



CITY OF APPLETON

MEMORANDUM

Date: August 12, 2026
To: Plan Commission
From: Don Harp, Principal Planner
Subject: Final Plat – Wilden Portfolio Park

GENERAL INFORMATION

Owner: Thrivent Financial for Lutherans and North Meadows Investment LTD, Eric Merriman, Director, Real Estate

Applicant: Emily Cialdini, Vice President of Development, Land by Label, LLC

Engineering Firm Contact: Jason Daye, P.E., Principal – Civil, Excel Engineering

Parcel Numbers: 31-1-6461-05 and Part of 31-1-6461-04, 31-1-6522-01, 31-1-6461-03, 31-1-6461-07 and 31-1-6461-02

Petitioner's Request: The owner/applicant is proposing to subdivide the property into 14 lots and 5 outlots for a mixed-use development.

Plan Commission Meeting Date: August 12, 2026

Common Council Meeting Date: August 19, 2026

BACKGROUND

September 4, 2024 – The Common Council approved Planned Development Amendment to Planned Development District #4-00 for the subject area to facilitate the development of Thrivent's campus. The master plan identified a full range of new housing choices, with an employment center, recreation, dining and neighborhood shopping and services.

May 28, 2025 – Plan Commission recommended approval of the Preliminary Plat for Wilden Portfolio Park.

June 9, 2025 – Municipal Services Committee recommended approval of the roadway designs for Wilden Portfolio Park.

June 18, 2025 – The Common Council approved the Preliminary Plat and the roadway designs for Wilden Portfolio Park.

July 15, 2026 – The Common Council approved the Tax Incremental Development Agreement between the City, Thrivent Financial for Lutherans and North Meadows Investment LTD, the Consolidated Action for the Resolutions to create and approve Tax Incremental District #14, the

North Meadows Investment LTD Cost Reimbursement Agreement 2nd Amendment Consolidated Action, and the Option Agreement with North Meadows Investment LTD for vacant property located near the northeast corner of future Evergreen Drive and Meade Street for a proposed future northside fire station site.

STAFF ANALYSIS

Proposed Conditions: Wilden Portfolio Park consists of 263.571 acres and will be divided into 14 proposed lots for mixed use buildings, commercial, park and open space and residential dwellings and 5 proposed outlots for stormwater detention, trails and greenway preservation.

The lands proposed to be dedicated to the public include Edenlily Parkway and Elderwood Drive right-of-way, Evergreen Drive right-of-way between North Ballard Road and Meade Street, Milestone Drive right-of-way adjacent to the existing corporate office building to North Ballard Road, and right-of-way along Ballard Road, Interstate Highway “41” and Meade Street.

Outlots 1, 3, 4 & 5 are intended for stormwater management purposes, and Outlot 2 is intended for park purposes. All outlots will be owned by Wilden Portfolio Park Master Association.

Zoning Ordinance Review Criteria: The proposed lots satisfy the minimum lot width and area requirement for all other uses that are not single-family, zero lot line dwellings and two-family dwellings pursuant to the Implementation Plan Document for Planned Development #4-00.

- Minimum lot area all other uses: Fourteen thousand (14,000) square feet.
- Minimum lot width all other uses: Sixty (60) feet.
- Other development standards will be reviewed through the site plan and building permit review process.

Comparison Between Final Plat and Preliminary Plat: The final plat is generally consistent with the Preliminary Plat layout in terms of the shape, size, building setback dimensions, and location of the lot lines.

Surrounding Zoning and Land Uses: This proposed final plat appears to be compatible with the existing adjacent commercial properties and residential neighborhoods pursuant to the findings of fact listed in the staff report for Comprehensive Plan Future Land Use Map Amendment #1-24 and Planned Development District #4-00 Amendment (PD/C-2 #4-00).

Plan Appleton: The City’s Comprehensive Plan future land use map identifies the subject area as future mixed-use. The proposed final plat is consistent with the following goals and strategies of Plan Appleton.

Goal H | Housing

Appleton will have housing options of a variety of styles, sizes, and costs to meet community members’ unique needs across its neighborhoods.

Housing Choice | Maintain a variety of housing options, both rental and ownership, throughout Appleton.

Housing Supply | Increase housing supply in Appleton to meet housing demand.

Goal T | Transportation

Appleton will support a transportation network that provides multiple ways for people to navigate the city and connect to the region.

Roads | Create a system of complete streets: roads that are safe, efficient, and comfortable for all road users.

Goal R | Agricultural, Natural, and Cultural Resources

Appleton will create a quality space for community members to thrive by protecting its environmental quality, preserving its important natural resources, and supporting its cultural spaces.

Goal E | 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.

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

Goal L | Land Use

Appleton will continue to support thoughtful growth, development, and redevelopment that strengthens neighborhoods, considers sensitive natural areas, and maintains high-quality City of Appleton services.

Dedication of Public Parks and/or Trails or Payment Fee in Lieu Thereof: The City of Appleton Official Map, Appleton Trail Master Plan, Comprehensive Outdoor Recreation Plan and the City of Appleton Comprehensive Plan, Plan Appleton do not recommend the need for public parkland and/or trail dedication within the boundary of this final plat. The final plat does not propose any land for public parkland and/or trail dedication. The Appleton Subdivision Regulations require parkland dedication or fee in lieu thereof for dwelling units proposed in a Planned Development Overlay District (PD). As a result, the City will collect a park fee in the amount of \$900.00 per dwelling unit proposed within the final boundary from the landowner upon the issuance of a building permit pursuant to Section 17-29(f)(1) of the Municipal Code.

Development Review Team (DRT) Report: This item appeared on the following Development Review Team agendas.

January 6, 2026
January 20, 2026
February 3, 2026
June 30, 2026
July 21, 2026

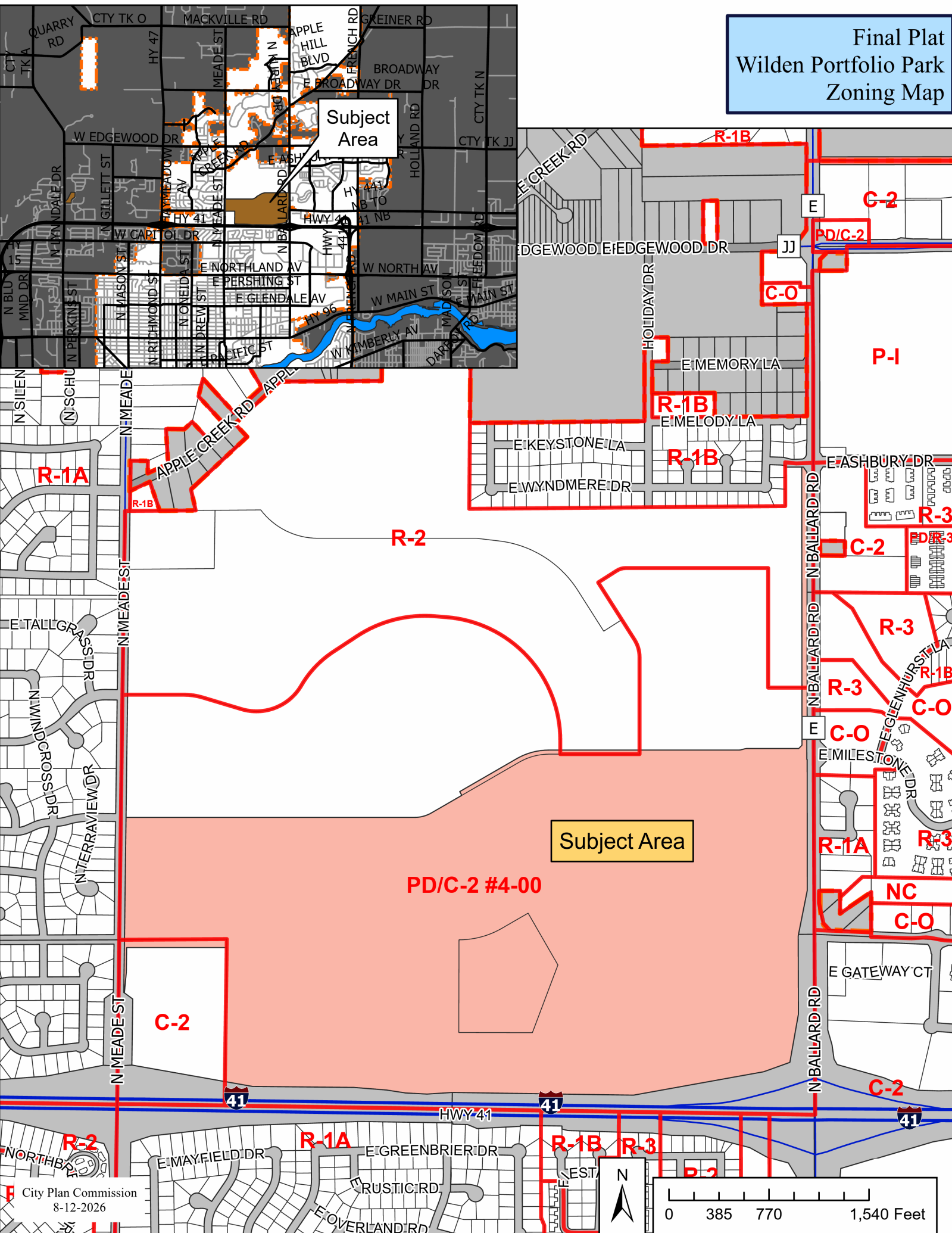
Comments pertaining to stormwater management, drainage, erosion control, utilities, street design, parkland dedication, plat layout and other technical requirements have been received from participating departments and captured in the stipulations found below. Staff comments have been submitted to the applicant by a separate email by staff.

