



# 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.*

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Wednesday, September 28, 2022

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting  
[22-1194](#) City Plan Minutes from 9-14-22

**Attachments:** [City Plan Minutes 9-14-22.pdf](#)

#### 4. Public Hearings/Apearances

#### 5. Action Items

- [22-1195](#) Request to approve Certified Survey Map #25-22, which crosses a plat boundary, for the F Street Phase III development located in Southpoint Commerce Park, west of S. Eisenhower Drive and south of E. Milis Drive (Tax Id #31-9-5714-00, 31-9-5714-01, 31-9-5714-02, 31-9-5712-30, 31-9-5712-31, 31-9-5712-32, and 31-9-5712-33) as shown on the attached map and subject to the conditions in the attached staff report

**Attachments:** [StaffReport\\_F Street Phase III\\_CrossingPlatBoundary\\_For09-28-22.pdf](#)

#### 6. Information Items

- [22-1227](#) Appleton City Planning Centennial Month and related timeline document

**Attachments:** [AppletonCityPlanningCentennialMonthProclamation.pdf](#)  
[100YearsOfPlanningTimeline\\_Infographic.pdf](#)

#### 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  
www.appleton.org

## 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.*

---

Wednesday, September 14, 2022

3:30 PM

Council Chambers, 6th Floor

---

1. Call meeting to order

**Meeting called to order by Chair Mayor Woodford at 3:30 p.m.**

2. Roll call of membership

**Present:** 5 - Robins, Mayor Woodford, Fenton, Dane and Uitenbroek

**Excused:** 2 - Palm and Buetow

*Others present:*

*Aldersperson Maiyoua Thao, District #7*

*Aldersperson Joss Thyssen, District #8*

*Aldersperson Vaya Jones, District #10*

*Aldersperson Nate Wolff, District #12*

*Aldersperson Sheri Hartzheim District #13*

*Nicholas Charles, Wisconsin Distilling Company LLC*

*Melissa Toonen, Toonen Consulting LLC*

3. Approval of minutes from previous meeting

[22-1128](#)

City Plan Minutes from 8-24-22

**Attachments:** [City Plan Minutes 8-24-22.pdf](#)

**Fenton moved, seconded by Robins, that the Minutes be approved. Roll Call.**

**Motion carried by the following vote:**

**Aye:** 5 - Robins, Mayor Woodford, Fenton, Dane and Uitenbroek

**Excused:** 2 - Palm and Buetow

4. **Public Hearings/Appearances**

[22-1129](#)

Special Use Permit #10-22 for a craft-distillery with a tasting room and an outdoor patio with alcohol sales and consumption use located at 516 W. Lawrence Street (Tax Id #31-3-1006-00), as shown on the attached materials and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #22-1130)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_516WLawrenceSt\\_SUP#10-22.pdf](#)  
[PublicHearingNoticeNeighborhood\\_516WLawrenceSt\\_SUP#10-22.pdf](#)

This public hearing was held, and Nicholas Charles spoke on the item.

[22-1131](#)

Comprehensive Plan 2010-2030 Text Amendment #3-22 to amend Chapter 14: Downtown Plan, Section 4: Downtown Development Concept, Opportunity Site #7 Soldier's Square/YMCA Parking Ramp on Pages 314, 318 and 319, as identified in the attached documents and approve attached Resolution (Associated with Action Item #22-1132)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_SoldiersSquare\\_CompPlanAmend#3-22.pdf](#)

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

## 5. Action Items

[22-1130](#)

Request to approve Special Use Permit #10-22 for a craft-distillery with a tasting room and an outdoor patio with alcohol sales and consumption use located at 516 W. Lawrence Street (Tax Id #31-3-1006-00), as shown on the attached materials and per attached plan of operation, 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\\_516WLawrenceSt\\_SUP\\_For09-14-22.pdf](#)

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

**Aye:** 5 - Robins, Mayor Woodford, Fenton, Dane and Uitenbroek

**Excused:** 2 - Palm and Buetow

[22-1132](#)

Request to approve Comprehensive Plan 2010-2030 Text Amendment #3-22 to amend Chapter 14: Downtown Plan, Section 4: Downtown Development Concept, Opportunity Site #7 Soldier's Square/YMCA Parking Ramp on Pages 314, 318 and 319, as identified in the attached documents and approve attached Resolution

**Attachments:** [StaffReport\\_SoldiersSquare\\_CompPlanTextAmend\\_For09-14-22.pdf](#)

*Proceeds to Council on October 19, 2022.*

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

**Aye:** 5 - Robins, Mayor Woodford, Fenton, Dane and Uitenbroek

**Excused:** 2 - Palm and Buetow

[22-0350](#)

Request to approve the Stone Ridge Estates West Final Plat as shown on the attached maps and subject to the conditions in the attached staff report

**Attachments:** [StaffReport\\_StoneRidgeEstatesWest\\_FinalPlat\\_For09-14-22.pdf](#)

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

**Aye:** 5 - Robins, Mayor Woodford, Fenton, Dane and Uitenbroek

**Excused:** 2 - Palm and Buetow

**6. Information Items**

[22-0870](#)

Review Roles and Responsibilities of the City Plan Commission

**Attachments:** [Role of City Plan Commission 9-14-22.pdf](#)

**This item was presented and discussed.**

**7. Adjournment**

**Fenton moved, seconded by Robins, that the meeting be adjourned at 4:10 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Robins, Mayor Woodford, Fenton, Dane and Uitenbroek

**Excused:** 2 - Palm and Buetow



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** September 28, 2022

**Common Council Meeting Date:** October 5, 2022

**Item:** Certified Survey Map #25-22

**Case Manager:** Jessica Titel, Principal Planner

### GENERAL INFORMATION

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**Owners:** F Street Appleton 3, LLC c/o Josh Lurie

**Applicant:** Ruekert & Mielke, Inc. c/o Colin Meisel, PE

**Address/Parcel:** 3351 S. Eisenhower Drive, 3725 E. Milis Drive and E. Milis Drive (Tax Id #'s 31-9-5714-00, 31-9-5714-01, 31-9-5714-02, 31-9-5712-33, 31-9-5712-32, 31-9-5712-31, 31-9-5712-30)

**Petitioner's Request:** The applicant is requesting approval of a 4-Lot Certified Survey Map (CSM) that crosses a plat boundary.

### BACKGROUND

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Typically, CSMs are administratively reviewed and approved by City staff. However, the subject properties were originally platted in different plats. Parcel #'s 31-9-5712-33, 31-9-5712-32, 31-9-5712-31 and 31-9-5712-30 were included in the Southpoint Commerce Park Plat No. 3 and parcels #'s 31-9-5714-00, 31-9-5714-01 and 31-9-5714-02 were included in Certified Survey Map #3978. In order to satisfy the requirements of Chapter 236 of the Wisconsin State Statutes, the proposed CSM must be approved in the same manner as a Final Plat, which includes Plan Commission and Common Council approval.

This CSM will re-configure/combine the five existing western parcels (Parcel #'s 31-9-5714-00, 31-9-5712-33, 31-9-5712-32, 31-9-5712-31 and 31-9-5712-30) into two parcels, proposed Lots 1 and 2. Proposed Lots 3 and 4 (Parcel #'s 31-9-5714-02 and 31-9-5714-01) are not changing with the CSM, aside from new lot numbers.

### STAFF ANALYSIS

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**Existing Conditions:** Proposed Lots 1 and 2 are currently undeveloped. A Site Plan application (Site Plan #27-22) is currently under review for the construction of an industrial building and associated loading area and off-street parking lot on Proposed Lot 2. A recently approved (Site Plan #07-22) industrial building is currently under construction on proposed Lot 3 (Parcel #31-9-5714-02). Lot 4 contains an existing industrial building with associated loading area and off-street parking lot (Parcel #31-5714-01). All parcels have a zoning designation of M-1 Industrial Park District. The total land area included in the CSM is approximately 49.92 acres.

**Subdivision Ordinance Requirements:** Per Section 17-26(b)(1) of the Municipal Code, widths and areas of lots shall not be less than that provided in the City's Zoning Ordinance. For the M-1 Industrial

**Certified Survey Map #25-22**

**September 28, 2022**

**Page 2**

Park District, the minimum lot width is 150 feet and the minimum lot area is 43,560 square feet, per Section 23-131(h) of the Municipal Code. Proposed lots satisfy these lot development standards.

**Surrounding Zoning and Land Uses:** The surrounding area is under the jurisdiction of the City of Appleton (north, east and west) and the Village of Harrison (south). The uses are generally industrial and agricultural in nature.

North: M-1 Industrial Park District. The adjacent land uses to the north are currently undeveloped industrial park land/agriculture crops and an industrial business.

South: Village of Harrison. The adjacent land use to the south is currently undeveloped land and agriculture crops.

East: M-1 Industrial Park District. The adjacent land use to the east is currently undeveloped land.

West: M-1 Industrial Park District. The adjacent land uses to the west is currently undeveloped industrial park land/agriculture crops.

**Appleton Comprehensive Plan 2010-2030:** Community & Economic Development staff has reviewed this proposal and determined it is compatible with the Business/Industrial designation shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map.

**Technical Review Group (TRG) Report:** This item appeared on the September 20, 2022 TRG agenda. Comments were received from participating departments and captured in the stipulations found below.

