



City of Appleton

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

Meeting Agenda - Final City Plan Commission

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

Monday, January 11, 2016

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[16-026](#) City Plan Minutes from 12-7-15

Attachments: [City Plan Minutes 12-7-15.pdf](#)

4. Public Hearings/Apearances

- [16-027](#) Special Use Permit #17-15 for a restaurant with alcohol sales and service, at 233 E. College Avenue, as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report (Associated with Action Item #16-028)
- [16-029](#) Special Use Permit #18-15 for a parking lot in the CBD Central Business District, at the southeast corner of N. Division Street and W. Franklin Street, as shown on the attached maps, to run with the land subject to the conditions in the attached staff report (Associated with Action Item #16-030)
- [16-031](#) Comprehensive Plan 2010-2030 Future Land Use Map Amendment #3-15 for Lot 1 (Tax Id #31-2-0116-00), Lot 2 (Tax Id #31-2-0126-01), and Lot 3 (Tax Id #31-2-0126-00) of CSM 5460 from Public/Institutional and Multifamily designation to Central Business District designation as shown on the attached map and approve the attached resolution (Associated with Action Item #16-032)
- [16-033](#) Rezoning #7-15 for Lot 1 (Tax Id #31-2-0116-00), Lot 2 (Tax Id #31-2-0126-01), and Lot 3 (Tax Id #31-2-0126-00) of CSM 5460, including to the centerline of the adjacent right-of-way, as shown on the attached maps, from P Parking District and R-3 Multifamily District to CBD Central Business District (Associated with Action Item #16-034)

5. Action Items

[16-028](#)

Request to approve Special Use Permit #17-15 for a restaurant with alcohol sales and service, at 233 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: [StaffReport_LousBrewCafe_SUP_For01-11-16.pdf](#)

[16-030](#)

Request to approve Special Use Permit #18-15 for a parking lot in the CBD Central Business District, at the southeast corner of N. Division Street and W. Franklin Street, as shown on the attached maps, to run with the land subject to the conditions in the attached staff report

Attachments: [SUP #18-15 Staff Report.pdf](#)

[16-032](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #3-15 for Lot 1 (Tax Id #31-2-0116-00), Lot 2 (Tax Id #31-2-0126-01), and Lot 3 (Tax Id #31-2-0126-00) of CSM 5460 from Public/Institutional and Multifamily designation to Central Business District designation as shown on the attached map and approve the attached resolution

Attachments: [Comp Plan Amendment #3-15 Staff Report.pdf](#)

[16-034](#)

Request to approve Rezoning #7-15 for Lot 1 (Tax Id #31-2-0116-00), Lot 2 (Tax Id #31-2-0126-01), and Lot 3 (Tax Id #31-2-0126-00) of CSM 5460, including to the centerline of the adjacent right-of-way, as shown on the attached maps, from P Parking District and R-3 Multifamily District to CBD Central Business District

Attachments: [Rezoning #7-15 Staff Report.pdf](#)

[16-035](#)

Request to approve Pond View Estates Preliminary Plat subject to the conditions in the attached staff report and as shown on the attached maps

Attachments: [Pond View Estates Prelim Plat Staff Report.pdf](#)

6. Information Items

7. Adjournment

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

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



City of Appleton

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

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

Monday, December 7, 2015

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:00 p.m.

2. Roll call of membership

Uslabar arrived at 4:04 p.m.

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

Others present:

Aldersperson Kyle Lobner, District #13

Van J. Callies, 2601 E. Glenhurst Lane

Carole Retacco, 2406 E. Tuscany Way

Jane McMurray, 2412 E. Tuscany Way

Ron Colling, 2407 E. Sienna Way

Deb Sawin, 208 E. Carrington Lane

Jason Mroz, Apple Tree-Appleton Three, LLC

3. Approval of minutes from previous meeting

[15-2058](#)

City Plan Minutes from 11-9-15

Attachments: [City Plan Minutes 11-9-15.pdf](#)

Buetow moved, seconded by Dukelow, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

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

Excused: 1 - Uslabar

4. Public Hearings/Appearances

[15-2059](#)

Special Use Permit #16-15 for a community living arrangement (CLA) serving 80 persons located along the north side of E. Glenhurst Lane (Tax Id #31-1-6501-00 & 31-1-6501-02) to run with the land, with an exception to the Aldermanic District 13 CLA capacity limitation per Section 23-52(b)(2)(a) of the Zoning Ordinance, subject to the conditions in the attached staff report and as shown on the attached maps (Associated with Action Item #15-2060)

This Appearance was presented.

[15-2061](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-15 for two (2) undeveloped parcels (Lots 5 & 6 of the Apple Creek Center Plat) located along the south side of E. Glenhurst Lane (Tax Id #31-1-6501-05 & 31-1-6501-06) from Commercial designation to Single/Two-Family Residential designation as shown on the attached map and approve the attached resolution (Associated with Action Item #15-2062)

This Appearance was presented.

[15-2063](#)

Rezoning #6-15 for two (2) undeveloped parcels (Lots 5 & 6 of the Apple Creek Center Plat) located along the south side of E. Glenhurst Lane (Tax Id #31-1-6501-05 & 31-1-6501-06), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from C-O Commercial Office District to R-1B Single-Family Residential District (Associated with Action Item #15-2064)

This Appearance was presented.

5. Action Items

[15-2060](#)

Request to approve Special Use Permit #16-15 for a community living arrangement (CLA) serving 80 persons located along the north side of E. Glenhurst Lane (Tax Id #31-1-6501-00 & 31-1-6501-02) to run with the land, with an exception to the Aldermanic District 13 CLA capacity limitation per Section 23-52(b)(2)(a) of the Zoning Ordinance, subject to the conditions in the attached staff report and as shown on the attached maps

Attachments: [StaffReport_CenturyOaksII-80_SUP_For12-07-15.pdf](#)

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

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

[15-2065](#)

Request to approve the double frontage lot request to create a lot with frontage on N. Fernmeadow Drive and N. Hawthorne Drive as shown on the attached maps

Attachments: [StaffReport_FernmeadowDr_DoubleFrontageLot_For12-07-15.pdf](#)

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

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

[15-2066](#)

Request to approve Certified Survey Map #8-15, which crosses a plat boundary, for Norka Holdings, LLC to combine 3001 E. Newberry Street (Tax Id #31-4-5744-00) and 2905 E. Newberry Street (Tax Id #31-4-5745-00) as shown on the attached map

Attachments: [CSM #8-15 Staff Review.pdf](#)

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

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

6. Information Items

[15-2062](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-15 for two (2) undeveloped parcels (Lots 5 & 6 of the Apple Creek Center Plat) located along the south side of E. Glenhurst Lane (Tax Id #31-1-6501-05 & 31-1-6501-06) from Commercial designation to Single/Two-Family Residential designation as shown on the attached map and approve the attached resolution

Attachments: [Comp Plan Amend #2-15 Staff Review.pdf](#)

Proceeds to Council on January 20, 2016.

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

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

[15-2064](#)

Request to approve Rezoning #6-15 for two (2) undeveloped parcels (Lots 5 & 6 of the Apple Creek Center Plat) located along the south side of E. Glenhurst Lane (Tax Id #31-1-6501-05 & 31-1-6501-06), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from C-O Commercial Office District to R-1B Single-Family Residential District

Attachments: [Rezoning #6-15 Staff Review.pdf](#)
 [Signatures supporting Rezoning #6-15.pdf](#)

Proceeds to Council on January 20, 2016.

A signed petition supporting this proposed rezoning was submitted at the meeting and is attached.

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

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

[15-2067](#)

Anticipated Award for Appleton's Rewrite of the Downtown Plan & Five Year Comprehensive Plan Update

Attachments: [Memo Anticipated Contract Award Appleton Comp Plan and Downtown Plan.pdf](#)
 [RFP Appleton Downtown Plan and Comp Plan Update 2015 Final.pdf](#)

This Presentation was presented.

7. Adjournment

Uslabar moved, seconded by Dukelow, that the meeting be adjourned at 4:35 p.m. Roll Call. Motion carried by the following vote:

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



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: January 11, 2016

Common Council Meeting Date: January 20, 2016

Item: Special Use Permit #17-15 for restaurant with alcohol sales and service

Case Manager: David Kress

GENERAL INFORMATION

Owner: Louberts Properties, LLC

Applicant: Lou's Brew Cafe c/o Laura Loukidis

Address/Parcel #: 233 East College Avenue (Tax Id #31-2-0017-00)

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

BACKGROUND

The subject area, located at the southwest corner of East College Avenue and South Durkee Street, was previously occupied by Harmony Cafe. This would be the second Lou's Brew Cafe location, as their Oshkosh, WI site has been in operation for three years. The applicant has yet to apply for a Liquor License, but intends to do so after action is taken on this Special Use Permit request.

STAFF ANALYSIS

Project Summary: The applicant proposes to establish a restaurant with alcohol sales and service on the subject site. Between the first floor, mezzanine level, and upper floor meeting space, the proposed restaurant with alcohol sales and service would occupy approximately 4,560 square feet of the existing building. Based on the attached development plan, this request will not increase existing building area. The applicant also proposes a sidewalk cafe, with alcohol sales and service, in the College Avenue amenity strip located directly in front of the subject property.

Existing Site Conditions: The existing mixed-use building totals approximately 7,250 square feet, including two apartment units. No off-street parking is provided, which is allowable in the CBD Central Business District.

Zoning Ordinance Requirements: The subject property has a zoning designation of CBD Central Business District. Per Section 23-114(e) of the Municipal Code, a restaurant with alcohol sales and service requires a Special Use Permit in the CBD District. In order to permit alcohol sales and service in conjunction with the proposed restaurant, the Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds (2/3) vote of the Common Council is required for approval.

Operational Information: A plan of operation is attached to the Staff Report.

Proposed Outdoor Seating Area: The proposed sidewalk cafe area is shown on the development plan and described in the plan of operation. The actual location, size, and hours of operation for the sidewalk cafe shall follow the regulations identified in Chapter 9, Article VI, Division 4, Sidewalk Cafes, of the Municipal Code. Some applicable provisions are listed below. Prior to establishing the sidewalk cafe, the applicant must also obtain a Street Occupancy Permit from the Department of Public Works.

- Section 9-262(a)(1) – The parameters of the sidewalk cafe shall be limited to the area of the amenity strip located immediately in front of the establishment and shall not extend beyond the width of the establishment's property line.
- Section 9-262(a)(6) – A minimum width of twelve (12) feet between the back of curb and the building face must exist; with a minimum of eight (8) feet available for pedestrian traffic and four (4) feet available for tables and chairs.
- Section 9-262(b)(4) – The permit holder can begin serving alcoholic beverages in the sidewalk cafe at 4:00 p.m. Monday through Friday and 11:00 a.m. on Saturday and Sunday. All alcoholic beverages must be removed from the sidewalk cafe by 9:30 p.m.

