



City of Appleton

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

Meeting Agenda - Final-revised Common Council

Wednesday, July 1, 2015

7:00 PM

Council Chambers

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE TO THE FLAG
- D. ROLL CALL OF ALDERPERSONS
- E. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS
- F. PUBLIC PARTICIPATION
- G. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES

[15-1086](#) Common Council Meeting Minutes from the June 17, 2015 Special Meeting.

Attachments: [CC Minutes 06-17-2015 - Special Meeting.pdf](#)

[15-1087](#) Common Council Meeting Minutes from June 17, 2015.

Attachments: [CC Minutes 06-17-2015.pdf](#)

- H. BUSINESS PRESENTED BY THE MAYOR

[15-1033](#) Presentation of Flag Day Parade Award Winners.

[15-1112](#) Presentation of Park and Recreation Month Proclamation
Presentation of Children's Week Proclamation

[15-1095](#) Appointment to Appleton Redevelopment Authority - Will Weider

Attachments: [APPOINTMENT TO ARA BIOGRAPHY EXPIRED TERM 070115.pdf](#)

- I. PUBLIC HEARINGS

[15-1088](#) Public Hearing - 3-P-15.

Attachments: [CC 07-01-2015-Public Hearing - 3-P-15.pdf](#)

J. SPECIAL RESOLUTIONS

[15-1089](#) Adopt Final Resolution 3-P-15 authorizing street improvements and levying Special Assessments against benefited property.

Attachments: [CC 07-01-2015 Final Resolution - 3-P-15.pdf](#)

K. ESTABLISH ORDER OF THE DAY

L. COMMITTEE REPORTS

1. MINUTES OF THE MUNICIPAL SERVICES COMMITTEE

[15-1058](#) Request from Gries Architectural Group for a permanent street occupancy permit to allow facade materials, awnings and light fixtures to extend within the College Avenue and Division Street right-of-ways at 344 W College Avenue.

Attachments: [Gries Architectural Group.pdf](#)

Legislative History

6/23/15	Municipal Services Committee	recommended for approval
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[15-1059](#) Request from Eric Miller for a variance to Municipal Code Section 19-91 Front Yard Parking for the property at 910 N Douglas Street.

Attachments: [Eric Miller.pdf](#)

Legislative History

6/23/15	Municipal Services Committee	recommended for approval
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[15-1060](#) Anticipated Award for Unit P-15 (Epoxy Pavement Markings).

Attachments: [Unit P-15.pdf](#)

Legislative History

6/23/15	Municipal Services Committee	recommended for approval
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Item 15-1060 amended to award contract to Brickline, Inc. in the amount of \$85,629.70 plus a \$15,000 contingency. Vote to approve item 15-1060 as amended was 5-0 to approve.

- [15-1061](#) Approve proposed six-month trial period for on-street parking changes in the area of Richmond Elementary School.

Attachments: [Richmond Elementary School.pdf](#)
[Petition trail for Walden Ave.pdf](#)

Legislative History

6/23/15 Municipal Services recommended for approval
Committee
Item 15-1061 amended to eliminate the proposed No Parking on School Days on Walden Avenue and Kernan Avenue south of Dewey Street. Vote to approve item 15-1061 as amended was 3-2 to approve.

2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

- [15-1000](#) "Class B" Beer/Liquor License of S C Carrow Corp d/b/a Rookies, 325 N. Appleton St., Steven C. Carrow, Agent, Amend license description to include parking lot for July 25, 2015, contingent upon approvals from all departments.

Legislative History

6/24/15 Safety and Licensing recommended for approval
Committee

- [15-1025](#) "Class B" Beer/Liquor License application of Galvan's LLC, d/b/a Galvan's, Spresim Useini, Agent, 2220 E. Northland Avenue, contingent upon approvals from all departments.

Legislative History

6/24/15 Safety and Licensing recommended for approval
Committee

- [15-1077](#) Operator's Licenses

Attachments: [Operator's Licenses for 6-24-15 S & L.pdf](#)

Legislative History

6/24/15 Safety and Licensing recommended for approval
Committee

- [15-1078](#) Renewal Operator's Licenses

Attachments: [Renewal Operator's Licenses for 6-24-15 S & L.pdf](#)

Legislative History

6/24/15 Safety and Licensing recommended for approval
Committee

[15-1079](#) Request for Over Hire - Patrol Officer Position.

Attachments: [Request for Overhire 2015.pdf](#)

Legislative History

6/24/15 Safety and Licensing recommended for approval
Committee

3. MINUTES OF THE CITY PLAN COMMISSION

[15-1031](#) Request to approve Special Use Permit #5-15 for a 105-foot monopole wireless telecommunication tower with related ground equipment located at 1610 W. Wisconsin Avenue, as shown on the attached maps and per attached plan of operation, subject to the conditions in the attached staff report

Attachments: [SUP #5-15 Staff Review.pdf](#)

Legislative History

6/22/15 City Plan Commission recommended for approval

[15-1032](#) Request to approve Special Use Permit #6-15 for a restaurant with alcohol sales at 1000 W. Wisconsin Avenue, Unit #3, 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 #6-15 Staff Review.pdf](#)

Legislative History

6/22/15 City Plan Commission recommended for approval

4. MINUTES OF THE PARKS AND RECREATION COMMITTEE

5. MINUTES OF THE FINANCE COMMITTEE

[15-1064](#) Award Unit E-15 Miscellaneous Concrete and Street Excavation Repairs to Al Dix Concrete, Inc. in an amount not to exceed \$604,800.00

Attachments: [Award of Contract E-15.pdf](#)

Legislative History

6/23/15 Finance Committee recommended for approval

[15-1075](#) Request to approve the following 2015 Budget adjustment:

General Fund - Police Department

Donations	+\$17,256
Equipment	+\$17,256

to record donation received from the Octoberfest Committee to purchase a school safety speed trailer message board (2/3 vote required).

Legislative History

6/23/15	Finance Committee	recommended for approval
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6. MINUTES OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

[15-1066](#) Request to approve Verizon Wireless Personal Communications Plan as submitted on June 11, 2015 for 2800 E. College Avenue, Appleton

Attachments: [Memo on Verizon Wireless Plan 2800 E College Ave.pdf](#)
[Verizon Wireless - Kensington - Plan Approval Request CEDC w Attachements.](#)
[Kensington - Woodward Deed 1978.pdf](#)

Legislative History

6/24/15	Community & Economic Development Committee	recommended for approval
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[15-1068](#) Request to approve the installation of infrastructure and paving of Vantage Drive from Lakeland Drive to Eisenhower Drive as the next phase (and final phase for TIF District #6) in Southpoint Commerce Park

Attachments: [Memo on Southpoint Commerce Park Vantage Drive Phase 6-2015 Revised.pdf](#)
[Southpoint Commerce Park Proposed Phasing 2015-2017.pdf](#)
[Southpoint Commerce Park Old Infrastructure Layout 2007.pdf](#)

Legislative History

6/24/15	Community & Economic Development Committee	recommended for approval
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[15-1071](#) Request to award Eisenhower Drive gas main project as sole source contract to WE Energies in the amount of \$36,934.20 with a 10% contingency of \$3,693.42 for a project total not to exceed \$40,627.62

Attachments: [Eisenhower Gas Memo6-17-15.pdf](#)
[GasElec.pdf](#)

Legislative History

6/24/15	Community & Economic Development Committee	recommended for approval
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7. MINUTES OF THE UTILITIES COMMITTEE**8. MINUTES OF THE HUMAN RESOURCES COMMITTEE**

[15-488](#) Request City Attorney salary for
2016 - 2017
2017 - 2018
2018 - 2019
2019 - 2020

Attachments: [Attorney Rates 4-27-15.pdf](#)
[City attorney job description.pdf](#)

Legislative History

3/23/15	Human Resources Committee	held
<i>Next Meeting on April 6</i>		
5/11/15	Human Resources Committee	held
6/8/15	Human Resources Committee	held
6/22/15	Human Resources Committee	recommended for approval
2016-17 = \$115,000		
1.5% increase in 2017-18, 2018-19, 2019-2020		
2017-18 = \$116,725		
2018-19 = \$118,476		
2019-2020 = \$120,253		

[15-1067](#) Request to approve overhire of one police officer position due to an existing officer on military leave of absence .

Attachments: [Police overhire request 6-22-15.pdf](#)

Legislative History

6/22/15	Human Resources Committee	recommended for approval
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9. MINUTES OF THE FOX CITIES TRANSIT COMMISSION

[15-1042](#) Approval for Neenah Industrial Park Shuttle Pilot Program

Attachments: [Approve Neenah Industrial Park Shuttle Pilot Program.pdf](#)
[FCTC Neenah Industrial Park Shuttle memo.pdf](#)

Legislative History

6/24/15

Fox Cities Transit
Commission

recommended for approval

*Additional information pertaining to the RFPs was added to be included in the Council packet.***10. MINUTES OF THE BOARD OF HEALTH****M. CONSOLIDATED ACTION ITEMS**[15-1090](#)

Consolidated Action:

Human Resources Committee - Item 15-1067

Safety & Licensing Committee - Item 15-1079

O. ITEMS HELD**P. ORDINANCES****Q. LICENSE APPLICATIONS AND COMMUNICATIONS REFERRED TO
COMMITTEES OF JURISDICTION****R. RESOLUTIONS SUBMITTED BY ALDERPERSONS REFERRED TO
COMMITTEES OF JURISDICTION****S. OTHER COUNCIL BUSINESS****T. ADJOURN**

Dawn A. Collins, City Clerk

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



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Meeting Minutes Common Council

Wednesday, June 17, 2015

6:00 PM

Council Chambers

Special Meeting

A. CALL TO ORDER

Meeting called to order at 6:02 pm.

B. ROLL CALL OF ALDERPERSONS

Alderpersons Williams, Dalton and Konetzke will be arriving late.

Present: 16 - Alderperson Chris Croatt, Alderperson Greg Dannecker, Alderperson Joe Martin, Alderperson Cathy Spears, Mayor Timothy Hanna, Alderperson Polly Dalton, Alderperson Christine Williams, Alderperson Vered Meltzer, Alderperson Kathleen Plank, Alderperson William Siebers, Alderperson Curt Konetzke, Alderperson Ed Baranowski, Alderperson Margret Mann, Alderperson Patti Coenen, Alderperson Kyle Lobner and Alderperson Jeffrey Jirschele

C. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS

PRESENT: City Clerk Collins, City Attorney Walsh, Communications Specialist Doran, Director of Community and Economic Development Harkness, Director of Finance Saucerman, Fire Chief Vander Wyst, Health Officer Eggebrecht, Director of Human Resources Behnke, Deputy Director of Parks, Recreation and Facilities Flick, Police Chief Thomas, Director of Public Works Vandehey, Director of Information Technology Fox, Director of Utilities Shaw, Valley Transit Community Relations Specialist Voelszke, Library Director Rortvedt.

D. BUSINESS PRESENTED BY THE MAYOR

E. PUBLIC PARTICIPATION

Name - Address - Topic

Ken Pearson - 111 E Kimball St - Library

Autumn Hill - 609 Theresa Ct - Library

Laura Leimer - 720 E Washington - Library

Ronna Swift - 230 W Seymour St - Library

Kristina Kishbaugh - 208 E Circle St - Library

Brian Looker - 208 E Circle St - Library

John Julius - W7070 Wisconsin Ave - Library

Deb Blank - 2623 E Sundance Dr - Library

MOTION (Martin, Spears) to extend time. Motion carried.

Nancy Scheuerman - 631 E Woodcrest Dr - Library

John Peterson - 126 Alton Ct - Library

Karen Bachhuber - 1818 E Lindbergh St - Library

Alan Blake - 1956 Palisades Dr - Library

Josh Dukelow - 809 E Hancock - Library

Don Slavik - 3132 E Lake Park Crossing - Library

Fred Heinritz - 1105 E Eldorado St - Library

Mike Thomas - 1 Hillock Ct - Library

MOTION (Baranowski, Konetzke) to extend time. Motion carried.

Chris Stratton - 107 E McArthur St - Library

Nora Ptacek - 122 N Rankin St - Library

Barbara Murray - 1300 N Bay Ridge - Library

Ed Thomas - 1701 E Bluebird - Library

Greg Liporal - 2302 Southwood Dr - Library

Bob Stratton - 107 E McArthur St - Library

Rollie Ritchie - 1334 S Memorial Dr - Library

Walter Blank - 2623 E Sundance Dr - Library

MOTION (Baranowski, Lobner) to extend time. Motion carried.

Carolyn DesRosiers - Drum Corps Ct - Library

Jeanne Roberts - 1110 E Florida - Library

Jerry Roberts - 1110 E Florida - Library

Bill Recker - 1317 N Durkee St - Library

Cheryl Reissmann - 16 E Silver Spur Ln - Library

Kathi P. Seifert - 3091 Fox Run - Library

Marla Misehle - 2016 N Drew St - Library

MaryKate Schneider - 911 E North St - Library

Stevie Schmidt - 910 S Midpark Dr - Library

Tom Scheuerman - 631 Woodcrest Dr - Library

Jennifer Stephany - ADI - Library

MOTION (Baranowski, Spears) to suspend rules to hear all who choose to speak on this item. Motion carried.

Adam Levin - 308 N Lawe St - Library

Lee Vogel - 229 S Morrison St - Library

Ed Perkins - 4486 N White Hawk Dr - Library

Gwen Carr - 229 S Durkee St - Library

Tom VandenBoom - 810 E College - Library

Renee Gralewicz - 1803 S Memorial - Library

Lee Murray - 1300 Bay Ridge Rd - Library

Alex Witek - 132 N Green Bay Rd - Library

Jim Lowe - 1036 S Theodore St - Library

F. ACTION ITEM

[15-1027](#)

Authorization for the City to make an offer on the properties at 111 East Kimball Street and 209 South Allen Street for purposes of the Library project.

Alderson Williams was excused from the meeting at 7:50 pm. Meeting recessed at 8:07 and reconvened at 8:17 pm.

MOTION (Plank, Martin) to call the question. Aye - 13; Nay - 1 (Coenen). Motion carried.

Alderson Lobner moved, seconded by Alderson Dalton, that the Report Action Item be approved. Roll Call. Motion failed by the following vote:

Aye: 6 - Alderson Martin, Alderson Dalton, Alderson Meltzer, Alderson Plank, Alderson Mann and Alderson Lobner

Nay: 8 - Alderson Croatt, Alderson Dannecker, Alderson Spears, Alderson Siebers, Alderson Konetzke, Alderson Baranowski, Alderson Coenen and Alderson Jirschele

Excused: 1 - Alderson Williams

Abstained: 1 - Mayor Hanna

G. ADJOURN

Alderson Lobner moved, seconded by Alderson Baranowski, that the meeting be adjourned. Roll Call. Motion carried by the following vote:

Aye: 15 - Alderson Croatt, Alderson Dannecker, Alderson Martin, Alderson Spears, Mayor Hanna, Alderson Dalton, Alderson Meltzer, Alderson Plank, Alderson Siebers, Alderson Konetzke, Alderson Baranowski, Alderson Mann, Alderson Coenen, Alderson Lobner and Alderson Jirschele

Excused: 1 - Alderson Williams

Dawn A. Collins, City Clerk



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Meeting Minutes Common Council

Wednesday, June 17, 2015

7:00 PM

Council Chambers

A. CALL TO ORDER

Meeting called to order approximately 8:45 pm.

B. INVOCATION

Offered by Alderperson Meltzer.

C. PLEDGE OF ALLEGIANCE TO THE FLAG

D. ROLL CALL OF ALDERPERSONS

Present: 15 - Alderperson Chris Croatt, Alderperson Greg Dannecker, Alderperson Joe Martin, Alderperson Cathy Spears, Mayor Timothy Hanna, Alderperson Polly Dalton, Alderperson Vered Meltzer, Alderperson Kathleen Plank, Alderperson William Siebers, Alderperson Curt Konetzke, Alderperson Ed Baranowski, Alderperson Margret Mann, Alderperson Patti Coenen, Alderperson Kyle Lobner and Alderperson Jeffrey Jirschele

Excused: 1 - Alderperson Christine Williams

E. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS

PRESENT: City Clerk Collins, City Attorney Walsh, Communications Specialist Doran, Director of Community and Economic Development Harkness, Director of Finance Saucerman, Fire Chief Vander Wyst, Health Officer Eggebrecht, Director of Human Resources Behnke, Deputy Director of Parks, Recreation and Facilities Flick, Police Chief Thomas, Director of Public Works Vandehey, Director of Information Technology Fox, Director of Utilities Shaw, Valley Transit Community Relations Specialist Voelszke, Library Director Rortvedt.

F. PUBLIC PARTICIPATION

None.

G. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES

[15-986](#)

Common Council Meeting Minutes from June 3, 2015.

Attachments: [CC Minutes 06-03-2015.pdf](#)

Aldersperson Konetzke moved, seconded by Aldersperson Croatt, that the Meeting Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 14 - Aldersperson Croatt, Aldersperson Dannecker, Aldersperson Martin, Aldersperson Spears, Aldersperson Dalton, Aldersperson Meltzer, Aldersperson Plank, Aldersperson Siebers, Aldersperson Konetzke, Aldersperson Baranowski, Aldersperson Mann, Aldersperson Coenen, Aldersperson Lobner and Aldersperson Jirschele

Excused: 1 - Aldersperson Williams

Abstained: 1 - Mayor Hanna

H. BUSINESS PRESENTED BY THE MAYOR

[15-1033](#)

Presentation of Flag Day Parade Award Winners.

Presentation to take place at the next Council meeting.

I. PUBLIC HEARINGS

[15-1007](#)

Public Hearing - 2-P-15.

Attachments: [CC 06-17-2015-PH - 2-P-15.pdf](#)

No person spoke for or against this item.

J. SPECIAL RESOLUTIONS

[15-1008](#)

Adopt Final Resolution 2-P-15 authorizing street improvements and levying Special Assessments against benefited property.

Attachments: [CC 06-17-2015 - Final Resolution - 2-P-15.pdf](#)

Public Hearing was held on June 17, 2015.

Aldersperson Martin moved, seconded by Aldersperson Baranowski, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 14 - Aldersperson Croatt, Aldersperson Dannecker, Aldersperson Martin, Aldersperson Spears, Aldersperson Dalton, Aldersperson Meltzer, Aldersperson Plank, Aldersperson Siebers, Aldersperson Konetzke, Aldersperson Baranowski, Aldersperson Mann, Aldersperson Coenen, Aldersperson Lobner and Aldersperson Jirschele

Excused: 1 - Alderperson Williams

Abstained: 1 - Mayor Hanna

K. ESTABLISH ORDER OF THE DAY

[15-974](#)

Request from Mr. Tim Adams to not have terrace trees planted at 3240 E. Aquamarine Avenue.

Attachments: [Tim Adams.pdf](#)

Amendment (Croatt) - to have one terrace tree on west side of apron.

Alderperson Croatt moved, seconded by Alderperson Lobner, that the Report Action Item be amended. Roll Call. Motion carried by the following vote:

Aye: 11 - Alderperson Croatt, Alderperson Martin, Alderperson Spears, Alderperson Meltzer, Alderperson Plank, Alderperson Siebers, Alderperson Konetzke, Alderperson Baranowski, Alderperson Coenen, Alderperson Lobner and Alderperson Jirschele

Nay: 3 - Alderperson Dannecker, Alderperson Dalton and Alderperson Mann

Excused: 1 - Alderperson Williams

Abstained: 1 - Mayor Hanna

Alderperson Dannecker moved, seconded by Alderperson Dalton, that the Report Action Item be approved as amended. Roll Call. Motion carried by the following vote:

Aye: 13 - Alderperson Croatt, Alderperson Martin, Alderperson Spears, Alderperson Dalton, Alderperson Meltzer, Alderperson Plank, Alderperson Siebers, Alderperson Konetzke, Alderperson Baranowski, Alderperson Mann, Alderperson Coenen, Alderperson Lobner and Alderperson Jirschele

Nay: 1 - Alderperson Dannecker

Excused: 1 - Alderperson Williams

Abstained: 1 - Mayor Hanna

[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](#)

Alderperson Konetzke moved, seconded by Alderperson Croatt, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 13 - Alderperson Croatt, Alderperson Dannecker, Alderperson Martin, Alderperson Spears, Alderperson Dalton, Alderperson Meltzer, Alderperson Plank, Alderperson Siebers, Alderperson Konetzke, Alderperson Mann, Alderperson Coenen, Alderperson Lobner and Alderperson Jirschele

Nay: 1 - Alderperson Baranowski

Excused: 1 - Alderperson Williams

Abstained: 1 - Mayor Hanna

15-992

Agreement between CN and City of Appleton regarding railroad tressles and trails.

Attachments: [RR - Master Agreement - Redline - 06-05-15.pdf](#)
[RR - WI Central Ltd - Pedestrian Crossing Agrm \(Redline 06-05-15\).pdf](#)
[RR - WI Central Ltd - Real Estate Donation Contract - Clean - 06-03-15.pdf](#)
[2014 Riverfront Trails 10-24-14.pdf](#)

Alderperson Konetzke moved, seconded by Alderperson Plank, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 13 - Alderperson Croatt, Alderperson Martin, Alderperson Spears, Alderperson Dalton, Alderperson Meltzer, Alderperson Plank, Alderperson Siebers, Alderperson Konetzke, Alderperson Baranowski, Alderperson Mann, Alderperson Coenen, Alderperson Lobner and Alderperson Jirschele

Nay: 1 - Alderperson Dannecker

Excused: 1 - Alderperson Williams

Abstained: 1 - Mayor Hanna

15-897

Request to approve the Economic Development Strategic Plan

Attachments: [Memo to CEDC ARA and Council EDSP.pdf](#)
[EDSP PowerPoint Presentation.pdf](#)
[Appleton Brochure 4-15-15.pdf](#)

Alderperson Baranowski moved, seconded by Alderperson Plank, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 14 - Alderperson Croatt, Alderperson Dannecker, Alderperson Martin, Alderperson Spears, Alderperson Dalton, Alderperson Meltzer, Alderperson Plank, Alderperson Siebers, Alderperson Konetzke, Alderperson Baranowski, Alderperson Mann, Alderperson Coenen, Alderperson Lobner and Alderperson Jirschele

Excused: 1 - Alderperson Williams

Abstained: 1 - Mayor Hanna

[15-887](#)

Resolution introduced by Alderperson Baranowski at the April 22, 2015 Common Council meeting relating to a referendum for the April 5, 2016 ballot regarding the new municipal library:

#6-R-15 - Baranowski

“Whereas the cost of the proposed re-siting of the municipal library to a completely new building on one of Appleton’s most commercially desirable downtown locations is a major expenditure by the city, and;

Whereas the currently budgeted city contribution is \$30 million dollars, a cost figure that likely does not include collateral and related costs for developments connected to serving the new construction and site, and, thus, is likely to increase as a total project cost, and;

Whereas the citizens of Appleton deserve an opportunity to directly influence an expenditure of this magnitude for a nontaxable municipal building;

Be it resolved that the following be placed as an advisory referendum question on the ballots for the 2016 Spring Election & Presidential Preference Vote to be held on April 05, 2016:

"Should at least \$30 million be spent by the taxpayers of the City of Appleton to construct a new municipal library?"

Recommendation is to deny the Resolution - clarification made that a yes vote will deny and a no vote will approve it.

Alderperson Lobner moved, seconded by Alderperson Mann, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 9 - Alderperson Dannecker, Alderperson Martin, Alderperson Dalton, Alderperson Meltzer, Alderperson Plank, Alderperson Siebers, Alderperson Mann, Alderperson Coenen and Alderperson Lobner

Nay: 5 - Alderperson Croatt, Alderperson Spears, Alderperson Konetzke, Alderperson Baranowski and Alderperson Jirschele

Excused: 1 - Alderperson Williams

Abstained: 1 - Mayor Hanna

[15-987](#)

Renewal Operator's Licenses

Attachments: [Renewal Operator's Licenses for 06-10-2015.pdf](#)

Alderson Martin moved, seconded by Alderson Lobner, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 12 - Alderson Croatt, Alderson Dannecker, Alderson Martin, Alderson Spears, Alderson Dalton, Alderson Meltzer, Alderson Plank, Alderson Siebers, Alderson Baranowski, Alderson Mann, Alderson Lobner and Alderson Jirschele

Excused: 1 - Alderson Williams

Abstained: 3 - Mayor Hanna, Alderson Konetzke and Alderson Coenen

L. COMMITTEE REPORTS

Balance of the action items on the agenda.

Alderson Croatt moved, Alderson Martin seconded, to approve the report. The motion carried by the following vote:

Aye: 14 - Alderson Croatt, Alderson Dannecker, Alderson Martin, Alderson Spears, Alderson Dalton, Alderson Meltzer, Alderson Plank, Alderson Siebers, Alderson Konetzke, Alderson Baranowski, Alderson Mann, Alderson Coenen, Alderson Lobner and Alderson Jirschele

Excused: 1 - Alderson Williams

Abstained: 1 - Mayor Hanna

1. MINUTES OF THE MUNICIPAL SERVICES COMMITTEE

[15-975](#)

Request from Appleton Downtown, Inc. for a street occupancy permit for Chalk On The Town to chalk the 600 W. College Avenue through 300 E. College Avenue sidewalk on July 17, 2015 from 1:00 p.m. to 9:00 p.m.

Attachments: [ADI request for chalk on the town.pdf](#)

This Report Action Item was approved.

- [15-976](#) Request from Appleton Downtown, Inc. for a street occupancy permit for Fiber Rain within the College Avenue beautification strip between Superior Street and Durkee Street from June 18, 2015 through June 30, 2015.

Attachments: [ADI request for fiber rain display.pdf](#)

This Report Action Item was approved.

- [15-978](#) Anticipated award for the Q-15 Pavement Marking (Paint) annual maintenance contract.

Attachments: [Q-15 Pavement Marking maintenance contract.pdf](#)

This Report Action Item was approved.