RECOMMENDATION

The Final Plat for Wilden Portfolio Park, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. The City will collect a park fee in the amount of \$900.00 per dwelling unit proposed within Wilden Portfolio Park from the landowner upon the issuance of a building permit pursuant to Section 17-29(f)(1) of the Municipal Code.
2. The Final Plat comments and conditions, including but not limited to final plat data; engineering feasibility plans for sanitary sewer, water, storm sewer, traffic, streets and intersections; stormwater and environmental requirements, including the City Stormwater Permit/Stormwater Management Plan, hydrologic and hydraulic modeling, floodplain, and Thrivent Dam; as provided by the Department of Public Works – Engineering Division, Parks and Recreation Department, Community Development Department, and the Appleton Fire Department, dated July 24, 2026, together with any subsequent review comments, correspondence, or conditions issued by City staff as a result of resubmittals or continued review, if applicable, shall be addressed by the Owner/Applicant to the satisfaction of City staff prior to City signatures being affixed to the Final Plat.
3. The Erosion & Sediment Control Plan shall be approved for each phase of the development by the Erosion Control Inspector prior to construction.
4. A Development Agreement is required between the City and owner/developer that identifies the duties and responsibilities with respect to the development of the subject land. The applicant and owner, Community Development Director, Public Works Director, City Engineer, City Attorney, and other applicable staff shall discuss the preparation and process of this agreement. City signatures will not be affixed to the Final Plat until the Development Agreement is executed by the owner/developer. All improvements for the Wilden Portfolio Park Plat shall be completed under the terms and conditions of said development agreement.
5. City signatures shall not be affixed to the Final Plat until objecting authorities including but not limited to the Department of Administration and Outagamie County review and notify the City that they do not object to the Final Plat.
6. All approvals and permits for development must be obtained from all appropriate regulatory agencies prior to construction.
7. The Final Plat shall be recorded within 12 months from the approval date of the last approving authority and within 36 months from the approval date of the first approving authority. Failure to do so requires the subdivider to recommence the entire procedure for Final Plat approval.

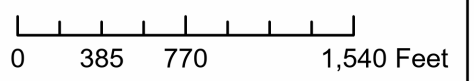
Final Plat
Wilden Portfolio Park
Zoning Map



Subject Area

Subject Area

PD/C-2 #4-00

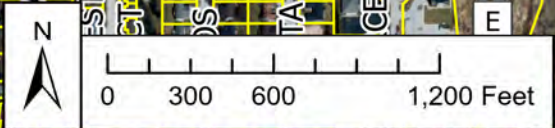


Final Plat
Wilden Portfolio Park
Aerial Map



Subject Area

City Plan Commission
8-12-2026



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

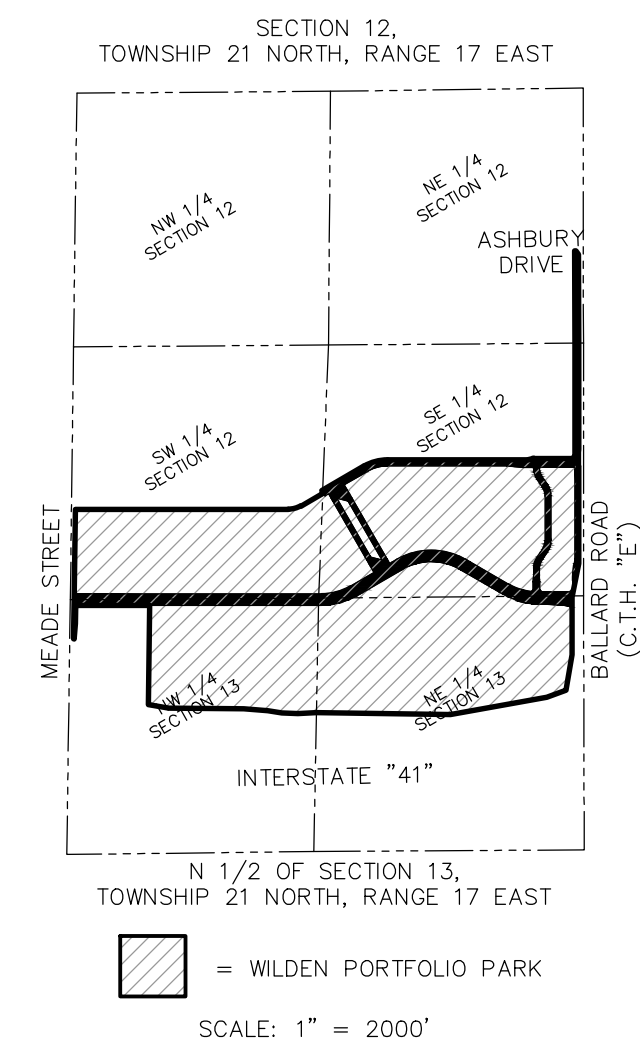
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Department of Administration



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TOTAL AREA
261.571 ACRES
11,394,027 SQ. FT.



