



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://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.*

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Tuesday, May 8, 2018

4:00 PM

Council Chambers, 6th Floor

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

[18-0645](#) City Plan Minutes from 4-24-18

**Attachments:** [City Plan Minutes 4-24-18.pdf](#)

### 4. Public Hearings/Apearances

[18-0646](#) Rezoning #5-18 for 209 S. Allen Street (Tax Id #31-2-0144-00), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from R-3 Multi-Family District to CBD Central Business District (Associated with Action Item #18-0647)

**Attachments:** [InformalPublicHearingNotice 209SAllenSt Rezoning.pdf](#)

### 5. Action Items

[18-0647](#) Request to approve Rezoning #5-18 for 209 S. Allen Street (Tax Id #31-2-0144-00), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from R-3 Multi-Family District to CBD Central Business District

**Attachments:** [StaffReport 209SAllenSt Rezoning For05-08-18.pdf](#)

[18-0648](#) The City Plan Commission initiate the street renaming of N. Wilmer Avenue to N. Wilmer Street and direct staff to schedule an informal public hearing and action item at a future meeting

**Attachments:** [MemoFromDPW WilmerAvToSt AffidavitOfCorrection.pdf](#)

[Wilmer Suffix Zoning Map.pdf](#)

[Wilmer Suffix Aerial Map.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

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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.*

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Tuesday, April 24, 2018

4:00 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order at 4:03 p.m.**

2. Roll call of membership

*Palm arrived at 4:10 p.m.*

**Present:** 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

**Excused:** 1 - Uslabar

*Others present:  
Larry Engrissei, 23 Crestview Court*

3. Approval of minutes from previous meeting

[18-0546](#)

City Plan Minutes from 4-10-18

**Attachments:** [City Plan Minutes 4-10-18.pdf](#)

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

**Aye:** 4 - Mayor Hanna, Buetow, Rabec and Lobner

**Excused:** 2 - Uslabar and Palm

4. Public Hearings/Appealances

5. Action Items

[18-0547](#)

Request to approve Certified Survey Map #2-18, which crosses a plat boundary, to combine two adjacent lots located at 23 Crestview Court (Tax Id #31-4-4372-00 and Tax Id #31-4-5092-00), subject to the conditions in the attached staff report and as shown on the attached maps

**Attachments:** [StaffReport\\_CrestviewCt\\_CrossingPlatBoundary\\_For04-24-18.pdf](#)

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

**Aye:** 4 - Mayor Hanna, Buetow, Rabec and Lobner

**Excused:** 2 - Uslabar and Palm

[18-0548](#)

Organizational Matters:

1. Elect a Vice-Chair
2. Set Meeting Date and Time
3. Designate a Contact Person

*Adrienne Palm was elected as Vice-Chair. The City Plan Commission will meet at 4:00 p.m. on Tuesdays the week following Council, and Brenda Broeske will be the contact person.*

**Rabec nominated Palm to be the Vice-Chair. No other nominations were received. By unanimous consent, Adrienne Palm was elected as the Vice-Chair. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Mayor Hanna, Buetow, Rabec and Lobner

**Excused:** 2 - Uslabar and Palm

## 6. Information Items

[18-0590](#)

2018 Fox Cities Tourism Week Celebration on May 7, 2018

**Attachments:** <http://campaign.r20.constantcontact.com/render?m=1100344834128&ca=e80abbc4-07b5-45d6-8e04-22a235faa8aa>

**This Presentation was presented.**

[18-0588](#)

State of Downtown Development Summit on May 15, 2018

**Attachments:** [Appleton State of Dtn Summit 2018-Invite\\_FINAL.pdf](#)

**This Presentation was presented.**

[18-0589](#)

Neighborhood Program Spring Meeting on May 17, 2018

**Attachments:** [NeighborhoodProgramSpringMeeting2018\\_Flyer.pdf](#)

**This Presentation was presented.**

7. Adjournment

**Lobner moved, seconded by Buetow, that the meeting be adjourned at 4:13 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

**Excused:** 1 - Uslabar

**NOTICE OF INFORMAL PUBLIC HEARING**  
**OF THE**  
**APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct an Informal Public Hearing on Tuesday, May 8, 2018, at 4:00 P.M., in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the following proposed rezoning request:

**COMMON DESCRIPTION:**

209 South Allen Street (Tax Id #31-2-0144-00).

**Rezoning Request:** A rezoning request has been initiated by the owner, One Lawrence Street, LLC, and applicant, Hoffman Planning, Design & Construction, Inc., in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned R-3 Multi-Family District. The owner/applicant proposes to rezone the property to CBD Central Business District (see attached map). The CBD District is intended to provide a centrally located and readily accessible area that offers a wide variety of retail, service, financial, entertainment, governmental and residential 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.

**Purpose of the Request:** The owner/applicant proposes to establish zoning that is consistent with surrounding properties and allows for future mixed-use development.

**ALDERMANIC DISTRICT:** 4 – Alderperson Joe Martin

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

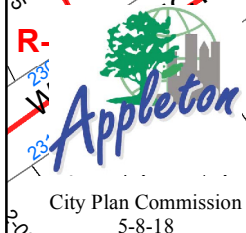
Any questions regarding this matter should be directed to David Kress, Principal Planner, in the Community and Economic Development Department at 920-832-6428.