2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

- [15-910](#) Class "B" Beer License application of Guang Hai Chen, d/b/a Min Du Buffet, 1000 W. Wisconsin Ave., contingent upon approvals from all departments.

This Report Action Item was approved.

- [15-919](#) Taxicab Company License renewal of Apple Valley Taxi LLC, James D. Jacobs, 1831 N. Bennett Street, contingent upon approvals from all departments.

This Report Action Item was approved.

- [15-923](#) Operator's License application of Erik L. Williams, 1037 A Hunt Avenue, Neenah.

This Report Action Item was approved.

- [15-925](#) Taxicab Company and Limousine Service renewal application of LIR Transportation, Igor Leykin, 719 W. Frances Street, contingent upon approval from all departments.

This Report Action Item was approved.

[15-926](#) "Class B" Beer/Liquor License application of The Hideout Bar LLC, Amanda K. Ernst, Agent, 2828 N. Ballard Rd., contingent upon approvals from all departments.

This Report Action Item was approved.

[15-930](#) Class "B" Beer License application of Fronteras LLC, d/b/a Fronteras Restaurant, Hector Mosqueda, Agent, 2311 W. College Ave., contingent upon approvals from all departments.

This Report Action Item was approved.

[15-932](#) Taxicab Company License renewal application of A-Town Taxi, Jeremy Swiertz, 917 Jefferson Street, Menasha, contingent upon approval from all departments.

This Report Action Item was approved.

[15-968](#) Request to apply for a joint grant from the Edward Byrne Memorial Justice Assistance Grant Program for the Appleton Police Department and Outagamie County.

This Report Action Item was approved.

[15-969](#) "Class B" Beer/Liquor License application of MC & C Sales LLC d/b/a McKnight & Carlson Wines, John D. Carlson, Agent, 1350 W. College Ave., contingent upon approvals from all departments.

This Report Action Item was approved.

[15-977](#) Taxicab Company and Limousine Service renewal application of Cavanaugh's Carriages, Rodger Cavanaugh, 3910 Fairview Road, Neenah, contingent upon approvals from all departments.

This Report Action Item was approved.

[15-988](#) Operator's Licenses

Attachments: [Operator's Licenses for 6-10-15 S & L.pdf](#)

This Report Action Item was approved.

[15-990](#) Change of Agent of "Class B" Beer/Liquor License Renewal application for Mc Gregors LLC, d/b/a Durty Leprechaun, 343 W. College Ave., contingent upon approval from the Police Department.

This Report Action Item was approved.

[15-991](#) Operator's License application of Morgan A. Butner, 3201 W. 4th Street, #7.

This Report Action Item was approved.

[15-993](#) Police Department Table of Organization Proposal

Attachments: [Police reorganization 6-8-15 request.pdf](#)
[Police reorganization 6-8-15 TO changes.pdf](#)

This Report Action Item was approved.

3. MINUTES OF THE CITY PLAN COMMISSION

[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](#)

This Report Action Item was approved.

4. MINUTES OF THE PARKS AND RECREATION COMMITTEE

5. MINUTES OF THE FINANCE COMMITTEE

[15-931](#) Request to award contract for Fire Station Standby Power Generator Systems to Van Ert Electric, Inc in the amount of \$95,022 with a contingency of \$9,500 for a contract total not to exceed \$104,522.

Attachments: [2015 Fire Station Emergency Generators Bid Recommendation.pdf](#)

This Report Action Item was approved.

- [15-959](#) Approve Finance Committee Report 3-P-15 for Sanitary Sewer, Storm Sewer and Laterals.

Attachments: [Finance Committee 06-09-15 - Report 3-P-15.pdf](#)

This Report Action Item was approved.

- [15-960](#) Approve Contract Amendment/Change Order No. 1 to Contract 5-15 for Unit W-15 Sewer & Water Reconstruction No. 1 with Van Straten Construction Co., Inc. to increase for upsizing of stormwater infrastructure per West Wisconsin Avenue Flood Study recommendations and additional quantities of water main, valves and services in the amount of \$60,420.00 resulting in a decrease to contingency from \$100,000.00 to \$87,080.00. Overall contract increased from \$2,596,405.00 to \$2,643,905.00.

Attachments: [Finance Committee 06-09-15 - Contract Amendment and Change Order No. 1 Unit W-15.pdf](#)
[Finance and Utilities Committee 06-09-15 - Memo for Stormwater Project and Funding updates.pdf](#)

This Report Action Item was approved.

6. MINUTES OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

- [15-943](#) Request to approve the 2014 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

Attachments: [CAPER memo to CEDC.pdf](#)
[CAPER5.pdf](#)

This Report Action Item was approved.

7. MINUTES OF THE UTILITIES COMMITTEE

- [15-954](#) Preliminary Resolution 3-P-15 for Sanitary Sewer, Storm Sewer, Sanitary Laterals & Storm Laterals be adopted and refer the matter to the Finance Committee to determine the assessment rate.

Attachments: [Preliminary Resolution 3-P-15 for Sanitary Sewer.pdf](#)

This Report Action Item was approved.

[15-962](#)

Request from the Department of Public Works to postpone the proposed 2015 West Wisconsin Flood Reduction Project - Phase 2A due to soil related/regulatory permitting issues and re-budget in a future year.

Attachments: [Memo for Stormwater Project and Funding updates.pdf](#)

This Report Action Item was approved.

8. MINUTES OF THE HUMAN RESOURCES COMMITTEE

[15-957](#)

Request to approve Police Department table or organization changes. Overall staffing count remains the same. Change 1.0 fte Deputy Police Chief to 1.0 fte Officer. Retitle Deputy Chief to Assistant Chief. Change 1.0 fte Lead CSO to 1.0 fte Forensic Evidence Specialist. Move 1.0 Officer from ID unit to Patrol. Eliminate non benefited part time position from ID Unit.

Attachments: [Police reorganization 6-8-15 request.pdf](#)
[Police reorganization 6-8-15 TO changes.pdf](#)
[Police revised TO 6-8-15.pdf](#)

This Report Action Item was approved.

9. MINUTES OF THE FOX CITIES TRANSIT COMMISSION

10. MINUTES OF THE BOARD OF HEALTH

M. CONSOLIDATED ACTION ITEMS

[15-1009](#)

Consolidated Action:
Utilities Committee: 15-954
Finance Committee: 15-959

This Report Action Item was approved.

[15-1024](#)

Consolidated Action:
Human Resources Committee: 15-957
Safety & Licensing Committee: 15-993

This Report Action Item was approved.

O. ITEMS HELD

P. ORDINANCES

[15-1010](#)

Ordinances 53-15 thru 55-15.

Attachments: [Ordinances going to 06-17-2015 Council.pdf](#)

This Report Action Item was approved.

Q. LICENSE APPLICATIONS AND COMMUNICATIONS REFERRED TO COMMITTEES OF JURISDICTION

R. RESOLUTIONS SUBMITTED BY ALDERPERSONS REFERRED TO COMMITTEES OF JURISDICTION

S. OTHER COUNCIL BUSINESS

T. ADJOURN

Aldersperson Konetzke moved, seconded by Aldersperson Martin, that the meeting be adjourned. Roll Call. Motion carried by the following vote:

Aye: 15 - Aldersperson Croatt, Aldersperson Dannecker, Aldersperson Martin, Aldersperson Spears, Mayor Hanna, Aldersperson Dalton, Aldersperson Meltzer, Aldersperson Plank, Aldersperson Siebers, Aldersperson Konetzke, Aldersperson Baranowski, Aldersperson Mann, Aldersperson Coenen, Aldersperson Lobner and Aldersperson Jirschele

Excused: 1 - Aldersperson Williams

Dawn A. Collins, City Clerk



"...meeting community needs...enhancing quality of life."

OFFICE OF THE MAYOR

Timothy M. Hanna
100 North Appleton Street
Appleton, Wisconsin 54911-4799
(920) 832-6400 FAX (920) 832-5962
email: mayor@appleton.org

June 25, 2015

Members of the Common Council:

The following is being presented for your confirmation at the July 1 Council meeting:

APPLETON REDEVELOPMENT AUTHORITY

Appointment of one (1) member to fill the expired term of Edward Klug:

WILL WEIDER

5-year term to expire November 2019

Will Weider, longtime resident of Appleton, is the chief information officer (CIO) of Ministry Health Care where he has served in this capacity since 2000. As such, Will is responsible for overall Information Technology (IT) strategy and operations, including overseeing a unit that employs 300 associates, spends \$65M a year and typically invests an additional \$20M to \$50M in annual technology capital projects.

Over the course of his career with Ministry Health Care, Will has implemented a number of initiatives including the replacement of paper charts in Ministry's 300 physician medical group and digitization of the radiology imaging services to name a few.

Will and his wife Pam were recognized by the Outagamie County Historical Society with the Carolyn Kellogg Historic Preservation award for their renovation and preservation of the Conkey building and were recipients of the downtown Appleton Dreamers and Doers award. Will is the vice president and incoming president of Appleton Downtown, Inc. He and Pam love Appleton and stay active in the downtown community

It is with pleasure that I make this recommendation.

Sincerely,

TIMOTHY M. HANNA
Mayor of Appleton

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS
(3-P-15 Preliminary Resolution)

PLEASE TAKE NOTICE, that the Common Council of the City of Appleton, Wisconsin has declared its intention to exercise its power under Section 66.0703(7)(a), Wisconsin Statutes 2011-2012, to levy special assessments upon property within the following described area for benefits conferred upon such property by improvements of the following streets:

SANITARY SEWER, STORM SEWER AND LATERALS

Douglas Street from College Avenue to Harris Street
Hancock Street from Lawe Street to Rankin Street
Mc Kinley Street from Oneida Street to Lawe Street
Peabody Street from Verbrick Street to Seymour Street
Sampson Street from North Street to Atlantic Street
Verbrick Street from Bouten Street to Willkie Street

The assessment area consists of all property fronting upon both sides of the named streets from intersection to intersection or point to point described herewith including the full width of said intersection of said limits.

The Report of the Finance Committee showing preliminary and/or Final Plans and Specifications, estimated cost of improvements, schedule of proposed assessments is on file in the Department of Public Works, Fifth Floor, 100 North Appleton Street, Appleton, WI 54911. Please call 832-5592 to discuss specific questions or amounts to be assessed to your property or to view said documents, Monday through Friday, between the hours of 7:30 A.M. to 3:00 P.M.

You are further notified that the Common Council will hear all persons interested or their agents or attorneys concerning matters contained in the preliminary resolution authorizing such improvements and assessments at a regular meeting of the Common Council to be held on **July 1, 2015, at 7:00 P.M.** or as soon thereafter as can be heard, in the Council Chambers at the City Hall, 100 North Appleton Street, Appleton, Wisconsin. All objections will be considered at said hearing and thereafter the amount of the assessments will be finally determined.

June 18, 2015

DAWN A. COLLINS
City Clerk

RUN: June 22, 2015

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

**3-P-15 FINAL RESOLUTION AUTHORIZING STREET IMPROVEMENTS AND LEVYING
SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY**

WHEREAS, the Common Council of the City of Appleton, Wisconsin, held a Public Hearing at the Council Chambers in the City Hall at 7:00 P.M. on the 1st day of July, 2015, for the purpose of hearing all interested persons concerning the proposed improvements and construction in the following streets or portion of streets:

SANITARY SEWER, STORM SEWER AND LATERALS

Douglas Street from College Avenue to Harris Street
Hancock Street from Lawe Street to Rankin Street
Mc Kinley Street from Oneida Street to Lawe Street
Peabody Street from Verbrick Street to Seymour Street
Sampson Street from North Street to Atlantic Street
Verbrick Street from Bouten Street to Willkie Street

And has heard all persons desiring an audience at such hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Appleton as follows:

1. That the report of the Finance Committee pertaining to the construction of the above described public improvements including plans and specifications therefor, is hereby adopted and approved.
2. That the Finance Committee is directed to advertise for bids to carry out the work of such improvement in accordance with the report of the Finance Committee.
3. That payment for said improvements be made by assessing the cost to the property benefited as indicated in said report.
4. The schedule of proposed assessments made under the police power and the amount assessed against each parcel are true and correct and are hereby confirmed.
5. That the assessment for all projects included on said report are hereby combined as a single assessments but any interested property owner shall be entitled to object to each assessment separately or both assessments jointly for any purpose or purposes.
6. The assessment against any parcel may be paid to the Finance Department on receipt of Special Assessment Notice by one of the following:
 - a. In cash, or if entered on the Tax Roll.
 - b. One installment, if the assessment is \$1000 or less.
 - c. In five equal installments, if the assessment is greater than \$1000;

Deferred payment will bear an interest at the rate of 6.25% per annum on the unpaid balance.

7. The City Clerk is directed to publish this resolution in the Appleton Post Crescent, the Official Newspaper of the City.

8. The Clerk is further directed to mail a copy of this resolution to every property owner whose name appears on the assessment roll and whose post office address is known or can with diligence be ascertained.

July 2, 2015

S/DAWN A. COLLINS
City Clerk

S/TIMOTHY M. HANNA
Mayor

RUN: July 8, 2015

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



Gries
Architectural Group Inc.

June 19, 2015

City of Appleton
Dept. of Public Works
100 N. Appleton St.
Appleton, WI 54911

Attn: Paula Vandehey

RE: Permanent Street Occupancy

Dear Ms. Vandehey:


Gries Architectural Group, Inc. is finalizing Construction Documents for the exterior façade of the Katsu-Ya Restaurant, 344 W. College Avenue. The project consists of interior alterations to the existing building. The alterations will also include exterior façade improvements. The alterations will include the application of 1½" exterior insulation and finish system (EIFS), metal panel system or stone veneer. The thickness of the applied materials will be approximately 1½" to 3½". The applied materials will extend into the public right-of-way. The existing building fronts the property lines on both W. College Avenue and N. Division Street. Also, the exterior façade improvements will include entry elements, canopies and awnings (there is an existing steel awning on N. Division Street that will remain). The entry elements will be painted metal decorative trellis members extending out from the building 1' - 4" at N. Division Street and 2' - 0" at College Avenue. Height to the underside of the projections at N. Division Street is 9' - 4" and 11' - 4" at College Avenue. The canopies, at the corner windows, material consists of metal frame and standing seam roofing. The projections extend 1' - 2" from the building and is approximately 10' - 6" above the first floor (height will be higher/vary based on sidewalk slope). The awnings at the remaining windows will be a metal frame with canvas covers. The awnings will extend out from the building 1' - 0" at N. Division Street and 1' - 2½" at College Avenue. Height will be approximately 7' - 3" above the first floor (will be higher/vary based on sidewalk slope).

Therefore, I am requesting a permanent street occupancy which will allow the applied façade materials and exterior elements to extend into the public right-of-way (see attachments).

If you have any questions or concerns or need additional information, please call.

Sincerely,

GRIES ARCHITECTURAL GROUP, INC.


Steven Borsecnik, AIA
Senior Architect

Enclosures

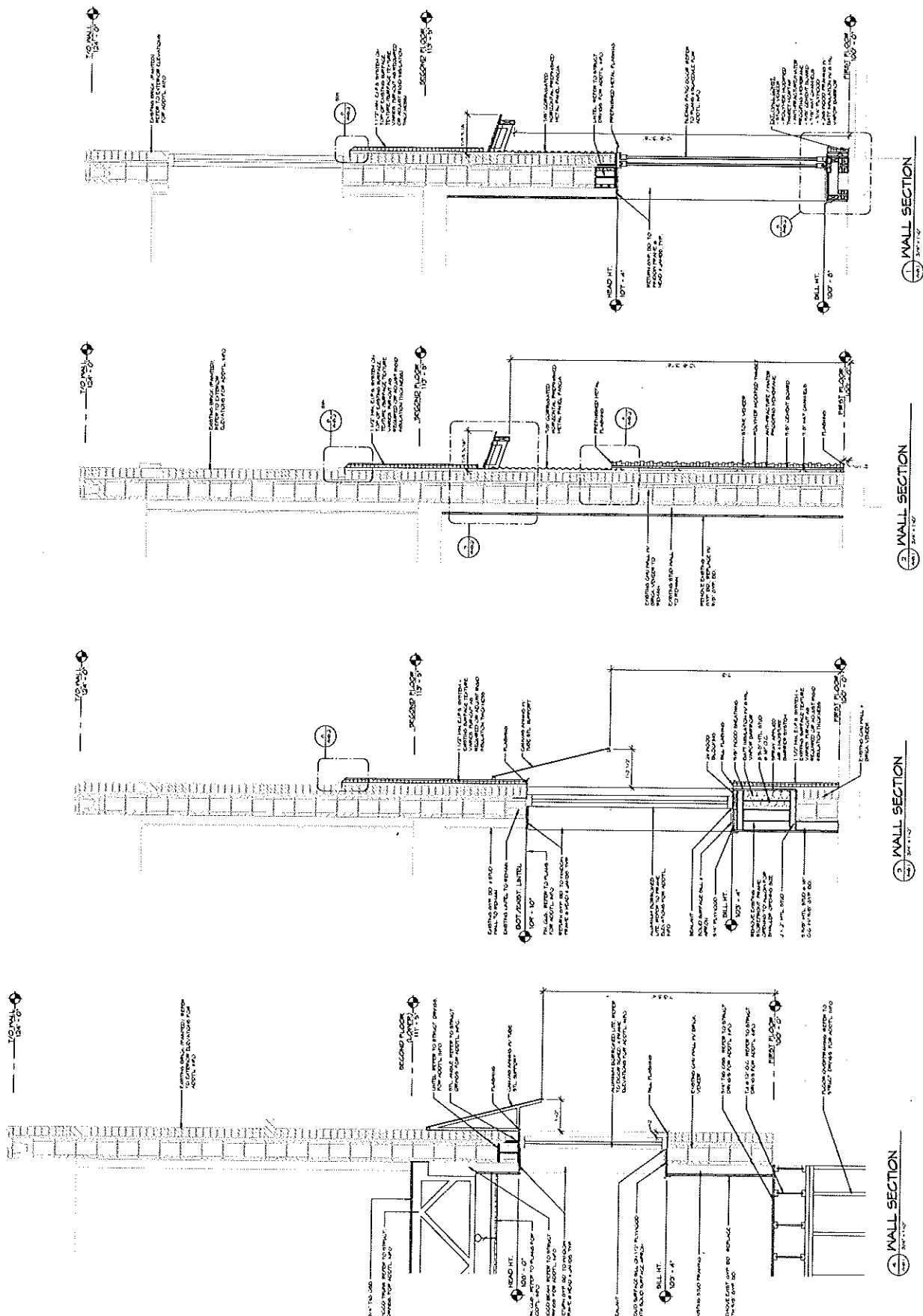
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pid: 14-1000
cl by: 1, 2
File: 07/06/2018
www.mps.com.br

BUILDING ALTERATIONS FOR:
KATSU-YA RESTAURANT
APPLETON, WISCONSIN

Cities
Architectural Group Inc.
200 West Commercial Street
Nashville, Tennessee 37203
Phone: (615) 259-1111
Fax: (615) 259-1111



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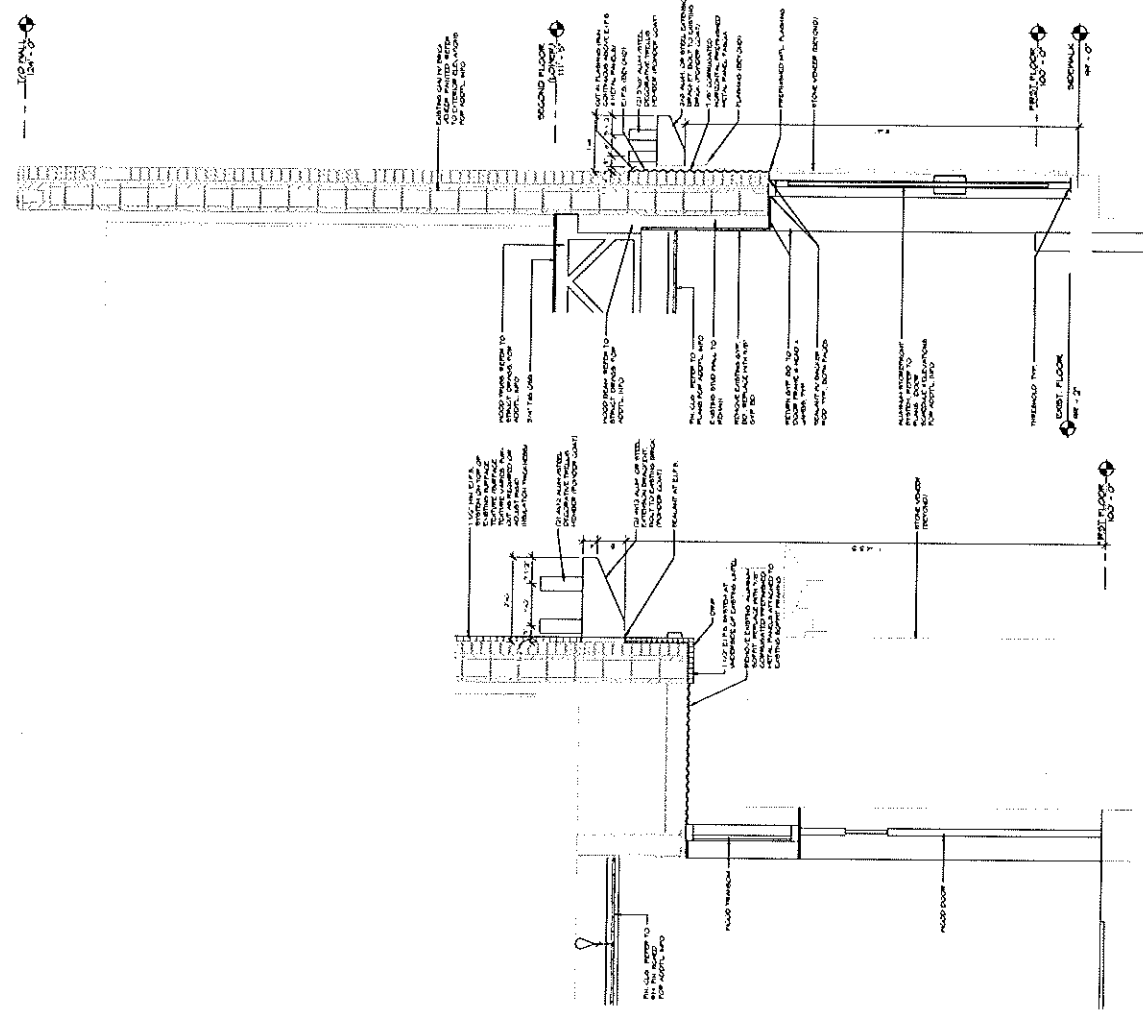
A-6.2

DATE	01/11/17
BY	MM
CHK	MM
APP	MM
REV	01/11/17

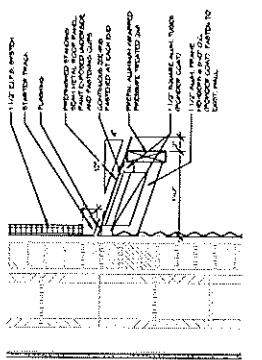
BUILDING ALTERATIONS FOR:
KATSU-YA RESTAURANT
APPLETON, WISCONSIN

Gries
Architectural Group Inc.
1414 Kinnear Street
Suite 100
Appleton, WI 54911
Phone: 920.831.1111
Fax: 920.831.1112
www.griesarchitect.com

1 WALL SECTION
1/8" = 1'-0"

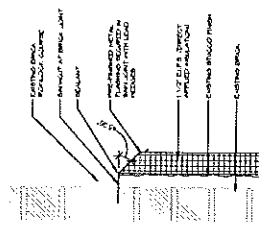


2 WALL SECTION
1/8" = 1'-0"

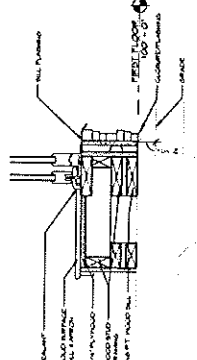


3 CANOPY DETAIL
1/8" = 1'-0"

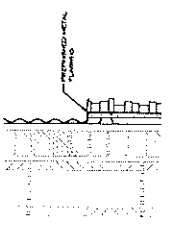
4 EIFS DETAIL
1/8" = 1'-0"



5 DETAIL @ SILL
1/8" = 1'-0"



6 DETAIL @ SILL
1/8" = 1'-0"



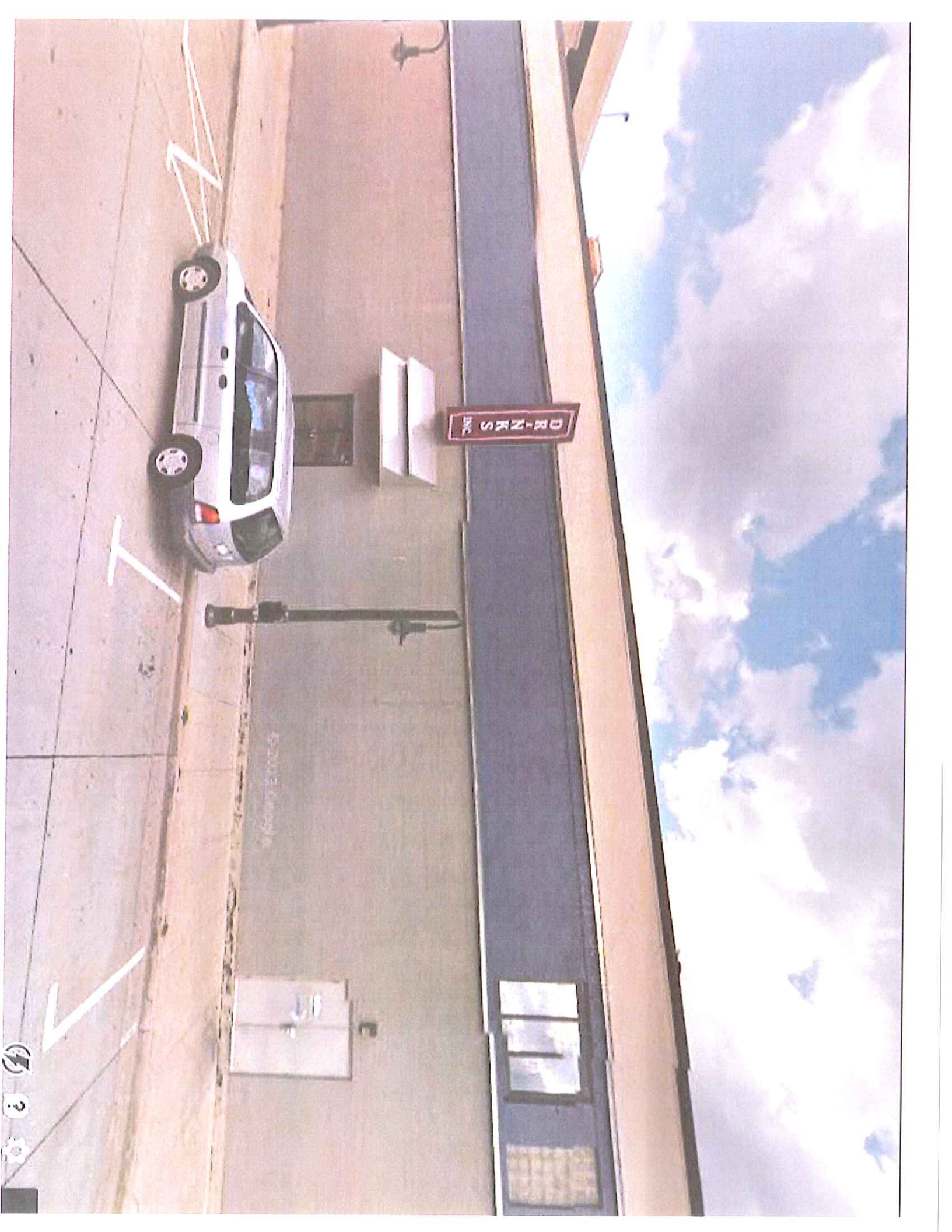


FOR LEASE

FOR LEASE

FOR LEASE

CALL 714 714-7141



DRINKS
INC

Email Address: ecm1974@gmail.com

First Name: Eric

Last Name: Miller

Address: 910 North Douglas Street

City: Appleton

State/Province: Wisconsin

Zip Code: 54914

Phone Number: 9207502305

Fax Number:

Comments/Questions: This message is for Paula Vandehey in regards to the Badger Avenue construction and the removal of a portion of Douglas Street in front of our property.

