



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.*

Tuesday, December 10, 2019

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[19-1815](#) City Plan Minutes from 11-26-19

Attachments: [City Plan Minutes 11-26-19.pdf](#)

4. Public Hearings/Apearances

- [19-1818](#) Special Use Permit #11-19 for a medical office building that exceeds 60 feet in height, not to exceed 95 feet in height, located at 2500 East Capitol Drive (Tax Id #31-1-6601-01 and #31-1-6601-02), as shown on the attached maps, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #19-1819)

Attachments: [ClassIIIPublicHearingNoticeNewspaper_ThedaCare_SUP.pdf](#)
[PublicHearingNoticeNeighborhood_ThedaCare_SUP.pdf](#)

- [19-1816](#) Rezoning #10-19 to rezone the area generally located at officially mapped Sommers Drive north and south of officially mapped Spartan Drive (part of Tax Id #31-6-6001-04 and part of #31-6-6001-06), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to P-I Public Institutional District (Associated with Action Item #19-1817)

Attachments: [InformalPublicHearingNotice_SommersandSpartanStormwater_Rezoning.pdf](#)

5. Action Items

[19-1819](#) Request to approve Special Use Permit #11-19 for a medical office building that exceeds 60 feet in height, not to exceed 95 feet in height, located at 2500 East Capitol Drive (Tax Id #31-1-6601-01 and #31-1-6601-02), as shown on the attached maps, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffReport ThedaCare SUP For12-10-19.pdf](#)

[19-1817](#) Request to approve Rezoning #10-19 to rezone the area generally located at officially mapped Sommers Drive north and south of officially mapped Spartan Drive (part of Tax Id #31-6-6001-04 and part of #31-6-6001-06), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to P-I Public Institutional District

Attachments: [StaffReport SommersandSpartanStormwater Rezoning For12-10-19.pdf](#)

[19-1820](#) Request to approve the dedication of land for public right-of-way for the northerly extension of Sommers Drive generally located north of Spartan Drive as shown on the attached maps and certified survey map

Attachments: [StaffReport SommersNorthofSpartan StreetDedication For12-10-19.pdf](#)

[19-1821](#) Request to approve the dedication of land for public right-of-way for the southerly extension of Sommers Drive generally located south of Spartan Drive as shown on the attached maps and certified survey map

Attachments: [StaffReport SommersSouthOfSpartan StreetDedication For12-10-19.pdf](#)

[19-1822](#) Request to approve the dedication of land for public right-of-way for the westerly extension of Clearfield Lane and Wentworth Lane and the southerly extension of Haymeadow Avenue, as shown on the attached maps and certified survey map

Attachments: [StaffReport ClearfieldWentworthHaymeadow StreetDedication For12-10-19.pdf](#)

[19-1823](#) Request to approve the Evergreen Heights Annexation consisting of approximately 4.914 acres generally located east of N. Richmond Street and south of W. Evergreen Drive, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport EvergreenHeights Annexation For12-10-19.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.*

Tuesday, November 26, 2019

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:02 p.m.

2. Roll call of membership

Present: 6 - Mayor Hanna, Buetow, Palm, Rabec, Alderperson Meltzer and Robins

3. Approval of minutes from previous meeting

[19-1793](#)

City Plan Minutes from 11-12-19

Attachments: [City Plan Minutes 11-12-19.pdf](#)

**Alderperson Meltzer moved, seconded by Palm, that the Minutes be approved.
Roll Call. Motion carried by the following vote:**

Aye: 6 - Mayor Hanna, Buetow, Palm, Rabec, Alderperson Meltzer and Robins

4. Public Hearings/Apearances

[19-1794](#)

The street discontinuance to vacate a portion of North Erb Street public right-of-way generally located north of West Michigan Street (Associated with Action Item #19-1795)

Attachments: [InformalPublicHearingNotice_NERbst_StreetVacation.pdf](#)

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

5. Action Items

[19-1795](#)

Request to approve the street discontinuance to vacate a portion of North Erb Street public right-of-way generally located north of West Michigan Street and adopt the Initial Resolution and exhibit map

Attachments: [StaffReport_Erb Street Vacation_For 11-26-19.pdf](#)

Proceeds to Council on December 18, 2019.

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

Aye: 6 - Mayor Hanna, Buetow, Palm, Rabec, Alderperson Meltzer and Robins

[19-1796](#)

Request to approve Certified Survey Map #18-19, which crosses a plat boundary, to reconfigure lot lines for 4338 North Silverleaf Court (Tax Id #31-1-6503-05), 4330 North Silverleaf Court (Tax Id #31-1-6503-07 and #31-1-6503-08), and 4318 North Silverleaf Court (Tax Id #31-1-6503-09), subject to the conditions in the attached staff report and as shown on the attached maps

Attachments: [StaffReport_SilverleafCt_CrossingPlatBoundary_For11-26-19.pdf](#)

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

Aye: 6 - Mayor Hanna, Buetow, Palm, Rabec, Alderperson Meltzer and Robins

6. Information Items

7. Adjournment

Buetow moved, seconded by Alderperson Meltzer, that the meeting be adjourned at 4:08 p.m. Roll Call. Motion carried by the following vote:

Aye: 6 - Mayor Hanna, Buetow, Palm, Rabec, Alderperson Meltzer and Robins

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Tuesday, December 10, 2019, at 4:00 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a Special Use Permit.

Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code and Special Use Permit #7-08, to consider a request by McMahon Associates, Inc., applicant, and ThedaCare, Inc., owner, for property located at 2500 E. Capitol Drive (Tax Id #31-1-6601-01 and 31-1-6601-02) to obtain a Special Use Permit for a medical office building that exceeds 60 (sixty) feet in height, not to exceed 95 (ninety-five) feet in height. In the C-2 General Commercial District, a Special Use Permit is required for a building that exceeds 35 (thirty-five) feet in height; however, Special Use Permit #7-08 allowed a building with a maximum height of 60 (sixty) feet on this property.

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Any questions regarding this matter should be directed to Jessica Titel in the Community and Economic Development Department at (920) 832-6476.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

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

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

RUN: November 29, 2019
December 3, 2019

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, December 10, 2019, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code and Special Use Permit #7-08, to consider a request by McMahon Associates, Inc., applicant, and ThedaCare, Inc., owner, for property located at 2500 E. Capitol Drive (Tax Id #31-1-6601-01 and 31-1-6601-02) to obtain a Special Use Permit for a medical office building that exceeds 60 (sixty) feet in height, not to exceed 95 (ninety-five) feet in height. In the C-2 General Commercial District, a Special Use Permit is required for a building that exceeds 35 (thirty-five) feet in height; however, Special Use Permit #7-08 allowed a building with a maximum height of 60 (sixty) feet on this property.
- ALDERMANIC DISTRICT: 13 – Alderperson Kyle Lobner

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.

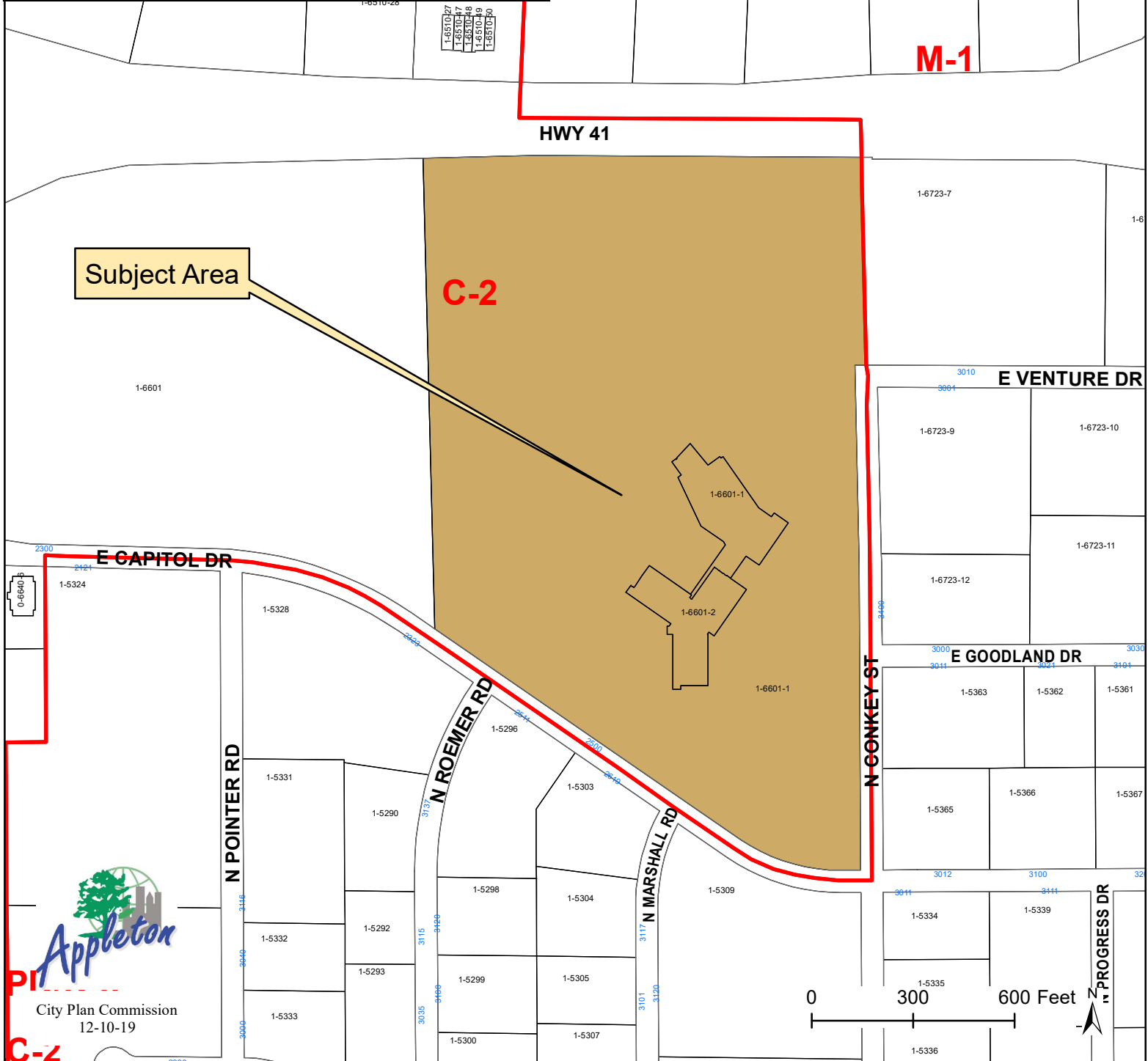
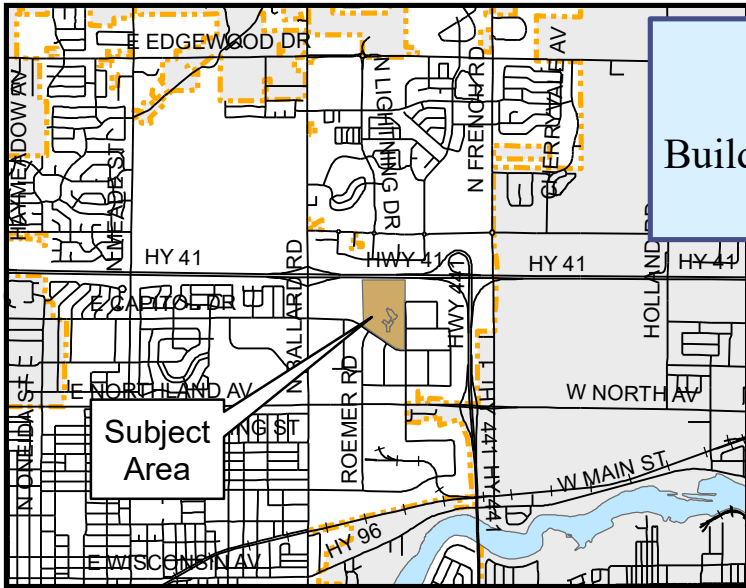
Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476.

CITY PLAN COMMISSION

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

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2500 E Capitol Drive
Special Use Permit #11-19
Building Over 35 Feet in Height in the C-2 District
Zoning Map



2500 E Capitol Drive
Special Use Permit #11-19
Building Over 35 Feet in Height in the C-2 District
Aerial Map

Subject Area

HWY 41

E CAPITOL DR

E VENTURE DR

N POINTER RD

N ROEMER RD

N CONKEY ST

E PENSAR DR



City Plan Commission
12-10-19





ThedaCare®

THEDACARE, HAND TO SHOULDER CENTER OF WISCONSIN & NEUROSCIENCE GROUP ANNOUNCE ORTHOPEDICS, SPINE AND PAIN CARE

To meet growing consumer demand for convenient, specialized services, ThedaCare, Hand to Shoulder Center of Wisconsin and Neuroscience Group are creating the region's first comprehensive Orthopedic, Spine and Pain Center. This collaboration brings together a team of physician experts, specialized care teams and comprehensive services at a single location. The goal is to put patients first, minimize patient recovery time and ultimately fulfill their mission of improving the health and quality of life for the people in Northeast and Central Wisconsin.

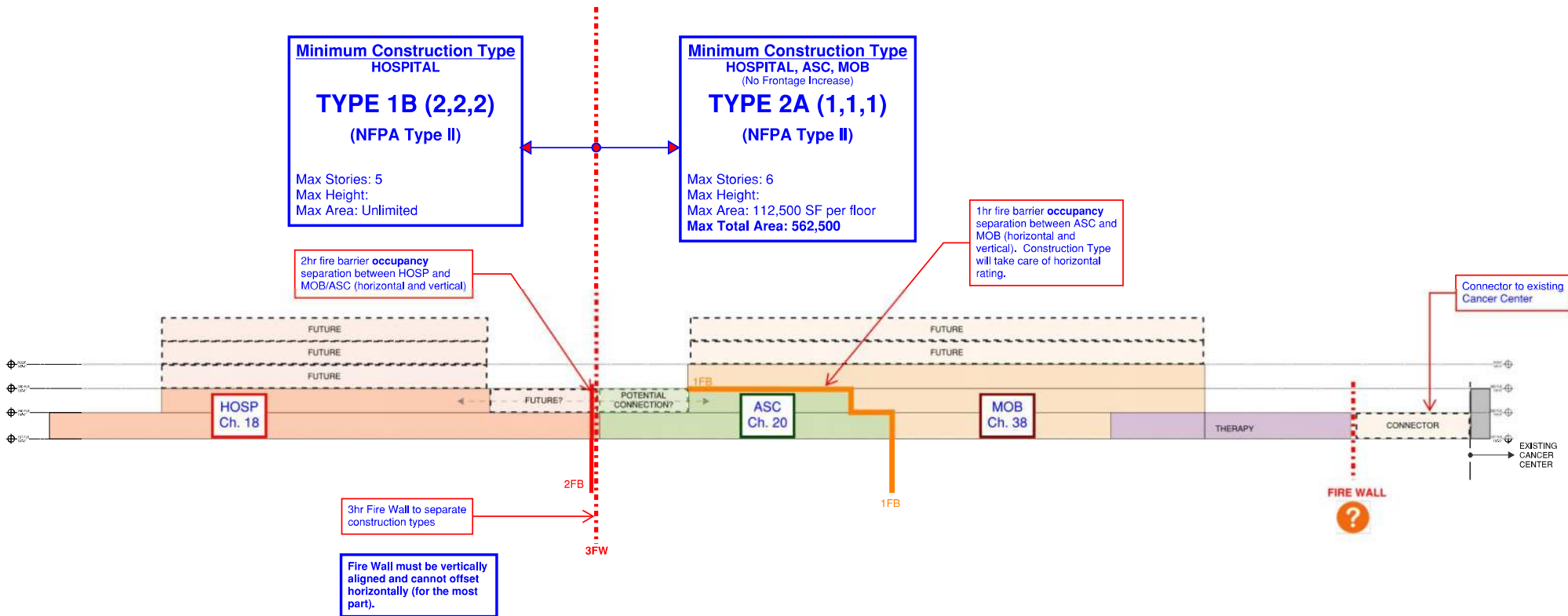
The new Orthopedic, Spine and Pain Center will be located at ThedaCare Health Campus - Encircle in Appleton, Wis. The location will include a medical office building, specialty surgery center, and orthopedic and spine hospital, as well as support services for total patient care.