CITY PLAN COMMISSION

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

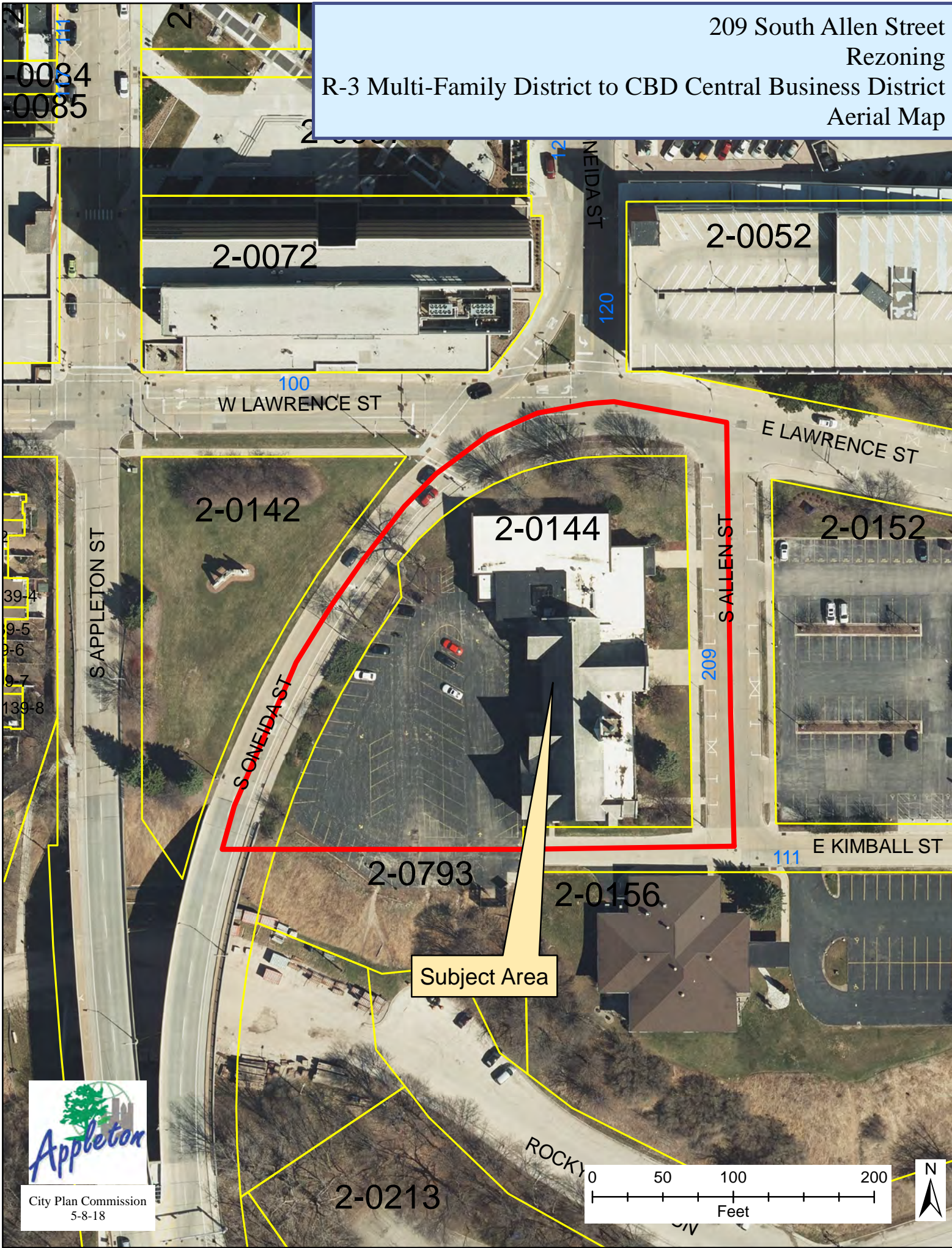
*Reasonable accommodations for persons with disabilities will be made upon request and if feasible.*

Subject  
Area





209 South Allen Street  
Rezoning  
R-3 Multi-Family District to CBD Central Business District  
Aerial Map







## REPORT TO CITY PLAN COMMISSION

**Plan Commission Informal Hearing Meeting Date:** May 8, 2018

**Common Council Public Hearing Meeting Date:** June 6, 2018 (Public Hearing on Rezoning)

**Item:** Rezoning #5-18 – 209 South Allen Street

**Case Manager:** David Kress

### **GENERAL INFORMATION**

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**Owner:** One Lawrence Street, LLC c/o John Pfefferle

**Applicant:** Hoffman Planning, Design & Construction, Inc. c/o Mark Boehlke

**Address/Parcel:** 209 South Allen Street (Tax Id #31-2-0144-00)

**Petitioner's Request:** The applicant proposes to rezone the subject parcel from R-3 Multi-Family District to CBD Central Business District. The request is being made to establish zoning that is consistent with surrounding properties and allows for future mixed-use development.

### **BACKGROUND**

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Before being purchased by One Lawrence Street, LLC in 2017, the subject property was used as a place of worship for Trinity Lutheran Church. The church building has been vacant since the transfer of ownership occurred.

Part of the subject parcel is included in a Development Agreement that was approved by Common Council on December 19, 2017. The proposed development area, commonly referred to as the "bluff site," also includes parcels #31-2-0156-00 and #31-2-0152-00. These surrounding properties are currently zoned CBD Central Business District.

### **STAFF ANALYSIS**

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**Existing Site Conditions:** The subject parcel is approximately 1.399 acres in size and is located at the southwest corner of South Allen Street and East Lawrence Street. The property also has frontage on Oneida Street and Kimball Street. Oneida Street and Lawrence Street are classified as an arterial street and collector street, respectively, on the City's Arterial/Collector Plan. Currently, the parcel is developed with a former church building and off-street parking lot, with vehicular access provided by a curb cut on Kimball Street.

#### **Surrounding Zoning Classification and Land Uses:**

North: CBD Central Business District. The adjacent land uses to the north are currently a mix of commercial uses, including the Soldiers Square parking ramp owned by the YMCA.