As you may remember there are changes required to our property, driveway, and postal address to accommodate the Badger Avenue/Douglas Street changes. Part of this change is an addition to the length of my driveway in order for it to come out on Badger Avenue. It currently exits on Douglas Street which is being removed and replaced with green space.

I spoke with Jason Brown and he advised me to contact you via e-mail to get a request for a variance on the width of my driveway to the committee. He mentioned the next meeting was June 23rd.

I would like to request that my driveway be widened more than the 4ft currently allowed by the city ordinances. My driveway is currently 10.5ft wide, and an additional 4ft would not be enough width for us to re-arrange our vehicles when needed without pulling out onto busy Badger Avenue. My driveway is already quite long, around 58ft to the side walk. I estimate that construction will add another 40ft-50ft.

If possible, I would like the end portion of my driveway to be widened by 7.5ft, making it a total of 18ft wide. This would allow us to move one vehicle off to the side onto the additional width and re-arrange safely. This should also help to reduce with the parking traffic on the Northbound side of Badger Avenue.

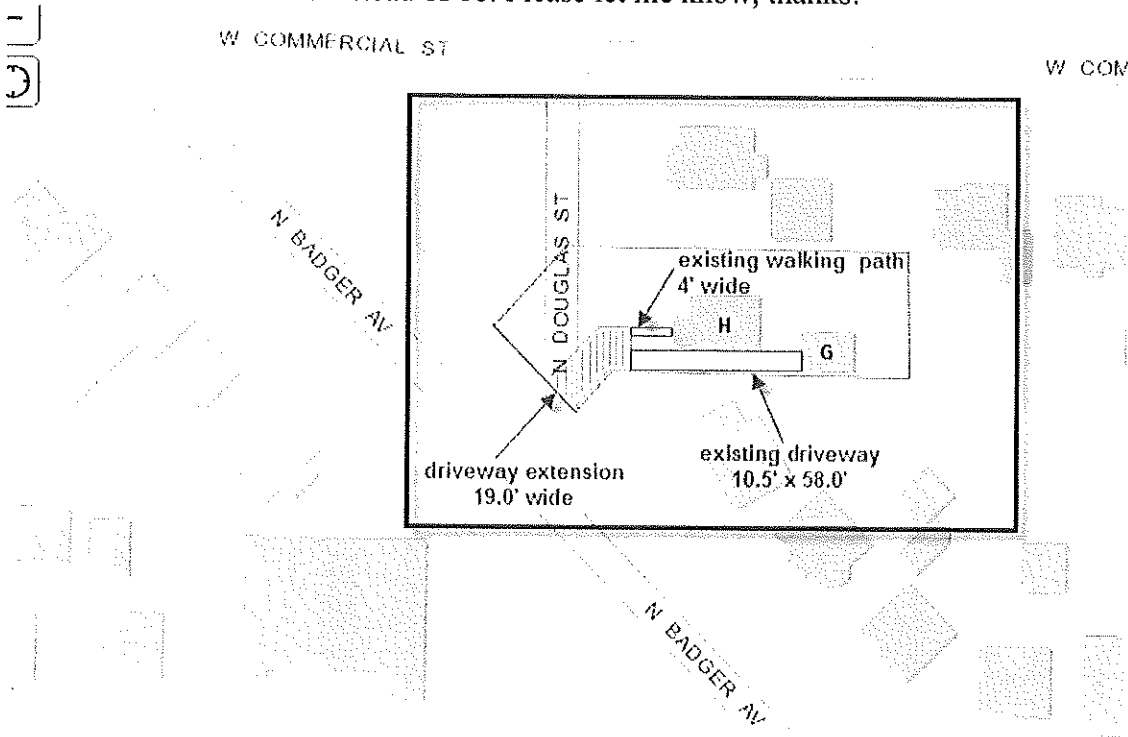
Please call or e-mail me if you have any questions and let me know if there is anything else I need to do. I can certainly attend the council meeting in person if that is required. Thank you!

Eric Miller
mobile: (920) 750-2305
910 North Douglas Street
Appleton, WI 54914

Paula Vandehey

From: Eric Miller <ecm1974@gmail.com>
Sent: Saturday, June 13, 2015 10:44 AM
To: Paula Vandehey
Subject: Re: Appleton, WI Contact Us - Public Works - General
Attachments: Driveway.png

Here is a sketch to show what I am talking about. I re-measured and I was off by about a foot. The driveway extension would be 19ft instead of 18. Please let me know, thanks!



On Fri, Jun 12, 2015 at 11:05 AM, Paula Vandehey <Paula.Vandehey@appleton.org> wrote:
Hi Eric,

The only other item that would be helpful is a sketch showing where you would like the extension to be starting and ending from.

Is that something you could get me by next Wednesday to get added to the agenda?

Thanks
Paula

-----Original Message-----

From: Eric Miller [mailto:ecm1974@gmail.com]
Sent: Friday, June 12, 2015 9:06 AM
To: Paula Vandehey
Subject: Appleton, WI Contact Us - Public Works - General



DEPARTMENT OF PUBLIC WORKS
Engineering Division – Traffic Section
2625 E. Glendale Avenue
Appleton, WI 54911
TEL (920) 832-5580
FAX (920) 832-5570

To: Municipal Services Committee
From: Eric Lom, City Traffic Engineer
Date: June 23, 2015
Re: Recommended award of the *Unit P-15* Pavement Marking Maintenance Contract (Epoxy)
Longitudinal Epoxy Pavement Markings

Quotes were opened for the *Unit P-15* Pavement Marking Maintenance Contract on June 22, 2015, as a means of establishing unit prices for this annual maintenance contract, which generally involves the installation/replacement of durable epoxy-type longitudinal pavement markings throughout the City.

While three quotes were solicited, only two quotes were received. Brickline, Inc., of Madison, Wisconsin, submitted the low quote in the total amount of \$75,629.70, which is higher than our estimated cost of ~\$60,000, but roughly in line with average prices we have seen historically (we benefitted from exceptionally low prices in 2013 and 2014). Brickline, Inc. has worked with the City on this annual contract in past years with excellent results.

Based on this, we recommend award of the contract to Brickline, Inc., in the amount of \$85,629.70, plus a \$15,000 contingency (the additional \$10,000 accounts for an added project that was not included in the original quote). The contingency allows us to complete unforeseen projects that arise over the course of the construction season.

This dollar amount is based on available budgeted funds for pavement marking maintenance (17022), as well as pavement markings which will be completed for other City paving projects (17014, etc.).

DEPARTMENT OF PUBLIC WORKS
Engineering Division – Traffic Section
2625 E. Glendale Avenue
Appleton, WI 54911
TEL (920) 832-5580
FAX (920) 832-5570

June 16, 2015

«Owner_First_Name» «Owner_Middle_Init» «Owner_Last_Name»
«Owner_Address»
«Owner_CityState» «Owner_Zipcode»

Dear Property Owner,

In response to safety concerns raised by parents and staff at Richmond Elementary School, and many neighbors living on the surrounding streets, the city is considering testing some on-street parking changes in your neighborhood at the start of the upcoming school year. The proposed test (referred to as a *trial period*) will be discussed by the city's Municipal Services Committee at its next meeting. You have the opportunity to come to this meeting to voice your comments or concerns. Please be assured your opinion is valuable in this process and strongly considered. The details are as follows:

What: Municipal Services Committee Meeting
When: Tuesday, June 23rd, at 6:30 p.m.
Where: Room 6A/B, City Center Building, 100 N. Appleton Street

Working closely with Richmond School representatives, we observed traffic patterns during the school's pick-up and drop-off times on a number of different days. Based on these observations, as well as other considerations, we created a list of recommendations and potential improvements that are enclosed with this letter.

It is important to note these changes are proposed to be tested for a **six-month trial period** that would be scheduled to run from the start of the school year through the end of February of next year. Through experience, we have found this approach is often the best way to determine the effectiveness of parking/safety improvements and to address unintended problems that may arise as a result of the temporary changes.

Please look over the enclosed materials and feel free to share your comments or concerns by contacting your alderperson (Joe Martin, district4@appleton.org) or me (eric.lom@appleton.org).

Thank you in advance for your help and your input.

Sincerely,

Eric S. Lom, P.E.
City Traffic Engineer



"... meeting community needs ... enhancing quality of life."

DEPARTMENT OF PUBLIC WORKS
Engineering Division – Traffic Section
2625 E. Glendale Avenue
Appleton, WI 54911
TEL (920) 832-5580
FAX (920) 832-5570

Richmond Elementary School Parking/Safety Improvements *Proposed 6-month Trial Period*

The Traffic Section was recently contacted by the Richmond Elementary School administration and parents regarding safety concerns on the streets surrounding the school. In response to their concerns, we observed traffic patterns during the school's pick-up and drop-off times on a number of different days. We subsequently met with the school's representatives and discussed potential improvements. A summary of our recommendations are outlined below. Note that we are proposing to delay implementation of some restrictions until the completion of the *John Street Reconstruction Project* in 2016.

IMPORTANT

**The recommendations below are referenced on the attached map.
(i.e. Item "F" in the list below corresponds with the F on the attached drawing).**

- A. Proposal: No Stopping/Standing/Parking Except Buses (7:30 a.m. to 4:30 p.m. on school days)
This zone is intended to provide a designated bus loading zone. As proposed, it is much smaller than the existing bus loading zone, which is a reflection of the fact that fewer buses serve the school than in the past.
- B. Proposal: No Parking - Student Drop-Off & Pick-Up Zone (7:30 a.m. to 4:30 p.m. on school days)
This zone is intended to provide a safe and efficient pick-up and drop-off area for parents that do not need to leave their vehicle. As proposed, the additional restriction of "Driver Must Remain at Wheel – Pull Forward When Possible" would be posted as a way of clearly conveying to parents how the zone should be used.
- C. Proposal: No Stopping/Standing/Parking (7:30 a.m. to 4:30 p.m. on school days)
Passenger loading/unloading is currently taking place on both sides of this block, which creates two problems:
- Safety issues with students darting between vehicles and across two lanes of moving traffic to get to cars that are stopped on the far side of the street. It is standard practice to disallow passenger loading on the far side of the street adjacent to the front of schools as a way of addressing this type of issue.
 - The roadway is simply too narrow to safely handle two-way traffic if vehicles are stopped/parked on both sides, especially during winter months.
- D. Proposal: No Stopping/Standing/Parking (7:30 a.m. to 4:30 p.m. on school days)
This zone is intended to provide adequate sight distance for students as they cross Kernan Av.
- E. Proposal: No Stopping/Standing/Parking (7:30 a.m. to 4:30 p.m. on school days)
This zone is intended to provide adequate sight distance for drivers as they exit the school parking lot.
- F. Proposal: No Stopping/Standing/Parking (7:30 a.m. - 10:45 a.m. & 2:30 p.m. - 4:00 p.m. on school days)
Passenger loading/unloading is currently taking place on both sides of this block, which creates two problems:
- Safety issues with students darting between vehicles and across two lanes of moving traffic to get to cars that are stopped on the far side of the street. It is standard practice to disallow passenger loading on the far side of the street adjacent to the front of schools as a way of addressing this type of issue.
 - The roadway is simply too narrow to safely handle two-way traffic if vehicles are stopped/parked on both sides, especially during winter months.
- The proposed enforcement times for this zone have been limited to only those times during a normal school day (or late start school day) when student pick-up and drop-off activities would be occurring.

JOHN STREET

NO STOPPING
ANY TIME
2016

2016
STUDENT
DROP-OFF &
PICK-UP ZONE
ON SCHOOL DAYS
7:30AM TO 4:30PM
DRIVER MUST
REMAIN AT WHEEL
PULL FORWARD
WHEN POSSIBLE

2016
10-MIN
PARKING
ON SCHOOL DAYS
7:30AM TO 4:30PM

NO STOPPING
ON SCHOOL DAYS
7:30AM - 4:30PM
EXISTING
RESTRICTIONS
TO REMAIN

NO STOPPING
ANY TIME
2016

**NO
STOPPING
EXCEPT BUSES
ON SCHOOL DAYS
7:30AM TO 4:30PM**

DESIGNATE 2 TO 4 STALLS
FOR 10-MIN PARKING

EXPAND/RESTRIPE
PARKING LOT
(ANTICIPATED TO OCCUR IN 2016)
(WOULD ADD 12 STALLS)

2016
NO PARKING
ANY TIME
NO STOPPING
ON SCHOOL DAYS
7:30AM - 4:30 PM

NO PARKING
STUDENT
DROP-OFF &
PICK-UP ZONE
ON SCHOOL DAYS
7:30AM TO 4:30PM
DRIVER MUST
REMAIN AT WHEEL
PULL FORWARD
WHEN POSSIBLE

**NO STOPPING
ON SCHOOL DAYS
7:30AM - 4:30PM**

**POSSIBLE FUTURE
STUDENT DROP-OFF &
PICK-UP ZONE
(NO CHANGES FOR
NOW)**

SHORT TERM:
REMOVE SNOW IN
TERRACE AREA
LONG TERM: PAVE
TERRACE

**EXISTING
RESTRICTION
TO REMAIN**

**NO STOPPING
ON SCHOOL DAYS
7:30AM - 4:30PM**

REMOVE
EXISTING
CROSSWALK
DUE TO POOR SIGHT LINES

**INSTALL NEW
CROSSWALK &
HANDICAP RAMPS
TO IMPROVE SIGHT
LINES FOR
SAFETY PATROL
(2015 OR 2016)**

NO STOPPING
ON SCHOOL DAYS
7:30AM - 4:30PM
EXISTING RESTRICTION
TO REMAIN

**NO STOPPING
ON SCHOOL DAYS
7:30AM - 4:30PM**

**NO STOPPING
ON SCHOOL DAYS
7:30AM - 10:45AM
2:30PM - 4:00PM**

**NO STOPPING
ON SCHOOL DAYS
7:30AM - 4:30PM**

**EXISTING RESTRICTIONS
TO REMAIN**

**NO STOPPING
ON SCHOOL DAYS
7:30AM - 4:30PM**

**NO STOPPING
ON SCHOOL DAYS
7:30AM - 10:45AM
2:30PM - 4:00PM**

5 DAYS
10PM



924

927

929

100

MARION ST

Dear Joe and Eric

I have received the letter with the proposed parking restriction trial near Richmond School. As a neighborhood on Walden Avenue we have been discussing this parking restriction for the past week. The Richmond school principal walked door to door to let us know the letter would be coming. I am writing this email on behave of the several residents that do not have email and/or cannot attend the meeting. All are willing to sign a form stating these are their wishes. Of the 12 homes affected on Walden Ave only one resident was in favor of any restrictions (note they are one of only 2 houses with a double-wide driveway).

The majority of us have lived in our homes for over 20 years and have never witnessed any safety issues warranting the restriction of parking on Walden Ave past Dewy Street. We are not bothered by the vehicles parked in front of our home for such short periods of time during the school day. Our concern is that we lose our right to park on the street during restricted hours (as mentioned most of us have single driveways). As an example; I pull out onto the street at noon and then leave in another vehicle and don't return until 3:00p.m... I will be issued a citation. We feel we should not lose our freedom to come and go as we please. We also feel the proposed utilization of the Meade Pool parking lot by families will prove dangerous once the roundabout is installed.

We are against the proposed trail for Walden Ave from Dewy Street to Marion Street. Hopefully our opinions will be heard as we are the ones paying taxes on our property. I will submit signatures and addresses of the opposed prior to the meeting date.

Debbie Ratliff Gendron

Name	Address
Barbara Conway	918 S WALDEN AV
Tiffany Lutz	921 S Walden Ave
John O'Shea	917 S. Walden
Thomas Butler	905 S. Walden Ave
Barbara J. Kuntz	905 S. Walden Ave.
Debbie Ratliff Gendron	912 S Walden Ave
Dan Little	831 S Walden Ave
Dulene Berger	906 S. Walden Ave
Jenny Heinrich	913 S. Walden Ave.
Danley 2nd	900 S. Walden Ave center

(area) O'Shea

1335 Dewey (corner of Walden Ave)

Operator's Licenses for 6/24/15 S & L

Approved

Anna M. Gerhardt	739 1/12 E. North Street
Autumn J. Scott	1830 E. Pershing Street, #11B
Christopher A. Nelis	1315 ½ S. Jefferson Street
Colin M. Torrez	306 W. Prospect Avenue
Connie A. Robinson	1400 Holland Road, #7
Elizabeth P. Van Lankveldt	400 Kadinger Way, Little Chute
Erin M. Behm	253 E. Main Street, Chilton
Hayley R. Remmel	133 S. Joseph Street
Jack Q. Lussenden	108 Kensington Lane, Waunakee
Jamie A. Johnston	413 E. Fremont Street
Joe F. Grycowski	2201 Woodlawn Lane
John G. Wetter	504 E. Kimberly Avenue, Kimberly
Jordan J. McGlee	W9863 State Road 96, Fremont
Joseph J. LeFevre	1807 E. Pauline Street
Judy Phimmasene	1342 Moonridge Court, Kaukauna
Malianna Xiong	1800 W. Pershing Street
Melissa Lepsch	1201 Bartel Court, #21
Shawn A. Van Epps	1003 Charles Street, Little Chute
Stefanie R. Cook	1150 W. Evergreen Drive, #3
Taylor A. Klenke	3620 Cherryvale Circle
Tyler N. Perkovich	318 S. Main Street, #2, Kimberly
Alicia E. Sjoberg	1410 N. McCarthy Road, #3
Julianna K. Durie	2470 W. Glendale Ave., #D
Nicole M. Korn	3330 E. Paris Way, #12
Alyson B. O'Neil	3310 E. Heidemann Drive
Donna J. Thompson	1420 Washington St., Lot 45, Little Chute
Jennifer L. Lundt	1927 N. Elinor Street
Keenan R. Heidemann	3077 Saffron Lane, Neenah
Marcus P. Brooks	515 W. Pershing Street
Mary C. Runnoe	W4512 Prairie Court East, West Salem
Melissa S. Naumann	1026 E. Northwood Drive
Molly M. Janssen	721 Buchanan Street, Little Chute
Olivia M. Gear	W2594 Oakbrook Court
Patricia J. Randerson	532 E. Wilson Avenue
Samuel J. Lemery	58 South Meadows Drive
Tiffany S. Spaeth	2624 Wheatfield Court

RENEWAL
Operator's Licenses for 6/24/15 S & L

Approved

Anna E. Van Elzen	5520 Michaels Drive, #6
Andrew S. Piontek	1423 Silvercrest Drive
Dul Bahadur	2000W. Russet Corut, #7
Beatrice J. Baker	1825 S. Kasper Drive
Brendan W. Brustman	1224 S. Clara Street
James P. Opfer	720 S. Railroad Street, Kimberly
Jeanie L. Wall	1513 N. Oneida Street
Jian Chen	1401 S. Nicolet Road, #74
Joda J. Wunderlich	806 Pondview Court
Jodi L. Wickesberg	218 Royal Court, #3
Karen Myszewski	N9155 Christopher Lane
Kathleen A. McCrary	1618 N. Racine Street
Kathleen M. Montgomery	5400 W. Spencer Street
Kelpie Stenson	300 W. Highland Park Ave.
Kevin R. Biesack	536 N. Union Street
Kyle S. Stuckey	711 E. Boldt Way, SPC #1414
Lynne M. Humphrey	220 Ryan Street, Combined Locks
Mackenzie L. Wise	7838 County Road T, Larsen
Marty J. Granius	237 Butte Des Morts Drive, Menasha
Melissa A. Niemuth	2401 E. Ashbury Drive, #1
Michael C. Cole	1713 E. Sylvan Avenue
Michelle L. VanDriest	1002 N. Superior Street
Rita Kalinowski	W4335 Trout Avenue, Rib Lake
Sarah N. Ebertsch	1124 W. Weiland Lane
Tanner Krause	218 E. Hoover Avenue
Thomas N. Folks	1504 W. Franklin Street
Tiffany L. Breit	241 N. 8 th Street, Hilbert
Tobias C. Dempsey	2330 S. Walden Avenue, #6
Zachary P. Martin	711 E. Boldt Way, SPC #1042
Aaron J. Hauser	729 W. Packard Street
Aaron W. Plachetka	4308 N. Terraview Drive
Allen L. Dalke	1312 Wittmann Park Lane, Menasha
Amber E. Janssen	W7086 Manitowoc Road, Menasha
Cynthia A. Eldred	706 E. Taft Avenue
Garrette J. Kersten	641 Grove Street, Neenah
Nicole C. Young	741 Depot Street, #7, Little Chute
Peter A. DiNardo	1320 Geneva Road, #9, Menasha
Angelo D. Lozano	116 Lorraine Avenue, Neenah

Anna J. Diedrich	2548 Mid Valley Drive, DePere
Daniel J. Clausen	495 Pearl Ave., #210, Oshkosh
Dawn M. Jansen	N9395 State Park Road
Emmylou Draper	210 N. Locust Street
Elizabeth A. Teske	135 N. Washington Street, Kimberly
Eric M. Cleveland	1000 W. Bell Avenue
Heather A. Pode	904 W. Hawes Avenue
Jonathon E. Grishaber	269 S. Helen Street, Kimberly
Julia K. Blair	710 E. Maple Street
Mathew L. Clark	1412 W. Christine Street, Kimberly
Mikki J. Grych	2960 W. Spencer Street, #n9
Paul A. Ohlrogge	518 S. Memorial Drive
Terry S. Byrum	200 Valley Road, Menasha
Troy A. Buelow	331 Oak Street, Menasha
Victoria R. Schmalz	1749 Schaefer Circle

Appleton Police Department

Excellence in Police Service – Fighting Crime and Solving Problems



To: Alderperson Konetzke, Chairperson – Human Resources Comm.
Alderperson Lobner, Chairperson – Safety and Licensing

From: Chief Todd Thomas

Date: June 17, 2015

Subject: Request for over hire – Patrol Officer Position

The Appleton Police Department has a patrol officer who is an active duty member of the Army on extended military leave until February 29, 2016.

I request approval to temporarily exceed the authorized number of sworn officers from 110 to 111 for the position of police officer immediately to mitigate the impact of this open position.

The over-hire would allow our Department to hire an entry-level officer to cover for the existing officer who is on this extended unpaid leave of absence. The existing officer has been on an unpaid leave of absence since February of 2015. Since the officer is on unpaid leave, the funding is already in the budget and would cover the over-hire position.

Should the officer on leave return to duty before another vacancy occurs, funding would be re-evaluated at that time. Additionally, it is likely some vacancies will occur within the Appleton Police Department due to retirements before February 29, 2016.

This position has already given our department savings as it has been unfilled since February 6, 2015.

I respectfully request your approval to "over-hire" one police officer position. Thank you for your consideration.



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: June 22, 2015

Common Council Meeting Date: July 1, 2015

Item: Special Use Permit #5-15 for a Wireless Telecommunication Tower

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: MTW of Appleton, Inc., Owner - Mike Thiel, President
Peter Schau (representing Central States Tower III, LLC), Applicant

Address/Parcel #: 1610 West Wisconsin Avenue (31-5-9538-02)

Petitioner's Request: The applicant is requesting a Special Use Permit for the construction and operation of a new 100-foot tall (105-feet with lightning rod) monopole tower to host new Verizon Wireless panel antennas and equipment at the 85 foot centerline, ground equipment cabling through the center of the monopole connecting to a new 11'6" x 25' 5 1/2" prefabricated equipment shelter near the base of the monopole within a 50' x 60' fenced compound all per plan.