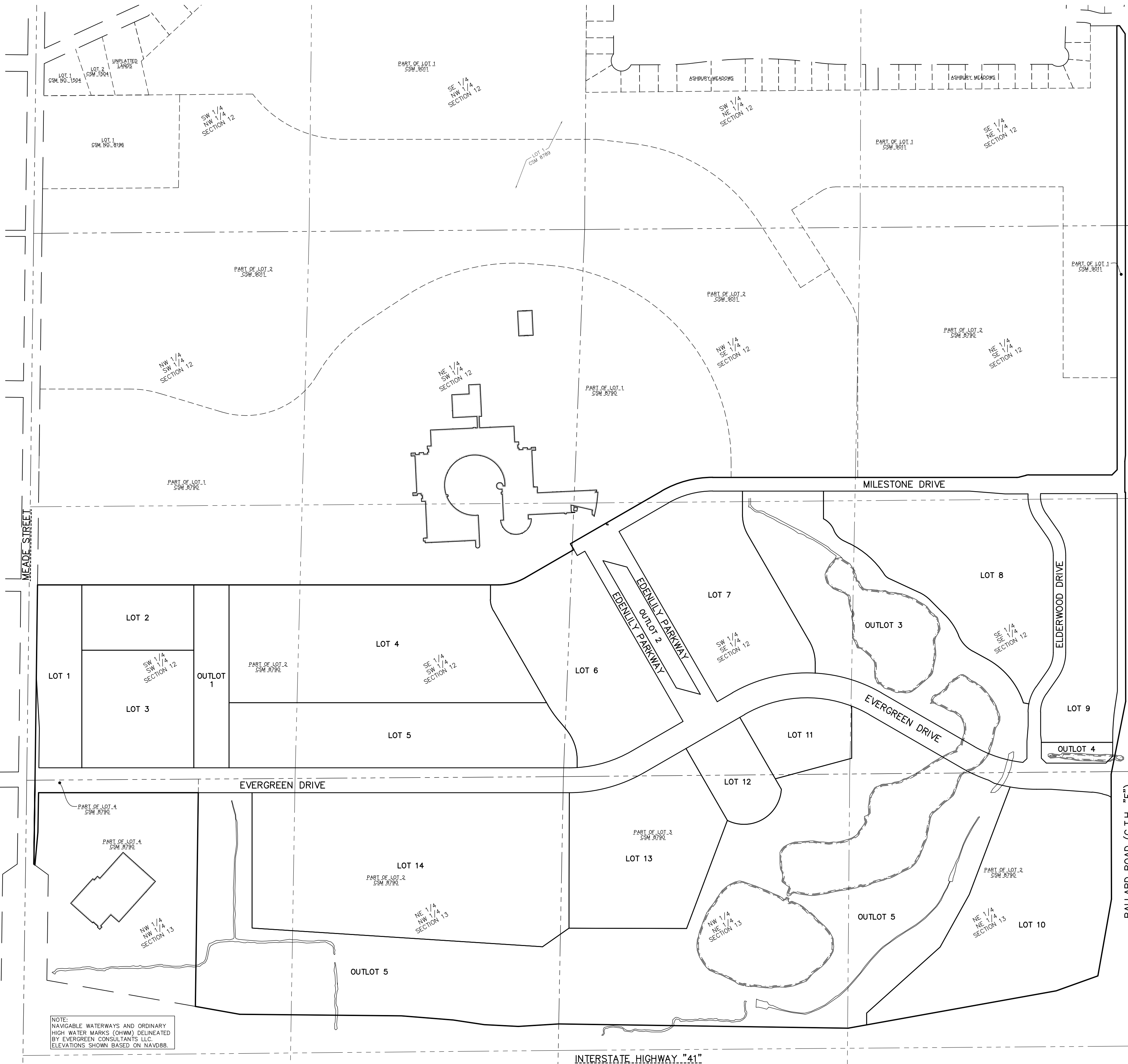
OWNER & SUBDIVIDER:
NORTH MEADOWS INVESTMENT LTD
4321 N. BALLARD ROAD
APPLETON, WI 54919

THRIVENT FINANCIAL FOR LUTHERANS
4321 N. BALLARD ROAD
APPLETON, WI 54919

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935

WILDEN PORTFOLIO PARK

PART OF LOTS 1 & 2 OF CSM NO. 9011, PART OF LOTS 1, 2 & 4 AND ALL OF LOT 3 OF CSM NO. 8790, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4, PART OF THE SE 1/4 & SW 1/4 OF THE SW 1/4, PART OF THE NE 1/4, SE 1/4, SW 1/4 & NW 1/4 OF THE SE 1/4 OF SECTION 12, PART OF THE NE 1/4 & NW 1/4 OF THE NW 1/4 & PART OF THE NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 13, ALL BEING LOCATED IN TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



NOTE:
NAVIGABLE WATERWAYS AND ORDINARY
HIGH WATER MARKS (OHWM) DELINEATED
BY EVERGREEN CONSULTANTS LLC.
ELEVATIONS SHOWN BASED ON NAVD88.

OVERALL MAP

TRANS 233 NOTES:

-There shall be no improvements or structures placed between the highway and the setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under §236.293, Stats. and shall be enforceable by the Department of Transportation.

-The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

-As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with C.T.H. "E" (Ballard Road) or I.S.H. "41", as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats. and shall be enforceable by the Department of Transportation.

Current Zoning: C-2 WITH PD OVERLAY

Building Setbacks:

- Front lot line setback:
- For mixed-use buildings: 0 feet
 - For single-family detached dwellings adjacent to alley: 4 feet
 - For all other uses: 10 feet
- Rear lot line setback:
- For single-family detached dwellings: 4 feet
 - For all other uses: 20 feet
- Side lot line setback:
- For single-family detached dwellings, two-family dwellings and zero lot line two-family dwellings: 5 feet
 - For all other uses: No side lot line setback, unless abutting a residentially zoned district, then shall be 10 feet, not including zero lot line two-family dwellings
 - For zero lot line two-family dwellings with a common wall: No side lot line setback

NOTE:
ANY LAND BELOW THE ORDINARY HIGH WATER
MARK OF A LAKE OR A NAVIGABLE STREAM IS
SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE
WATERS THAT IS ESTABLISHED UNDER ARTICLE
IX, SECTION 1, OF THE STATE CONSTITUTION.

LEGEND:

- 1-1/4" O.D. x 30" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" O.D. x 24" REBAR SET WEIGHING 1.50 LBS/FT.
- 3/4" O.D. REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- CUT "X" FOUND
- MAG NAIL FOUND
- SECTION CORNER MONUMENT FOUND
- 1" = 300' SCALE

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY. THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 12 HAS A BEARING OF SOUTH 00°-43'-29" WEST.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. LINEAR MEASUREMENTS ARE GROUND LEVEL DISTANCES UNLESS OTHERWISE NOTED. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



