



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final-revised Common Council

Wednesday, May 17, 2023

7:00 PM

Council Chambers

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE TO THE FLAG
- D. ROLL CALL OF ALDERPERSONS
- E. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS
- F. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES

[23-0542](#) Common Council Minutes of May 3, 2023

Attachments: [CC Minutes 5-3-23.pdf](#)

- G. BUSINESS PRESENTED BY THE MAYOR

[23-0543](#) Proclamations:
- Day of Hope Proclamation
- Jewish American Heritage Month
- Safe Boating Week

Attachments: [Day of Hope Proclamation.pdf](#)

[Jewish American Heritage Month Proclamation.pdf](#)

[Safe Boating Week Proclamation.pdf](#)

[23-0544](#) Reappointment & New Appointment to the Fox Cities Area Room Tax Commission

Attachments: [May 17 2023 Room Tax Appt Memo.pdf](#)

- H. PUBLIC PARTICIPATION

I. PUBLIC HEARINGS

[23-0469](#) Public Hearing for Rezoning #1-23 for Seville Properties, LLC from Temporary AG Agricultural to R-3 Multifamily District

Attachments: [RZ #1-23 Notice of Public Hearing.pdf](#)

J. SPECIAL RESOLUTIONS

K. ESTABLISH ORDER OF THE DAY

L. COMMITTEE REPORTS

1. MINUTES OF THE MUNICIPAL SERVICES COMMITTEE

[23-0412](#) Anticipated Award of Unit CC-23 College Ave Lane Reconfiguration Pavement Marking Contract. Held from April 24, 2023 meeting.
Memo to be distributed at meeting.

Attachments: [Unit CC-23 Memo.pdf](#)

Legislative History

4/24/23	Municipal Services Committee	held
		<i>Hold until the May 8th meeting.</i>
5/8/23	Municipal Services Committee	recommended for approval

[23-0507](#) Request from Rachel Coloma, 3320 N Lawe Street, to have her sidewalk snow removal assessment of \$75 waived.

Attachments: [Rachel Coloma - 3320 N Lawe Street Sidewalk Snow Removal Assessment.pdf](#)

Legislative History

5/8/23	Municipal Services Committee	recommended for denial
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[23-0508](#) Approve request from Creative Downtown Appleton, Inc. and Appleton Downtown, Inc. to install a parklet on the north side of Washington Street (NW corner of Washington Street and Appleton Street) at parking stall #289 per the On-Street Parklet Policy.

Attachments: [CDA ADI Parklet Request 2023.pdf](#)

Legislative History

5/8/23 Municipal Services recommended for approval
 Committee

2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

[23-0404](#) Class "B" Beer and "Class C" Wine License application for Off The Vine Woodfire Pizza Co LLC d/b/a Broken Tree Pizza, Keith Schreiner, Agent, located at 201 S Riverheath Way Ste 1100, contingent upon approval from the Health, Inspections and Police departments.

Attachments: [Broken Tree Pizza.pdf](#)

Legislative History

5/10/23 Safety and Licensing recommended for approval
 Committee

[23-0470](#) Class "B" Beer and "Class B" Liquor License Change of Agent application for DDCT Inc, d/b/a Jim's Place, Stacy Hoffman, New Agent, located at 223 E College Ave.

Attachments: [Stacy Hoffman S&L.pdf](#)

Legislative History

5/10/23 Safety and Licensing recommended for approval
 Committee

[23-0471](#) Class "A" Beer and "Class A" Liquor License Change of Agent application for Walgreens Co, d/b/a Walgreens #05102, Andrew Eisele, New Agent, located at 700 W College Ave.

Attachments: [Andrew Eisele S&L.pdf](#)

Legislative History

5/10/23 Safety and Licensing recommended for approval
 Committee

[23-0472](#) 2023-2024 Alcohol License Renewal applications, contingent upon approval from all departments by 12:00 p.m. on June 30, 2023.

Attachments: [2023-24 Alcohol License Renewals.pdf](#)

Legislative History

5/10/23 Safety and Licensing recommended for approval
 Committee

[23-0475](#) Salvage Dealer Renewal application for Mr C's Motorcycles LLC, Janet Ristau, Applicant, located at 724 S. Outagamie St, contingent upon approval from all departments.

Attachments: [Mr C's Motorcycles S&L.pdf](#)

Legislative History

5/10/23 Safety and Licensing recommended for approval
 Committee

[23-0476](#) Class "A" Beer and "Class A" Liquor License Change of Agent application for Target Corporation d/b/a Target Store T-1248, Sara Matusz, New Agent, located at 1800 S Kensington Dr.

Attachments: [Sara Matusz S&L.pdf](#)

Legislative History

5/10/23 Safety and Licensing Committee recommended for approval

[23-0487](#) Class "A" Beer and "Class A" Liquor License application for Samyam LLC d/b/a Wisconsin Avenue Marathon, Sadhana Lamichhane, Agent, located at 1920 E Wisconsin Ave, contingent upon approvals from the Health, Inspections and Public Works departments.

Attachments: [Wisconsin Avenue Marathon S&L.pdf](#)

Legislative History

5/10/23 Safety and Licensing Committee recommended for approval

[23-0494](#) Cigarette License application for Samyam LLC d/b/a Wisconsin Avenue Marathon, located at 1920 E Wisconsin Ave.

Attachments: [Wisconsin Avenue Marathon S&L.pdf](#)

Legislative History

5/10/23 Safety and Licensing Committee recommended for approval

[23-0495](#) 2023-2024 Cigarette and Tobacco Product License Renewals

Attachments: [2023-2024 Cigarette Renewals.pdf](#)

Legislative History

5/10/23 Safety and Licensing Committee recommended for approval

3. MINUTES OF THE CITY PLAN COMMISSION

[23-0393](#) Request to approve Rezoning #1-23 to rezone the Seville Properties Ballard & Werner Road Annexation, formerly in the Town of Center, consisting of approximately 39.913 acres located at 7051 N. Ballard Road (Tax Id #31-1-9316-00) [formerly N2751 County Road EE (Parcel #040098200)], including to the centerline of existing adjacent right-of-way, as shown on the attached maps, from Temporary AG Agricultural District to R-3 Multi-family District

Attachments: [StaffReport_SevillePropBallard-WernerRdAnnex_Rezoning_For4-26-23.pdf](#)

Legislative History

4/26/23 City Plan Commission recommended for approval
Proceeds to Council on May 17, 2023.

[23-0482](#) Request to approve Special Use Permit #3-23 for a car wash use located at 4029 East Calumet Street (Tax Id #31-9-5812-00), as shown on the attached maps 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_Deep Blue Car Wash_SUP_For5-10-23.pdf](#)

Legislative History

5/10/23 City Plan Commission recommended for approval

[23-0492](#) Request to approve the First Addition to Glacier Ridge Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff report

Attachments: [StaffReport_1st Addn Glacier Ridge PreliminaryPlat_For5-10-23.pdf](#)

Legislative History

5/10/23 City Plan Commission recommended for approval

4. MINUTES OF THE PARKS AND RECREATION COMMITTEE

[23-0479](#) Approve the Committee Meeting Schedule modification of Parks & Recreation Committee beginning at 6:15 p.m.

Legislative History

5/3/23 Common Council referred to the Parks and Recreation Committee

5/8/23 Parks and Recreation Committee recommended for approval

5. MINUTES OF THE FINANCE COMMITTEE

[23-0546](#) Request to award contract for the AWTF Phosphoric Acid Treatment Project to August Winter and Sons in the amount of \$863,750 with a 10% contingency of \$86,375 for a project total not to exceed \$950,125.

Attachments: [Phosphoric Acid Treatment Construction.pdf](#)

[23-0547](#) Request to approve the following Budget Amendment:

Reid Golf Course

Ground Repair & Maintenance	+ \$25,000
Fund Balance	+ \$25,000

to record Reid Paving Phase 1 project that was included in 2023 Capital Improvement Projects, however, not included in the Reid 2023 Budget.

6. MINUTES OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

[23-0489](#)

Request to approve the Second Amendment to the Development Agreement with Rise Apartments, LLC (assigned from MF Housing Partners, LLC) for redevelopment located on N. Oneida Street, E. Harris Street, and N. Appleton Street (Parcel Nos. 31-2-0441-00, 31-2-0536-00 and 31-2-0529-00) (per attached Certified Survey Maps in the process of being recorded) in Tax Increment Financing District No. 11 and approve the associated Assignment and Assumption of the Development Agreement

Attachments: [Rise Apts DA 2nd Amendment Memo to CEDC 5-10-23.pdf](#)

[0718 - Rise Apartments - Second Amendment to Dev Agrm - Clean - 05-08-202](#)

[Rise Apartments -- Assignment and Assumption of Development Agreement.pdf](#)

[FINAL Rise NORTH CSM 4-11-23.pdf](#)

[FINAL Rise SOUTH CSM 4-11-23.pdf](#)

Legislative History

5/10/23	Community & Economic Development Committee	recommended for approval
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7. MINUTES OF THE UTILITIES COMMITTEE

8. MINUTES OF THE HUMAN RESOURCES & INFORMATION TECHNOLOGY COMMITTEE

9. MINUTES OF THE FOX CITIES TRANSIT COMMISSION

10. MINUTES OF THE BOARD OF HEALTH

[23-0501](#)

Addition of Greenville to East Central Weights and Measures Consortium

Attachments: [GreenvilleMemoBOH 04.20.2023 a.pdf](#)

Legislative History

5/10/23	Board of Health	recommended for approval
	<i>Speaker: Eric Maggio, City Sealer</i>	

M. CONSOLIDATED ACTION ITEMS

N. ITEMS HELD

O. ORDINANCES

[23-0496](#)

Ordinances #16-23 to #18-23

Attachments: [Ordinances to Council 5-17-23.pdf](#)

- P. LICENSE APPLICATIONS AND COMMUNICATIONS REFERRED TO COMMITTEES OF JURISDICTION
- Q. RESOLUTIONS SUBMITTED BY ALDERPERSONS REFERRED TO COMMITTEES OF JURISDICTION
- R. OTHER COUNCIL BUSINESS
- S. ADJOURN

Kami Lynch, City Clerk

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

Remote meeting attendance may be permitted pursuant to Section 2-29 of the Appleton Municipal Code and Rules of Council.

**We are currently experiencing intermittent issues/outages with our audio/video equipment. Meeting live streams and recordings are operational but unreliable at times. This is due to delays in receiving necessary system hardware components. We continue to look for solutions in the interim and we hope to have these issues resolved soon.*



City of Appleton

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Meeting Minutes - Final Common Council

Wednesday, May 3, 2023

7:00 PM

Council Chambers

A. CALL TO ORDER

The meeting was called to order by Mayor Woodford at 7:00 p.m.

B. INVOCATION

The Invocation was offered by Alderperson Schultz

C. PLEDGE OF ALLEGIANCE TO THE FLAG

D. ROLL CALL OF ALDERPERSONS

Present: 16 - Alderperson William Siebers, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Patrick Hayden, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt, Alderperson Chad Doran, Mayor Jake Woodford, Vered Meltzer, Denise Fenton and Nate Wolff

E. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS

All Departments were represented.

F. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES

[23-0467](#)

Common Council Meeting Minutes of Organizational Meeting and Council Meeting on April 19, 2023

Attachments: [CC Minutes 4-19-23 Organizational Meeting.pdf](#)
[CC Minutes 4-19-23.pdf](#)

Alderperson Hartzheim moved, seconded by Alderperson Van Zeeland, that the Minutes be approved. Roll Call. Motion carried by the following vote, including Alders Meltzer, Fenton & Wolff voting Aye:

Aye: 12 - Alderperson William Siebers, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Patrick Hayden, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

Abstained: 1 - Mayor Jake Woodford

G. BUSINESS PRESENTED BY THE MAYOR

[23-0474](#)

Proclamations:

- American Legion Poppy Day
- Neurofibromatosis Awareness Day
- Hmong American Day
- Teacher Appreciation Week
- Municipal Clerks Week
- Asian & Pacific Islander Heritage Month
- Nurses Month

Attachments:

- [American Legion Poppy Day Proclamation.pdf](#)
- [Neurofibromatosis Awareness Day Proclamation.pdf](#)
- [Hmong American Day Proclamation.pdf](#)
- [Teacher Appreciation Week Proclamation.pdf](#)
- [Municipal Clerks Week Proclamation.pdf](#)
- [Asian and Pacific Islander Heritage Month Proclamation.pdf](#)
- [Nurses Month Proclamation.pdf](#)

H. PUBLIC PARTICIPATION

There was no one signed up to speak during Public Participation.

I. PUBLIC HEARINGS

J. SPECIAL RESOLUTIONS

K. ESTABLISH ORDER OF THE DAY

[23-0446](#)

Request to approve Grant Allocation for Energy Efficiency and Conservation Block Grant (EECBG) Program of \$134,180.

Attachments:

[2023 EECBG Grant Funding.pdf](#)

Aldersperson Hartzheim moved, seconded by Aldersperson Doran, that the Item be amended to state:

"provided the funds are used for existing proposed energy efficient projects for the library".

Roll Call. Motion failed 5/10 with Alders Meltzer, Fenton & Wolff voting Nay.

Aye: 5 - Aldersperson William Siebers, Aldersperson Kristin Alfheim, Aldersperson Sheri Hartzheim, Aldersperson Christopher Croatt and Aldersperson Chad Doran

Nay: 7 - Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Patrick Hayden, Alderperson Joss Thyssen, Alderperson Alex Schultz and Alderperson Vaya Jones

Abstained: 1 - Mayor Jake Woodford

Alderperson Firkus moved, seconded by Alderperson Fenton, that the Grant Allocation be approved. Roll Call. Motion carried 15/0 with Alders Meltzer, Fenton & Wolff voting Aye.

Aye: 12 - Alderperson William Siebers, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Patrick Hayden, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

Abstained: 1 - Mayor Jake Woodford

[23-0448](#)

Request to award the American Rescue Plan Act - Affordable Housing Project Grant to Greater Fox Cities Habitat for Humanity, Inc. for an amount of \$200,000.

Attachments: [Memo ARPA HousingGrantAward 04212023v3.pdf](#)

Alderperson Croatt moved, seconded by Alderperson Fenton, that the Grant award be approved. Roll Call. Motion carried 15/0 with Alders Meltzer, Fenton & Wolff voting Aye.

Aye: 12 - Alderperson William Siebers, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Patrick Hayden, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

Abstained: 1 - Mayor Jake Woodford

[23-0457](#)

Request to Award Network Managed Services to Heartland Business Systems.

Attachments: [Recommendation to Award Network Managed Services to Heartland Business Systems.pdf](#)

Alderperson Hartzheim moved, seconded by Alderperson Hayden, that the Contract Award be approved. Roll Call. Motion carried 14/0 with Alders Meltzer, Fenton & Wolff voting Aye.

Aye: 11 - Alderperson William Siebers, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Patrick Hayden, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim and Alderperson Chad Doran

Abstained: 2 - Alderperson Christopher Croatt and Mayor Jake Woodford

L. COMMITTEE REPORTS

Balance of the action items on the agenda.

Aldersperson Hartzheim moved, Aldersperson Firkus seconded, to approve the balance of the agenda. The motion carried by the following vote:

Aye: 15 - Aldersperson William Siebers, Aldersperson Brad Firkus, Aldersperson Israel Del Toro, Aldersperson Katie Van Zeeland, Aldersperson Patrick Hayden, Aldersperson Joss Thyssen, Aldersperson Alex Schultz, Aldersperson Vaya Jones, Aldersperson Kristin Alfheim, Aldersperson Sheri Hartzheim, Aldersperson Christopher Croatt, Aldersperson Chad Doran, Vered Meltzer, Denise Fenton and Nate Wolff

Abstained: 1 - Mayor Jake Woodford

1. MINUTES OF THE MUNICIPAL SERVICES COMMITTEE

[23-0455](#) Resolution #3-R-23 Street Light Installation Policy

Attachments: [#3-R-23 Street Light Policy Resolution .pdf](#)

This Report Action Item was approved.

2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

[23-0461](#) Alcohol License Suspension Hearing for PJW, LLC DBA: Chadwick's Bar, Jen Thomas, Agent

Attachments: [Complaint- Chadwick's 4-20-2023.pdf](#)

[Summons- Chadwick's 4-20-2023.pdf](#)

[Chadwick's Stipulation.pdf](#)

The Stipulation was approved.