STAFF ANALYSIS

Existing Site Conditions: The subject property is zoned C-2, General Commercial District. Per the City of Appleton Zoning Ordinance, wireless telecommunication towers require a Special Use Permit in the C-2 General Commercial District. The subject property is currently occupied by an auto sales lot, auto body and paint shop and towing business. An open area of the lot exists in the northern portion of the subject site.

Special Use Permit: The proposed wireless telecommunication facility is to be located in the northeastern portion of the site in an area approximately 3,000 square feet in size (See Attached Development Plan). The applicant is proposing to construct a 100-foot monopole wireless telecommunication tower and associated ground equipment. The proposed location of the tower and ground equipment meet the minimum setback standards in the C-2 District. The proposed tower and ground equipment will be enclosed within a chain-link fence enclosure.

Zoning Code Article XIII Sec. 23-424 (i)(1)(2) requires a 4-foot wide landscape buffer of plant materials around the wireless telecommunication facility. The applicant has included this buffer in their proposal. Residential properties are located approximately 70 feet north of the tower location separated from the proposed site by West Kamps Avenue.

The applicant is proposing a new telecommunication tower as opposed to co-locating on an existing tower or structure. The Zoning Code requires the applicant to demonstrate why co-location of their wireless telecommunication equipment was not chosen as an alternative to constructing a new tower. The applicant submitted a letter from Mustafa Siamof, RF Engineer for Verizon Wireless describing the reasons for constructing a new tower over co-locating on an existing tower or structure (See Attached Letter).

State Statute Revision (2013): In 2013, the State of Wisconsin revised statutes regarding local requirements for mobile towers. Local governments can no longer regulate a number of aspects of tower construction, including but not limited to:

- Enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the political subdivision.
- Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.
- Prohibit the placement of emergency power systems.
- Limit the duration of any permit that is granted.
- Limit the height of a mobile service support structure to under 200 feet.

Surrounding Zoning and Land Uses:

North:	Zoning:	R-1B Single-Family Residential
	Land Use(s):	Single-family house
South:	Zoning:	C-2 General Commercial
	Land Use(s):	Contractor's office
West:	Zoning:	C-2 General Commercial
	Land Use(s):	Retail
East:	Zoning:	C-2 General Commercial
	Land Use(s):	Auto sales; Apartment building

2010-2030 Comprehensive Plan: The Community Development staff has reviewed the City's 2010-2030 Comprehensive Plan which indicates this area is appropriate for a wireless telecommunication tower and associated ground equipment. The proposed Special Use Permit for the subject parcel is consistent with the following goal of the 2010-2030 Comprehensive Plan:

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.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under 23-66 (e) (1-6) and Article XIII of the Zoning Code, which were found in the affirmative.

Technical Review Group Report (TRG): This item was discussed at the June 2, 2015 Technical Review Group meeting. No negative comments were received.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #5-15 for a wireless telecommunication tower and associated ground equipment, **BE APPROVED**, subject to the following conditions:

1. A Site Plan Review application must be submitted and approved by the Community and Economic Development Department prior to building permits being issued for the construction of the proposed wireless telecommunication facility.
2. The approved security fencing with privacy slats and landscaping as described above must be maintained so as to fully screen the wireless telecommunication equipment and the base of the tower. The land owner is responsible for ensuring that screening is maintained.

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: N/A-Unmanned Mobile Service Support Structure & Mobile Service Facility

Years in operation: N/A

Type of proposed establishment (detailed explanation of business):

Unmanned Mobile Service Support Structure & Mobile Service Facility

Proposed Hours of Operation: Equipment will operate 24/7/365

Day	From	To
Week Day		
Friday		
Saturday		
Sunday		

Building Capacity and Area:

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: N/A persons

Gross floor area of the existing building(s):

N/A

Gross floor area of the proposed building(s):

294 sf-Unmanned Equipment Shelter

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

None.

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

Unmanned Mobile Service Support Structure & Mobile Service Facility will not produce any smoke or odors

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all mechanical equipment:

HVAC Equipment serving prefabricated equipment shelter-low level noise when operational.

Backup NG/LP Power Generator-Avg 72 dba at 23' (full load). Runs intermittently when tested or in the case

How will the noise be controlled?

HVAC Equipment-No Noise Controls necessary.

Backup NG/LP Power Generator-Generator is equipped with Level 2 sound attenuating enclosure and critical
a grade muffler.

Outdoor Lighting:

Type: Exterior wall mounted LED light fixture.

Location: Adjacent to man door on prefabricated shelter.

Off-Street Parking:

Number of spaces existing: No Change

Number of spaces proposed: No Change

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?

Existing street access from public way is adequate.

Outdoor Uses:

Type, location, size of outdoor storage area(s) of business property, goods, or merchandise not intended for customer viewing or immediate sale:

N/A

Type and height of screening of plantings/fencing/gating for outdoor storage area(s):

6' tall perimeter chain link fence surrounded by landscape buffer of +/-6' tall arborvitae planted 10' on
center per enclosed landscaping plan.

Type, location, size of outdoor display area(s) of merchandise for sale:

N/A

Number of Employees:

Number of existing employees: N/A

Number of proposed employees: N/A

Number of employees scheduled to work on the largest shift: N/A



Via: USPS Priority Mail

Mr. Michael Theil
President
MTW of Appleton, Inc.
5 Mulberry Court
Appleton, WI 54913

March 3, 2015

Re: Central States Tower III, LLC-Proposed Wireless Communications Facility/MTW of Appleton, Inc. Property-1610 W. Wisconsin Avenue, Appleton, WI 54913.

Parcel ID: 315953802

Dear Mike,

Please acknowledge this letter below as evidence of your consent for Ton 80 Realty Services, Inc. to file any and all necessary zoning, building, erosion control, and any other governmental use or permit applications required with the applicable jurisdictions and agencies for the installation and operation of a wireless communications tower facility and equipment upon the above referenced property by Central States Tower III, LLC ("CST") as your tenant, and Verizon Wireless as CST's prospective subtenant, on your behalf as the fee owner of the property.

Thank you for all of your time and assistance in the matter.

Best regards,

A handwritten signature in black ink, appearing to read "Peter Schau".

Peter Schau
On behalf of Central States Tower III, LLC
and Verizon Wireless

Acknowledged this TH30 day of
MARCH, 2015


A handwritten signature in black ink, appearing to read "Michael Theil".

Michael Theil
President
MTW of Appleton, Inc.
f/k/a Sarge's A-1 Rentals, Inc.

[illegible]

1. I am an adult resident of the State of Wisconsin and serve as RF Engineer at Verizon Wireless.

3. This sworn statement is made pursuant to Wis. Stat. §66.0404(2)(b)6.


Mustafa Siamof

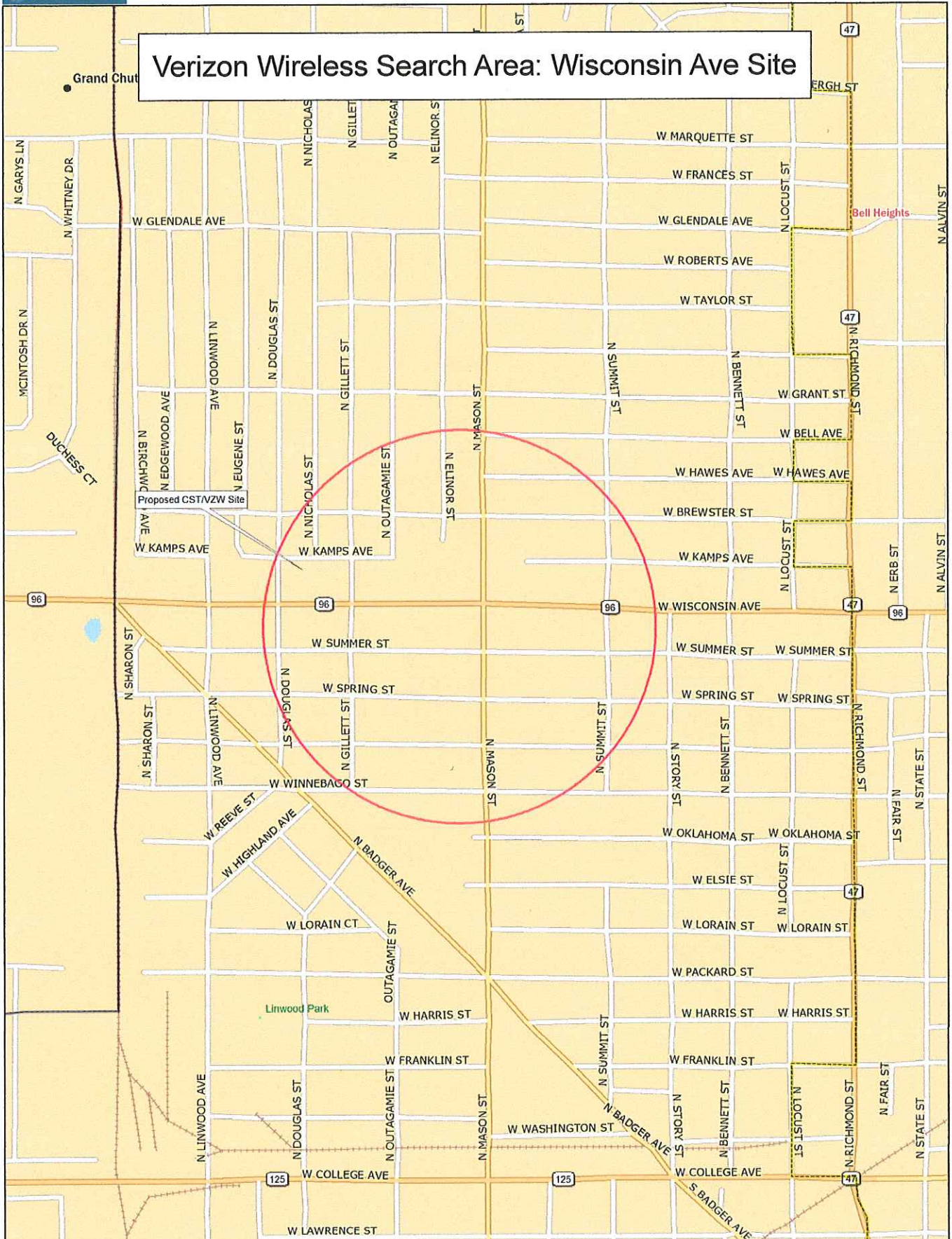
Christina Leonoff

Notary Public, State of Wisconsin

My commission: 10-23-2016



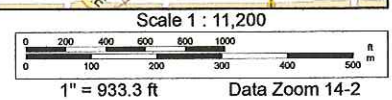
Verizon Wireless Search Area: Wisconsin Ave Site



Data use subject to license.

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www.delorme.com



April 27, 2015

Mr. Yuri Dobrowolsky
Director of Construction
Central States Tower
323 South Hale Street, Suite 100
Wheaton, IL 60187

RE: Proposed 100 ft Sabre Monopole for Wisconsin Ave, WI

Dear Mr. Dobrowlosky,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 40 mph with 1/2" ice, Structure Class II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

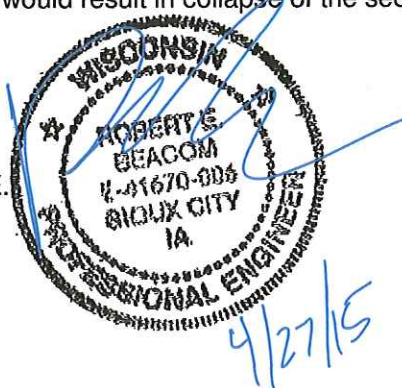
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one of the monopole shaft sections. This would result in a buckling failure mode, where the steel shaft would bend beyond its elastic limit (beyond the point where the shaft would return to its original shape upon removal of the wind load).

Therefore, the overall effect of an extreme wind event would be localized buckling of the monopole shaft. Assuming that the wind pressure profile is similar to that used to design the monopole, the shaft will buckle at the location of the highest combined stress ratio in the upper portion of the monopole. This would result in the portion of the monopole above "folding over" onto the portion below, essentially collapsing upon itself. **Please note that this letter only applies to a monopole designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in collapse of the section above, within a radius equal to 34 feet.

Sincerely,

Robert E. Beacom, P.E.
Design Engineer II



TOWAIR Determination Results

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 6577.88 MTRS (6.57789 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	44-16-7.00N	088-30-46.00W	OUTAGAMIE COUNTY RGNL	OUTAGAMIE APPLETON, WI	261.6	2439.0

PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 6551.67 MTRS (6.55170 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	44-15-11.00N	088-30-27.00W	OUTAGAMIE COUNTY RGNL	OUTAGAMIE APPLETON, WI	261.6	2439.0

Your Specifications

NAD83 Coordinates

Latitude	44-16-25.7 north
Longitude	088-25-50.5 west

Measurements (Meters)

Overall Structure Height (AGL)	32
Support Structure Height (AGL)	30.5
Site Elevation (AMSL)	249.8

Structure Type

MTOWER - Monopole

Tower Construction Notifications

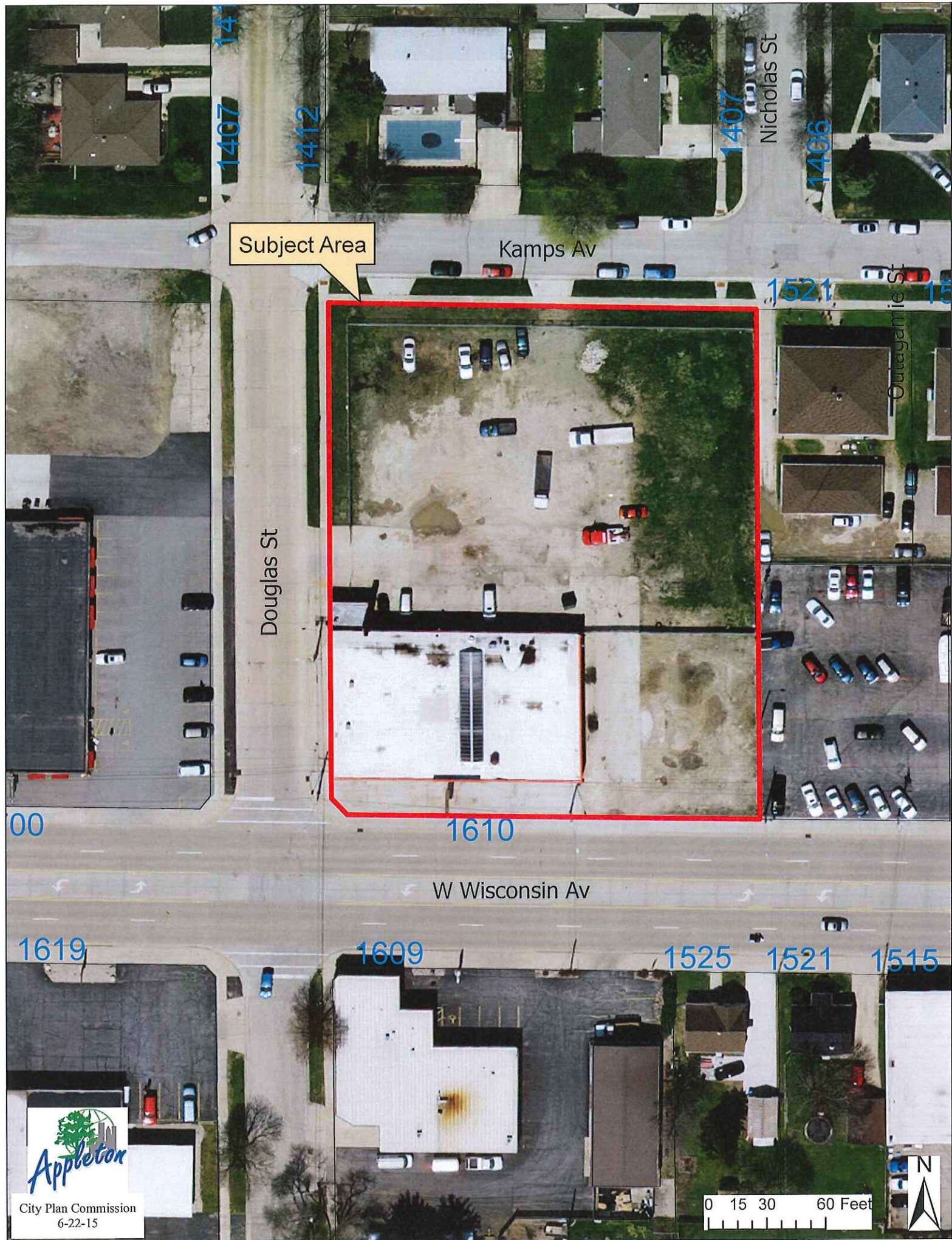
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

A map of the 'Subject Area' in Northland, Wisconsin. The map shows a grid of streets. A callout box labeled 'Subject Area' points to a specific location. To the left, a blue dashed line indicates the 'CITY LIMITS'. Surrounding areas are labeled 'Northland', 'Wisconsin', 'Badger', 'Mason', and 'College'. The map also shows various street names and a network of roads.



0 50 100 200 Feet





Subject Area

Kamps Av

1521

Outagamie St

Douglas St

1610

W Wisconsin Av

1619

1609

1525

1521

1515

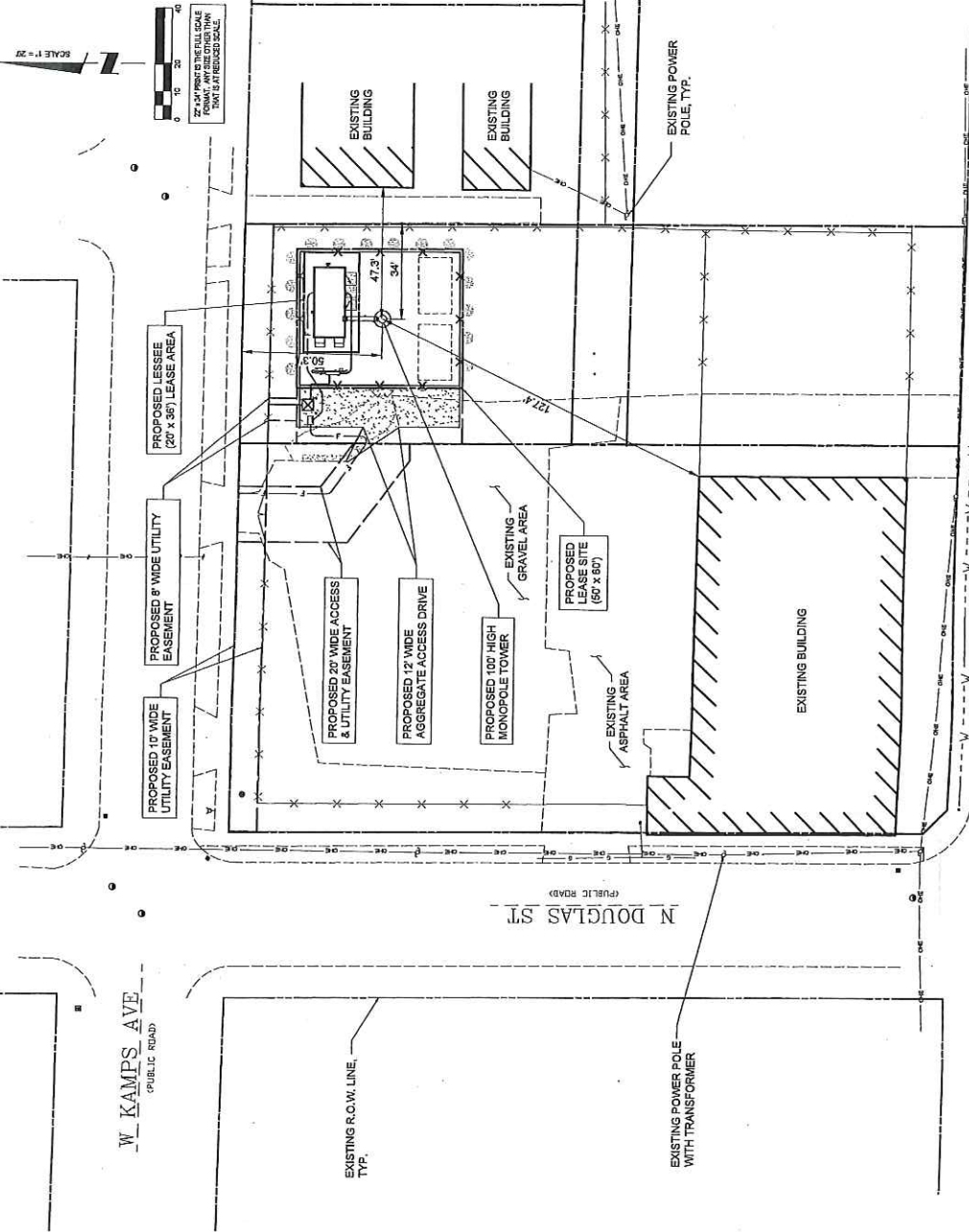


City Plan Commission
6-22-15

0 15 30 60 Feet



- LEGEND**
- 1" X 18" IRON PIPE SET
 - REBAR FOUND
 - 6" NAIL SET
 - COUNTY MONUMENT FOUND
 - EXISTING POWER POLE
 - GAS METER
 - GAS VALVE
 - LIGHT POLE
 - FIRE HYDRANT
 - MANHOLE
 - STORM INLET (ROUND)
 - STORM INLET (SQUARE)
 - METAL POST
 - FLAG/MARKER
 - OVERHEAD ELECTRIC
 - BURIED GAS
 - WATER MAIN
 - PROPERTY LINE



MERIDIAN
SURVEYING, LLC

8774 Firelane 1
Menasha, WI 54952

Office: 920-593-0881
Fax: 920-273-6037

SURVEY PERFORMED BY:



OWNER: 1610 West Wisconsin Avenue, LLC
DATE: 06/22/15
BY: [Signature]
FOR: [Signature]



City Plan Commission
06-22-15

1610 West Wisconsin Avenue - Central State Tower III, LLC
Special Use Permit
Tower for Wireless Telecommunication Services

CST

CENTRAL STATES TOWER III, LLC

TERRA

600 Bluffs Highway
P.O. Box 847
P.O. Box 847
P.O. Box 847
P.O. Box 847

NO.	DATE	DESCRIPTION
1	06/07/15	UPDATE FOR A LESSEE ENTRY
2	06/07/15	UPDATE WITH SITE AC COMMENTS
3	06/07/15	ISSUED FOR REVIEW
4	06/07/15	ISSUED FOR REVIEW
5	06/07/15	ISSUED FOR REVIEW
6	06/07/15	ISSUED FOR REVIEW
7	06/07/15	ISSUED FOR REVIEW
8	06/07/15	ISSUED FOR REVIEW
9	06/07/15	ISSUED FOR REVIEW
10	06/07/15	ISSUED FOR REVIEW

WI-00-5059
WISCONSIN
AVENUE

1610 W WISCONSIN AVE
APPLETON, WI 54914

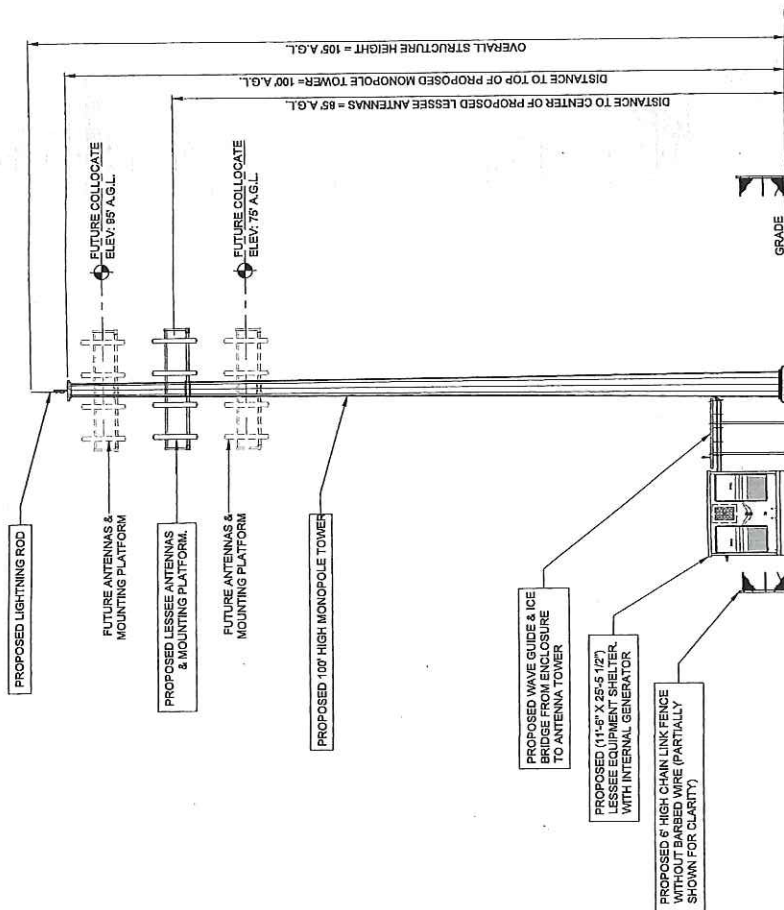
DRAWN BY: BTE
CHECKED BY: TAZ
DATE: 01/16/15
PROJECT #: 04151

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP

1610 West Wisconsin Avenue - Central State Tower III, LLC
Special Use Permit
Tower for Wireless Telecommunication Services

1 SITE ELEVATION
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"
20' L.P. PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THIS IS AT REDUCED SCALE.