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

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 use to the west is currently the public open space where the “Hadzi sculpture” (formally titled “Fox River Oracle”) is located.

**Proposed Zoning Classification:** The purpose of the CBD Central Business District is to provide a centrally located and readily accessible area that offers a wide variety of retail, service, financial, entertainment, governmental and residential 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:

- 1) **Minimum lot area:** 2,400 square feet.
- 2) **Maximum lot coverage:** 100%.
- 3) **Minimum lot width:** 20 feet.
- 4) **Minimum front yard:** None.
- 5) **Minimum rear yard:**
  - a. None.
  - b. 10 feet when abutting a residentially-zoned district.
- 6) **Minimum side yard:**
  - a. None.
  - b. 10 feet when abutting a residentially-zoned district.
- 7) **Maximum building height:** 200 feet.

**Zoning Ordinance Review Criteria:** A rezoning is often triggered by development proposals or changing circumstances in the City. In this case, the request is being made to accommodate future mixed-use development, which is permitted in the CBD Central Business District. The existing site appears to satisfy the development standards for the CBD District listed above. If approved, any future development would need to conform to the CBD District zoning regulations and other sections of the Zoning Ordinance. Ultimately, any new building would require Site Plan review and approval, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.

**Appleton Comprehensive Plan 2010-2030:** The City of Appleton *Comprehensive Plan 2010-2030* identifies this area with a future Mixed Use designation. The proposed CBD Central Business District rezoning is consistent with the Future Land Use Map. Listed below are related excerpts from the City’s *Comprehensive Plan 2010-2030*.

*Goal 1 – Community Growth*

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

*Goal 8 – Economic Development*

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

**OBJECTIVE 9.4 Economic Development:**

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

**OBJECTIVE 9.6 Economic Development:**

*Create a vibrant environment that is conducive to attracting and retaining talented people.*

*Policy 9.6.2 Encourage the creation of vibrant mixed-use urban areas in the downtown and along the Fox River that are both walkable and bicycle-friendly.*

**OBJECTIVE 10.2 Land Use:**

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

*Policy 10.2.3 Support new infill and redevelopment in accordance with the redevelopment framework presented in Chapter 14: Downtown Plan.*

**Chapter 14 Downtown Plan, Initiative 3 Neighborhood and Residential Development:**

*Strategy 3.1 – Encourage mixed-use and mid-density residential redevelopment on under-utilized or marginal sites on the edge of downtown.*

**Chapter 14 Downtown Plan, Initiative 4 Downtown Development and Business Retention:**

*Strategy 4.7 – Maintain an environment favorable to larger employers in the downtown.*

**Chapter 14 Downtown Plan, Initiative 4 Downtown Development and Business Retention:**

*Strategy 4.8 – Support private sector efforts to redevelop and invest in downtown.*

**Standards for Zoning Map Amendments:** Per Section 23-65(d)(3) of the Municipal Code, all recommendations for Official Zoning Map amendments shall be consistent with the adopted plans, goals, and policies of the City and with the intent of the Zoning Ordinance. Related excerpts are listed below.

- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
  1. The request for a zone change is in conformance with the Comprehensive Plan for the City of Appleton. *The rezoning request is in conformance with the Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies this area for future mixed uses.*

2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map, is inadequate to meet the demands for such development.
  3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).
  4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *The subject area is served by existing infrastructure, and the transportation network should be able to accommodate the proposed rezoning. Some recommended transportation-related improvements near the subject property are identified in the Downtown Mobility Study, which was approved by Common Council on August 17, 2016.*
  2. The effect of the proposed rezoning on surrounding uses. *All properties located adjacent to or across the street from the subject site are already zoned CBD Central Business District. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the surrounding neighborhood.*

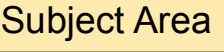
**Review Criteria:** Based upon the above analysis, it would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

**Technical Review Group (TRG) Report:** This item was discussed at the April 17, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

## **RECOMMENDATION**

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #5-18 to rezone the subject parcel located at 209 South Allen Street (Tax Id #31-2-0144-00) from R-3 Multi-Family District to CBD Central Business District, including to the centerline of the adjacent right-of-way and as shown on the attached map, **BE APPROVED**.

Subject  
Area









## REZONING LEGAL DESCRIPTION TO BE USED FOR REZONING PURPOSES ONLY TAX PARCEL NO. 31-2-0144-00

ALL OF LOTS 4, 5 AND 6; PART OF LOTS 1, 2 AND 3; ALL IN OF BLOCK 10, SECOND WARD PLAT; PART OF VACATED ONEIDA STREET AND PART OF VACATED KIMBALL STREET, ALL IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6, ALSO BEING THE NORTHWEST CORNER OF THE INTERSECTION OF EAST KIMBALL STREET AND ALLEN STREET;  
THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST KIMBALL STREET, A DISTANCE OF 120.00 FEET;  
THENCE SOUTH 00 DEGREES 58 MINUTES 25 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF EAST KIMBALL STREET, A DISTANCE OF 16.00 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, ALONG THE CENTER LINE OF VACATED KIMBALL STREET AND ITS WESTERLY EXTENSION, A DISTANCE OF 176.16 FEET TO THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET;  
THENCE 199.89 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, ALONG THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET, SAID CURVE HAVING A RADUIS OF 617.54 FEET AND A CHORD THAT BEARS NORTH 26 DEGREES 34 MINUTES 08 SECONDS EAST, 199.02 FEET;  
THENCE NORTH 05 DEGREES 43 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET, A DISTANCE OF 24.47 FEET;  
THENCE 178.34 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET, SAID CURVE HAVING A RADUIS OF 192.00 FEET AND A CHORD THAT BEARS NORTH 63 DEGREES 30 MINUTES 40 SECONDS EAST, 172.00 FEET;  
THENCE NORTH 89 DEGREES 54 MINUTES 23 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAWRENCE STREET, A DISTANCE OF 50.92 FEET;  
THENCE SOUTH 00 DEGREES 57 MINUTES 57 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET, A DISTANCE OF 263.41 FEET TO THE POINT OF BEGINNING.  
CONTAINING 60,930 SQUARE FEET [1.399 ACRES].