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

North: CBD Central Business District. The adjacent land uses to the north are currently a mix of commercial and multi-family residential uses.

South: CBD Central Business District. The adjacent land uses to the south are currently institutional, including the Appleton YMCA.

East: CBD Central Business District. The adjacent land uses to the east are currently a mix of commercial uses.

West: CBD Central Business District. The adjacent land uses to the west are currently a mix of commercial and institutional uses.

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Central Business District use shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 8 – Economic Development

Appleton will pursue economic development that brings good jobs to the area and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

OBJECTIVE 9.3 Economic Development:

Ensure the continued vitality of downtown and the City's neighborhood commercial districts.

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

Technical Review Group (TRG) Report: This item was discussed at the December 22, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

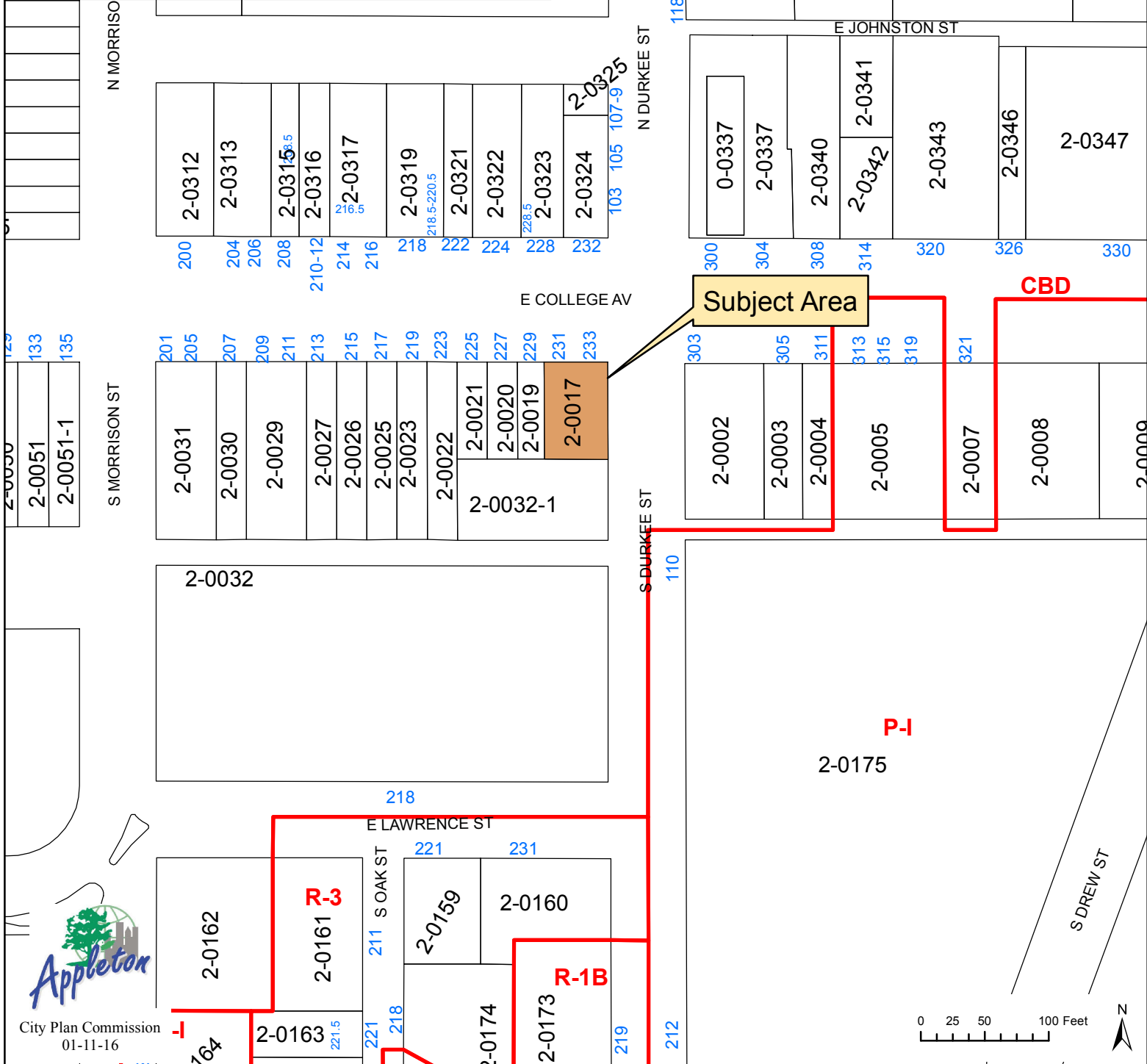
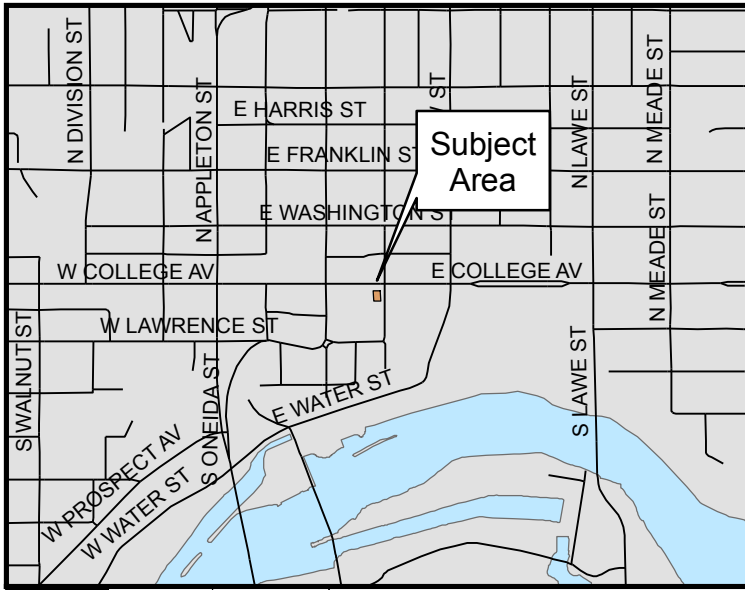
Written Public Comments: No questions, concerns, or comments have been received from the surrounding neighborhood.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #17-15 for a restaurant with alcohol sales and service at 233 East College Avenue, as shown on the attached maps and per attached plan of operation, **BE APPROVED** to run with the land, subject to the following conditions:

1. All applicable codes, ordinances, and regulations, including but not limited to Fire, Building, and Health Codes and the Noise Ordinance, shall be complied with.
2. The applicant shall apply for and receive approval of a Liquor License from the City Clerk prior to serving or consuming alcohol on the premise.
3. The serving and consumption of alcohol is limited to the first floor, mezzanine level, upper floor meeting space, and sidewalk cafe area, as identified on the attached maps. Any future expansions for the serving and/or consumption of alcohol may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
4. Prior to establishing the sidewalk cafe, the applicant must obtain a Street Occupancy Permit from the Department of Public Works. All aspects of the sidewalk cafe, including its location, size, and hours of operation for serving alcoholic beverages, shall comply with the regulations identified in Chapter 9, Article VI, Division 4, Sidewalk Cafes, of the Municipal Code.
5. Compliance with the plan of operation is required at all times. Changes to the plan of operation shall be submitted to the Community and Economic Development Department for review and approval.
6. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Municipal Code.