CENTRAL STATES TOWER III, LLC

TERRA
CONSULTING GROUP, LTD.
600 Baseline Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401



NO.	DATE	BY	DESCRIPTION
10	01/16/15	BTE	ISSUED FOR REVIEW
9	02/03/15	BTE	UPDATE WITH SITE AC COMMENTS
8	04/07/15	TJS	UPDATE ECHA & LESSEE ENTRY

WI-00-5059
WISCONSIN
AVENUE

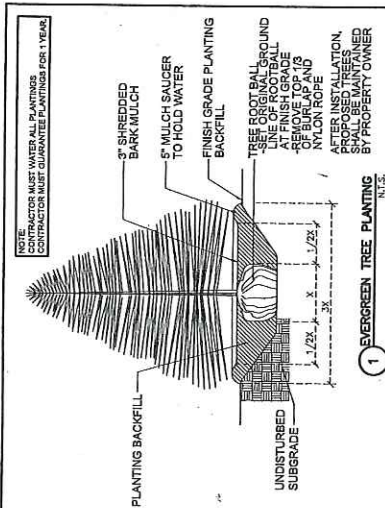
1610 W WISCONSIN AVE
APPLETON, WI 54914

DRAWN BY:	BTE
CHECKED BY:	TJZ
DATE:	01/16/15
PROJECT #:	34-151

SHEET TITLE	SITE ELEVATION
SHEET NUMBER	ANT-1

GENERAL LANDSCAPE NOTES

1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL BE DONE TO MAINTAIN THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS, ABNORMAL DEFECTS SUCH AS KNOTS, SUNSCOLD, INJURIES, AND OTHER DEFECTS. PLANTS SHALL BE OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARANTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS THAT DIE OR ARE DAMAGED BY OTHERS OR UNUSUAL PHENOMENA RESULTING FROM NEGLECT OR ABUSE. DAMAGE BY OTHERS OR UNUSUAL PHENOMENA SHALL BE THE CONTRACTOR'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, STORMS, FIRES OR VANDALISM.
4. REPLACEMENTS DURING THE WARRANTY PERIOD, REPLACE ONE TIME AT NO COST TO THE OWNER. PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE CONTRACTOR, ARE NOT SUITABLE FOR THE SITE. AT THE CONTRACTOR'S EXPENSE, REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
5. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN, COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
6. TOPSOIL SHALL CONSIST OF FERTILE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF GRASS, ROOTS, STICKS AND OTHER EXTRANEEOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
7. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
8. SEEDING SHALL BE DONE WITH A MIXTURE OF EXISTING TURF OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CRYSTAL BERMUDA. THE SEEDING MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET OR EQUAL SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.



CENTRAL STATES TOWER III, LLC

TERRA
CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
Tel: 847/698-6400
Fax: 847/698-6401

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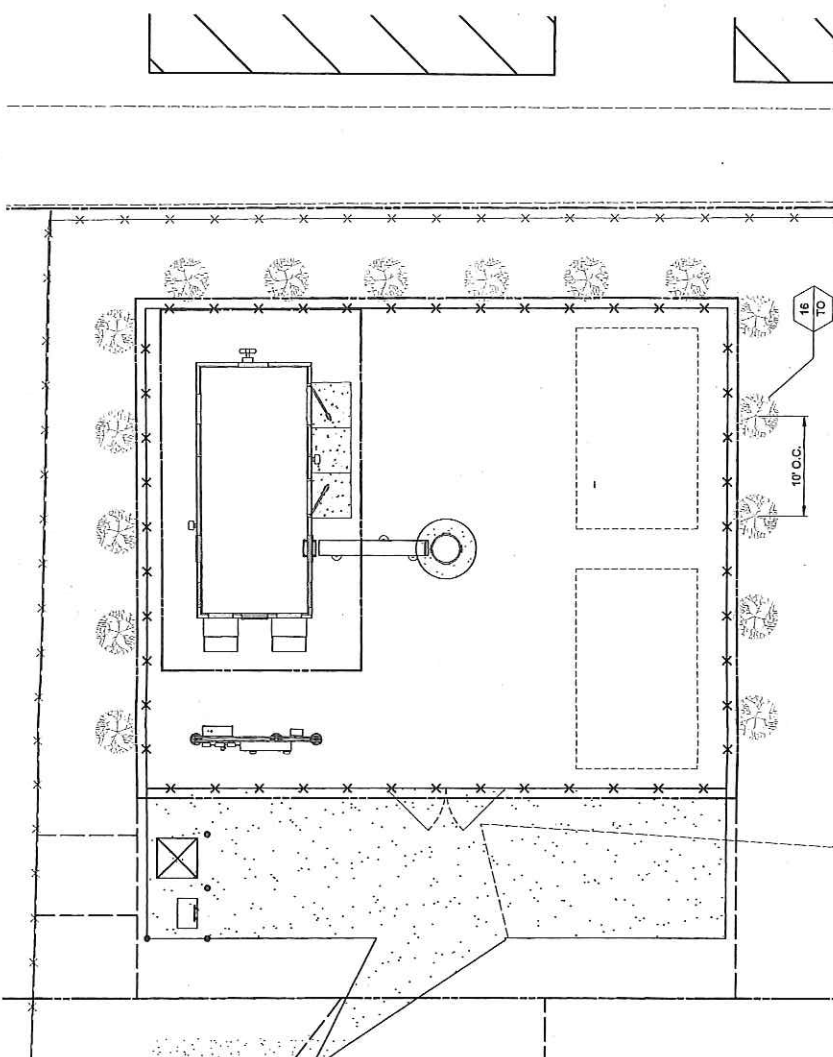
DESCRIPTION
DATE
BY
REVISIONS

WI-00-5059
WISCONSIN
AVENUE
1610 W WISCONSIN AVE
APPLETON, WI 54911

DRAWN BY: B
CHECKED BY: T
DATE: 9/16
PROJECT #: 50-1

SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
L-1



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	16	8 FT. HT. MIN.	B & B (BALED & BURLAPPED)

(IF NOT ARBORVITAE (MOST COMMON) REFER TO "DURR'S HARDY" LANDSCAPE BOOK AND/OR INTERNET SEARCH ENGINE FOR SYMBOL, BOTANICAL COMMON NAME. REMOVE THIS NOTE WHEN DONE



1610 West Wisconsin Avenue - Central State Tower III, LLC
Special Use Permit
Tower for Wireless Telecommunication Services



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: June 22, 2015

Common Council Meeting Date: July 1, 2015

Item: Special Use Permit #6-15 for a restaurant with alcohol sales

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Property owner: Bell Heights Development - Jim Smith, Managing Partner
Applicant: Guang Hai Chen

Building Address/Parcel #: 1000 West Wisconsin Avenue / 31-5-2676-00

Tenant Suite Address #: Unit #3

Petitioner's Request: The applicant is requesting a Special Use Permit for a restaurant with alcohol sales.

BACKGROUND

Site Plan #01-58 was approved for the construction of the existing multi-tenant building and parking lot.

STAFF ANALYSIS

Existing Site Conditions: The existing building is 27,535 square feet in area. The proposed restaurant with alcohol sales occupies 2,100 square feet of the existing building. Adequate parking exists on the north and south sides of the building for the existing tenants, and two (2) curb cuts exist on West Wisconsin Avenue and Kamps Avenue.

Zoning Ordinance Requirements: In order to obtain a Special Use Permit for alcohol sales and consumption in conjunction with the proposed restaurant, the Plan Commission makes a recommendation to the Common Council who will make the final decision. This request will not increase existing building area or tenant capacity and, therefore, does not require additional off-street parking spaces because the intensity of the use remains the same.

Operational Information: See attached Plan of Operation and Locational Information.

Surrounding Zoning and Land Uses:

North: R-1B – Single-Family District, Single-Family Residential
South: C-2 – General Commercial District, Commercial and Single-Family Residential
West: C-2 – General Commercial District, Commercial
East: C-2 – General Commercial District, Commercial

2010-2030 Comprehensive Plan: The 2010-2030 Future Land Use Map currently represents this area to be used for commercial. The proposed zoning classification is consistent with the City's Comprehensive Plan and is consistent with the purpose and intent of the C-2 General Commercial 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.

Findings: This business is located within a building along a major corridor of the City that contains existing retail, professional and personal services. This request serves to expand the range of goods and services provided in the area and facilities continued viability of the commercial corridor.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under 23-66 (e)(1-6) and (h)(6), which were found in the affirmative.

Technical Review Group Report (TRG): This item was reviewed at the June 2, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #6-15 for a restaurant with alcohol sales, **BE APPROVED**, to run with the land, subject to the following conditions:

1. The serving and consumption of alcohol is limited to the interior ground floor of the tenant space identified in blue highlight on the Development Plan dated 6-22-15.
2. Compliance with the Operational Plan is required at all times. Changes to the Operational Plan shall be submitted to the Community and Economic Development Department for review and approval.
3. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.
4. Any 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 Zoning Ordinance.

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

Business Information:

Name of business: Min Du Buffet

Years in operation: new

Percentage of business derived from restaurant service: 90 %

Type of proposed establishment (detailed explanation of business):

chinese buffet.

Proposed Hours of Operation for Indoor Uses:

Day	From	To
Week Day	10:30 AM	10:00 PM
Friday	↓	↓
Saturday	↓	↓
Sunday	↓	↓

Serve Alcohol till
9:00pm

Building Capacity and Area:

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: _____ persons

Gross floor area of the existing building(s): 2100 s.f. (unit Area) Dining Area 820 s.f.

Gross floor area of the proposed building(s): _____

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all equipment or other mechanical sources:

None no noise anticipated

Describe how the crowd noise will be controlled inside and outside the building:

staff

If off-street parking is available for the business, describe how noise from the parking lot will be controlled:

staff

Outdoor Uses:

Location, type, size and design of outdoor facilities:

N/A

Type and height of screening of plantings/fencing/gating:

N/A

Is there any alcohol service incorporated in this outdoor facility proposal? Yes ☐ No ☒

Are there plans for outdoor music/entertainment? Yes ☐ No ☒

If yes, describe how the noise will be controlled:

Is there any food service incorporated in this outdoor facility proposal? Yes ☐ No ☒

Proposed Hours of Operation for Outdoor Uses:

Day	From	To
Week Day		
Friday		
Saturday		
Sunday		

Outdoor Lighting:Type: Cut off FixturesLocation: Building Parking lot.**Off-Street Parking:**Number of spaces existing: 127Number of spaces proposed: —**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 licensed premises:

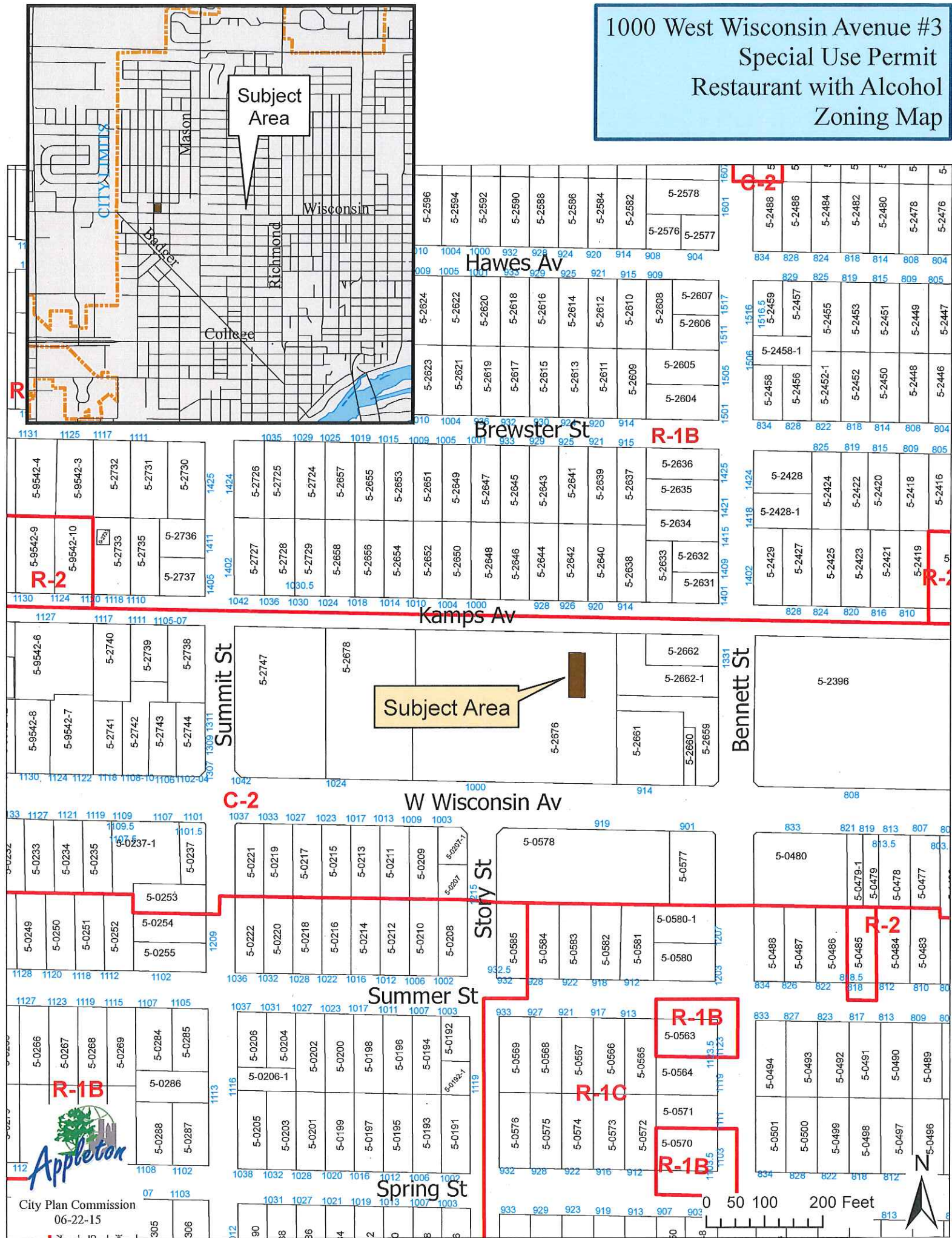
N/A

_____**Number of Employees:**

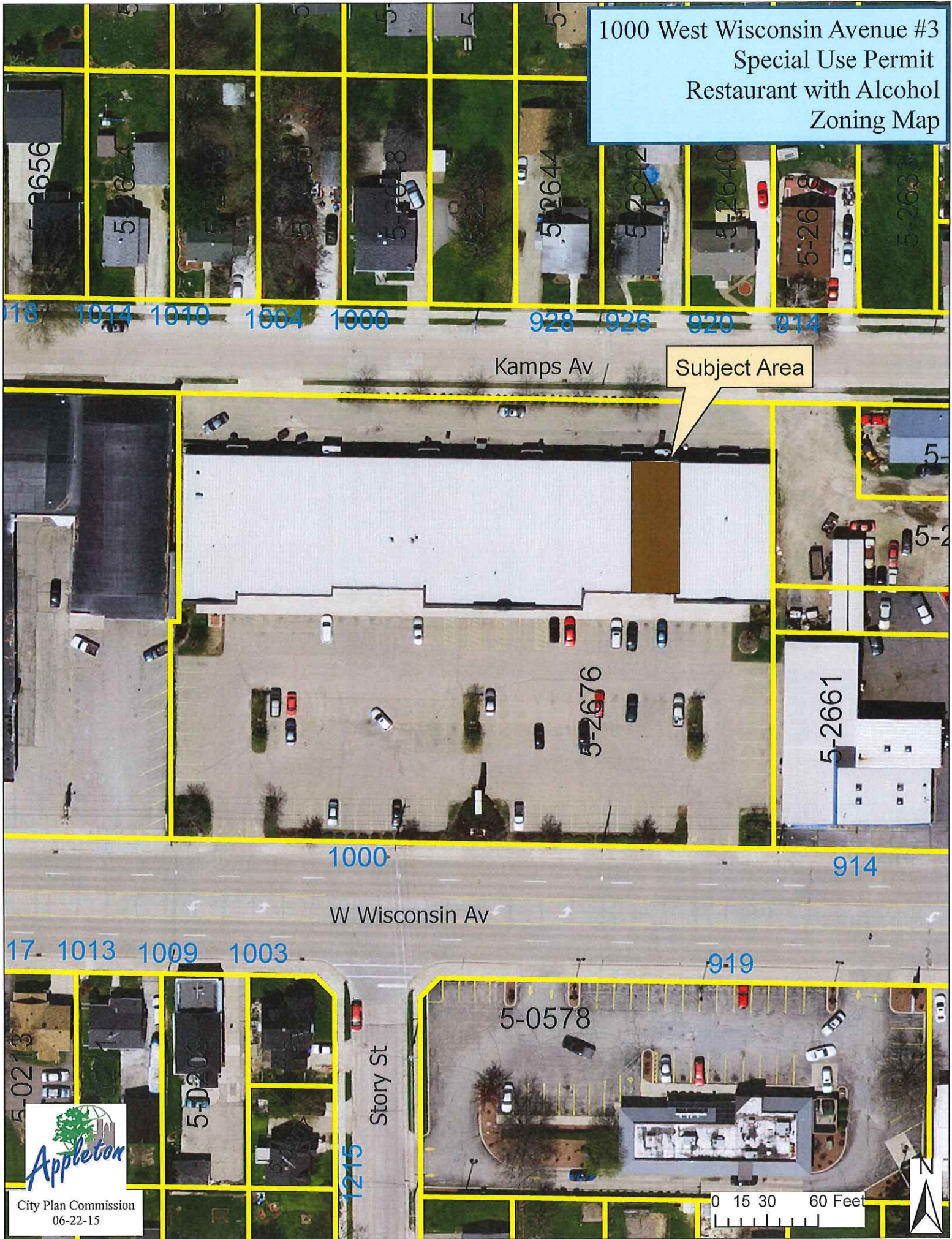
Number of existing employees: _____

Number of proposed employees: 3Number of employees scheduled to work on the largest shift: 3

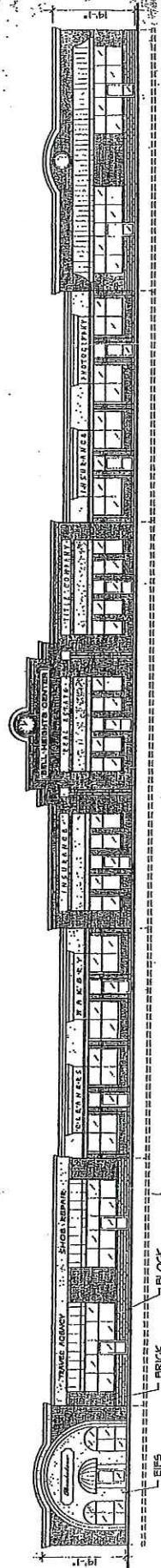
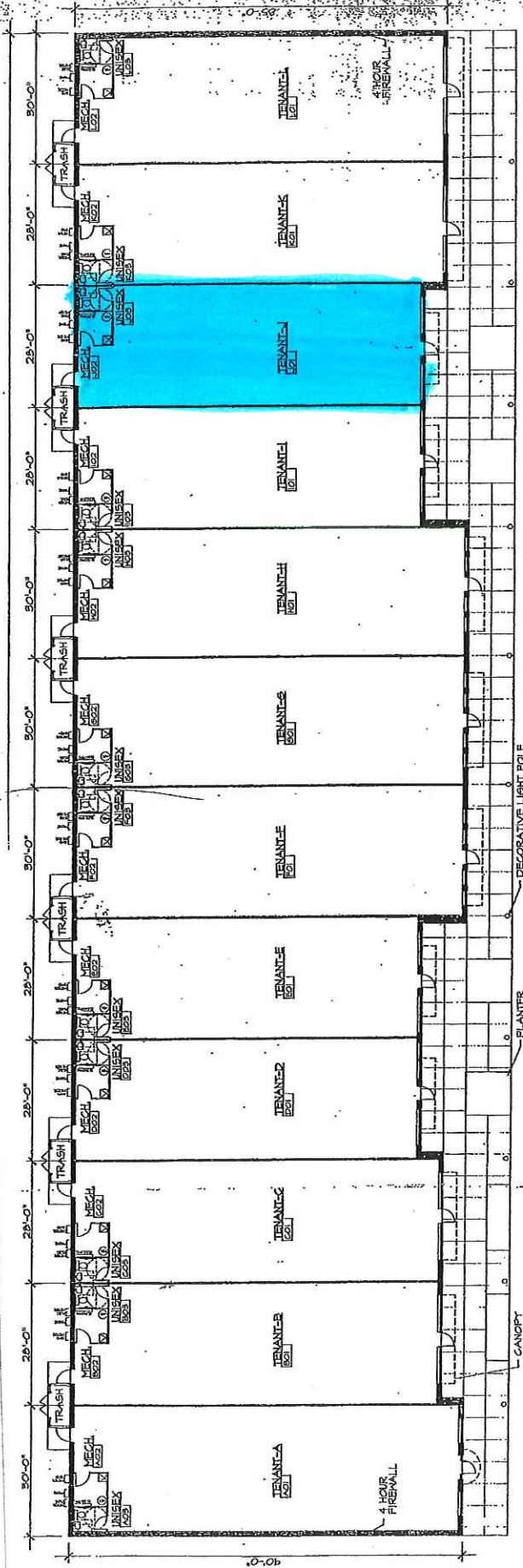
1000 West Wisconsin Avenue #3
Special Use Permit
Restaurant with Alcohol
Zoning Map



1000 West Wisconsin Avenue #3
Special Use Permit
Restaurant with Alcohol
Zoning Map



City Plan Commission
06-22-15



1000 West Wisconsin Avenue #3
Special Use Permit
Restaurant with Alcohol

CITY OF APPLETON
Department of Public Works
MEMORANDUM

TO: ☒ **Finance Committee**
☐ **Municipal Services Committee**
☐ **Utilities Committee**

SUBJECT: Award of Contract

The Department of Public Works recommends that the following described work:

Unit E-15 Miscellaneous Concrete & Street Excavation Repairs

Be awarded to:

Name: Al Dix Concrete, Inc.

Address: 500 Draper Street

Kaukauna, WI 54130

In the amount of : _____

With a _____ **% contingency of :** _____

For a project total not to exceed : _____

**** OR ****

In an amount Not To Exceed : \$604,800.00

Budget: \$604,800.00

Estimate: \$600,000.00

Committee Date: 06/24/15

Council Date: 07/01/15

Item	Description	Qty./	Unit	#1 - Al Dix Concrete, Inc.		#2 - Fischer Ulman Const., Inc.	
				Unit Price/\$	Total/\$	Unit Price/\$	Total/\$
1.	Furnish & Install High Early Concrete, 1 Day	40	cu.yds.	\$20.00	\$800.00	\$23.00	\$920.00
2.	Furnish & Install High Early Concrete, 3 Day	225	cu.yds.	\$13.00	\$2,925.00	\$17.00	\$3,825.00
3.	Furnish & Install 9" Plain Concrete Pavement	50	sq.yds.	\$50.00	\$2,500.00	\$69.00	\$3,450.00
4.	Furnish & Install 8" Plain Concrete Pavement	2,250	sq.yds.	\$45.00	\$101,250.00	\$52.50	\$118,125.00
5.	Furnish & Install 8" Doweled Concrete Pavement - Fire Station #1	1,262	sq.yds.	\$50.00	\$63,100.00	\$49.50	\$62,469.00
6.	Furnish & Install 7" Plain Concrete Pavement	3,200	sq.yds.	\$43.00	\$137,600.00	\$51.25	\$164,000.00
7.	Furnish & Install 4" Asphalt Pavement	125	sq.yds.	\$50.00	\$6,250.00	\$62.81	\$7,851.25
8.	Furnish & Install 3" Asphalt Pavement	500	sq.yds.	\$45.00	\$22,500.00	\$59.81	\$29,905.00
9.	Furnish & Install 2" Asphalt Pavement	100	sq.yds.	\$45.00	\$4,500.00	\$59.81	\$5,981.00
10.	Unclassified Excavation	950	cu.yds.	\$15.00	\$14,250.00	\$20.00	\$19,000.00
11.	Furnish & Install Stone Base	650	ton	\$13.00	\$8,450.00	\$16.75	\$10,887.50
12.	Furnish & Install 8" Stone Base - Fire Station #1	1,488	sq.yds.	\$8.00	\$11,904.00	\$7.50	\$11,160.00
13.	Provide Fine Grading - Fire Station #1	1,488	sq.yds.	\$1.00	\$1,488.00	\$2.25	\$3,348.00
14.	Furnish & Install Ground Stabilization Fabric - Fire Station #1	1,488	sq.yds.	\$2.25	\$3,348.00	\$2.25	\$3,348.00
15.	Furnish & Install Geotextile 6 oz. Non-woven - Fire Station #1	251	sq. yds.	\$12.00	\$3,012.00	\$11.95	\$2,999.45
16.	Furnish & Install Geoweb #50V120503 - Fire Station #1	105	ea.	\$86.00	\$9,030.00	\$110.00	\$11,550.00
17.	F&I Clear Stone AASHTO #4 - Fire Station #1	272	ton	\$15.00	\$4,080.00	\$30.00	\$8,160.00
18.	F&I Clear Stone AASHTO #57 - Fire Station #1	54	ton	\$15.00	\$810.00	\$30.00	\$1,620.00
19.	F&I Permeable Articulating Concrete Block - Fire Station #1	1,445	sq.ft.	\$20.00	\$28,900.00	\$22.00	\$31,790.00
20.	Furnish & Place Aggregate Slurry	10	cu.yds.	\$70.00	\$700.00	\$68.00	\$680.00
21.	Furnish & Install 18" Curb & Gutter	150	lin.ft.	\$20.00	\$3,000.00	\$26.50	\$3,975.00
22.	Furnish & Install 30" Curb & Gutter	500	lin.ft.	\$23.00	\$11,500.00	\$29.75	\$14,875.00
23.	Furnish & Install Special Curb	50	lin.ft.	\$20.00	\$1,000.00	\$23.75	\$1,187.50
24.	Furnish & Install 8" Driveway Apron	150	sq. ft.	\$5.00	\$750.00	\$5.35	\$802.50
25.	Furnish & Install 7" Driveway Apron	300	sq. ft.	\$4.65	\$1,395.00	\$4.90	\$1,470.00
26.	Furnish & Install 5" Driveway Apron	7,500	sq. ft.	\$3.85	\$28,875.00	\$4.50	\$33,750.00
27.	Furnish & Install 8" Concrete Sidewalk	150	sq. ft.	\$5.00	\$750.00	\$5.25	\$787.50
28.	Furnish & Install 7" Concrete Sidewalk	450	sq. ft.	\$4.65	\$2,092.50	\$4.85	\$2,182.50
29.	Furnish & Install 5" Concrete Sidewalk	6,500	sq. ft.	\$3.85	\$25,025.00	\$4.45	\$28,925.00
30.	Furnish & Install 4" Concrete Sidewalk	10,500	sq. ft.	\$3.65	\$38,325.00	\$3.99	\$41,895.00
31.	Furnish & Install 7" Handicap Ramp	500	sq. ft.	\$5.00	\$2,500.00	\$5.00	\$2,500.00
32.	Furnish & Install Truncated Dome	150	sq. ft.	\$28.00	\$4,200.00	\$34.00	\$5,100.00
33.	Concrete Pavement Removal	5,500	sq. yds.	\$2.00	\$11,000.00	\$4.50	\$24,750.00
34.	Asphalt Pavement Removal	3,150	sq. yds.	\$2.00	\$6,300.00	\$4.50	\$14,175.00
35.	Curb & Gutter Removal	225	lin.ft.	\$5.00	\$1,125.00	\$5.00	\$1,125.00
36.	Curb Removal	50	lin.ft.	\$5.00	\$250.00	\$5.00	\$250.00
37.	Asphalt/Concrete Driveway Apron Removal	7,500	sq. ft.	\$1.00	\$7,500.00	\$1.10	\$8,250.00
38.	Asphalt/Concrete HC Ramp Removal	500	sq. ft.	\$1.00	\$500.00	\$1.50	\$750.00
39.	Asphalt/Concrete Walk Removal	14,500	sq. ft.	\$1.00	\$14,500.00	\$1.10	\$15,950.00