**RECOMMENDATION**

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Based on the above, staff recommends that Certified Survey Map #25-22, as shown on the attached map, **BE APPROVED** subject to the following conditions:

1. Provide the impervious/pervious surface lot coverage for each lot. Please use the proposed lot coverage for Lot 2.
2. List the r/w width for Alliance Drive.
3. Show the historic Lots 30-33 on detail sheet #2.
4. Show the 15' x 20' drainage and storm easement on Lots 32 and 33.
5. The easement over Lots 30-33 that fronts on Quest and Milis Drive is not a 10' drainage easement it is a 12' utility easement, revise as necessary.
6. Provide the recording document number and the North/South distance for the existing access and utility easement along the common lot line for proposed Lot 3 and 4 of the C.S.M.
7. Remove the word dedicated from the mortgagee certificate or identify what is being dedicated.
8. Add the restricted access note that is shown on Sheet 1 to sheet 2 and 3.
9. The Drainage Plan requirement for this CSM is waived.
10. The following access restriction language shall be added to the CSM Document:

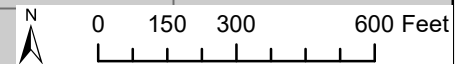
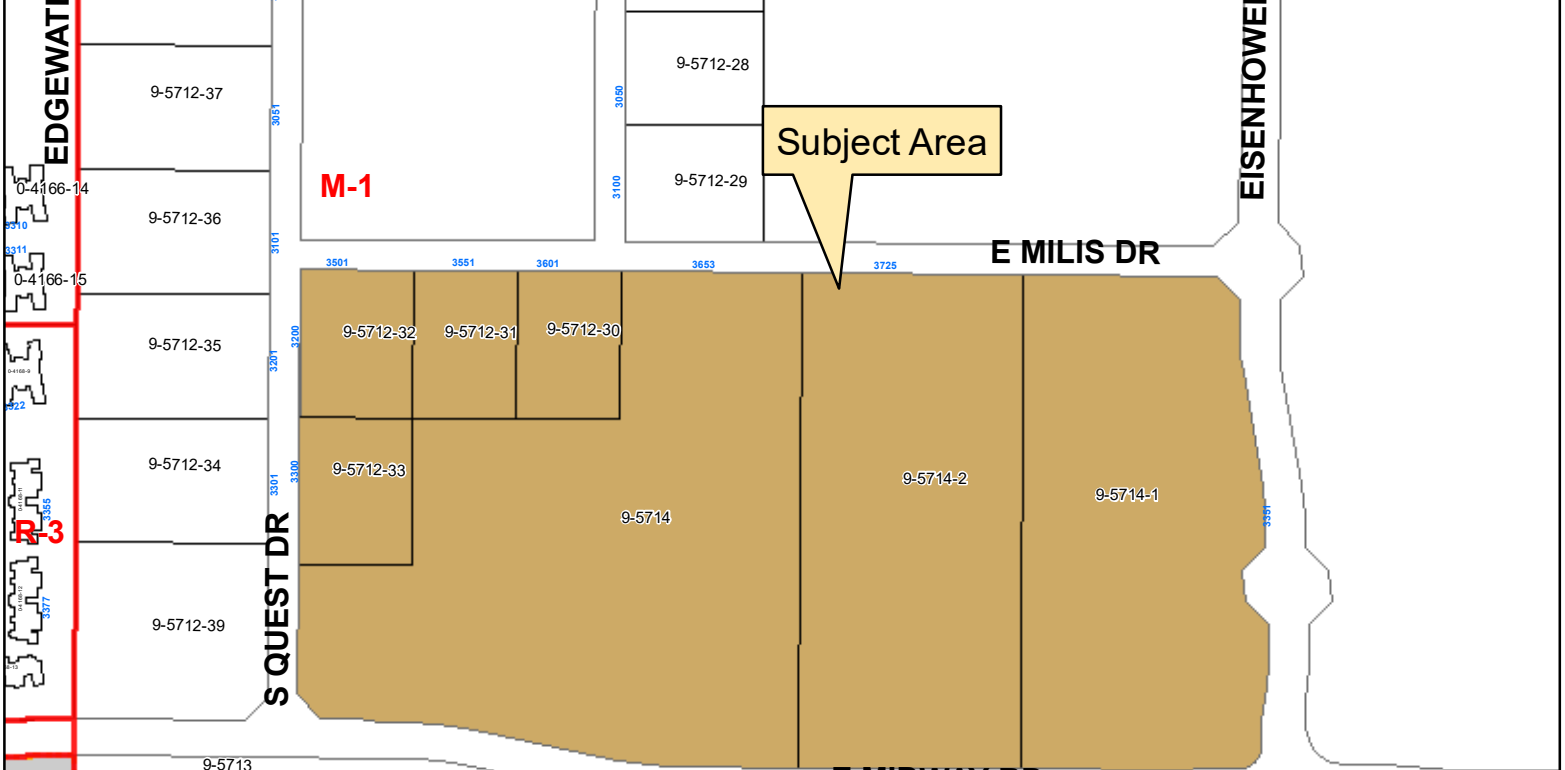
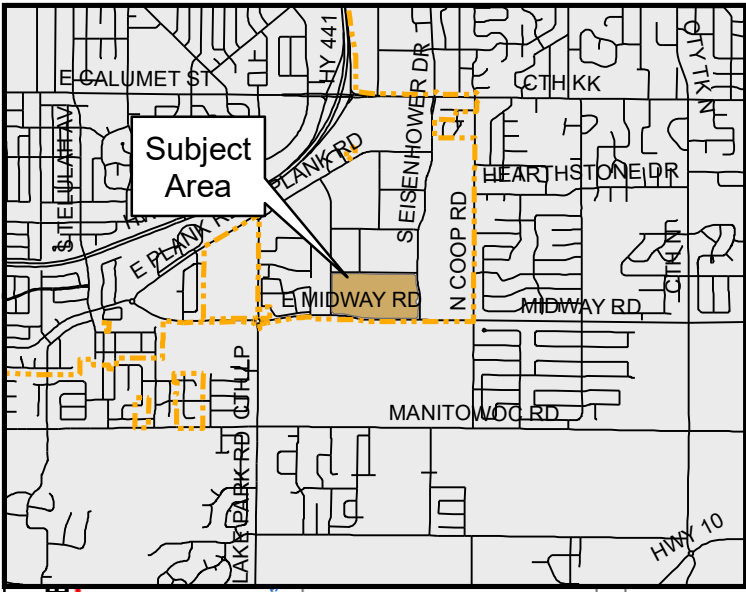
*AS OWNER, F STREET APPLETON 3 LLC HEREBY RESTRICTS **LOT 1** IN THAT NO OWNER, POSSESSOR, USER, LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH **QUEST DRIVE** FROM THE NORTH RIGHT-OF-WAY LIMIT OF MIDWAY ROAD (C.T.H."AP") TO A POINT 200 FEET NORTH; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTES A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE CITY OF APPLETON OR ITS ASSIGNS.*

*AS OWNER, F STREET APPLETON 1 LLC HEREBY RESTRICTS **LOT 4** IN THAT NO OWNER, POSSESSOR, USER, LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH **EISENHOWER DRIVE** FROM THE NORTH RIGHT-OF-WAY LIMIT OF MIDWAY ROAD (C.T.H."AP") TO A POINT 800 FEET NORTH; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTES A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE CITY OF APPLETON OR ITS ASSIGNS.*

*AS OWNERS, F STREET APPLETON 1 LLC, F STREET APPLETON 2 LLC, AND F STREET APPLETON 3 LLC HEREBY RESTRICT **LOTS 1, 2, 3 AND 4** IN THAT NO OWNER, POSSESSOR, USER, LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH **MIDWAY ROAD (C.T.H."AP")**; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTES A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE CITY OF APPLETON OR ITS ASSIGNS.*