A highlight of the Center is the ThedaCare orthopedic and spine hospital, which will include operating suites designed for and dedicated to orthopedic and spine surgery, 25 inpatient beds, support services such as imaging, lab, pharmacy and dining, and a simulation apartment allowing patients and their families to complete therapy to prepare for life post-discharge.

Total cost is expected to be \$144M. The 230,000 sq. ft. Center is expected to open in late 2021, with groundbreaking planned for spring 2020.

To learn more about the Orthopedic, Spine and Pain Center, visit ThedaCareOSP.org.







0 300 Feet

Mapped Features

- Parcel Line
- Road Centerline

Sources: Outagamie County, 2018; Eppstein Uhen Architects, Inc., 2019.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

**ORTHOPEDIC, SPINE
AND PAIN CENTER AT THE
THEDA CARE CAMPUS - ENCIRCLE
CITY OF APPLETON
OUTAGAMIE COUNTY, WISCONSIN**

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, December 10, 2019 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:

The owner, City of Appleton, and applicant, Tom Kromm, City Surveyor, are requesting to rezone a portion or all of property tax id numbers 31-6-6001-04 and 31-6-6001-06, including to the adjacent public right-of-way, from AG Agricultural District to P-I Public Institutional District. The P-I District is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties. (See attached map)

Purpose of the Rezoning: To facilitate the construction of City-owned and operated stormwater management facilities such as a stormwater pond (Rezoning Area A) and box culvert, retaining walls, and flood storage area (Rezoning Area B) within the City's northwest growth area

COMMON DESCRIPTION: Generally located at officially mapped Sommers Drive north and south of officially mapped Spartan Drive

ALDERMANIC DISTRICT: 7 – Alderperson Maiyoua Thao

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.

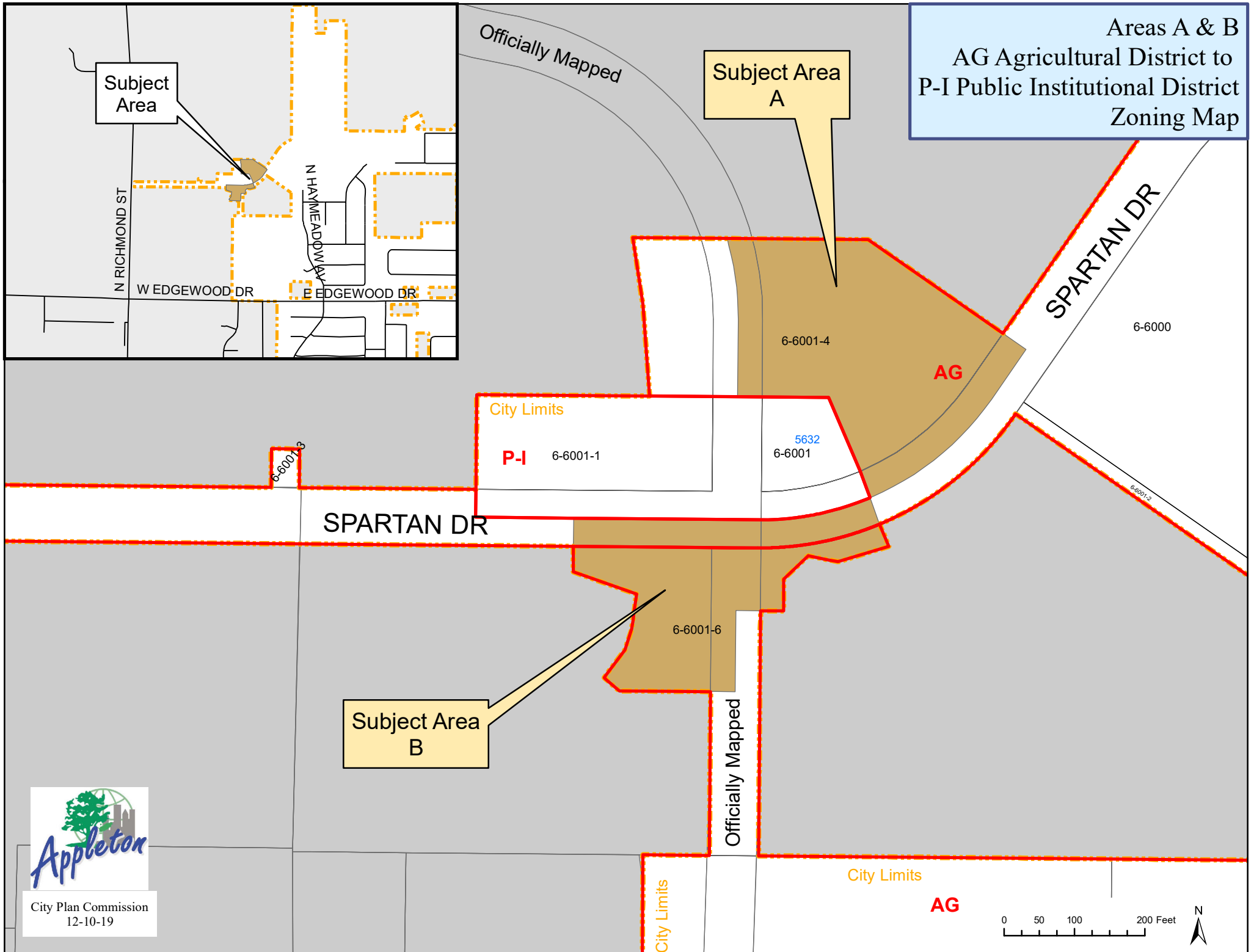
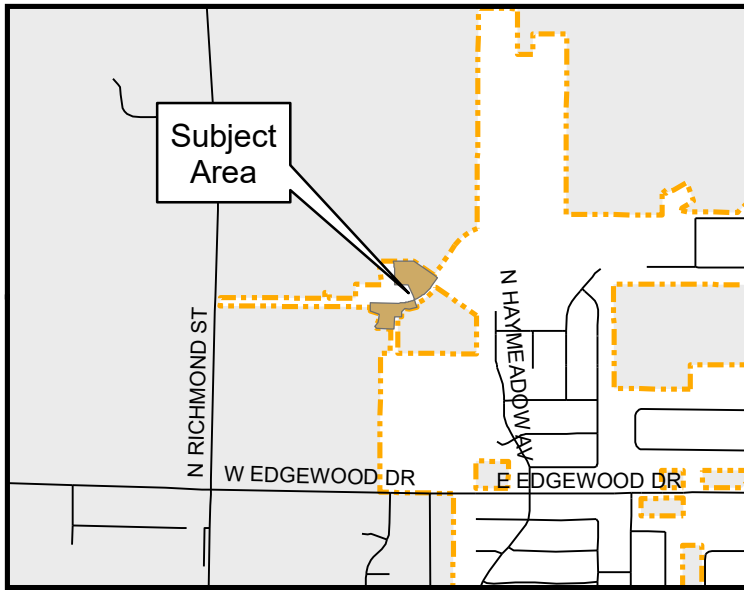
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466.

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.

Areas A & B
AG Agricultural District to
P-I Public Institutional District
Zoning Map

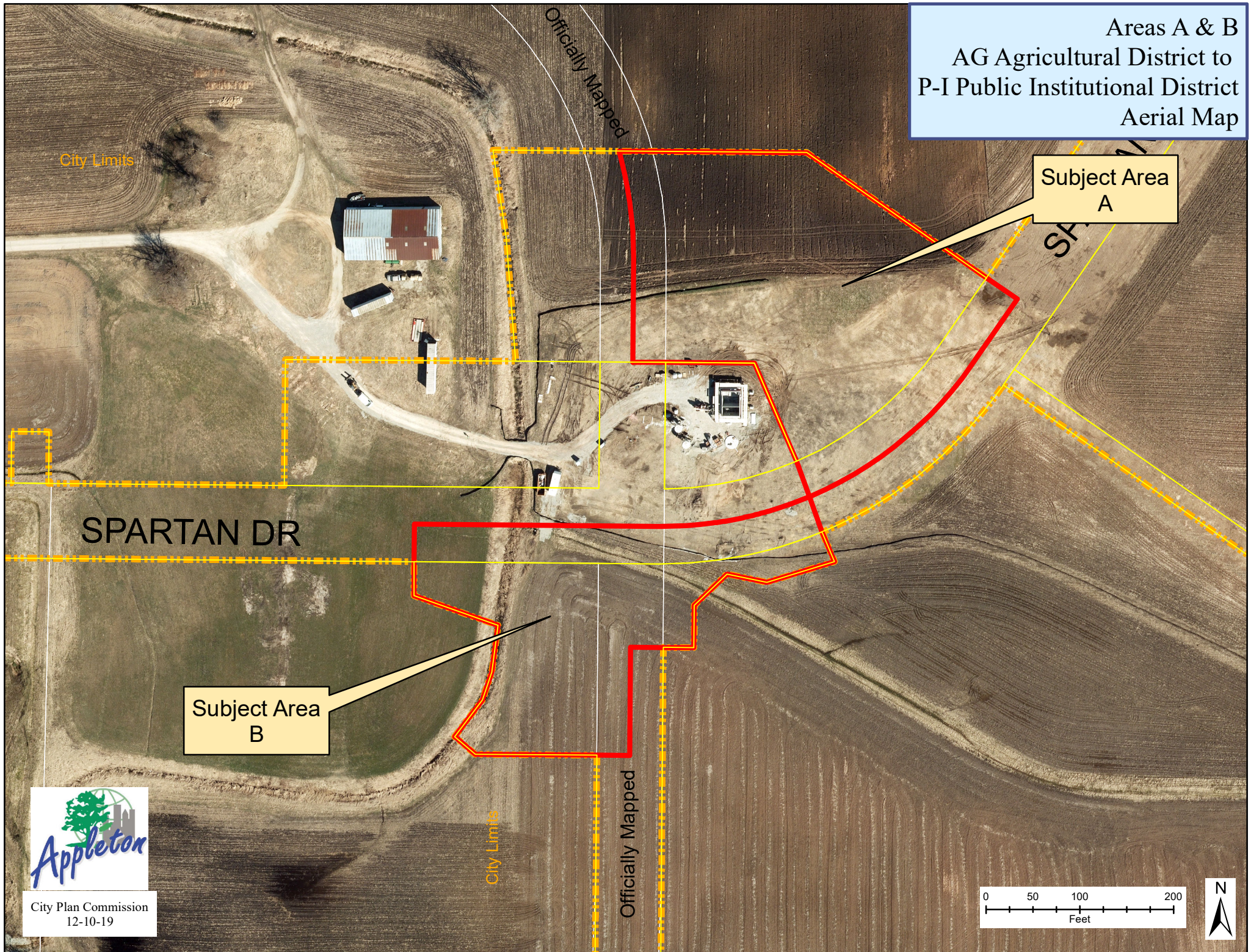


City Plan Commission
12-10-19

0 50 100 200 Feet



Areas A & B
AG Agricultural District to
P-I Public Institutional District
Aerial Map

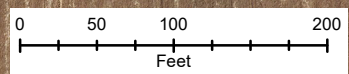


Subject Area
A

Subject Area
B



City Plan Commission
12-10-19





REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: December 10, 2019

Common Council Meeting Date: December 18, 2019

Item: Special Use Permit #11-19 for a medical office building in the C-2 District that exceeds 60 feet in height, not to exceed 95 feet in height

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner: ThedaCare, Inc.

Applicant: Mike Kohlbeck – McMahon Associates, Inc.

Address/Parcel #: 2500 E. Capitol Drive (Tax Id #31-1-6601-01 and 31-1-6601-02)

Petitioner's Request: The applicant is requesting a Special Use Permit for a medical office building that exceeds 60 (sixty) feet in height, not to exceed 95 (ninety-five) feet in height. In the C-2 General Commercial District, a Special Use Permit is required for a building that exceeds 35 (thirty-five) feet in height; however, Special Use Permit #7-08 allowed a building with a maximum height of 60 (sixty) feet on this property.

BACKGROUND

This property was annexed to the City as part of several annexations in 1979 and 1991.

The subject area includes a medical office complex that was built in 2008. An approximately 85,000 square foot addition received Site Plan approval and was built in 2015. A Certified Survey Map was approved in 2015 to combine the existing parcels into one parcel.

On May 7, 2008, the Common Council approved Special Use Permit #7-08 to allow a building with a maximum height of 60 (sixty) feet on this property. The applicant is now proposing an addition to the building and is requesting approval for a building height not to exceed 95 feet.

STAFF ANALYSIS

Project Summary: The applicant proposes to construct an approximately 230,000 square foot addition onto their existing medical office building. Initially, the building will be 3 stories and approximately 45 feet in height. The addition will include medical office space, a specialty surgery center, an orthopedic and spine hospital as well as support services for these uses. The existing facility has a maximum height of 60 feet and was built in 2 phases. The initial construction of the addition will not be built to the full requested 95 feet height, but the applicant would like the option to exceed 60 feet in height for potential future phases. The structural design for the first phase will need to account for potential full height build out.

Special Use Permit #11-19

December 10, 2019

Page 2

Existing Site Conditions: The existing 3-story medical office building totals approximately 241,000 square feet and has a maximum height of 60 feet. The lot is 53.040 acres in area. There are 861 on-site parking spaces provided. Main access to the parcel is from the intersection of East Capitol Drive and North Roemer Road. There is also an access on North Conkey Street and another at the intersection of East Capitol Drive and North Marshall Road.

City of Appleton Arterial/Collector Plan:

- East Capitol Drive and North Roemer Road are designated as collector streets.
- North Conkey Street and North Marshall Road are designated as local streets.
- Interstate HWY 41 is shown as a Freeway. There is no access to the site from Interstate 41.

Zoning Ordinance Requirements: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, buildings that exceed a height of 35 feet require a Special Use Permit in the C-2 District. On May 7, 2008, the Common Council approved Special Use Permit #7-08 to allow a building with a maximum height of 60 (sixty) feet on this property. In order to permit a building to exceed 60 feet in height on this property, 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: Conceptual site and phasing plans are attached to the staff report.

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 office and industrial in nature.