[23-0468](#) Class "B" Beer and "Class B" Liquor Change of Agent application for Lawrence University of WI d/b/a Viking Room, Megan Dufrane-Groose, New Agent, located at 615 E College Ave, contingent upon approval from the Police Department.

Attachments: [Megan Dufrane-Groose S&L.pdf](#)

This Report Action Item was approved.

3. MINUTES OF THE CITY PLAN COMMISSION

[23-0394](#)

Request to approve the Future Providence Avenue and Baldeagle Drive (Right-of-Way) Annexation consisting of approximately 1.63 acres extending existing Baldeagle Drive and existing Providence Avenue to the future extension of Lightning Drive, north of East Edgewood Drive, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_FutureProvidenceandBaldeagle_Annexation_For4-26-23.pdf](#)
[DOARReviewLetter_FutureProvidenceandBaldeagle_Annexation.pdf](#)

This Report Action Item was approved.

4. MINUTES OF THE PARKS AND RECREATION COMMITTEE

5. MINUTES OF THE FINANCE COMMITTEE

[23-0443](#)

Request to approve lease for space at the Northland Mall by the Parks, Recreation and Facilities Management Department contingent on the approval of the Development Agreement with Fox Commons Properties, LLC.

Attachments: [2023 Dance Studio Lease.pdf](#)

This Report Action Item was approved.

[23-0444](#)

Request to approve staff authorization to acquire Units 50 D and 50 E in the City Center West lower level.

Attachments: [2023 Acquisition of Space in City Center West Lower Level.pdf](#)

This Report Action Item was approved.

[23-0445](#)

Request to approve an agreement with Goodwill Industries for its funding of the Miracle Field Upgrades at Memorial Park.

Attachments: [2023 Miracle League Field.pdf](#)

This Report Action Item was approved.

6. MINUTES OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

[23-0421](#)

Request to apply for Emergency Housing Homeless (EHH) funding and approve the City serving as the lead agency and fiscal agency on behalf of the Fox Cities Housing Coalition

Attachments: [Apply for EHH Funding as Lead for FCHC Memo to CEDC 4-26-23.pdf](#)

This Report Action Item was approved.

7. **MINUTES OF THE UTILITIES COMMITTEE**

8. **MINUTES OF THE HUMAN RESOURCES & INFORMATION TECHNOLOGY COMMITTEE**

[23-0463](#)

Request to Approve Police Table of Organization Changes.

Attachments: [New Police Engagement Spec.pdf](#)
[Police Community Engagement Specialist Job Description 4.20.23.pdf](#)
[Police DRAFT 4.7.23.pdf](#)

This Report Action Item was approved.

9. **MINUTES OF THE FOX CITIES TRANSIT COMMISSION**

10. **MINUTES OF THE BOARD OF HEALTH**

M. **CONSOLIDATED ACTION ITEMS**

N. **ITEMS HELD**

O. **ORDINANCES**

[23-0466](#)

Ordinance #15-23 (Future Providence Avenue & Baldeagle Drive Annexation)

Attachments: [Ordinances to Council 5-3-23.pdf](#)

Aldersperson Hartzheim moved, seconded by Aldersperson Croatt, that the Annexation Ordinance be approved. Roll Call. Motion carried 15/0 with Alders Meltzer, Fenton & Wolff voting Aye.

Aye: 12 - Aldersperson William Siebers, Aldersperson Brad Firkus, Aldersperson Israel Del Toro, Aldersperson Katie Van Zeeland, Aldersperson Patrick Hayden, Aldersperson Joss Thyssen, Aldersperson Alex Schultz, Aldersperson Vaya Jones, Aldersperson Kristin Alfheim, Aldersperson Sheri Hartzheim, Aldersperson Christopher Croatt and Aldersperson Chad Doran

Abstained: 1 - Mayor Jake Woodford

- P. LICENSE APPLICATIONS AND COMMUNICATIONS REFERRED TO COMMITTEES OF JURISDICTION
- Q. RESOLUTIONS SUBMITTED BY ALDERPERSONS REFERRED TO COMMITTEES OF JURISDICTION
- R. OTHER COUNCIL BUSINESS

[23-0479](#)

Approve the Committee Meeting Schedule modification of Parks & Recreation Committee beginning at 6:15 p.m.

This Item was referred back to the Parks and Recreation Committee by Alderperson Schultz.

- S. ADJOURN

Alderperson Del Toro moved, seconded by Alderperson Hartzheim, that the meeting be adjourned at 7:38 p.m. Roll Call. Motion carried 15/0 with Alders Meltzer, Fenton & Wolff voting Aye.

Aye: 12 - Alderperson William Siebers, Alderperson Brad Firkus, Alderperson Israel Del Toro, Alderperson Katie Van Zeeland, Alderperson Patrick Hayden, Alderperson Joss Thyssen, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Kristin Alfheim, Alderperson Sheri Hartzheim, Alderperson Christopher Croatt and Alderperson Chad Doran

Abstained: 1 - Mayor Jake Woodford

Kami Lynch, City Clerk

PROCLAMATION



Office of the Mayor

WHEREAS, a series of events, including COVID-19 and widespread civil unrest, led to unprecedented increases in hopelessness, and hopelessness for many is a consequence of discrimination and oppression, as it is learned and includes emotional despair and motivational helplessness; and

WHEREAS, hopelessness is a major symptom of depression, anxiety, addiction, violence, self-harm, homelessness, early death, failure to graduate from school, suicide, poor health, and under-performance; and

WHEREAS, research has shown that hope is teachable, and higher hope leads to increased community engagement, a more productive workforce, stronger relationships, higher graduation rates, longer lifespans, less crime, less addiction, and reduced poverty as hope is an inhibiting factor against anxiety and depression, and can be learned at any age; and

WHEREAS, the International Foundation for Research and Education on Depression (“iFred”) has been researching and teaching the Science of Hope worldwide since 2013, launching the Hopeful Cities initiative which seeks to teach all populations the “how-to” of hope; and

WHEREAS, hope is available to all and is possible no matter what life brings; and iFred has created a Hopeful Cities Playbook, a free tool that cities can use to operationalize hope as it is time to create a wise-spread movement for hope.

NOW, THEREFORE, BE IT RESOLVED, THAT I, JACOB A. WOODFORD, Mayor of the City of Appleton, do hereby proclaim Monday, May 1, 2023, as

Day of Hope

in Appleton, launching a week of hope for all to share the science, story, and strategies of hope in Appleton, our surrounding communities, the state of Wisconsin, and cities around the world.



Signed and sealed this 3rd day of May 2023.

JACOB A. WOODFORD
MAYOR OF APPLETON

PROCLAMATION



Office of the Mayor

WHEREAS, the City of Appleton has been enriched by the contributions of Jewish Americans to our society, culture, economy, and government; and

WHEREAS, the month of May has been designated as Jewish American Heritage Month to celebrate and honor the achievements and contributions of Jewish Americans throughout our nation's history; and

WHEREAS, Jewish Americans have made significant contributions to every aspect of American life, including science, medicine, law, politics, education, sports, entertainment, and the arts; and

WHEREAS, Jewish Americans have played a vital role in promoting social justice, human rights, and religious freedom, and have contributed to the diversity and pluralism of our communities; and

WHEREAS, Jewish American Heritage Month provides an opportunity to offer hope and positivity as we celebrate the vibrant history and culture of the Jewish community and to recognize the ongoing contributions of Jewish Americans to our society.

NOW, THEREFORE, BE IT RESOLVED, THAT I, JACOB A. WOODFORD, Mayor of the City of Appleton, do hereby proclaim the month of May 2023 as

Jewish American Heritage Month

in Appleton and encourage residents to recognize the many contributions of Jewish Americans in our communities, celebrate their history, promote a culture of dignity and inclusion for all people, and oppose all forms of antisemitism.

Signed and sealed this 11th day of May 2023.




JACOB A. WOODFORD
MAYOR OF APPLETON

PROCLAMATION



Office of the Mayor

WHEREAS, recreational boating is a popular and enjoyable activity enjoyed by many each year; and

WHEREAS, boating can also be dangerous without proper precautions and safety measures in place; and

WHEREAS, the annual observance of Safe Boating Week supports the Safe Boating Campaign, a global awareness effort that encourages boaters to make the most of their boating adventures by being responsible; and

WHEREAS, the United States Coast Guard reports that drowning was the cause of death in four out of every five recreational boating fatalities in 2022 and 83 percent of those were not wearing a life jacket; and

WHEREAS, the Wisconsin Department of Natural Resources is dedicated to boating safety and provides valuable resources and information to boaters to help ensure safe and responsible boating; and

WHEREAS, Safe Boating Week reminds all boaters to wear a life jacket, avoid boating under the influence, be aware of weather and water conditions, stay in contact with someone on shore, use an engine cut-off device, and take boater education courses to improve their knowledge and skill.

NOW, THEREFORE, BE IT RESOLVED, THAT I, JACOB A. WOODFORD, Mayor of the City of Appleton, do hereby proclaim May 20-26, 2023 as

Safe Boating Week

in Appleton and encourage all boaters to take the necessary steps to ensure a safe and enjoyable boating experience while making memories with family and friends.

Signed and sealed this 15th day of May 2023.




JACOB A. WOODFORD
MAYOR OF APPLETON



“...meeting community needs...enhancing quality of life.”

OFFICE OF THE MAYOR
Jacob A. Woodford
100 North Appleton Street
Appleton, Wisconsin 54911-4799
Phone: (920) 832-6400
Email: Mayor@Appleton.org

TO: Members of the Common Council
FROM: Mayor Jacob A. Woodford 
DATE: May 11, 2023
RE: Confirmation of Reappointment & New Appointment

It is with pleasure that I present the following recommendations for your confirmation at the May 17, 2023, Common Council meeting.

FOX CITIES AREA ROOM TAX COMMISSION – Reappointment

Jeri Ohman

Term Ends May 2024

FOX CITIES AREA ROOM TAX COMMISSION – New Appointment

Peter Rank

Term Ends May 2024

Peter is a consummate hotel professional with a passion for service and a wealth of experience in all aspects of managing, training, and guest relations. He currently serves as the General Manager of the CopperLeaf Boutique Hotel & Spa and has held leadership positions in his 35-year career at Hotel Retlaw, Four Seasons Hotel, Atlanta, Ocean House, and The Sanctuary at Kiawah Island Golf Resort. Peter has demonstrated a consistent record of delivering exceptional guest experiences and exceeding guest expectations, earning high satisfaction ratings and awards from prestigious travel organizations as AAA and Forbes Travel Guide. He has a strong focus on anticipating guests' needs, attention to detail, and driving efficiency improvements in hotel operations.

NOTICE OF PUBLIC HEARING

#1-23

RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on Wednesday, May 17, 2023, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

Rezoning #1-23: A rezoning request has been initiated by the City Plan Commission, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton, for the above-described real estate, which was zoned temporary AG Agricultural District following annexation. Pursuant to Sections 23-65(d)(1) and 23-65(e) of the Municipal Code, the City Plan Commission proposes to rezone the property to a zoning classification of R-3 Multi-Family District. The property owner anticipates developing the property with a mix of residential uses, townhomes, apartments, two-family and single-family homes and possible public park.

Purpose of the Request: To assign a zoning classification following the Seville Properties Ballard & Werner Road Annexation process.

Legal Description:

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 22 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 39.913 Acres of land and being further described as follows:

Commencing at the East Quarter (E $\frac{1}{4}$) corner of said Section 36 and being the point of beginning;

Thence North $89^{\circ}36'25''$ West 1316.61 feet coincident with the South line of the NE $\frac{1}{4}$ of Section 36;

Thence North $00^{\circ}08'57''$ East 1319.65 feet coincident with the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36;

Thence South $89^{\circ}43'44''$ East 1315.59 feet coincident with the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36;

Thence South $00^{\circ}06'21''$ West 1322.45 feet coincident with the East line of the Northeast $\frac{1}{4}$ of Section 36 to the point of beginning.

April 27, 2023

RUN: May 2, 2023
May 9, 2023

KAMI LYNCH
City Clerk



DEPARTMENT OF PUBLIC WORKS
Engineering Division – Traffic Section
2625 E. Glendale Avenue
Appleton, WI 54911
TEL (920) 832-5580
FAX (920) 832-5570

To: Municipal Services Committee
From: Eric Lom, City Traffic Engineer
Date: May 8, 2023
Re: Recommended award of the Unit CC-23 College Avenue Pavement Marking Contract (Re-Quote)

Quotes were opened for the *Unit CC-23 College Avenue Pavement Marking Contract (Re-Quote)* on May 4, 2023, as a means of establishing unit prices for this maintenance contract, which generally involves the removal and replacement of durable epoxy longitudinal and transverse pavement markings as a part of the *College Avenue 4-to-3 Lane Reconfiguration Project*.

Quotes were solicited and received from the only two contractors that have provided adequate service to the city in the past. Brickline Inc., of Madison, Wisconsin, submitted the low quote in the total amount of \$71,910.70, which is ~2% lower than our engineer's estimate of \$73,020.

Based on this, we recommend award of the contract to Brickline, Inc., in an amount not to exceed \$79,102, which allows for a 10% contingency.

From: [Renee Padgett](#)
To: [rachel coloma](#)
Subject: RE: Bill #23-00762-1 / RESIDENTIAL PROPERTY INQUIRY FOR 31-6-3016-00 / 3320 N LAWE ST CSR# 228272
Date: Wednesday, May 3, 2023 8:06:00 AM

Hello Rachel:

Your request to be heard at the next Municipal Services Committee has been accepted. I will provide the committee the pictures I have provided to you.

May 8, 2023 at 4:30pm

City Hall
100 N Appleton St
6th Floor Council Chambers
Appleton WI 54911

Renee Padgett

City of Appleton Public Works
100 N Appleton St FL 5, Appleton WI 54911-4702
920-832-5592
<https://www.appleton.org/government/public-works>

Hijacked Emails: The City of Appleton is continuing to be on high alert for suspicious emails containing links. Should the city server reject your email to me, please call me directly at 920-832-5592 to have your email added to the safe sender list.

From: rachel coloma <colomabert@yahoo.com>
Sent: Tuesday, May 2, 2023 8:40 AM
To: Renee Padgett <Renee.Padgett@Appleton.org>
Subject: Re: RESIDENTIAL PROPERTY INQUIRY FOR 31-6-3016-00

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yes I would like to be put on committee agenda to dispute this claim. Rachel Coloma

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, May 2, 2023, 8:37 AM, Renee Padgett <Renee.Padgett@Appleton.org> wrote:

Hello Rachael:

Thank you for inquiring about the neglected sidewalk procedure. I've copied the process from our website, along with the ordinance for your reference.

Sidewalks are a critical part of our City's transportation system. Many people rely on sidewalks to get to school, work and play. The City would like to encourage everyone to be a good neighbor. Think about neighbors and friends who do not have the ability to shovel snow from public sidewalks, their walkways and driveways. Let neighbors know ahead of time if you are willing to help. Check with these neighbors after a storm to be sure they are okay and ask if they need assistance.

SNOW SHOVELING COMPLAINTS <https://www.appleton.org/government/public-works/winter-page>

- Complaints regarding un-shoveled sidewalks should be directed to the Public Works at 920-832-6474; 36 hours following cessation of a snowfall. Office hours are 8:00 a.m. to 4:30 p.m. Monday through Friday.
- Once a complaint is received, the city will investigate the complaint. If the property is in violation of the city's Snow and Ice Removal Ordinance, the city will take the appropriate action. The property owner will **not** receive a courtesy notice that they are in violation of this violation.
- The city staff to perform these services will take "before" and "after" pictures of the site. The cost of blue salting or clearing the sidewalk is currently \$75 plus \$0.40 per foot after the first 100 feet and is billed to the property owner.

CURB RAMP SHOVELING

Property owners on corner lots must also remove snow and ice from curb ramps. These ramps are considered an extension of the sidewalk system.

ORDINANCE

MUNICIPAL CODE, CHAPTER 16, Sect 16-10 SNOW & ICE REMOVAL

(a) Every person shall, no later than 36 hours following cessation of a snowfall, remove all snow and/or ice from the entire width of the sidewalk in front of the premises owned or occupied by them; provided that, immediately after the accumulation of ice on such sidewalk it shall be treated with sand, salt or other substance to prevent it from being slippery. The ice shall continue to be so treated in such a manner as to prevent the ice from being dangerous until it can be removed and shall then be promptly removed. If the owner or occupant of such premises shall fail to remove such snow and ice or to sprinkle a sidewalk as required, the work shall be done under the direction of the Common Council and the expenses thereof made a special tax upon the lot in front of which such work was done.