AND

All of the adjacent one-half (1/2) right of way of Kimball Street, Oneida Street, Lawrence Street, and Allen Street.

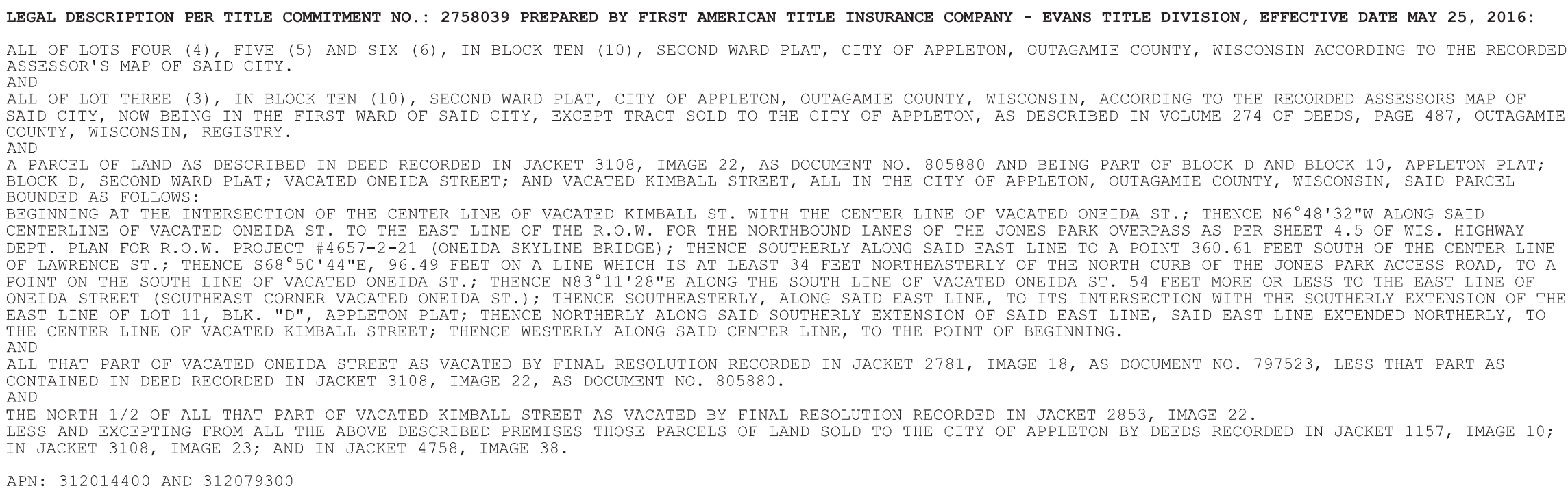
PROJECT NO. 1-0488-009

DATE: April 3, 2018

FILE: Q:\1-0488-009 Hoffman Bluff Site\Rezoning\Rezoning LegalDesc.doc

A.Sedlar





RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B-SECTION TWO EXCEPTIONS OF TITLE COMMITMENT NO.: 2758039, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, EFFECTIVE DATE MAY 25, 2016:

SECTION 8 RESERVATION FOR LIMITED HIGHWAY EASEMENTS AS CONTAINED IN WARRANTY DEED EXECUTED BY TRINITY ENGLISH EVANGELICAL LUTHERAN CHURCH, A WISCONSIN CORPORATION TO THE CITY OF APPLETON, A WISCONSIN MUNICIPAL CORPORATION, DATED SEPTEMBER 21, 1978 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON SEPTEMBER 27, 1978 IN JACKET 1157, IMAGE 10-11, AS DOCUMENT NO. 755416. SUBJECT HIGHWAY IS OPEN TO THE TRAVELING PUBLIC AND THE PROJECT HAS BEEN COMPLETED, EASEMENT HAS TERMINATED.

EXCEPTION 9 RESTRICTED ACCESS TO ONEIDA STREET AS SET FORTH IN WARRANTY DEED RECORDED IN JACKET 1157, IMAGE 10-11, AS DOCUMENT NO. 755416. AFFECTS SURVEYED PROPERTY.

**EXCEPTION 10** EASEMENTS AND RIGHTS OF INDENTENTAL THERETO IN CONNECTION WITH THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF MUNICIPAL OR UTILITY FACILITIES AS MAY EXIST UNDERGROUND OR OVER GROUND IN OR ON THAT PORTION OF THE SUBJECT PREMISES WHICH WERE FORMERLY A PART OF ONEIDA STREET AND KIMBALL STREET, NOW VACATED. AFFECTS SURVEYED PROPERTY AS SHOWN.

ITEMS OF TABLE A:

ITEM 1 - MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AS SHOWN ON THIS DRAWING.

ITEM 2 - PROPERTY ADDRESS: 209 SOUTH ALLEN STREET, APPLETON, WI 54911

ITEM 4 - GROSS LAND AREA = 77,601 SQ.FT. 1.781 ACRES

ITEM 5 - 1-FOOT CONTOURS ARE FROM JUNE 27TH, 2016 GROUND SURVEY. VERTICAL DATUM IS NAVD88. BENCHMARK AS SHOWN.