F Street Phase III  
 Certified Survey Map #25-22  
 Zoning Map



F Street Phase III  
Certified Survey Map #25-22  
Aerial Map

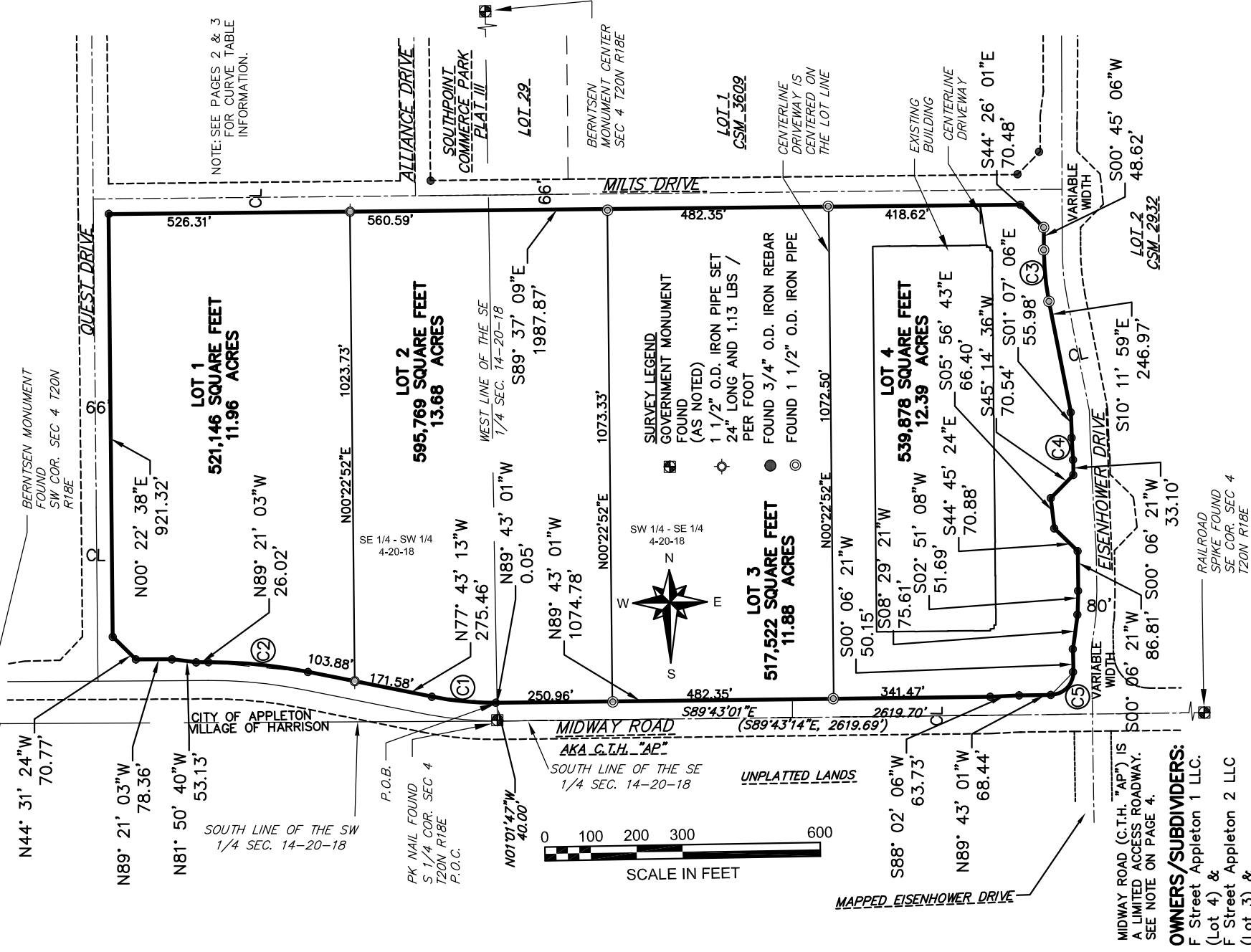


Subject Area



# CERTIFIED SURVEY MAP -

Being all of Lots 1, 2 and 3 of Certified Survey Map #3978, and all of Lots 30, 31, 32 and 33 of the Southpoint Commerce Park Plat no. 3, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY, SOUTH LINE OF THE SE 1/4 OF 4-20-18, MEASURED AS N89°43'01"W.



**John M. Schulz, P.L.S. 3253**  
Dated this 31st day of August, 2022

# DRAFT

**PREPARED BY:**  
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeway  
Pkwy.  
Waukesha, WI 53188  
262-542-5733

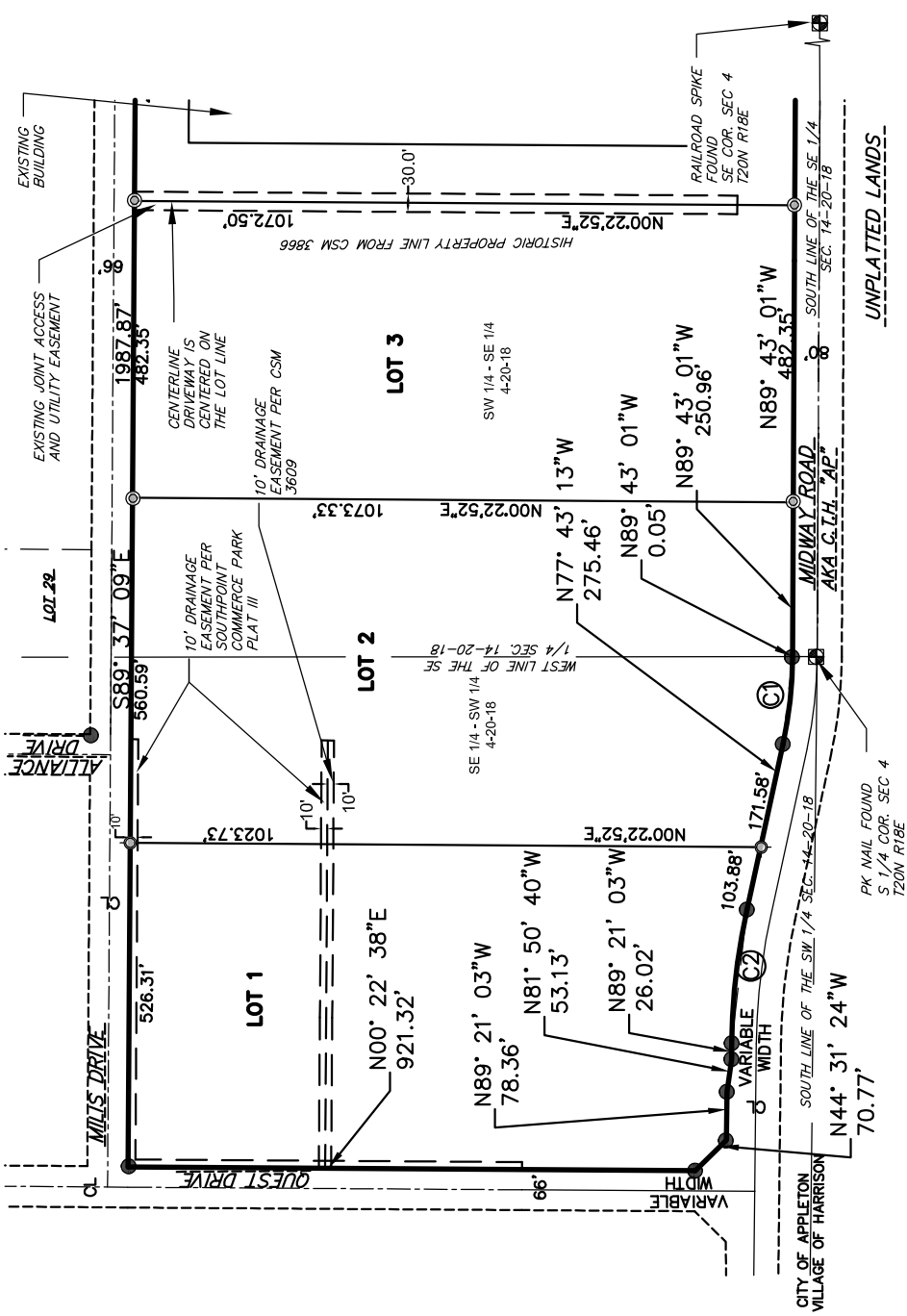
THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (8/31/22)

SHEET 1 OF 6

# CERTIFIED SURVEY MAP -

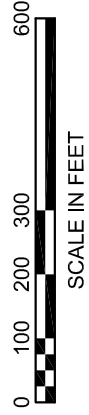
Being all of Lots 1, 2 and 3 of Certified Survey Map #3978, and all of Lots 30, 31, 32 and 33 of the Southpoint Commerce Park Plat no. 3, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

## LOTS 1, 2 & 3 DETAIL



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY, SOUTH LINE OF THE SE 1/4 OF 4-20-18, MEASURED AS N89°43'01"W.

- SURVEY LEGEND**
- GOVERNMENT MONUMENT FOUND (AS NOTED)
  - ⊙ 1 1/2" O.D. IRON PIPE SET 24" LONG AND 1.13 LBS / PER FOOT
  - FOUND 3/4" O.D. IRON REBAR
  - ⊙ FOUND 1 1/2" O.D. IRON PIPE

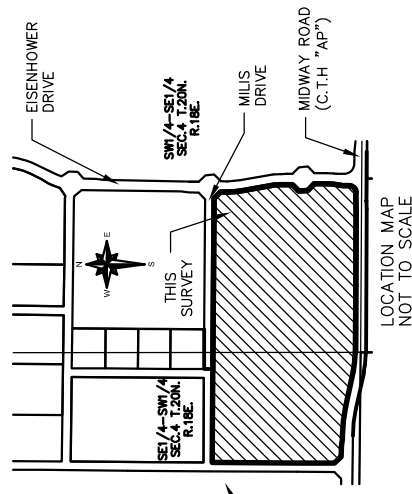
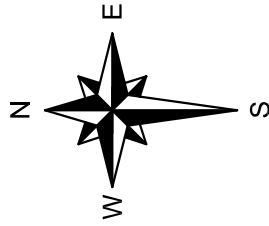


**OWNERS/SUBDIVIDERS:**  
 F Street Appleton 1 LLC.  
 (Lot 4) &  
 F Street Appleton 2 LLC  
 (Lot 3) &  
 F Street Appleton 3 LLC  
 (Lots 1 & 2)  
 1134 N. 9TH STREET, SUITE 200  
 MILWAUKEE, WI 53233  
 414-315-3190

**PREPARED BY:**  
 Ruekert & Mielke, Inc.  
 W233 N2080 Ridgeview Pkwy.  
 Waukesha, WI 53188  
 262-542-5733

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	681.57'	11°59'46"	142.44'	N83°43'05"W	142.70'	71.61'	N89°43'01"W	N77°43'13"W
C2	1080.00'	11°37'51"	218.86'	N83°32'08"W	219.23'	109.99'	N77°43'13"W	N89°21'03"W