North: C-2 General Commercial District. The adjacent land use to the north is currently public right-of-way (Interstate 41).

South: M-1 Industrial Park District. The adjacent land uses to the south are currently used for industrial purposes.

East: M-1 Industrial Park District. The adjacent land uses to the east are currently used for industrial purposes.

West: C-2 General Commercial District. The adjacent land use to the west is currently used for office purposes (Guardian Life Insurance).

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

Goal 1 – Community Growth

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

Goal 8 – Economic Development

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

OBJECTIVE 9.5 Economic Development:

Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

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

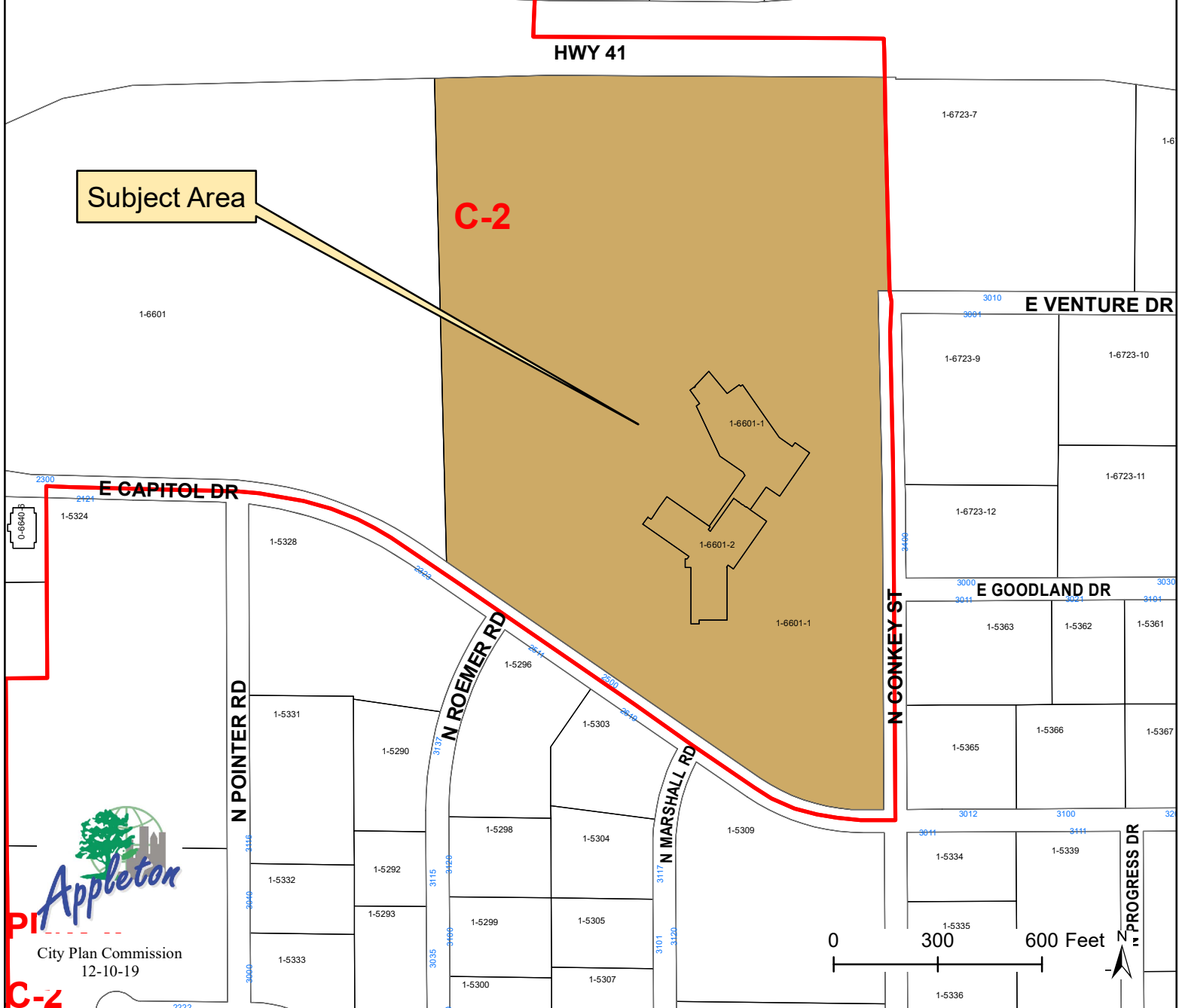
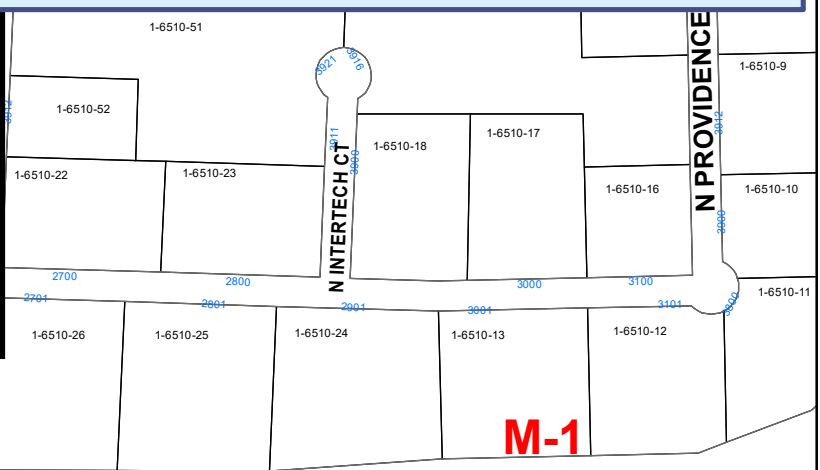
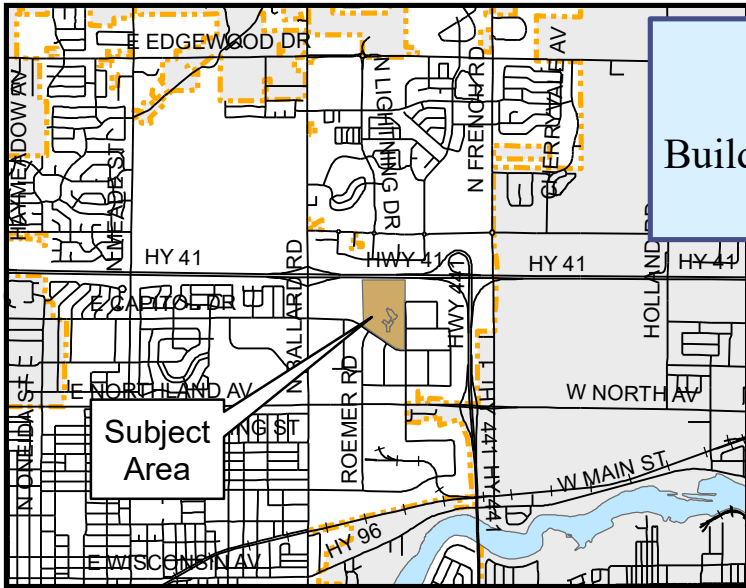
Technical Review Group (TRG) Report: This item was discussed at the December 3, 2019 Technical Review Group meeting. The following comment was received from the Fire Department: If future building height exceeds 75 feet, additional fire protection requirements may be necessary. It is recommended that the applicant be aware of these potential considerations in order to plan ahead for any future requirements.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #11-19 for a medical office building in the C-2 District that exceeds 60 feet in height, not to exceed 95 feet in height, at 2500 E. Capitol Drive (Tax Id #31-1-6601-01 and 31-1-6601-02), as shown on the attached maps, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. All applicable codes, ordinances, deed restrictions and regulations, including but not limited to Fire, Building, and Health Codes and the Noise Ordinance, shall be complied with.
2. Maximum building height shall not exceed 95 feet. Any future building additions that exceed 95 feet in height will require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
3. Special Use Permit #11-19 will replace Special Use Permit #7-08 in regards to the maximum building height permitted on this property.
4. Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division. Zoning Ordinance requirements and other departmental comments will be examined further during review of the Site Plan.

2500 E Capitol Drive
Special Use Permit #11-19
Building Over 35 Feet in Height in the C-2 District
Zoning Map



City Plan Commission
12-10-19

C-2

2500 E Capitol Drive
Special Use Permit #11-19
Building Over 35 Feet in Height in the C-2 District
Aerial Map

Subject Area

HWY 41

E CAPITOL DR

E VENTURE DR

N POINTER RD

N ROEMER RD

N CONKEY ST

E PENSAR DR



City Plan Commission
12-10-19



RESOLUTION
CITY OF APPLETON
RESOLUTION APPROVING SPECIAL USE PERMIT #11-19

WHEREAS, ThedaCare, Inc., has applied for a Special Use Permit for a medical office building in the C-2 District that exceeds 60 feet in height, not to exceed 95 feet in height, located at 2500 E. Capitol Drive, also identified as Parcel Number(s) 31-1-6601-01 and 31-1-6601-02; and

WHEREAS, in the C-2 General Commercial District, a special use permit is required for a building that exceeds 35 (thirty-five) feet in height; however, Special Use Permit #7-08 allowed a building with a maximum height of 60 (sixty) feet on this property; and

WHEREAS, the location for the proposed medical office building that exceeds 60-feet in height is located in the C-2 General Commercial District and the proposed building height is permitted by special use within this zoning district; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on December 10, 2019, on Special Use Permit #11-19 at which all those wishing to be heard were allowed to speak or present written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has considered the application, the staff reports, oral and written, the Comprehensive Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Section 23-66(e)(1-6) of the Municipal Code, and forwarded Special Use Permit #11-19 to the City of Appleton Common Council with a favorable or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on _____, 2019 and found it to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, that the City of Appleton Common Council approves Special Use Permit #11-19 for a medical office building in the C-2 District that exceeds 60 feet in height, not to exceed 95 feet in height, located at 2500 E. Capitol Drive, also identified as Parcel Number(s) 31-1-6601-01 and 31-1-6601-02, to run with the land with the following conditions:

CONDITIONS OF SPECIAL USE PERMIT #11-19

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

2. Maximum building height shall not exceed 95 feet. Any future building additions that exceed 95 feet in height will require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
3. Special Use Permit #11-19 will replace Special Use Permit #7-08 in regards to the maximum building height permitted on this property.
4. Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division. Zoning Ordinance requirements and other departmental comments will be examined further during review of the Site Plan.

Adopted this _____ day of _____, 2019.

Timothy M. Hanna, Mayor

ATTEST:

Kami Lynch, City Clerk



ThedaCare®

THEDACARE, HAND TO SHOULDER CENTER OF WISCONSIN & NEUROSCIENCE GROUP ANNOUNCE ORTHOPEDICS, SPINE AND PAIN CARE

To meet growing consumer demand for convenient, specialized services, ThedaCare, Hand to Shoulder Center of Wisconsin and Neuroscience Group are creating the region's first comprehensive Orthopedic, Spine and Pain Center. This collaboration brings together a team of physician experts, specialized care teams and comprehensive services at a single location. The goal is to put patients first, minimize patient recovery time and ultimately fulfill their mission of improving the health and quality of life for the people in Northeast and Central Wisconsin.

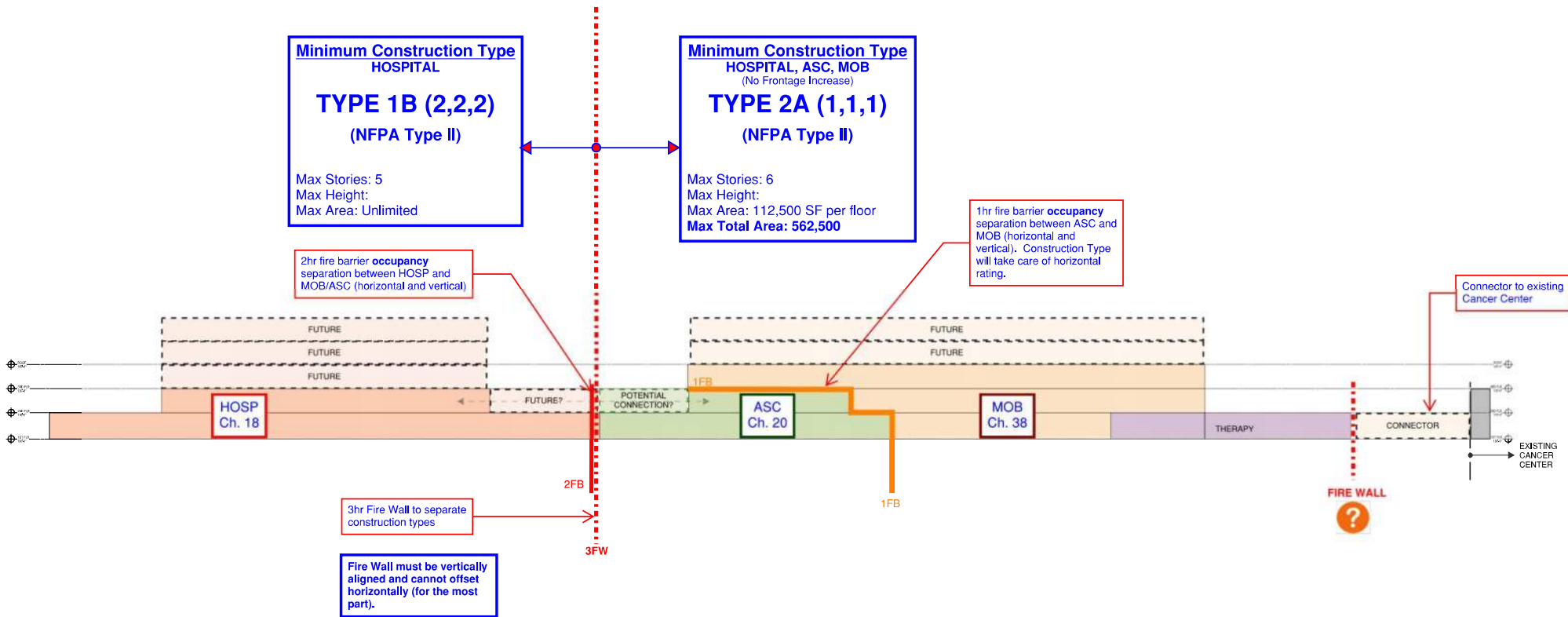
The new Orthopedic, Spine and Pain Center will be located at ThedaCare Health Campus - Encircle in Appleton, Wis. The location will include a medical office building, specialty surgery center, and orthopedic and spine hospital, as well as support services for total patient care.

A highlight of the Center is the ThedaCare orthopedic and spine hospital, which will include operating suites designed for and dedicated to orthopedic and spine surgery, 25 inpatient beds, support services such as imaging, lab, pharmacy and dining, and a simulation apartment allowing patients and their families to complete therapy to prepare for life post-discharge.

Total cost is expected to be \$144M. The 230,000 sq. ft. Center is expected to open in late 2021, with groundbreaking planned for spring 2020.

To learn more about the Orthopedic, Spine and Pain Center, visit ThedaCareOSP.org.