ITEM 6(A) - SURVEYED PROPERTY IS ZONED: R3, MULTIFAMILY DISTRICT (PARCEL NO. 31-2-0144-00) AND CBD, CENTRAL BUSINESS DISTRICT (PARCEL NO. 31-2-0793-00).

3. MULTIFAMILY DISTRICT REQUIREMENTS, PERSECTION 23-96 OF CITY OF APPLETON CODE. A PLACE OF WORSHIP IS A SPECIAL USE ON THE SUBJECT SITE.

SIX THOUSAND (6,000) SQUARE FEET FOR SINGLE-FAMILY DWELLING  
SEVEN THOUSAND (7,000) SQUARE FEET FOR TWO (2) STORY TWO- (2-) FAMILY DWELLINGS  
NINE THOUSAND (9,000) SQUARE FEET PER SINGLE STORY TWO- (2-) FAMILY DWELLINGS  
THREE THOUSAND (3,000) SQUARE FEET PER DWELLING UNIT FOR MULTI-FAMILY DWELLINGS  
SEVEN THOUSAND (7,000) SQUARE FEET FOR ALL OTHER USES

FIFTY (50) FEET FOR SINGLE FAMILY DWELLINGS  
SEVENTY (70) FEET FOR TWO- (2-) FAMILY DWELLINGS  
EIGHTY (80) FEET FOR ALL OTHER USES

- MINIMUM FRONT YARD - TWENTY (20) FEET, TWENTY-FIVE (25) FEET IF LOCATED ON ARTERIAL STREET.
- MINIMUM REAR YARD - THIRTY-FIVE (35) FEET
- MINIMUM SIDE YARD - SIX (6) FEET FOR SINGLE- AND TWO-FAMILY DWELLINGS, TWENTY (20) FEET ALL OTHER USES.

• MAXIMUM BUILDING HEIGHT - THIRTY-FIVE (35) FEET FOR SINGLE- AND TWO- (2-) FAMILY DWELLINGS  
FORTY-FIVE (45) FOR ALL OTHER USES  
PARKING AND LOADING REQUIREMENTS, PER SECTION 23-172 OF CITY OF APPLETON CODE.

PLACE OF WORSHIP - ONE (1) SPACE FOR EACH EIGHT (8) PERSONS, BASED ON MAXIMUM CAPACITY, IN THE MAIN PLACE OF ASSEMBLY.

**CBD CENTRAL BUSINESS DISTRICT REQUIREMENTS**, PER SECTION 23-114 OF CITY OF APPLETON CODE. A PLACE OF WORSHIP IS A PERMITTED USE ON THE SUBJECT SITE.

- PARKING AND LOADING REQUIREMENTS - PROVISION FOR OFF-STREET PARKING AND LOADING SPACES ARE NOT REQUIRED FOR USES IN THE CBD.
- MINIMUM LOT AREA - TWO THOUSAND FOUR HUNDRED (2,400) SQUARE FEET

- MINIMUM LOT WIDTH - TWENTY (20) FEET
- MINIMUM FRONT YARD - NONE
- MINIMUM REAR YARD - NONE, TEN (10) FEET WHEN ABUTTING A RESIDENTIALLY ZONED DISTRICT.

- MAXIMUM BUILDING HEIGHT - TWO HUNDRED (200) FEET
- PARKING AND LOADING REQUIREMENTS, PER SECTION 23-172 OF CITY OF APPLETON CODE.
- PROVISION FOR OFF-STREET PARKING AND LOADING SPACES ARE NOT REQUIRED FOR USES IN THE CBD.

**ITEM 7 (A) (B1) - EXTERIOR DIMENSIONS OF BUILDING AND SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN ON THIS DRAWING.**

ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, AS SHOWN ON THIS DRAWING.

ITEM 9 - SURVEYED PROPERTY HAS 61 REGULAR PARKING STALLS, 8 HANDICAP STALLS.

ITEM 11 - ALL OBSERVABLE EVIDENCE FOR THE LOCATIONS OF THE WATER, SEWER, GAS, CABLE TELEVISION, AND ELECTRIC LINES AND MAINS AS SHOWN ON THIS DRAWING ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND/OR MAPPING FROM RESPECTIVE UTILITY COMPANY. THEREFORE, THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. DIGGERS HOTLINE MUST BE CONTACTED PRIOR TO CONSTRUCTION.

ITEM 13 - NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, ARE AS SHOWN ON THIS DRAWING.

ITEM 14 - SURVEYED PROPERTY IS AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LAWRENCE STREET AND ALLEN STREET.

ITEM 16 - ALL OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SURVEYED PARCEL ARE SHOWN ON THIS DRAWING.

CONSTRUCTION OR REPAIRS, ARE AS SHOWN ON THIS DRAWING.

**ITEM 19 -** [EXCEPT AS SHOWN ON THE SURVEY] THE SURVEYED PROPERTY IS NOT AFFECTED BY ANY OFFSITE EASEMENTS OR BENEFITING SERVITUDES DISCLOSED IN THE

ITEM 20 - PROFESSIONAL LIABILITY INSURANCE POLICY IS CARRIED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 AGGREGATE AND IS IN EFFECT THROUGHOUT THE

LOCATION MAP  
SECTION 26, T 21 N, R 17 E,

ALTA/NSPS 2016 CERTIFICATION:  
TO  
JOHN PFEFFERLE AND PAUL J. HOFFMAN,  
FOURTH ESTATE, RU'PAHLTON LUTHERAN CHURCH OF APPLETON AND

FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE

MADE IN ACCORDANCE WITH THE ZONING AND PLANNING DEPARTMENT REQUIREMENTS FOR RESIDENTIAL  
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES  
ITEMS 1, 2, 4, 5, 6(A), 7(A)(B1), 8, 9, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A  
THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 27, 2016.