PRELIMINARY DATE: DECEMBER 23, 2025
REVISED DATE: JUNE 10, 2026

OWNER & SUBDIVIDER:
NORTH MEADOWS INVESTMENT LTD
4321 N. BALLARD ROAD
APPLETON, WI 54919

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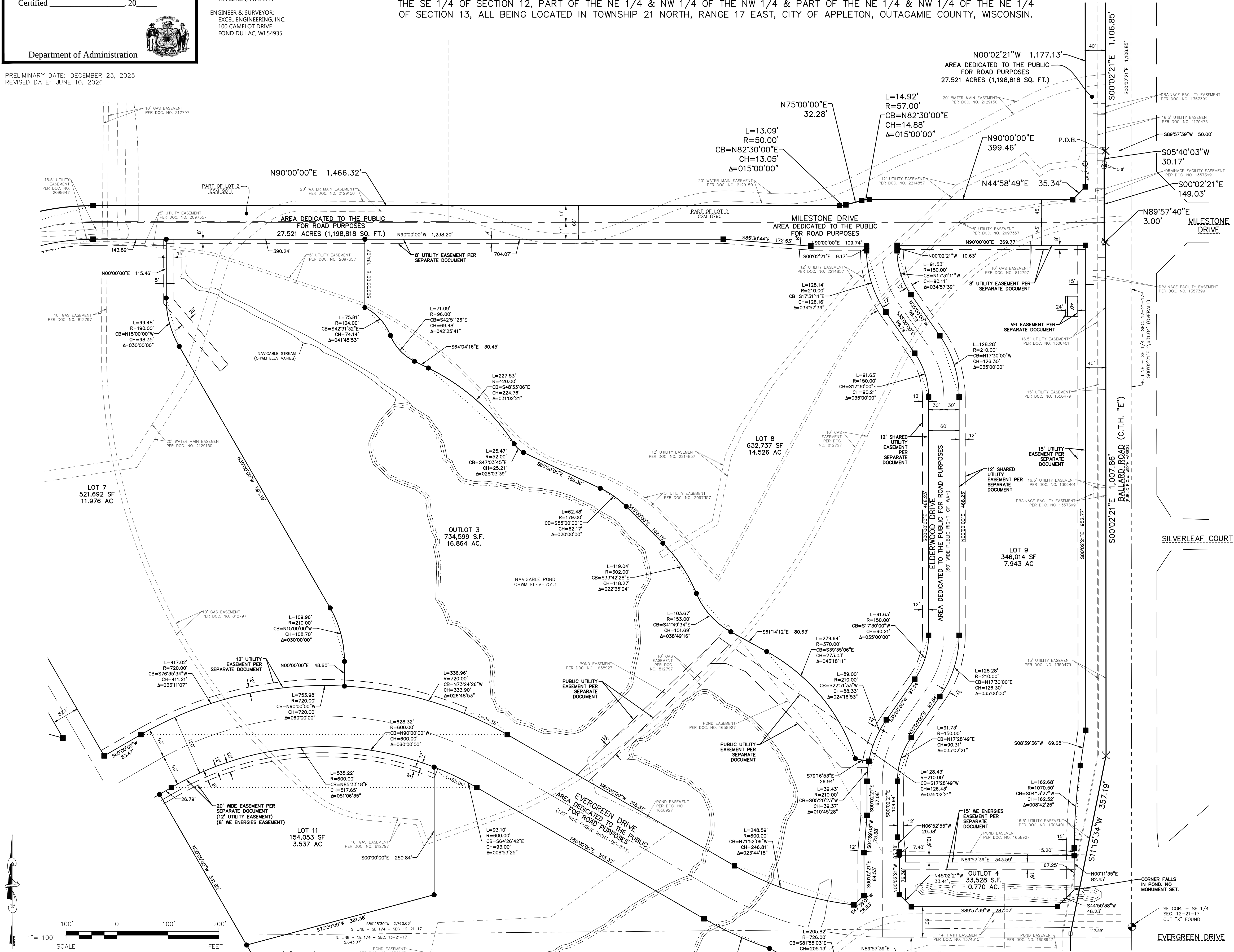
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SE 1/4 OF THE NE 1/4, PART OF THE SE 1/4 & SW 1/4 OF THE SW 1/4, PART OF THE NE 1/4, SE 1/4, SW 1/4 & NW 1/4 OF
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SHEET 2 OF 9 SHEETS

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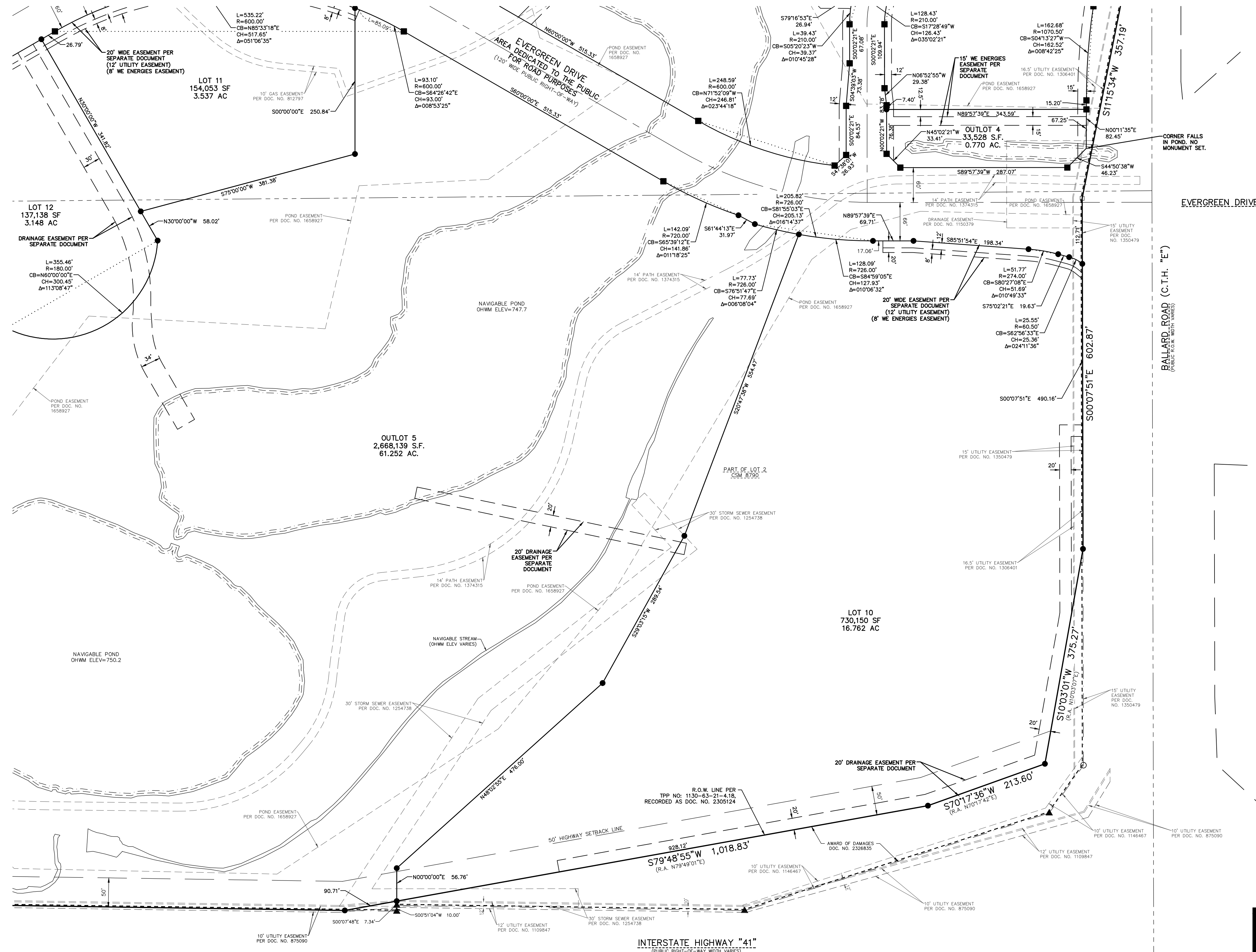
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SHEET 3 OF 9 SHEETS

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1" = 100'
SCALE
0 100' 200'
FEET