233 East College Avenue
Special Use Permit
Restaurant with Alcohol Sales
Zoning Map



233 East College Avenue
Special Use Permit
Restaurant with Alcohol Sales
Aerial Map

E COLLEGE AV

N D

225

227

229

231

233

2-00021

2-00020

2-00019

2-00017

Subject Area

S DURKEE ST

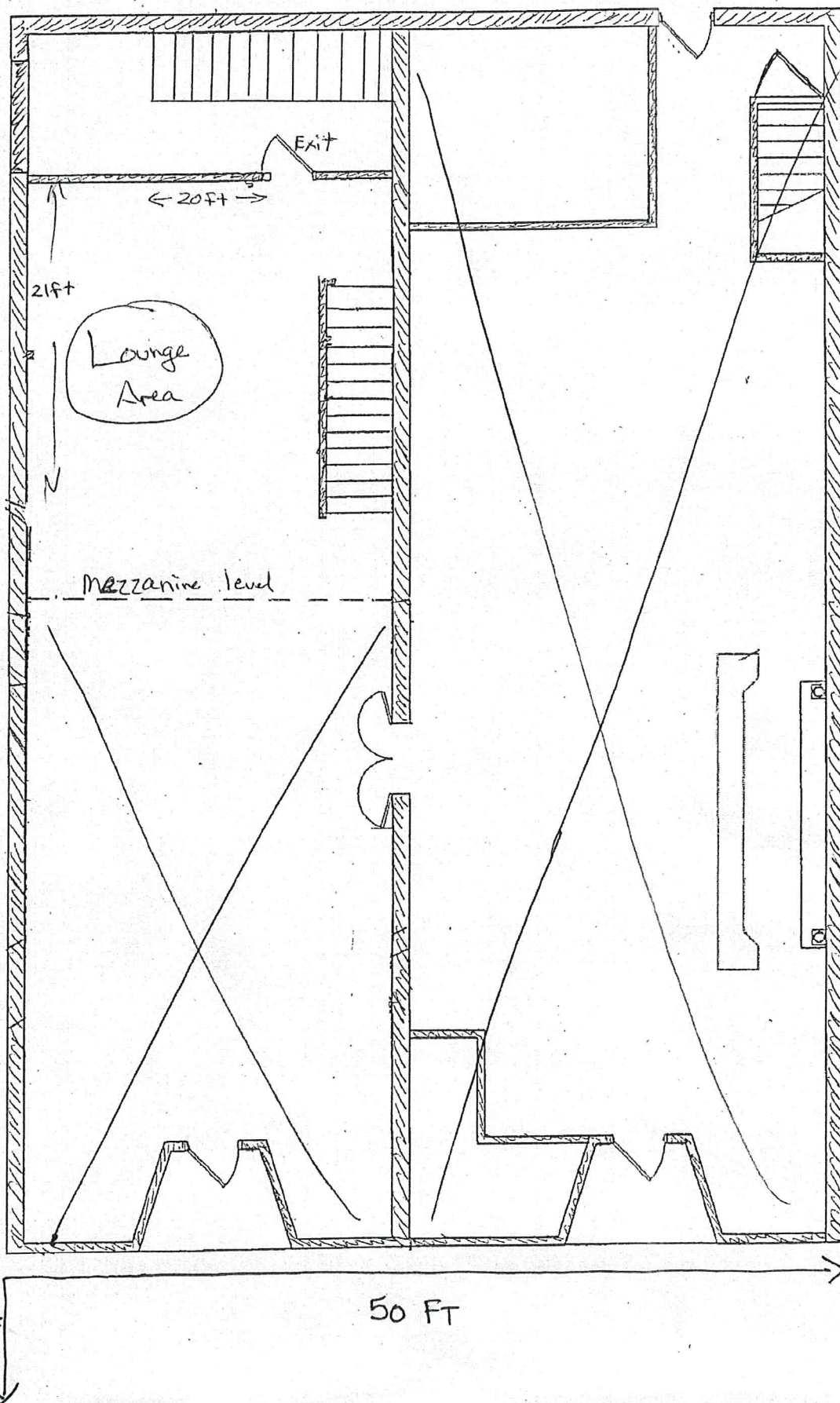
2-00032-1



Mezzanine
Level only
21 x 20

Sidewalk
Cafe
Dimensions

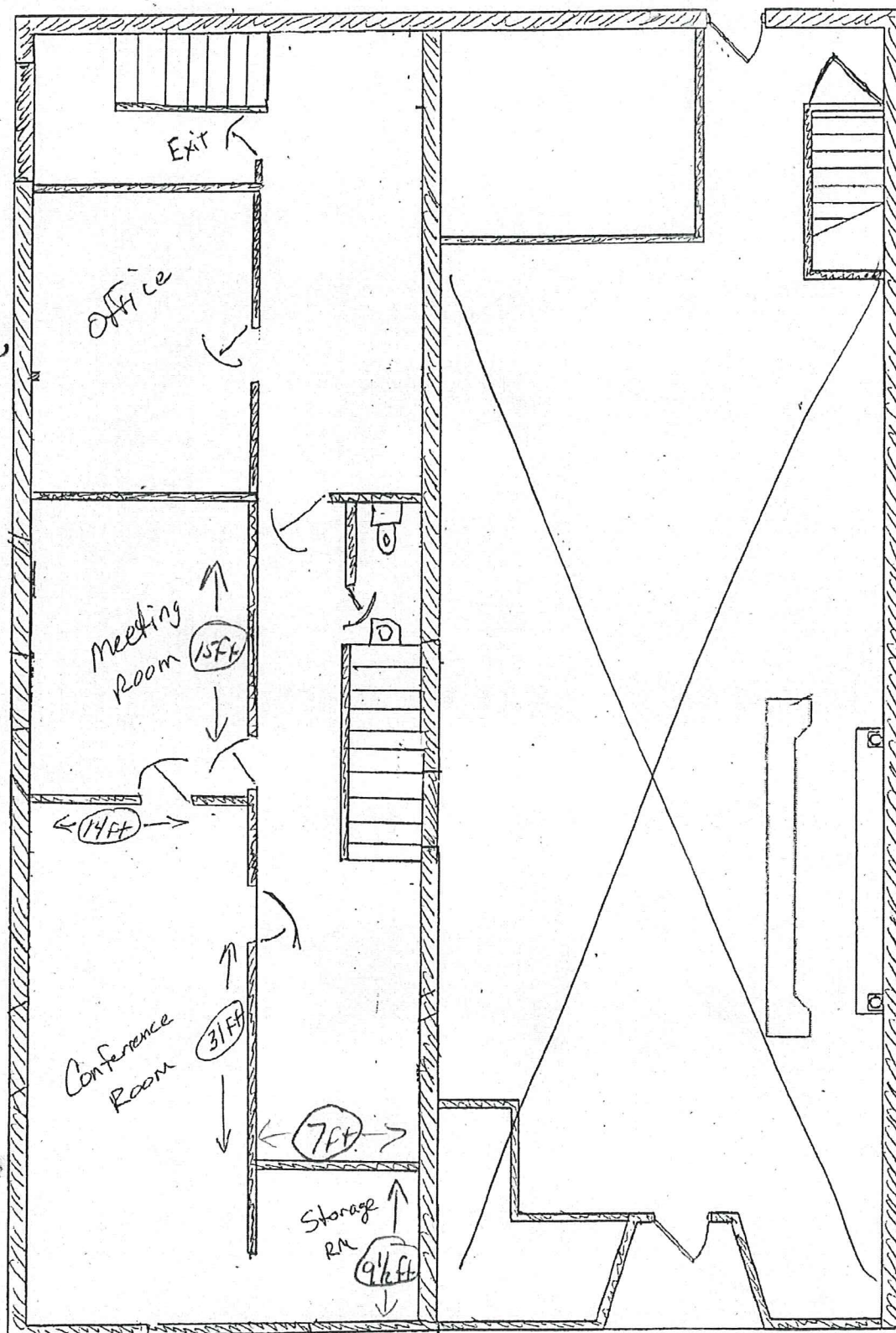
We currently
have 4-5 tables
so seating
would be for
20-30
people



Office = Private

Meeting Rm
15 x 14

Conference Rm
31 x 14



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

Business Information:

Name of business: Lou's BREW CAFE AND LOUNGE, INC.

Years in operation: 3 (Oshkosh location)

Percentage of business derived from restaurant service: 80 %

Type of proposed establishment (detailed explanation of business):

Cafe / Restaurant / Bar - Lou's Brew
mainly focuses on coffee, tea, bakery, wraps,
salads and sandwiches, Our Oshkosh location also
offers beer & wine. We would also like to offer beer,
wine, and limited alcohol in our Appleton location.
Proposed Hours of Operation for Indoor Uses:

Day	From	To
Week Day	6:30 am	11:00 pm
Friday	6:30 6:30	11:00 pm
Saturday	7:00	11:00 pm
Sunday	8:00	9:00 pm

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): 7,250 sq ft (includes ⁽²⁾ apartments)

Gross floor area of the proposed building(s): _____ First floor is 3,500 sq ft

Describe Any Potential Noise Emanating From the Proposed Use:

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

Noise levels will be kept minimal. Our overall
environment will not be too loud such as in a
typical bar like atmosphere. Any activities such
as open mic, bands will be limited to 11 pm.

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

Inside- Music volume controlled, maximum capacities followed and doors remain closed to control noise outside building.

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

No parking lot, all on street parking, parking structure or foot traffic

Outdoor Uses:

Location, type, size and design of outdoor facilities:

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

No screening

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:

Outdoor speakers with volume control kept at a minimum
If live music we will keep volume controlled and follow

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

Proposed Hours of Operation for Outdoor Uses: Same as cafe hours
except weekends may be later (MN)

Day	From	To
Week Day	6:30 am	11:00 pm
Friday	6:30 am	MN
Saturday	7:00 am	MN
Sunday	8:00 am	9:00 pm

city
guideline
on timing
later (MN)

Outdoor Lighting:

Type: Unsure at this point - See below.

Location: We will either be doing several lamp post type
non permanent, individual table lights
or make cafe seating not
available after dark

Off-Street Parking: N/A

Number of spaces existing: _____

Number 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:

Number of Employees:

Number of existing employees: 10

Number of proposed employees: 12-15

Number of employees scheduled to work on the largest shift: 5-6

We are still in the process of hiring and realizing employee needs at this time. If Appleton similar to Oshkosh with about a 25%-35% increase in need for staff, the above numbers would reflect this.



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: January 11, 2016

Common Council Meeting Date: January 20, 2016

Item: Special Use Permit #18-15 – Parking Lot in Central Business District CBD – Tax Parcel Number 31-2-0430-02

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Property Owner: 222-Washington/Division Prop. LLC
Applicant: Rick Menting, agent

Address/Tax Parcel #: Southeast corner of North Division Street and West Franklin Street/31-2-0430-02

Petitioner's Request: The owner/applicant is requesting a Special Use Permit for a parking lot for tenants of the 222 Building.

BACKGROUND

A building on the site was razed in 2009. It is currently a vacant lot.

STAFF ANALYSIS

Existing Site Conditions: The site is a vacant lot.

Off-Street Parking Requirements: Off-street parking requirements do not apply to uses within the Central Business District zoning district. The proposed parking lot will serve downtown businesses.

Ordinance Requirements: Per 23-114(e) and 23-66, in order to permit the construction of a surface parking lot on properties zoned Central Business District, the Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A 2/3 vote of the Common Council is required for approval.

Site Plan review and approval is required prior to construction commencing on the site.

Surrounding Zoning and Land Uses:

North: CBD Central Business District – Parking Lot
South: CBD Central Business District – Retail Business
West: CBD Central Business District – Auto Sales
East: CBD Central Business District – Parking Lot

2010-2030 Comprehensive Plan: The 2010-2030 Future Land Use Map currently represents this area as Central Business District. The property is currently zoned CBD Central Business District. The proposed use is consistent with the purpose of the CBD Central Business District and goals and objectives of the City's Comprehensive Plan:

Sec. 23-114. CBD Central Business District.

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

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.

- **Goal 8 – Economic Development** (Chapter 9)

Appleton will pursue economic development that brings good jobs to the area and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

Economic Development Element

- **9.3 OBJECTIVE:** Ensure the continued vitality of downtown and the City's neighborhood commercial districts.

Findings: This proposed use is consistent with the above-mentioned goals and objectives and increases economic viability of the downtown by offering additional surface parking to serve businesses. The proposed use supports the Central Business District and the commercial establishments in this part of the Downtown.

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

Technical Review Group Report (TRG): This item was distributed to the Technical Review Group. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #18-15 for a parking lot in the Central Business District, **BE APPROVED**, to run with the land, subject to the following conditions:

1. 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.
2. Site Plan approval is required prior to a Paving Permit being issued.
3. A Certified Survey Map shall be approved and recorded prior to a Paving Permit being issued.
4. All applicable Codes, Ordinances and regulations, including but not limited to, Fire, Building and Health Codes and the Noise Ordinance, shall be complied with.

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: _____

Years in operation: _____

Type of proposed establishment (detailed explanation of business):

Parking Lot

Proposed Hours of Operation:

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: _____ persons

Gross floor area of the existing building(s):

NA

Gross floor area of the proposed building(s):

NA

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

NA

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

NONE

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all mechanical equipment:

NONE

How will the noise be controlled?

NA

Outdoor Lighting:

NONE

Type: _____

Location: _____

Off-Street Parking:

Number of spaces existing: _____

Number of spaces proposed: _____

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?

