



CITY OF APPLETON

MEMORANDUM

Date: January 14, 2026
To: Plan Commission
From: Colin Kafka, Principal Planner
Subject: PD Major Amendment to PD/C-O #8-01

GENERAL INFORMATION

Owner/Applicant: Park Place Holdings – 1111 East South River, LLC/Annie Schoenwalder and Lawrence University of Wisconsin/Brian Foss

Address/Parcel Number: 1025 E. South River Street (Tax ID#31-4-0809-00), and 1101, 1107, & 1111 E. South River Street (Tax ID#31-4-0806-00)

Petitioner's Request: The owner/applicant proposes a major amendment to PD/C-O Planned Development Commercial Office District #8-01 for 1025 1101, 1107, & 1111 E. South River Street to include additional uses, update document formatting, identify any exceptions to the "base" zoning district (C-O Commercial-Office District), and establish clear and consistent development standards for the subject parcels.

Plan Commission Public Hearing Meeting Date: January 14, 2026

Common Council Meeting Date: January 21, 2026

BACKGROUND

June 2001	Planned Unit Development Rezoning #8-01 to rezone the subject property from PD/C-O/R-3 Planned Development/Commercial Office/Multifamily District #5-96 to PD/C-O Planned Development/Commercial Office District #8-01 approved by Common Council. Office, Laboratory/Office, and Multifamily identified as principal permitted uses.
August 2001	Site Plan #01-34 for parking lot expansion approved by Site Plan Review Committee.
March 2002	Planned Unit Development Amendment #B-02 to amend PD/C-O #8-01 to relocate a dumpster enclosure approved by Common Council.

STAFF ANALYSIS

Project Summary: The owner/applicant is proposing to add additional uses and to establish clear and consistent development standards that ensure conformance to zoning code standards.

Existing Site Conditions: The subject parcels total approximately 13.595 acres in size and are generally located along E. South River Street and S. West Avenue. The site is comprised of a two-story masonry building on parcel #31-4-0809-00, a complex of two-story masonry buildings on parcel #31-4-0806-00, and a shared 500-stall off-street parking lot that is accessed via a driveway on E. South River Street and three driveways on S. West Avenue. The total gross square footage of all buildings on the parcels is approximately 140,200 square feet. In addition, a wooded ravine is located on parcel #31-4-0806-00 and runs along the entire eastern extent of the parcel.

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

North: P-I Public Institutional District and R-1B Single-Family District. The adjacent land use to the north is currently institutional (Lawrence University Athletic Complex) and single-family residential.

South: R-1B Single-Family District. The adjacent land use to the south is currently single-family residential.

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

West: P-I Public Institutional District, R-1B Single-Family Residential District, and PD/R-3 Multi-Family District. The adjacent land use to the west is currently institutional (COTS), single-family residential, and multi-family residential.

Major Changes to Planned Development (PD) Overlay Districts: Changes to the requirement of PD Overlay District #8-01 have been initiated by the property owners. The proposed changes constitute a Major Change to the PD Overlay District pursuant to Section 23-151(p)(1)e. Major changes require the Plan Commission to hold a public hearing to review the proposed changes and make its recommendation to the Common Council for action.

The following is a summary of proposed changes to the requirements of PD Overlay District #8-01:

1. Page 2, Section A. 1. Specifies desired principal permitted uses consistent with the current principal uses listed in the “base” C-O District as now in effect or hereafter amended.
2. Page 2, Section A. 1. Specifies desired principal permitted use exceptions for research laboratory, multi-family, day care adult, day care group, and recreational facilities, non-profit, within PD Overlay District #8-01 (PD/C-O #8-01)

Per Sec. 23-151(h)(1-3) of the Municipal Code, the Plan Commission may recommend, and the Common Council may authorize specified uses not permitted by the use regulations of the underlying zoning districts in which the development is located, provided that the Plan Commission shall find:

1. That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose and character of the PD overlay district.

Findings: The desired use exceptions - day care adult, day care group, and recreational facilities, non-profit – are public and semi-public uses that are similar in intensity to other principal permitted public and semi-public uses allowed in the “base” C-O District. These desired uses support the purpose of PD Overlay District #8-01 by providing public and semi-public uses compatible with the mix of residential, public and semi-public, and non-residential uses that are permitted or

proposed to be permitted in PD/C-O #8-01 as well as those uses that are present in the nearby neighborhood. The research laboratory and multi-family use exceptions were determined by Common Council to be acceptable use exceptions when PD/C-O #8-01 (Doc. No. 1419869) was approved in 2001 and are proposed to remain as use exceptions in the amended PD/C-O #8-01.