DATED THIS THE 8TH DAY OF AUGUST, 2016.

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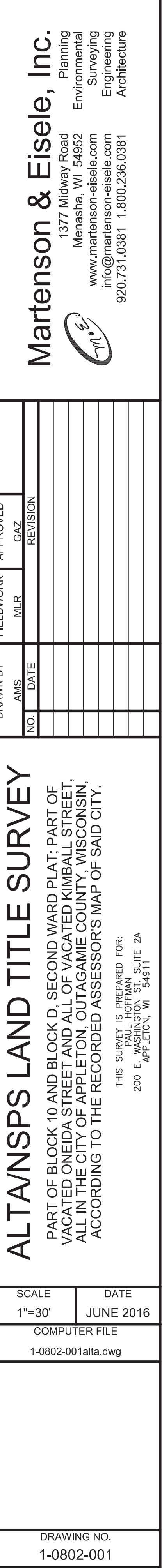
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098

A map of the study area showing the location of the site. The map includes a grid of streets. Lawrence St. is labeled at the top. A line points to a specific location on the grid, labeled 'SITE'.



NOT TO SCALE

10. *Journal of the American Medical Association*, 2000; 284: 2561-2566.







## MEMO

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**TO:** Members of the City of Appleton Plan Commission

**FROM:** Ross Buetow, Deputy Director of Public Works / City Engineer

**DATE:** April 23, 2018

**SUBJECT:** **Proposed street name modification (Affidavit of Correction)**

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As part of ongoing property records updates by City GIS staff, an issue has been identified related to an officially platted street name that is inconsistent with the name being used by the nine residents of the street and also the U.S. Postal Service. According to the Ullman's Addition Replat, the official name of the street in question is **Wilmer Avenue**, however, the residents and post office have been using **Wilmer Street** since the time this replat was recorded.

After discussing the issue with several City departments, we feel the simplest solution is to prepare an Affidavit of Correction to officially change the street name to **Wilmer Street**. By doing so, the property owners, post office, City of Appleton and emergency responders will all be using a consistent street name moving forward. This solution will also avoid the inconvenience for property owners to officially change their addresses on all of their personal documents and records.

Thank you for your consideration of this request.

(Attachments)

Document Number

**AFFIDAVIT OF CORRECTION**

Pursuant to s.236.295(1) (a), Wis. Stats., I, Thomas M. Kromm, Wisconsin Professional Land Surveyor, S-2062, hereby certify that the REPLAT OF PART OF ULLMAN'S ADDITION, recorded in Volume 13 of Plats on Pages 14 as Document number 403249, Outagamie County Registry, located in the City of Appleton, Outagamie County, Wisconsin, shows a street name of "N. Wilmer Avenue" between Block 1 and Block 2 of said Plat.

The name of the street shown in the above described Plat shall be changed to "N. WILMER STREET".

A copy of the original document, in part, is attached to this Affidavit and incorporated herein by reference.

Dated this 1<sup>st</sup> day of February

Signed: Thomas M Kromm  
Thomas M. Kromm, City Surveyor

Record and return to:

City of Appleton  
City Attorney's Office  
100 North Appleton Street  
Appleton, WI 54911-4799

State of Wisconsin )

Outagamie County )

Personally came before me this 1<sup>st</sup> day of Feb., 2018

Wendy L. Kromm  
Notary Public, State of Wisconsin  
My commission is/expires: 3/13/20

**CITY OF APPLETON APPROVAL:**

Approved by the City of Appleton on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

APPROVED AS TO FORM:

James P. Walsh, City Attorney

H:\Word docs\Affidavits\2018\Wilmer\_Street\_0201\_2018.doc

T-50



# REPLAT 13

PART OF ULLMAN ADDITION, TOWN OF  
GRAND CHUTE, OUTAGAMIE COUNTY,  
WISCONSIN.

DESCRIPTION: LOTS 201, 202, 203, 204, 205, 217,  
218, 219, 220 AND 221 ULLMAN ADDITION, TOWN  
OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYORS:  
CERTIFICATE: I, ROBERT M. CONNELLY, A SURVEYOR OF  
OUTAGAMIE COUNTY, DO HEREBY CERTIFY THAT I HAVE  
SURVEYED THE LAND AS SHOWN HEREON, BY DIRECTION OF THE  
OWNERS AND THAT I HAVE FULLY COMPLIED WITH THE LATEST  
STATUTES ON PLATING OF THE STATE OF WISCONSIN.

SIGNED: *Robert M. Connelly*  
ROBERT M. CONNELLY  
SURVEYOR

STATE OF WISCONSIN) ss.  
JULIA E. ULLMAN (COUNTY)  
I, THE UNDERSIGNED, OWNER OF THE PROPERTY, AS HEREON  
DESCRIBED, HEREBY CERTIFY THAT WE HAVE CAUSED THE  
LAND TO BE PLATED AS SHOWN.

SIGNED: *Julia E. Ullman*  
JULIA E. ULLMAN, Notary Public  
MY COMMISSION EXPIRES: *July 1948*

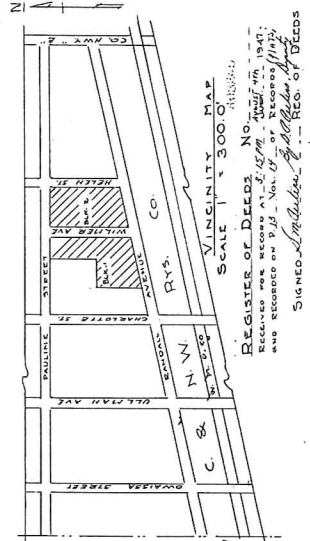
OWNERS  
CERTIFICATE  
I, THE UNDERSIGNED, OWNER OF THE PROPERTY, AS HEREON  
DESCRIBED, HEREBY CERTIFY THAT WE HAVE CAUSED THE  
LAND TO BE PLATED AS SHOWN.