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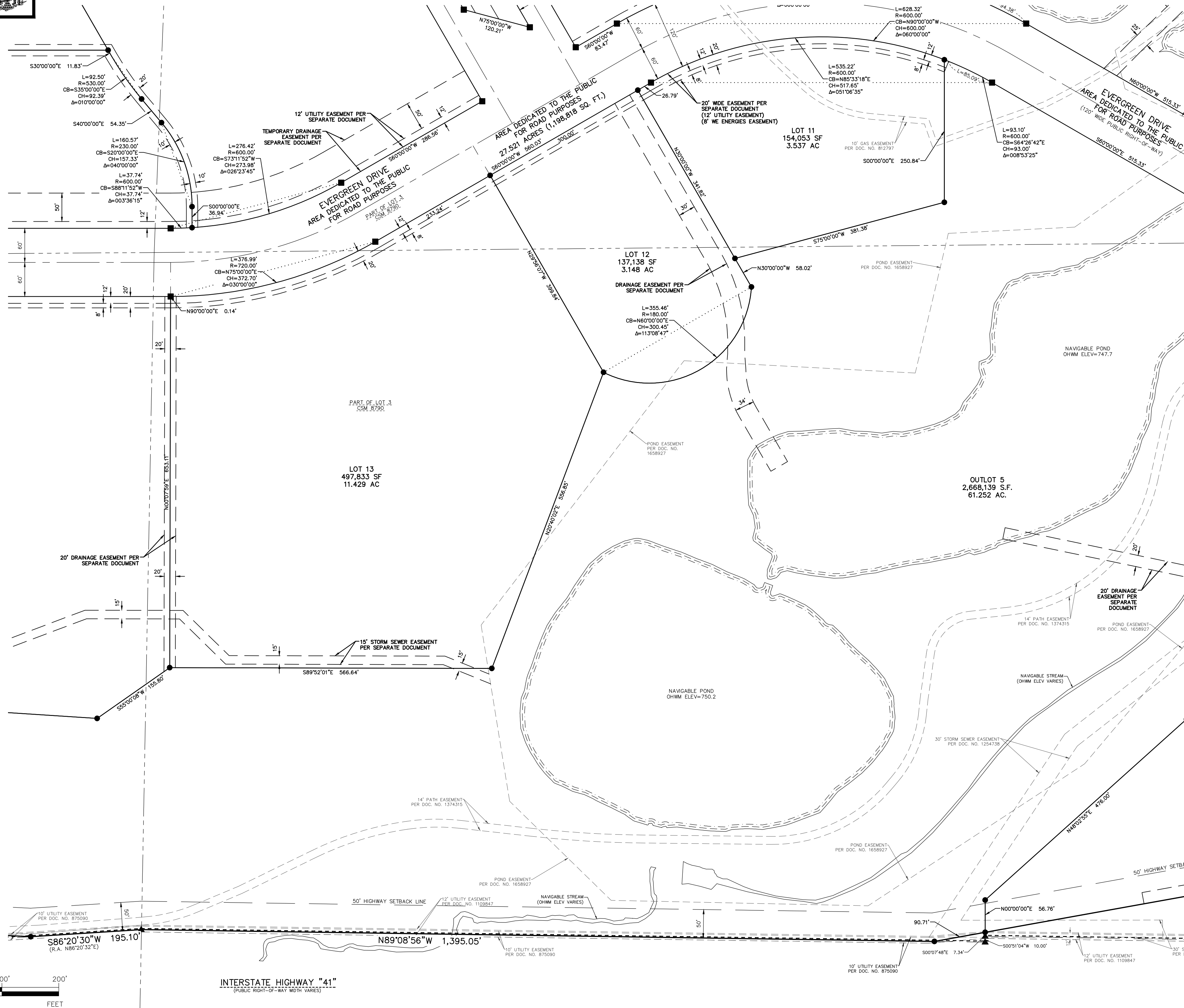
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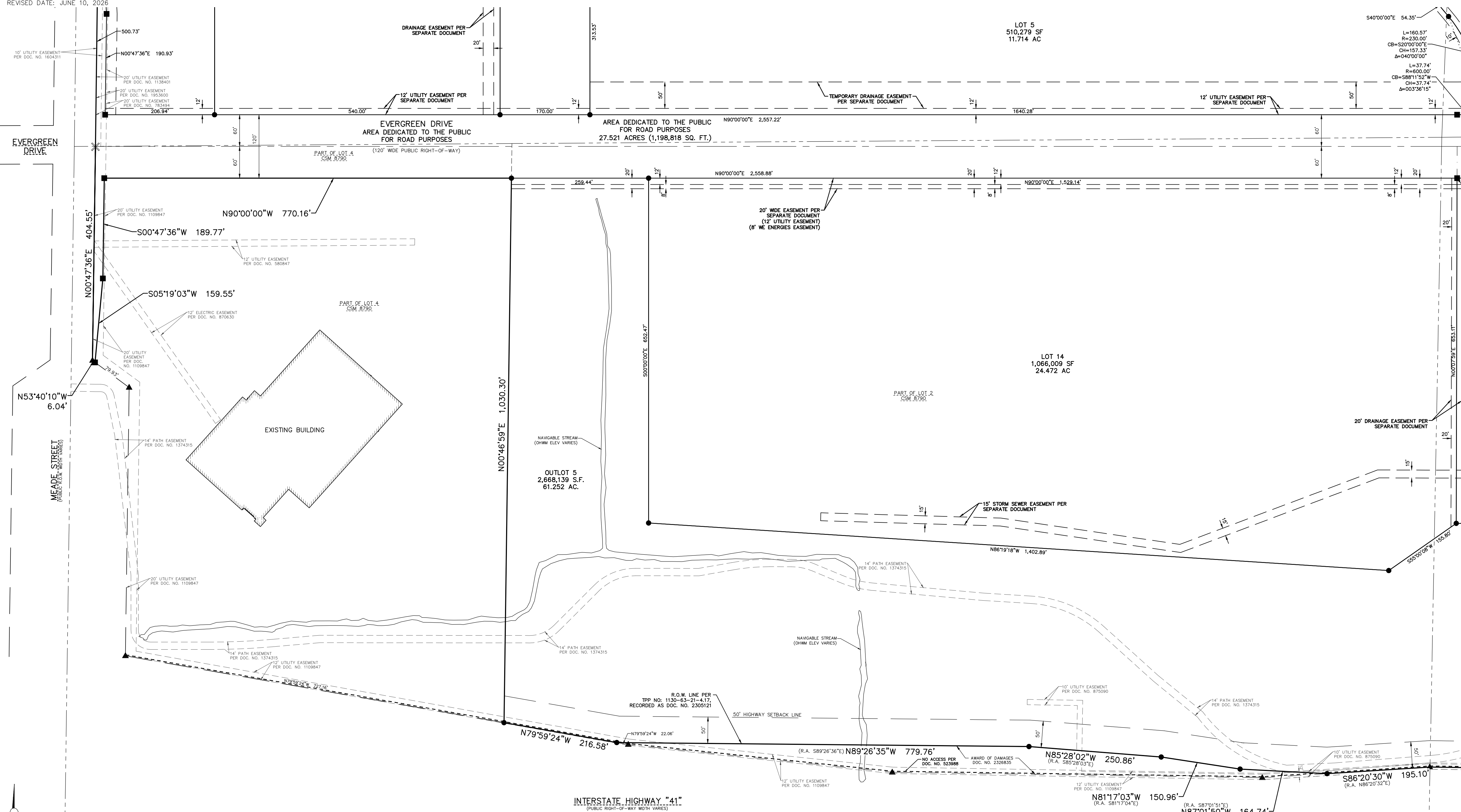
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1" = 100'

100' 0 100' 200'