2. That the uses permitted by such exception are not of such nature or so located as to exercise a detrimental influence on the neighborhoods surrounding the PD overlay district, or upon the internal character of any part of, or all of the PD overlay district, itself.

Findings: The desired use exceptions - day care adult, day care group, and recreational facilities, non-profit – are not detrimental to the surrounding neighborhood nor are they detrimental to the internal character of the PD overlay district. The intensity of these uses is either similar to or less than the intensity of the principal uses permitted in the “base” C-O district. The capacity limits, traffic demand, and typical hours of operation for day care facilities and non-profit recreational facilities are not more intense than capacity limits, traffic demand, and hours of operation for other principal uses permitted in the “base” C-O district. In addition, these desired use exceptions are compatible with the character of the neighborhood and provide the opportunity for services that promote the health, safety, and general welfare of households and families. The research laboratory and multi-family use exceptions were determined by Common Council to be acceptable uses exceptions when PD/C-O #8-01 (Doc. No. 1419869) was approved in 2001 and are proposed to remain as use exceptions in the amended PD/C-O #8-01.

3. That the use exceptions so allowed are listed in the Implementation Plan Document (IPD), of which a recorded copy of the Implementation Plan Document (IPD), shall be filed in the office of the Community Development Director.

Findings: The desired use exceptions are listed in the draft Implementation Plan Document.

4. That any excepted use which is listed as a special use in any district, unless such use is permitted as of right in the underlying zoning district, shall require a two-thirds (2/3) vote of the Common Council.

Findings: A research laboratory is a special use in the C-1, C-2, and CBD commercial districts. The use exception shall require a two-thirds (2/3) vote of the Common Council.

3. Page 3, Sections A. 2, A. 3., and A. 4. Specify desired special uses (A. 2.), accessory uses, buildings, and structures (A. 3.), and temporary uses and structures (A. 4.) consistent with the special uses, accessory uses, buildings, and structures, and temporary uses and structures listed in the “base” C-O District as now in effect or hereafter amended.
4. Page 3, Section B. 1. Specifies the desired building height, setbacks, lot width and area, and lot coverage regulations listed in the “base” C-O District as now in effect or hereafter amended. Retains the original maximum building height exception of 45 feet identified in Implementation Plan Document No. 1419869.
5. Pages 3 and 4, Section B. 3. Specifies an exception to the off-street parking and loading standards for all uses to meet a minimum off-street parking space requirement of one (1) space for each three hundred (300) square feet of gross floor area. A definition for gross floor area is provided.

6. Page 4, Section B. 7. Specifies that 30% of the gross lot area shall be designated as open space areas. The open space areas shall remain open and free from all improvements except landscaping, utility work, and future additions such as walking paths and associated gazebos, arbors, etc. Any future development must not reduce open space areas less than 30%.
7. Page 5, Section B. 10. Specifies that any existing building, structure or characteristic and any existing use within PD #8-01 not in conformity with the current regulations of Chapter 23, Appleton Zoning Code, shall be regarded as nonconforming, but may be continued, extended or changed, subject to the special regulations provided in Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.

Findings of Fact: This request was reviewed in accordance with the standards for granting a PD Overlay District, Development Plan, and Implementation Plan Document under Section 23-151(o) of the Municipal Code: It appears the criteria established has been satisfied. Related excerpts are listed below.

- 1) In what respects the proposed plan is or is not consistent with the stated purpose, requirements and standards of the PD regulations.

Findings: The proposed major changes to the Development Plan and Implementation Plan Document No. 1419869 appear to be consistent with the initial stated purposes, requirements, and standards for PD/C-O Planned Development/Commercial Office District #8-01. The proposed major amendment will permit the efficient use of the existing site and buildings while assuring that open space, notably the existing ravine, will be preserved.

- 2) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property and the reasons why such departures are or are not deemed to be in the public interest.

Findings: The proposed plan deviates from the applicable zoning regulations of the Commercial Office District regarding maximum building height, permitted uses, and parking requirements as outlined earlier in the report. The deviations allow for a mix of uses on the site which do not cause undue impact on the character of the PD, adjacent properties, or neighborhood.