**LOT 1**  
 521,146 SQUARE FEET  
 11.96 ACRES

**LOT 2**  
 595,769 SQUARE FEET  
 13.68 ACRES

**LOT 3**  
 517,522 SQUARE FEET  
 11.88 ACRES

# DRAFT



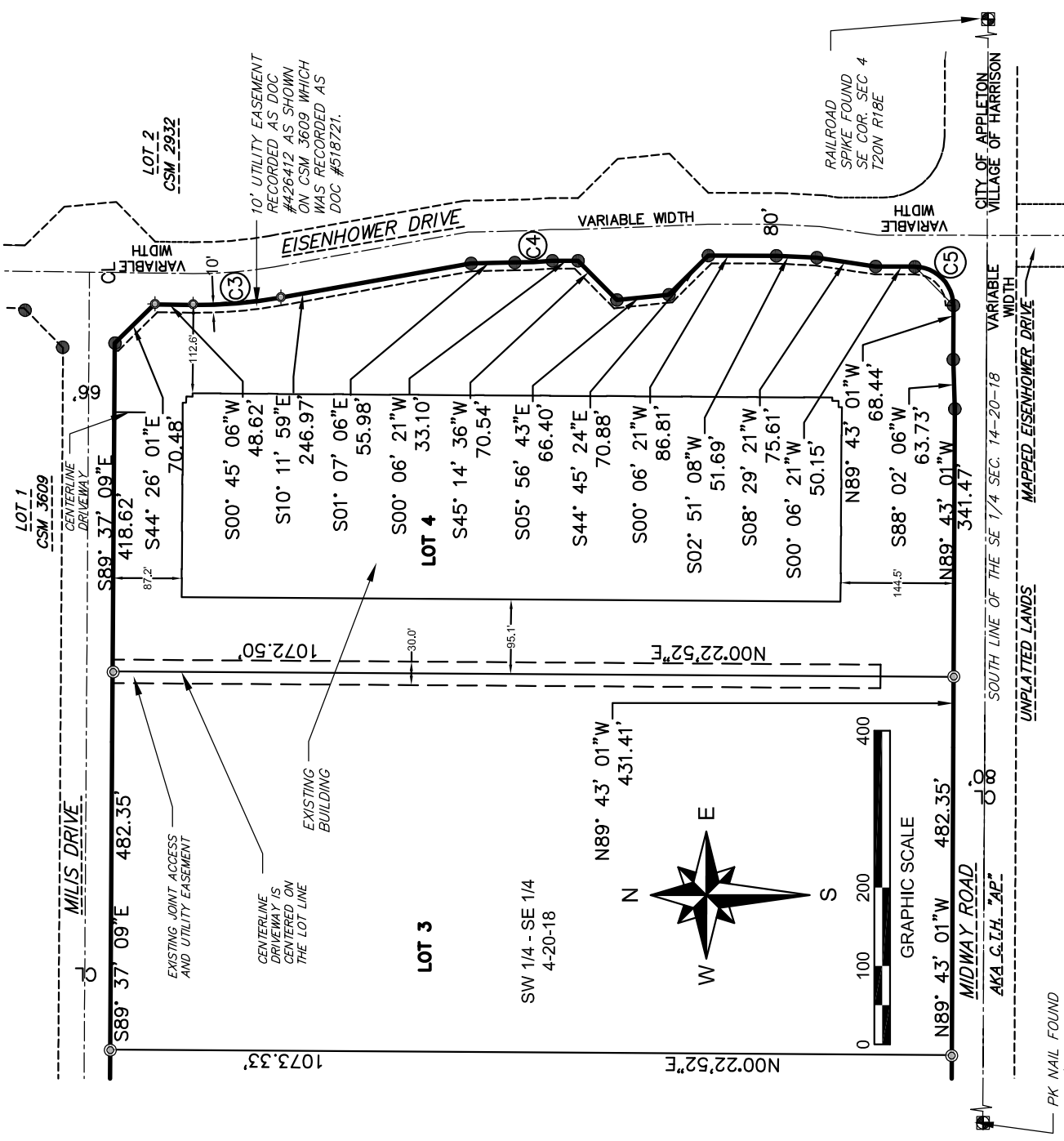
John M. Schulz, P.L.S. 3253  
 Dated this 31st day of August, 2022

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S., (8/31/22)

# CERTIFIED SURVEY MAP -

Being all of Lots 1, 2 and 3 of Certified Survey Map #3978, and all of Lots 30, 31, 32 and 33 of the Southpoint Commerce Park Plat no. 3, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

## LOT 4 DETAIL



CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C3	590.00'	10° 57' 05"	112.60'	S04° 43' 25" E	112.77'	56.55'	S00° 45' 06" W	S10° 11' 59" E
C4	503.00'	05° 24' 33"	47.47'	S02° 35' 55" E	47.48'	23.76'	S01° 07' 06" E	S00° 06' 21" W
C5	49.50'	90° 10' 28"	70.11'	S45° 11' 40" W	77.90'	49.65'	S00° 06' 21" W	N89° 43' 01" W

- SURVEY LEGEND**
- GOVERNMENT MONUMENT FOUND (AS NOTED)
  - ⊕ 1 1/2" O.D. IRON PIPE SET 24" LONG AND 1.13 LBS / PER FOOT
  - FOUND 3/4" O.D. IRON REBAR
  - ⊙ FOUND 1 1/2" O.D. IRON PIPE

**LOT 3**  
517,522 SQUARE FEET  
11.88 ACRES

**LOT 4**  
539,878 SQUARE FEET  
12.39 ACRES

**OWNERS/SUBDIVIDERS:**  
F Street Appleton 1 LLC.  
(Lot 4) &  
F Street Appleton 2 LLC  
(Lot 3) &  
F Street Appleton 3 LLC  
(Lots 1 & 2)  
1134 N. 9TH STREET, SUITE 200  
MILWAUKEE, WI 53233  
414-315-3190

**PREPARED BY:**  
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeway  
Pkwy.  
Waukesha, WI 53188  
262-542-5733

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY, SOUTH LINE OF THE SE 1/4 OF 4-20-18, MEASURED AS N89° 43' 01" W.



THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S., (8/31/22)

# DRAFT

John M. Schulz, P.L.S. 3253  
Dated this 31st day of August, 2022

SHEET 3 OF 6

## CERTIFIED SURVEY MAP - \_\_\_\_\_

Being all of Lots 1, 2 and 3 of Certified Survey Map #3978, and all of Lots 30, 31, 32 and 33 of the Southpoint Commerce Park Plat No. 3, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

### SURVEYOR'S CERTIFICATE

I, John M. Schulz, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of the F Street Appleton 1 LLC., F Street Appleton 2 LLC. and F Street Appleton 3 LLC., that I have surveyed, divided and mapped a division of Lots 1, 2 and 3 of Certified Survey Map Number 3978, and Lots 30, 31, 32 and 33 of the Southpoint Commerce Plat No. 3, located in and being part of the Southwest 1/4 of the Southeast 1.4, and part of the Southeast 1/4 of the Southwest of Section 4, Town 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 4; thence N01°01'47"W along the West line of said Southeast 1/4, 40.00 feet to the Northerly Right-of-Way (ROW) line of Midway Road and the POINT OF BEGINNING (POB); thence along said ROW line over the next seven courses; thence N89°43'01"W, 0.05 feet to a point of curvature; thence 142.70 feet along the arc of a curve to the right, whose radius is 681.57 feet and whose chord bears N83°43'05"W, 142.44 feet to a point of tangency; thence N77°43'13"W, 275.46 feet to a point of curvature; thence 219.23 feet along the arc of curve to the left, whose radius is 1080.00 feet and whose chord bears N83°32'08"W, 218.86 feet to a point of tangency; thence N89°21'03"W, 26.02 feet; thence N81°50'40"W, 53.13 feet; thence N89°21'03"W, 78.36 feet to the Easterly ROW line of Quest Drive; thence N44°31'24"W along said line, 70.77 feet; thence N00°22'38"E along said line, 921.32 feet to the Southerly ROW line of Milis Drive; thence S89°37'09"E, 1987.87 feet to the Westerly ROW line of Eisenhower Drive; thence along said line over the next fourteen courses; thence S44°26'01"E, 70.48 feet; thence S00°45'06"W, 48.62 feet to a point of curvature; thence 112.77 feet along the arc of a curve to the left, whose radius is 590.00 feet, and whose chord bears S04°43'25"E, 112.60 feet to a point of tangency; thence S10°11'59"E, 246.97 feet; thence S01°07'06"E, 55.98 feet to a point of curvature; thence 47.48 feet along the arc of curve to the left, whose radius is 503.00 feet, and whose chord bears S02°35'55"E, 47.47 feet to a point of tangency; thence S00°06'21"W, 33.10 feet; thence S45°14'36"W, 70.54 feet; thence S05°56'43"E, 66.40 feet; thence S44°45'24"E, 70.88 feet; thence S00°06'21"W, 86.81 feet; thence S02°51'08"W, 51.69 feet; thence S08°29'21"W, 75.61 feet; thence S00°06'21"W, 50.15 feet to a point of curvature; thence 77.90 feet along the arc of a curve to the right, whose radius is 49.50 feet, and whose chord bears S45°11'40"W, 70.11 feet to a point of tangency and the Northerly ROW line of Midway Road; thence along said line over the next three courses; thence N89°43'01"W, 68.44 feet; thence S88°02'06"W, 63.73 feet; thence N89°43'01"W, 1074.78 feet to the Point of Beginning. Containing 49.92 acres (2,174,315 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of F Street Appleton 1 LLC., F Street Appleton 2 LLC. and F Street Appleton 3 LLC., owners of said land.

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

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Appleton ordinances in surveying, dividing and mapping of the same.