Mapped Features

- Parcel Line
- Road Centerline

Sources: Outagamie County, 2018; Eppstein Uhen Architects, Inc., 2019.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

**ORTHOPEDIC, SPINE
AND PAIN CENTER AT THE
THEDA CARE CAMPUS - ENCIRCLE
CITY OF APPLETON
OUTAGAMIE COUNTY, WISCONSIN**



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: December 10, 2019

Common Council Public Hearing Meeting Date: January 22, 2020

Item: Rezoning #10-19 – Sommers and Spartan Drive City Stormwater Facilities

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: City of Appleton / Tom Kromm, Department of Public Works

Address/Parcel #: 31-6-6001-04 and 31-6-6001-06

Owner/Applicant's Request: The owner/applicant is requesting a zoning change for the subject property from AG Agricultural District to P-I Public Institutional District.

BACKGROUND

Acquisition agreements between the City and Clearwater Development, LLC and ARBB Farm, LLC for the subject area were executed on June 7, 2019 and June 24, 2019.

The subject site was annexed to the City of Appleton through the Spartan Drive-Sommers Drive-Edgewood Drive Annexation and officially came into the City on September 10, 2019 with AG Agricultural zoning classification.

The owner/applicant has submitted two (2) Certified Survey Maps (CSM's) to create the Outlots for future stormwater management facilities in this area of the City such as a stormwater pond, box culvert, retaining walls, flood storage and a yard drain. The CSM, currently under review, is subject to approval of Rezoning #10-19 for Rezoning Areas: A and B and the acceptance of the public right-of-way dedication portion of Sommers Drive by Plan Commission and Common Council.

STAFF ANALYSIS

Proposed Zoning Classification: The purpose of the rezoning is to facilitate the construction of a City owned/maintained regional stormwater pond to serve future public and private improvements in this area of the City.

The P-I District is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

Rezoning # 10-19 - Sommers and Spartan Drive City Stormwater Facilities
December 10, 2019
Page 2

Surrounding Zoning and Land Uses:

North: Town of Grand Chute Zoning and P-I Public Institutional District. The adjacent land uses to the north are currently agricultural and City lift station.

South: Town of Grand Chute Zoning and AG Agricultural District. The adjacent land use to the south are currently agricultural.

East: Town of Grand Chute Zoning and AG Agricultural District. The adjacent land use to the east is currently agricultural.

West: Town of Grand Chute Zoning and AG Agricultural District. The adjacent land use to the west is currently agricultural.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area for future roads and business/industrial. It is important to note, the Comprehensive Plan 2010-2030 does not identify specific locations for future public/institutional uses. The location and construction of future stormwater management facilities in this area of the City such as a stormwater pond, box culvert, retaining walls, flood storage and a yard drain has been designed by the Engineering Division. The following goals set forth in the comprehensive plan are relevant to this rezoning.

Chapter 7 Utilities and Community Facilities:

7.1 *OBJECTIVE: Provide a pattern of development that minimizes impacts to municipal services and utilities.*

7.1.1 *Prioritize development and redevelopment that minimizes the need for additional public and private infrastructure such as water storage facilities and sewage lift stations.*

Chapter 9 Economic Development:

9.5 *OBJECTIVE: Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.*

Chapter 10 Land Use:

10.1 *OBJECTIVE: Provide an adequate supply of suitable land meeting the demand for development of various land uses.*

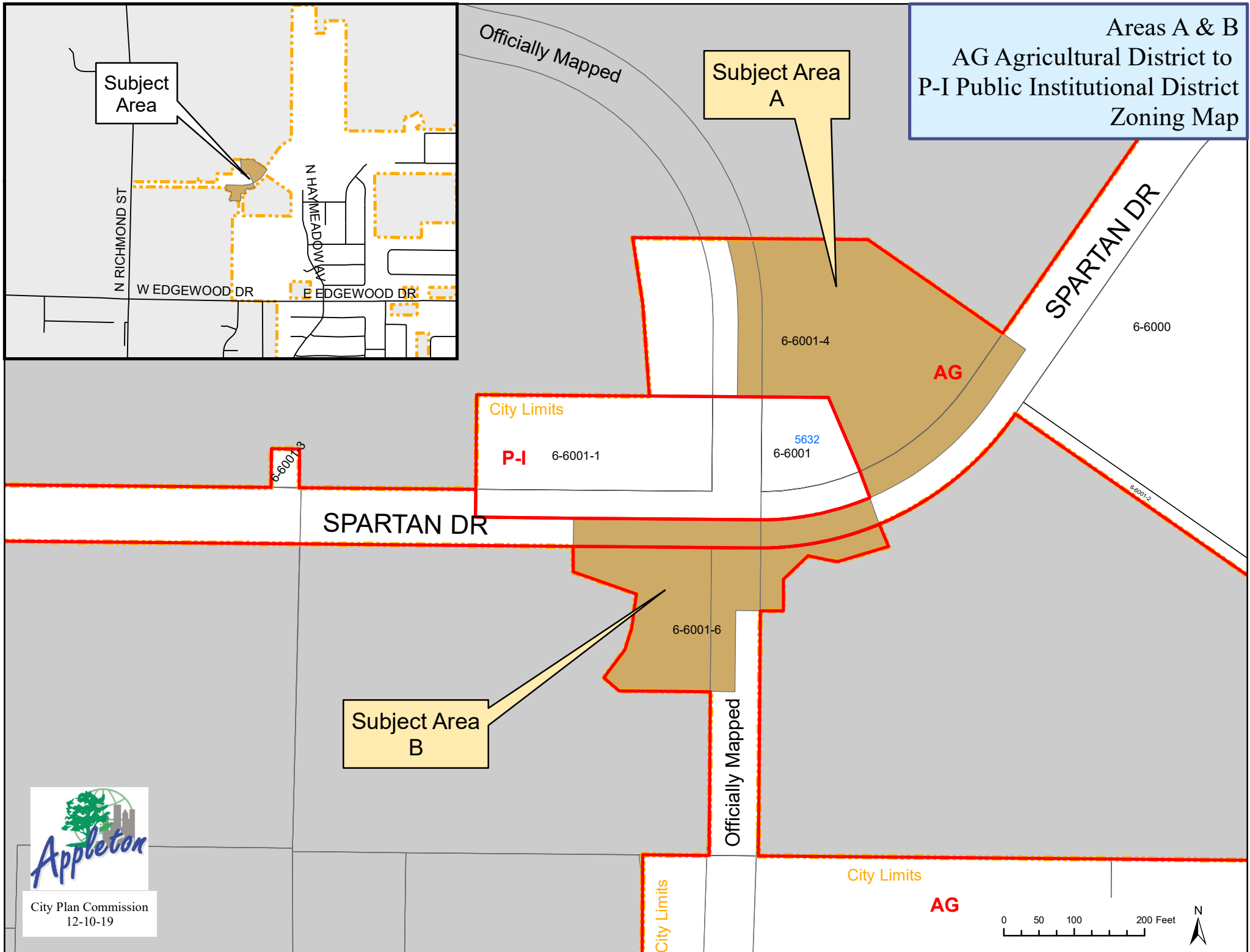
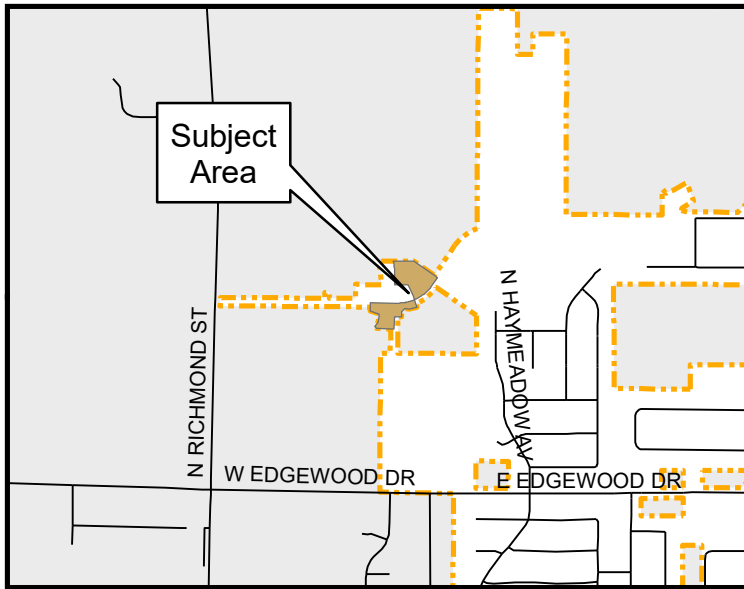
Rezoning #10-19 - Sommers and Spartan Drive City Stormwater Facilities
December 10, 2019
Page 3

Technical Review Group Report (TRG): This item was discussed at the November 19, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #10-19 to rezone the subject site from AG Agricultural District to P-I Public Institutional District, including to the centerline of the adjacent right-of-way, as shown on the attached maps, **BE APPROVED**.

Areas A & B
AG Agricultural District to
P-I Public Institutional District
Zoning Map



City Plan Commission
12-10-19

Areas A & B
AG Agricultural District to
P-I Public Institutional District
Aerial Map

City Limits

Officially Mapped

SPARTAN DR

Subject Area A

Subject Area B

City Limits

Officially Mapped

0 50 100 200
Feet

N

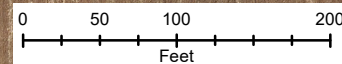
Appleton

City Plan Commission
12-10-19

Subject Area
B



City Plan Commission
12-10-19



REZONING

Owner: City of Appleton

Description for rezoning a part of tax parcel 31-6-6001-04 to P-I:

Part of Lot 1 of Certified Survey Map No. 4225, located in and being a part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 92,232 sq. ft. of land and being described by:

Outlot 3 of a Certified Survey Map currently under the process and the adjoining $\frac{1}{2}$ right of way of Sommers Drive and Spartan Drive lying adjacent thereto.

Description for rezoning a part of tax parcel 31-6-6001-06 to P-I:

Part of Lot 1 of Certified Survey Map No. 4225, located in and being a part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 63,565 sq. ft. of land and being described by:

Outlot 1 and Outlot 2 of a Certified Survey Map currently under the process and the adjoining $\frac{1}{2}$ right of way of Sommers Drive and Spartan Drive lying adjacent thereto.



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 10, 2019

Common Council Meeting Date: December 18, 2019

Item: Dedication of Public Right-of-Way for Sommers Drive North of Spartan Drive Extended

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: City of Appleton c/o Tom Kromm, Department of Public Works

Location: Generally located north of the intersection of Spartan Drive and Sommers Drive

Petitioner's Request: The applicant is requesting a dedication of land for public right-of-way for the northerly extension of Sommers Drive.

BACKGROUND

On August 7, 2013, Common Council adopted Ordinance 55-13, which amended the City's Official Map to officially map the location of Sommers Drive.

The owner/applicant has submitted a Certified Survey Map (CSM) to create three outlots and dedicate the subject area for public roadway purposes. The outlots will be used for future stormwater management facilities in this area of the City such as a stormwater pond and a yard drain. The CSM, currently under review, is subject to approval of Rezoning #10-19 for Outlot 3 and the acceptance of the public right-of-way dedication by Plan Commission and Common Council.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 15,855 square feet of land is included in the proposed right-of-way dedication. The right-of-way width for this portion of Sommers Drive will be 70 feet.

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of Sommers Drive as a future collector street.

Official Street Map: The proposed right-of-way dedication is generally consistent with the City of Appleton Official Street Map.

Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute Zoning. The adjacent land use to the north is currently agricultural.

Street Dedication – Sommers Drive North of Spartan Drive Extended
December 10, 2019
Page 2

South: P-I Public Institutional District. The adjacent land use to the south is currently agricultural.

East: Proposed P-I Public Institutional District. The adjacent land use to the east is currently agricultural.

West: AG Agricultural District. The adjacent land use to the west is currently agricultural.

Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future roads and business/industrial. The proposed future construction of a street is consistent with the Future Land Use Map, which identifies the location of officially mapped Sommers Drive. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 4 – Transportation

Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

OBJECTIVE 6.1 Transportation:

Plan for the safe and efficient movement of vehicles on local and regional roads.

OBJECTIVE 6.8 Transportation:

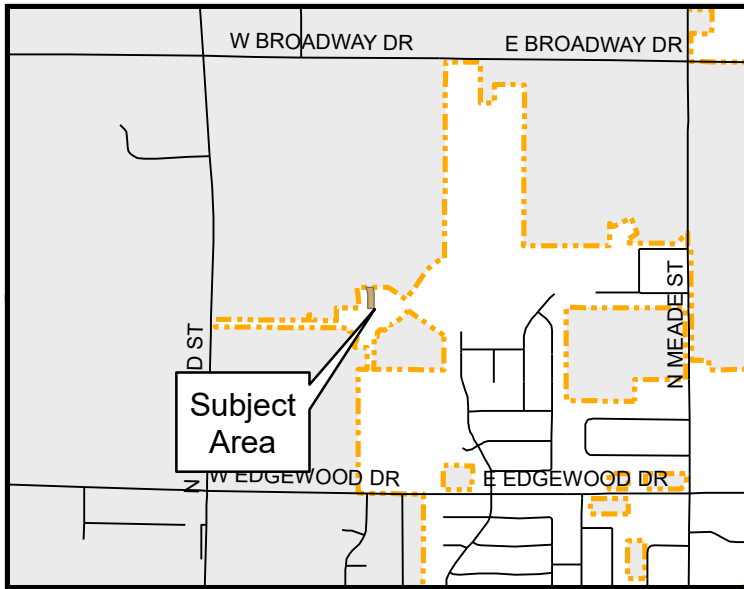
Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.