Outdoor Uses:

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

NA

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

NA

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

NA

Number of Employees:

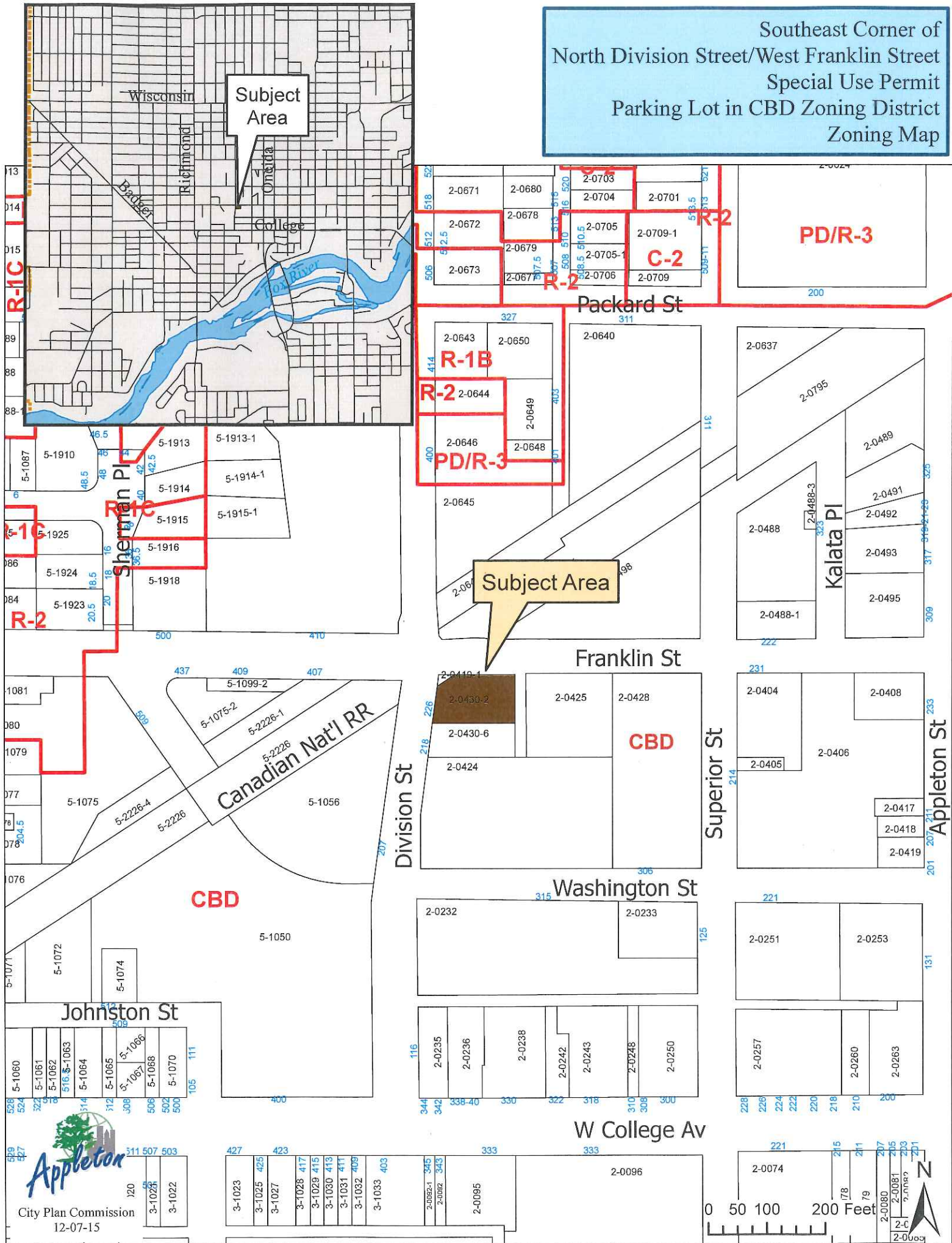
NA

Number of existing employees: _____

Number of proposed employees: _____

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

Southeast Corner of
North Division Street/West Franklin Street
Special Use Permit
Parking Lot in CBD Zoning District
Zoning Map







REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: January 11, 2016

Common Council Public Hearing Meeting Date: February 17, 2016
(Public Hearing on Comprehensive Plan Amendment and Rezoning)

Items: *City of Appleton Comprehensive Plan 2010-2030* Future Land Use Map Amendment #3-15 and Rezoning #7-15

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: City of Appleton, Owner
Karen Harkness, Director of Community and Economic Development, Applicant

Lot/Parcel: Lot 1 (Tax Id. #31-2-0116-00), Lot 2 (Tax Id. #31-2-0126-01), and Lot 3 (Tax Id. #31-2-0126-00) of CSM 5460

Petitioner's Request: The applicant is requesting to amend the *City of Appleton Comprehensive Plan 2010-2030* Future Land Use Map from future Public/Institutional and Multifamily designation to Central Business District designation. In conjunction with this request, the applicant is also proposing to rezone the subject parcels from P Parking District and R-3 Multifamily District to CBD Central Business District. The requests are being made to accommodate the construction of an Exhibition Center.

BACKGROUND

On November 25, 2015, the City of Appleton acquired the subject site for the construction of the Exhibition Center.

STAFF ANALYSIS

Procedural Findings: When a *Comprehensive Plan 2010-2030* Future Land Use Map Amendment and Rezoning application are required for the same development project, the respective staff reports are consolidated together as one.

Current Site Conditions: The subject parcels are partially developed with surfacing parking and are approximately 2.01 acres in size. The property has frontage along Lawrence Street which is classified as a collector street and Elm Street and Eighth Street which are classified as local streets on the City's Arterial/Collector Plan.

- **Collector street** means a street intended to carry traffic from local streets to an arterial street and to provide circulation within neighborhood areas.

- **Local street** means a street designated primarily to provide direct access to abutting properties, usually residential.

Surrounding Zoning Classification, Future Land Use Designation and Current Land Uses:

- **North:**
Zoning – CBD Central Business District
Future Land Use Designation – Central Business District
Current Land Use – Radisson Paper Valley Hotel
- **South:**
Zoning – PD/CBD Planned Development Central Business District
Future Land Use Designation – Public/Institutional
Current Land Use – Outagamie County Courthouse Campus
- **East:**
Zoning – P-I Public Institutional District
Future Land Use Designation – Public Parks and Open Space
Current Land Use – Jones Park
- **West:**
Zoning – CBD Central Business District
Future Land Use Designation – Public/Institutional
Current Land Use – Appleton Police Department

Proposed Future Land Use Designation: The applicant is proposing to amend the *City of Appleton Comprehensive Plan 2010-2030* to change the Future Land Use Map designation for the subject area from Public/Institutional and Multifamily land use to Central Business District land use. Amendments to the Comprehensive Plan are sometimes triggered by technical corrections to correct omissions or errors in the land use recommendations, specific development proposals or changing circumstances in the City. In this case, a specific development proposal in this area is necessitating the change from Public/Institutional and Multifamily land use to Central Business District land use.

Consistency with Objectives and Goals of the Comprehensive Plan 2010-2030: The *City of Appleton Comprehensive Plan 2010-2030* and Future Land Use Map are intended to guide growth and development in an organized and efficient manner in the City. The Plan addresses a range of topics related to land use, housing and neighborhoods, economic development, transportation, utilities and community facilities, and more. Evaluating the proposed Future Land Use Map amendment for consistency with these relevant objectives and policies is necessary in determining if changing the Future Land Use Map is appropriate.

Relevant Comprehensive Plan Objectives and Goals
<p>8.4 OBJECTIVE: Support the organizations, events, and venues that make Appleton the Arts and cultural center of the Fox Cities.</p> <p>8.4.2 Explore the feasibility of developing a downtown convention center. (See Chapter 14: Downtown Plan for additional discussion on this item)</p> <p>8.4.3 Ensure the availability of adequate event space and logistical services to facilitate cultural and related events within the community.</p>
<p>9.3 OBJECTIVE: Ensure the continued vitality of downtown and the City’s neighborhood commercial districts.</p> <p>9.3.1 Implement the recommendations found in the Downtown Plan.</p>
<p>Overall Community Goals</p> <p>Goal 8 – Economic Development (Chapter 9) Appleton will pursue economic development that brings good jobs to the area and supports the vitality of its industrial areas, downtown and neighborhood business districts.</p>
<p>Overall Community Goals</p> <p>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.</p>
<p>10.1 OBJECTIVE: Provide an adequate supply of suitable land meeting the demand for development of various land uses.</p> <p>10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.</p>
<p>Chapter 14: Downtown Plan</p> <p>2.4 Continue feasibility analysis and planning for new convention/expo center in the downtown of Appleton.</p> <p>Redevelop the north end of the county’s campus for the convention/expo center.</p>

The subject site is adjacent to Central Business District designation to the north and adjacent to governmental facilities to the east, west and south that are designated as Public/Institutional and Parks and Open Space on the Future Land Use Map. The subject site, therefore, represents an expansion of Central Business District designation along the south side of Lawrence Street and the east side of Elm Street. The proposed Future Land Use Map amendment to facilitate the construction of the Exhibition Center is consistent with the above-referenced goal and objective of *City of Appleton Comprehensive Plan 2010-2030*. Therefore, the proposed Future Land Use Map amendment is unlikely to create adverse impacts in the adjacent area or the City.

Proposed Zoning Classification: The owner is proposing to rezone the subject parcel from P Parking District and R-3 Multifamily District to CBD Central Business District. The purpose of the CBD is intended to provide a centrally located and readily accessible area that offers a wide variety of retail, service, financial, entertainment and governmental uses. A broad range of uses is permitted to reflect downtown's role as a commercial, cultural and government center. Development is intended to be intense with maximum lot coverage, increased building scale and height density and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. The development standards for the CBD District are listed below:

CBD District Development Standards: The CBD Central Business District development standards are as follows:

- Minimum Lot Area: **2,400 square feet**
- Maximum Lot Coverage: **100%**
- Minimum Lot Width: **20 feet**
- Minimum Front Yard: **None**
- Minimum Side Yard: **None, 10 feet when abutting a residentially-zoned district**
- Minimum Rear Yard: **None, 10 feet when abutting a residentially-zoned district**
- Maximum Building Height: **200 feet**

Impact on Surrounding Neighborhood:

Rezoning of the subject parcel to the CBD Central Business District Zoning District is appropriate for several reasons. First, if the Comprehensive Plan Future Land Use Map is amended to show this area appropriate for exhibits, lectures, events, meeting, receptions, etc., the rezoning and Future Land Use designation would be consistent. Next, if the property is rezoned to the CBD District, the permitted uses or special uses in that district should not have a negative impact on the adjacent uses. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the adjacent area or the City.

Review Criteria: Based upon the above analysis, it would appear the criteria established by Section 23-65(d) (3) Zoning Amendments (rezoning) has been satisfied. It is important to note that the Zoning Code requires that a rezoning request conform to the City's Comprehensive Plan Future Land Use Map. If the Future Land Use Map Amendment #3-15 is approved, the rezoning would conform to the Comprehensive Plan. However, until Future Land Use Map Amendment #3-15 is approved, the proposed CBD Central Business District zoning classification would not conform to the Future Land Use Map, which, in its current form, identifies the subject site as Public/Institutional and Multifamily.

Technical Review Group Report (TRG): This item was discussed at the December 22, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Based upon the above analysis, staff recommends the proposed *City of Appleton Comprehensive Plan 2010-2030 Future Land Use Map Amendment #3-15* from Public/Institutional and Multifamily designation to Central Business District designation and resolution, **BE APPROVED**; and

Staff recommends based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, Rezoning Application #7-15 to rezone the subject site Lot 1 (Tax Id. #31-2-0116-00), Lot 2 (Tax Id. #31-2-0126-01), and Lot 3 (Tax Id. #31-2-0126-00) of CSM 5460 from P Parking District and R-3 Multifamily District to CBD Central Business District, including to the centerline of the adjacent right-of-way, as shown on the map, **BE APPROVED**.