SCALE FEET



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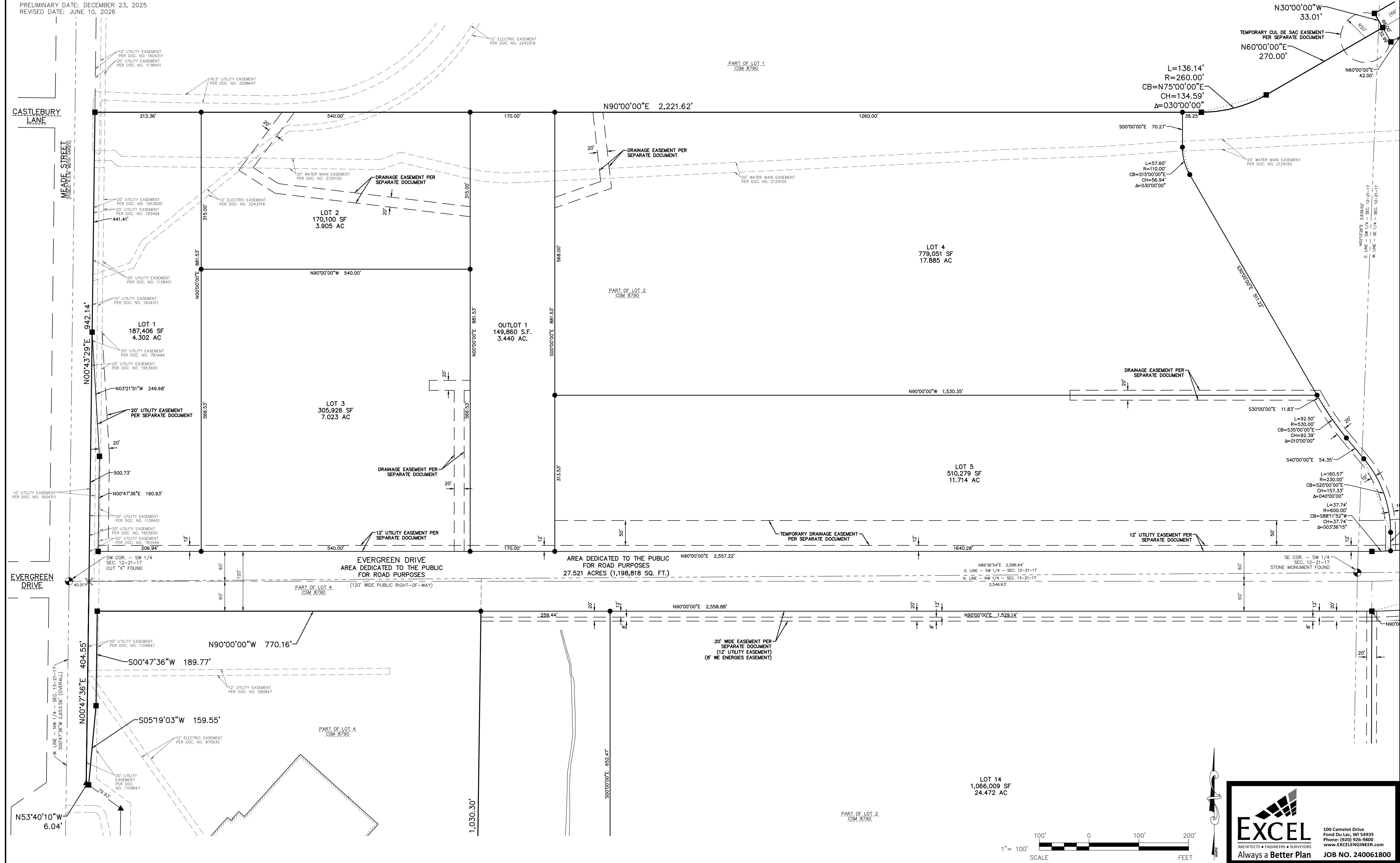
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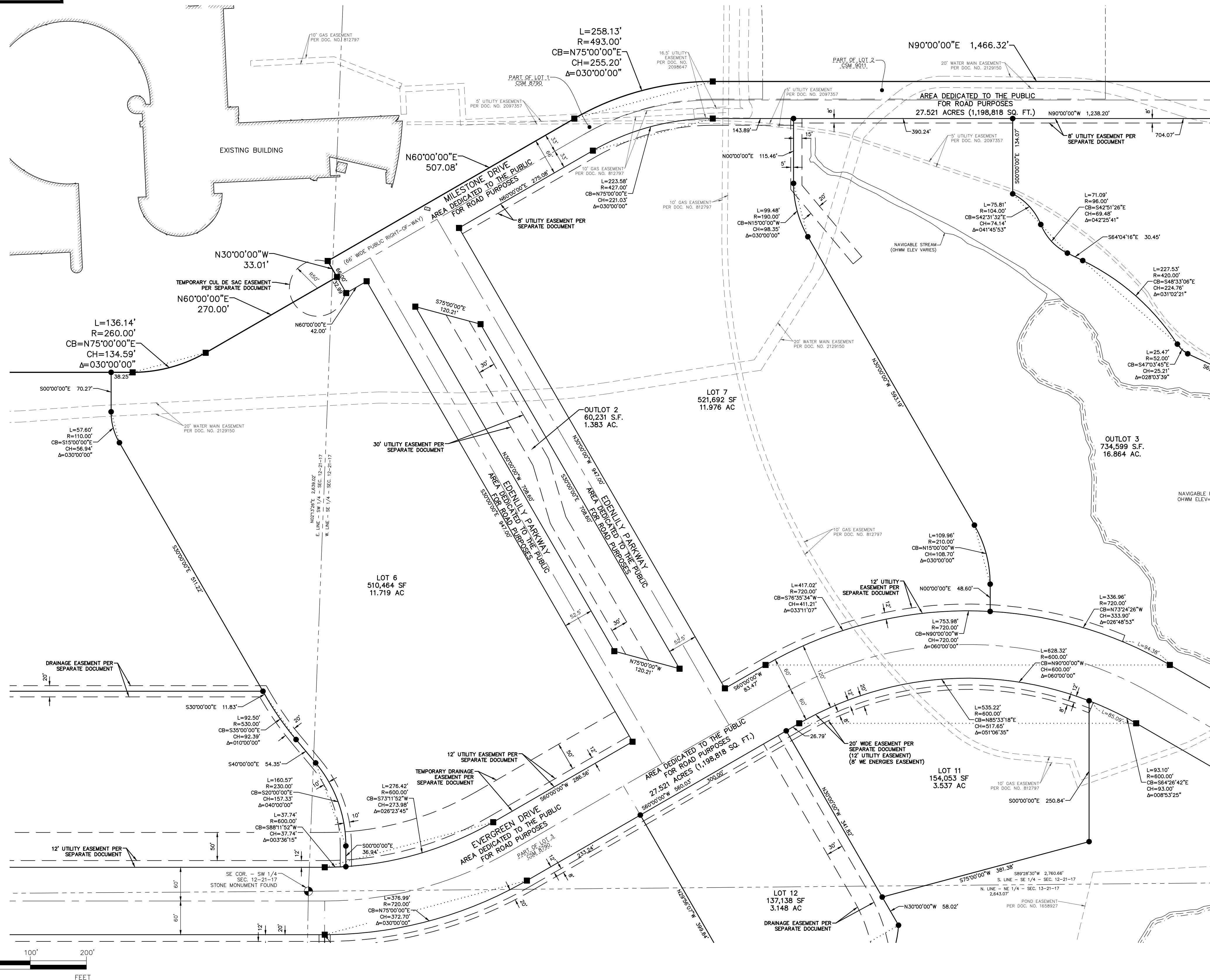
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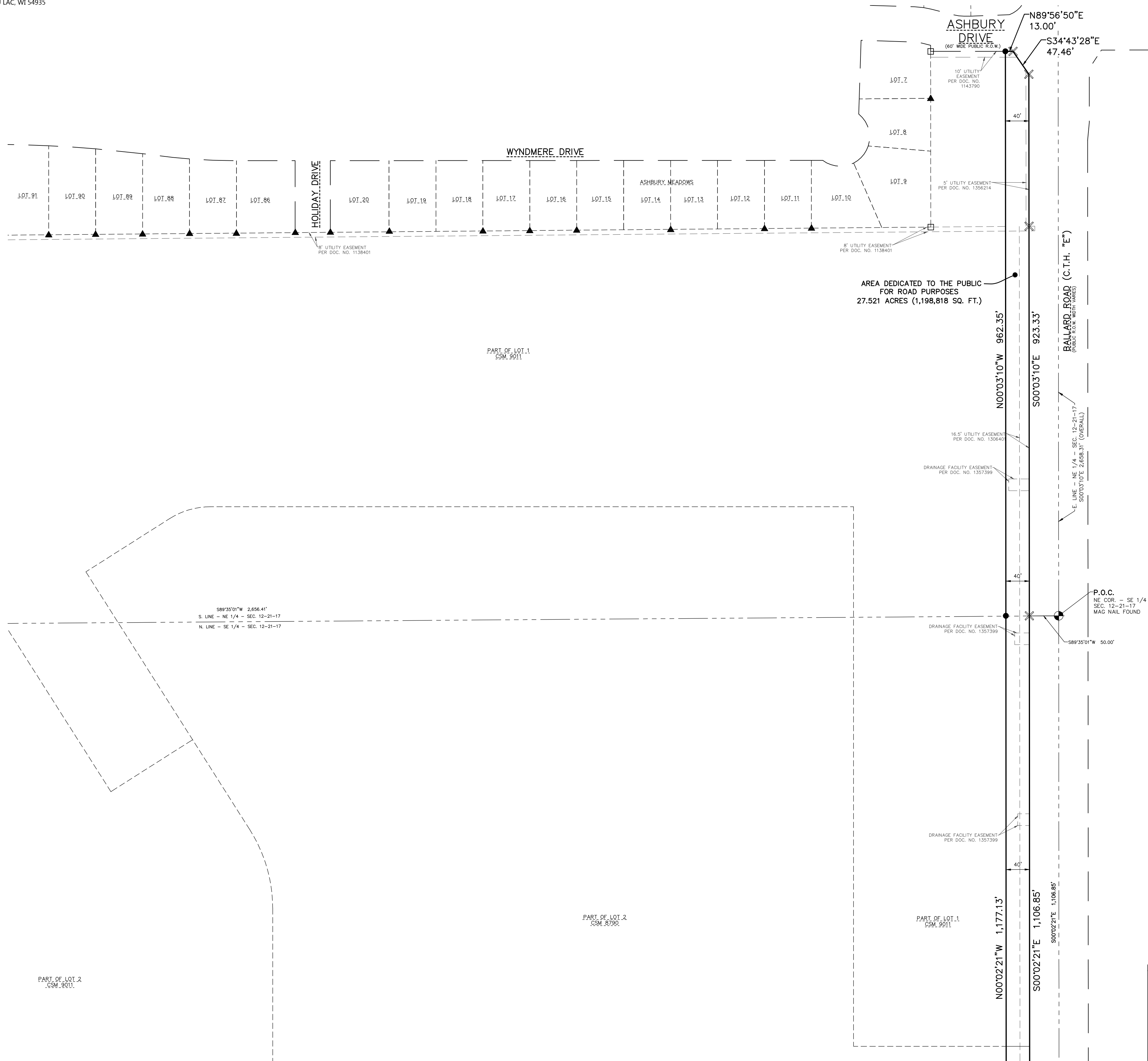
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REVISED DATE: JUNE 10, 2026