Item	Description	Qty./	Unit	#1 - Al Dix Concrete, Inc.		#2 - Fischer Ulman Const., Inc.	
				Unit Price/\$	Total/\$	Unit Price/\$	Total/\$
40.	Full Depth Sawcut	11,500	lin.ft.	\$2.50	\$28,750.00	\$2.90	\$33,350.00
41.	Furnish & Install Reinforcing Rod #4's	50	lin.ft.	\$1.50	\$75.00	\$2.00	\$100.00
42.	Furnish & Install Drilled-In Tie Bars	4,450	ea.	\$6.00	\$26,700.00	\$6.50	\$28,925.00
43.	Furnish & Install Smooth Dowels (DOT)	10	ea.	\$11.00	\$110.00	\$15.00	\$150.00
44.	Furnish & Install Dowel Basket Assembly	35	lin.ft.	\$15.00	\$525.00	\$16.50	\$577.50
45.	Furnish Terrace Restoration	80	sq. yds.	\$6.00	\$480.00	\$5.50	\$440.00
46.	Furnish & Install Seed & Fertilizer	80	sq. yds.	\$1.25	\$100.00	\$1.50	\$120.00
47.	Furnish & Install Mulch	80	sq. yds.	\$1.00	\$80.00	\$2.00	\$160.00
48.	Adjust Storm MH Casting	20	ea.	\$275.00	\$5,500.00	\$300.00	\$6,000.00
49.	Adjust Storm Inlet Casting	15	ea.	\$275.00	\$4,125.00	\$300.00	\$4,500.00
50.	Adjust Sanitary MH Casting	15	ea.	\$275.00	\$4,125.00	\$300.00	\$4,500.00
51.	Furnish & Install Storm MH Casting	2	ea.	\$550.00	\$1,100.00	\$575.00	\$1,150.00
52.	Furnish & Install "C" Inlet Casting	12	ea.	\$550.00	\$6,600.00	\$575.00	\$6,900.00
53.	Furnish & Install "E" Inlet Casting	8	ea.	\$550.00	\$4,400.00	\$575.00	\$4,600.00
54.	Furnish & Install Sanitary MH Casting	2	ea.	\$550.00	\$1,100.00	\$575.00	\$1,150.00
55.	Rebuild Inlet	18	ea.	\$1,500.00	\$27,000.00	\$2,585.00	\$46,530.00
56.	Furnish & Install 10", 12" Inlet Lead	60	lin.ft.	\$70.00	\$4,200.00	\$100.00	\$6,000.00
57.	Furnish & Install 6" Storm Lateral	30	lin.ft.	\$40.00	\$1,200.00	\$95.00	\$2,850.00
58.	Furnish & Install 4", 6" Storm Riser	5	lin.ft.	\$75.00	\$375.00	\$95.00	\$475.00
59.	Furnish & Maintain Traffic Controls for Arterial/Collector Work in Travel Lane (pp.23 TTC)	5	ea.	\$900.00	\$4,500.00	\$875.00	\$4,375.00
60.	Furnish & Maintain Traffic Controls for Arterial/Collector Half Road Closure (PP.24 TTC)	4	ea.	\$1,100.00	\$4,400.00	\$1,200.00	\$4,800.00
61.	Furnish Traffic Control for Detour of Arterial/Collector (pp.27 TTC)	4	ea.	\$1,600.00	\$6,400.00	\$1,600.00	\$6,400.00
TOTAL: BASE BID 1 THROUGH 61:					\$719,829.50		\$867,821.70



MEMORANDUM

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

TO: Community & Economic Development Committee (CEDC)
FROM: Monica Klaeser, Deputy Director
DATE: June 15, 2015
RE: Approval of Verizon Wireless Plan for 2800 E. College Avenue per Deed Restrictions

Ton80 Realty Services, on behalf of Verizon Wireless Personal Communications, is requesting approval of their proposed plan to install antennas and an equipment shelter at 2800 E. College Avenue, which is part of the Woodward Communication property. Per the 1978 deed granted by the City of Appleton to Telegraph-Herald, Inc., the property is subject to plan approval by the Commerce and Industrial Development Committee (known today as the Community & Economic Development Committee).

A complete copy of this request, along with the plan and deed, is attached for your consideration. This plan has been reviewed and approved for Site Plan as well as a building permit.

Staff Recommendation:

The Community & Economic Development Committee approve the Verizon Wireless Personal Communications Plan as submitted on June 11, 2015 for 2800 E. College Avenue, Appleton.



Via: Email

June 11, 2015

Monica Klaeser
Deputy Director, Community & Economic Development
City of Appleton
100 N. Appleton Street
Appleton, WI 54911

**Re: Verizon Wireless Personal Communications, LP d/b/a Verizon Wireless
Request for Plan Approval of Proposed Mobile Service Facility
Location: 2800 E. College Avenue, Appleton, WI, 54915
Site Name: Kensington Woodward**

Dear Ms. Klaeser:

We represent Verizon Wireless Personal Communications, LP d/b/a Verizon Wireless. Per our discussion, please accept this letter on their behalf as a request for Plan Approval from the City of Appleton Community and Economic Development Committee as required by the deed restriction on the property from the original subdivision development.

I have included a copy of the deed listing the restrictions and a site plan with elevation detailing the proposed Verizon Wireless install on the existing guyed tower at the property. At the site, Verizon Wireless proposes to install antennas at 80' on the existing 480' guyed tower and place an equipment shelter at the tower's base.

The City of Appleton Planning Division has reviewed the plans and granted Site Plan Approval. Similarly, the City of Appleton Building Department has reviewed the plans and issued a Building Permit. This request of the City of Appleton Community and Economic Development Committee results from the normal due diligence conducted by Verizon Wireless on any new mobile service facility it deploys.

Should you have any additional information needs or questions regarding the application, please contact me directly at (630) 441-0521. Thank you again for your efforts on this project.

Best regards,

Eric Lennington

Eric Lennington,
On behalf of Verizon Wireless
Enclosures as described

754752

J 1133 1 10

WARRANTY DEED—By Corporation
STATE OF WISCONSIN—FORM 10
THIS DEED WAS RECORDED AT THE
REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI.
RECEIVED AND RECORDED ON

SEP 15 1978

AT 9 O'CLOCK P.M.
IN JACKET 1133 IMAGE 10-12
D.P. Sutherland
REGISTER OF DEEDS CW

RETURN TO

THIS INDENTURE, Made by City of Appleton,
A Wisconsin Municipal Corporation

_____ a Corporation
duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor,
of Outagamie County, Wisconsin, hereby conveys and warrants to
Telegraph-Herald, Inc.

grantee, of _____ County, Wisconsin, for the sum of
Eighty-Nine Thousand (\$89,000.00) Dollars

the following tract of land in Outagamie County, State of Wisconsin:

A parcel of land located in part of Government Lot 7 and 8, Section Twenty-nine (29), Township Twenty-one (21) North, Range Eighteen East, City of Appleton, Outagamie County, Wisconsin, bounded and described as follows: Beginning at the southeast corner of Lot 1, Block 32, Schaefer Park Plat, thence N 1°-35'-20" west (recorded as N.1°-35'-00" west) along the east line of said plat 967.95 feet; thence N.88°-24'-40" east, 700.00 feet to a point known as Point "A", thence S.1°-35'-20" east, 909.44 feet to a point on the north right-of-way line of College Avenue (C.T.H. "CE") as presently laid out; thence S.83°-38'-00" west, along the north right-of-way line of said College Avenue (C.T.H. "CE"), 702.44 feet to the point of beginning. Said parcel of land containing 15.085 acres more or less.

Less therefrom the following described east 30.00 foot strip of land thereof for public right-of-way purposes; beginning at Point "A" as described above; thence S.1°-35'-20" east, 281.91 feet; thence S.88°-19'-00" west 30.00 feet; thence N. 1°-35'-20" west 281.96 feet; thence N.88°-24'-40" east, 30.00 feet to the point of beginning; and containing 0.19 acres of land, more or less.

Reserving the balance of the east 30.00 feet for an easement for ingress and egress purposes to abutting property and for future street right-of-way.

This property shall be subject to the following:

I. Setbacks

- A. Front Yard: No building shall be constructed on the site nearer than forty (40) feet of the right-of-way of any public street or highway. in the case of corner lots both forty (40) feet setbacks will apply.
- B. Side and Rear Yards: Minimum side and rear yards shall be twenty-five (25) feet, provided that adjacent property owners may mutually agree to jointly construct common wall structures, thereby, eliminating any setback between buildings.

(Cont'd on side two)

In Witness Whereof, the said grantor has caused these presents to be signed by James P. Sutherland Mayor, and countersigned by Elden J. Broehm City Clerk, at _____, Wisconsin, and its corporate seal to be hereunto affixed, this 14th day of September, A.D., 19 78.

SIGNED AND SEALED IN PRESENCE OF

Dorothy C. Lowe

Christina E. W. [unclear]

CITY OF APPLETON

James P. Sutherland Corporate Seal
Mayor

Elden J. Broehm City Clerk

Elden J. Broehm

STATE OF WISCONSIN,

Outagamie County, } ss.

Personally came before me, this 14th day of September, A.D., 19 78, James P. Sutherland Mayor, and Elden J. Broehm City Clerk

1. Land Use: Uses in the Industrial Park shall be limited to manufacturing, warehousing or distribution activities, and administrative offices related directly thereto. Commercial and service uses shall not be permitted. Exception: Property described above may be used for radio broadcasting facilities.
- I. Construction and Materials: Any building erected shall be of masonry construction or enameled steel or the equivalent thereof.
- . Landscaping: The front yard area of the site shall be graded, landscaped, and planted with ~~trees~~ shrubs, ground cover; and appropriate natural landscaping materials. Landscaping shall relate to buildings and paved surfaces as to scale, massing, size, shape, and color. At time of planting, vegetation shall be of sufficient size as to noticeably enhance the site (i.e. whips are inappropriate as primary landscaping elements). ~~Existing trees shall be preserved whenever possible, and may be substituted for part of the required landscaping.~~ Plant material shall be of hardy quality, preferably native of Wisconsin. ~~Woody or short-lived trees such as Box Elder, Poplar, American Elm, or Willow shall not be acceptable.~~ Vendee shall be responsible for maintenance of vegetation and replacement of any defective plant material.
- . Parking: All parking areas shall be paved. Parking shall be permitted within the minimum front yard setback area, however, it shall be located no closer than fifteen (15) feet to the public right-of-way line. The purchaser agrees to provide off-street parking for employees, clients, and visitors.
- I. Outdoor Storage: No outside storage of any kind shall be permitted unless such stored material is visually screened from all streets with a suitable fence, vegetation, berm, or combination thereof. Screening shall be attractive in appearance and in keeping with the architectural quality of the main structure. Said structure shall be limited to behind the front line of the building on the property, and within the building setback lines. No waste material or refuse may be dumped or permitted to remain on any part of the property outside of the buildings. Storage of fuel oil or other bulk fluids must be underground. Fences, walls or hedges may not be located closer than fifteen (15) feet to any property line.
- I. Approval of Plans: Before commencing the construction or alteration of any buildings, additions, enclosures, fences, loading docks, parking facilities, storage yards or any other structures or permanent improvements on or to the real estate conveyed hereby, the vendee shall first submit its building plans, specifications, site and landscape plans and an elevation sketch of all improvements to be placed thereon to the Commerce and Industrial Development Committee for ~~the~~ approval. In the event the Commerce and Industrial Development Committee or its assigns shall fail to approve or disapprove in writing ~~the~~ plans, specifications, site and landscape plans and elevation sketch within thirty (30) days after they have been submitted to them, such ~~approval~~ will not be required and these restrictions will be deemed to have been complied with. The Commerce and Industrial Development Committee may assign this review of plans to the Department of Planning and Development.

III. Erection of a Structure: It will, within 2 years from the date hereof, to be negotiated at the time of purchase, erect a building or structure for such purpose or purposes as may be permitted under the terms of these restrictions, the zoning ordinance, and in accordance with the building code. In the event of the vendee's failure to perform this condition within the time specified, the vendor shall, within sixty (60) days after the termination of said period, upon written notice to the vendee, have the option to repurchase said property for an amount of money equal to the purchase price paid by the vendee, plus any special assessments.

IX. The vendee shall agree to request what is known as "reciprocal switching" from the railroad spur line constructed on or across any property in the industrial park site.

x. Waiver of Notice: All land sold before major assessable improvements are completed in the industrial park site shall be subject to the purchaser's waiving notice of assessments and hearings, and such waiver shall be part of the negotiations.

XI. Variances: Notwithstanding anything contained herein to the contrary, the City of Appleton expressly reserves the right at any time to authorize in writing variances from the strict applications of these deed restrictions or any one or more of them where the circumstances, in its sole and exclusive judgement, justifies the granting of same.

See attached rider

XII. Enforcement: In the event that the vendee fails to perform in accordance with these restrictions, the Common Council, upon recommendation of the Commerce and Industrial Development Committee, may take whatever corrective measures it deems appropriate and assess the cost thereof against the property in the same manner as a special assessment. The Council shall give at least thirty (30) days notice to the vendee of any violation and the steps required to correct it, prior to taking any action to cure such violation.

III. Invalidation: The invalidation of any one of the covenants or restrictions herein set forth or the failure to enforce any of said restrictions at the time of its violation shall in no way affect any of the other restrictions nor be deemed a waiver of the right to enforce the same thereafter.

XIV. The westerly One Hundred (100') feet of the property is intended to provide a buffer strip between industrial and residential uses and is therefore limited to open space only. Vendee shall provide and maintain screen landscaping of the 100 foot parcel and in the event of its failure to do so, both the installation and maintenance of such screen landscaping may be undertaken by the City and the cost thereof charged as a special assessment against the property.

Wisconsin Transfer Tax Exempt by #2.



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EXISTING ASPHALT PATH

EXISTING FENCE

PROPOSED BERM TO BE PLACED OVER EXISTING ANCHOR FOUNDATION. REFER TO TOWER MODIFICATION DRAWINGS FOR SPECIFICATIONS

PROPOSED BERM TO BE PLACED OVER EXISTING ANCHOR FOUNDATION. REFER TO TOWER MODIFICATION DRAWINGS FOR SPECIFICATIONS

C/L OF PROPOSED 10' WIDE LESSEE UTILITY EASEMENT
PROPOSED FENCED COMPOUND EXPANSION
PROPOSED SILT FENCE, SEE PAGE C-5 FOR DETAIL

PROPOSED BURIED FIBER OPTIC, APPROX. 85' FROM EXISTING FIBER PEDESTAL TO PROPOSED EQUIPMENT SHELTER

PROPOSED 20'-0" x 36'-0" LESSEE LEASE AREA
EXISTING FENCED COMPOUND
EXISTING 480' GUYED TOWER

C/L OF PROPOSED 30' WIDE LESSEE ACCESS EASEMENT

PROPOSED TOWER FOUNDATION ADDITION. REFER TO TOWER MODIFICATION DRAWINGS FOR SPECIFICATIONS

PROPOSED BERM TO BE PLACED OVER EXISTING ANCHOR FOUNDATION. REFER TO TOWER MODIFICATION DRAWINGS FOR SPECIFICATIONS

EXISTING GRAVEL ACCESS DRIVE

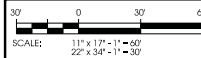
WAREHOUSE ROAD

RADIO ROAD



AERIAL OVERVIEW OF SITE

NOTE:
SHELTER DISTANCE TO R.O.W.: 221'-4"
FENCE DISTANCE TO R.O.W.: 17'-4"



Edge Consulting Engineers, Inc.

224 North Shore Street
P.O. Box 1000
Oshkosh, WI 54901
608.434.1567 fax
www.edgeconsulting.com

SITE PLAN
KENSINGTON WOODWARD
[20130969721]
APPLETON, WISCONSIN

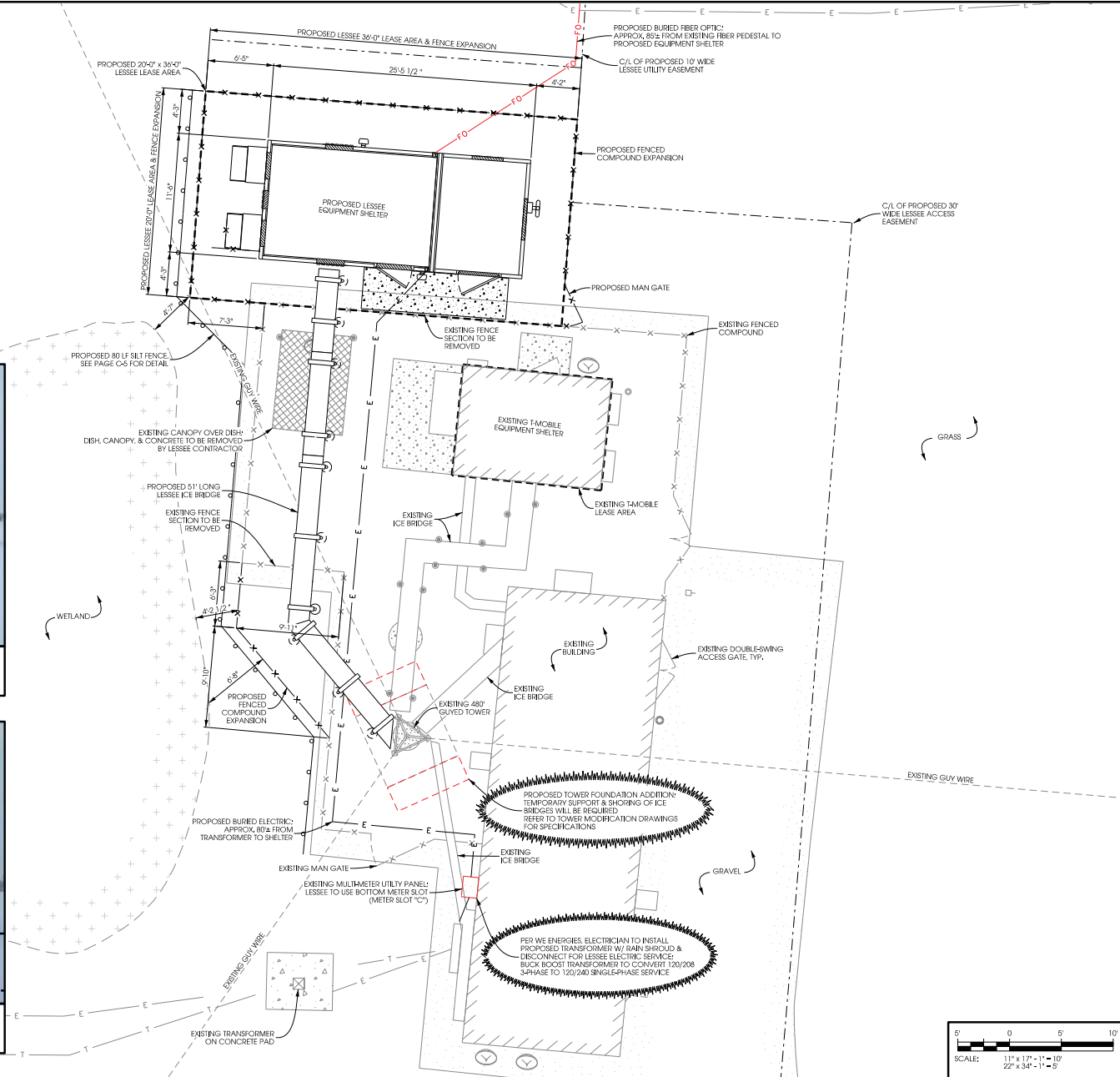
SHEET TITLE:	PRELIMINARY DRAWINGS
	PRELIMINARY CD - 02/28/14
	ADD DETAILER SHEET - 05/09/14
	TOWER MOD, ETC. - 08/29/14
	SITE LAYOUT - 12/19/14
STAMPED PERMITS DRAWINGS:	PERMIT CD - 10/02/14
	PERMIT CD - 03/31/15
STAMPED FINAL DRAWINGS:	
DRAWN BY:	TAS, LMN
	CHECKED BY:
	PCM
	PLOT DATE:
	3/31/2015
PROJECT #:	10084
	FILE NAME:
	C-1.dgn
SHEET NUMBER:	
	C-1



SITE OVERVIEW (LOOKING EAST)



PROPOSED LEASE AREA (LOOKING SOUTHWEST)



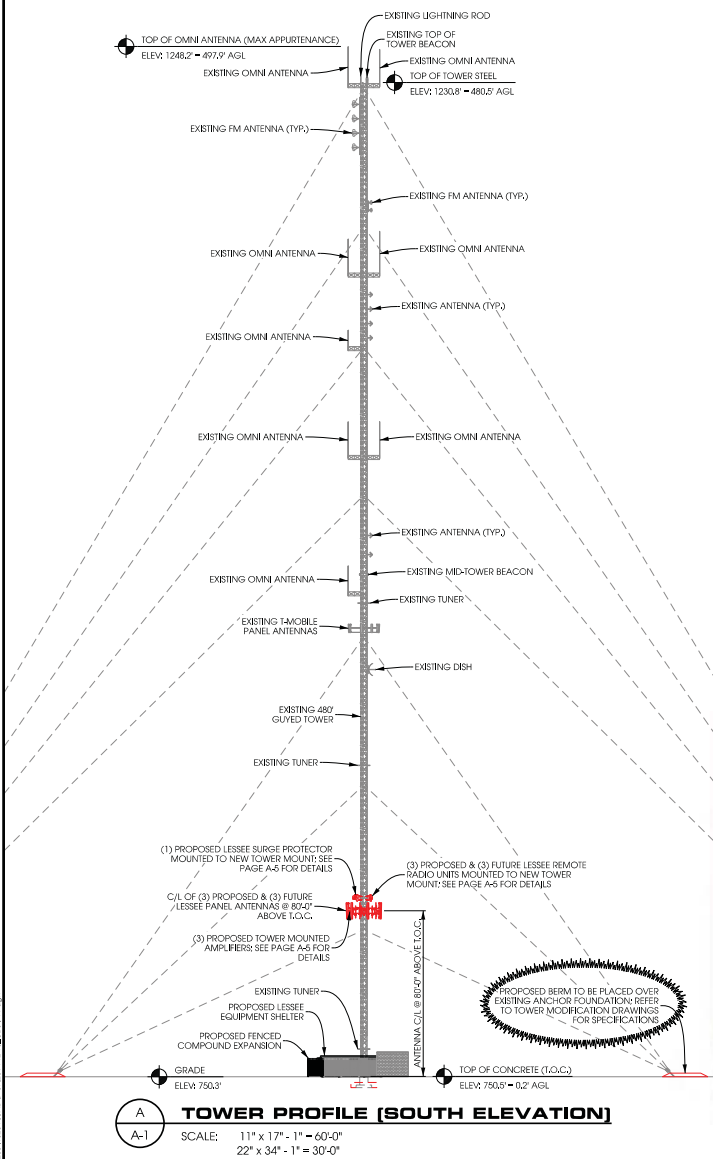
**COMPOUND PLAN
KENSINGTON WOODWARD
(20130969721)
APPLETON, WISCONSIN**

SHEET TITLE:	
PRELIMINARY DRAWINGS:	
PRELIMINARY CD - 02/28/14	
ADD DETAILER SHEET - 05/09/14	
TOWER MOD. ETC. - 08/29/14	
SITE LAYOUT - 12/19/14	
STAMPED PERMITS DRAWINGS:	
PERMIT CD - 10/02/14	
PERMIT CD - 03/31/15	
STAMPED FINAL DRAWINGS:	
DRAWN BY:	
TAS, LMN	
CHECKED BY:	
PCM	
PLOT DATE:	
3/31/2015	
PROJECT #:	
10084	
FILE NAME:	
C-2.dgn	
SHEET NUMBER:	
C-2	

JUMPER CABLE INFO	
	SURGE PROTECTOR TO RRU
ALPHA SECTOR:	6'±
BETA SECTOR:	13'±
GAMMA SECTOR:	13'±






NOTES:

- 1) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & FINAL RF DESIGN.
- 2) REFER TO STRUCTURAL REVIEW NOTE ON T-1.
- 3) HYBRID CABLE LENGTH NOT TO EXCEED 367'.
- 4) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 30'.
- 5) IF CABLE LENGTH EXCEEDS MAXIMUM ALLOWED CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION



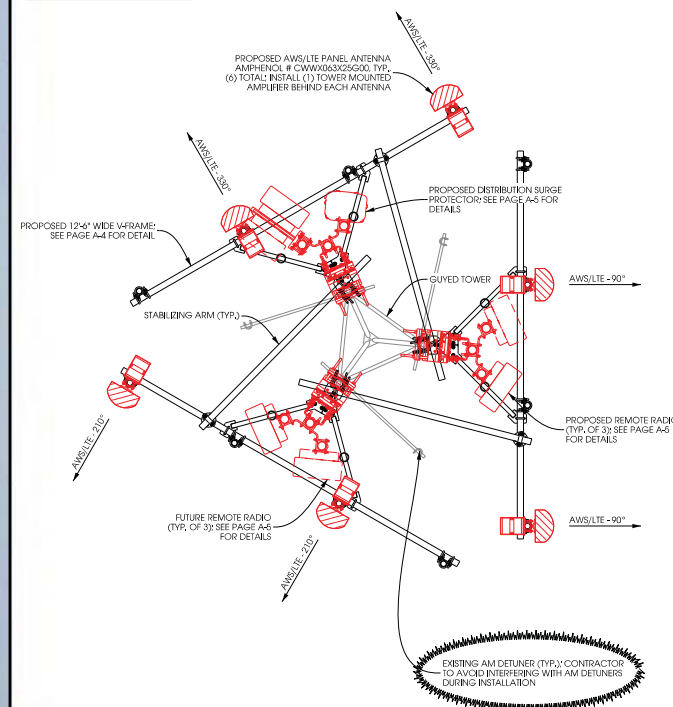
**EXISTING TOWER PROFILE
(LOOKING NORTHWEST)**

LEGEND:

-  PROPOSED AWS/LTE PANEL ANTENNA
-  PROPOSED TOWER MOUNTED AMPLIFIER
-  PROPOSED DISTRIBUTION SURGE PROTECTOR
-  PROPOSED REMOTE RADIO UNIT
-  FUTURE REMOTE RADIO UNIT

NOTES:

- 1.) ALL ANTENNA AZIMUTHS REFERENCED FROM TRUE NORTH.
- 2.) SEE PAGE A-5 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.