#### GENERAL NOTES:

- A. This Certified Survey Map is all of tax parcel's 31-9-5714-00, 31-9-5714-01, 31-9-5714-02, 31-9-5712-33, 31-9-5712-32, 31-9-5712-31 and 31-9-5712-30.
- B. All of the land within this Certified Survey Map is currently Zoned M-1 (Industrial Park District).
- C. The adjoining properties are currently zoned M-1.
- D. Lot 4 contains a building and parking lots. The existing total impervious area on proposed Lot 3 is 352,439 square feet (8.09 acres).
- E. The property owners of record are listed as F Street Appleton 1 LLC., F Street Appleton 2 LLC. and F Street Appleton 3 LLC.
- F. Midway Road (C.T.H. "AP") is a limited access roadway under the jurisdiction of Calumet County. No connections to Midway Road are permitted without formal approval from Calumet County.

#### OWNERS/SUBDIVIDERS:

F Street Appleton 1 LLC.  
(Lot 4) &  
F Street Appleton 2 LLC  
(Lot 3) &  
F Street Appleton 3 LLC  
(Lots 1 & 2)  
1134 N. 9TH STREET, SUITE  
200  
MILWAUKEE, WI 53233  
414-315-3190

#### PREPARED BY:

Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview  
Pkwy.  
Waukesha, WI 53188  
262-542-5733



John M. Schulz, P.L.S. 3253  
Dated this 31st day of August, 2022  
SHEET 4 OF 6

# DRAFT

**CERTIFIED SURVEY MAP -**

Being all of Lots 1, 2 and 3 of Certified Survey Map #3978, and all of Lots 30, 31, 32 and 33 of the Southpoint Commerce Park Plat no. 3, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

**CORPORATE OWNER'S CERTIFICATE**

F Street Appleton 1 LLC., F Street Appleton 2 LLC., and F Street Appleton 3 LLC., Wisconsin companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said companies caused the land described on this plat to be surveyed, divided, and mapped, as represented on this plat.

\_\_\_\_\_, F Street Appleton 1 LLC. \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, F Street Appleton 2 LLC. \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, F Street Appleton 3 LLC. \_\_\_\_\_ day of \_\_\_\_\_, 2022.

STATE OF WISCONSIN }  
\_\_\_\_\_ COUNTY } SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named \_\_\_\_\_ and \_\_\_\_\_

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin.

My Commission \_\_\_\_\_.

**TREASURER'S CERTIFICATE**

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unredemmed tax sales, no unpaid taxes or unpaid special assessments on the lands included in this Certified Survey map as of:

\_\_\_\_\_  
City Treasurer \_\_\_\_\_ Date \_\_\_\_\_ County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**CITY OF APPLETON APPROVAL**

This Certified Survey Map is hereby approved by the City of Appleton.

\_\_\_\_\_  
Jacob A. Woodford, Mayor \_\_\_\_\_ Date \_\_\_\_\_ Kami Lynch, City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**OWNERS/SUBDIVIDERS:**

F Street Appleton 1 LLC.  
(Lot 4) &  
F Street Appleton 2 LLC  
(Lot 3) &  
F Street Appleton 3 LLC  
(Lots 1 & 2)  
1134 N. 9TH STREET, SUITE  
200  
MILWAUKEE, WI 53233  
414-315-3190

**PREPARED BY:**  
Ruekert & Mielke, Inc.  
W233 N2080 Ridgview  
Pkwy.  
Waukesha, WI 53188  
262-542-5733



John M. Schulz, P.L.S. 3253  
Dated this 31st day of August, 2022

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (8/31/22)

SHEET 5 OF 6

**DRAFT**

**CERTIFIED SURVEY MAP -**

Being all of Lots 1, 2 and 3 of Certified Survey Map #3978, and all of Lots 30, 31, 32 and 33 of the Southpoint Commerce Park Plat no. 3, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

**CONSENT OF CORPORATE MORTGAGEE**

Capitol Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat, and does hereby consent to the above certificate of

\_\_\_\_\_  
F Street Appleton 1 LLC., owner

\_\_\_\_\_  
F Street Appleton 2 LLC., owner

\_\_\_\_\_  
F Street Appleton 3 LLC., owner

IN WITNESS WHEREOF, the said Capitol Bank, has caused these presents to be signed by \_\_\_\_\_, Title \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_, Wisconsin and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

In the presence of:

\_\_\_\_\_  
Corporate Name (Corporate Seal)

\_\_\_\_\_  
President Date

\_\_\_\_\_  
Secretary or Cashier Date

**CORPORATE MORTGAGEE NOTARY CERTIFICATE**

STATE OF WISCONSIN }  
COUNTY OF CALUMET } SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
\_\_\_\_\_ Title \_\_\_\_\_

and \_\_\_\_\_, Title \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin.

My Commission \_\_\_\_\_

**OWNERS/SUBDIVIDERS:**

F Street Appleton 1 LLC.  
(Lot 4) &  
F Street Appleton 2 LLC  
(Lot 3) &  
F Street Appleton 3 LLC  
(Lots 1 & 2)  
1134 N. 9TH STREET, SUITE  
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MILWAUKEE, WI 53233  
414-315-3190

**PREPARED BY:**

Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview  
Pkwy.  
Waukesha, WI 53188  
262-542-5733



John M. Schulz, P.L.S. 3253  
Dated this 31st day of August, 2022

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (8/31/22)

**DRAFT**



# PROCLAMATION



## Office of the Mayor

**WHEREAS**, the “City Planning Survey with Proposals for Future Development” was completed for the City of Appleton in September 1922 by the consultants Leonard S. Smith and R.E. Stoelting; and

**WHEREAS**, the 1922 Plan became the first comprehensive plan for the City and began a successful tradition of creating and implementing plans that continues today; and

**WHEREAS**, the recommendations from the 1922 Plan, as well as subsequent comprehensive plans, have had a lasting impact in shaping our community, including buildings, streets, parks, and places we appreciate a century later; and

**WHEREAS**, it is important to celebrate the achievements of the 1922 Plan, and other plans in the years that followed, as the contents of these plans reflect the vision, values, and aspirations of our great community.

**NOW, THEREFORE, BE IT RESOLVED, THAT I, JACOB A. WOODFORD**, Mayor of the City of Appleton, do hereby proclaim September 2022 as

## Appleton City Planning Centennial Month

in Appleton and encourage all residents to recognize this milestone in our community’s history.



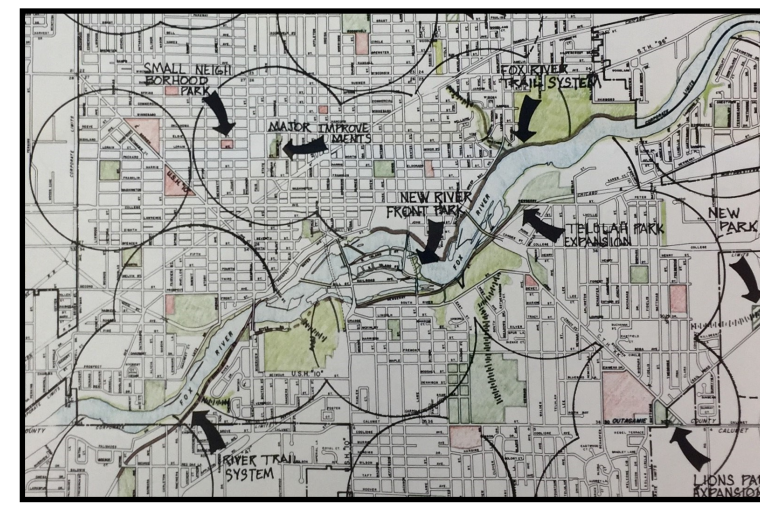
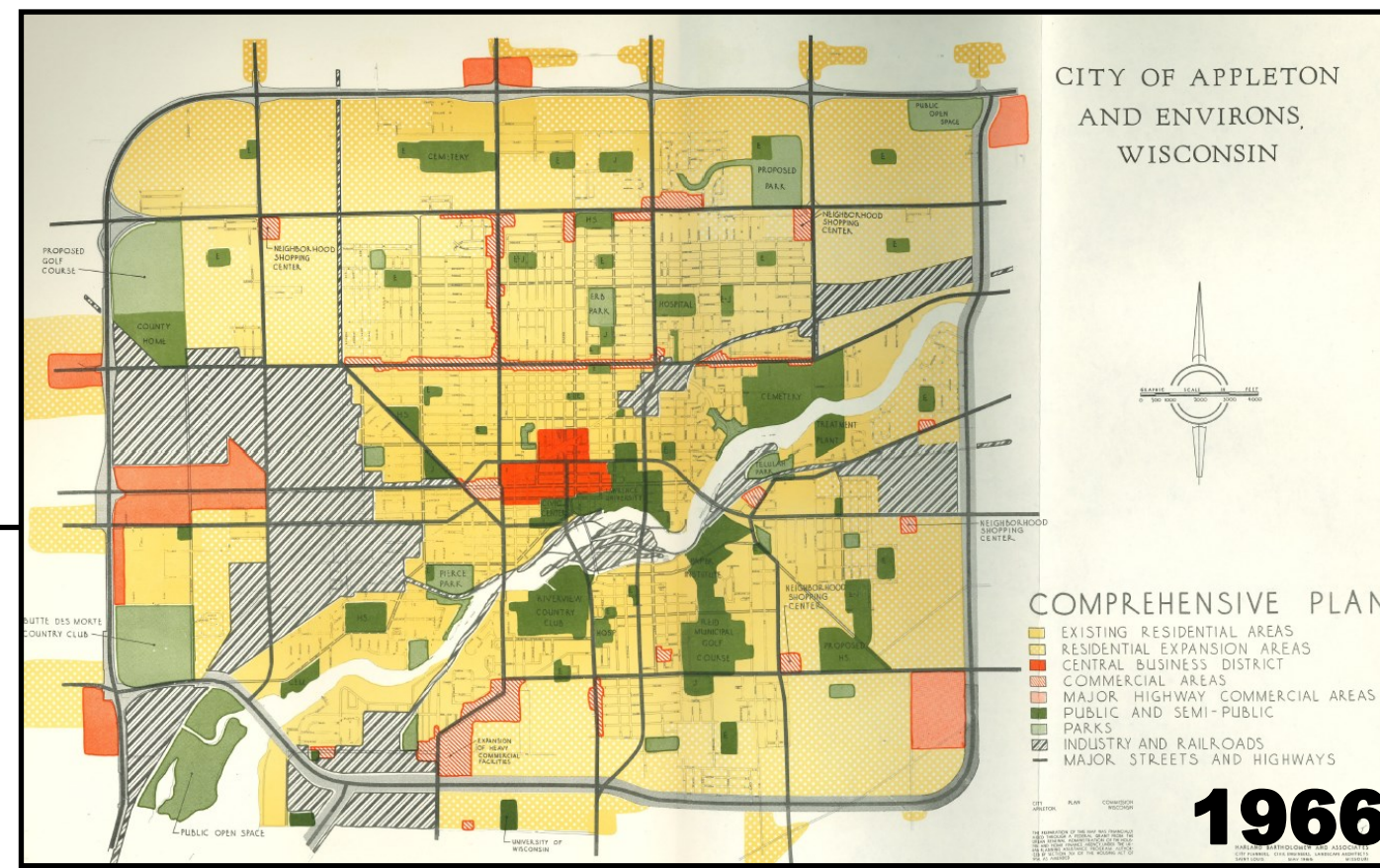
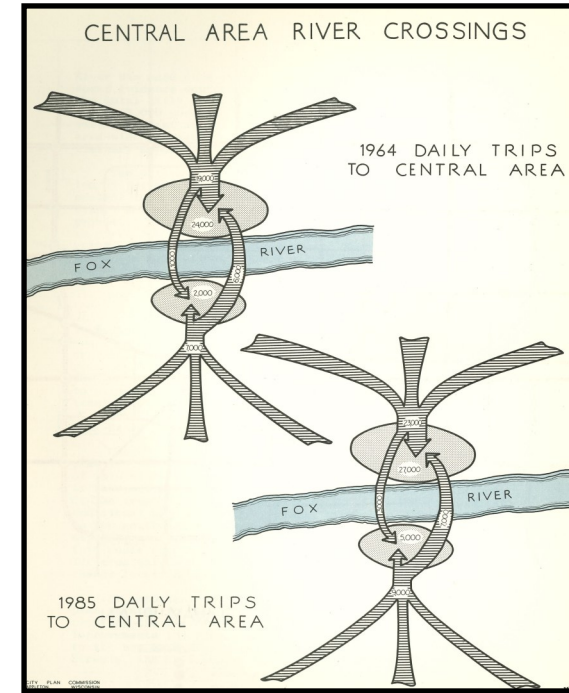
Signed and sealed this 16<sup>th</sup> day of September 2022.