- 3) The extent of public benefit of the PD in terms of meeting planning objectives and enhancing the tax base and economic development. Any specific beneficial actions, plans, or programs agreed to in the PD proposal which are clearly beyond the minimum requirements of this chapter shall be specifically listed as evidence of justified exceptions.

Findings: PD Overlay District #8-01 will continue to enhance the City's tax base and promote the goals and objectives of Plan Appleton, as stated in this report.

- 4) The physical design of the proposed plan and the manner in which said design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for common open space and furthers the amenities of light, air, recreation and visual enjoyment.

Findings: The proposed major amendment to PD Overlay District #8-01 does not appear to impact existing public utilities or road patterns. No changes to the exterior building design standards or the configuration of the developed and open spaces on the site are proposed with this amendment.

- 5) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

Findings: The additional uses proposed in the major amendment appear to be compatible with adjacent properties and the neighborhood which is institutional and residential in nature. In addition, the layout of the site, which is to remain in its existing configuration per the development plan, does not appear to have a detrimental effect on adjacent properties and the neighborhood.

Plan Appleton: Community Development staff have reviewed this proposal and determined it is compatible with the goals and objectives found in the City's Comprehensive Plan, *Plan Appleton*. The proposed PD/C-O Planned Development Commercial Office District #8-01 is also consistent with the Mixed Use and Urban Neighborhood designations identified on the Future Land Use Map. Listed below are related excerpts from *Plan Appleton*.

Goal R | Agricultural, Natural, and Cultural Resources

Strategy: Natural Systems | Preserve important natural features and enhance environmental quality throughout the community to secure economic, recreational, and health benefits for residents

Action: R9. Encourage redevelopment which complements the existing character of the neighborhood and promotes greater livability.

Goal E | Economic Development

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

Action: E17. Evaluate future land use and zoning districts to allow reuse of underutilized retail sites and others based on market demand.

Goal L | Land Use

Strategy: Reinvestment | Encourage redevelopment and reinvestment in established neighborhoods