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that under the direction of the owners listed below, I have surveyed, divided and mapped a parcel of land described hereon, being part of Lot 1 and part of Lot 2 of Certified Survey Map No. 9011 recorded in the office of the Register of Deeds for Outagamie County, Wisconsin, on April 21, 2026, as Document No. 2362364, part of Lot 1, part of Lot 2, part of Lot 4 and all of Lot 3 of Certified Survey Map No. 8790 recorded in the office of the Register of Deeds for Outagamie County, Wisconsin, on December 4, 2024, as Document No. 2327579, located in a part of the Southeast 1/4 of the Northeast 1/4, part of the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4, part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 12, part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 13, all being located in Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

Commencing at the Northeast corner of the Southeast 1/4 of said Section 12; thence South 00°-02'-21" East along the East line of said Southeast 1/4, a distance of 1,106.85 feet; thence South 89°-57'-39" West, a distance of 50.00 feet to the Westerly right-of-way line of Ballard Road, said point being the point of beginning; thence South 05°-40'-03" West along said Westerly line, a distance of 30.17 feet; thence South 00°-02'-21" East along said Westerly line, a distance of 149.03 feet; thence North 89°-57'-40" East along said Westerly line, a distance of 3.00 feet; thence South 00°-02'-21" East along said Westerly line, a distance of 1,007.86 feet; thence South 11°-15'-34" West along said Westerly line, a distance of 357.19 feet; thence South 00°-07'-51" East along said Westerly line, a distance of 602.87 feet; thence South 10°-03'-01" West along the Westerly right-of-way line of Ballard Road per TPP 1130-63-21-4.18, recorded in the Outagamie County Register of Deeds Office as Document No. 2305124, a distance of 375.27 feet; thence South 70°-17'-36" West along the Northerly right-of-way line of Interstate Highway "41" per said TPP 1130-63-21-4.18, a distance of 213.60 feet; thence South 79°-48'-55" West along said Northerly line, a distance of 1,018.83 feet; thence North 89°-08'-56" West along the Northerly right-of-way line of Interstate Highway "41", a distance of 1,395.05 feet; thence South 86°-20'-30" West along said Northerly line, a distance of 195.10 feet; thence North 87°-01'-50" West along the Northerly right-of-way line of Interstate Highway "41" per TPP 1130-63-21-4.17, recorded in the Outagamie County Register of Deeds Office as Document No. 2305121, a distance of 164.74 feet; thence North 81°-17'-03" West along said Northerly line, a distance of 150.96 feet; thence North 85°-28'-02" West along said Northerly line, a distance of 250.86 feet; thence North 89°-26'-35" West along said Northerly line, a distance of 779.76 feet; thence North 79°-59'-24" West along the Northerly right-of-way line of Interstate Highway "41", a distance of 216.58 feet to the Southeast corner of Lot 4 of said Certified Survey Map No. 8790; thence North 00°-46'-59" East along the East line of said Lot 4, a distance of 1,030.30 feet; thence North 90°-00'-00" West, a distance of 770.16 feet; thence South 00°-47'-36" West, a distance of 189.77 feet; thence South 05°-19'-03" West, a distance of 159.55 feet to the Easterly right-of-way line of Meade Street; thence North 53°-40'-10" West along said Easterly line, a distance of 6.04 feet; thence North 00°-47'-36" East along said Easterly line, a distance of 404.55 feet; thence North 00°-43'-29" East along said Easterly line, a distance of 942.14 feet; thence North 90°-00'-00" East along the Northerly line of Lot 2 of said Certified Survey Map No. 8790, a distance of 2,221.62 feet; thence Northeasterly 136.14 feet along said Northerly line on a curve to the left having a radius of 260.00 feet, the chord of said curve bears North 75°-00'-00" East, a chord distance of 134.59 feet; thence North 60°-00'-00" East along said Northerly line, a distance of 270.00 feet; thence North 30°-00'-00" West, a distance of 33.01 feet; thence North 60°-00'-00" East, a distance of 507.08 feet; thence Northeasterly 258.13 feet on a curve to the right having a radius of 493.00 feet, the chord of said curve bears North 75°-00'-00" East, a chord distance of 255.20 feet; thence North 90°-00'-00" East, a distance of 1,466.32 feet; thence Northeasterly 13.09 feet on a curve to the left having a radius of 50.00 feet, the chord of said curve bears North 82°-30'-00" East, a chord distance of 13.05 feet; thence North 75°-00'-00" East, a distance of 32.28 feet; thence Northeasterly 14.92 feet on a curve to the right having a radius of 57.00 feet, the chord of said curve bears North 82°-30'-00" East, a chord distance of 14.88 feet; thence North 90°-00'-00" East, a distance of 399.46 feet; thence North 44°-58'-49" East, a distance of 35.34 feet; thence North 00°-02'-21" West, a distance of 1,177.13 feet; thence North 00°-03'-10" West, a distance of 962.35 feet to the Southerly right-of-way line of Ashbury Drive; thence North 89°-56'-50" East along said Southerly line, a distance of 13.00 feet; thence South 34°-43'-28" East along the Westerly right-of-way line of Ballard Road, a distance of 47.46 feet; thence South 00°-03'-10" East along said Westerly line, a distance of 923.33 feet; thence South 00°-02'-21" East along said Westerly line, a distance of 1,106.85 feet to the point of beginning and containing 261.571 acres (11,394,027 sq. ft.) of land more or less.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236, Wis. Stats. and the Subdivision Ordinance of Outagamie County and the City of Appleton in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

NOTES

- Outlots 1, 3, 4 and 5 are for storm water management purposes and will be owned by Wilden Portfolio Park Master Association.
- Outlot 2 is intended for park purposes and will be owned by Wilden Portfolio Park Master Association.
- Lots 2 and 4 are not buildable and building permits will not be issued by the Inspection Division at this time for residential uses as Lots 2 and 4 do not abut a dedicated public street and/or an approved private street pursuant to the requirements per Chapter 4 Building Code of Appleton Municipal Code.
- Drainage Easement Notes:**
a. Drainage Easements are conveyance paths for storm water. The placement of fill, buildings, berms, retaining walls, trees, landscaping or any other features that impedes drainage or interferes with the flow of water or changes the shape or a drainage easement is strictly prohibited.
b. Maintenance of all Drainage Easements within the land division or serving this subdivision are the sole responsibility of the lot owners for the purpose of conveying and managing storm water through the plat.
c. Upon failure of the property owners to perform maintenance of the drainage ways, the City of Appleton retains the right to perform maintenance and/or repairs. The payment of the maintenance and/or repairs shall be assessed among the property owners of the subdivision in equal amounts or where the cause can be specifically identified, then the payment shall be assessed to the specific property owner(s).