(b) No person shall remove or cause to be removed any snow or ice from their premises, residence,

parking lot, parking area, business property or other area onto any public right-of-way or property. Snow removed from public sidewalks shall not be stored in any manner which will obstruct or limit vehicular or pedestrian vision, movement or access.

(c) The deposit of any snow or ice upon any sidewalk, alley or street of the city contrary to the provisions of this section is a nuisance, and in addition to the penalty provided for violation of this chapter, the City may summarily remove any snow or ice so deposited and cause the cost of removal to be charged to the owner of the property from which the snow or ice has been removed.

Renee Padgett

City of Appleton Public Works

100 N Appleton St FL 5, Appleton WI 54911-4702

920-832-5592

<https://www.appleton.org/government/public-works/admin-engineering/assessment-information>

Hijacked Emails: The City of Appleton is continuing to be on high alert for suspicious emails containing links. Should the city server reject your email to me, please call me directly at 920-832-5592 to have your email added to the safe sender list.

Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.

2022/2023 Snow Events - Neglected Sidewalk Program

Current Date & Time:

Tuesday, May 2, 2023 9:03 AM

Event No.	START of Snow Event	END of Snow Event	Time since END of most recent Snow Event (Hours)	Is 36-hour Criteria met?	BEGIN Accepting NEW Complaints (CSR's)		STOP Accepting NEW Complaints (CSR's)	
	Date / Time	Date / Time			Date	Time	Date	Time
1	Thursday, December 15, 2022 1:00 AM	Thursday, December 15, 2022 5:00 AM	20.00	NO. New snowfall has occurred within 36 hrs.	NO		-	
2	Friday, December 16, 2022 1:00 AM	Saturday, December 17, 2022 12:00 PM	36.58	YES	Monday, Dec. 19, 2022 12:00AM	Monday, Dec. 19, 2022 12:35AM		
3	Monday, December 19, 2022 12:35 AM	Tuesday, December 20, 2022 7:45 AM	39.00	YES	Wednesday, Dec. 21, 2022 7:45PM	Wednesday, Dec. 21, 2022 10:45PM		
4	Wednesday, December 21, 2022 10:45 PM	Friday, December 23, 2022 10:45 PM	290.25	YES	Sunday, Dec. 25, 2022 10:45AM	Thursday, Jan. 5, 2023 1:00AM		
5	Thursday, January 5, 2023 1:00 AM	Thursday, January 5, 2023 8:00 PM	316.50	YES	Saturday, Jan. 7, 2023 8:00AM	Thursday, Jan. 19, 2023 12:30AM		
6	Thursday, January 19, 2023 12:30 AM	Thursday, January 19, 2023 10:00 AM	156.00	YES	Friday, Jan. 20, 2023 10:00PM	Wednesday, Jan. 25, 2023 10:00PM		
7	Wednesday, January 25, 2023 10:00 PM	Thursday, January 26, 2023 11:00 AM	57.50	YES	Friday, Jan. 27, 2023 11:00PM	Saturday, Jan. 28, 2023 8:30PM		
8	Saturday, January 28, 2023 8:30 PM	Sunday, January 29, 2023 5:00 AM	441.50	YES	Monday, Jan. 30, 2023 5:00PM	Thursday, Feb. 16, 2023 2:30PM		
9	Thursday, February 16, 2023 2:30 PM	Thursday, February 16, 2023 10:00 PM	118.50	YES	Saturday, Feb. 18, 2023 10:00AM	Tuesday, Feb. 21, 2023 8:30PM		
10	Tuesday, February 21, 2023 8:30 PM	Thursday, February 23, 2023 11:30 PM	23.00	NO. New snowfall has occurred within 36 hrs.	NO		-	
11	Friday, February 24, 2023 10:30 PM	Saturday, February 25, 2023 10:00 AM	44.50	YES	Sunday, Feb. 26, 2023 10:00PM	Monday, Feb. 27, 2023 6:30AM		
12	Monday, February 27, 2023 6:30 AM	Monday, February 27, 2023 7:30 PM	146.50	YES	Wednesday, Mar. 1, 2023 7:30AM	Sunday, Mar. 5, 2023 10:00PM		
13	Sunday, March 5, 2023 10:00 PM	Monday, March 6, 2023 5:00 AM	86.50	YES	Tuesday, Mar. 7, 2023 5:00PM	Thursday, Mar. 9, 2023 7:30PM		
16	Thursday, March 9, 2023 7:30 PM	Friday, March 10, 2023 1:00 PM	34.50	NO. New snowfall has occurred within 36 hrs.	NO		-	
17	Saturday, March 11, 2023 11:30 PM	Monday, March 13, 2023 5:30 AM	288.50	YES	Tuesday, Mar. 14, 2023 5:30PM	Saturday, Mar. 25, 2023 6:00AM		
18	Saturday, March 25, 2023 6:00 AM	Saturday, March 25, 2023 2:00 PM	907.06	YES	Monday, Mar. 27, 2023 2:00AM	Continue to Accept		

SPECIAL ASSESSMENTS BILL INQUIRY - DETAIL

5/02/23

Property Key: 31-6-3016-00

Bill Amount: 75.00

Bill Number: 23-00762-1

Interest Rate: 10.00%

Code/Desc: 17 SIDEWALK SNOW REMOVAL

Receipt Date:

Assmnt Date: 1/31/23

Receipt Number:

Bill Date: 4/27/23

Receipt Amount:

DATE	PRINCIPAL	INTEREST	TOTAL
	75.00	.00	75.00

DUE	75.00	.00	75.00
-----	-------	-----	-------

ENTER:Return to Summary

HELP:Help Text

Pgm -AMS1145 Customer Request Sheet
User-PADGETRR
Wsid-QPADEV001R

Page- 1
Date- 5/02/23
Time- 9:00:03

Request - 228272 SIDEWALK NOT SHOVELED

Dept/Div- DPW SDW

Type- 1 SIDEWALKS

Sub type- 5 SNOW-WAITING FOR BILLING

Location-

Str addr- 3320 N LAWE ST

Parcel- 31-6-3016-00 COLOMA-SANCHEZ DANNY E
3320 N LAWE ST APPLETON WI 54911

Rental- N

Requestor- ANONYMOUS

Phone #1 -

Phone #2 -

cell phon-

fax phon-

needs wo -

called back- 00/00/00

Assigned to- 4948 M SCOTT HART

Request notes-

2/01/23 NOT CLEAR; INSPECTOR SHOVEL/BLUE SALTED.
\$75 ASMT

----- Other calls at location -----
Date Desc Dept/Div Requestor Status Request

- Last snow fall was on 1/28/2023 8:30:00 PM.
- Started taking calls after 36 hours; 1/30/23 5:00 PM.
- CSR# 228272 called in on 1/31/23 at 11:04 am.
- Inspector went out on 2/01/23 and blue salted.
- Bill date 4/27/23.

Wednesday, February 1, 2023 at 11:02 AM
3320 N Lawe St
Appleton WI 54911



Wednesday, February 1, 2023 at 11:02 AM
3320 N Lawe St
Appleton WI 54911



Wednesday, February 1, 2023 at 11:00 AM
3210 N Lawe St
Appleton WI 54911



Wednesday, February 1, 2023 at 11:00 AM
3326 N Lawe St
Appleton WI 54911



May 1, 2023

Submitted to: Municipal Services and Director of Public Works: Danielle Block
From: Creative Downtown Appleton Inc. (CDA) and Appleton Downtown Inc.

Public parklet proposal:

Creative Downtown Appleton Inc. (CDA) and Appleton Downtown Inc. are requesting approval to place an on street modular parklet for the duration of June 1st through October 31st 2022. The parklet would be located in 1 parking stall Washington St. Space #289 with additional space to the west of the stall to accommodate the length of the unit.

The features of the proposed Public Parklet include:

- The parklet is a prefabricated Street Deck unit by Archatrak. Images and the installation manual are attached with unit specifications.
- The size of the unit is 6 feet wide by 32 feet long. It is a steel frame on raised support pedestals. The decking is porcelain pavers. The fence panels and planters are powder coated galvanized steel.
- **Access:** the unit is an ADA compliant design. The elevated adjustable steel frame allows for curb level entry and free flowing street drainage.
- **Safety:** The unit currently features LED lighting and reflective tape along the top railing. The steel fence and planters add additional safety while still providing visual sight into the unit as shown in the attached images. Additional lighting can be added at the request of the city.
- **Comfort:** the unit will feature up to three tables and six chairs as shown in the attached images
- **Artful elements:** The eight steel planters are wrapped with mural vinyl images of world instruments.

Additional features:

- The fence planters will be planted with eatable fragrant herbs. With signs inviting the public to enjoy.
- We would like to add a pet waste station and leash hooks to welcome our furry friends.
- Signage on the unit includes sponsor recognition and a sign stating *no alcohol allowed*. As shown in attached image

Installation: CDA/ADI will coordinate installation of the unit. We will source a team to complete the install. We would ask for the City to provide an inspection of the unit.

Maintenance: ADI will be responsible for daily cleaning of the parklet and any related maintenance or repair of the unit. A garbage can will be added to the unit this year.

Drainage: The unit is constructed with a pedestal and frame design to allow for adequate drainage. Please see attached image.

Ownership and Insurance: the parklet unit will be owned by CDA and included within our liability insurance policy. We will work with the City on requirements to provide needed certificate of insurance listing City of Appleton as additionally insured.

Expenses: CDA will cover all expenses related to the purchase, install and maintenance of the parklet unit, features and furniture as well as fees related to lost parking revenue.







"...meeting community needs...enhancing quality of life."

January 2022

CITY OF APPLETON ON-STREET PARKLET POLICY

The objective of this policy is to establish the guidelines in which on-street parking spaces may be reallocated to provide amenities and green space for the general public to sit and enjoy.

PROCEDURE

All requests for on-street parklets shall be submitted by a not-for-profit organization representing businesses to the Department of Public Works to be reviewed against the criteria set forth in this policy. Requests not meeting the criteria shall be denied administratively. Requests meeting the criteria shall be forwarded to the Municipal Services Committee and Common Council for consideration.

All written submittals shall contain the following information:

1. Name of sponsoring organization.
2. Location of requested parklet.
3. Number of parking stalls to be reallocated for parklet.
4. Dimensioned site plan including all details of parklet such as load bearing and railing force rating specifications, finishes, plant species, furniture, parklet covering(s), etc.
5. Maintenance plan including responsible party and how drainage will be provided along existing street gutter.
6. Documentation of support from immediately adjacent property/business owners.

APPROVAL CRITERIA

1. On-street parklets shall be permitted from May 1st through October 31st, unless they need to be removed for pre-determined special events.
2. On-street parklets shall be located at least one parking spot in from a corner or protected by bollards, sidewalk bump-out, or other city approved barrier.
3. Street has an existing parking lane.
4. Street is a two-lane roadway with a posted speed limit of 25 MPH or slower.
5. On-street parklets shall be required to provide a minimum of one square foot of city-approved reflective tape or other similar reflective material on each of the two corners that are adjacent to traffic.
6. On-street parklets shall include a minimum of one city-approved reflective soft hit post and one wheel stop on each end.
7. On-street parklets shall not be allowed in front of a fire hydrant, a maintenance hole, or public utility valve cover, or otherwise obstruct access to city infrastructure.
8. On-street parklets shall not extend more than 7 feet into the roadway.
9. On-street parklet deck must be flush with the curb and may not have more than a ½" gap from the curb.
10. On-street parklets shall not be allowed immediately adjacent to a sidewalk café.

11. On-street parklet must be ADA accessible with a minimum 36" ADA accessible entryway.
12. Platform of the on-street parklet may not impede street drainage and should have a 6" gap maintained between the body of the deck and the curb to facilitate the movement of water.
13. The perimeter of the parklet shall be enclosed utilizing planters, railings or cables. The enclosure system shall be visually permeable. If cables are used, vertical spacing between cables may not exceed 6".
14. All on-street parklet rails must be capable of withstanding a 200-pound horizontal force.
15. On-street parklet platform shall not exceed a 2% cross slope.
16. All furniture must be contained within the parklet.

PURCHASED PARKING FEE

1. A daily fee equal to that charged to bag a parking meter per purchased stall will be charged Monday through Saturday, for the duration of the parklet.
2. This fee will be billed to the sponsoring organization upon approval by the Common Council and is non-refundable.
3. Rates are subject to change by the Common Council.

PERMIT ISSUANCE

On-Street Parklet Permit shall be issued upon receipt of the following:

1. Common Council approval.
2. Purchased Parking Fee and Street Occupancy Permit Fee.
3. All other approvals and permits must be in place, including a Special Use Permit for alcohol consumption in city right-of-way.
4. Applicant shall provide a certificate of insurance to the City. The certificate of insurance shall name the "City of Appleton, its officers, council members, agents, employees and authorized volunteers" as additional insureds under applicant's commercial general liability insurance coverage. Applicant's commercial general liability policy must contain the following minimum coverages and limits:
 - a. Bodily Injury and Property Damage Liability, Each Occurrence Limit - \$1,000,000
 - b. Personal and Advertising Injury Limit - \$1,000,000
 - c. General Aggregate Limit - \$2,000,000
 - d. Product Liability (if food or drink will be sold by the applicant), each occurrence limit - \$1,000,000
 - e. Products Completed/Operations Aggregate - \$2,000,000
 - f. Medical Expense Limit (any one person) - \$5,000

If applicant will be permitting, selling, or serving alcoholic beverages in relation to the parklet use, applicant must carry liquor liability insurance with a minimum limit of \$1,000,00 each occurrence / \$1,000,000 aggregate limit.

Applicant agrees to maintain these minimum insurance coverages and limits for the duration of their permit.

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 7/1/22 ending: 6/30/23
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: Town of } Appleton
 Village of }
 City of }
 County of Outagamie Aldermanic Dist. No. _____
 (if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>[REDACTED]</u>	
FEIN Number <u>[REDACTED]</u>	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$ 100
<input checked="" type="checkbox"/> Class C wine	\$ 100
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ 60
TOTAL FEE	\$ 260

Name (Individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
Off the Vine Woodfire Pizza Co., LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Schreiner</u>	<u>Keith</u>	<u>Patrick</u>	<u>629 Hansen St. Neenah 54956</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Schreiner</u>	<u>Emily</u>	<u>Mae</u>	<u>629 Hansen St. Neenah 54956</u>
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Schreiner</u>	<u>Keith</u>	<u>Patrick</u>	<u>629 Hansen St. Neenah 54956</u>
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name Broken Tree Pizza Business Phone Number 920 720 2275
 2. Address of Premises 201 S. RiverHeath Way Ste 100 Post Office & Zip Code Appleton 54915

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)
The space has a dining room, bar area, upstairs dining area and a patio space outside that is defined by a fence. Beer will be stored in the walk in cooler that is immediately behind the bar separated by a wall. The wine storage area will be in the office space that is next to the kitchen area.

4. Legal description (omit if street address is given above): _____
 5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
 (b) If yes, under what name was license issued? Mr. Brews Taphouse

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** Yes No
7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No **If yes, explain.**
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** Yes No
9. (a) Corporate/limited liability company applicants only: Insert state Wisconsin and date 2/14/2014 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** Yes No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No **If yes, explain.**
Agent of LLC has alcohol permit for existing restaurant in Neenah WI. Off the Vine Woodfire Pizza Co., LLC DBA Broken Tree Pizza
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] Yes No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] Yes No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>Schreiner Keith P.</u>	Title/Member <u>Owner</u>	Date <u>4/17/23</u>
Signature <u>Keith Schreiner</u>	Phone Number <u>[REDACTED]</u>	Email Address <u>[REDACTED]</u>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>04/18/2023</u>	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	



City of Appleton

Alcohol License Questionnaire

1. Name of Applicant: Keith Schreiner

2. Name of Business: Off the Vine Woodfire Pizza Co., LLC
 (Check Applicable Box(s) to identify primary business activity)

- Restaurant
- Tavern/Night Club/Wine Bar
- Microbrewery/Brewpub
- Painting/Craft Studio
- Other (describe) _____

3. Address of Business: 201 S. RiverHeath Way ste 100

4. Have you or any member of your organization ever been convicted of a misdemeanor or ordinance violation? Yes _____ No X

AND/OR been convicted of a felony? Yes _____ No X

If yes to either question, please explain in detail below:

5. List all partners, shareholders or investors of your business. Include full name, middle initial and date of birth. Please use additional sheets if necessary.