STATE OF WISCONSIN) ss.  
OUTAGAMIE COUNTY)  
I, THE UNDERSIGNED, OWNER OF THE PROPERTY, AS HEREON  
DESCRIBED, HEREBY CERTIFY THAT WE HAVE CAUSED THE  
LAND TO BE PLATED AS SHOWN.

SIGNED: *Charles J. Munn*  
CHARLES J. MUNN, Notary Public  
MY COMMISSION EXPIRES: *July 1948*

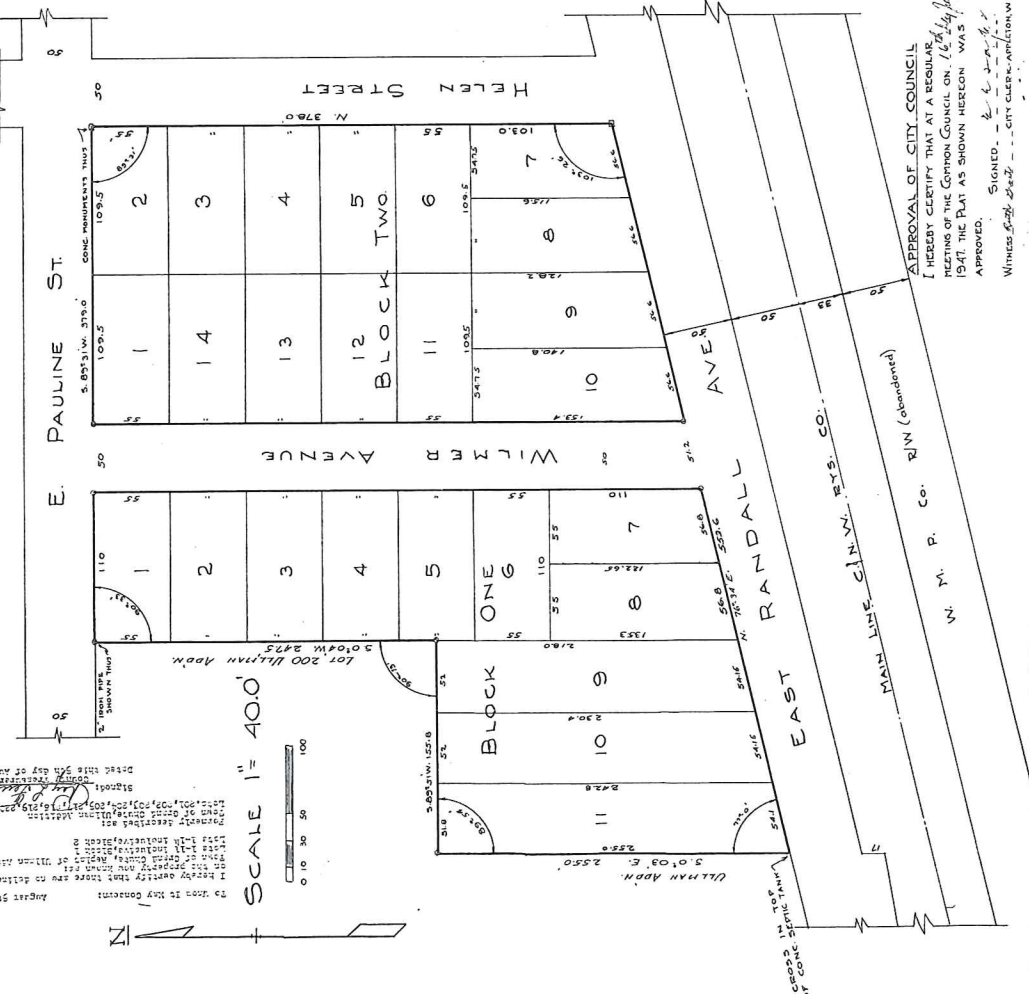
APPROVAL OF  
TOWN BOARD  
I HEREBY CERTIFY THAT AT A REGULAR MEETING ON *July 17*  
1947, THE TOWN BOARD OF THE TOWN OF GRAND CHUTE DO  
APPROVE THE PLAT AS SHOWN HEREON.