Technical Review Group (TRG) Report: This item was discussed at the November 19, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends the dedication of land for public right-of-way for Sommers Drive north of Spartan Drive, as shown on the attached maps and certified survey map, **BE APPROVED.**

Dedication of Public Land
for Sommers Drive
(North of spartan Drive)
Zoning Map



Subject Area

Officially Mapped

City Limits

SPARTAN DR

AG

PD/R-2

6-6202-28
PD/R-3

6-6000

6-6001-4

P-I 6-6001-1

5632
6-6001

SPARTAN DR

AG

6-6001-6

City Limits

P-I

6-6202-27

6-6202-21
R-1B

6-6200-

JAYMEADOW LANE

200

201

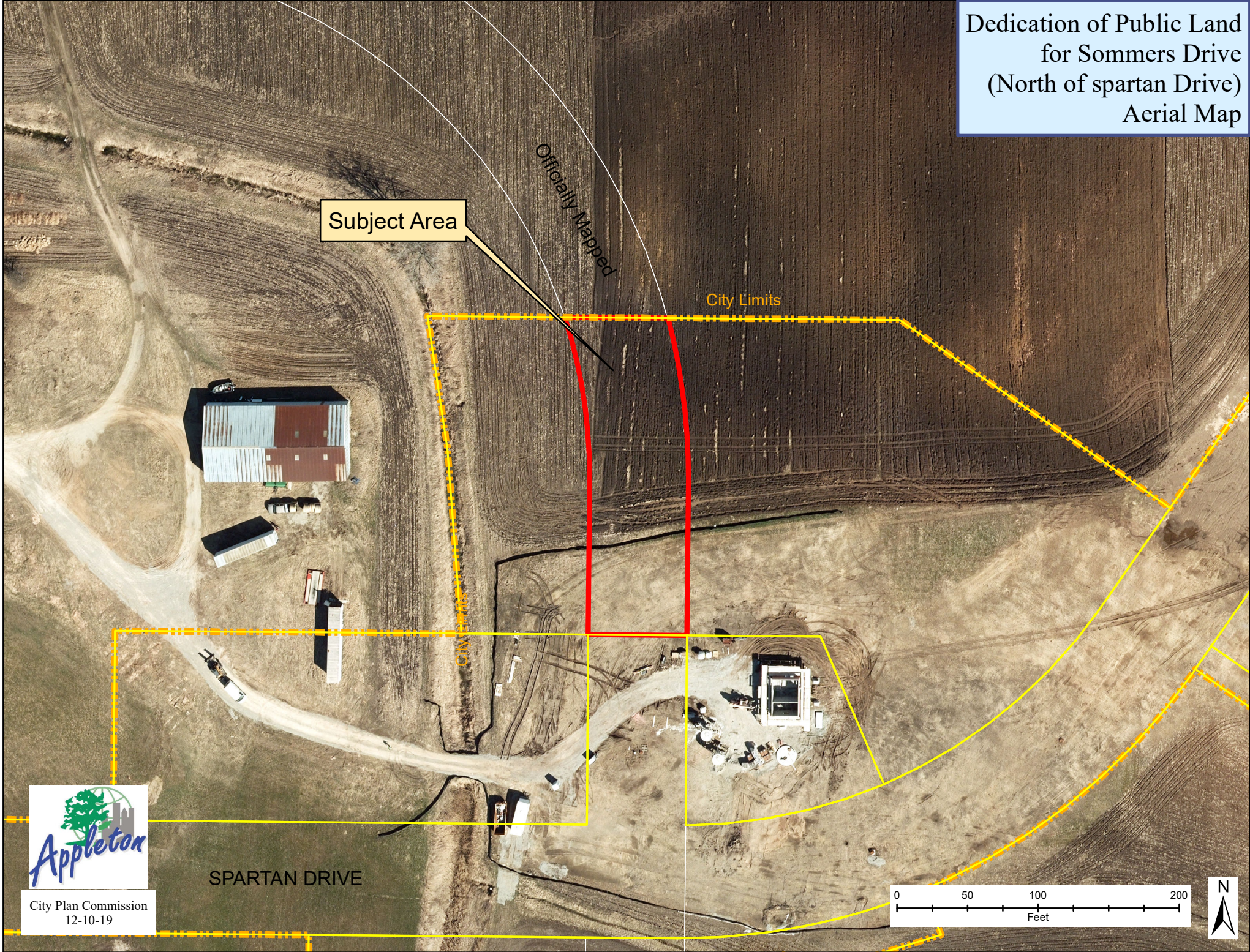


City Plan Commission
12-10-19

0 50 100 200 Feet



Dedication of Public Land
for Sommers Drive
(North of spartan Drive)
Aerial Map



Subject Area

Officially Mapped

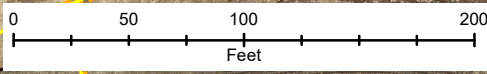
City Limits

City Limits

SPARTAN DRIVE

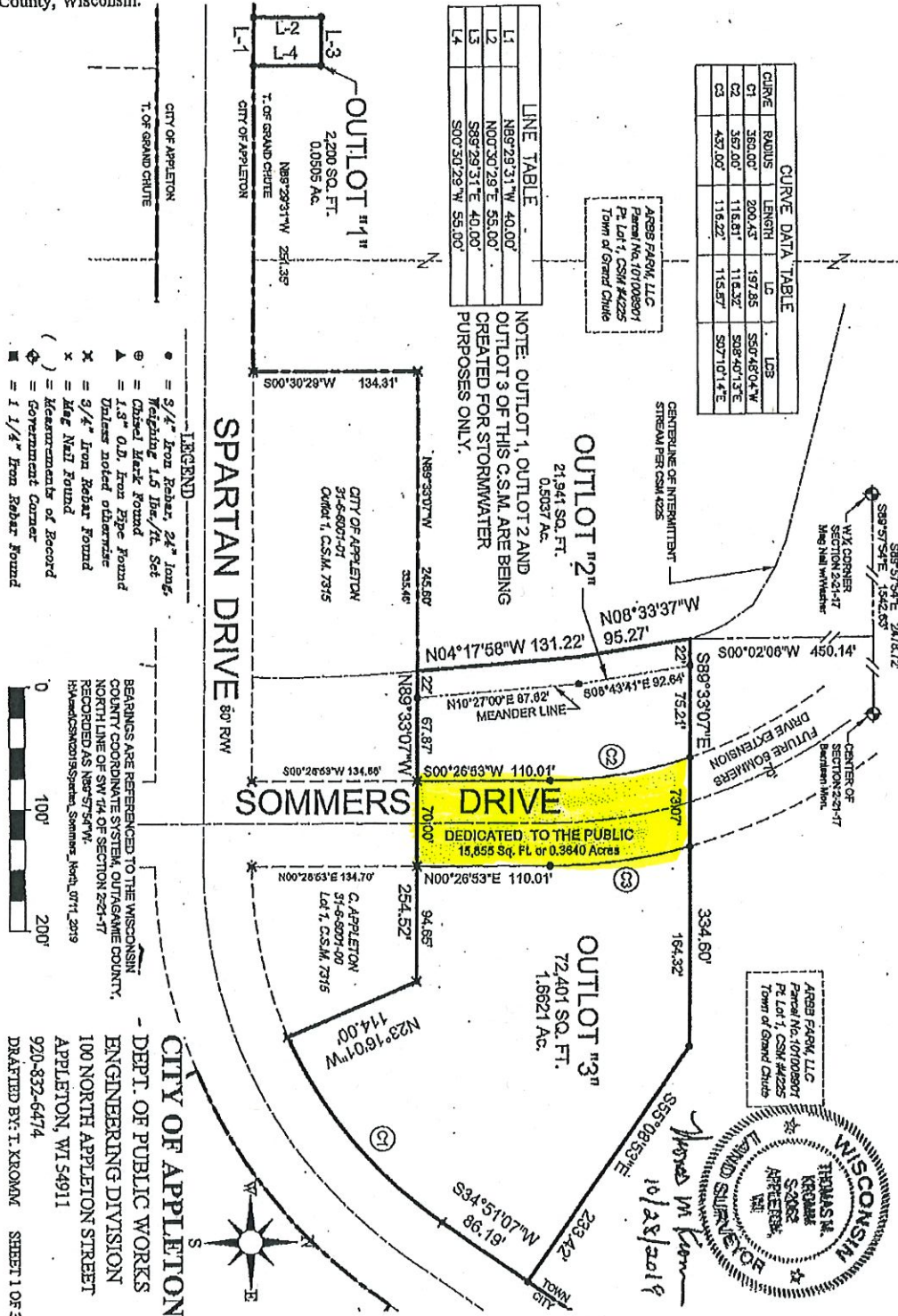


City Plan Commission
12-10-19



CERTIFIED SURVEY MAP NO.

A part of Lot 1 of Certified Survey Map No. 4225 filed in Volume 23 of Certified Survey Maps on Page 4225 as Document No. 1447327, located in and being a part of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.





REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 10, 2019

Common Council Meeting Date: December 18, 2019

Item: Dedication of Public Right-of-Way for Sommers Drive South of Spartan Drive Extended

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: City of Appleton c/o Tom Kromm, Department of Public Works

Location: Generally located south of the intersection of Spartan Drive and Sommers Drive

Petitioner's Request: The applicant is requesting a dedication of land for public right-of-way for the southerly extension of Sommers Drive.

BACKGROUND

On August 7, 2013, Common Council adopted Ordinance 55-13, which amended the City's Official Map to officially map the location of Sommers Drive.

The owner/applicant has submitted a Certified Survey Map (CSM) to create two outlots and dedicate the subject area for public roadway purposes. The outlots will be used for future stormwater management facilities in this area of the City such as a box culvert, retaining walls, and flood storage area. The CSM, currently under review, is subject to approval of Rezoning #10-19 for Outlot 1 and 2 and the acceptance of the public right-of-way dedication by Plan Commission and Common Council.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 30,619 square feet of land is included in the proposed right-of-way dedication. The right-of-way width for this portion of Sommers Drive will be 70 feet.

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of Sommers Drive as a future collector street.

Official Street Map: The proposed right-of-way dedication is generally consistent with the City of Appleton Official Street Map.

Surrounding Zoning Classification and Land Uses:

North: AG Agricultural District. The adjacent land use to the north is currently agricultural.

Street Dedication – Sommers Drive South of Spartan Drive Extended
December 10, 2019
Page 2

South: AG Agricultural District. The adjacent land use to the south is currently agricultural.

East: Town of Grand Chute Zoning and Proposed City P-I Public Institutional District. The adjacent land use to the east is currently agricultural.

West: Town of Grand Chute Zoning and Proposed City P-I Public Institutional District. The adjacent land use to the west is currently agricultural.

Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future roads and business/industrial. The proposed future construction of a street is consistent with the Future Land Use Map, which identifies the location of officially mapped Sommers Drive. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 4 – Transportation

Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

OBJECTIVE 6.1 Transportation:

Plan for the safe and efficient movement of vehicles on local and regional roads.

OBJECTIVE 6.8 Transportation:

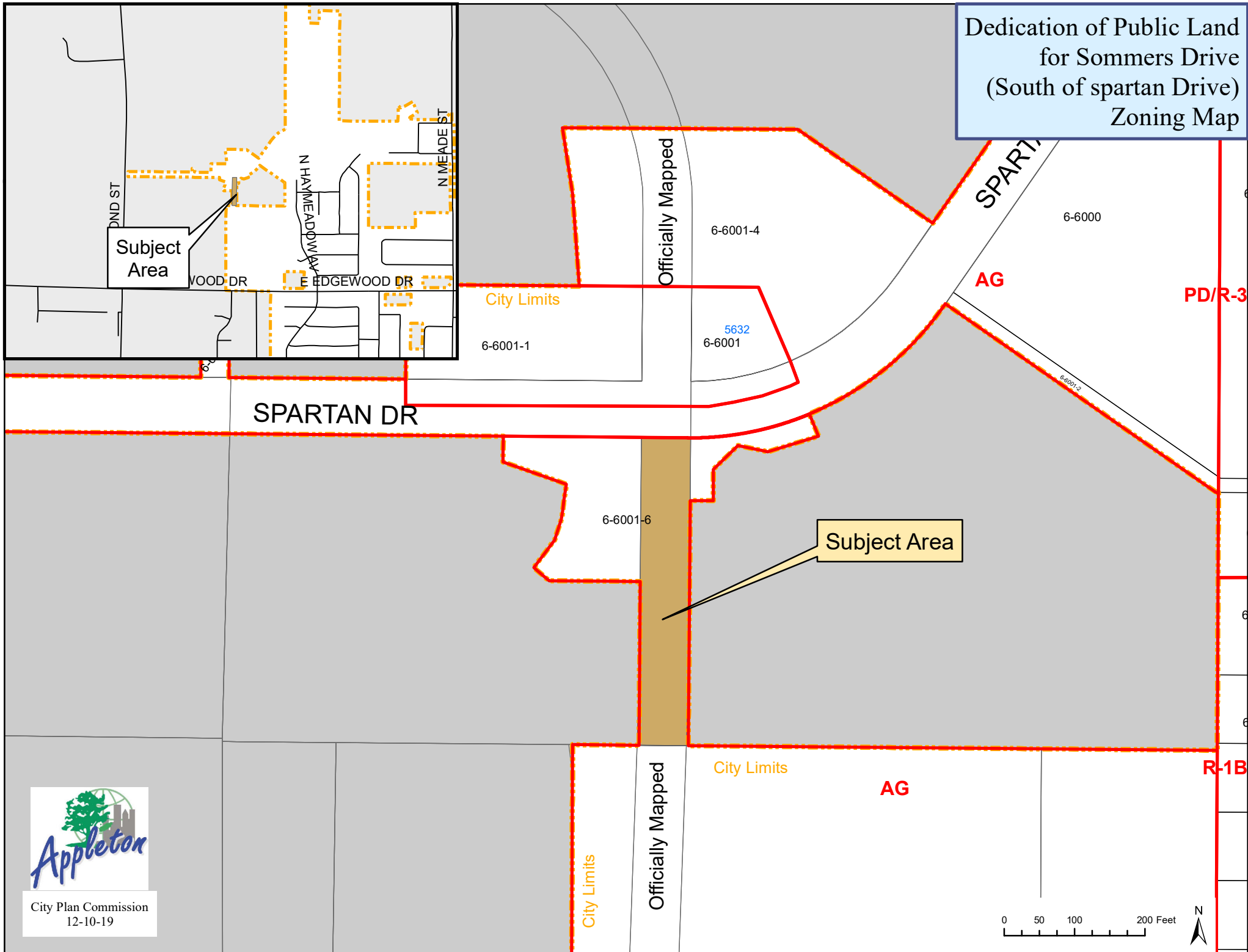
Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.

Technical Review Group (TRG) Report: This item was discussed at the November 19, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

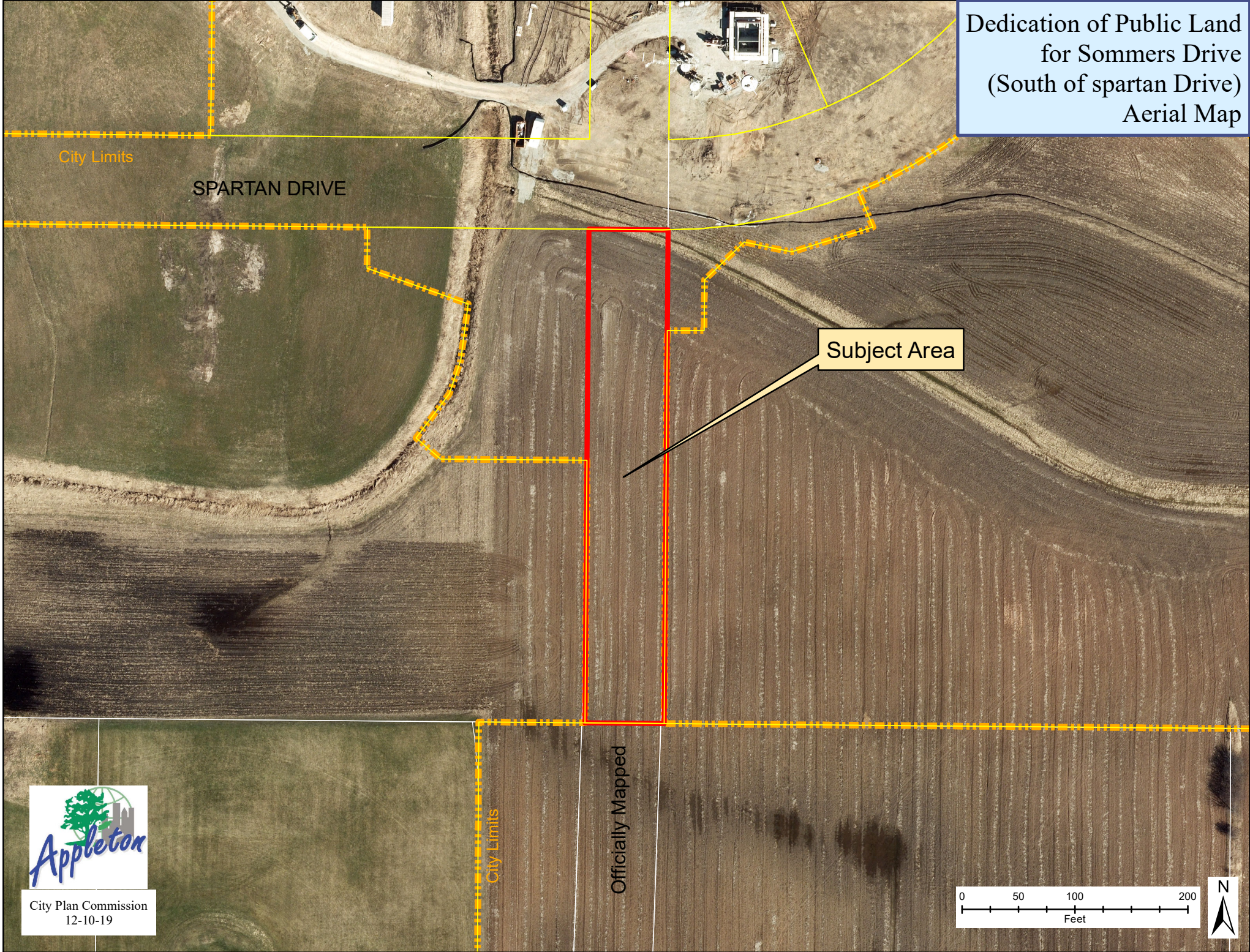
Staff recommends the dedication of land for public right-of-way for Sommers Drive south of Spartan Drive, as shown on the attached maps and certified survey map, **BE APPROVED**.