ANTENNA & EQUIPMENT ORIENTATION

 **Edge**
Consulting Engineers, Inc.

624 Water Street
Pittsford, NY 14557
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

TOWER ELEVATION
KENSINGTON WOODWARD
[20130969721]
APPLETON, WISCONSIN

SHEET TITLE:	PRELIMINARY DRAWINGS:
	PRELIMINARY CDs - 02/28/14
	ADD DETUNER SKIRT - 06/09/14
	TOWER MOD. ETC. - 08/29/14
	SITE LAYOUT- 12/19/14
	STAMPED PERMIE DRAWINGS
	PERMIE CDs - 10/02/14
	PERMIE CDs - 03/31/15
	STAMPED FINAL DRAWINGS
SHEET NUMBER:	DRAWN BY:
	TAS, LMN
	CHECKED BY:
	PCM
	PLOT DATE:
	3/31/2015
SHEET NUMBER:	PROJECT #:
	10284
	FILE NAME:
	A-1.dgn

A-1

754752

J 1133 1 10

WARRANTY DEED-By Corporation
STATE OF WISCONSIN-FORM 10
THIS REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI.
RECEIVED AND RECORDED ON

SEP 15 1978

AT 9 O'CLOCK P.M.
IN JACKET 1133 IMAGE 10-12
D.P. Sutherland
REGISTER OF DEEDS

RETURN TO

THIS INDENTURE, Made by City of Appleton,
A Wisconsin Municipal Corporation

_____ a Corporation
duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor,
of Outagamie County, Wisconsin, hereby conveys and warrants to
Telegraph-Herald, Inc.

grantee, of _____ County, Wisconsin, for the sum of
Eighty-Nine Thousand (\$89,000.00) Dollars

the following tract of land in Outagamie County, State of Wisconsin:

A parcel of land located in part of Government Lot 7 and 8, Section Twenty-nine (29), Township Twenty-one (21) North, Range Eighteen East, City of Appleton, Outagamie County, Wisconsin, bounded and described as follows: Beginning at the southeast corner of Lot 1, Block 32, Schaefer Park Plat, thence N 1°-35'-20" west (recorded as N.1°-35'-00" west) along the east line of said plat 967.95 feet; thence N.88°-24'-40" east, 700.00 feet to a point known as Point "A", thence S.1°-35'-20" east, 909.44 feet to a point on the north right-of-way line of College Avenue (C.T.H. "CE") as presently laid out; thence S.83°-38'-00" west, along the north right-of-way line of said College Avenue (C.T.H. "CE"), 702.44 feet to the point of beginning. Said parcel of land containing 15.085 acres more or less.

Less therefrom the following described east 30.00 foot strip of land thereof for public right-of-way purposes; beginning at Point "A" as described above; thence S.1°-35'-20" east, 281.91 feet; thence S.88°-19'-00" west 30.00 feet; thence N. 1°-35'-20" west 281.96 feet; thence N.88°-24'-40" east, 30.00 feet to the point of beginning; and containing 0.19 acres of land, more or less.

Reserving the balance of the east 30.00 feet for an easement for ingress and egress purposes to abutting property and for future street right-of-way.

This property shall be subject to the following:

I. Setbacks

- A. Front Yard: No building shall be constructed on the site nearer than forty (40) feet of the right-of-way of any public street or highway. in the case of corner lots both forty (40) feet setbacks will apply.
- B. Side and Rear Yards: Minimum side and rear yards shall be twenty-five (25) feet, provided that adjacent property owners may mutually agree to jointly construct common wall structures, thereby, eliminating any setback between buildings.

(Cont'd on side two)

In Witness Whereof, the said grantor has caused these presents to be signed by James P. Sutherland, Mayor, and countersigned by Elden J. Broehm, its Clerk, at Appleton, Wisconsin, and its corporate seal to be hereunto affixed, this 14th day of September, A.D., 1978.

SIGNED AND SEALED IN PRESENCE OF

Bertha C. Lowe

Christina E. Webb

CITY OF APPLETON

James P. Sutherland
James P. Sutherland
Mayor

Elden J. Broehm
Elden J. Broehm
City Clerk

STATE OF WISCONSIN,

Outagamie

County, ss.

Personally came before me, this 14th day of September, A.D., 1978, James P. Sutherland, Mayor, and Elden J. Broehm, City Clerk, of the above

1. Land Use: Uses in the Industrial Park shall be limited to manufacturing, warehousing or distribution activities, and administrative offices related directly thereto. Commercial and service uses shall not be permitted. Exception: Property described above may be used for radio broadcasting facilities.
- I. Construction and Materials: Any building erected shall be of masonry construction or enameled steel or the equivalent thereof.
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IX. The vendee shall agree to request what is known as "reciprocal switching" from the railroad spur line constructed on or across any property in the industrial park site.

x. Waiver of Notice: All land sold before major assessable improvements are completed in the industrial park site shall be subject to the purchaser's waiving notice of assessments and hearings, and such waiver shall be part of the negotiations.

XI. Variances: Notwithstanding anything contained herein to the contrary, the City of Appleton expressly reserves the right at any time to authorize in writing variances from the strict applications of these deed restrictions or any one or more of them where the circumstances, in its sole and exclusive judgement, justifies the granting of same.

See attached rider

XII. Enforcement: In the event that the vendee fails to perform in accordance with these restrictions, the Common Council, upon recommendation of the Commerce and Industrial Development Committee, may take whatever corrective measures it deems appropriate and assess the cost thereof against the property in the same manner as a special assessment. The Council shall give at least thirty (30) days notice to the vendee of any violation and the steps required to correct it, prior to taking any action to cure such violation.

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Wisconsin Transfer Tax Exempt by #2.

JANICE FLENZ
REGISTER OF DEEDS

***The above recording information verifies
this document has been electronically
recorded and returned to the submitter***

MEMORANDUM OF LEASE

Assessor's Parcel Number: 31-4-5710-03

Between Woodward Communications, Inc. ("Landlord") and T-Mobile Central, LLC ("Tenant")

A Tower Lease with Option (the "Lease") by and between Woodward Communications, Inc., a(n) an Iowa corporation ("Landlord") and T-Mobile Central, LLC, a Delaware limited liability company ("Tenant") was made regarding a portion of the following property:

See Attached Exhibit "A" incorporated herein for all purposes

The Option is for a term of twelve (12) months after the Effective Date of the Lease (as defined under the Lease), with up to one additional twelve (12) month renewal ("Optional Period").

The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date"). Tenant shall have the right to extend this Lease for five (5) additional and successive five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

LANDLORD: Woodward Communications, Inc.

By: 

Printed Name: Gregory J. Bell

Title: V.P. of Broadcast, WCF

Date: 2/9/12

TENANT: T-Mobile Central, LLC

By: 

Printed Name: Kim Curtis

Title: Engineering Director - Development

Date: March 19 2012

Printed Name: _____

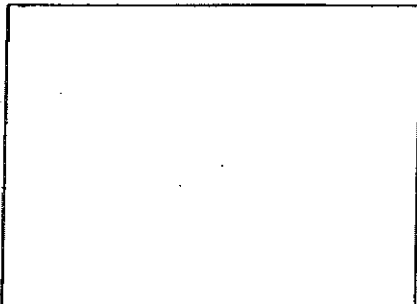
[Notary block for Landlord]

[Landlord Notary block for a Corporation, Partnership, or Limited Liability Company]

STATE OF Wisconsin)
) ss.
COUNTY OF Outagamie)

This instrument was acknowledged before me on 2/10/14 by Gregory J Ball, [title]
V.P. Broadcast of WCFT a Iowa Corporation [type of entity], on
behalf of said WCFT [name of entity].

Dated: 2/10/12


Notary Public Kay A Taylor
Print Name Kay A Taylor
My commission expires 5/11/2014

(Use this space for notary stamp/seal)

[Notary block for Tenant]

STATE OF Illinois)
) ss.
COUNTY OF DePage)

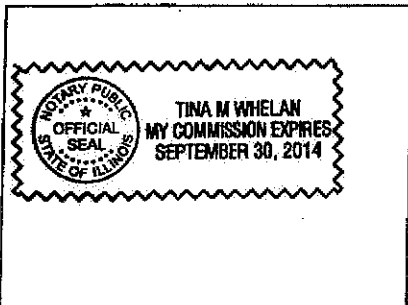
Kim Curtis

I certify that I know or have satisfactory evidence that ~~Faisal Afridi~~ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the ~~Area~~ Director of Engineering & Operations of T-Mobile Central, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-19-12

Tina M. Whelan

Notary Public
Print Name TINA M. WHELAN
My commission expires 09-30-14



(Use this space for notary stamp/seal)

EXHIBIT A
Legal Description

Legal Description
File No. 13816907

The Property is legally described as follows:

LEGAL DESCRIPTION

Property located in Outagamie, WI

The following tract of land in Outagamie County, state of Wisconsin;

A parcel of land located in part of Government Lot 7 and 8, Section Twenty-nine (29), Township Twenty-one (21) North, Range Eighteen (18) East, City of Appleton, Outagamie County, Wisconsin, bounded and described as follows: BEGINNING at the southeast corner of Lot 1, Block 32, Schaefer Park Plat, thence N 1°-35'-20" West (recorded as N. 1°-35'-00" west) along the east line of said plat 967.95 feet; thence N. 88°-24'-40" east, 700.00 feet to a point known as Point "A", thence S. 1°-35'-20" east, 909.44 feet to a point on the north right-of-way line of College Avenue (C.T.H. "CE") as presently laid out; thence S. 83°-38'-00" west, along the north right-of-way line of said College Avenue (C.T.H. "CE"), 702.44 feet to the point of BEGINNING. Said parcel of land containing 15.085 acres more or less.

Less therefrom the following described east 30.00 foot strip of land thereof for public right-of-way purposes; BEGINNING at Point "A" as described above; thence S. 1°-35'-20" east, 281.91 feet; thence S. 88°-19'-00" west 30.00 feet; thence N. 1°-35'-20" west 281.96 feet; thence N. 88°-24'-40" east, 30.00 feet to the point of BEGINNING; and containing 0.19 acres of land, more or less.

LESS AND EXCEPT that portion of property conveyed to City of Appleton, a Wisconsin municipal corporation from Woodward Communications, Inc. by Quit Claim Deed dated February 22, 2002 and recorded March 13, 2002 in Instrument No. 1457123.

LESS AND EXCEPT that portion of property conveyed to City of Appleton from Telegraph Herald, Inc. by Warranty Deed dated October 14, 2003 and recorded October 20, 2003 in Instrument No. 1582939.

AND BEING a portion of the same property conveyed to Telegraph-Herald, Inc. from City of Appleton, a Wisconsin municipal corporation by Deed dated September 14, 1978 and recorded September 15, 1978 in Instrument No. 754752.

Tax Parcel No. 314571003



MEMORANDUM

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

TO: Community & Economic Development Committee (CEDC)
FROM: Monica Klaeser, Deputy Director
DATE: June 17, 2015
RE: Approval of next phase for Southpoint Commerce Park (final phase for TIF District #6): Vantage Drive construction from Lakeland Drive to Eisenhower Drive

Southpoint Commerce Park is located on the southeast side of the City and is bound by Plank Road, Eisenhower Drive and Midway Road. It provides continued growth opportunities for Appleton's business and industrial markets, especially with the Northeast Business Park having only four City lots available for sale. In total, Southpoint Commerce Park (Southpoint) offers up to 359 acres among lots of varying sizes to support growth of industry for many years to come.

The creation and development of Southpoint has been supported with Tax Increment Financing District #6 (TIF #6) and the Industrial Park Land Fund (IPLF). Approximately half of Southpoint is located in TIF #6 therefore both funding sources (TIF #6 and IPLF) are used to support improvements. See attached map for Southpoint layout as well as the boundary of TIF #6.

As noted in the 2015 Budget Southpoint Commerce Park CIP, the first half of the Park [Southpoint] will be developed using the Tax Incremental District #6 (TIF #6) created in 2000. Eligible expenditures may be made in TIF #6 until February 14, 2018. The maximum life of TIF #6 is February 14, 2023.

The expenditure period deadline of February 2018 leaves the City with only two remaining construction seasons (2016 and 2017) to make improvements using TIF #6. From 2018 – 2023 the TIF will only be taking in revenues based on the increment generated in TIF #6. TIF #6 has a base value of \$12,141,600 (as amended) and, as of 2015, has a total assessed value of \$101,520,300, which provides an increment of \$89,378,700.

Staff has reviewed the 5-year Capital Improvement Program and the phasing schedule planned for Southpoint, in addition to the lot inventory and industrial needs. Appleton has ample inventory of small to mid-sized lots to meet the needs of businesses and industries. The ability to maintain numerous large lots for flexibility in meeting business and industry needs is a priority. Based on this analysis and looking at our financial timelines, Staff reviewed the next phase for Southpoint with the Mayor and an interdepartmental team to establish priorities for 2016 and 2017 construction.

Staff is recommending, with approval of the Mayor, to extend only Vantage Drive from Lakeland Drive to Eisenhower Drive as the next phase for Southpoint and the final phase that would be paid for by TIF #6. This would include utility infrastructure work in 2016 and paving work in 2017.

By maintaining the land south of Vantage Drive and west of Eisenhower Drive in a larger parcel that is ready to build with adjacent infrastructure, in addition to our ample supply of small to mid-sized lots, we position the City to respond quickly to meet industry needs. See the attached map for details.

The priorities for concrete construction/reconstruction are also highlighted on the attached map and will be incorporated in the 2016 budget and corresponding 5-year CIP Plan subject to funding availability and budget approval.

Subsequent phases of Southpoint will be monitored by staff and reviewed with CEDC and Council when and if demand changes to warrant additional investment. A potential scenario could include the creation of a new TIF District to cover the expansion of infrastructure in Southpoint upon the closure of TIF #6. The ability to overlay a new TIF District that would absorb a portion of the current TIF #6 could be considered if/when a significant development project would be available to the City to warrant investment prior to the closure of TIF #6. These are hypothetical scenarios that staff will continue to monitor over time to provide the most appropriate recommendation to CEDC and Council.

I will also be presenting an overview of Appleton's TIF Districts at our June 24, 2015 CEDC meeting for additional background material on all of Appleton's current TIF Districts.

Staff Recommendation:

The installation of infrastructure and paving of Vantage Drive from Lakeland Drive to Eisenhower Drive as the next phase (and final phase for TIF District #6) in Southpoint Commerce Park **BE APPROVED.**

Southpoint Commerce Park Appleton, Wisconsin

Calumet Street (County Highway KK)

Lorna Lane

Eisenhower Drive

Coop Road

State Highway 4
Destination Drive (Private)

Retail Center

Plank Road

Endeavor Drive

Vantage Drive

Mills Drive

Midway Road

Office Park

Detention Pond

Detention Pond

Detention Pond

31.00 acres

7.21 acres

34.1 acres

39.78 acres

68.47 acres

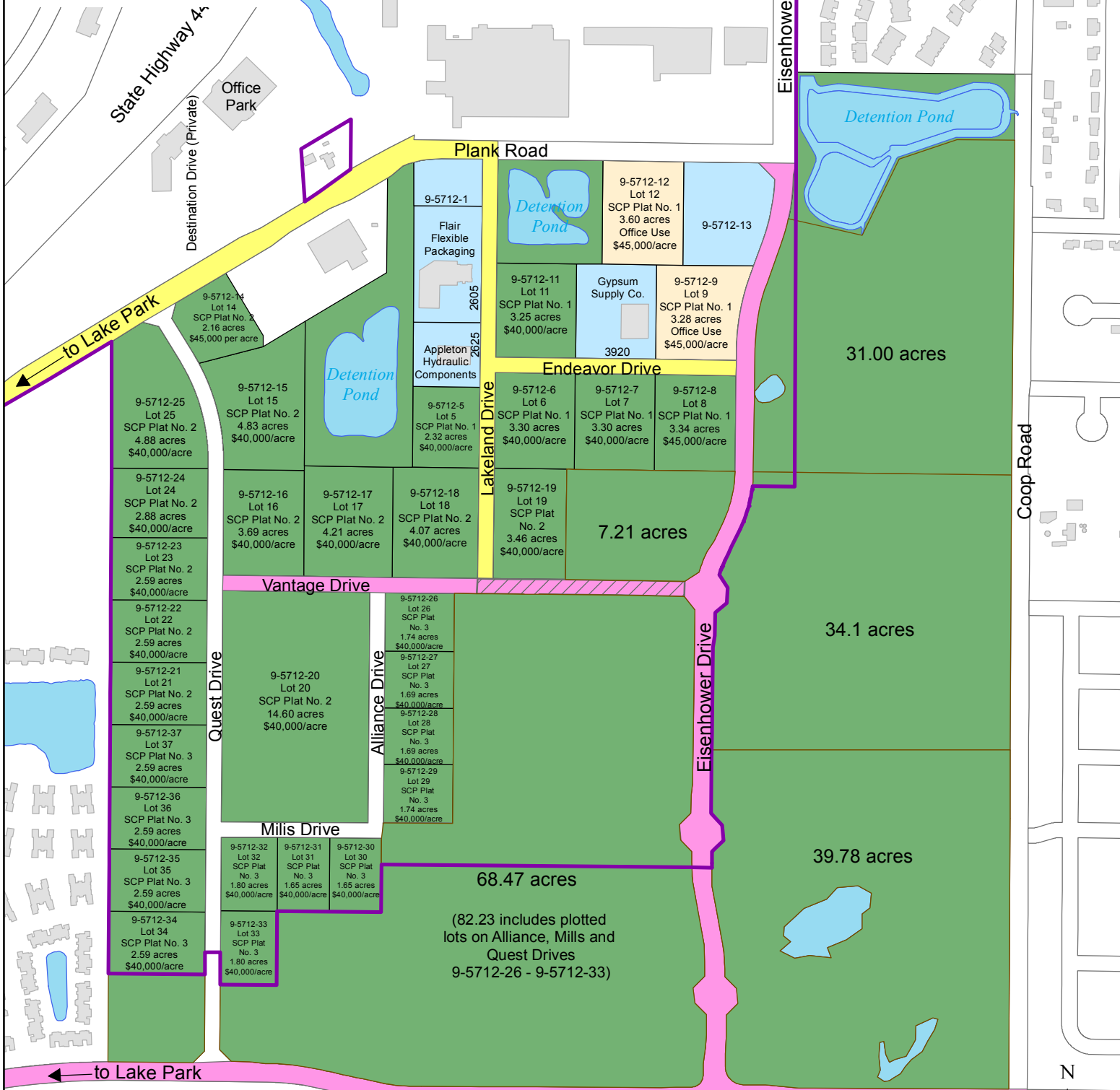
(82.23 includes plotted lots on Alliance, Mills and Quest Drives
9-5712-26 - 9-5712-33)

Legend

- For Sale
- Office Use
- Sold
- Proposed parcel lines
- TIF #6 Boundary

Roadway

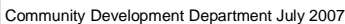
- No Change Planned
- 2016 new construction infrastructure
- 2016 concrete
- 2017 concrete



Southpoint Commerce Park

Appleton, Wisconsin

For Sale Optioned Sold Trees Ponds Future Layout City Limits Industrial Park Boundary





"...meeting community needs...enhancing quality of life."

MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: June 17, 2015

RE: Award Eisenhower Drive gas main project as sole source contract to WE Energies in the amount of \$36,934.20 with a 10% contingency of \$3,693.42 for a project total not to exceed \$40,627.62

The City has received a quote from WE Energies to install gas service in the Southpoint Commerce Park along Eisenhower Drive from Endeavor Dr. to Midway Rd. for \$36,934.20 (Attached). WE Energies is the only utility provider of gas service to this area so no other bids were solicited. This is a sole source contract as such it was reviewed by the City's Purchasing Manager and no concerns were identified.

The proposed contract does allow for additional cost in the event of unusual conditions, delays in our construction schedule or other changes we request, therefore we are requesting approval with a 10% contingency. This work is in the 2015 CIP for Southpoint Commerce Park. Also attached for reference is a map indicating the current locations of gas and electric service in Southpoint Commerce Park.

Staff Recommendation:

Award Eisenhower Drive gas main project as sole source contract to WE Energies in the amount of \$36,934.20 with a 10% contingency of \$3,693.42 for a project total not to exceed \$40,627.62

we energies



P.O. Box 1699
Appleton, WI 54912
Phone 800-972-8856
920-380-3490
www.we-energies.com

May 27, 2015

City of Appleton
Attn: Matt Rehbein
100 N. Appleton St.
Appleton, WI 54911

Subject: Invoice for installation of natural gas main on Eisenhower Dr. for Southpoint Commerce Park

Dear Mr. Rehbein:

Thank you for your application for natural gas facilities. Please review the following information.

Cost details:

- The cost for this project will be \$36,934.20. Additional charges may apply if we encounter unusual conditions, delays in your construction schedule or other changes that you request.
- The cost has been reduced by \$0.00 as credit for 0 meter(s) being set at the time of installation.
- Additional charges will apply if installation is requested from Dec. 1 through March 31.
- Installation cost must be paid in advance of construction.
- This cost is valid for 90 days provided this letter and enclosed drawing are signed and returned with payment, the site is ready, and all other requirements are met.

Payment remittance:

Remit payment, if applicable, using one of the following options. Reference the work request number shown below on your check or when paying via phone or online.

- Personal check.
- Online at www.we-energies.com/payconstructionbill.
- Phone at 855-570-0998.

Refund details:

- Refunds are available for up to five years after the main installation, paid to the current owner of record of the property for which the main was installed, and will not exceed the amount of the original cost.
- Refunds in the amount of \$1,994.00 will be made for each residential space heating customer connected to this main.
- Refund amounts for multifamily and commercial customers will be individually calculated based on their estimated average annual consumption.

Facility location:

- To avoid damage to underground facilities, you are responsible for locating and marking (with stakes, spray paint or flags) any buried obstructions and private underground facilities like lighting, septic systems, wells, sprinkler systems, etc.
- It is very important that you mark these facilities as We Energies and/or its agents are not responsible for damage to your facilities that are not properly marked before our work begins.

- If you are unable to properly locate and mark your privately owned buried facilities, you can hire a contractor to do it for you.
- For your safety, we will coordinate with Diggers Hotline to have technicians visit the site to locate underground utilities (such as natural gas, electric, phone, cable, sewer and water). The technicians will mark the facilities with flags and spray paint that will fade after a few weeks.

Construction:

- Once all job requirements are met, allow us a minimum three week lead time for scheduling the installation of natural gas facilities.
- Surface restoration in the public right-of-way will be completed according to municipal guidelines.

As a reminder, you need to sign and return a copy of this letter and enclosed drawing along with your payment (if paying by check). If you have any questions, please call me. I look forward to working with you to make your project a success.

Sincerely,



Kevin Roberts
WG District Sales Representative
Phone: (920) 380-3274
Fax: (920) 380-3506

Work request #: 3773941

Estimated date site will be ready for natural gas: _____

Accepted by: _____

Title: _____ Date: _____

P.S. For more information on the application and construction process for new developments, visit www.we-energies.com/contractors/builderdeveloper.

Enclosure

GRADE VERIFICATION FORM

Establishing the final grade on your property is necessary prior to the installation of We Energies underground facilities. To ensure public safety, state and national codes require us to install our facilities at certain depths. If relocation or repair of our facilities becomes necessary because of a grade change greater than 4 inches, you will be billed the full relocation or repair costs.

Project Details

Development Name: Southpoint Commerce Park

Municipality: City of Appleton

Work Request #: 3773941

AUTHORIZATION: I certify that I am the owner, or authorized representative of the owner, of the aforementioned development and that the entire route in which We Energies underground facilities are to be installed is within 4 inches of final grade. I agree that I, or the owner of the property, will pay for any relocation or repair costs incurred by We Energies due to grade change in excess of 4 inches.