NOTE: If approved, Rezoning #7-15 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #3-15 to accurately reflect the change in future land use from Public/Institutional and Multifamily designation to Central Business District designation.

**RESOLUTION
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

WHEREAS, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the city and its statutory extraterritorial planning jurisdiction; and

WHEREAS, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

WHEREAS, members of the public were invited to make comments at a meeting held on January 11, 2016, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #3-15) herein adopted were reviewed and commented upon by members of the public; and

WHEREAS, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on January 11, 2016; and

WHEREAS, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution

1. Having been filed with the City Clerk by the City of Appleton Community and Economic Development Department requesting a Comprehensive Plan Future Land Use Map Amendment to change future land use designations for specified property on the Future Land Use Map from (Public Institutional and Multifamily Land Use) to (Central Business District Land Use).

WHEREAS, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

WHEREAS, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

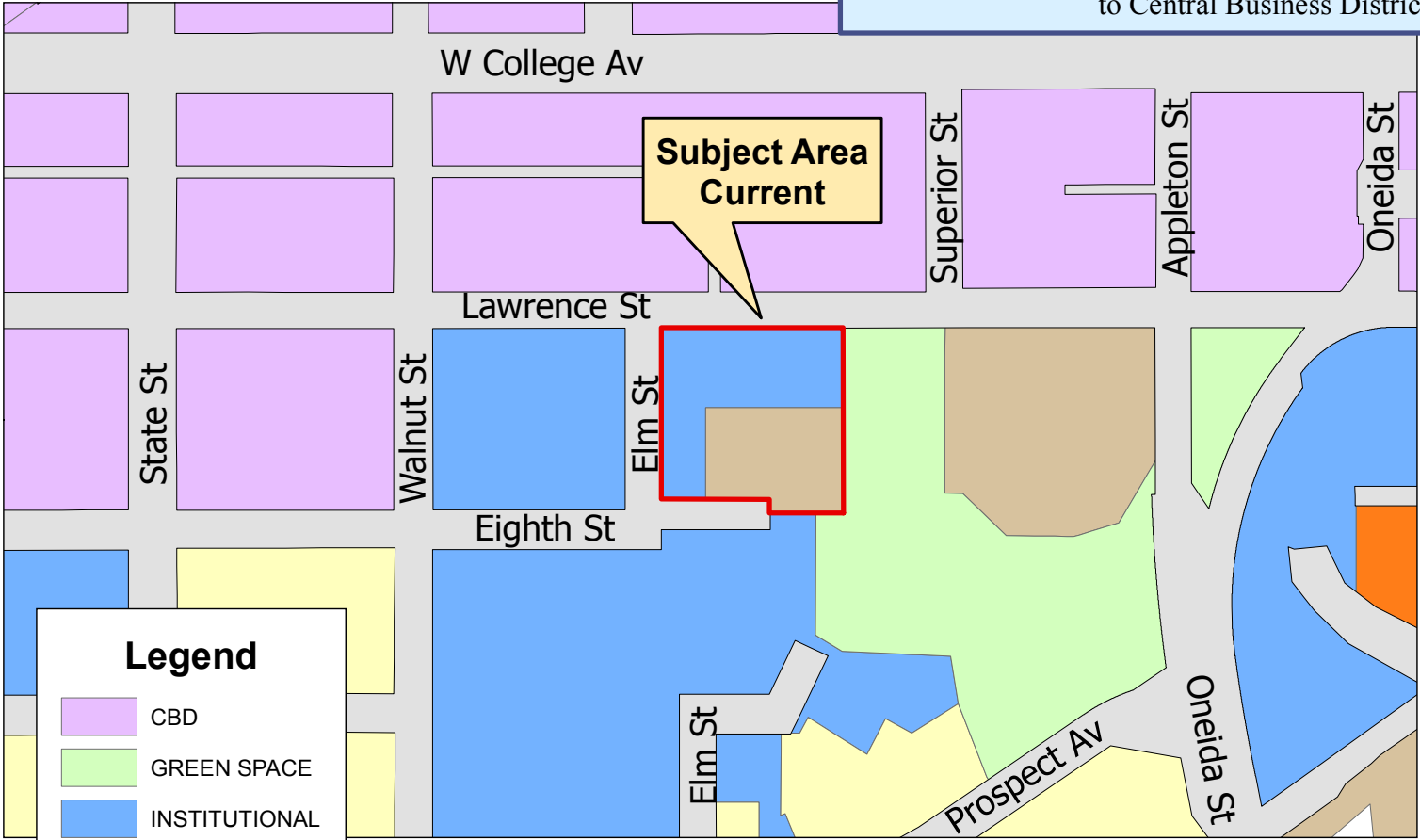
NOW, THEREFORE, BE IT RESOLVED, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Adopted this 11th day of January, 2016.

Timothy M. Hanna, Mayor

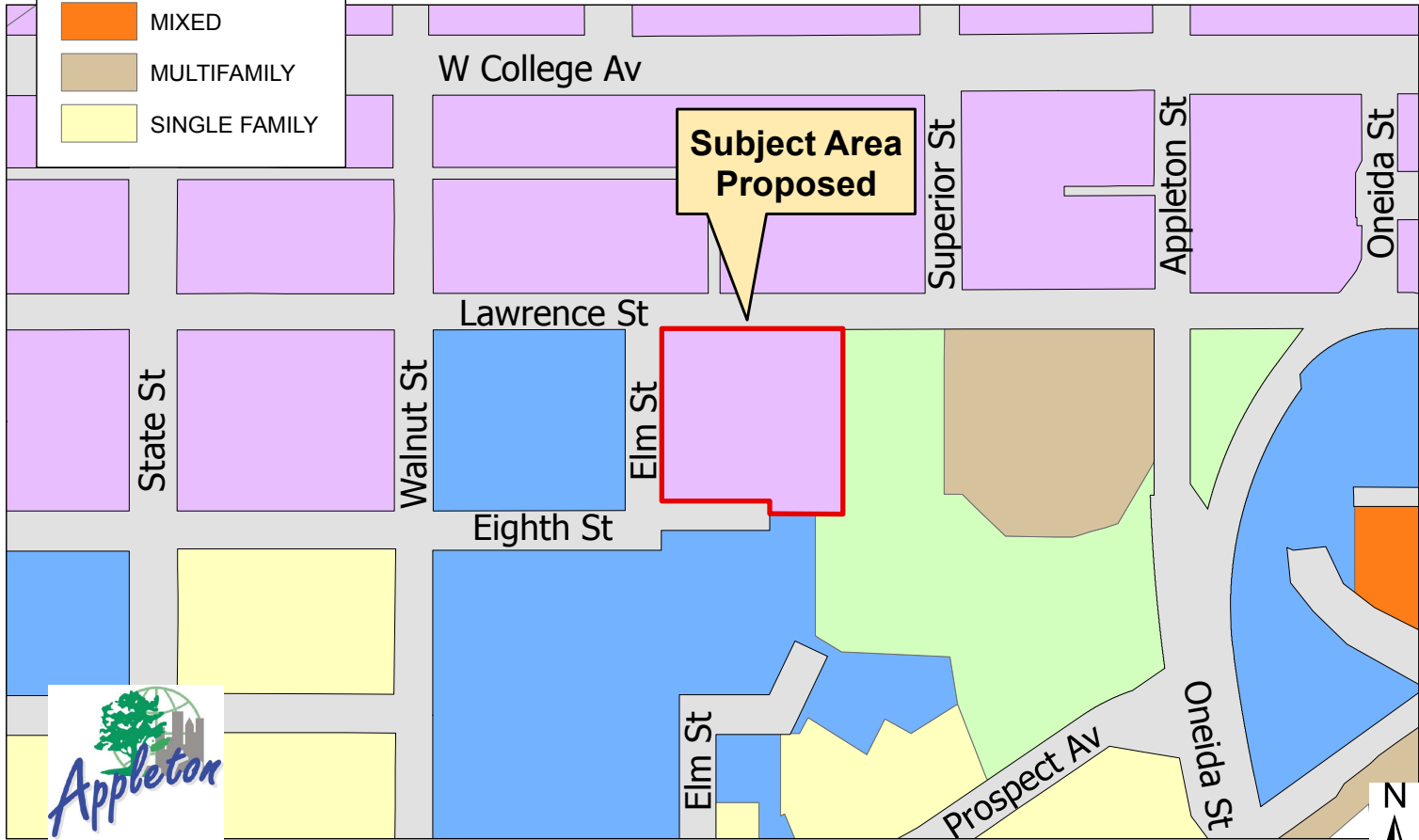
ATTEST:

Kami Scofield, City Clerk

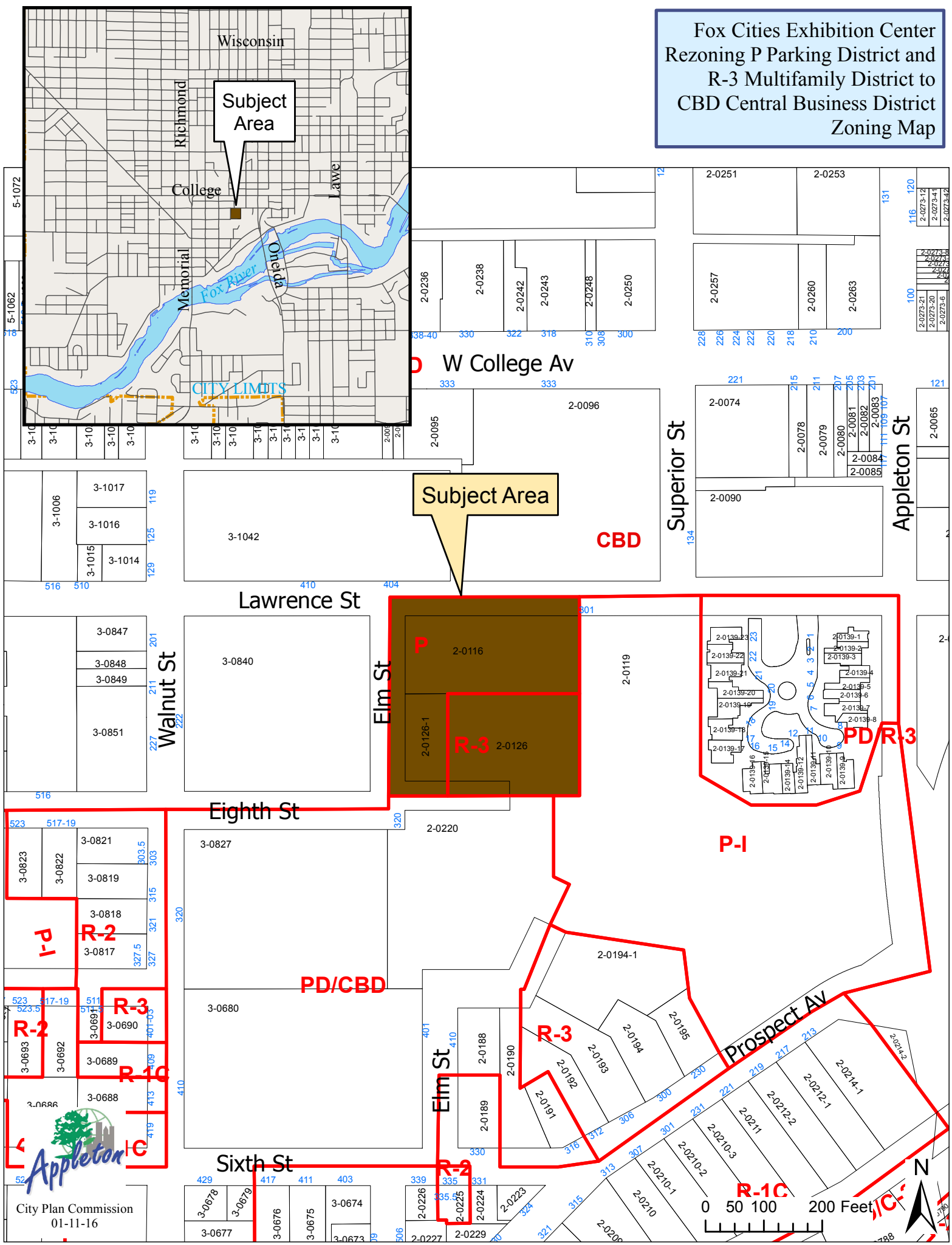


Legend

- CBD
- GREEN SPACE
- INSTITUTIONAL
- MIXED
- MULTIFAMILY
- SINGLE FAMILY



Fox Cities Exhibition Center
Rezoning P Parking District and
R-3 Multifamily District to
CBD Central Business District
Zoning Map

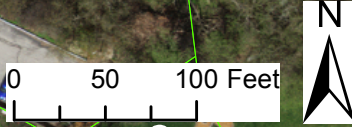


Fox Cities Exhibition Center
Rezoning P & R-3 to CBD

Subject
Area



City Plan Commission
01-11-16





REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: January 11, 2016

Common Council Public Hearing Meeting Date: February 17, 2016
(Public Hearing on Comprehensive Plan Amendment and Rezoning)

Items: *City of Appleton Comprehensive Plan 2010-2030* Future Land Use Map Amendment #3-15 and Rezoning #7-15

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: City of Appleton, Owner
Karen Harkness, Director of Community and Economic Development, Applicant

Lot/Parcel: Lot 1 (Tax Id. #31-2-0116-00), Lot 2 (Tax Id. #31-2-0126-01), and Lot 3
(Tax Id. #31-2-0126-00) of CSM 5460

Petitioner's Request: The applicant is requesting to amend the *City of Appleton Comprehensive Plan 2010-2030* Future Land Use Map from future Public/Institutional and Multifamily designation to Central Business District designation. In conjunction with this request, the applicant is also proposing to rezone the subject parcels from P Parking District and R-3 Multifamily District to CBD Central Business District. The requests are being made to accommodate the construction of an Exhibition Center.

BACKGROUND

On November 25, 2015, the City of Appleton acquired the subject site for the construction of the Exhibition Center.

STAFF ANALYSIS

Procedural Findings: When a *Comprehensive Plan 2010-2030* Future Land Use Map Amendment and Rezoning application are required for the same development project, the respective staff reports are consolidated together as one.

Current Site Conditions: The subject parcels are partially developed with surfacing parking and are approximately 2.01 acres in size. The property has frontage along Lawrence Street which is classified as a collector street and Elm Street and Eighth Street which are classified as local streets on the City's Arterial/Collector Plan.

- **Collector street** means a street intended to carry traffic from local streets to an arterial street and to provide circulation within neighborhood areas.

- **Local street** means a street designated primarily to provide direct access to abutting properties, usually residential.

Surrounding Zoning Classification, Future Land Use Designation and Current Land Uses:

- **North:**
Zoning – CBD Central Business District
Future Land Use Designation – Central Business District
Current Land Use – Radisson Paper Valley Hotel
- **South:**
Zoning – PD/CBD Planned Development Central Business District
Future Land Use Designation – Public/Institutional
Current Land Use – Outagamie County Courthouse Campus
- **East:**
Zoning – P-I Public Institutional District
Future Land Use Designation – Public Parks and Open Space
Current Land Use – Jones Park
- **West:**
Zoning – CBD Central Business District
Future Land Use Designation – Public/Institutional
Current Land Use – Appleton Police Department

Proposed Future Land Use Designation: The applicant is proposing to amend the *City of Appleton Comprehensive Plan 2010-2030* to change the Future Land Use Map designation for the subject area from Public/Institutional and Multifamily land use to Central Business District land use. Amendments to the Comprehensive Plan are sometimes triggered by technical corrections to correct omissions or errors in the land use recommendations, specific development proposals or changing circumstances in the City. In this case, a specific development proposal in this area is necessitating the change from Public/Institutional and Multifamily land use to Central Business District land use.

Consistency with Objectives and Goals of the Comprehensive Plan 2010-2030: The *City of Appleton Comprehensive Plan 2010-2030* and Future Land Use Map are intended to guide growth and development in an organized and efficient manner in the City. The Plan addresses a range of topics related to land use, housing and neighborhoods, economic development, transportation, utilities and community facilities, and more. Evaluating the proposed Future Land Use Map amendment for consistency with these relevant objectives and policies is necessary in determining if changing the Future Land Use Map is appropriate.

Relevant Comprehensive Plan Objectives and Goals
<p>8.4 OBJECTIVE: Support the organizations, events, and venues that make Appleton the Arts and cultural center of the Fox Cities.</p> <p>8.4.2 Explore the feasibility of developing a downtown convention center. (See Chapter 14: Downtown Plan for additional discussion on this item)</p> <p>8.4.3 Ensure the availability of adequate event space and logistical services to facilitate cultural and related events within the community.</p>
<p>9.3 OBJECTIVE: Ensure the continued vitality of downtown and the City's neighborhood commercial districts.</p> <p>9.3.1 Implement the recommendations found in the Downtown Plan.</p>
<p>Overall Community Goals</p> <p>Goal 8 – Economic Development (Chapter 9) Appleton will pursue economic development that brings good jobs to the area and supports the vitality of its industrial areas, downtown and neighborhood business districts.</p>
<p>Overall Community Goals</p> <p>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.</p>
<p>10.1 OBJECTIVE: Provide an adequate supply of suitable land meeting the demand for development of various land uses.</p> <p>10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.</p>
<p>Chapter 14: Downtown Plan</p> <p>2.4 Continue feasibility analysis and planning for new convention/expo center in the downtown of Appleton.</p> <p>Redevelop the north end of the county's campus for the convention/expo center.</p>

The subject site is adjacent to Central Business District designation to the north and adjacent to governmental facilities to the east, west and south that are designated as Public/Institutional and Parks and Open Space on the Future Land Use Map. The subject site, therefore, represents an expansion of Central Business District designation along the south side of Lawrence Street and the east side of Elm Street. The proposed Future Land Use Map amendment to facilitate the construction of the Exhibition Center is consistent with the above-referenced goal and objective of *City of Appleton Comprehensive Plan 2010-2030*. Therefore, the proposed Future Land Use Map amendment is unlikely to create adverse impacts in the adjacent area or the City.

Proposed Zoning Classification: The owner is proposing to rezone the subject parcel from P Parking District and R-3 Multifamily District to CBD Central Business District. The purpose of the CBD is intended to provide a centrally located and readily accessible area that offers a wide variety of retail, service, financial, entertainment and governmental uses. A broad range of uses is permitted to reflect downtown's role as a commercial, cultural and government center. Development is intended to be intense with maximum lot coverage, increased building scale and height density and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. The development standards for the CBD District are listed below:

CBD District Development Standards: The CBD Central Business District development standards are as follows:

- Minimum Lot Area: **2,400 square feet**
- Maximum Lot Coverage: **100%**
- Minimum Lot Width: **20 feet**
- Minimum Front Yard: **None**
- Minimum Side Yard: **None, 10 feet when abutting a residentially-zoned district**
- Minimum Rear Yard: **None, 10 feet when abutting a residentially-zoned district**
- Maximum Building Height: **200 feet**

Impact on Surrounding Neighborhood:

Rezoning of the subject parcel to the CBD Central Business District Zoning District is appropriate for several reasons. First, if the Comprehensive Plan Future Land Use Map is amended to show this area appropriate for exhibits, lectures, events, meeting, receptions, etc., the rezoning and Future Land Use designation would be consistent. Next, if the property is rezoned to the CBD District, the permitted uses or special uses in that district should not have a negative impact on the adjacent uses. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the adjacent area or the City.

Review Criteria: Based upon the above analysis, it would appear the criteria established by Section 23-65(d) (3) Zoning Amendments (rezoning) has been satisfied. It is important to note that the Zoning Code requires that a rezoning request conform to the City's Comprehensive Plan Future Land Use Map. If the Future Land Use Map Amendment #3-15 is approved, the rezoning would conform to the Comprehensive Plan. However, until Future Land Use Map Amendment #3-15 is approved, the proposed CBD Central Business District zoning classification would not conform to the Future Land Use Map, which, in its current form, identifies the subject site as Public/Institutional and Multifamily.

Technical Review Group Report (TRG): This item was discussed at the December 22, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