Dedication of Public Land
for Sommers Drive
(South of spartan Drive)
Zoning Map



City Plan Commission
12-10-19

Dedication of Public Land
for Sommers Drive
(South of spartan Drive)
Aerial Map



City Limits

SPARTAN DRIVE

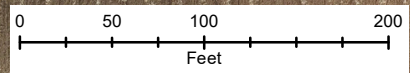
Subject Area

City Limits

Officially Mapped

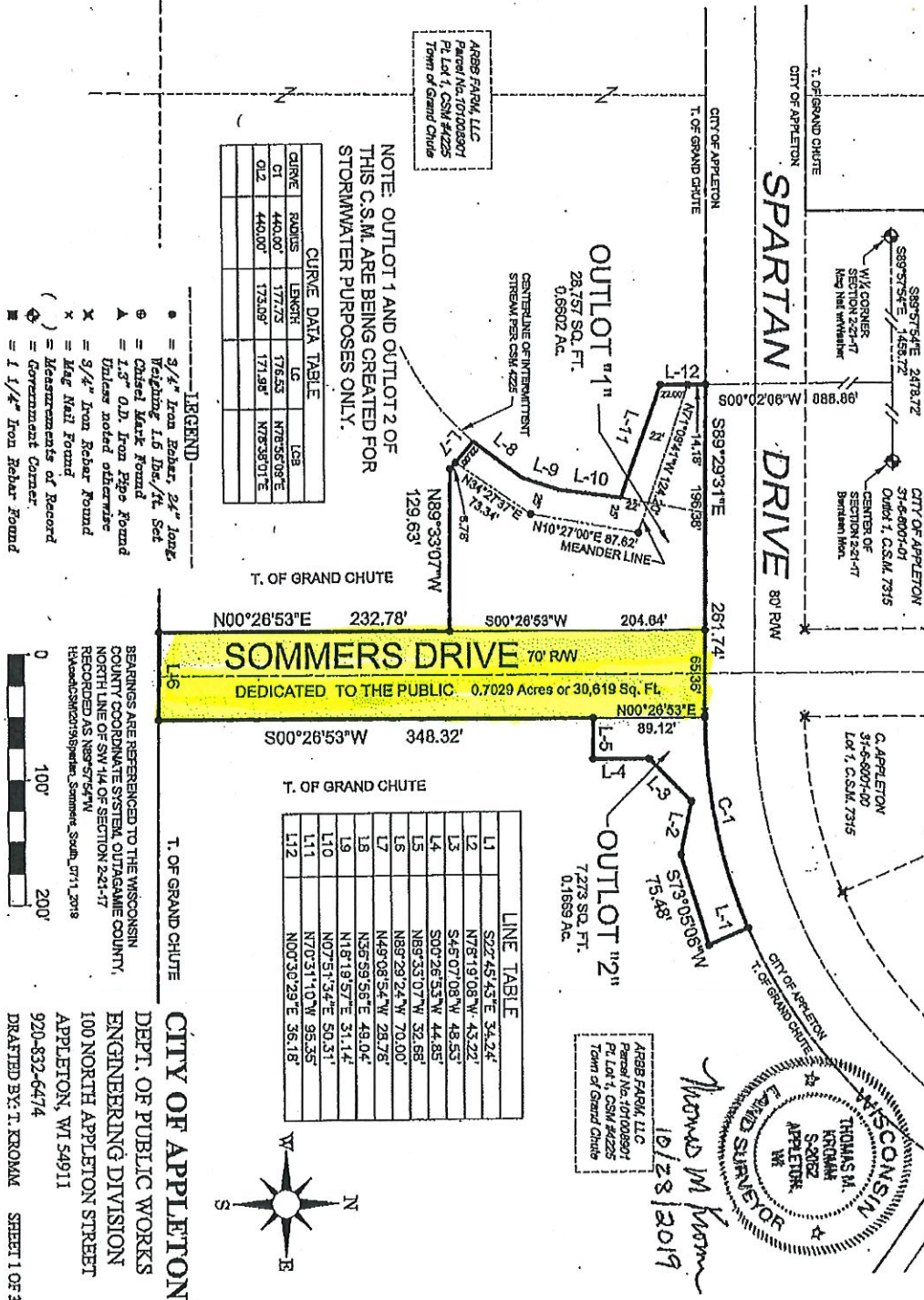


City Plan Commission
12-10-19



CERTIFIED SURVEY MAP NO. 4225

A part of Lot 1 of Certified Survey Map No. 4225 filed in Volume 23 of Certified Survey Maps on Page 4225 as Document No. 1447327, located in and being a part of the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin





REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 10, 2019

Common Council Meeting Date: December 18, 2019

Item: Dedication of Public Right-of-Way for Clearfield Lane, Haymeadow Avenue and Wentworth Lane Extended

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Mike Blank, Cypress Homes, Inc.

Location: West of Clearfield Lane and Wentworth Lane and south of the intersection of Haymeadow Avenue and Wentworth Lane

Petitioner's Request: The applicant is dedicating land for public right-of-way for the westerly extension of Clearfield Lane and Wentworth Lane and the southerly extension of Haymeadow Avenue.

BACKGROUND

On August 1, 2001, Common Council adopted Ordinance 132-01, which amended the City's Official Map to officially map the location of Haymeadow Avenue south of Edgewood Drive.

On June 19, 2019, Common Council adopted Ordinance 68-19, to annex the subject area from the Town of Grand Chute to the City of Appleton. The subject property was officially annexed to the City on June 25, 2019 at 12:01 a.m.

Certified Survey Map #20-19 is currently under review by City Staff. The proposed public right-of-way dedication is being proposed to allow for the future extension of Clearfield Lane and Haymeadow Avenue and a portion of Wentworth Lane.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 19,939 square feet of land is included in the proposed right-of-way dedication for this portion of Haymeadow Avenue and Wentworth Lane. Approximately 10,432 square feet of land is included in the proposed right-of-way dedication for this portion of Clearfield Lane.

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of Clearfield Lane and Wentworth Lane as local streets and Haymeadow Avenue as a collector street.

Official Street Map: The proposed right-of-way dedication for Haymeadow Avenue is generally consistent with the City of Appleton Official Street Map.

Street Dedication – Clearfield Lane, Wentworth Lane and Haymeadow Avenue Extended
December 10, 2019
Page 2

Surrounding Zoning and Land Uses:

North: R-1B Single Family Residential. The adjacent land use to the north is currently residential.

South: Town of Grand Chute. The adjacent land use to the south is currently agricultural.

East: R-1A Single Family Residential. The adjacent land use to the east is currently single-family residential.

West: Town of Grand Chute. The adjacent land use to the west is currently single-family residential.

Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future one and two-family residential uses. The proposed public right-of-way dedication is consistent with the following goal and objectives of the *Comprehensive Plan 2010-2030*.

Goal 4 – Transportation

Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

OBJECTIVE 6.1 Transportation:

Plan for the safe and efficient movement of vehicles on local and regional roads.

OBJECTIVE 6.8 Transportation:

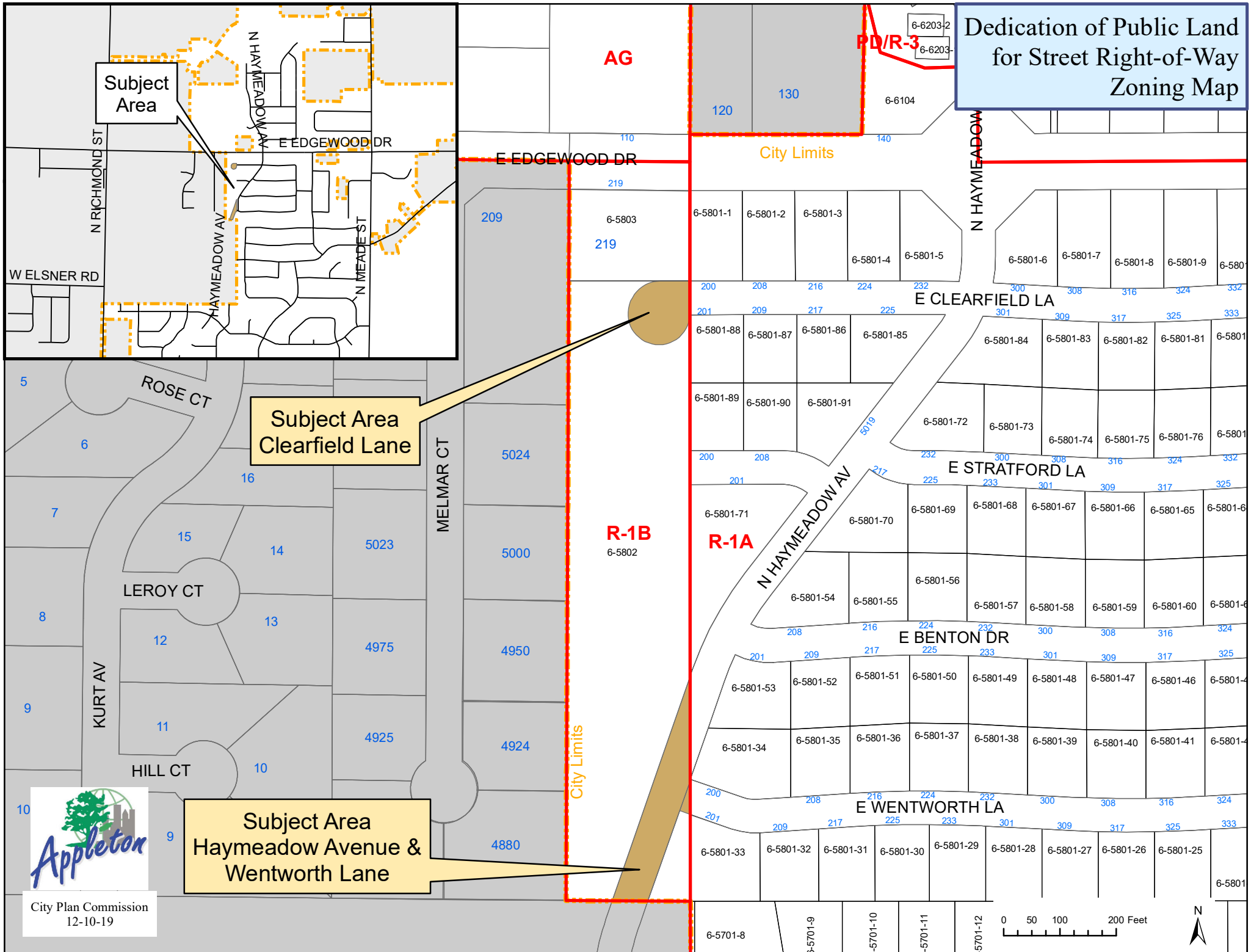
Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.

Technical Review Group (TRG) Report: This item was discussed at the November 19, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

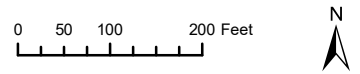
RECOMMENDATION

Staff recommends the dedication of land for public right-of-way for the extensions of Clearfield Lane, Wentworth Lane and Haymeadow Avenue, as shown on the attached maps and certified survey map, **BE APPROVED.**