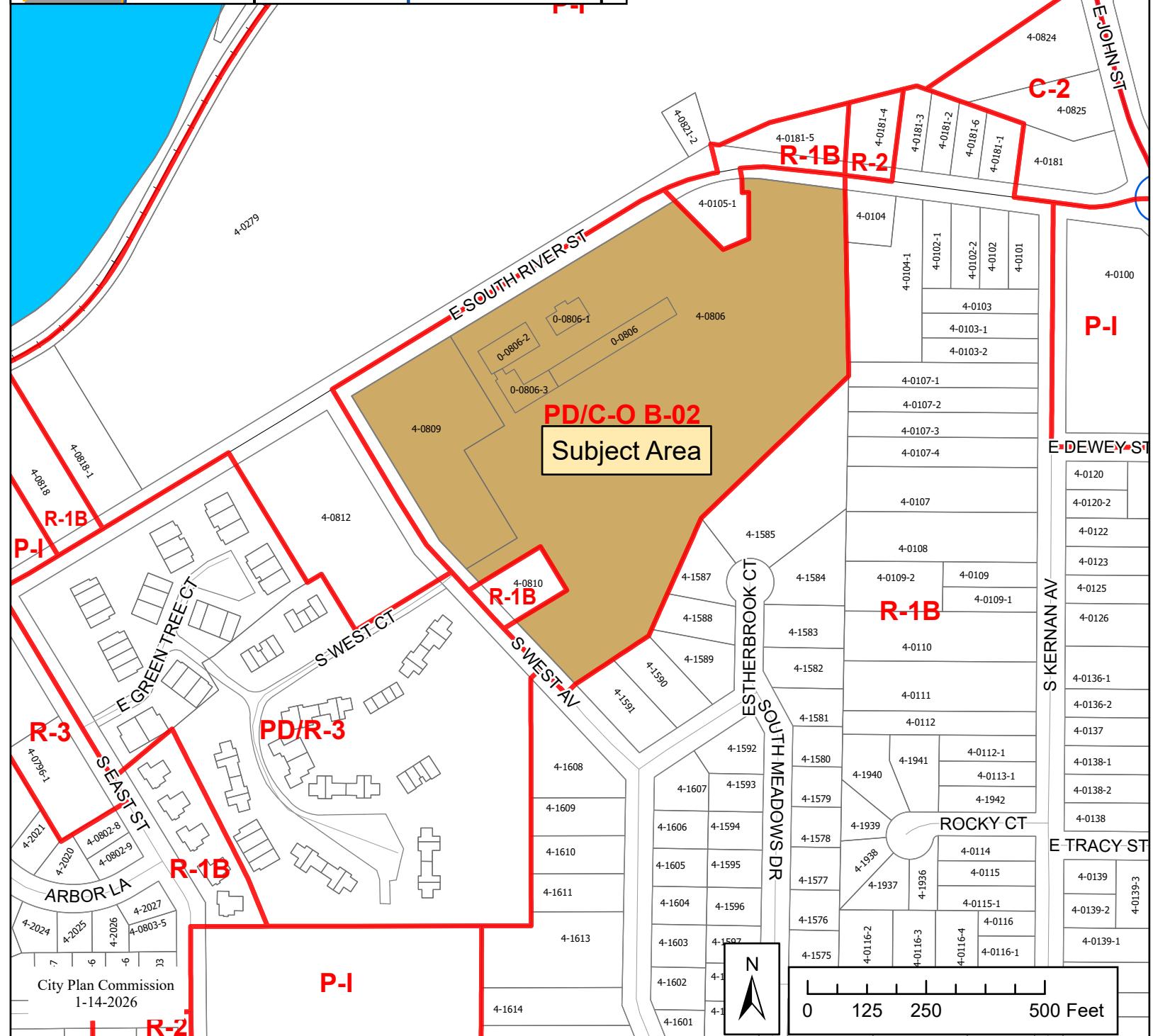
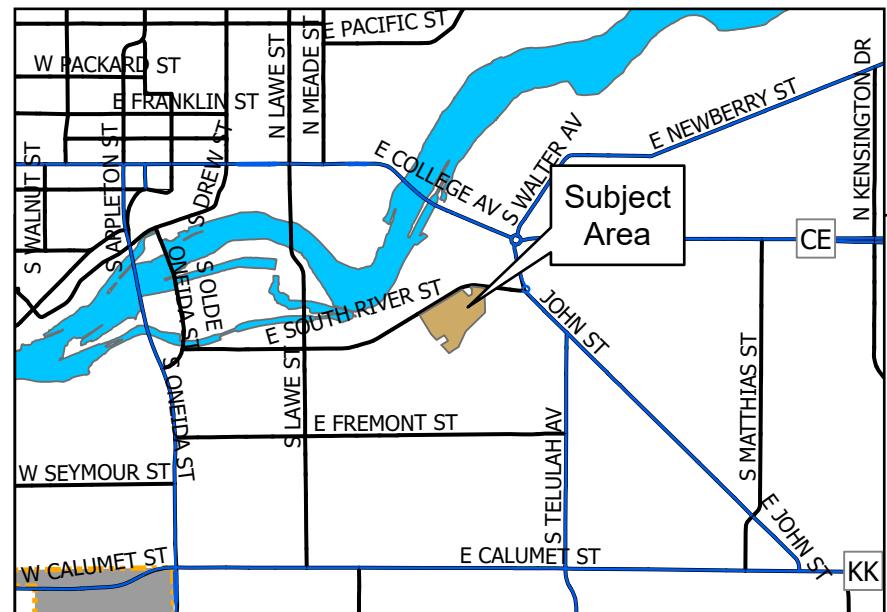
Development Review Team (DRT) Report: This item appeared on the December 23, 2025, DRT agenda. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based upon the standards and requirements of Chapter 23, Appleton Zoning Code, that the major amendment to PD/C-O Planned Development Commercial Office District #8-01 for 1025 E. South River Street (Tax ID#31-4-0809-00), and 1101, 1107, & 1111 E. South River Street (Tax ID#31-4-0806-00), including to the centerline of existing adjacent streets, as shown on the attached maps, **BE APPROVED** subject to the following:

1. The attached Implementation Plan Document must be notarized and signed by the property owner and then be submitted to the Community Development Department for City signatures. The Implementation Plan Document must be recorded in the Outagamie County Register of Deeds' Office by the property owner per Section 23-151(m)(2)e of the Municipal Code

PD Major Amendment: IPD #8-01 Zoning Map





IMPLEMENTATION PLAN DOCUMENT FOR PLANNED DEVELOPMENT (PD #8-01)

PLANNED DEVELOPMENT DESIGNATION

WHEREAS, the Planned Development Designation for PD Rezoning #8-01 (PD #8-01) went into effect on the date when the Implementation Plan Document for PD #8-01 was recorded in the Outagamie County Register of Deeds Office, Wisconsin, on August 2, 2001, as Document No. 1419869.