  
**JACOB A. WOODFORD**  
MAYOR OF APPLETON

# 100 YEARS OF PLANNING IN APPLETON



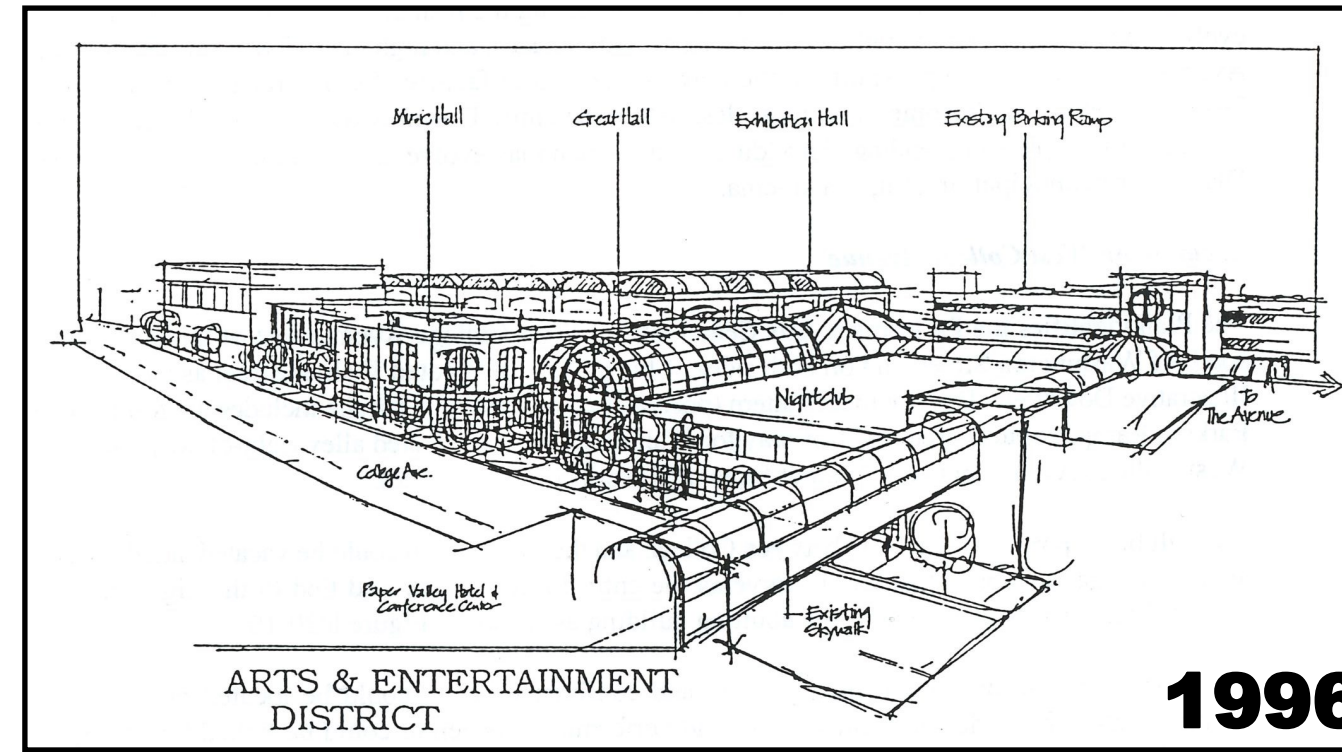
This document is intended to showcase Appleton's history of city planning and celebrate the 100-year anniversary of the first plan. This does not feature all past planning efforts and studies; it focuses on major, citywide plans that have been completed.



January 1980

### Comprehensive Plan 1980-2000

- Street connections (Lowe/Meade, North/Packard)
- Street extensions (Midway Road, Valley Road, Capitol Drive, Telulah Avenue)
- Fox River Trail System

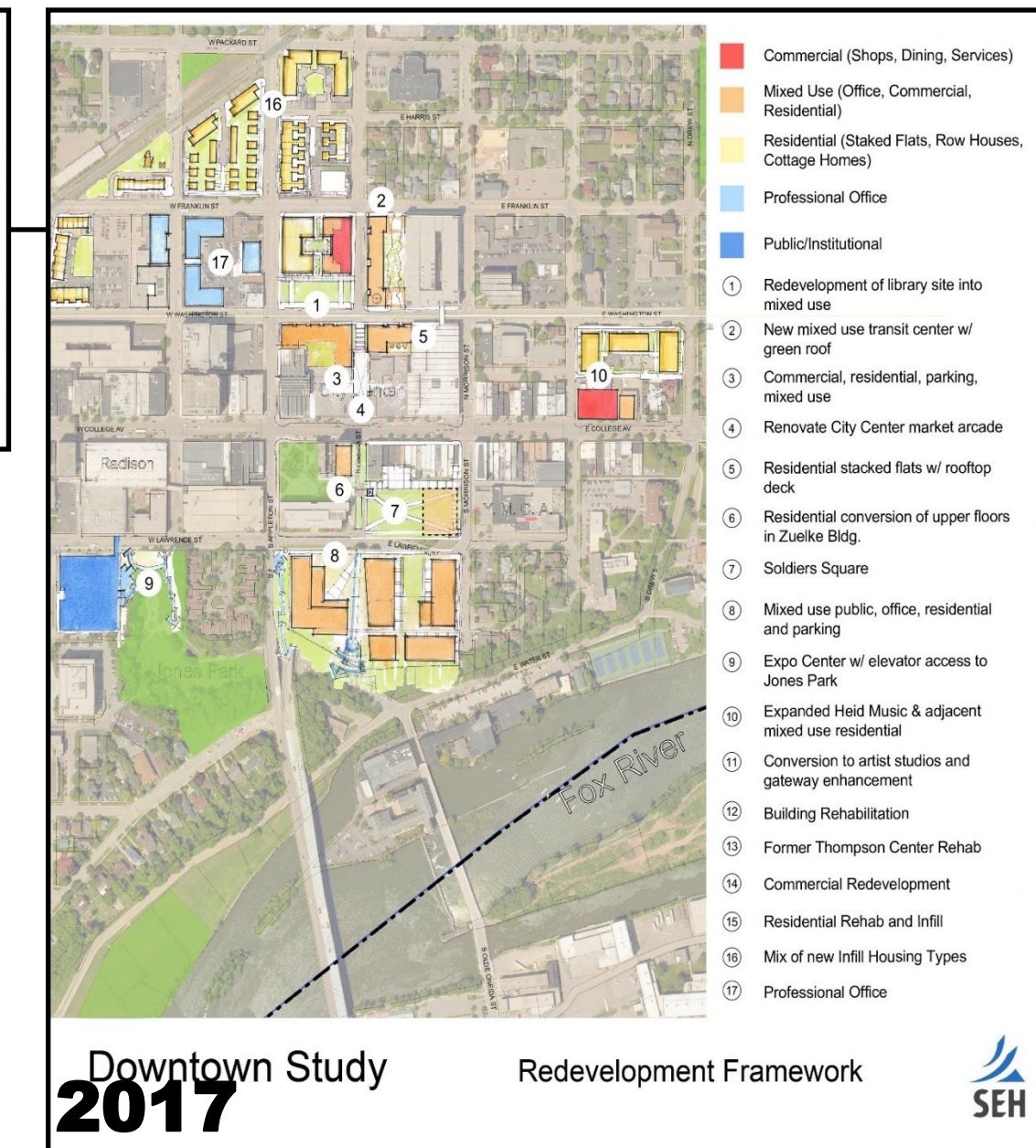


1996

July 1996

### Vision 20/20: Comprehensive Plan

- Developed locale-specific plans for Downtown and Northside and Southeast growth areas
- Advance Houdini Plaza as a gathering place
- Future 441 Industrial Park (Southpoint)
- Support hospital expansions
- Music / performing arts combined facility (PAC)