Dedication of Public Land for Street Right-of-Way Zoning Map



City Plan Commission
12-10-19



Dedication of Public Land
for Street Right-of-Way
Aerial Map

W EDGEWOOD DR E EDGEWOOD DR

Subject Area
Clearfield Lane

E CLEARFIELD LA

E STRATFORD LA

E BENTON DR

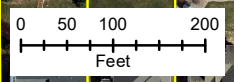
N HAYMEADOW AV

E WENTWORTH LA

Subject Area
Haymeadow Avenue &
Wentworth Lane

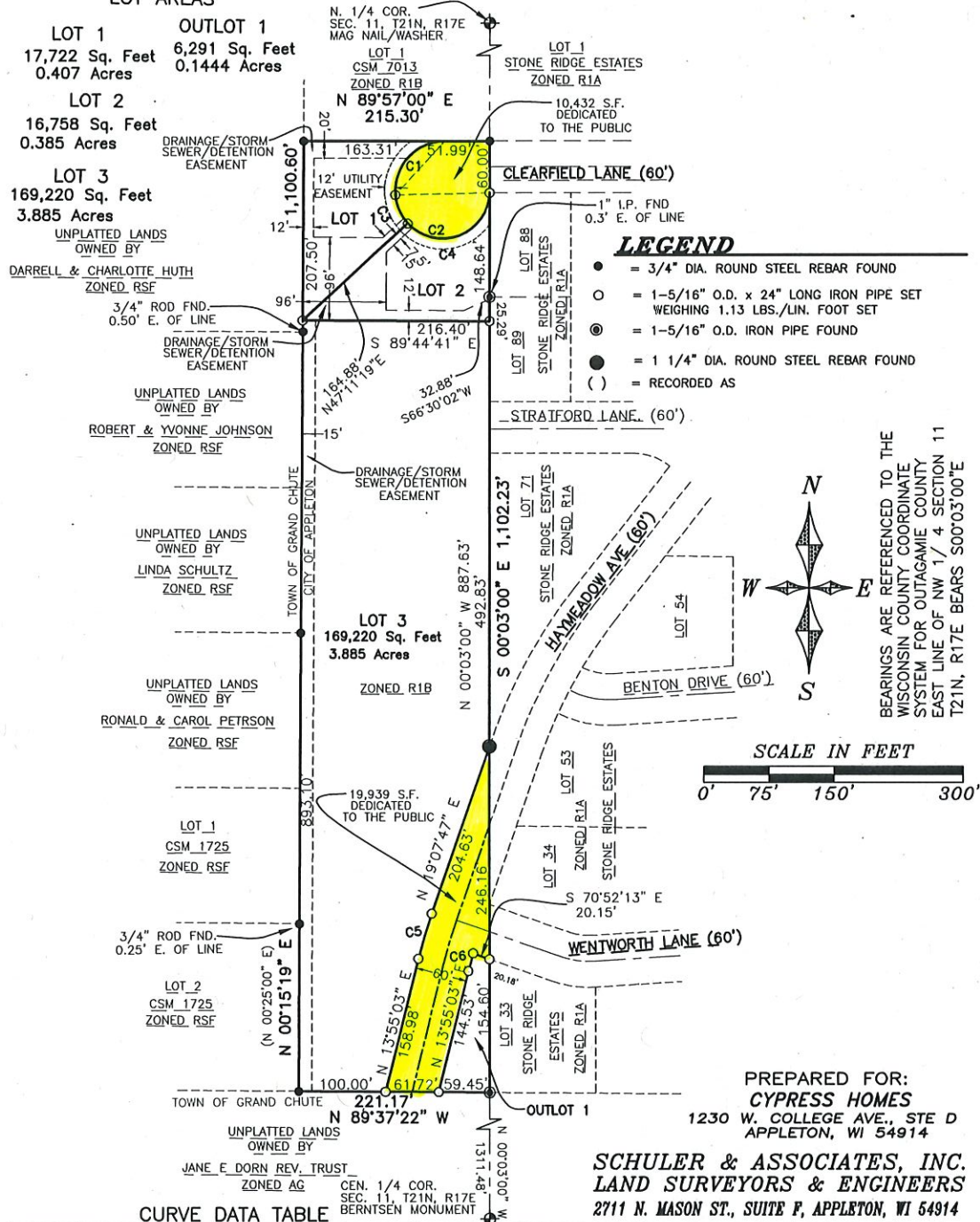


City Plan Commission
12-10-19



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT TWO (2), CERTIFIED SURVEY MAP 7013, BEING LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	94°11'58"	S42°51'01"W	57.99'	95.34'	84.96'	S89°57'00" W	S 04°14'58" E
C2	173°55'57"	N88°47'03.5"E	55.00'	166.96'	109.85'	S 04°14'58" E	N 01°49'05" E
C3	38°33'43"	S23°31'49.5"E	55.00'	37.01'	36.32'	S 04°14'58" E	S 42°48'41" E
C4	135°22'14"	N69°30'12"E	55.00'	129.94'	101.76'	S 42°48'41" E	N 01°49'05" E
C5	05°12'44"	N16°31'25"E	600.00'	54.58'	54.56'	N 13°55'03" E	N 19°07'47" E
C6	02°15'17"	N15°02'41.5"E	540.00'	21.25'	21.25'	N 13°55'03" E	N 16°10'20" E

L-19-4548
SHEET 1 OF 4

SURVEYOR'S CERTIFICATE:

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

DATED THIS _____ DAY OF _____, 2019

CITY OF APPLETON APPROVAL:

MAYOR	DATE

CITY CLERK	DATE

WE HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

<u>COUNTY TREASURER</u>	<u>DATE</u>
<u>CITY TREASURER</u>	<u>DATE</u>

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING
RECORDED INSTRUMENT: DOCUMENT NO. 2146069

THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NUMBER 31-6-5802-00, THE PROPERTY OWNER OF RECORD IS CYPRESS HOMES INC.

CYPRESS HOMES, INC., A WISCONSIN CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF APPLETON

IN WITNESS WHERE OF CYPRESS HOMES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

MICHAEL BLANK, ITS PRESIDENT, AT APPLETON,

WISCONSIN, ON THIS _____ DAY OF _____, 2019.

MICHAEL BLANK, PRESIDENT

STATE OF WISCONSIN)

_____) ss.
_____) COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019,

MICHAEL BLANK, PRESIDENT OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

CERTIFIED SURVEY MAP NO. _____
ALL OF LOT TWO (2), CERTIFIED SURVEY MAP 7013, BEING LOCATED
IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON,
OUTAGAMIE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

WOLF RIVER COMMUNITY BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS
OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE
SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES
HEREBY CONSENT TO THE CERTIFICATE OF CYPRESS HOMES, INC., OWNER.

IN WITNESS WHEREOF, THE SAID WOLF RIVER COMMUNITY BANK, HAS CAUSED THESE PRESENTS TO

BE SIGNED BY _____, ITS _____, AND

COUNTERSIGNED BY _____, ITS _____ AT,

_____, WISCONSIN, THIS _____ DAY OF _____, 2019

STATE OF WISCONSIN)

ss.

_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019

_____ AND _____, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE
THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH
_____ AND _____ OF SAID CORPORATION, AND
ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF
SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES IS HEREBY GRANTED
BY CYPRESS HOMES, INC., GRANTOR, TO

TO WISCONSIN ELECTRIC POWER COMPANY, AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS
DOING BUSINESS AS WE ENERGIES, GRANTEE,
WISCONSIN BELL, INC. D/B/A AT&T, A WISCONSIN WISCONSIN CORPORATION, GRANTEE, AND
SPECTRUM MID-AMERICA, LLC., GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN
AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND
UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL
GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY
HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN
WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY
DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH
THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE
OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM
OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE
RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH
PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS
NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE
GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL
INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES. NATURAL GAS
FACILITIES OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH
MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL
NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINE
MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER
INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE
ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS,
SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

MICHAEL BLANK, PRESIDENT

L-16-4548
SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT TWO (2), CERTIFIED SURVEY MAP NUMBER 7013 AS RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS ON PAGE 7013 AS DOCUMENT NUMBER 2047169, BEING LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

DRAINAGE/ STORM SEWER/ DETENTION EASEMENT PROVISIONS

AN EASEMENT FOR DRAINAGE, STORM SEWER AND DETENTION IS HEREBY GRANTED BY:

CYPRESS HOMES, INC. GRANTOR, TO

THE CITY OF APPLETON, GRANTEE,

1. PURPOSE: GRANTOR AND GRANTEE AGREE THAT THE STORMWATER DETENTION AREA, DRAINAGE DITCH, AND STORM SEWER WITHIN THE EASEMENT SHALL BE A PRIVATE STORMWATER DETENTION AREA, DRAINAGE DITCH AND STORM SEWER INSTALLED, OPERATED, AND MAINTAINED BY GRANTOR IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE CITY OF APPLETON. THE PURPOSE OF THIS EASEMENT IS FOR THE GRANTEE TO ACCESS, INSTALL, REGRADE, REPLACE, RELOCATE, OPERATE, MAINTAIN, RESIZE AND REPAIR SAID IMPROVEMENTS IN THE DRAINAGE, STORM SEWER, AND DETENTION EASEMENT, IN THE EVENT THAT GRANTOR FAILS TO DO SO. GRANTEE DOES HEREBY AGREE TO COMPENSATE GRANTOR FULLY FOR ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY FROM SAID MAINTENANCE, REPAIR, REPLACEMENT OR RELOCATION OF SAID STORM SEWER THAT OCCURS OUTSIDE THE EASEMENT AREA. TREES, BUSHES, BRANCHES AND ROOTS MAY BE TRIMMED OR REMOVED SO AS NOT TO INTERFERE WITH THE INTENDED USE OF THE EASEMENT AREA.
2. ACCESS: GRANTEE OR ITS AGENTS SHALL HAVE THE RIGHT TO ENTER THE GRANTOR'S LAND FOR THE PURPOSE OF EXERCISING ITS RIGHTS IN THE EASEMENT AREA.
3. BUILDINGS OR OTHER STRUCTURES: BUILDINGS OR ANY OTHER TYPE OF STRUCTURE SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "DRAINAGE/ STORM SEWER/ DETENTION EASEMENT".
4. ELEVATION: THE GRANTOR AGREES THAT THE ELEVATION OF THE EXISTING GROUND SURFACE WITHIN THE EASEMENT AREA WILL NOT BE ALTERED BY MORE THAN 4 INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE.
5. RESTORATION: GRANTEE AGREES THAT IT WILL RESTORE SUBSURFACE MATERIALS ON GRANTOR'S LAND, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE PRIOR EXISTING CONDITION WHEN CONDUCTING ALL FUTURE MAINTENANCE, RESIZING OR REPAIR ACTIVITIES. GRANTOR SHALL BE RESPONSIBLE FOR ALL SURFACE RESTORATION. GRANTEE SHALL NOT BE REQUIRED TO RESTORE OR COMPENSATE FOR ANY IMPROVEMENTS OR IMPROVED SURFACES SUCH AS, BUT NOT LIMITED TO, CURB AND GUTTER, HARD PAVEMENTS, SIDEWALKS, STRUCTURES, TREES, SHRUBS AND LANDSCAPING, DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES DESCRIBED HEREIN.
6. NOTIFICATION: GRANTEE AGREES THAT IT SHALL GIVE TIMELY NOTICE TO THE GRANTOR OF ROUTINE MAINTENANCE WORK. GRANTEE AND GRANTOR AGREE TO COOPERATE IN GOOD FAITH TO MINIMIZE INTERFERENCE OR DISRUPTION TO THE NORMAL FACILITY OPERATIONS. GRANTEE SHALL PROVIDE ADVANCE NOTICE TO GRANTOR (EXCEPT IN EMERGENCY SITUATIONS, IN WHICH EVENT NOTICE SHALL BE PROVIDED AS SOON AS IS PRACTICAL) OF ANY ACTIVITY WITH A REASONABLE LIKELIHOOD OF INTERFERING OR DISRUPTING THE OPERATION GRANTOR'S FACILITY, AND TO CONDUCT SUCH ACTIVITIES AT MUTUALLY AGREEABLE TIMES.
7. DRAINAGE EASEMENTS ARE CONVEYANCE PATHS FOR STORM WATER. THE PLACEMENT OF FILL IN A DRAINAGE EASEMENT, WHICH INTERFERES WITH THE FLOW OR CHANGES TO THE SHAPE OF THE DRAINAGE EASEMENT BY THE LOT OWNER OR HIS AGENT, IS PROHIBITED. UPON FAILURE OF LOT OWNER'S TO MAINTAIN SAID DRAINAGE WAYS AND EASEMENTS AS DESIGNED, THE CITY OF APPLETON RETAINS THE RIGHT TO PERFORM MAINTENANCE AND OR REPAIRS. THE PAYMENT OF SAID MAINTENANCE AND OR REPAIRS SHALL BE EQUALLY ASSESSED TO THE ADJACENT LOT OWNERS.

THIS GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

MICHAEL BLANK, PRESIDENT



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 10, 2019

Common Council Meeting Date: December 18, 2019

Item: Evergreen Heights Annexation

Case Manager: David Kress

GENERAL INFORMATION

Owner/Applicant: Grishaber Main Street Partnership, LLP c/o Scot Grishaber

Address/Parcel: Tax Id #101052406, #101052800, and #101052802 in the Town of Grand Chute. The subject property is located east of Richmond Street and south of Evergreen Drive.

Petitioner's Request: Owner is requesting direct annexation by unanimous approval pursuant to Section 66.0217(2), Wisconsin State Statutes of land currently located in the Town of Grand Chute, Outagamie County.

Purpose for Annexation: To allow for future development on the subject properties and adjacent parcels already in the City, which are also owned by the petitioner.

Population of Such Territory: 0

Annexation Area: 4.914 acres m/l

BACKGROUND

On March 16, 1992, the City of Appleton and the Town of Grand Chute agreed to and entered into an Intermunicipal Boundary Agreement pursuant to Section 66.027 and 66.30 of the Wisconsin State Statutes for the purpose of defining and expanding the provision of governmental services, including water and sewer services, by establishing the City's growth area and establishing provisions for annexation of land within the Town of Grand Chute to the City of Appleton.

Neighboring parcels #31-6-5601-00, #31-6-5601-01, and #31-6-5601-02, which are also owned by the petitioner, were annexed to the City of Appleton in 2008. At that time, the newly annexed parcels were assigned a zoning classification of C-2 General Commercial District. Future development is anticipated on the subject properties and these adjacent parcels; however, the zoning for the broader development area still needs to be determined.

Before Common Council approves the annexation ordinance, the City must allow a 20-day statutory review period, which starts when the Wisconsin Department of Administration (DOA) receives the annexation application materials and fee. The DOA received the annexation application materials and fee

Evergreen Heights Annexation
December 10, 2019
Page 2

on November 25, 2019, so this requirement will be satisfied prior to Common Council taking action at their December 18, 2019 meeting.

STAFF ANALYSIS

The Community and Economic Development Department staff has reviewed the annexation petition and identifies the following:

- The area proposed for annexation is contiguous to the existing City boundary. The subject property connects to the City of Appleton at Richmond Street, Interstate 41, and adjacent properties located along Alvin Street and Richmond Street.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City sanitary sewer and water infrastructure is already installed along Evergreen Drive and Alvin Street. A short extension to the existing sanitary sewer in Alvin Street is needed to serve the southern extent of the annexation area, with funding requested in the 2020 budget. Annexation to the City of Appleton is required before the subject property could connect to the City sewer and water.
- Currently, there is an existing office building and associated parking on parcel #101052406. Parcels #101052800 and #101052802 are developed with a metal building, as well as a gravel parking and outdoor storage area. The remainder of the annexation area consists of existing public right-of-way.
- The owner is not requesting that the Plan Commission initiate a rezoning for the subject property, so the temporary AG Agricultural District will be assigned. If the temporary zoning classification is not amended within 90 days, the zoning will revert to AG Agricultural District.

Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute. The adjacent land use to the north is currently a cemetery.

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

East: P-I Public Institutional District and Town of Grand Chute. The adjacent land uses to the east are currently a mix of residential and institutional uses, including a place of worship.

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

Appleton Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future Commercial uses. The proposed annexation is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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

Goal 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 9.5 Economic Development:

Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

Policy 9.5.1 Ensure a continued adequate supply of industrial and commercial land to sustain new business development.