Signature: _____ Date: _____

Printed Name: _____

Title: _____

RESTORATION NOTES		WR 3773941		REV.	DESCRIPTION	BY	DATE
<input checked="" type="checkbox"/>	RESTORE ALL DISTURBED AREAS WITH PERMANENT SEED, MULCH AND TACKIFIER, UNLESS NOTED.			0	DESIGN APPROVED FOR CONSTRUCTION	JG	5/21/15
<input type="checkbox"/>	RESTORE ALL DISTURBED AREAS WITH SOIL STABILIZER, TYPE B, UNLESS NOTED.						
<input type="checkbox"/>	RESTORE ALL DISTURBED AREAS INSIDE THE SLOPE INTERCEPT WITH SOIL STABILIZER, TYPE B, UNLESS NOTED. RESTORE ALL DISTURBED AREAS OUTSIDE THE SLOPE INTERCEPT WITH PERMANENT SEED, MULCH AND TACKIFIER, UNLESS NOTED.						
<input type="checkbox"/>	IF DISTURBANCE OCCURS IN WINTER RESTORE WITH SOIL STABILIZER, TYPE B, UNLESS NOTED. FURTHER PERMANENT RESTORATION IS NEEDED. IF DISTURBANCE OCCURS IN SUMMER RESTORE WITH PERMANENT SEED, MULCH AND TACKIFIER, UNLESS NOTED.						
<input type="checkbox"/>	RESTORE ALL DISTURBED AREAS INITIALLY WITH SOIL STABILIZER TYPE B, UNLESS NOTED. FURTHER RESTORATION WITH PERMANENT SEED, MULCH AND TACKIFIER, UNLESS NOTED, IS NEEDED OUTSIDE THE SLOPE INTERCEPT IN SPRING.						
<input type="checkbox"/>	FARM FIELD EXCAVATION SHALL INCLUDE SOIL SEGREGATION, TO FACILITATE THE RESTORATION BACK TO PRE-CONSTRUCTION CONDITIONS.						
<input type="checkbox"/>	RESTORE ALL DISBURSED AREAS, WITHIN ROAD RIGHT-OF-WAY, WITH PERMANENT SEED, MULCH AND TACKIFIER, UNLESS NOTED.						

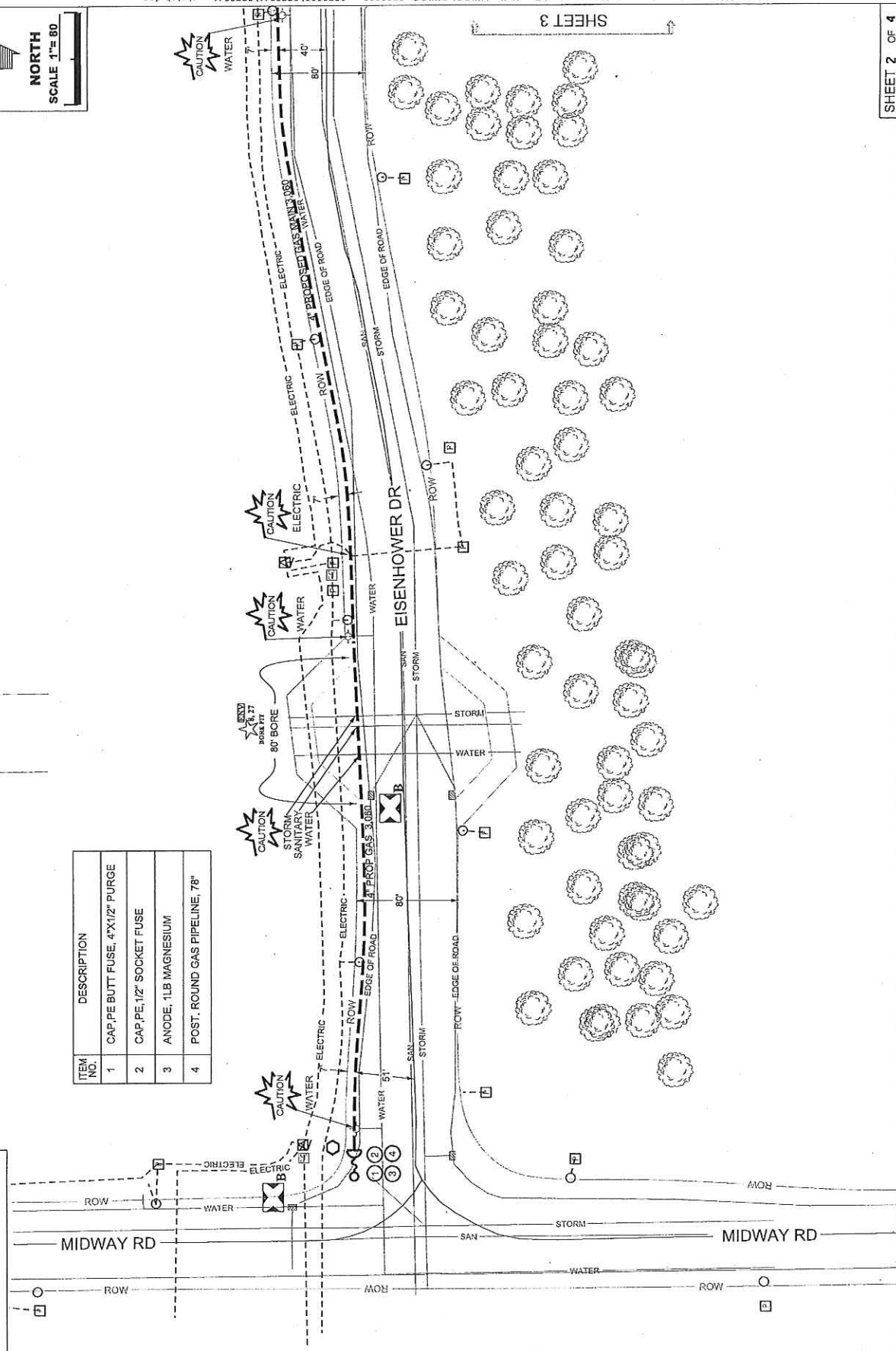
GAS WORK REQUEST

3773941



NORTH
SCALE 1"=80'

ITEM NO.	DESCRIPTION
1	CAP, PE BUTT FUSE, 4"X1/2" PURGE
2	CAP, PE, 1/2" SOCKET FUSE
3	ANODE, 1LB MAGNESIUM
4	POST, ROUND GAS PIPELINE, 78"



GAS WORK REQUEST

3773941



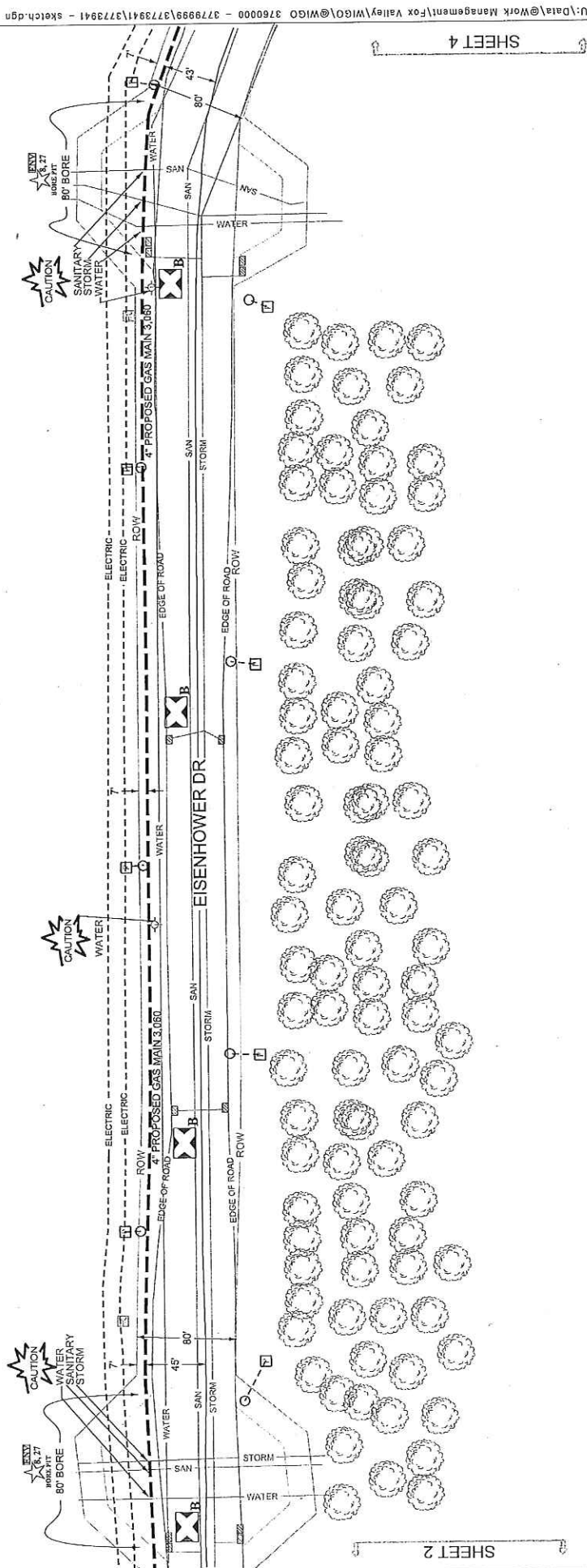
we energies

MILIS DR

E VANTAGE DR



NORTH
SCALE 1"=80'



SHEET 2

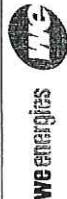
SHEET 4

SHEET 3 OF 4

U:\Data\Work Management\Fox Valley\WIGO\WIGO 3760000 - 3779999\3773941\3773941 - sketch.dgn 8/21/2015 8:49:11 AM

NOTES:

Existing facilities should be field verified prior to excavation.
Utility information shown are from plans and have not been field verified.
Maintain 12" min vertical clearance at crossing of existing electrical facilities.
Maintain 6" min vertical clearance at crossing of other existing facilities.
Maintain 18" min vertical clearance at crossing of existing storm sewer pipes.
Maintain 5' clearance from storm sewer inlets.
Staking of route or ROW by surveyor required prior to construction.
Clearances shown are min distances - reference permit for specific clearance requirements.
Additional information on excavation, backfilling & clearances can be found in the Gas CRS 201.
Restore all pavement, ROW, sidewalks, and customer's private property.



CONVENTIONAL SYMBOLS

END OF MAIN CAPPED WITH AN ANODE ATTACHED TO THE TRACER WIRE - 2' x 4' EXCAVATION. GAS MAIN CUT OFF AND CAPPED 4' x 5' EXCAVATION

VALVE IN AN 8" DIAMETER METALLIC BOX SET TO GRADE METER CHANGE

17# ANODE ATTACHED TO THE MAIN IN THE SAME TRENCH TEST & RECONNECT SERVICE

REPLACE SERVICE

EROSION CONTROL LEGEND

	12" WATTLE or 12" 20" SEDIMENT LOG or 2.5" 20" EROSION EEL
	STONE DITCH CHECK
	SAND or ROCK BAG
	MULCH
	SOIL STABILIZER, TYPE B
	EROSION MAT CLASS I, TYPE A
	EROSION MAT CLASS I, TYPE B
	EROSION MAT CLASS I, TYPE A URBAN
	EROSION MAT CLASS I, TYPE B URBAN
	EROSION MAT CLASS II
	EROSION MAT CLASS III
	VEGETATIVE BUFFER
	TRACKING PAD
	TIMBER MAT
	SILT FENCE
	TEMPORARY SEDIMENT BASIN
	SURFACE WATER FLOW

General

- If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.
- If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMPs) shall be implemented.
- Erosion Control BMPs shall meet or exceed the approved WDNR Storm Water Management Technical Standards (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
- Inspect installed erosion control BMPs at least one time per week and after $\frac{1}{2}$ " rain events; repair as necessary.
- When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

Contaminated Soils

- Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

Spills

- If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
 - Any quantity of oil is spilled into surface water;
 - Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
 - Any oil spill containing greater than 500 ppm PCB;
 - Five gallons or more of oil spilled to the ground;
 - Any oil spill involving a police department, fire department, DNR, or concerned property owner.

Notes 8 through 27 apply as noted at specific points within each work request:

Dewatering

- Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

Wetlands

- As much as practicable, the majority of the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
- All work shall be conducted to minimize soil disturbance. No rutting will be allowed within the wetlands.
- If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
- Excavated soils cannot be stockpiled in wetlands.

WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

Waterways

- All excess spoils shall be removed from wetlands and placed in a suitable upland location.
- Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
- Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.

- No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
- No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
- Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

Threatened and Endangered Species

- Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
- In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
- Exclusion fencing must be installed at the work area prior to March 15.
- A qualified biologist must be present when conducting work at this location.

Invasive Species

- State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry, Transportation and Utility Rights-of-Way Best Management Practices should be followed: (<http://council.wisconsinforestry.org/invasives/transportation/>).

Cultural and Historical Resources, cont.

- The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
- If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
- A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

Frac-out Contingency Plan

- A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components:
 - Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
 - Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
 - A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.

(C.T.H."KK")

Southpoint Commerce Park Appleton, Wisconsin

S.T.H. 441

LORNA LANE

EISENHOWER DRIVE

COOP RD

PLANK RD (C.T.H. "AP")

LAKELAND DRIVE

ENDEAVOR DRIVE

PLANK ROAD (C.T.H. "AP")

DESTINATION DRIVE (private)

QUEST DRIVE

VANTAGE DRIVE

ALLIANCE DRIVE

MILIS DRIVE

EISENHOWER DRIVE

COOP RD

MIDWAY RD

Legend

Gas

Power

Commerce Park Boundary

Proposed Roads

City Limits

For Sale

Office Use

Sold

Exhibit E Existing Electrical and Gas Facilities

0125250500 Feet

Prepared by City of Appleton
Comm. & Econ. Dev. Dept. 6/2013



ATTORNEY

Municipality	City Attorney	Salary	# Reports	Benefits	Expense Account	Other
Appleton	Elected	\$110,365	9	Health, Dental, Life, LTD, Pension	None	Mileage & Travel
EauClaire	Appointed by City Manager	\$110,500	2.75	Health, Dental, basic life, employer share of WRF, \$2,000 match to 457 plan	none	none
Fond Du Lac	Appointed by City Manager	\$116,116	3	Same as General Employees		
Green Bay	Appointed by Mayor	\$101,489	3	Health, Dental, Life , Pension	None	Phone, Mileage
Janesville	Appointed by City Manager	\$127,000	3	Health, Dental, Pharmacy, Vision, Flex, Life, Supplemental Life, Pension, Deferred Comp	None	None
Kenosha	Appointed by Mayor	\$118,548	5	Health, Dental, Life, Flex-options for DC, vision and voluntary benefits	None	Mileage & Travel
LaCrosse	Appointed	\$124,841	4	Full benefits	N/A	N/A
Oshkosh	Appointed	\$109,701	2	Non Represented Benefits	None	None
Racine	Appointed	\$113,547	5	Health, Life, Pension, AFLAC	N/A	Mileage & Travel
Sheboygan	Elected	\$112,110	1	Health, Dental, Life, Flex	N/A	N/A
Waukesha	Elected	\$116,500	6	Health, Dental, Pension, Life, Vision, LTD, Deferred Comp, AFLAC	None	None
Wausau	Appointed	\$103,916	3	Same as Non-represented		
West Allis	Elected	\$118,518 (4/30/15)	6	Same as Professional/Supervisory	None	Mileage & Travel

**City Attorney**

Bargaining Unit: Non-Union Exempt

Class Code:
160-0 (CC-1)

CITY OF APPLETON

Established Date: Mar 26, 2014

Revision Date: May 21, 2014

SALARY RANGE

\$53.06 Hourly

\$110,364.80 Annually

NATURE OF WORK:

This is a professional position responsible for providing professional legal services to the City. Work involves litigation, litigation support, providing legal advice, training and administrative support to City departments, and supervising the Assistant City Attorney position. The incumbent works under the general direction of the City Attorney.

JOB FUNCTIONS:

- Supervises and assigned tasks to Assistant City Attorneys.
- Provides performance evaluations for the Assistant City Attorneys and the Secretary to the City Attorney.
- Drafts real estate documents, including deeds, offers to purchase and development agreements.
- Provides in-service training to City personnel regarding personnel and legal issues.
- Prepares legal wording for new ordinances.
- Oversees the upkeep of the City's Municipal Code.
- Responds to requests by Aldermen for information in specific job areas.
- Prepares correspondence and legal documents necessary for City activities.
- Provides legal advice to department heads concerning employment issues such as Fair Labor Standards Act, family medical leave, sexual harassment, contract preparation, and disciplinary matters.
- Backs up City Attorney in his/her absence.
- Does special projects and activities as assigned by City Attorney.
- Prepares for and represents the City in administrative hearings, labor arbitrations and litigation.
- Acts as legal advisor to the Utilities and Municipal Services Committees.
- Maintains regular punctual and predictable attendance, works overtime and extra hours as required.

REQUIREMENTS OF WORK:

- Requires considerable experience as a practicing attorney, a law degree, and eligibility to practice law in the State of Wisconsin. Experience and training should provide the following knowledge, abilities and skills:
-

- Knowledge of principles and practices of law particularly local, state and federal laws and court decisions affecting municipalities.
- Knowledge of police, fire and inspection department operations, policies and procedures.
- Ability to prepare legal papers and skill in case presentations.
- Ability to conduct in-house training.
- Ability to analyze discipline, hiring and promotion questions and provide legal advise to Chief of Police.
- Ability to communicate effectively, both orally and in writing, with personnel at various levels within and outside the organization.
- Possess and maintain a valid Wisconsin driver's license.

SUPPLEMENTAL INFORMATION:**COMPETENCIES**

Communication

Visionary

Political Savvy

Strategic Skills

Decision Maker

To learn more about these competencies click [here](#)

Appleton Police Department

Excellence in Police Service – Fighting Crime and Solving Problems



To: Alderperson Konetzke, Chairperson – Human Resources Comm.
Alderperson Lobner, Chairperson – Safety and Licensing

From: Chief Todd Thomas

Date: June 17, 2015

Subject: Request for over hire – Patrol Officer Position

The Appleton Police Department has a patrol officer who is an active duty member of the Army on extended military leave until February 29, 2016.

I request approval to temporarily exceed the authorized number of sworn officers from 110 to 111 for the position of police officer to mitigate the impact of this open position. We would fill this position as soon as we have a qualified candidate.

The over-hire would allow our Department to hire an entry-level officer to cover for the existing officer who is on this extended leave. The existing officer has been on an unpaid leave of absence since February of 2015. Since the officer is on unpaid leave, the funding is already in the budget and would cover the over-hire position.

Should the officer on leave return to duty before another vacancy occurs, funding would be re-evaluated at that time. Additionally, it is likely some vacancies will occur within the Appleton Police Department due to retirements before February 29, 2016.

This position has already given our department savings because of this officer's unpaid status. We currently have three open positions that we are attempting to fill and are in the background investigation stage on numerous candidates. Filing this position will allow us to hire and train an officer quickly to help with officer staffing and potentially mitigate increased overtime expenditures.

I respectfully request your approval to "over-hire" one police officer position. Thank you for your consideration.

Chief Todd Thomas



June 18, 2015

To: Fox Cities Transit Commission

From: Deborah Wetter, General Manager
Debra Ebben, Administrative Services Manager

Subject: Approve Neenah Industrial Park Shuttle Pilot Program

In September 2014, Bobbi Miller from the Workforce Development Board, Inc. approached Valley Transit staff with an issue that had been brought to her attention by several manufacturers in the Neenah Industrial Park. The closest bus service to the industrial park is approximately one mile away and to get to Menasha Corp's worksite from the nearest bus stop requires people to walk down a frontage road with no sidewalk and only about a one foot shoulder. The manufacturers were hoping that Valley Transit could assist them in finding options to the long and potentially unsafe walk to their sites.

Valley Transit staff, along with Chris Haese from the City of Neenah, have met with the group a number of times. The three manufacturers, Menasha Corp., Plexus and Neenah Foundry have provided us with information on their shift times, zip codes for their employees and what they would like the service to accomplish. Two of these employers surveyed their employees and found that there was considerable interest in using the shuttle if it was put in place. Valley Transit staff proposed a shuttle route which the group agreed would work for their shift changes.

Currently, a number of the employees in the Neenah Industrial Park are using the Connector to get to work. The Connector is an expensive alternative for both the employee and for Valley Transit and its funding partners. It appears that finding an alternative where more people could use the service at the same time would be more efficient and would be more likely to attract additional riders to transit.

In April 2015 Valley Transit issued a Request for Proposal for the provision of an Industrial Park Employment Transportation Service. The RFP packet was directly mailed to 4 providers and advertised in the Post-Crescent, Oshkosh Northwestern, Green Bay Press Gazette, and on the City of Appleton and Valley Transit websites. Two providers submitted proposals by the May 8, 2015 deadline; Kobussen Bus LTD and Lamers Bus Lines.

An evaluation team was assembled to review each proposal first on its technical merits, then on its cost. The evaluation panel consisted of Jeff Fait, City of Appleton Purchasing Manager, Mike Punzel, Valley Transit Maintenance/Operations Supervisor, and Amy Erickson, Valley Transit Operations Supervisor/Paratransit Coordinator. The evaluation team evaluated the technical aspects of the proposal without knowledge of the pricing information. Debra Ebben, Valley Transit Administrative Services Manager provided process oversight and the cost analysis for each proposal.

Evaluation criteria included experience, technical responsiveness, safety and cost. Kobussen and Lamers scored relatively equal in the technical category, but the Kobussen cost was lower; thereby receiving the recommendation for award of the contract.

The proposed costs are:

	Per hour	Per day hours	Days	Total	Estimated State & Fed Support (56.4%)	Estimated Local Share
Cost for six months	\$47.37	9	130	\$55,422.90	\$31,258.52	\$24,164.38
Annual cost	\$47.37	9	260	\$110,845.80	\$62,517.04	\$48,328.76

We chose to provide the service with a contractor because to provide it with a Valley Transit driver and bus would require hiring additional drivers. Since this is a pilot project, it did not make sense to hire permanent Valley Transit drivers because if the pilot were not successful the drivers would have to be laid off. We talked with our labor union about the project, and they agreed that it did not make sense to add permanent driver positions for a pilot service. If this becomes a permanent service of Valley Transit, they requested that we talk about using Valley Transit drivers and buses to operate the service instead of contracting it out. We agreed that we would discuss it with them at that time.

We have commitments from two manufacturers and the City of Neenah to fund the local share of the pilot project through the end of 2015. Due to Valley Transit expenses being lower than our budget for the first half of the year, we have federal and state dollars available to fund the remainder of the expense within our existing budget. Therefore, the local funding partners will not be affected by the pilot, except Neenah who has agreed to participate in the funding of the local share. If we continue to offer the shuttle in 2016, the costs will be part of the budget submission and will be discussed and decided by the Transit Commission and the Appleton Common Council as part of the 2016 budget process.

The contractor is required to provide daily passenger counts on the shuttle. Those counts along with periodic rider surveys will allow us to judge the usefulness of the service. Nikki Voelzke will be working with the companies to promote the service to

their employees in addition to promoting it on the Valley Transit website, social media and in other locations where Valley Transit information is displayed. At the end of the test period, Valley Transit staff will meet with the manufacturers to determine their perception of the success of the program and discuss their willingness to continue providing some level of financial support for the service in 2016. At that time the Transit Commission will be asked to decide whether to continue the service for another year. The manufacturers' expectation is that while they may need to provide some financial support for the service in future years, it will be a smaller amount and ultimately the service would be incorporated into the Valley Transit budget as another route, supported by the same funding that exists for all other Valley Transit fixed route services.

During the pilot project period (July 6 – December 31, 2015), no fare will be charged on the shuttle. If employees need to use other Valley Transit services in addition to the shuttle, they will be required to pay regular Valley Transit fares. Our reason for not charging fares on the shuttle is the difficulty and expense of installing a farebox on the contractor's vehicle. If the service is continued in 2016, then a method of collecting fares will be implemented.

Staff recommends that the Commission approve the Neenah Industrial Park shuttle service pilot project with the service being operated by Kobussen Bus LTD under a contract with Valley Transit from July 6, 2015 through December 31, 2015. Staff is recommending this pilot for several reasons: it will provide the opportunity to test an employment shuttle, a concept which has been successful in many other parts of the United States; it is a collaborative effort between the public and private sectors with the companies that are willing to assist with financial support during the pilot period, allowing Valley Transit to provide this service within the approved 2015 federal and state funding levels; and this service will resolve an issue for some Neenah Industrial Park employees who are being forced to walk long distances in potentially unsafe conditions because they do not have transportation alternatives available for their work trip. The manufacturers also believe this service will assist them in retaining employees that they are currently losing because they do not have reliable transportation to get them to work every day.

Recommendations:

- 1) Approve the Neenah Industrial Park Shuttle Pilot Program.
- 2) Approve the contract with Kobussen for 6 months with 2 one-year options.



June 25, 2015

To: Fox Cities Transit Commission
Appleton City Council

From: Debra Ebben, Administrative Services Manager

Subject: Neenah Industrial Park Shuttle Pilot Program.

Background:

On June 24, 2015 the Fox Cities Transit Commission approved the Neenah Industrial Park Shuttle Pilot Program along with entering into a contract with Kobussen Bus LTD for provision of the service. Although the Commission approved the program, Commissioner Joel Gregozeski asked for additional information regarding the proposals submitted to Valley Transit. The following comparison of costs is the requested information:

	Per hour	Per day hours	Days	Total	Total Estimated State & Fed Support (56.4%)	Estimated Local Share
Kobussen						
Cost for six months	\$47.37	9	130	\$55,422.90	\$31,258.52	\$24,164.38
Annual cost	\$47.37	9	260	\$110,845.80	\$62,517.04	\$48,328.76
Lamers						
Cost for six months	\$66.45	9	130	\$77,746.50	\$43,849.03	\$33,897.47
Annual cost	\$66.45	9	260	\$155,493.00	\$87,698.05	\$67,794.95