance with the City of Appleton Subdivision Ordinance, as well as Zoning Ordinance requirements for single-family residential developments. The proposed lots range in size from 8,148 square feet to 48,837 square feet. Typical lot dimensions are 95 feet by 120 feet. The lot sizes and lot widths for the proposed lots in this Town of Grand Chute subdivision exceed minimum City of Appleton Zoning Ordinance requirements.

Additional Comments: Several issues do not impact the City, but may warrant consideration from the Town of Grand Chute and/or Outagamie County:

- Sheets 1 and 2 of the Final Plat show a drainage easement on Lots #43 and #44, but it is not shown on the drainage easement detail on sheet 3. Therefore, the exact length and bearing for this drainage easement is not specified. Per Section 17-12(b)(5) of the Appleton Municipal Code, the Final Plat shall show the exact length, width, bearing, and purpose of utility and/or drainage easements.
- Per Section 17-26(e) of the Appleton Municipal Code, residential lots backing on Highway 41, Highway 441, and other arterial streets as determined by the City shall be platted with extra depth to permit generous distance between buildings and such traffic ways, such lot depth being a minimum of one hundred fifty (150) feet. Lots #13, #14, #15, #16, #17, and #18, which back up to North Lynndale Drive, a minor arterial, do not meet this standard.
- The street names Fallen Oak Drive, Hidden Pine Drive, Deer Valley Court, and Old Oak Drive do not meet the one word street name standard.
- The certificate of the Wisconsin Department of Administration is shown on sheets 1, 2, and 3, but it does not appear on sheet 4.

Technical Review Group (TRG) Report: This item was discussed at the May 19, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Based on the above, staff recommends that the Extraterritorial Final Plat – Forest View Estates located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

Forest View Estates
Extraterritorial Final Plat
Town of Grand Chute

Subject Area



C.T.H. JJ

RICHMOND ST (STH 47)

USH 41

C.T.H. A (Lynndale Dr)

NORTHLAND AV

USH 41

CITY LIMITS

Wisconsin Av



FOREST VIEW ESTATES

PART OF THE NORTHWEST 1/4, NORTHWEST 1/4, SECTION 9, ALL OF LOTS 1 & 3 OF
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 9, ALL OF LOTS 1 & 3 OF
C.S.M. 6844, AND ALL OF LOT 1 OF C.S.M. 6845, TOWNSHIP 21 NORTH, RANGE 17
EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

WEST CORNER
TIN, RITE
COUNTY
MONUMENT

UNPLATTED LANDS

NATURE

LOT-12

LOT-18

LOT-19

LOT-20

LOT-21

LOT-22

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FOREST VIEW ESTATES

PART OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 9, ALL OF LOTS 1 & 3 OF C.S.M. 6844, AND ALL OF LOT 1 OF C.S.M. 6945, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

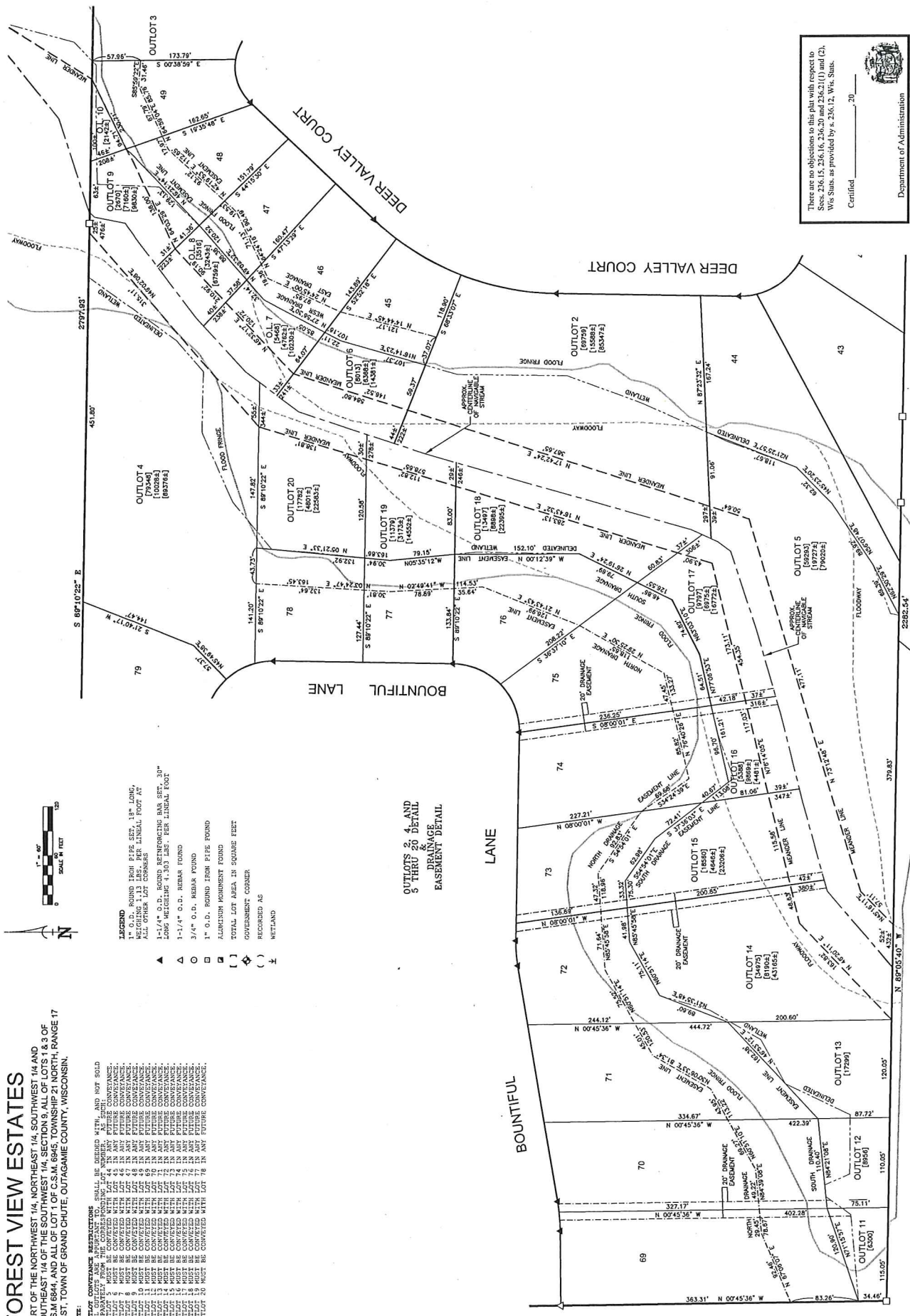
NOTE:

OUTLOT CONVEYANCE RESTRICTIONS SHALL BE SUBMITTED WITHIN AND NOT SOLD SEPARATELY FROM THE CONVEYANCING LOT NUMBERED AS SHOWN. OUTLOT 1 MUST BE CONVEYED WITH LOT 45 IN ANY FUTURE CONVEYANCE. OUTLOT 2 MUST BE CONVEYED WITH LOT 46 IN ANY FUTURE CONVEYANCE. OUTLOT 3 MUST BE CONVEYED WITH LOT 47 IN ANY FUTURE CONVEYANCE. OUTLOT 4 MUST BE CONVEYED WITH LOT 48 IN ANY FUTURE CONVEYANCE. OUTLOT 5 MUST BE CONVEYED WITH LOT 49 IN ANY FUTURE CONVEYANCE. OUTLOT 6 MUST BE CONVEYED WITH LOT 50 IN ANY FUTURE CONVEYANCE. OUTLOT 7 MUST BE CONVEYED WITH LOT 51 IN ANY FUTURE CONVEYANCE. OUTLOT 8 MUST BE CONVEYED WITH LOT 52 IN ANY FUTURE CONVEYANCE. OUTLOT 9 MUST BE CONVEYED WITH LOT 53 IN ANY FUTURE CONVEYANCE. OUTLOT 10 MUST BE CONVEYED WITH LOT 54 IN ANY FUTURE CONVEYANCE. OUTLOT 11 MUST BE CONVEYED WITH LOT 55 IN ANY FUTURE CONVEYANCE. OUTLOT 12 MUST BE CONVEYED WITH LOT 56 IN ANY FUTURE CONVEYANCE. OUTLOT 13 MUST BE CONVEYED WITH LOT 57 IN ANY FUTURE CONVEYANCE. OUTLOT 14 MUST BE CONVEYED WITH LOT 58 IN ANY FUTURE CONVEYANCE. OUTLOT 15 MUST BE CONVEYED WITH LOT 59 IN ANY FUTURE CONVEYANCE. OUTLOT 16 MUST BE CONVEYED WITH LOT 60 IN ANY FUTURE CONVEYANCE. OUTLOT 17 MUST BE CONVEYED WITH LOT 61 IN ANY FUTURE CONVEYANCE. OUTLOT 18 MUST BE CONVEYED WITH LOT 62 IN ANY FUTURE CONVEYANCE. OUTLOT 19 MUST BE CONVEYED WITH LOT 63 IN ANY FUTURE CONVEYANCE. OUTLOT 20 MUST BE CONVEYED WITH LOT 64 IN ANY FUTURE CONVEYANCE.