Keith	P	Schreiner	██████/██████/██████
First name	M.I.	Last name	Date of Birth
Emily	M	Schreiner	██████/██████/██████
First name	M.I.	Last name	Date of Birth
			/ /
First name	M.I.	Last name	Date of Birth
			/ /
First name	M.I.	Last name	Date of Birth

6. Name of person/corporation you are buying the premise and equipment from?

Name: RiverHeath LLC
 First name Middle Initial Last name

Address: 161 S. RiverHeath Way ste 2000 Appleton WI 54915
 City State ZIP

7. What was the previous name and primary nature of the business operating at this location?

Name: Mr. Brews Taphouse

(Check Applicable Box(s) to identify primary business activity)

- Restaurant
- Tavern/Night Club/Wine Bar
- Microbrewery/Brewpub
- Painting/Craft Studio
- Other (describe) _____

8. Was this premise licensed for alcohol sales/consumption during the past license year?

Yes If yes, please contact the Community and Economic Development Department at 832-6468 about obtaining a copy of an existing Special Use Permit and related requirements that may run with property.

No _____ If no, please contact the Community and Economic Development Department at 832-6468 about obtaining a Special Use Permit. A Special Use Permit may be required for your business activity prior to the issuance of a Liquor License, pursuant to the City of Appleton Zoning Ordinance.

9. If alcohol sales were a previous use in this building, when did the operation cease?

0 months ago.

10. Seating capacity: Inside 100 Outside 50

11. Operating hours (Inside the building): 11am - 12pm mon-sun
Operating hours (Outdoor seating areas): 11am - 9pm mon-sun

12. Employees/Staff

Number of floor personnel 6 Number of door checkers 0

13. In general, state the size and operational details of the proposed establishment:

a. Gross floor building area of the premises to be licensed: 3200 square feet.

b. Gross outdoor seating areas of the premises to be licensed: 1000 square feet.

c. Below, identify the operational details of the proposed establishment:

Pizza restaurant serving pizza, salads, various appetizers, draft beer and wine.

Kurt Schum
Signature

4/17/23
Date

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village of APPLETON County of Doutagamie
 City

The undersigned duly authorized officer/member/manager of Off the Vine Woodfire Pizza Co., LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Broken Tree Pizza
(Trade Name)

located at 201 S. RiverHeath Way Ste 1100 Appleton 54915

appoints Keith Schreiner
(Name of Appointed Agent)

629 Hansen St. Neenah WI 54956
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).
Off the Vine Woodfire Pizza Co., LLC Neenah, WI

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 15 years

Place of residence last year 629 Hansen St. Neenah WI 54956

For: Off the Vine Woodfire Pizza Co., LLC
(Name of Corporation / Organization / Limited Liability Company)

By: Keith Schreiner
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Keith Schreiner, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Keith Schreiner 4/17/23 Agent's age [REDACTED]
(Signature of Agent) (Date)
629 Hansen St. Neenah WI 54956 Date of birth [REDACTED]
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of Appleton County of Outagamie

The undersigned duly authorized officer/member/manager of DDCT, INC.
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Jim's Place
(Trade Name)

located at 223 E College Avenue

appoints Stacy Hoffman
(Name of Appointed Agent)

516 E Circle St. Appleton WI 54911
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 49 years

Place of residence last year 516 E Circle St. Appleton WI 54911

For: DDCT, INC.
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Stacy Hoffman, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Stacy Hoffman 4/25/23 Agent's age [Redacted]
(Signature of Agent) (Date)
516 E Circle St Appleton, WI 54911 Date of birth [Redacted]
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
S Hoffman		STACK		ANN	
Home Address (street/route)		Post Office	City	State	Zip Code
516 E Circle St.			Appleton	WI	54911
Home Phone Number			Age	Date of Birth	Place of Birth
[REDACTED]			[REDACTED]	[REDACTED]	OUTAGAMIE CITY Appleton, WI

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.
- Agent of DDCT
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)
- which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 49 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
 If yes, identify. (Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <u>DDCT, INC</u>	Employer's Address <u>223 E College Ave</u>	Employed From <u>5-2012</u>	To <u>NOW</u>
Employer's Name <u>N/A</u>	Employer's Address	Employed From	To

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

Sally Hoffman
(Signature of Named Individual)

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village of Appleton County of Outagamie City

The undersigned duly authorized officer/member/manager of Walgreen Co.
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Walgreen Co.
(Trade Name)

located at 700 W. College Ave, Appleton, WI, 54914

appoints Andrew Eisele
(Name of Appointed Agent)

2401 Great Plains Dr. Neenah, WI, 54956
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 23 years

Place of residence last year 235 14th St. Fond du Lac, WI, 54935

For: Walgreen Co.
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Andrew Eisele, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 03/27/2023
(Signature of Agent) (Date)

Agent's age 28

2401 Great Plains Dr. Neenah, WI, 54956
(Home Address of Agent)

Date of birth 01/01/95

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Eisele		Andrew		James	
Home Address (street/route)		Post Office	City	State	Zip Code
2401 Great Plains Dr. Apt. 4			Neenah	WI	54956
Home Phone Number		Age	Date of Birth	Place of Birth	
		●●	●●/●●●●	Waupun, WI	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.
- AGENT** of **WALGREENS # 05102**

(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 23 years
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
If yes, identify. Walgreen Co currently holds an interest in hundreds of liquor licenses in various jurisdictions nationwide
(Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
If yes, identify. _____
(Name of Wholesale Licensee or Permittee) (Address By City and County)
6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Pick n' Save	55 W Pioneer St. Fond du Lac, WI	2016	2018
Walgreens	700 W College Ave. Appleton, WI	2017	2023

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

(Signature of Named Individual)

2023-2024 RENEWALS

CLASS "A" FERMENTED MALT BEVERAGE & "CLASS A" LIQUOR (CIDER ONLY) LICENSE

<u>NAME</u>	<u>TRADE NAME</u>	<u>ADDRESS</u>
FKG Oil Company Lori A. Endries, Agent, 227 Wisconsin Ave Brillion WI 54110	Appleton MotoMart	3400 E Calumet St
FKG Oil Company Allexander J Stichman, Agent, 2061 Southland Ln, New London WI 54961	Badger MotoMart	1850 W Wisconsin Ave
FKG Oil Company Jason G. Mazanec, Agent, 912 E Frances St, Appleton WI 54911	Ballard MotoMart	2838 N Ballard Rd
DK Petroleum Inc. Davinder Singh, Agent, 3709 S Boyd Ct Appleton WI 54915	DK Petroleum	2619 N Richmond St
FKG Oil Company Anne M. Stichman, Agent, N11037 State Rd 22 Clintonville WI 54929	Kensington MotoMart	320 S Kensington Dr
Kwik Trip Inc. Jennifer Lundt, Agent, 5310 Long Ct Appleton WI 54914	Kwik Trip #181	730 E Wisconsin Ave
Kwik Trip Inc. Isaac A Peterson, Agent, 732 E Harrison St Appleton WI 54915	Kwik Trip #182	306 N Richmond St
Kwik Trip, Inc. Matthew A. Oetzel, Agent, 317 Sarah St Kaukauna WI 54130	Kwik Trip #200	2120 E Edgewood Dr
Kwik Trip, Inc. Ron W Hoffmeyer, Agent, N7834 Edgewater Ct Sherwood WI 54169	Kwik Trip #639	2175 S Memorial Dr
Kwik Trip, Inc. Jacqueline D. Dahlke, Agent, 717 Appleton Rd Menasha WI 54952	Kwik Trip #678	3232 S Oneida St
Kwik Trip, Inc. Cheri L. Werner, Agent, 331 Division St, Neenah WI 54956	Kwik Trip #685	4085 E Calumet St
Kwik Trip, Inc. Pattie Jo Vergenz, Agent, 2115 S 9 th St Manitowoc WI 54220	Tobacco Outlet Plus Grocery 556	1342 W Prospect Ave
True North Energy LLC Michelle A Knox, Agent, W1224 Harvestore Rd Brillion WI 54110	True North #822	3411 N Ballard Rd

Van Zeeland Oil Co Inc Valley Mobil 2661 S Oneida St
 Todd G. Van Zeeland, Agent, 53 Weimar Ct Appleton WI 54915

CLASS “A” FERMENTED MALT BEVERAGE & “CLASS A” LIQUOR LICENSE

<u>NAME</u>	<u>TRADE NAME</u>	<u>ADDRESS</u>
Aldi Inc Wisconsin Chris R Subert, Agent, W8426 County Rd F Shiocton WI 54170	Aldi #68	116 N Linwood Ave
Aldi Inc Wisconsin Jamison Pierce, Agent, 431 2 nd St Neenah WI 54956	Aldi #69	2310 S Kensington Dr
Aldi Inc Wisconsin Julie A Meier, Agent, 3463 Westpoint Rd Suamico WI 54313	Aldi #86	2702 N Richmond St
Kedaar LLC Lekha Timilsaina, Agent, 7312 Pinegrove Ln Two Rivers WI 54241	Appleton Clark	1200 W Wisconsin Ave
Banee Corporation Parmeet Kaur Arora, Agent, 8176 Basil Ct Neenah WI 54956	Appleton Exxon	1717 W College Ave
Appleton Liquor LLC Heidi Guta, Agent, 1325 E Overland Rd Appleton WI 54911	Appleton Liquor	2727 N Meade St
Badger Gas Inc Kalwinder Kaur, Agent, 4052 Cattail Ct Grand Chute WI 54913	Badger Gas	911 W College Ave
SK Gas Mart LLC Satbir Singh, Agent, W6028 Blazing Star Dr, Appleton WI 54915	Badger Mobil	1201 N Badger Ave
AADYA, LLC Mahendra Patel, Agent, N231 Eastowne Ln Appleton WI 54915	Calumet Pantry	319 E Calumet St
Wisconsin CVS Pharmacy LLC Nicholas Fahrner, Agent, 1019 E Rustic Rd Appleton WI 54911	CVS Pharmacy #8525	700 W Wisconsin Ave
Dolgenercorp LLC Aaron Dalton, Agent, 1921 N Elinor St Appleton WI 54914	Dollar General #6535	1320 W Wisconsin Ave Unit A
Dolgenercorp LLC Aaron Dalton, Agent, 1921 N Elinor St Appleton WI 54914	Dollar General #21851	1010 W College Ave
Skogen’s Foodliner, Inc. Paul Klinkhammer, Agent, 945 Tayco St #10 Menasha WI 54952	Festival Foods	1200 W Northland Ave

Flanagan's Stop & Shop, Inc. Patrick James Flanagan, Agent, N1820 North Rd Greenville WI 54942	Flanagan's Stop & Shop	522 W College Ave
Lindo Michoacan Mexican Restaurant LLC Pedro Juarez, Agent, 1017 Grove St Menasha WI 54952	Lindo Michoacan	207 N Richmond St
Nepal LLC Puspa Subedi, Agent, 3045 Winnipeg St Menasha WI 54952	Memorial Liquor	415 S Memorial Dr
SG Petroleums LLC Sudhansh Goel, Agent, 4842 N Stargaze Dr Appleton WI 54913	Newberry Mobil	2811 E Newberry St
Swami, LLC. Kanu B. Patel, Agent, 420 W Northland Ave Appleton WI 54911	Northland Amoco	800 E Northland Ave
Depu LLC Chiranjibi Lamichhane, Agent, W6323 Arborvitae Ln Menasha WI 54952	Northland Mobil	105 W Northland Ave
Oneida Street Mini Mart LLC Prabhu Dhungana, Agent, 4716 W Grand Meadows Dr Appleton WI 54914	Oneida BP	1306 S Oneida St
Ultimate Mart LLC Dennis Elliott, Agent, W5753 Skippers Ln Appleton WI 54915	Pick 'N Save #8123	2700 N Ballard Rd
Ultimate Mart LLC Lyndsey Lawrence, Agent, 2814 Villa Way Menasha WI 54952	Pick 'N Save #8187	511 W Calumet St
Sai Krupa, LLC Nilesh M. Patel, Agent, 4705 W Prairie Song Ln Appleton WI 54913	Richmond Citgo	1601 N Richmond St
BSS Corporation Buddi S. Subedi, Agent 3045 Winnipeg St Menasha WI 54952	Richmond Mobil	3401 N Richmond St
Olive Cellar LLC Gordon J. Cole, Agent, 1418 N Union St Appleton WI 54911	The Olive Cellar	277 W Northland Ave
Walgreen Co. Stephanie S Schroeder, Agent, 215 W Wilson Ave Appleton WI 54915	Walgreens #02921	1901 S Oneida St
Walgreen Co. Andrew Eisele, Agent, 2401 Great Plains Dr #4 Neenah WI 54956	Walgreens #05102	700 W College Ave
Walgreen Co. Garrette Kersten, Agent, 641 Grove St Neenah WI 54956	Walgreens #07323	3330 E Calumet St

Walgreen Co. Amber E Janssen, Agent, 1210 E Overland Rd Appleton WI 54911	Walgreens #12019	2803 N Meade St
Walgreen Co. Jason J. Jarmuskiewicz, Agent, 1671 Birch St Green Bay WI 54304	Walgreens #12693	729 W Northland Ave
Wal-Mart Stores East LP Jason R Klunck, Agent, 1801 White Wolf Ln Kaukauna WI 54130	Wal-Mart Super Center	3701 E Calumet St
Jaliyan Gas, LLC Nilesh M. Patel, Agent, 4705 W Prairie Song Ln Appleton WI 54913	Wisconsin Avenue Pantry	111 W Wisconsin Ave

CLASS "B" FERMENTED MALT BEVERAGE LICENSE

<u>NAME</u>	<u>TRADE NAME</u>	<u>ADDRESS</u>
Appleton Axe LLC Patrick Van Abel, Agent, W2823 Oakridge Dr Appleton WI 54915	Appleton Axe	1400 W College Ave
The Breaking Point LLC Courtney Hayden, Agent, 2009 N Linwood Ave Appleton WI 54914	Breaking Point	2011 N Richmond St
Bennett Manor 2 LLC Heidi Bennet, Agent, 309 E Wentworth Ln Appleton WI 54913	Cozy Corner	111 N Walnut St
El Guadalajara Mexican Restaurant LLC Lucelia Guzman, Agent, 1409 Grignon St Green Bay WI 54301	El Guadalajara Mexican Restaurant	1003B W Northland
Guang Hai Chen 1500 W Cloverdale Dr Appleton WI 54914	Min Du Buffet	1000 W Wisconsin Ave

**CLASS "B" FERMENTED MALT BEVERAGE LICENSE
AND "CLASS C" WINE LICENSE**

<u>NAME</u>	<u>TRADE NAME</u>	<u>ADDRESS</u>
WAAM Enterprises LLC William J Wetzel Jr, Agent, 2800 Schaefer Cir Appleton WI 54915	Acoca	500 W College Ave
All Tied Up Floral Café LLC Aaron Phillipson, Agent, 320 E College Ave #203 Appleton WI 54911	All Tied Up Floral Café	324 E College Ave
Area 509 LLC Reginald Desamour, Agent, 1629 S Nicolet Rd #1 Appleton WI 54914	Area 509	1025 N Badger Ave

Alpine Swift LLC Adam Marty, Agent, 429 E Roosevelt St Appleton WI 54911	Ellinor	1016 E Pacific St
PNH Foods LLC Athanea Hahn, Agent, 1018 S Westland Dr Appleton WI 54914	Fome Food & Company	2821 N Ballard Rd
Garden View Family Restaurant LLC Rose Salinas Villanueva, Agent, 315 Tyler Ct #1 Menasha WI 54952	Garden View Restaurant	216 E College Ave
Cinisi, LLC Giuseppa Sollena, Agent, 5024 N Waterford Dr Appleton WI 54913	Luigi's Pizza	1835 E Edgewood Dr
MK2 Investments LLC Mari P Kessenich, Agent, 4509 N Knollwood Ln Appleton WI 54913	Pinot's Palette	226 E College Ave
The Jerk Joint LLC Fay V Oliver, Agent, 400 N Richmond St #332 Appleton WI 54911	The Jerk Joint	1619 W College Ave #D