March 2017

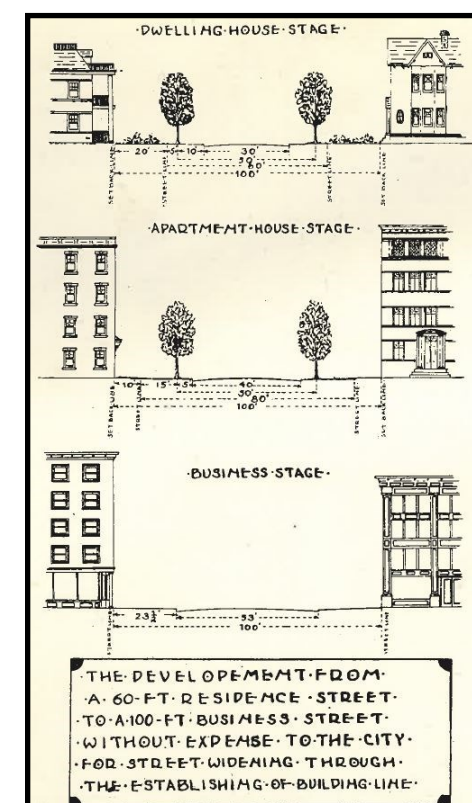
### Update to Comprehensive Plan 2010-2030

- Renovation of Jones Park and completion of Exhibition Center
- Improved downtown streetscape
- Demand for downtown housing

September 1922

### City Planning Survey with Proposals

- Established platting and zoning regulations
- Proposed arterial streets and street width standards
- Proposed Cherry Street bridge (Memorial Drive)
- Future parks and land for public schools
- Need for additional housing
- Garbage collection system
- Creation of separate storm and sanitary sewer



1922

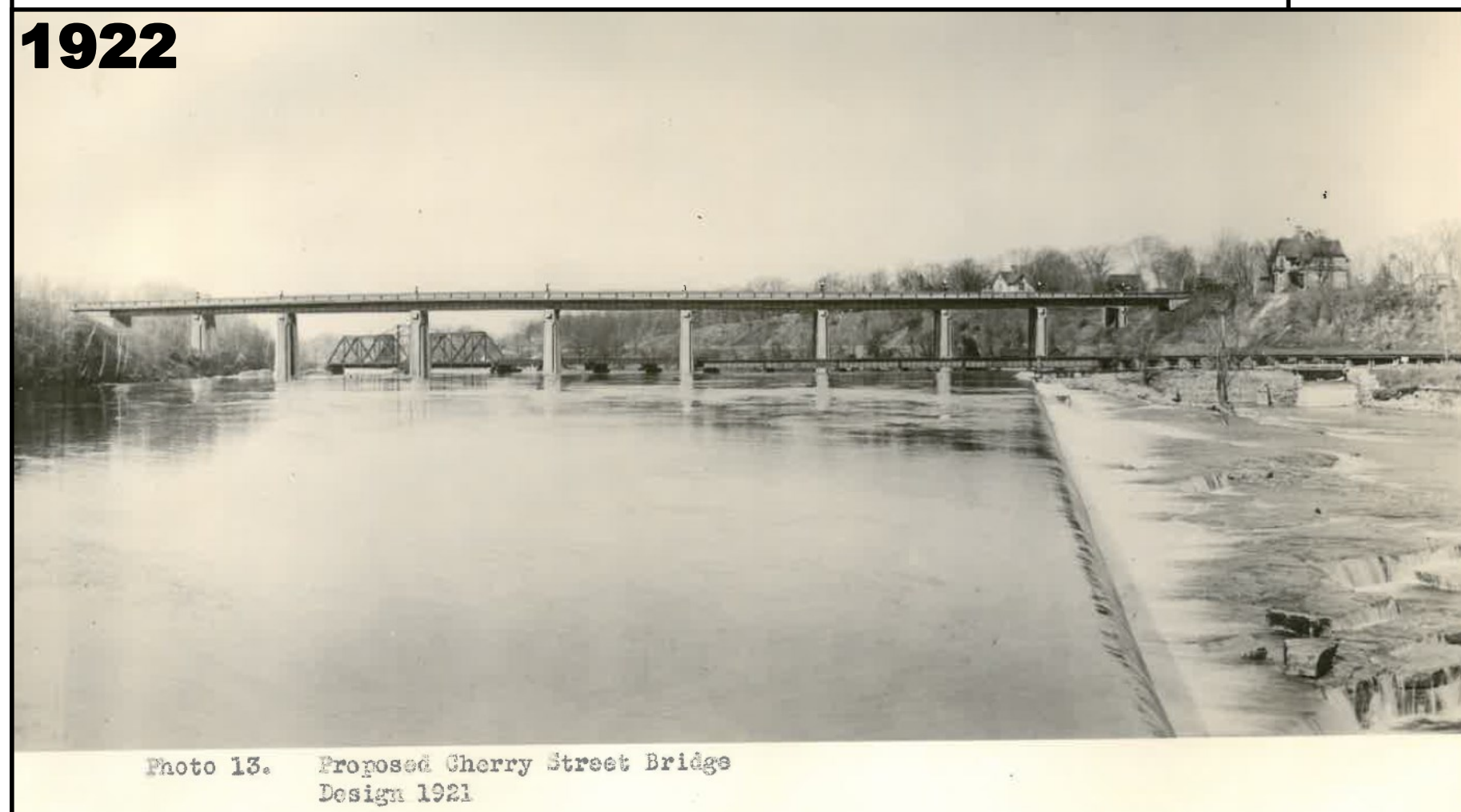
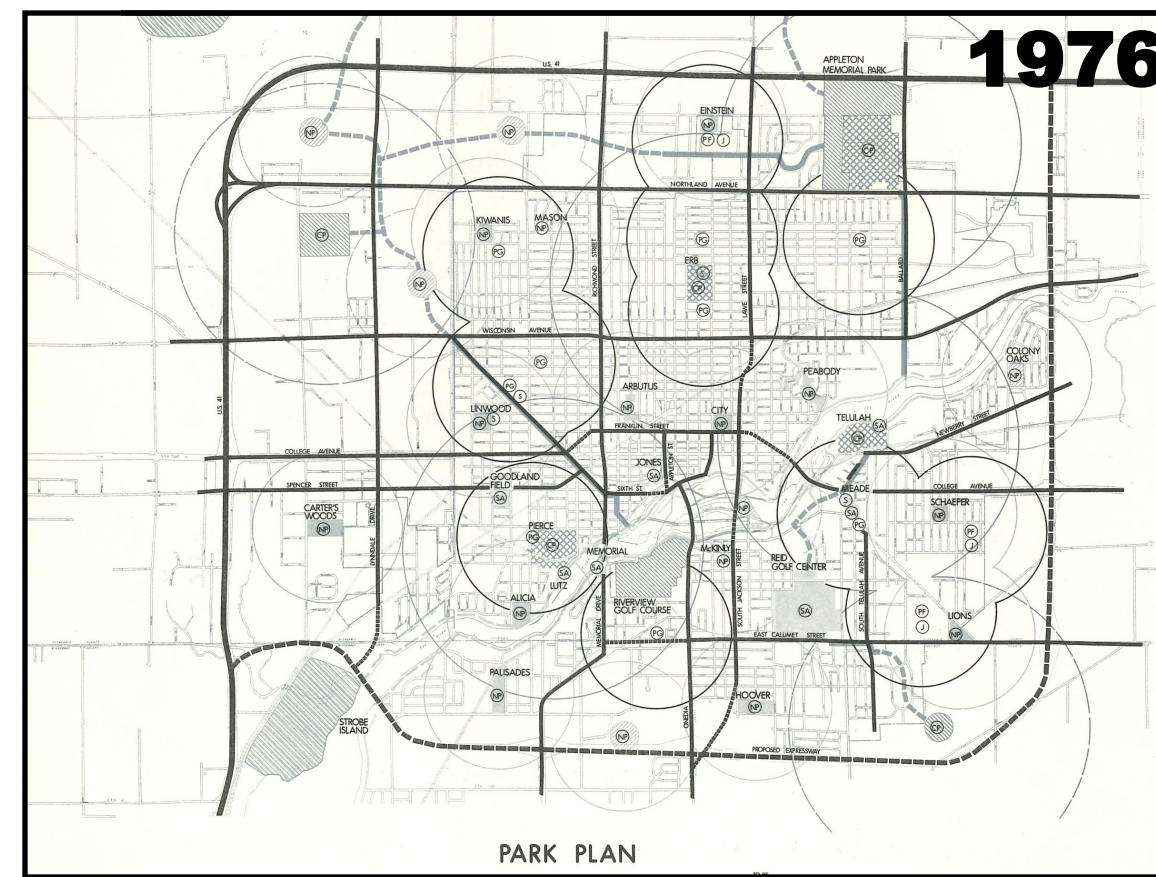