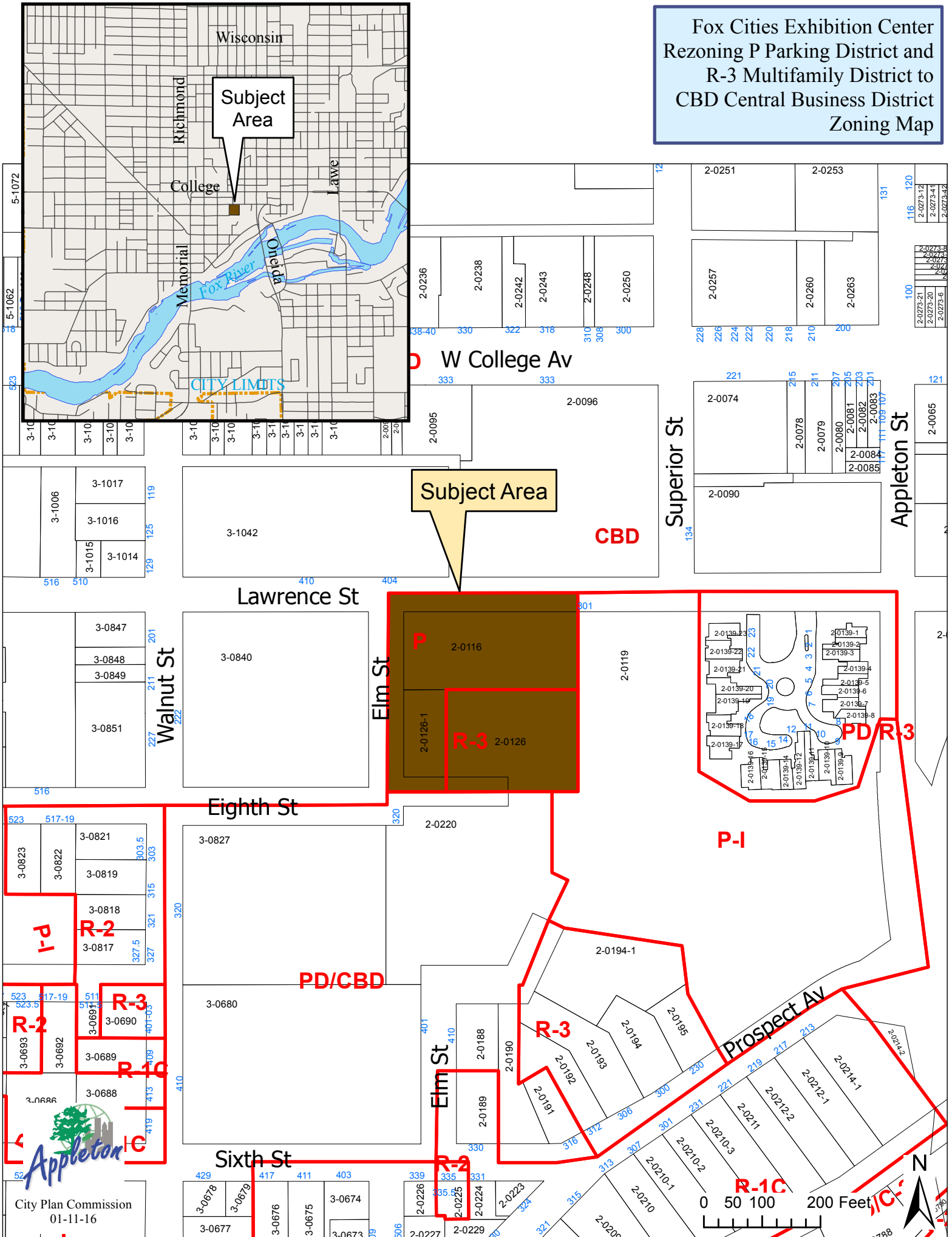
RECOMMENDATION

Based upon the above analysis, staff recommends the proposed *City of Appleton Comprehensive Plan 2010-2030 Future Land Use Map Amendment #3-15* from Public/Institutional and Multifamily designation to Central Business District designation and resolution, **BE APPROVED**; and

Staff recommends based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, Rezoning Application #7-15 to rezone the subject site Lot 1 (Tax Id. #31-2-0116-00), Lot 2 (Tax Id. #31-2-0126-01), and Lot 3 (Tax Id. #31-2-0126-00) of CSM 5460 from P Parking District and R-3 Multifamily District to CBD Central Business District, including to the centerline of the adjacent right-of-way, as shown on the map, **BE APPROVED**.

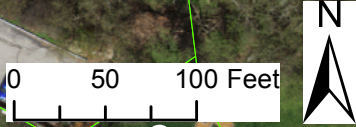
NOTE: If approved, Rezoning #7-15 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #3-15 to accurately reflect the change in future land use from Public/Institutional and Multifamily designation to Central Business District designation.

Fox Cities Exhibition Center
Rezoning P Parking District and
R-3 Multifamily District to
CBD Central Business District
Zoning Map



Fox Cities Exhibition Center
Rezoning P & R-3 to CBD

Subject
Area





REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: January 11, 2016

Common Council Meeting Date: January 20, 2016

Item: Preliminary Plat – Pond View Estates

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: North Meadows Investment, LTD, Owner
Jason Mroz, Apple Tree, LLC, Applicant

Parcel #: 31-1-6501-06 and 31-1-6501-05

Petitioner's Request: The owner/applicant is proposing to subdivide property for a single-family development.

BACKGROUND

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-15 from a Commercial designation to a Single/Two Family Residential designation and Rezoning #6-15 from C-O Commercial Office District to R-1B Single-Family Residential District for the subject site was approved by the Plan Commission on December 7, 2015.

The subject parcels were annexed into the City in 1990 as part of the AAL Annexation. The subject parcels and surrounding land were then rezoned to C-O Commercial Office District in 2001 by AAL for a business/office park. The subject parcels and approximately 90 acres of land surrounding the subject parcels were subdivided in 2002, creating the Apple Creek Center Subdivision.

STAFF ANALYSIS

Existing Conditions: The portion of the lot to be subdivided is currently undeveloped and is in the process of being rezoned from C-O Commercial Office District to R-1B Single-Family District. The area being platted for single family development is 5.63333 acres which will be divided into 13 lots and 1 outlot.

Zoning Ordinance Review Criteria: Lot development standards (Section 23-93) are as follows:

- Minimum lot area: Six thousand (6,000) square feet.
 - *The average lot size is 13,200 square feet. All lots exceed this requirement.*
- Minimum lot width: Fifty (50) feet.
 - *The average lot width is 58 feet. All lots exceed this requirement.*

Preliminary Plat Pond View Estates

January 11, 2016

Page 2

- Minimum front, side and rear yard setbacks: Twenty (20) foot front yard on a local street; Twenty-five (25) front yard on an arterial street; Six (6) foot side yard; and Twenty-five (25) foot rear yard.
 - *Required front yard setback had been shown on the Preliminary Plat. Required setbacks will be reviewed through the building permit review process.*
- Maximum building height: Thirty-five (35) feet.
 - *This will be reviewed through the building permit review process.*
- Maximum lot coverage. Fifty percent (50%).
 - *This will be reviewed through the building permit review process.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton Subdivision Regulations, and no variances have been requested.

Access and Traffic: Vehicular access to the subject lots is provided by existing local and collector streets. No new streets are proposed with this development.

Surrounding Zoning Classification, Future Land Use Designation and Current Land Uses:

- **North:**
 - Zoning – C-O Commercial Office District
 - Future Land Use Designation – Commercial
 - Current Land Use – Undeveloped

 - Zoning – R-3 Multi-family Residential District
 - Future Land Use Designation – Multi-family
 - Current Land Use – Proposed Community Living Arrangement (CLA)
- **South:**
 - Zoning – R-3 Multi-family Residential District
 - Future Land Use Designation – Multi-family
 - Current Land Use – Condominiums
- **East:**
 - Zoning – R-1B Single-family Residential District
 - Future Land Use Designation – Single/Two-family
 - Current Land Use – Single-family Residential
- **West:**
 - Zoning – R-3 Multi-family Residential District
 - Future Land Use Designation – Multi-family
 - Current Land Use – Community Living Arrangement (CLA)

2010-2030 Comprehensive Plan: The applicant is proposing to amend the *City of Appleton Comprehensive Plan 2010-2030* to change the Future Land Use Map designation for the subject area from Commercial use to Single/Two-Family Residential use.

Parks and Open Space: The Appleton Subdivision Regulations do require parkland dedication or fee in lieu for residential subdivisions. The parkland fees pursuant to Chapter 17 of the Appleton Municipal Code are \$300 per dwelling unit. The total park fee required for this development is \$3,900.

Technical Review Group Report (TRG): This item was discussed at the December 22, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

The Pond View Estates Preliminary Plat, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

Plat Comments:

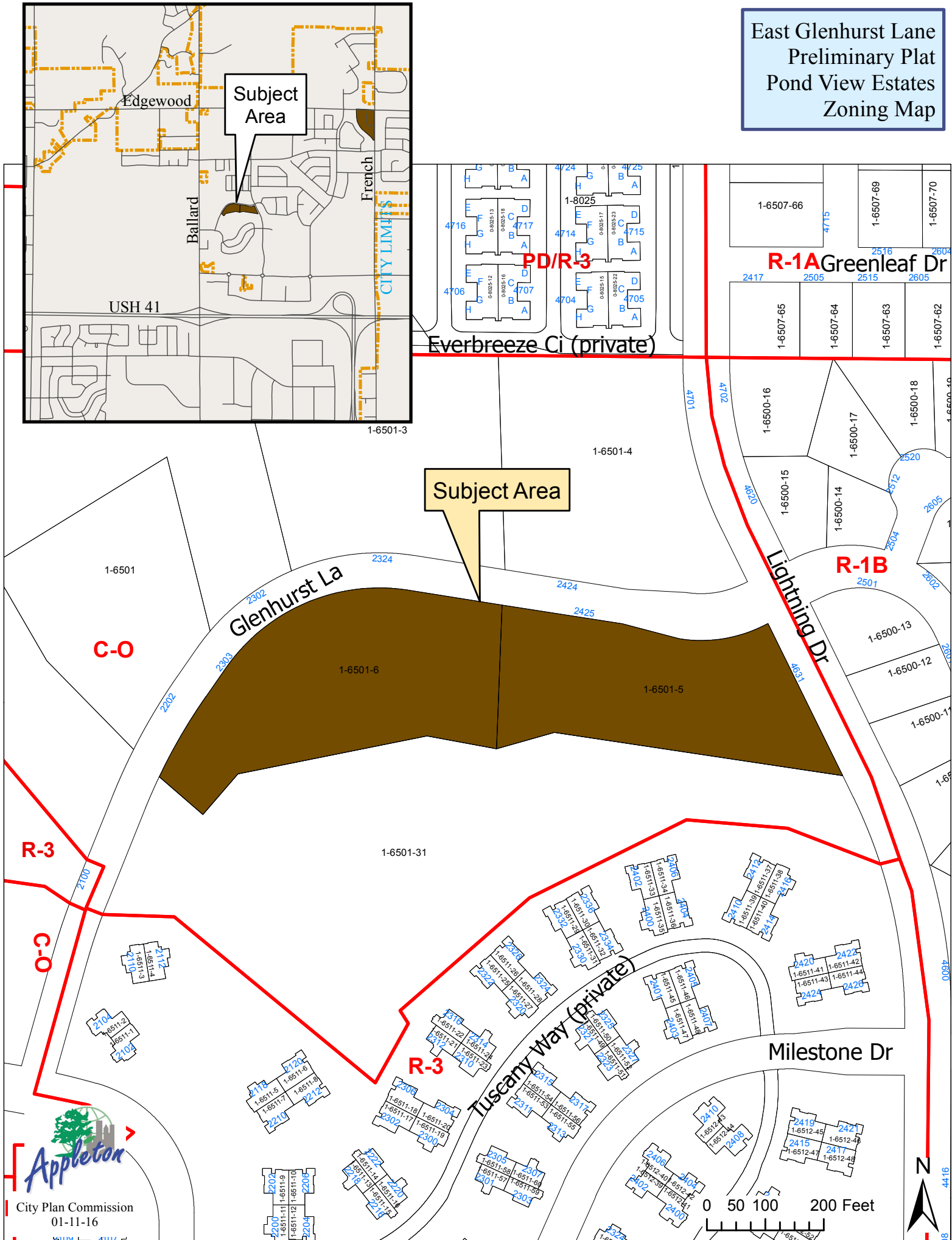
1. The owner/applicant shall submit to the City the Final Plat within 36 months after the last required approval of the Preliminary Plat. If the Final Plat is not submitted within said 36 months, the City (and any other approving authority) may refuse to approve the Final Plat and shall recommence the procedure for Preliminary Plat approval or may extend the time for submission of the Final Plat.
2. All easements, including but not limited to, water mains, sewer mains, storm sewers, and drainage shall be shown on the Final Plat to the satisfaction of the City Engineer per Section 17-12(b)(5) of the Municipal Code. Note: Provide a water main easement that has a 10 foot offset from the centerline of Glenhurst watermain. See attached map.
3. Show floodplain boundaries and the contour line lying a vertical distance of two (2) feet above the elevation of the one hundred (100) year recurrence interval flood on the final plat per Section 17-12(b)(11) of the Municipal Code.
4. Show the fifty foot (50) shoreland zoning setback dimension from the ordinary high water mark on the Final Plat per Section 23-754 of the Municipal Code.
5. Complete and submit a stormwater utility service application to the Community and Economic Development with the Final Plat for the City of Appleton Public Works Department, Engineering Division review and approval.
6. Submit a Stormwater Permit Application with Stormwater Management Plan and supporting documentation (e.g. wetland delineation report) to the City of Appleton Public Works Department, Engineering Division. Additional comments may result from City consultant review of those items.
7. Show all elevations on the Final Plat to City Datum (NAVD 29). Provide a note on the Final Plat that identifies the conversion factor used to convert from FIS elevations (NGVD88) to City Datum.