CLASS "B" FERMENTED MALT BEVERAGE & "CLASS B" LIQUOR LICENSE

<u>NAME</u>	<u>TRADE NAME</u>	<u>ADDRESS</u>
Zuesinator LLC Corbin Schiedermayer, Agent, 928 W Hawes Ave Appleton WI 54914	Ambassador	117 S Appleton St
FirstUskana LLC Ramazan Hajdini, Agent, W6996 Rockdale Ln Greenville WI 54942	Angels Restaurant	1401 E John St
Antojitos Mexicanos LLC Fernando Almanza, Agent, 580 Cornrow Ln Combined Locks WI 54113	Antojitos Mexicanos	204 E College Ave
Apollon II LLC Tara Ziebell, Agent 606 N Appleton St Appleton WI 54911	Apollon	207 N Appleton St
Appleton Souvenir & Cigar Inc Norman J Kopesky III, Agent, 741 Woodfield Rd Neenah WI 54956	Appleton Souvenir & Cigar Co	415 W College Ave
Asian Thai 2 Inc Rong Zhang, Agent, 3709 S Hampton Ct Appleton WI 54915	Asian Thai	201 W Northland Ave Ste GH
MJ Author's Kitchen Joshua D. Sickler, Agent, 1506 W Harris St Appleton WI 54914	Author's Kitchen	125 E College Ave
Badger Boys 2 LLC Tim G. Bruecker, Agent, 1713 Fieldcrest Dr Kaukauna WI 54130	Badger Sports Park	3600 E Evergreen Dr

Behnke Enterprises, Inc. Mark E. Behnke, Agent, 1820 N Douglas St Appleton WI 54914	Bazils Pub	109 W College Ave
Bowl Ninety-One LLC Thong Vue, Agent, 2511 N Alexander St Appleton WI 54911	Bowl Ninety-One	100 E College Ave
Chandelier LLC Kyle E Jones, Agent, 739 Grove St Oshkosh WI 54901	Broken Chandelier	215 W College Ave
Camelot of Appleton LLC Brian M. Striegel, Agent, 802 E College Ave Appleton WI 54911	Camelot	1700 E Wisconsin Ave
Plamann Bros., Inc. Terrance M. Plamann, Agent, 2240 Wintergreen Dr Appleton WI 54914	Capitol Centre	725 W Capitol Dr
Debra L Terry W6150 Cty Rd BB Lot #71 Appleton WI 54914	Carter's Caboose	1428 W Second St
PJW LLC Jennifer A. Thomas, Agent, 3000 S Lance Ave Appleton WI 54915	Chadwick's	413 W College Ave
Thao Enterprises Inc Maiyoua Thao, Agent, 5310 N Rosemary Dr Appleton WI 54913	Chung's Sandwich Bar	1804 S Lawe St
ANK Restaurant Adam DeFosse, Agent, N207 Country Ayres Ct Appleton WI 54915	Cinders Charcoal Grill	221 S Kensington Dr
Cleo's Brown Beam LLC Dean T. Sosnoski, Agent, N2549 Sommers Dr Appleton WI 54913	Cleo's	203 W College Ave
Kim Williams 200 E Harding Dr Appleton WI 54915	Corner Pub	1123 N Mason St
Dairyland Brew Pub LLC Michele Preston, Agent, 1200 S Matthias St Appleton WI 54915	Dairyland Brew Pub	1216 E Wisconsin Ave
Dongpo Restaurant in Appleton, Inc. Jian Chen, Agent, 3500 N Morrison St Appleton WI 54911	DongPo Restaurant	719 W College Ave
Strange Case Thomas M. Ales III, Agent, 1120 Grassy Plains Dr Neenah WI 54956	Dr. Jekyll's	314 E College Ave
Eager Beaver LLC Mark R. Joosten, Agent, 2948 W 1 st Ave Appleton WI 54913	Eager Beaver Bar & Grill	1400 W Second St

El Azteca Restaurants, Inc. Fe Montalvo, Agent, 1808 Vandenberg Ln Kaukauna WI 54130	El Azteca Restaurant	201D W Northland Ave
El Sabor LLC Luis Santiago, Agent, W5749 Jochmann Dr Appleton WI 54915	El Sabor	2190 S Memorial Dr
TNE, Inc. Sharon L. Reader, Agent, N1522 Sandview Dr Fremont WI 54940	Emmett's Bar & Grill	139 N Richmond St
Yong Larson W7062 Hillview Rd Greenville WI 54942	Far East	1330 S Oneida St
Fat Sammy's Inc Angela C. Gaines, Agent, 1722 S Peabody St Appleton WI 54915	Fat Sammy's	2500 S Oneida St
Fox River House Cassidy M Evers, Agent, 742 W Prospect Ave Appleton WI 54914	Fox River House	211 S Walnut St
Friends & Neighbors, Inc. Michael D. Mattson, Agent, 148 S Walter Ave Appleton WI 54915	Friends & Neighbors	148 S Walter Ave
Galvan's LLC Spresium Useini, Agent, 843 Sundial Ln Neenah WI 54956	Galvan's	2220 E Northland Ave
The Original Music Collaborative LLC David G Willems, Agent, 59 South Meadows Dr Appleton WI 54915	Gibson Community Music Hall	211 W College Ave
DCMX LLC Mylee Xiong, Agent, N8831 Noe Rd Menasha WI 54952	Gingerootz	2920 N Ballard Rd Ste A
Appleton Nickel Inc Stacy L Knaack, Agent, 927 Caroline St Neenah WI 54956	Glass Nickel Pizza Co.	2120 W College Ave
Good Company, Ltd. Trevor J. Reader, Agent, W3841 Highview Dr Appleton WI 54915	Good Company	110 N Richmond St
Grand Meridian, Inc. Christopher Vandeyacht, Agent, 830 N Water St #322 Sheboygan WI 53081	Grand Meridian	2621 N Oneida St
K Corporation Robert J. Kunstman, Agent, 1602 N Richmond St Appleton WI 54911	Grumpy's Pub	1501 N Richmond St
Henry J Grishaber LLC Henry J. Grishaber, Agent, 1937 E John St Appleton WI 54915	Hank & Karen's	1937 E John St

Grin & Barrett, Inc. Sheli S. Paez, Agent, 19 W Pleasantview Ct Appleton WI 54914	Hide-A-Way Bar	1400 W Wisconsin Ave
Hideout Bar LLC Amanda K. Ernst, Agent, 75 Paulina St Clintonville WI 54929	Hideout Bar	2828 N Ballard Rd
Ferg5 James E. Ferg, Agent, 1238 Appleton St Menasha WI 54952	Home Burger Bar	205 W College Ave
Santino LLC Katelyn E. James, Agent, 200 E James St Appleton WI 54915	Houdini's Escape	1216 S Oneida St
John C Greiner W4381 Cty Rd KK Kaukauna WI 54130	Jack's Apple Pub	535 W College Ave
DDCT, Inc. Stacy Hoffman, Agent, 516 E Circle St Appleton WI 54911	Jim's Place	223 E College Ave
Nakashima Sushi, Inc. Lisa S. Lindberg, Agent, 5211 W Spencer St Appleton WI 54914	Katsu-Ya of Japan	338 W College Ave
Lindo Michoacan Mexican Restaurant LLC Pedro Juarez, Agent, 1017 Grove St Menasha WI 54952	Lindo Michoacan	207 N Richmond St
Fox Valley Rentals & Investments LLC Brian M. Tomaszewski, Agent, 1459 Mera Ln Kaukauna WI 54130	M.T. Pockets	2906 E Newberry St
Two Bucks Only II LLC Daniel M. Burton, Agent, 1001 S Oneida St Unit F Appleton WI 54911	Maritime Bar	336 W Wisconsin Ave
Marks East Side, Inc. Alex Shea, Agent, 2408 S Harmon St, Appleton WI 54915	Mark's East Side	1405 E Wisconsin Ave
MIP LLC Matthew F Miller, Agent, 201 S Walnut St Appleton WI 54911	McGuinness Irish Pub	201 S Walnut St
Mill City Public House LLC Russell T Leary, Agent, 904 Winona Way Appleton WI 54911	Mill City Public House	1103 W College Ave
Uncle Jim's, LLC Hollyann Strunc, Agent, 221 N State St Appleton WI 54911	Missfits	317 N Appleton St
Behnke Enterprises, Inc. Mark E. Behnke, Agent, 1820 N Douglas St Appleton WI 54914	No Idea Bar	109 W College Ave

NAC LLC Christopher A Nelis, Agent, 1315 ½ S Jefferson St Appleton WI 54915	OB's Brau Haus	523 W College Ave
Pierri Pizza LLC Riley W Brice, Agent, 819 ½ W College Ave Appleton WI 54914	Pierri Pizza	815 W College Ave
GT Limited Karen Blodgett, Agent, 715 E Hancock St Appleton WI 54911	Rascal's Bar & Grill	702 E Wisconsin Ave
Simpson's Red Ox, Inc. John A. Hayes, Agent, 124 E Wilson Ave Appleton WI 54915	Red Ox Supper Club	2318 S Oneida St
Richmond St. Pub, Inc. Linda M. Guckenberger, Agent, 4910 N Meade St Appleton WI 54913	Richmond Street Pub	1631 N Richmond St
Gregg Van Dinter W6227 Wisconsin Ave Greenville WI 54942	Riverside Bar & Grill	906 S Olde Oneida St
Riverview Gardens Inc. Cynthia L. Sahotsky, Agent, W6122 Cty Rd P Black Creek WI 54106	Riverview Gardens	1101 S Oneida St
S C Carrow Corp Steven C. Carrow, Agent, W6492 Rickey Ln Greenville WI 54942	Rookies	325 N Appleton St
OM Investments, LLC Sivakumar Rajarathinam, Agent, 1237 Symphony Blvd Neenah WI 54956	Sai Ram Indian Cuisine	253 W Northland Ave
Sangrias Mexican Grill 2 LLC Sarah J. Gregory, Agent, 3641 Tulip Trail Appleton WI 54913	Sangria's Mexican Grill	215 S Memorial Dr
Scubas Pourhouse LLC Steve R. Van Fossen, Agent, 2278 Fraser Fir Dr Appleton WI 54913	Scuba's Pourhouse	1309 E Wisconsin Ave
Spats Food and Spirits LLC Nicholas Kapheim, Agent, 1000 E North St Appleton WI 54911	Spats Food and Spirits	733 W College Ave
Stone Arch Brewpub Inc Steven T. Lonsway, Agent, 5141 N Lynndale Dr Grand Chute WI 54913	Stone Arch Brew Pub	1004 S Olde Oneida St
Aaron Investments LLC Erik J. Anderson, Agent, 521 Lamers Rd Kimberly WI 54136	Stuc's Pizza	110 N Douglas St
Kim Williams 200 E Harding Dr Appleton WI 54915	Study Hall Grill & Pub	313A E Calumet St

Bowlero Wisconsin LLC Scott Radtke, Agent, 2451 S 92 nd St West Allis WI 59214	Super Bowl Family Entertainment	2222 E Northland Ave
C&K Catering Corporation Zhen Zhen Sun, Agent, 3336 Star Creek Ct Green Bay WI 54311	Sushi Lover	527-529 W College Ave
Tandem Wine & Beer LLC George H. Koenig, Agent, 419 S Church St Neenah WI 54956	Tandem Wine & Beer	101 W Edison Ave #100
Taste of Thai, Inc. Natcha Madison, Agent, 1021 Durham Ln Menasha WI 54952	Taste of Thai	321 E College Ave
The 513 Appleton LLC Kolby Knuth, Agent, 805 S State St Appleton WI 54911	The 513	513 W College Ave
THBJ Investments, LLC Bruce A. Hawley, Agent, 349 White Cedar Parkway Apt H Kimberly WI 54136	The Bent Keg	417 W College Ave
Generation Paulson Chris D. Paulson, Agent, W5793 Royal Troon Dr Menasha WI 54952	The Daily Pint	830 E Northland Ave
Mc Gregors LLC Sara Hoks, Agent, 911 Caroline St Neenah WI 54956	The Dirty Leprechaun	343 W College Ave
Supple Fondue LLC John F. Supple III, Agent, 4244 S Shady Ln Oshkosh WI 54901	The Melting Pot	2295 W College Ave
Richmond Bar & Grill LLC Tiffani Daul, Agent, N3929 Washington Ave #7, Freedom WI 54130	The Pub & Grill	2611 N Richmond St
Harvath LLC Terrill J. Harvath, Agent, 3997 N Trailway Ln Appleton WI 54913	The Wishing Well	2709 E Newberry St
Tipsy Taco & Tequila Bar LLC Sarah Gregory, Agent, 3641 Tulip Trail Appleton WI 54913	Tipsy Taco & Tequila Bar	127 S Memorial Dr
Zhou Japanese Steakhouse LLC Yao Ming Zhou, Agent, 9606 N Noe Rd Appleton WI 54915	TJ's Japanese Steakhouse	4025 E Lorna Ln
Gregg VanDinter W6227 Wisconsin Ave, Greenville WI 54942	Union Jacks	812 S Olde Oneida St
Urban Modern Kitchen LLC Regina Hueckman, Agent, 2825 South Wheatfield Dr Appleton WI 54915	Urban Modern Kitchen	800 E Wisconsin Ave

Victorias of Appleton Inc Victoria's Restaurant 503 W College Ave
Cresencio V. Victoria, Agent, 503 W College Ave Appleton WI 54911

Lawrence University of Wisconsin Viking Room 615 E College Ave
Megan Dufrane-Groose, Agent, 2106 N Owaissa St Appleton WI 54911

Tudy Wilder LLC Wilder's Bistro 2639 S Oneida St Ste 1
Terrance A. Wilder, Agent, 705 Arthur St Little Chute WI 54140

Wooden Nickel Restaurant & Lounge Inc. Wooden Nickel Sports Bar & Grill 217 E College Ave
Anthony A. Mueller, Agent, 217 E College Ave Appleton WI 54911

**CLASS "B" FERMENTED MALT BEVERAGE & EXEMPT "CLASS B" LIQUOR
LICENSE**

<u>NAME</u>	<u>TRADE NAME</u>	<u>ADDRESS</u>
Good Company, Ltd. Pullman's at Trolley Square Waterfront Banquets Trevor J. Reader, Agent, W3841 Highview Dr Appleton WI 54913		619 S Olde Oneida St

**CLASS "B" FERMENTED MALT BEVERAGE & RESERVE "CLASS B" LIQUOR
LICENSE**

<u>NAME</u>	<u>TRADE NAME</u>	<u>ADDRESS</u>
Das Ventures Inc Jeffery E. Fogle, Agent, 774 Elm St Neenah WI 54956	Appleton Beer Factory	603 & 607 W College Ave
Appleton Yacht Club Andrew T. Potter, Agent, 3146 N Lawe St Appleton WI 54911	Appleton Yacht Club	1200 S Lutz Dr
AF Inc Chuan Shun Chen, Agent, 2625 E Greenleaf Dr Appleton WI 54913	Bamboo	2230 E Northland Ave
Sou Chomsisengphet 451 Forestview Dr Oshkosh WI 54904	Basil Café	1513 N Richmond St
Blazin Wings, Inc. Kimberly M. Lutzewitz, Agent, W6983 Center Valley Rd Shiocton WI 54170	Buffalo Wild Wings	3201 E Calumet St
Appleton Hotel Ventures LLC Troy R Graverson, Agent, 606 Marcella Ave Combined Locks WI 54113	Cambria Suites	3940 N Gateway Dr

Foster Cocktail Company LLC Patrick Frawley, Agent, 803 W Winnebago St, Appleton WI 54914	Commodore Club	231&233 E College Ave
Fox Cities Hotel Investors LLC Richard Batley, Agent, 2426 Forest Manor Ct Neenah WI 54956	Copper Leaf Boutique Hotel & Spa	300 W College Ave
Riverheath Hospitality LLC Cindy L. Evers, Agent, 532 Hammen Ct Kaukauna WI 54130	Courtyard Appleton Riverfront	101 S Riverheath Way
C-Vine Lounge LLC Conrado Lopez Mendez, Agent, 1789 Sanctuary Ct #63 Appleton WI 54914	C-Vine Lounge	531 W College Ave
D2 of Appleton, Inc. Howard J Johnston, Agent, 3460 Peppergrass Dr Green Bay WI 54311	D2 of Appleton	403 W College Ave
Déjà Vu Enterprises LLC Kelly Koroll, Agent, 1111 W North Ave Appleton WI 54911	Déjà Vu Martini Lounge	519 W College Ave
Fox Cities Performing Arts Center, Inc. Maria S. Van Laanen, Agent, 4726 N Tony Ct Appleton WI 54913	Fox Cities Performing Arts Center	400 W College Ave
J Restaurant LLC Jay P. Supple, Agent, 4716 Bay View Ln Oshkosh WI 54902	Fratellos Riverfront Restaurant	501 W Water St
Holidays Pub LLC Corey Bringman, Agent, 712 N Hawthorne Dr, Appleton WI 54915	Holidays Pub & Grill	3950 N Richmond St
El Jaripeo Appleton LLC Oscar A. Sandoval Rosales, Agent, 4925 N Waterford Dr Appleton WI 54913	Jaripeo Mexican Grill	3401 E Evergreen Dr
Mondo Wine LLC David J. Oliver, Agent, 833 E Franklin St Appleton WI 54911	Mondo Wine Bar and Retail	220 W College Ave
Jackson Investment Group LLC April L Anderson, Agent, 320 3 rd St Neenah WI 54956	Mr Frogs	409 W College Ave
Behnke Enterprises, Inc. Mark E. Behnke, Agent, 1820 N Douglas St Appleton WI 54914	Olde Town Tavern	107 W College Ave
Viand Hospitality LLC Aaron M Sloma, Agent, W2547 County Line Rd Cleveland WI 53015	Parker John's BBQ and Pizza	2331 E Evergreen Dr #2
Pillow Talk-N-Wine LLC Lisa Pitts, Agent, 903 W Taylor St Appleton WI 54914	Pillow Talk-N-Wine	2310 W College Ave #C