- LEGEND**
- ▲ 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG, INCLUDING 18" MINIMUM FOOT IT
 - △ 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG, INCLUDING 18" MINIMUM FOOT IT
 - 1-1/4" O.D. REBAR FOUND
 - 3/4" O.D. REBAR FOUND
 - ◇ 1" O.D. ROUND IRON PIPE FOUND
 - ALUMINUM MONUMENT FOUND
 - [] TOTAL LOT AREA IN SQUARE FEET
 - () GOVERNMENT CORNER
 - () RECORDED AS
 - ± WETLAND

OUTLOTS 2, 4 AND 5 THRU 20 DETAIL DRAINAGE EASEMENT DETAIL



Martenson & Eisele, Inc.
 Planning
 Engineering
 Surveying
 Architecture
 1277 Meador Road
 Neenah, WI 54956
 Phone: (920) 721-6300
 Fax: (920) 721-6301
 www.martenson-eisele.com

Drawing No. 10445-001.dwg
 Date: 08/11/2011
 The instrument drawn by: Chris Chery



Department of Administration

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____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 9, ALL OF LOTS 1 & 3 OF C.S.M 6844, AND ALL OF LOT 1 OF C.S.M. 6945, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

4. PROHIBITED USES AND STRUCTURES
THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE BASINMENTS: FILLING, GRADING OR EXCAVATING, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE WAYS OR DRAINAGE FACILITIES; THE CONSTRUCTION OF ANY BUILDING OR STRUCTURE; THE DUMPING OF WASTES, WASTE OILS, OR ANY OTHER MATERIALS OR PERSONAL PROPERTY OF ANY KIND; CONSTRUCTION, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE BASINMENT.

2. MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS
MAINTENANCE OF ALL DRAINAGE WAS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION PLAT. OSAGE COUNTY AND THE TOWN OF GRAND CLUTE RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE PROPORTIONALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION. THE PROPERTY OWNER SHALL BE REQUIRED TO CONTACT A STATE OF IOWA LICENSED CONTRACTOR IN CONNECTION AND AGREEMENT TO PAY FOR SUCH ASSESSMENT, WHICH SHALL BE PLACED ON THE TAX BILL AS OFFICIAL ASSESSMENT.

1. MAINTENANCE EXISTENT.
OUTAGAMIE COUNTY AND THE TOWN OF GRAND CHUTE SHALL HAVE AN UNQUALIFIED OBLIGATION TO ENTER UPON ANY DRAINAGE EXISTENT FOR INSPECTION AND, IF NECESSARY, TO MAINTAIN AND REPAIR THE DRAINAGE AND ASSOCIATED IMPROVEMENTS.

I, CHRISTOPHER R. CLEARY PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED FOREST VIEW ESTATES, AT THE DIRECTION OF ART ACQUISITIONS LLC, BEING PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 9, ALL OF LOTS 1 & 3 OF C.S.M. 6844, AND ALL OF LOT 1 OF C.S.M. 6945, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY,

[illegible]

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, A SUBDIVISION REGULATION OF THE TOWN OF GRAND CHUTE AND OUTAGAMIE COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2015.

3-2551

ART ACQUISITIONS LLC DOES FURTHER CERTIFY THAT THIS PLAN IS REQUIRED BY S. 236.10 OR S. 236.12 OF THE WISCONSIN CONSTITUTION TO BE REFINANCED BY A REFINANCING CORPORATION. REFINANCING CORPORATION ART ACQUISITIONS LLC, A CORPORATION DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAN.

OUTAGAMIE COUNTY
CITY OF APPLETON

WITNESS THE HAND AND SEAL OF SAID CORPORATION THIS _____ DAY OF _____, 2015.

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523</
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BRUCE FOR THOMPSON. OWNER

PAT THOMPSON. OWNER

55 (1) WHEREAS the Government of India has decided to

PERSONALLY CAME BEFORE ME THIS DAY OF , 2015,

THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE

MY COMMISSION EXPIRES _____

UTILITY EASEMENT PROVISIONS
AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY ART ACQUISITIONS LLC, GRANTOR, TO

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

[illegible]

TREVOR THOMPSON, OWNER ART ACQUISITIONS LLC

_____, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE TOWN OF _____, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE _____ AND INCLUDED IN THE PLAT OF FOREST VIEW ESTATES.

DATE _____

RESOLVED, THAT THE PLAT OF FOREST VIEW ESTATES, IN THE TOWN OF GRAND CHUTE, IS HEREBY APPROVED

DESIGN

THE TOWN OF GRAND

TOWN CLERK

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF APPLETON.

STATE OF WISCONSIN)

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OUTAGAMIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 19____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF FOREST VIEW ESTATES.

DATE _____

I, HENRY CERTIFY THAT THE PLAT OF FOREST VIEW ESTATES, IN THE TOWN OF GRAND CHUTE, WAS APPROVED AND ACCEPTED BY THE OUTAGAMIE COUNTY ZONING COMMITTEE ON THIS DAY OF

_____, 2015.

T.M. KOACH, ZONING ADMINISTRATOR

[illegible]

TREVOR THOMPSON, OWNER ART ACQUISITIONS LLC

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.733.6933 • 800.733.6933

Drawing No. 1-0446-001f.dwg
Sheet 4 of 4
This instrument drawn by: Chris Cleary