WHEREAS, an official zoning amendment is permitted in accordance with Section 23-65 of the Appleton Zoning Ordinance.

WHEREAS, the property Owner/Developer desires to repeal Implementation Plan Document No. 1419869, and all related Implementation Plan Amendments, in accordance with Section 23-151(p)(1) of the Appleton Zoning Ordinance and replace it with this IPD, which recreates the provisions as further described below for the real estate described on the attached Exhibit A ("the Property"). After recording of this Implementation Plan Document, all references to PD #8-01 will mean and refer to this Implementation Plan Document.

WHEREAS, Section 23-151 of the Appleton Municipal Code requires the recordation of an Implementation Plan Document in the Outagamie County Register of Deeds; and

WHEREAS, the parties hereto wish to notify all interested parties of the existence of said Implementation Plan Document;

NOW, THEREFORE, in consideration of the foregoing recitals, the Owner/Developer and the City hereby notify all interested parties as follows:

- 1. *Existence of Implementation Plan Document for PD #8-01.*** The parties hereto have entered into mutually agreeable Development and Implementation Plan Document for the Property. This designation establishes the land uses which shall be permitted or may be permitted by approval of a Special Use Permit on the Property, development standards, and a general development plan that must be complied with by the Owner/Developer and all subsequent property owners or agents of the property owners. This designation also specifies improvements that must be made and conditions that must be fulfilled in conjunction with this designation by the Owner/Developer.

Record and return copy to:
City of Appleton
Community Development Department
100 N. Appleton Street
Appleton, WI 54911

2. ***Location of Implementation Plan Document.*** The Implementation Plan Document for #8-01 approved by Appleton Common Council action on _____, 20____ and executed by the parties on the date of filing with the Register of Deeds' office is on file with the Appleton Planning Department, 100 North Appleton Street, Appleton, WI, and is subject to review and reproduction by all interested parties upon request.
3. ***Subsequent Purchasers.*** A Planned Development (PD) is a zoning overlay district under the City of Appleton Zoning Ordinance. The Implementation Plan Document exists for Planned Developments (PDs) under this zoning category and are covenants that run with the land. Accordingly, all future purchasers of Property zoned PD should become familiarized with the individual requirements attached to that specific Property.
4. ***Amendments to Recorded Development Plans and Implementation Plans.*** Pursuant to Section 23-151 of the Appleton Municipal Code, major changes in a PD require approval by the City Council and subsequent recording of the amendment. The Community Development Director may approve Minor Amendments.
5. ***Development Guidelines and Conditions.*** The Development Guidelines and Conditions include, but are not limited to, the following:

A. ALLOWED LAND USES

1. Principal Permitted Land Uses – The land uses listed below are allowed as principal uses in PD #8-01:

- Office
- Clubs
- Educational institutions: business, technical or vocational school, college or university
- Governmental Facilities
- Places of Worship
- Professional services

In addition to the land uses allowed in the underlying district, the following land uses are consistent with the land use regulation exception criteria established by Appleton Municipal Code Section 23-151 and are allowed land uses in PD #8-01:

- Research Laboratory
- Multi-family
- Day care, group
- Day care, adult
- Recreational facilities, non-profit

2. Special Uses – The land uses listed below are considered special uses in PD #8-01. Special uses shall follow the review procedures outlined in Zoning Code Section 23-66.

- All special uses as listed in Zoning Code Section 23-111 for the C-O Commercial Office District, as now in effect or hereafter amended.

3. Accessory Uses and Structures – Accessory uses, buildings, and structures are permitted within PD #8-01 pursuant to the Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.

4. Temporary Uses and Structures – Temporary uses and structures are permitted within PD #8-01 pursuant to the Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.