Player 2 LLC Marissa R. Emerson, Agent, 515 Melrose Ave Green Bay WI 54303	Player 2 Arcade Bar	215 E College Ave
Good Company, Ltd. Trevor J. Reader, Agent, W3841 Highview Dr Appleton WI 54913	Pullmans Waterfront Banquets	619 S Olde Oneida St
Rye Inc Nicolas Morse, Agent, 5633 N Summerland Dr Appleton WI 54913	Rye Restaurant	308 W College Ave
BT & Dave, LLC Theodore V. Suess, Agent, 1414 W Spencer St Appleton WI 54914	Speakeasy Ultra Lounge	425 W College Ave
Thai Ginger Bistro LLC Bounpheng Luangpraseuth, Agent, 364 Forest View Rd Oshkosh WI 54904	Thai Ginger Bistro	1619 W Wisconsin Ave Ste F
10 th Frame LLC Chad M. Van Daalwyk, Agent, 224 Wolf River Dr Fremont WI 54940	The 10 th Frame	618 W Wisconsin Ave
Milko, Inc. Samuel D. Kilgas, Agent, 3410 Cherryvale Ave #51 Appleton WI 54913	The Bar on the Avenue	427 W College Ave
The Trout Museum of Art Inc Christina Turner, Agent, 275 Lake Rd Menasha WI 54952	Trout Museum of Art	111 W College Ave

April 26, 2023

KAMI LYNCH
CITY CLERK



"meeting community needs
.....enhancing quality of life"

23-0475

FEES ARE NON-REFUNDABLE		Date Recv'd	4/26/23
License Fee - Local	\$207.00	Acct. CLSALV	
License Fee - Out of City	\$ 82.00	Acct. CLSALV	
		Receipt	4987-3
License period July 1 to June 30			

APPLICATION for SALVAGE DEALER'S LICENSE

Please allow 4 weeks for processing

SECTION 1 - BUSINESS INFORMATION - Answer all questions completely. Please PRINT clearly						
Business Name <u>Mr C's Motorcycles, LLC</u>						
Business Street Address <u>7245 Outagamie St</u>			City <u>Appleton</u>	State <u>WI</u>	Zip <u>54914</u>	
Business Telephone Number <u>920-277-7062</u>						
SECTION 2 - APPLICANT INFORMATION						
Name <u>Janet Ristan</u>						
Home Street Address <u>926 E College Ave</u>			City <u>Appleton</u>	State <u>WI</u>	Zip <u>54911</u>	
Date of Birth	Male	Female	Telephone Number			
● ● ● ● ● ●		X	[REDACTED]			
SECTION 3 - CORPORATION INFORMATION - List names, addresses and dates of birth of all officers.						
President	Last	First	Middle Initial	Date of Birth	Male	Female
	<u>Egelscer</u>	<u>Eric</u>		[REDACTED]	X	
Address <u>12 Ramlen Ct</u>			City <u>Appleton</u>	State <u>WI</u>	Zip <u>54915</u>	
Vice President	Last	First	Middle Initial	Date of Birth	Male	Female
	<u>Ristan</u>	<u>Janet</u>		[REDACTED]		X
Address <u>926 E. College Ave</u>			City <u>Appleton</u>	State <u>WI</u>	Zip <u>54911</u>	
Secretary	Last	First	Middle Initial	Date of Birth	Male	Female
	<u>Ristan</u>	<u>Glenn</u>		[REDACTED]	X	
Address <u>400 Green Haven</u>			City <u>Kaukauna</u>	State <u>WI</u>	Zip <u>54150</u>	
Treasurer	Last	First	Middle Initial	Date of Birth	Male	Female
	<u>Ristan</u>	<u>Naurel</u>		[REDACTED]	X	
Address <u>926 Manor PL</u>			City <u>Little Chute</u>	State <u>WI</u>	Zip <u>54140</u>	
SECTION 4 - PENALTY NOTICE						
I certify that I am familiar with Section 9.386 of the Municipal Code of the City of Appleton and agree that any license granted under this application may be suspended for cause at any time by the Common Council.						
Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge and belief.						
Signature of Applicant: <u>Janet Ristan</u>						
FOR OFFICE USE ONLY						
Dept.	Approve	Deny	By	Reason		
Police						
Fire						
City Sealer						
Inspection						
S&L <u>5-10-23</u>	Council <u>5-17-23</u>	Date Issued	Exp. Date	License Number		

9-24-19

Return application to: City Clerk, 100 North Appleton Street, Appleton, WI 54911-4799

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village of Appleton County of Outagamie
 City

The undersigned duly authorized officer(s)/members/managers of Target Corporation
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as
Target Store T-1248
(trade name)

located at 1800 S Kensington Dr, Appleton, WI 54915

appoints Sara Matusz
(name of appointed agent)
521 MARTIN ST. DePere WI 54115
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 4 years

Place of residence last year 521 MARTIN ST. DePere WI 54115

For: Target Corporation
(name of corporation/organization/limited liability company)

By: *Sara Matusz*
(signature of Officer/Member/Manager)

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, Sara Matusz, hereby accept this appointment as agent for the
(print/type agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Sara Matusz 4-11-23 Agent's age
(signature of agent) (date)

521 Martin St. DePere WI 54115 Date of birth
(home address of agent)

**APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)**

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(date) (signature of proper local official) (town chair, village president, police chief)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Matusz		Sara			
Home Address (street/route)		Post Office		City	State
521 MARTIN ST.				DePere	W.
Home Phone Number		Age	Date of Birth		Place of Birth
●●●●●●●●		●●	●●●●●●		Michigan

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.
- Agent of Target Corporation
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 4 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
 If yes, identify. (Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Target		2/12/2006	current
Meryvns	No longer open/in business	2/2001	2/2006

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

Sara Matusz
(Signature of Named Individual)

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 7/1/23 ending: 6/30/24
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: Town of } Appleton
 Village of }
 City of }

County of Winnebago Aldermanic Dist. No. _____
(if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number ●●●●●●●●●●	
FEIN Number ●●●●●●●●●●	
TYPE OF LICENSE REQUESTED	FEE
<input checked="" type="checkbox"/> Class A beer	\$ <u>200</u>
<input type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input checked="" type="checkbox"/> Class A liquor	\$ <u>300</u>
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>60</u>
TOTAL FEE	\$ <u>560</u>

Name (Individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
Samyam llc

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Lamichhane</u>	<u>Sadhana</u>		<u>1000 KERNAN AVE MENASHA, WI 54952</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Lamichhane</u>	<u>Sadhana</u>		<u>1000 KERNAN AVE MENASHA WI 54952</u>
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name Wisconsin Ave Marathon Business Phone Number 920 733 3652
 2. Address of Premises 1920 E Wisconsin Ave Post Office & Zip Code 54911

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)
1920 E Wisconsin Ave 1200 sq ft Convenience store
with walk in cooler and display area.

4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No

(b) If yes, under what name was license issued? Sayash llc

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain *training 3.60* Yes No
**current operator license for COA #663-23*
7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
 If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain Yes No
9. (a) Corporate/limited liability company applicants only: Insert state _____ and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain Yes No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? If yes, explain. Yes No
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] Yes No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] Yes No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <i>Lamichane Sadhana</i>	Title/Member	Date <i>4/14/23</i>
Signature <i>[Signature]</i>	Phone Number <i>[Redacted]</i>	Email Address <i>[Redacted]</i>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <i>04/14/2023</i>	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	



City of Appleton Alcohol License Questionnaire

1. Name of Applicant: Gadhana Lamichhane

2. Name of Business: Samyam LLC

(Check Applicable Box(s) to identify primary business activity)

- Restaurant
- Tavern/Night Club/Wine Bar
- Microbrewery/Brewpub
- Painting/Craft Studio
- Other (describe) Gas station / e store

3. Address of Business: 1920 E Wisconsin Avenue

4. Have you or any member of your organization ever been convicted of a misdemeanor or ordinance violation? Yes _____ No X

AND/OR been convicted of a felony? Yes _____ No X

If yes to either question, please explain in detail below:

5. List all partners, shareholders or investors of your business. Include full name, middle initial and date of birth. Please use additional sheets if necessary.

<u>Sadhana</u>		<u>Lamichhane</u>	<u> </u> / <u> </u> / <u> </u>
First name	M.I.	Last name	Date of Birth
First name	M.I.	Last name	Date of Birth
First name	M.I.	Last name	Date of Birth
First name	M.I.	Last name	Date of Birth

6. Name of person/corporation you are buying the premise and equipment from?

Name: Sayesh Lamichhane
First name Middle Initial Last name

Address: 1000 Kernan Avenue
City State ZIP

7. What was the previous name and primary nature of the business operating at this location?

Name: Wisconsin Avenue Marathon

(Check Applicable Box(s) to identify primary business activity)

- Restaurant
- Tavern/Night Club/Wine Bar
- Microbrewery/Brewpub
- Painting/Craft Studio
- Other (describe) Gas station and convenience store

8. Was this premise licensed for alcohol sales/consumption during the past license year?

Yes If yes, please contact the Community and Economic Development Department at 832-6468 about obtaining a copy of an existing Special Use Permit and related requirements that may run with property.

No If no, please contact the Community and Economic Development Department at 832-6468 about obtaining a Special Use Permit. A Special Use Permit may be required for your business activity prior to the issuance of a Liquor License, pursuant to the City of Appleton Zoning Ordinance.

9. If alcohol sales were a previous use in this building, when did the operation cease?

0 months ago.

10. Seating capacity: Inside 0 Outside 0

11. Operating hours (Inside the building): 6am - 10pm

Operating hours (Outdoor seating areas): —

12. Employees/Staff

Number of floor personnel 0-1 Number of door checkers 0

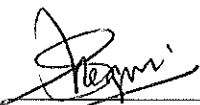
13. In general, state the size and operational details of the proposed establishment:

a. Gross floor building area of the premises to be licensed: 1200 sq/ft square feet.

b. Gross outdoor seating areas of the premises to be licensed: — square feet.

c. Below, identify the operational details of the proposed establishment:

Gas station / c store



Signature

04/14/2023

Date

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village of APPLETON County of Winnebago
 City

The undersigned duly authorized officer/member/manager of Samyam LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Wisconsin Avenue Marathon
(Trade Name)

located at 1920 E Wisconsin Avenue, Appleton, WI 54911

appoints Sadhana Lamichhane
(Name of Appointed Agent)

1000 Kernan Avenue, Menasha, WI, 54952
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 16 yrs.

Place of residence last year 1000 Kernan Avenue, Menasha WI, 54952

For: SAMYAM LLC
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Sadhana Lamichhane, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 04/14/2023
(Signature of Agent) (Date) Agent's age 39

1000 Kernan Avenue, Menasha, WI, 54952 Date of birth 04/24/1984
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Application for Cigarette and Tobacco Products Retail License

Submit to municipal clerk.

MUNICIPAL USE ONLY

Applicant's Wisconsin 15-digit Sales Tax Account Number

← This must be issued in the same Legal Name of the licensee below.

License Number
Period Covered 7/1/2023-6/30/2024
Date of Issuance

Legal Name (corporation, limited liability company, partnership or sole proprietorship) <i>Samyang LLC</i>			Federal Employer Identification No. (FEIN)		
Trade or Business Name (if different than Legal Name) <i>Wisconsin Ave Marathon</i>			Telephone Number <i>(920) 733 3652</i>		
Business Address (License Location) <i>1920 E Wisconsin Av</i>		Business Located In <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Town		Business Telephone <i>(920) 733 3652</i>	
Municipality	State <i>WI</i>	Zip Code <i>54911</i>	of: <u>APPLETON</u>		County <i>Winnebago</i>
Mailing Address (if different than Business Address)			Municipality	State <i>WI</i>	Zip Code <i>54911</i>

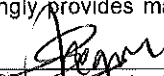
Organization (check one)

- Sole Proprietor
 Wisconsin Corporation – Enter date incorporated: April 2023
 Partnership
 Out-of-State Corporation – Are you registered to do business in Wisconsin?
 Yes No
 Other (describe) _____

- Yes No 1. Does the applicant understand that they must purchase cigarettes and tobacco products only from distributors, jobbers, or subjobbers, who hold a permit with the Wisconsin Department of Revenue?
 Yes No 2. Does the applicant understand that they must obtain a Tobacco Products Distributor permit if purchasing untaxed tobacco products from an out-of-state company? (Tobacco Products Distributor permit is available from the Wisconsin Department of Revenue at 608-266-6701. See application form CTP-129, revenue.wi.gov/dor/forms/ctp-129.pdf.)
 Yes No 3. Does the applicant understand that they cannot purchase/exchange cigarettes or tobacco products from another retailer, including transferring existing stock to a new owner?
 Yes No 4. Does the applicant understand that they must provide employees with tobacco sales training approved by the Wisconsin Department of Health Services? (<https://witobaccocheck.org>)
 Yes No 5. Does the applicant understand that they may not sell, give or otherwise provide cigarettes/tobacco products and nicotine products to minors (including electronic cigarettes containing nicotine)?
 Yes No 6. Does the applicant understand that they may not sell single cigarettes?
 Yes No 7. Does the applicant understand that cigarette and tobacco products invoices must be kept on the licensed premises for two years from the date of the invoice and be available for inspection by the Wisconsin Department of Revenue/law enforcement and that failure to comply can result in criminal penalties, including loss of cigarettes/tobacco products?
 Yes No 8. Does the applicant understand that only cigarettes and roll-your-own (RYO) tobacco products listed on the Wisconsin Department of Justice's website labeled "Directory of Certified Tobacco Manufacturers and Brands" at www.doj.state.wi.us/dls/tobacco-directory may be sold in Wisconsin?

Cigarettes / Tobacco will be sold over counter through vending machine both

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the applicant. Applicant agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, cannot be assigned to another. Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.


 (Officer of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

Applicable Laws and Rules

This document provides statements or interpretations of the following laws and regulations in effect as of September 19, 2019: Sections 134.65, 134.66, 139.321, 139.79, 139.76, 995.10, and 995.12, Wis. Stats.