OBJECTIVE 10.5 Land Use:

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

Technical Review Group (TRG) Report: This item was discussed at the November 19, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

FUTURE ACTIONS

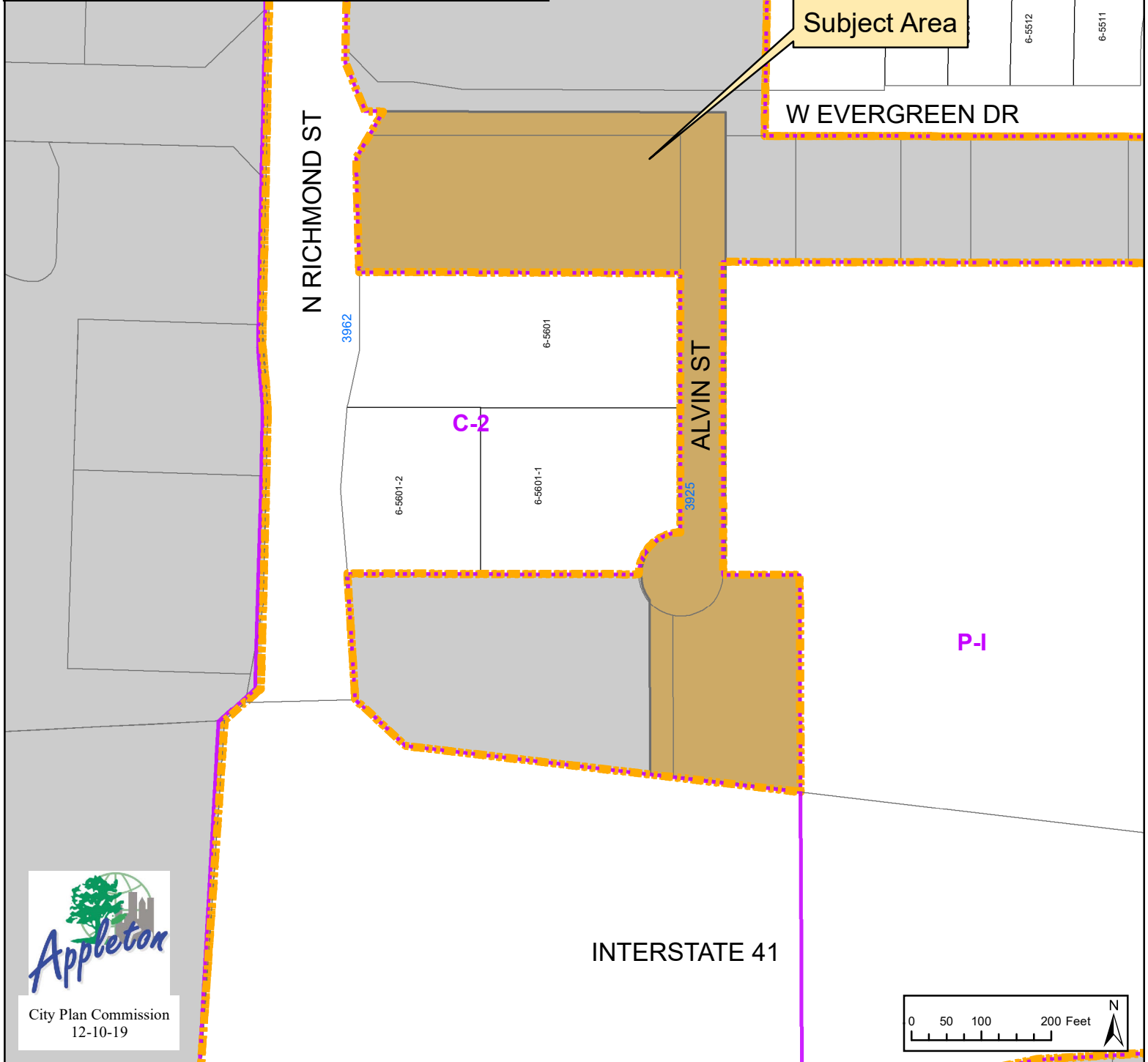
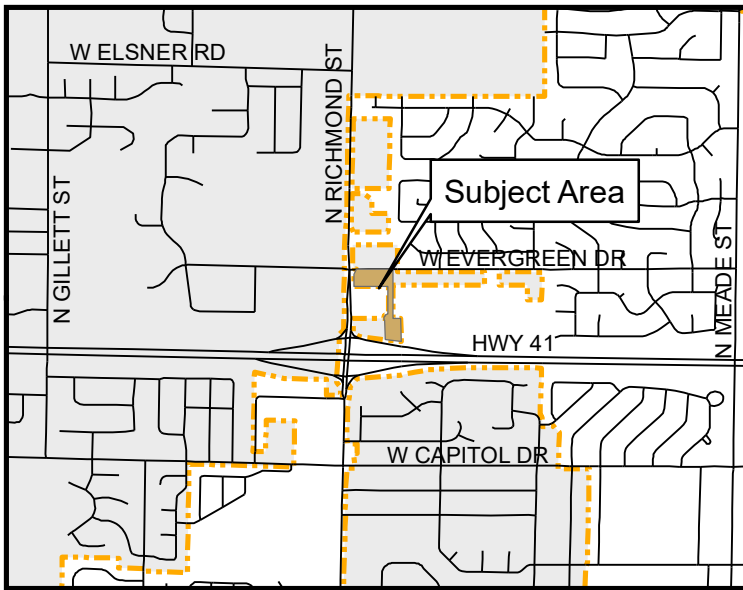
Per Section 23-65(e) of the Municipal Code, a temporary zoning classification is assigned to newly annexed territory, with permanent zoning taking place following the annexation process. In this case, the owner is not requesting a rezoning for the subject property, so the temporary AG Agricultural District will be assigned. Permanent zoning, perhaps utilizing a Planned Development Overlay District, will be determined at a later date. A rezoning request would be processed in accordance with Section 23-65(d) Zoning Map Amendments, which includes action by Plan Commission and Common Council.

RECOMMENDATION

Staff recommends that the Evergreen Heights Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

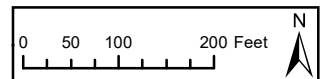
1. The Plan Commission assign a zoning classification of temporary AG Agricultural District for the subject property, pursuant to Section 23-65(e) of the Municipal Code.

Annexation
Evergreen Heights
Town of Grand Chute
Zoning Map



City Plan Commission
12-10-19

INTERSTATE 41



Annexation
Evergreen Heights
Town of Grand Chute
Aerial Map

CITY LIMITS

Subject Area

WINROWE CT

W EVERGREEN DR

CITY LIMITS

CITY LIMITS

N RICHMOND ST

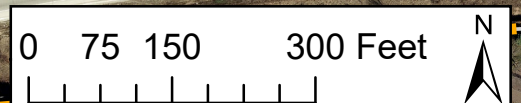
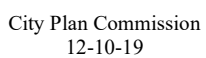
ALVIN ST

INTERSTATE 41

0 75 150 300 Feet

Appleton
City Plan Commission
12-10-19

INTERSTATE 41





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

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

A parcel of land in the Northwest 1/4 of the Northwest 1/4 of Section Fourteen (14), Township 21 North, Range 17 East, in the Town of Grand Chute, Outagamie County, Wisconsin, containing 214,035 square feet (4.914 acres) bounded and described as follows:

Commencing at the Northwest corner of said Section 14;

thence S89°51'46"E, 90.00 feet along the North line of Section 14 to a point on a West line of the City of Appleton Corporate Boundary;

thence continue S89°51'46"E, 25.01 feet along said Corporate Boundary line and the North line of Section 14 to the point of beginning;

thence continuing S89°51'46"E, 489.17 feet along said Section line to the Northerly extension of the East line of Alvin Street;

thence S00°04'20"W, 659.44 feet along said extension and the East line of said Alvin Street to the North line of parcel 10-1-0528-00;

thence S89°46'39"E, 106.60 feet along the said North line to the Northeast corner thereof;

thence S00°10'04"E, 308.60 feet along the east line of said parcel to the North line of Interstate 41;

thence N83°27'37"W, 216.09 feet along the said North line to the Southwest corner of parcel 10-1-0528-02;

thence N00°10'04"W, 248.68 feet along the west line of said parcel to the Westerly Right of Way of Alvin Street;

thence 127.07 feet along said Westerly Right of Way line on the arc of a 60.00 foot radius curve to the right having a chord of N23°39'38"E, 104.62 feet;

thence N00°04'20"E, 370.50 feet along said Right of Way to the Southeast corner of parcel 10-1-0524-06;

thence N89°50'52"W, 457.63 feet along the South line of said parcel to the East line of North Richmond Street;

thence N01°18'27"W, 162.41 feet along said Right of Way;

thence N30°03'49"E, 76.75 feet along said Right of Way and its extension to the Point of Beginning;

Area of lands to be annexed contains 4.914 acres m/l.

Tax Parcel numbers of lands to be annexed: 101052406, 101052800, and 101052802.

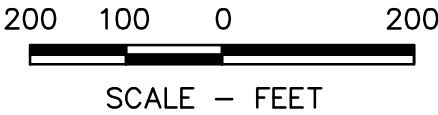
The current population of such territory is 0.

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

Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
<i>Scot Grishaber</i>	Grishaber Main Street Partnership, LLP	11-8-19	501 N. Westhill Boulevard Appleton, WI 54914
Scot Grishaber, Partner, Grishaber Main Street Partnership, LLP			

ANNEXATION MAP

PARCELS 10-1-0524-06,
10-1-0528-00, 10-1-0528-02,
EVERGREEN DRIVE & ALVIN STREET
TOWN OF GRAND CHUTE,
OUTAGAMIE COUNTY, WISCONSIN

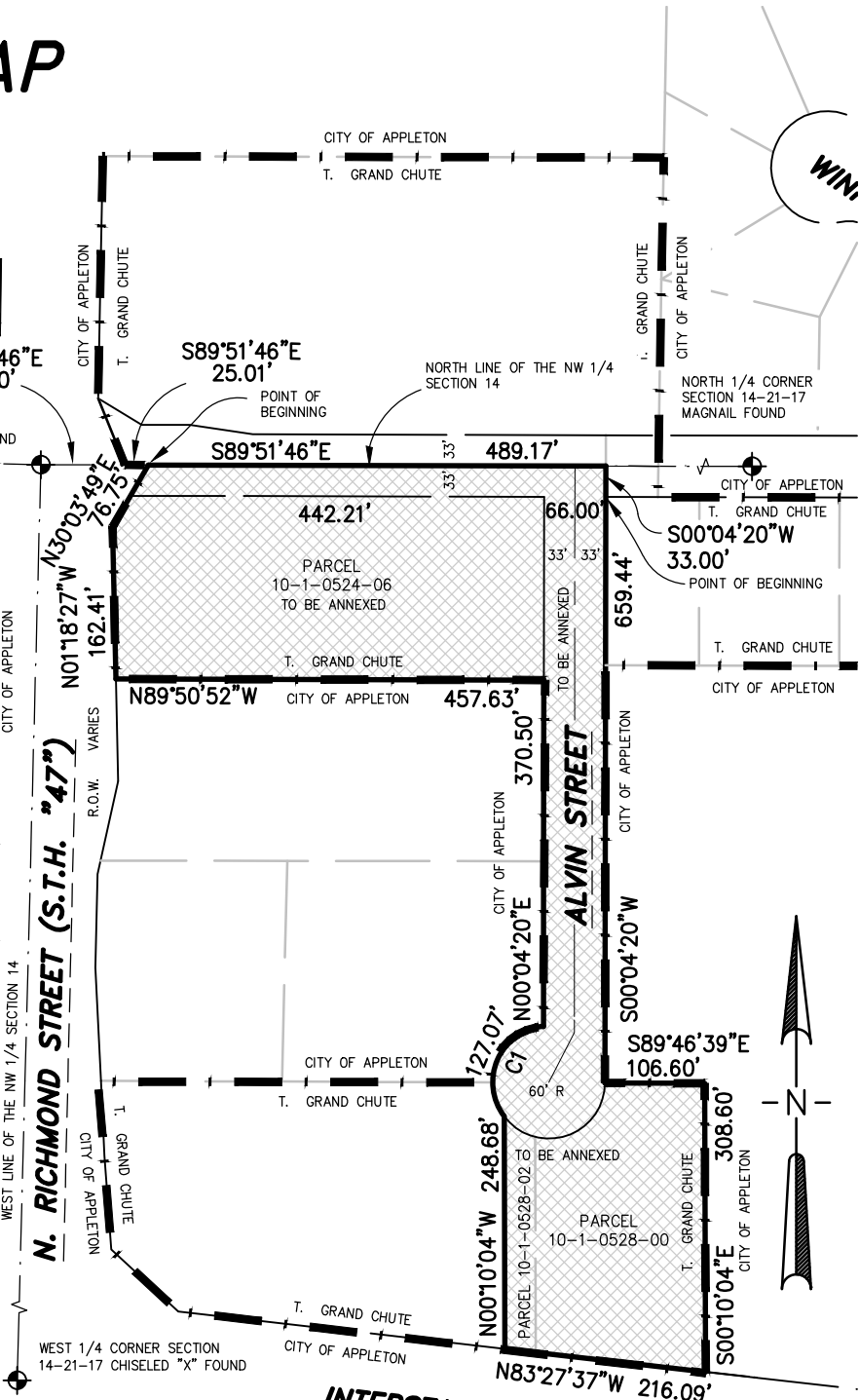


EVERGREEN DRIVE

PROPERTY DESCRIPTION
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION FOURTEEN (14), TOWNSHIP 21 NORTH, RANGE 17 EAST, IN THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, CONTAINING 214.035 SQUARE FEET (4.914 ACRES) BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14;
THENCE S89°51'46"E, 90.00 FEET ALONG THE NORTH LINE OF SECTION 14 TO A POINT ON A WEST LINE OF THE CITY OF APPLETON CORPORATE BOUNDARY;
THENCE CONTINUE S89°51'46"E, 25.01 FEET ALONG SAID CORPORATE BOUNDARY LINE AND THE NORTH LINE OF SECTION 14 TO POINT OF BEGINNING;
THENCE CONTINUE S89°51'46"E, 489.17 FEET ALONG SAID SECTION LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF ALVIN DRIVE;
THENCE S00°04'20"W, 659.44 FEET ALONG SAID EXTENSION AND THE EAST LINE OF SAID ALVIN STREET TO THE NORTH LINE OF PARCEL 10-1-0528-00;
THENCE S89°46'39"E, 106.60 FEET ALONG THE SAID NORTH LINE TO THE NORTHEAST CORNER THEREOF;
THENCE S00°10'04"E, 308.60 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH LINE OF INTERSTATE 41;
THENCE N83°27'37"W, 216.09 FEET ALONG THE SAID NORTH LINE TO THE SOUTHWEST CORNER OF PARCEL 10-1-0528-02;
THENCE N00°10'04"W, 248.68 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE WESTERLY RIGHT OF WAY OF ALVIN STREET;
THENCE 127.07 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE ON THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD OF N23°39'38"E, 104.62 FEET;
THENCE N00°04'20"E, 370.50 FEET ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF PARCEL 10-1-0524-06;
THENCE N89°50'52"W, 457.63 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE EAST LINE OF NORTH RICHMOND STREET;
THENCE N01°18'27"W, 162.41 FEET ALONG SAID RIGHT OF WAY;
THENCE N30°03'49"E, 76.75 FEET ALONG SAID RIGHT OF WAY AND ITS EXTENSION TO THE POINT OF BEGINNING;

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S89°51'46"E PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM.



ANNEXATION AREA	
PARCEL 10-1-0524-06	89,792 S.F. 2.061 ACRES
ALVIN STREET	49,449 S.F. 1.135 ACRES
EVERGREEN STREET	16,456 S.F. 0.378 ACRES
PARCEL 10-1-0528-00	50,522 S.F. 1.160 ACRES
PARCEL 10-1-0528-02	7,816 S.F. 0.179 ACRES
TOTAL AREA	214,035 S.F. 4.914 ACRES

FOR: -GRISHABER MAIN STREET PARTNERSHIP
-501 N. WESTHILL BLVD.
-APPLETON, WI 54915

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	127.07'	60.00'	121°20'43"	N23°39'38"E	104.62'	S84°20'00"W	S37°00'43"E