B. DEVELOPMENT STANDARDS

1. Principal Use – All principal uses, buildings, and structures shall comply with the development standards for lot area, lot width, front, rear, and side yard setbacks, and other requirements (excluding maximum building height) of the underlying zoning district of Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized development standards are authorized or specifically identified as an ordinance exception. (See below)

Development Standard Ordinance Exceptions:

- Maximum Building Height: 45 feet

2. Accessory uses, buildings, and structures – All Accessory uses, buildings, and structures shall comply with the development standards (front, rear and side yard setbacks, building height, and other requirements) of Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized development standards are authorized or specifically identified as an ordinance exception. (See below)

Development Standard Ordinance Exceptions: N/a

3. Off-Street Parking and Loading Standards – All uses established, expanded, change in use shall provide off-street parking space(s), stacking space(s), bicycle spaces(s), and loading space(s) in accordance with the requirements of Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Off-Street Parking and Loading Standard Ordinance Exceptions:

- All uses: Minimum off-street parking spaces required: one (1) space for each three hundred (300) square feet of gross floor area.

Gross floor area shall be defined as the sum of the horizontal areas of all floors of a building or structure measured from the exterior face of the exterior walls, or from the centerline of a wall separating two (2) buildings, but excluding any space where the floor-to-ceiling height is less than six (6) feet.

4. **Outdoor Lighting Standards** – All outdoor lighting shall comply with Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Outdoor Lighting Standard Ordinance Exceptions: N/a

5. **Sign Standards** – All signs shall comply with the Chapter 23, Appleton Zoning Code as now in effect or hereafter amended unless customized standards are authorized or specifically identified as an ordinance exception. (See below)

Sign Standard Ordinance Exceptions: N/a

6. **Design Standards** – The exterior designs of all buildings shall retain the existing architectural aesthetics, and any future additions or alterations shall be compatible with this theme as shown in Exhibit C.

7. **Designated Open Space Areas** – Open Space Areas may either be passive or active in nature and shall fully complement the Property. Such open space may take the form of required building setbacks and landscaped green space.

PD #8-01 shall provide permanent open space areas equivalent to the following percent of gross lot area, unless customized standards are authorized or specifically identified as an ordinance exception.

Percent of gross acreage
Planned mixed development: 30%

The open space areas shall remain open and free from all improvements except landscaping, utility work, and future additions such as walking paths and associated gazebos, arbors, etc. Any future development must not reduce open space areas less than 30%.

8. **Wetlands** – It is the intent of this Planned Development to preserve any identified on-site wetlands from development wherever possible. The Owner/Developer is required to obtain 404 permits as required by the United States Army Corps of Engineers wherever necessary for streets and utilities. Wetland areas should remain free of development other than streets and utilities.
9. **Site Plan Review** – Prior to obtaining a building permit within PD #8-01, minor site plan or site plan review and approval shall be required for principal, accessory buildings, structures and uses in accordance with Chapter 23, Appleton Zoning Code as now in

effect or hereafter amended.

10. Nonconformity – Any existing building, structure or characteristic and any existing use within PD #8-01 not in conformity with the regulations herein prescribed, shall be regarded as nonconforming, but may be continued, extended or changed, subject to the special regulations provided in Chapter 23, Appleton Zoning Code as now in effect or hereafter amended with respect to nonconforming structures, uses, and characteristics.

11. Application of the Municipal Code of the City of Appleton – In conjunction with land uses and development provisions listed above, the Municipal Code of the City of Appleton as now in effect or hereafter amended applies to all land and land development on the property, unless otherwise stated in this document.

C. INSTALLATION OF REQUIRED IMPROVEMENTS – The installation of all required improvements, including but not limited to, driveway access, stormwater, streets, sidewalks, bike paths, water systems, sewer systems, fire protection, and utilities shall be in accordance with all applicable City of Appleton regulations.

D. PLATTING REQUIREMENTS – No person, firm or corporation shall combine lots, adjust lot lines, or divide any land within the jurisdictional limits of these regulations which results in a lot combination, lot line adjustment, subdivision, minor land division, or a replat as defined herein; no such lot combination, lot line adjustment, subdivision, minor land division, or replat, as defined herein shall be entitled to recording and no street shall be laid or public improvement made to land without compliance with all requirements of with Chapter 17, Appleton Municipal Code as now in effect or hereafter amended.