2023-2024 Cigarette License Renewals

TRADENAME	BUSINESS NAME	ADDRESS
APPLETON CLARK	KEDAAR LLC, LEKHA TIMILSAINA	1200 W WISCONSIN AVE
APPLETON EXXON	BANEE CORPORATION, PARMEET KAUR ARORA	1717 WEST COLLEGE AVENUE
APPLETON MOTOMART	FKG OIL COMPANY, LORI A. ENDRIES	3400 EAST CALUMET STREET
APPLETON SOUVENIR & CIGAR	APPLETON SOUVENIR & CIGAR INC, NORMAN J KOPESKY III	415 WEST COLLEGE AVENUE
BADGER GAS	BADGER GAS INC, KALWINDER KAUR	911 WEST COLLEGE AVENUE
BADGER MOBIL	SK GAS MART LLC, SATBIR SINGH	1201 NORTH BADGER AVENUE
BADGER MOTOMART	FKG OIL COMPANY, ALLEXANDER J STICHMAN	1850 WEST WISCONSIN AVENUE
BALLARD MOTOMART	FKG OIL COMPANY, JASON G. MAZANEC	2838 NORTH BALLARD ROAD
CALUMET PANTRY	AADYA LLC, MAHENDRA PATEL	319 EAST CALUMET STREET
CAMELOT BAR AND GRILL	CAMELOT OF APPLETON LLC, BRIAN M. STRIEGEL	1700 EAST WISCONSIN AVENUE
DK PETROLEUM	DK PETROLEUM INC., DAVINDER SINGH	2619 NORTH RICHMOND STREET
DOLLAR GENERAL #6535	DOLGENCORP LLC, AARON DALTON	1320 WEST WISCONSIN AVENUE
DOLLAR GENERAL #21851	DOLGENCORP LLC, AARON DALTON	1010 WEST COLLEGE AVENUE
DR. JEKYLL'S	STRANGE CASE LLC, THOMAS M ALES III	314 EAST COLLEGE AVENUE
EVAPOR OF APPLETON	B & S DISTRIBUTING LLC	2929 NORTH RICHMOND STREET SUITE 3
EVAPOR OF APPLETON	B & S DISTRIBUTING LLC	1725 SOUTH ONEIDA STREET
FAMILY DOLLAR #23800	FAMILY DOLLAR STORES OF WISCONSIN INC	808 WEST WISCONSIN AVE
FESTIVAL FOODS	SKOGEN'S FOODLINER, INC., PAUL KLINKHAMMER	1200 WEST NORTHLAND AVENUE
FLANAGAN'S STOP & SHOP	FLANAGAN'S STOP & SHOP, INC., PATRICK JAMES FLANAGAN	522 WEST COLLEGE AVENUE
JIM'S PLACE	DDCT, INC., JAY J. PLAMANN	223 EAST COLLEGE AVENUE
KENSINGTON MOTOMART	FKG OIL COMPANY, ANNE M. STICHMAN	320 SOUTH KENSINGTON DRIVE
KWIK TRIP #181	KWIK TRIP, INC., JENNIFER L LUNDT	730 EAST WISCONSIN AVENUE
KWIK TRIP #182	KWIK TRIP, INC., ISAAC A PETERSON	306 NORTH RICHMOND STREET
KWIK TRIP #200	KWIK TRIP, INC., MATTHEW A. OETZEL	2120 EAST EDGEWOOD DRIVE
KWIK TRIP #639	KWIK TRIP, INC., RON W. HOFFMEYER	2175 SOUTH MEMORIAL DRIVE
KWIK TRIP #678	KWIK TRIP, INC., JACQUELINE D. DAHLKE	3232 SOUTH ONEIDA STREET
KWIK TRIP #685	KWIK TRIP, INC., CHERI WERNER	4085 EAST CALUMET STREET
MEMORIAL LIQUOR	NEPAL LLC, PUSPA SUBEDI	415 SOUTH MEMORIAL DRIVE
MISSFITS TAVERN	UNCLE JIMS LLC, HOLLYANN STRUNC	317 NORTH APPLETON STREET
NEWBERRY MOBIL	SG PETROLEUMS LLC, SUYASH GOEL	2811 EAST NEWBERRY STREET
NORTHLAND AMOCO	SWAMI LLC, KANU B. PATEL	800 EAST NORTHLAND AVENUE
NORTHLAND MOBIL	DEPU LLC, CHIRANJIBI LAMICHHANE	105 WEST NORTHLAND AVENUE
ONEIDA BP	ONEIDA STREET MINI MART LLC, PRABHU DHUNGANA	1306 SOUTH ONEIDA STREET
PICK 'N SAVE #8123	ULTIMATE MART LLC, DENNIS ELLIOTT	2700 NORTH BALLARD ROAD
PICK 'N SAVE #8187	ULTIMATE MART LLC, LYNDSEY LAWRENCE	511 WEST CALUMET STREET
PILLOW TALK-N-WINE	PILLOW TALK-N-WINE LLC, LISA PITTS	2310 W COLLEGE AVE SUITE C
RICHMOND CITGO	SAI KRUPA, LLC, NILESH M. PATEL	1601 NORTH RICHMOND STREET
RICHMOND MOBIL	BSS CORPORATION, BUDDI SUBEDI	3401 N RICHMOND STREET
SMOKIN GLASS	SMOKIN GLASS II LLC, JUSTIN BEESE	1107 W WISCONSIN AVENUE
THE PUB & GRILL	RICHMOND BAR AND GRILL LLC, TIFFANI DAUL	2611 NORTH RICHMOND ST
TOBACCO OUTLET PLUS GROCERY 556	KWIK TRIP, INC., PATTIE JO VERGENZ	1342 WEST PROSPECT AVENUE
TRUE NORTH #822	TRUE NORTH ENERGY LLC, MICHELLE KNOX	3411 NORTH BALLARD ROAD
VALLEY MOBIL	VAN ZEELAND OIL CO INC, TODD G. VAN ZEELAND	2661 SOUTH ONEIDA ST
WALGREENS	WALGREEN CO., STEPHANIE S SCHROEDER	1901 SOUTH ONEIDA STREET
WALGREENS	WALGREEN CO., ANDREW EISELE	700 WEST COLLEGE AVENUE
WALGREENS	WALGREEN CO., GARRETTE KERSTEN	3330 EAST CALUMET STREET
WALGREENS	WALGREEN CO., AMBER E JANSSEN	2803 NORTH MEADE STREET
WALGREENS	WALGREEN CO., JASON J. JARMUSKIEWICZ	729 WEST NORTHLAND AVENUE
WAL-MART	WAL-MART STORES EAST LP, JASON R KLUNCK	3701 EAST CALUMET STREET
WISCONSIN AVENUE PANTRY	JALIYAN GAS, LLC, NILESH M. PATEL	111 WEST WISCONSIN AVENUE



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting: April 26, 2023

Common Council Public Hearing Meeting: May 17, 2023

Item: Rezoning #1-23 - Seville Properties Ballard & Werner Road Annexation, from temporary AG Agricultural District to R-3 Multi-family District

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: Seville Properties, LLC - Ryan P. Radue, President/Chief Executive Officer

Petitioner: City of Appleton Plan Commission

Address/Tax Parcel Number: 7051 N. Ballard Road / #31-1-9316-00 (formerly N2751 County Rd EE / Parcel #040098200 in the Town of Center)

Petitioner's Request: To assign a zoning classification to newly annexed property, pursuant to Section 23-65(e) of the Zoning Ordinance and Annexation Petition, from temporary AG Agricultural District to R-3 Multi-family District. The proposed R-3 Multi-family District zoning classification is consistent with the current *Comprehensive Plan 2010-2030* Future Land Use Map and would allow the subject property to be developed in accordance the R-3 District regulations.

BACKGROUND

The subject property was included in the Seville Properties Ballard & Werner Road Annexation that was approved by the Plan Commission on March 22, 2023 and by the Common Council on April 5, 2023. The subject property was officially annexed to the City on April 11, 2023 at 12:01 a.m.

The subject property was annexed to the City with a Temporary AG Agricultural District zoning classification per Section 23-65(e) of the Municipal Code. The Plan Commission initiated the process to rezone the subject property from Temporary AG Agricultural District to R-3 Multi-family District at their March 22, 2023 meeting.

STAFF ANALYSIS

Existing Conditions: The subject parcel is approximately 39.913 acres in size. The subject property is developed with the single-family residence and agricultural buildings/structures. It is anticipated these buildings will be demolished.

Rezoning #1-23 - Seville Properties Ballard & Werner Road Annexation
April 26, 2023
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Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Multi-family residential. The proposed zoning map amendment (Temporary AG Agricultural District to R-3 Multi-family residential District) is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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

Goal 3 – Housing Quality, Variety, and Affordability

Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

OBJECTIVE 5.3 Housing and Neighborhoods:

Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

NOTE: On March 3, 2010, the City of Appleton Comprehensive Plan 2010-2030 and Future Land Use Map were adopted showing future multi-family land use for the subject property.

College North Neighborhood Plan – Chapter 4: Market Study 2020-2030: The average annual housing need is about 301 units per the market study. The zoning map amendment (Temporary AG Agricultural District to R-3 Multi-family residential District) will help to meet the demand for housing in Appleton as specified in the market study.

The Appleton Comprehensive Outdoor Recreation Plan (CORP) 2019-2023: Page 74 references the need to acquire and develop parkland in the “far northern areas of the city”. There are also recommendations in the CORP, Page 60, that state residents should not be more than ¼ to ½ mile away from neighborhood park amenities. The current City of Appleton proposed Park Acquisition Map has identified a need for the City to acquire land for a neighborhood park within or near the annexation area. Discussions about implementing the CORP recommendations will take place at the concept plan review stage between City staff and the property owner/developer.

Rezoning #1-23 - Seville Properties Ballard & Werner Road Annexation

April 26, 2023

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City of Appleton Trails Master Plan (January 2017): The City of Appleton Trails Master Plan proposed network map identifies a proposed trail along the west side of Ballard Road adjacent to subject site. In addition, a proposed on-street bike lane is proposed along the east side of Ballard Road. (See attached map)

City of Appleton On-Street Bike Lane Plan (September 15, 2010): The proposed bicycle network Map 7A identifies a proposed trail route along Werner Road which heads east to Ballard Road and west to Kurey Drive. (See attached map)

Surrounding Zoning Classification and Land Uses:

North: City of Appleton. AG Agricultural District, the adjacent land use to the north is currently agricultural land.

Town of Center. General Agricultural District, the adjacent land use to the north is currently developed as single-family residential.

South: City of Appleton. R-1A Single-family District and R-3 Multi-family District, the adjacent land uses to the south are currently City water tower, single-family residential and undeveloped land.

West: City of Appleton. AG Agricultural District and R-1B Single-family District, the adjacent land uses to the west are currently agricultural land and single-family residential.

East: City of Appleton. R-1B Single-family District, the adjacent land uses to the east are currently single-family residential and undeveloped single-family lots.

Zoning Ordinance Review Criteria: Per Section 23-65(e) of the Municipal Code, a temporary zoning classification is assigned to newly annexed territory, with permanent zoning taking place following the annexation process. All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. The Plan Commission shall consider the following criteria in selection of an appropriate zoning district for the annexed land:

- The existing land uses within the territory to be annexed;
- The surrounding land uses that exist on adjacent properties regardless of municipal boundary lines;
- The comprehensive plan of the City.

In this case, the Plan Commission initiated a rezoning for the subject property, from temporary AG Agricultural District to a zoning classification of R-3 Multifamily District. A rezoning initiated directly by Plan Commission is processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council. If approved, any future development would need to conform to the current R-3 District zoning regulations and other applicable sections of the Municipal Code.

Rezoning #1-23 - Seville Properties Ballard & Werner Road Annexation

April 26, 2023

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Proposed Zoning Classification: The R-3 District is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses.

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

- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
 1. The request for a zone change is in conformance with the Comprehensive Plan for the City of Appleton. *The rezoning request is in conformance with the Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies this site as future Multi-family residential land use.*
 2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map, is inadequate to meet the demands for such development. *College North Neighborhood Plan – Chapter 4: Market Study 2020-2030: The average annual housing need is about 301 units per the market study. The zoning map amendment (Temporary AG Agricultural District to R-3 Multi-family residential District) will help to meet the demand for housing in Appleton as specified in the market study.*
 3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).
 4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
 1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *It was determined during the annexation process, the City can provide necessary services, including but not limited to, sanitary sewer, water, police, fire, and garbage/recycling to the subject property. However, City storm sewer main extensions would be required to serve this property. In addition, it is possible a new lift station and/or force main may also be needed, but this depends on how the property is developed. A development/feasibility plan has not been submitted for City review; cost estimates have not been calculated.*

Rezoning #1-23 - Seville Properties Ballard & Werner Road Annexation

April 26, 2023

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2. The effect of the proposed rezoning on surrounding uses. *Single-family residential uses, undeveloped agricultural land and a City Water are located adjacent to the subject site. The rezoning request is being made to accommodate a mix of residential uses such as townhomes, apartments, two-family and single-family homes and possible public park. Therefore, the proposed rezoning request is unlikely to create adverse impacts on the surrounding uses.*

FUTURE ACTIONS

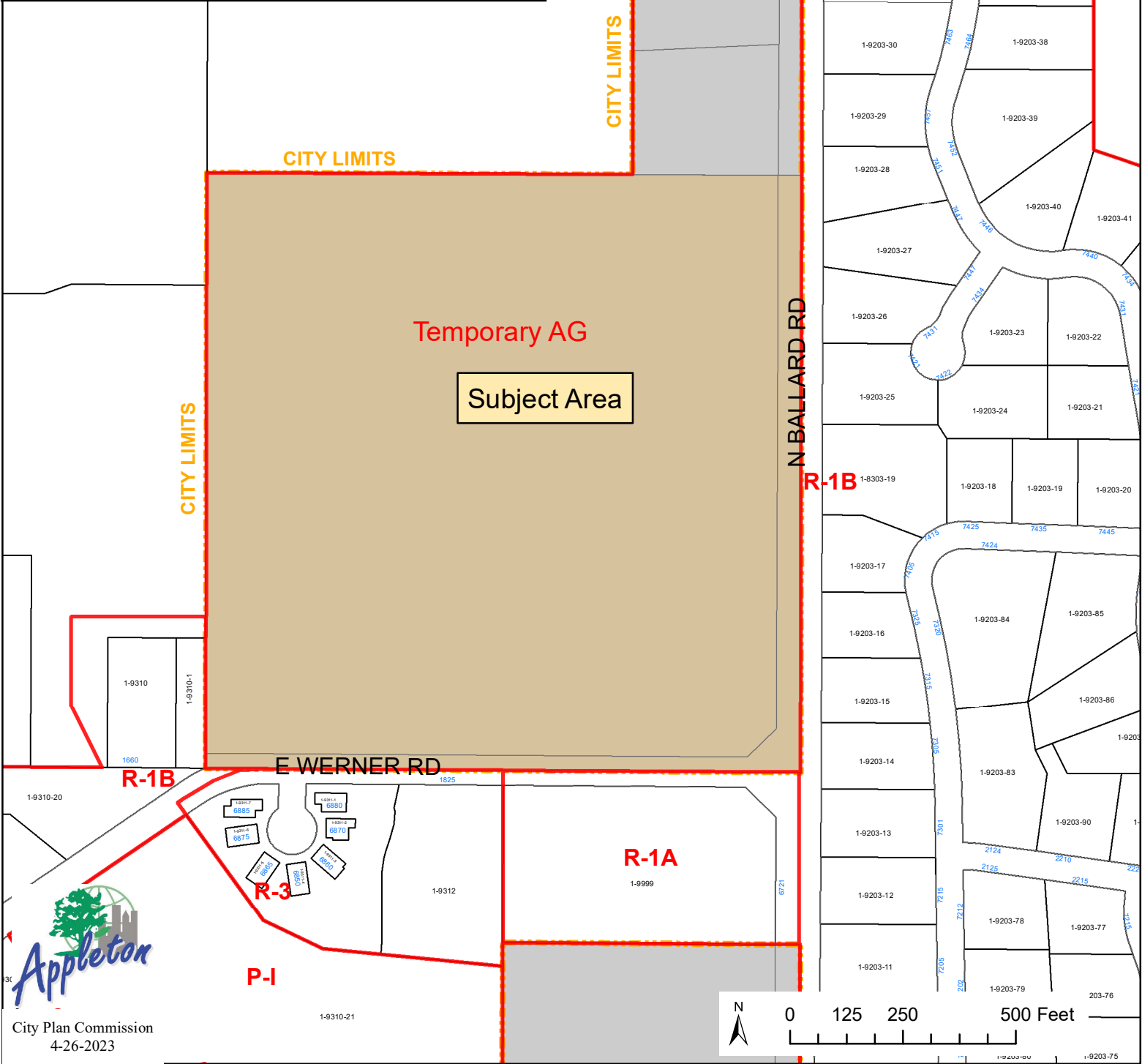
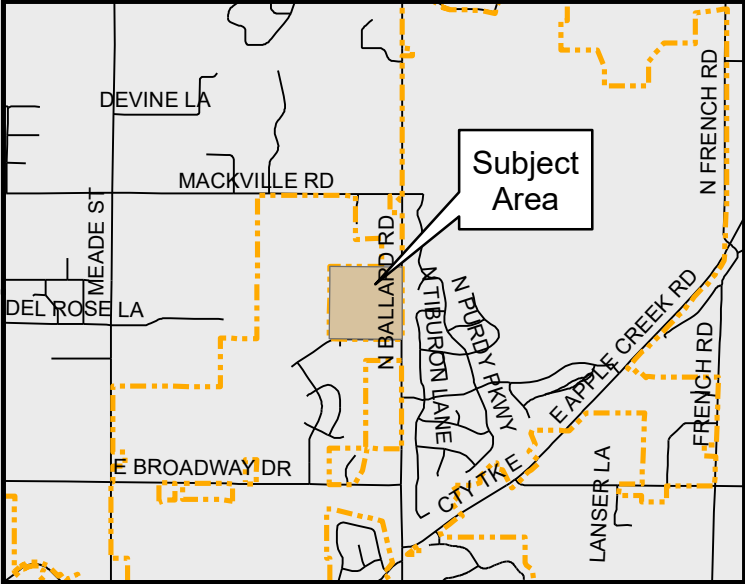
- Additional right-of-way dedication may be anticipated for Werner Road and Ballard Road to accommodate future plans to convert Ballard Road to an urbanized street with anticipated bike lanes, sidewalks, traffic lanes, center turn lane, and curb and gutter and Werner Road converted to an urbanized street with anticipated trail, sidewalks, traffic lanes, and curb and gutter.
- Concept plan/pre-plat conference will be required between City and the owner/developer prior to the submittal of a Certified Survey Map (CSM), Preliminary Plat and/or Final Plat.
 - The current Subdivision Ordinance requires a pre-plat conference between City staff and the property owner/developer prior to submittal of a CSM or preliminary plat. At the pre-plat conference, City staff will review and comment on the concept plan, including but limited to, the City's desire to acquire parkland on the subject site, extension/design of City storm sewer main, stormwater management, other civil engineering matters, road/driveway access to the property, review of City plans, zoning and future road/trail connectivity to adjacent properties, and emergency service regulations.