8. Add a note on the Final Plat identifying ownership and maintenance obligations of Outlot 1.
9. Park fees of \$3,900 shall be paid to the City of Appleton Finance Department prior to the City signatures being affixed to the Final Plat.

Drainage Plan Comments:

1. Provide all required information per Section 17-8 of the Municipal Code (e.g. missing spot grades along south lot lines) on the drainage plan. Submit revised drainage plan to the Community and Economic Development for the City of Appleton Public Works Department, Engineering Division review and approval.
2. Preliminary Drainage Plan must be a separate plan from the Sewer Feasibility Plan.
3. Submit a Feasibility Plan showing all required information per Section 17-9 of Municipal Code to the Community and Economic Development with the Final Plat for the City of Appleton Public Works Department, Engineering Division review and approval.
4. Show 100-year floodplain limits and elevations.
5. Show all elevation to City Datum (NAVD 29).

East Glenhurst Lane
Pond View Estates
Zoning Map





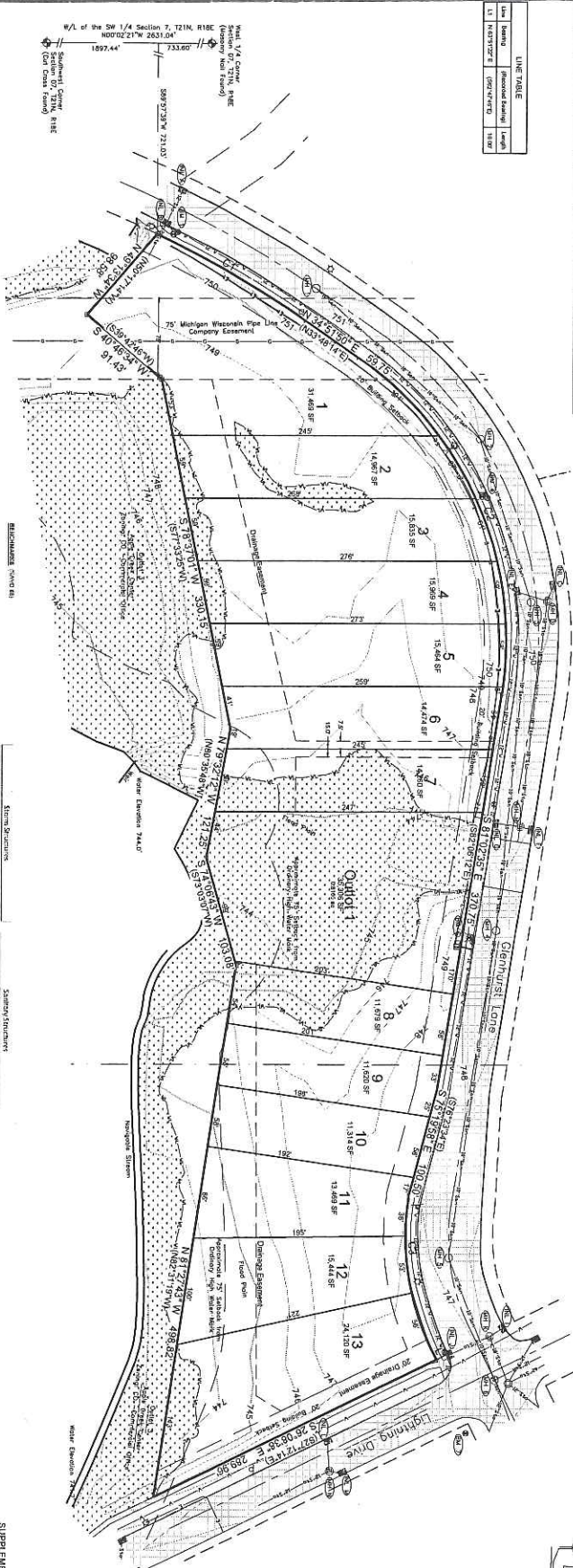
At of Lot 5 and Lot 6, Apple Creek Center, being part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 07, Township 2 North, Range 18 East, Town of Appleton, Outagamie County, Wisconsin

Pond View Estates

Preliminary Plat of

Line	Station	Distance	Area	Perimeter	Volume
1	1+00.00	100.00	10,000.00	1,000.00	100,000.00
2	2+00.00	200.00	40,000.00	2,000.00	400,000.00
3	3+00.00	300.00	90,000.00	3,000.00	900,000.00
4	4+00.00	400.00	160,000.00	4,000.00	1,600,000.00
5	5+00.00	500.00	250,000.00	5,000.00	2,500,000.00

Line	Station	Distance	Area	Perimeter	Volume
1	1+00.00	100.00	10,000.00	1,000.00	100,000.00
2	2+00.00	200.00	40,000.00	2,000.00	400,000.00
3	3+00.00	300.00	90,000.00	3,000.00	900,000.00



Line	Station	Distance	Area	Perimeter	Volume
1	1+00.00	100.00	10,000.00	1,000.00	100,000.00
2	2+00.00	200.00	40,000.00	2,000.00	400,000.00
3	3+00.00	300.00	90,000.00	3,000.00	900,000.00
4	4+00.00	400.00	160,000.00	4,000.00	1,600,000.00
5	5+00.00	500.00	250,000.00	5,000.00	2,500,000.00

Line	Station	Distance	Area	Perimeter	Volume
1	1+00.00	100.00	10,000.00	1,000.00	100,000.00
2	2+00.00	200.00	40,000.00	2,000.00	400,000.00
3	3+00.00	300.00	90,000.00	3,000.00	900,000.00
4	4+00.00	400.00	160,000.00	4,000.00	1,600,000.00
5	5+00.00	500.00	250,000.00	5,000.00	2,500,000.00



Preliminary Plat
Pond View Estates



SUPPLEMENTARY DATA

Grand Land Owner:
Northwestern Investment, LTD.
421 N. Lincoln Rd.
Appleton, WI 54918

Developer:
Cape Town Associates, LLC
3410 Ridge Street
Green Bay, WI 54301

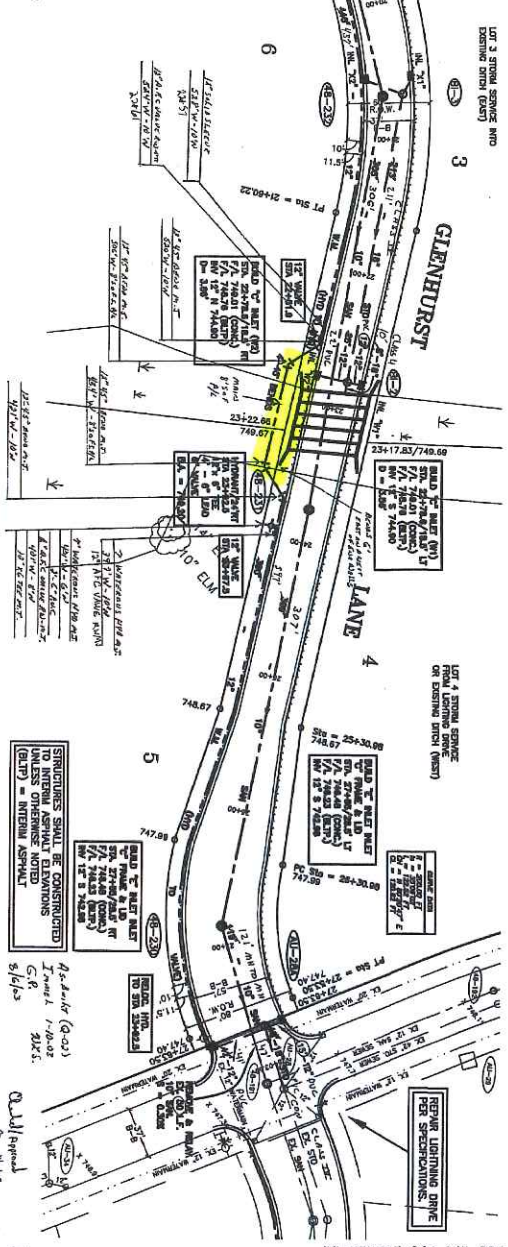
Surveyor:
David Engineering & Environmental, Inc.
1811 Ridge Street
Appleton, WI 54918

NOTES:
1. This plat is a preliminary plat and is not a final plat.
2. Final plat shall be filed with the County Clerk of Outagamie County, Wisconsin.



12/7/2015 11:00 AM 1/1/2016 11:00 AM 1/1/2016 11:00 AM 1/1/2016 11:00 AM

SCALES
HORIZ.
1" = 40'-0"



NOTES

1. USE 18" DIA. LITING FOR ALL EXPOSED WIRELESS JOINTS.
2. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH).
3. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH).
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8. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH).
9. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH).
10. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH).

ESTIMATE OF QUANTITIES

ITEM	QUANTITY	UNIT
1. 18" DIA. LITING FOR ALL EXPOSED WIRELESS JOINTS	1	EA
2. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA
3. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA
4. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA
5. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA
6. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA
7. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA
8. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA
9. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA
10. ALL STRUCTURES SHALL BE CONSTRUCTED TO INTERIOR FINISH ELEVATIONS (B.P.T. INTERIOR FINISH)	1	EA

SEWER & WATER

GLENHURST LANE

CITY OF APPLETON, WIS.

ENGINEERING DIVISION

DESIGNED BY

DATE

SCALE

605-004

4