E. GENERAL PROVISIONS

- 1. Enforcement:** The provisions of this Implementation Plan Document for PD #8-01 shall be effective and in force unless so amended as required pursuant to Chapter 23, Appleton Zoning Code as now in effect or hereafter amended.
- 2. Breach of Provisions of PD #8-01:** If at any time any provision or requirements stated in PD #8-01 have been breached by the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof any property, the City may withhold approval of any or all platting or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied.
- 3. Binding Effect:** PD #8-01 shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in Chapter 23, Appleton Zoning Code as now in effect or hereafter amended to amend planned developments. This Implementation Plan Document for PD #8-01 and Exhibits (Exhibit A - Legal Description; Exhibit B –

Development Plan, and Exhibit C – Design Standards) shall be recorded in the Outagamie Register of Deeds Office in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

4. **Entire Designation:** This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to PD #8-01, except as modified by subsequent action of the Appleton Common Council in accordance with procedures set forth in the Appleton Municipal Code Section 23-151 to amend planned developments, and except that nothing contained herein shall be construed as waiving any requirements of the Appleton Municipal Code or other regulations otherwise applicable to the development of the Property.

5. **Recording of Development Plan and Implementation Plan Document of PD #8-01**

- a. This Implementation Plan Document for PD #8-01 must be signed by both the City and the Owner/Developer and must be recorded in the Outagamie Register of Deeds' Office and a recorded copy of the Implementation Plan Document for PD #8-01 and Exhibits (Exhibit A - Legal Description; Exhibit B – Development Plan, and Exhibit C – Design Standards) shall be provided to the Appleton Community Development Department. This constitutes approval of the Implementation Plan Document for PD #8-01.
- b. No permit allowing construction of a building or other development shall take place on the Property until the required recording of the Implementation Plan Document for PD #8-01 is accomplished.

Dated this _____ day of _____, 20____.

By: _____

Owner

Title: _____

By: _____

Owner

Title: _____

STATE OF WISCONSIN)
)ss

COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above
named _____, and _____, to me known to be
the persons who executed the foregoing instrument and acknowledged the same in the capacity
and for the purposes therein intended.

Notary Public, State of Wisconsin

My Commission expires _____

The above Implementation Plan for PD #8-01 was drafted by the undersigned at the request of the
Property Owner.

Drafter's Signature
Date: _____

Approved as to form:

CITY OF APPLETON, a Wisconsin
Municipal Corporation

Christopher R. Behrens
Appleton City Attorney

By: _____
Jacob A. Woodford, Mayor

Attest: _____
Amy Molitor, City Clerk

STATE OF WISCONSIN)
)ss
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above-named Jacob A. Woodford, Mayor of City of Appleton, and Amy Molitor, City Clerk of City of Appleton, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Notary Public, State of Wisconsin
My Commission expires _____

EXHIBIT A

Legal Description

Parcel# 31-4-0806-00:

Lot Twelve (12), South Meadows, City of Appleton, Outagamie County, Wisconsin.

AND

All of Lots Six (6) and Seven (7), in Block Two (2), of Kernan Addition, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City;

LESS AND EXCEPTING therefrom the North 30 feet of Lot Six (6) and the North 30 feet of the East 50 feet of Lot Seven (7); FURTHER LESS AND EXCEPTING premises conveyed by deed recorded in Jacket 12272, Image 43, as Document No. 1034430.