WITNESS: *Edith G. Gaud* --- SIGNED: *Mayor* ---  
OFFICE ---



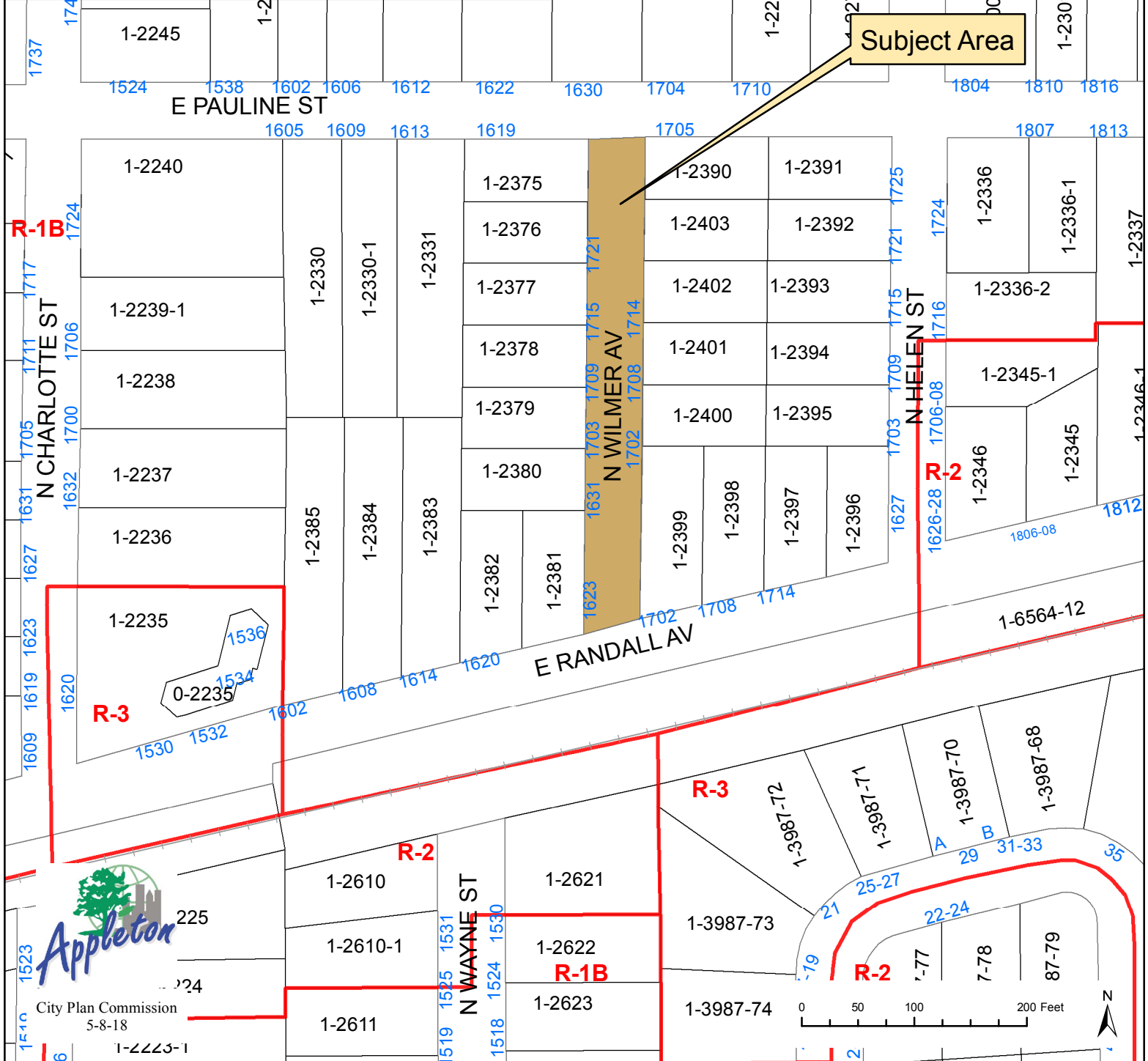
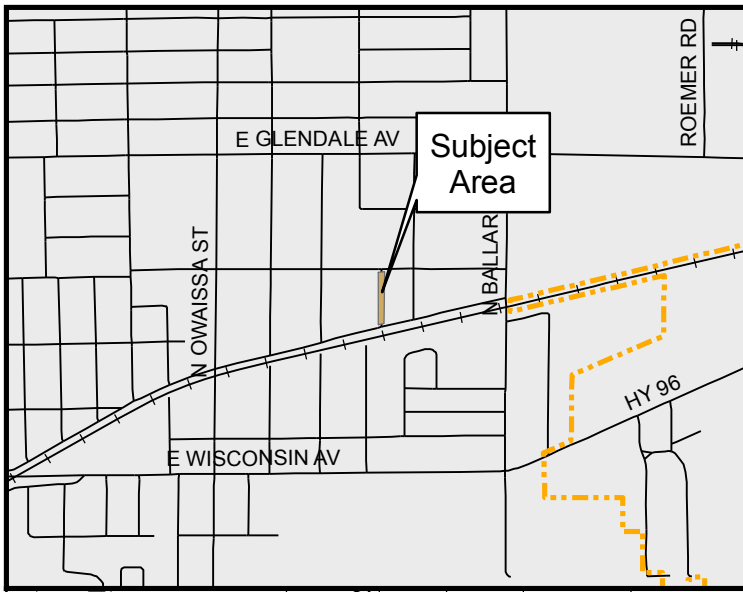
*Ullman's Building - 20 to 10 and  
City of Ullman - Thomas Hill  
#4341917 - 1/21/51*

SCALE 1" = 40.0'  
100  
50  
0  
10  
50  
100  
To show in Map Contours:  
1. Every property line shown on this map is a boundary line.  
2. Every boundary line shown on this map is a boundary line.  
3. Every boundary line shown on this map is a boundary line.  
4. Every boundary line shown on this map is a boundary line.  
5. Every boundary line shown on this map is a boundary line.  
6. Every boundary line shown on this map is a boundary line.  
7. Every boundary line shown on this map is a boundary line.  
8. Every boundary line shown on this map is a boundary line.  
9. Every boundary line shown on this map is a boundary line.  
10. Every boundary line shown on this map is a boundary line.



APPROVAL OF CITY COUNCIL  
I HEREBY CERTIFY THAT AT A REGULAR  
MEETING OF THE CITY COUNCIL ON *July 17, 1947*  
1947, THE PLAT AS SHOWN HEREON WAS  
APPROVED.  
WITNESS: *Edith G. Gaud* --- SIGNED: *Mayor* ---  
CITY CLERK - APPLICATION WAS

# Street Renaming North Wilmer Avenue to North Wilmer Street Zoning Map



City Plan Commission  
5-8-18



# Street Renaming North Wilmer Avenue to North Wilmer Street Aerial Map

## Subject Area



City Plan Commission  
5-8-18