WILDEN PORTFOLIO PARK

PART OF LOTS 1 & 2 OF CSM NO. 9011, PART OF LOTS 1, 2 & 4 AND ALL OF LOT 3 OF CSM NO. 8790, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4, PART OF THE SE 1/4 & SW 1/4 OF THE SW 1/4, PART OF THE NE 1/4, SE 1/4, SW 1/4 & NW 1/4 OF THE SE 1/4 OF SECTION 12, PART OF THE NE 1/4 & NW 1/4 OF THE NW 1/4 & PART OF THE NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 13, ALL BEING LOCATED IN TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

North Meadows Investment Ltd, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

North Meadows Investment Ltd, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

- Department of Administration
- City of Appleton
- Outagamie County

In witness whereof, North Meadows Investment Ltd, has caused these presents to be signed

by _____, its _____

this ____ day of _____, 20__.

By: _____

STATE OF _____

COUNTY OF _____) S.S

Personally came before me this ____ day of _____, 20__, the above named

_____ of the above named North Meadows Investment Ltd to me

known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires: _____

OWNER'S CERTIFICATE OF DEDICATION

Thrivent Financial for Lutherans, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Thrivent Financial for Lutherans, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

- Department of Administration
- City of Appleton
- Outagamie County

In witness whereof, Thrivent Financial for Lutherans, has caused these presents to be signed

by _____, its _____

this ____ day of _____, 20__.

By: _____

STATE OF _____

COUNTY OF _____) S.S

Personally came before me this ____ day of _____, 20__, the above named

_____ of the above named Thrivent Financial for Lutherans to me

known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires: _____

ACCESS RESTRICTION CLAUSE

As Owner, I hereby restrict Lot 9, Lot 10 and Outlot 4 in that no Owner, Possessor, User, Licensee, nor other person shall have any right of direct vehicular ingress or egress with Ballard Road (C.T.H. "E").

Lot 10 and Outlot 5 in that no Owner, Possessor, User, Licensee, nor other person shall have any right of direct vehicular ingress or egress with Interstate Highway "41".

It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in Section 236.293, Wisconsin Statutes and shall be enforceable by the Department or its assigns.

North Meadows Investment Ltd.

Thrivent Financial for Lutherans

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of WILDEN PORTFOLIO PARK, in the City of Appleton, is hereby approved by the Common Council of the City of Appleton.

On this ____ day of _____, 20__.

Jacob A. Woodford, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Appleton.

Amy Molitor, City Clerk Date

CITY TREASURER'S CERTIFICATE

I, Jeri Ohman, being the duly qualified and acting Finance Director of the City of Appleton, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20__ affecting the land included in the plat of WILDEN PORTFOLIO PARK.

Jeri Ohman, City Finance Director Date

COUNTY TREASURER'S CERTIFICATE

I, Rochelle Oskey, being the duly elected, qualified, and acting Treasurer of Outagamie County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20__ affecting the land included in the plat of WILDEN PORTFOLIO PARK.

Rochelle Oskey, County Treasurer Date

SANITARY SEWER, STORM SEWER, DRAINAGE AND WATERMAIN EASEMENT PROVISIONS

An easement for sanitary sewer, storm sewer, drainage and watermain is hereby granted by:

Thrivent Financial for Lutherans, Grantor, AND
North Meadows Investment Ltd, Grantor,

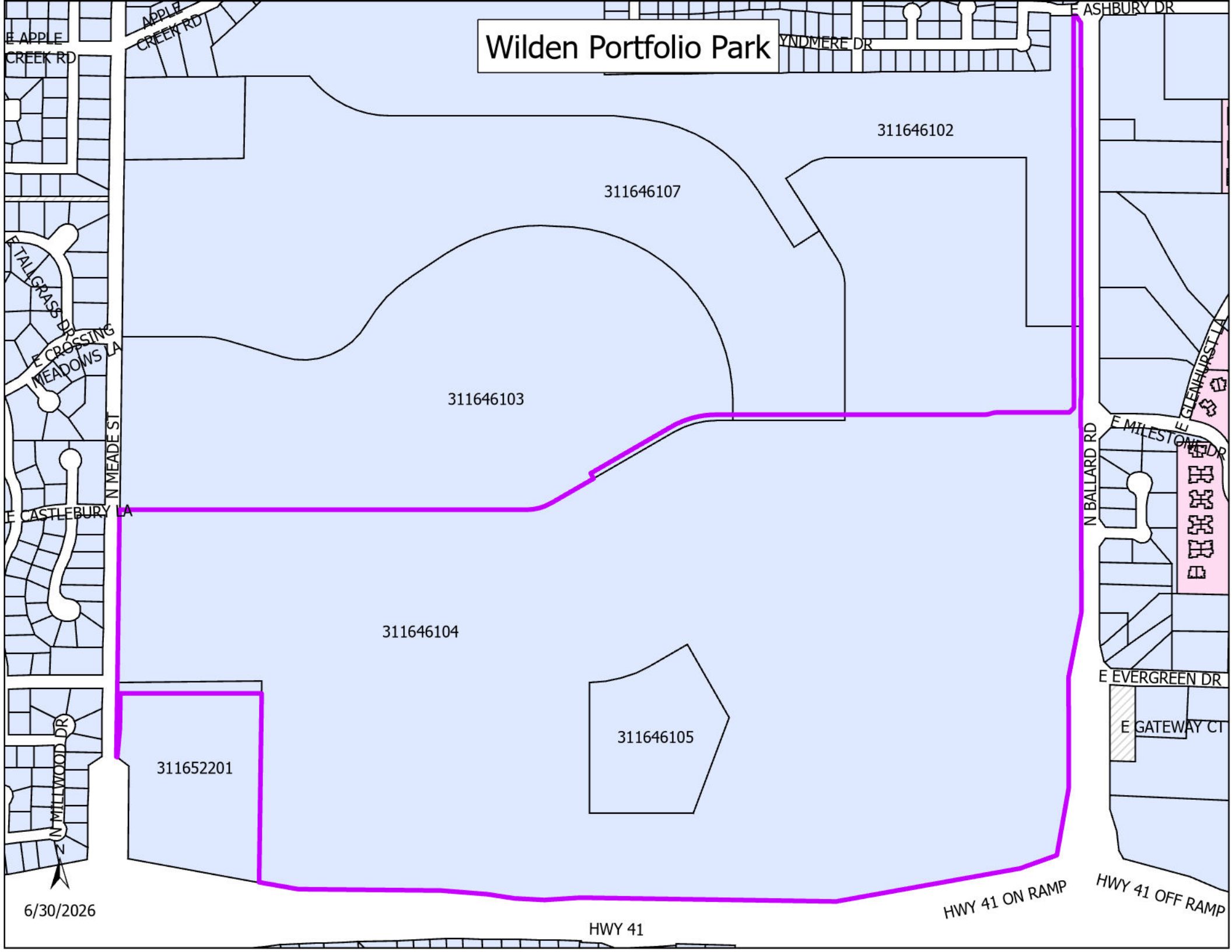
to

THE CITY OF APPLETON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. 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, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances, that occur outside of the above described easement area. 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 "sanitary sewer easement, storm sewer easement, drainage easement and watermain easement" Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Wilden Portfolio Park



6/30/2026

HWY 41

HWY 41 ON RAMP

HWY 41 OFF RAMP