AND

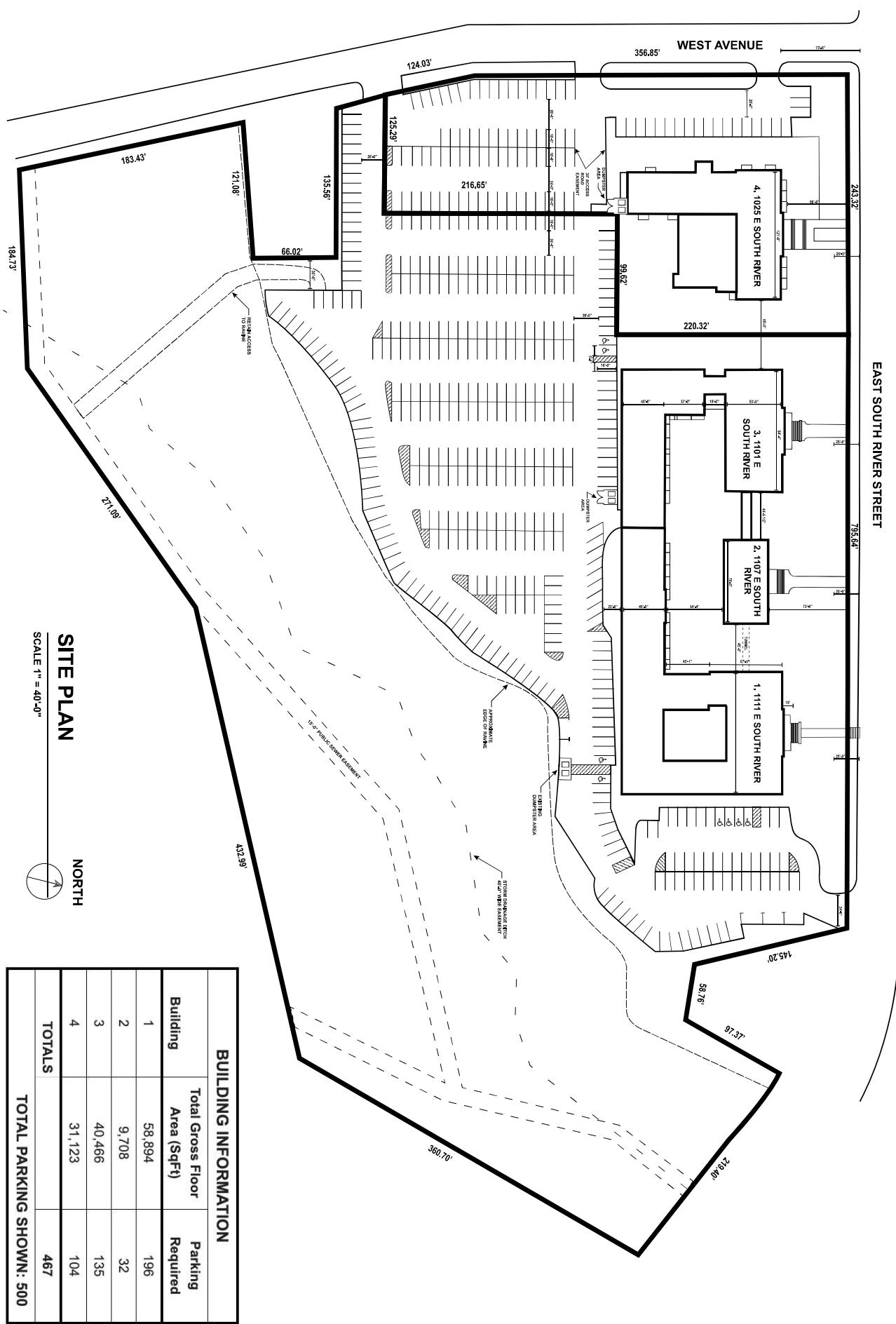
Lot Two (2) of Certified Survey Map No. 4097 as filed in the office of the Register of Deeds for Outagamie County, Wisconsin, recorded in Volume 22 of Certified Survey Maps, Page 4097 as Document No. 1418629; said Map being a part of Lots 1, 4 and 5 and all of Lot 2 of Block 43, Fourth Ward Plat, in the City of Appleton, Outagamie County, Wisconsin.

Parcel #31-4-0809-00:

Lot One (1), Certified Survey Map No. 4097 filed in the Office of the Register of Deeds for Outagamie County, Wisconsin on July 26, 2001, in Volume 22, on Page 4097, as Document No. 1418629, being part of Lot 4 of Block 43, Fourth Ward Plat, City of Appleton, Outagamie County, Wisconsin.

EXHIBIT B
Development Plan

AREA OF SITE = 592,209 SQ.FT.
AREA OF SITE COVERED BY IMPERVIOUS SURFACE = 246,144 SQ.FT.
AREA OF SITE COVERED BY NON-IMPERVIOUS SURFACE = 346,065 SQ. FT.
OPEN SPACE = 58%



GANOTHER

CONSTRUCTION, INC.

SINCE 1900

Exterior Materials and Colors for Former Institute of Paper Chemistry Buildings

Walls	- Tan/Light Brown Stone
Windows	- Bronze Aluminum/Glass
Roof	- Rubber Membrane/White & Black

Interior Materials and Colors for Former Institute of Paper Chemistry Buildings

Floors	- Poured concrete with a mixture of carpet, VCT, and ceramic tile in various colors
Walls	- Steel studs and masonry covered in gypsum, finished with paint or vinyl wall coverings
Ceilings	- Gypsum acoustical ceilings and aluminum grid, mostly white in color