Photo 13. Proposed Cherry Street Bridge Design 1921



September 1976

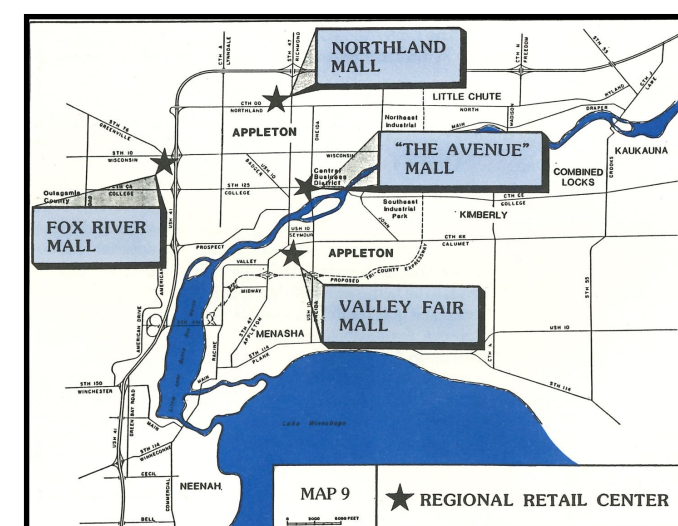
### Consultant's Recommendations on the Comprehensive Plan

- Build central business district as dominant commercial center
- Limit growth to within Highway 41 and Tri-County Expressway (Hwy 441)
- Develop neighborhood parks, large parks, and an open space corridor along Fox River

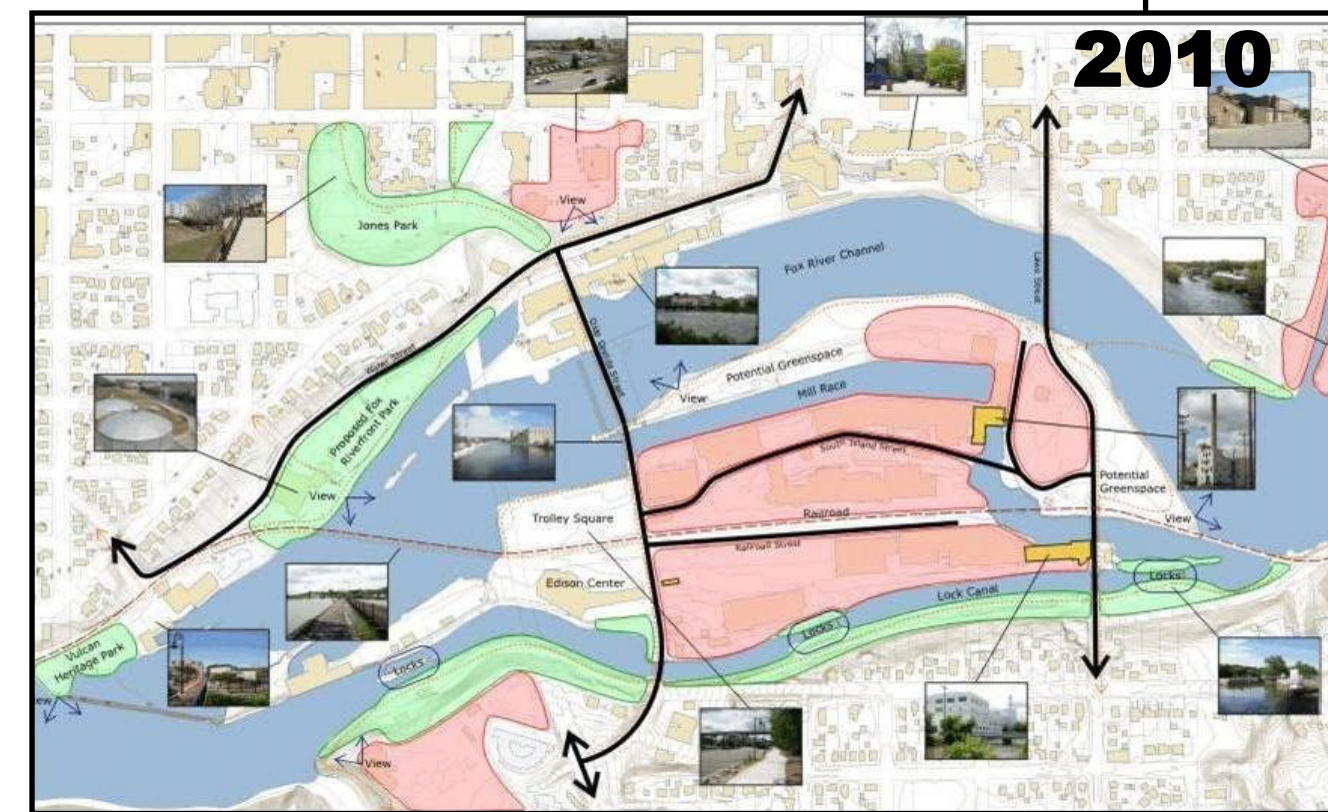
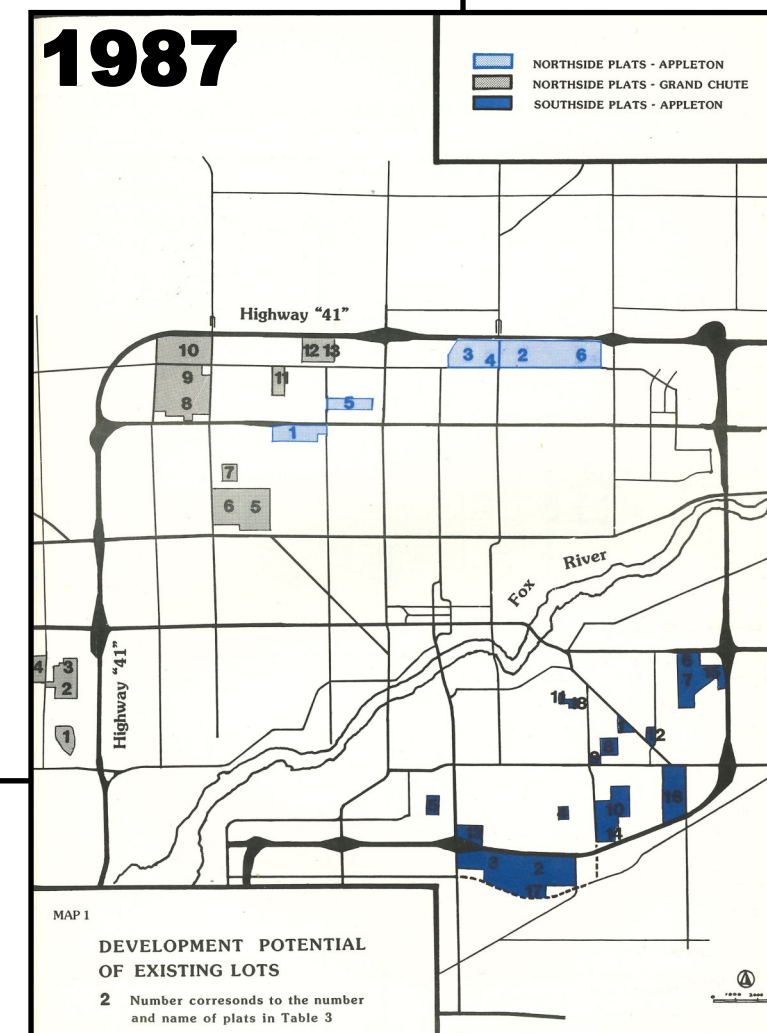
January 1987

### Comprehensive Plan 1987-2010

- Priority growth areas identified to northeast and southeast
- Promote industrial park expansion
- Establish commercial districts around Valley Fair Mall and Northland Mall
- Intergovernmental cooperation throughout Fox Cities



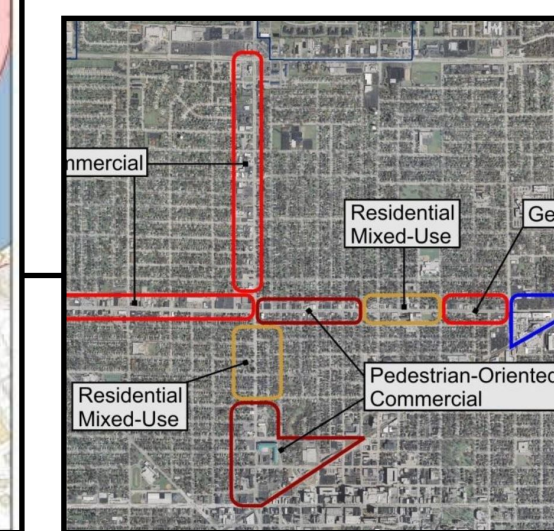
1987



March 2010

### Comprehensive Plan 2010-2030

- Proposed multi-use trail system
- Encourage riverfront redevelopment
- Corridor plans for Wisconsin Avenue, Richmond Street, and Oneida Street



*"The successful city of the future will not just happen, it will be planned."*  
— 1922 City Plan