Technical Review Group (TRG) Report: This item appeared on the February 28, 2023 TRG Agenda. No negative comments were received from participating departments. The future action section captures relevant items discussed at this meeting, in addition to the staff analysis section.

RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning #1-23 for 7051 N. Ballard Road / Tax Id. #31-1-9316-00 to rezone the subject site from Temporary AG Agricultural District to R-3 Multi-family District, including to the centerline of existing adjacent right-of-way, as shown on the attached maps, **BE APPROVED**.

Rezoning Seville Properties Ballard & Werner Road Annexation Temporary Ag Agricultural District to R-3 Multifamily District



Aerial
Seville Properties Ballard &
Werner Road Annexation
Temporary Ag Agricultural District
to R-3 Multifamily District



SEVILLE ANNEXATION






The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 22 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 39.913 Acres of land and being further described as follows:
Commencing at the East Quarter (E $\frac{1}{4}$) corner of said Section 36 and being the point of beginning;
Thence North $89^{\circ}36'25''$ West 1316.61 feet coincident with the South line of the NE $\frac{1}{4}$ of Section 36;
Thence North $00^{\circ}08'57''$ East 1319.65 feet coincident with the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36;
Thence South $89^{\circ}43'44''$ East 1315.59 feet coincident with the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36;
Thence South $00^{\circ}06'21''$ West 1322.45 feet coincident with the East line of the Northeast $\frac{1}{4}$ of Section 36 to the point of beginning.

CITY OF APPLETON TRAILS MASTER PLAN

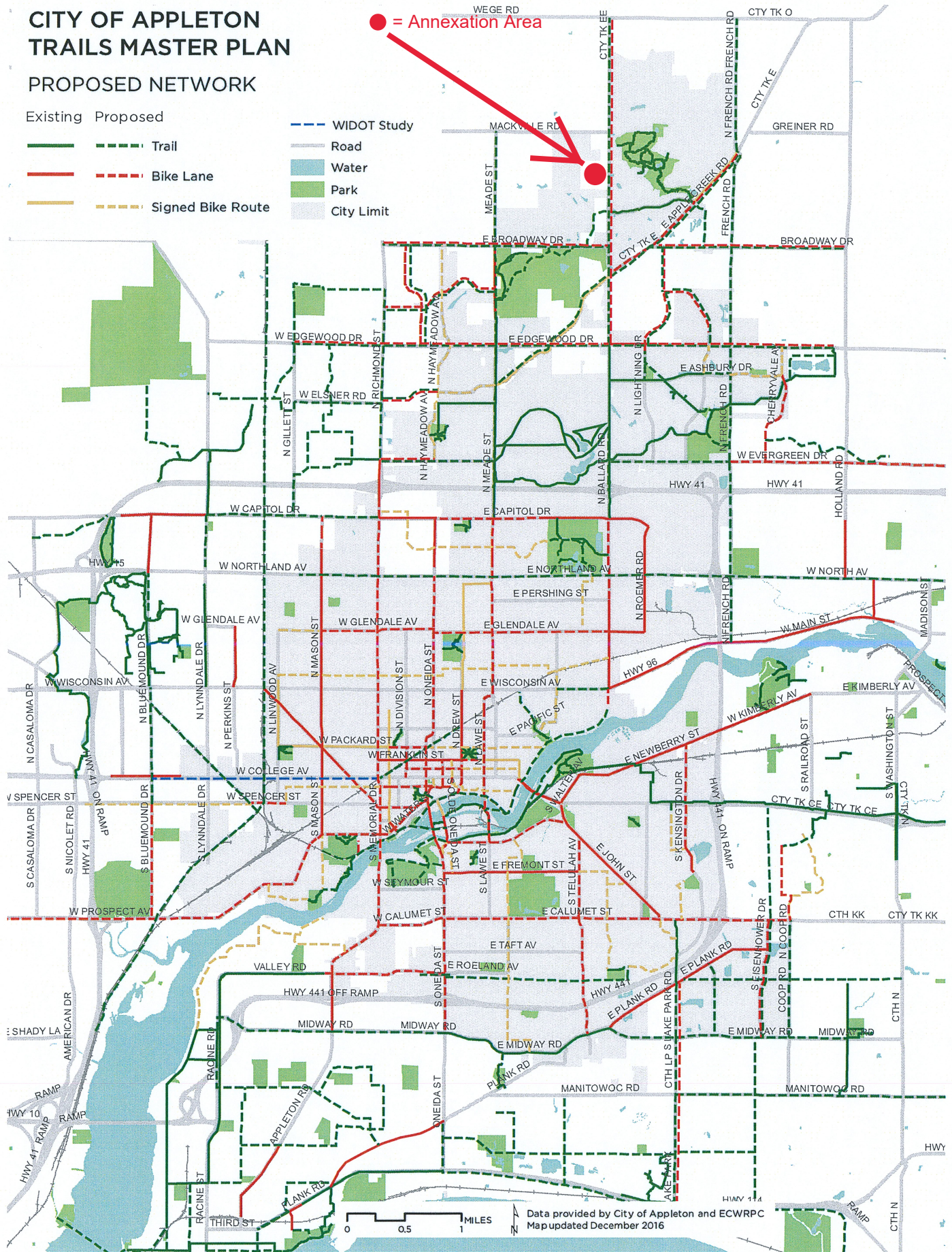
PROPOSED NETWORK

Existing Proposed

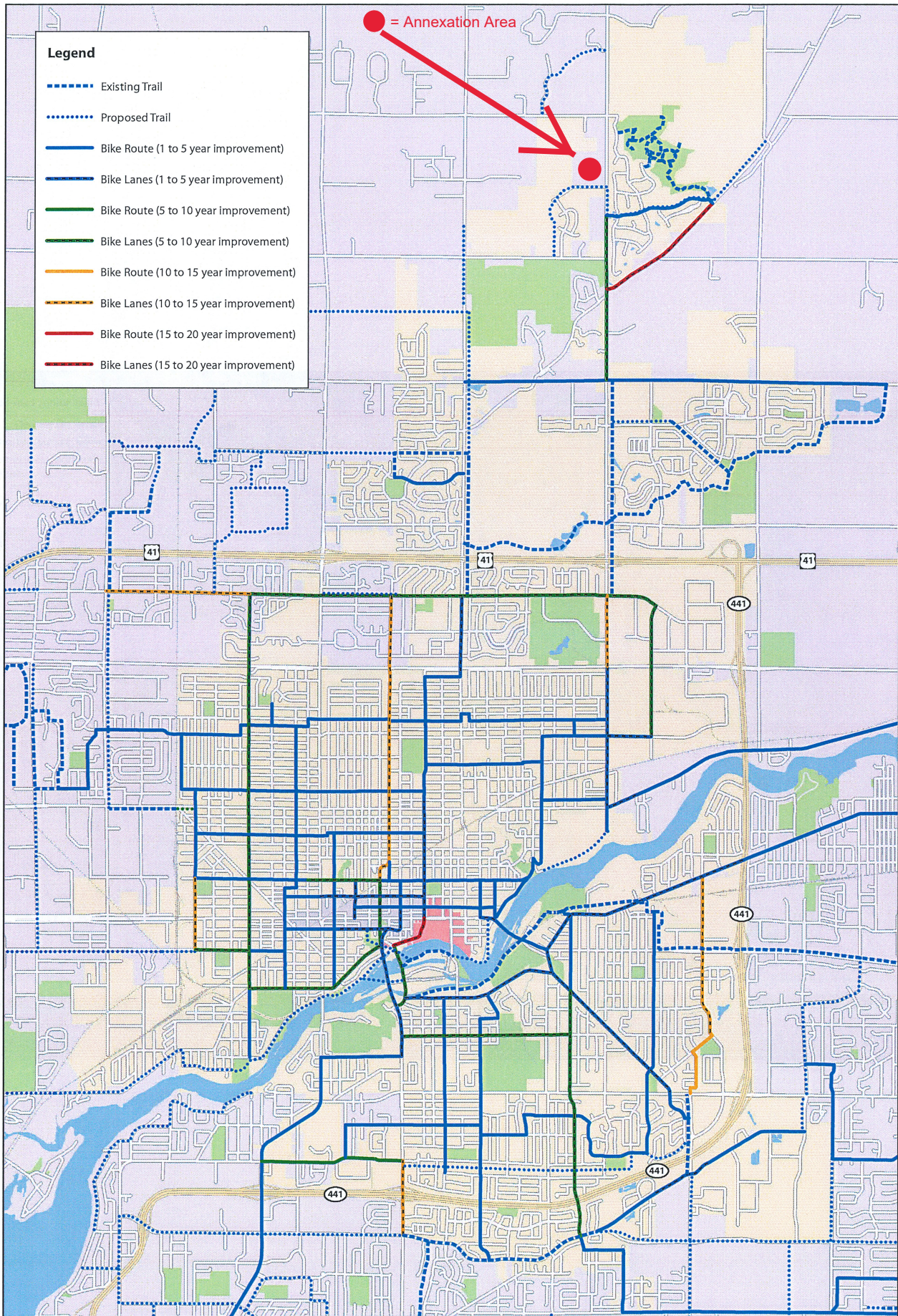
-  Trail
-  Bike Lane
-  Signed Bike Route

-  WIDOT Study
-  Road
-  Water
-  Park
-  City Limit

 = Annexation Area



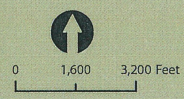
Data provided by City of Appleton and ECWRPC
Map updated December 2016



Proposed Bicycle Network

Appleton, Wisconsin

Map 7A



July 2010
Project 2377



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: May 10, 2023

Common Council Meeting Date: May 17, 2023

Item: Special Use Permit #3-23 for a car wash

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Owner/Applicant: Lamine Properties, LLC / Jeremie Lamine – Deep Blue Car Wash, LLC

Address/Parcel #: 4029 E. Calumet Street (Tax Id #31-9-5812-00)

Petitioner's Request: The applicant is requesting a Special Use Permit for a car wash.

BACKGROUND

The subject site is approximately 54,680 square feet in area and was formerly used as an automobile sales lot. The property was annexed to the City with the Eisenhower Drive Annexation in 2010.

The Common Council granted a Special Use Permit for Deep Blue Car Wash on January 8, 2020. The applicant did not move forward with their project at that time; therefore, the Special Use Permit expired on January 8, 2021.

STAFF ANALYSIS

Project Summary: The applicant proposes to construct a car wash as shown on the attached conceptual plans. The existing building will remain and will serve to supplement the proposed car wash, and a potential use within the existing building may be auto detailing. Site Plan Review, in accordance with Section 23-570, is required prior to construction of the proposed facility. The proposed development includes the following:

- An approximately 5,500 square foot automated car wash building with a single service bay.
- Car wash stacking spaces will be located along the west and north side of the building with the service bay entrance located on the west side of the building.
- Access will be provided via an existing and proposed driveway on Lorna Lane.
- Development will also include vacuum stations.
- Proposed hours of operation are from 8:00 AM to 8:00 PM each day.
- The proposed drive through and pay station are located in the front yard. Section 23-49(a) prohibits drive throughs in the front yard. The applicant plans to apply for a variance from the Board of Zoning Appeals. If the variance is not granted, the applicant will need to re-design the site to meet zoning code standards.

Existing Site Conditions: The site is approximately 54,680 square feet in size and was previously used as an auto sales lot. Access is from Lorna Lane and an existing shared drive aisle with the property to the east. Lorna Lane is classified as a local street.

Special Use Permit #3-23

May 10, 2023

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Operational Information: A plan of operation is attached to the Staff Report.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton and the Town of Buchanan. The adjacent parcels contain commercial uses.

North: Town of Buchanan. The adjacent land use to the north is commercial.

South: C-2 General Commercial District. The adjacent land use to the south is commercial (restaurant).

East: C-2 General Commercial District. The adjacent land uses to the east are a mix of commercial uses (multi-tenant building).

West: C-2 General Commercial District. The adjacent land use to the west is currently professional services (bank).

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

Goal 1 – Community Growth

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

Goal 8 – Economic Development

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

OBJECTIVE 9.4 Economic Development:

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

OBJECTIVE 10.5 Land Use:

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

Current Zoning and Procedural Findings: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, a car wash requires a Special Use Permit in the C-2 District. The Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds vote of the Common Council is required for approval.

Zoning Ordinance Requirements and Substantial Evidence: When reviewing an application for a Special Use Permit, the City must determine if the applicant's proposal satisfies Municipal Code requirements and conditions. Pursuant to Section 23-66(c)(5) of the Municipal Code, the Plan Commission and Common Council must provide substantial evidence supporting their decision to approve, approve with conditions, or deny the Special Use Permit. Substantial evidence means "facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements

Special Use Permit #3-23

May 10, 2023

Page 3

and conditions an applicant must meet to obtain a Special Use Permit and that reasonable persons would accept in support of a conclusion.” Any requirements and conditions listed for approval must be reasonable, and to the extent practicable, measurable.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code: 1. proper zoning district: *C-2 zoning allows car washes as a special use permit*, 2. zoning district regulations: *compliance with zoning code regulations will be reviewed with the site plan*, 3. special regulations: *not applicable to carwashes*, 4. consistent with comprehensive plan and other plans: *yes, see above analysis*, 5. traffic: *access will be provided from Lorna Lane, no concerns submitted by traffic engineer*, 6. landscaping and screening: *the landscaping will be reviewed with the Site Plan and is required to be consistent with zoning ordinance standards*, 7. neighborhood compatibility: *the proposed use is located adjacent to existing commercial uses*, and 8. impact on services: *there are existing utilities, services and equipment in place to serve this proposed use*. These standards were found in the affirmative, as long as all stipulations are satisfied.

Technical Review Group (TRG) Report: This item was discussed at the April 18, 2023 Technical Review Group meeting. No negative comments were received.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #3-23 for a car wash at 4029 E. Calumet Street (Tax Id #31-9-5812-00), as shown on the attached maps and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. The owner shall have twelve (12) months from the issuance of the Special Use Permit to obtain a building permit and/or occupancy permit for the proposed carwash or Special Use Permit #3-23 will expire pursuant to Sections 23-66 (f)(1) b. and c. of the Zoning Ordinance.

Substantial Evidence: Standardized condition to ensure the use is established in a timely manner. This condition will not be applicable when the building permit and/or occupancy permit is issued.

2. Prior to the construction of the carwash and building permits being issued, site plan review and approval is required, pursuant to Section 23-570 of the Municipal Code.

Substantial Evidence: This condition provides notice to the owner and applicant that they are required to receive site plan approval from the Community and Economic Development Department prior to receiving building permits from the Inspection Division for the project pursuant to Section 23-570(e)4) of the Zoning Ordinance.

3. All Zoning, Building, Fire, Engineering, Utility, Noise and other Municipal Codes, and all applicable State and Federal laws shall be complied with.

Substantial Evidence: This condition assures the applicant understands they must follow the City’s Municipal Code and all applicable State and Federal laws which they are required to follow while conducting business in the City; failure to follow City, State and Federal regulations may result in enforcement action pursuant to Sections 1-16, 1-17, 23-66(f)(5) and 23-69 of the Municipal Ordinance.

Special Use Permit #3-23

May 10, 2023

Page 4

4. Any future expansions of the carwash, changes to the plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.

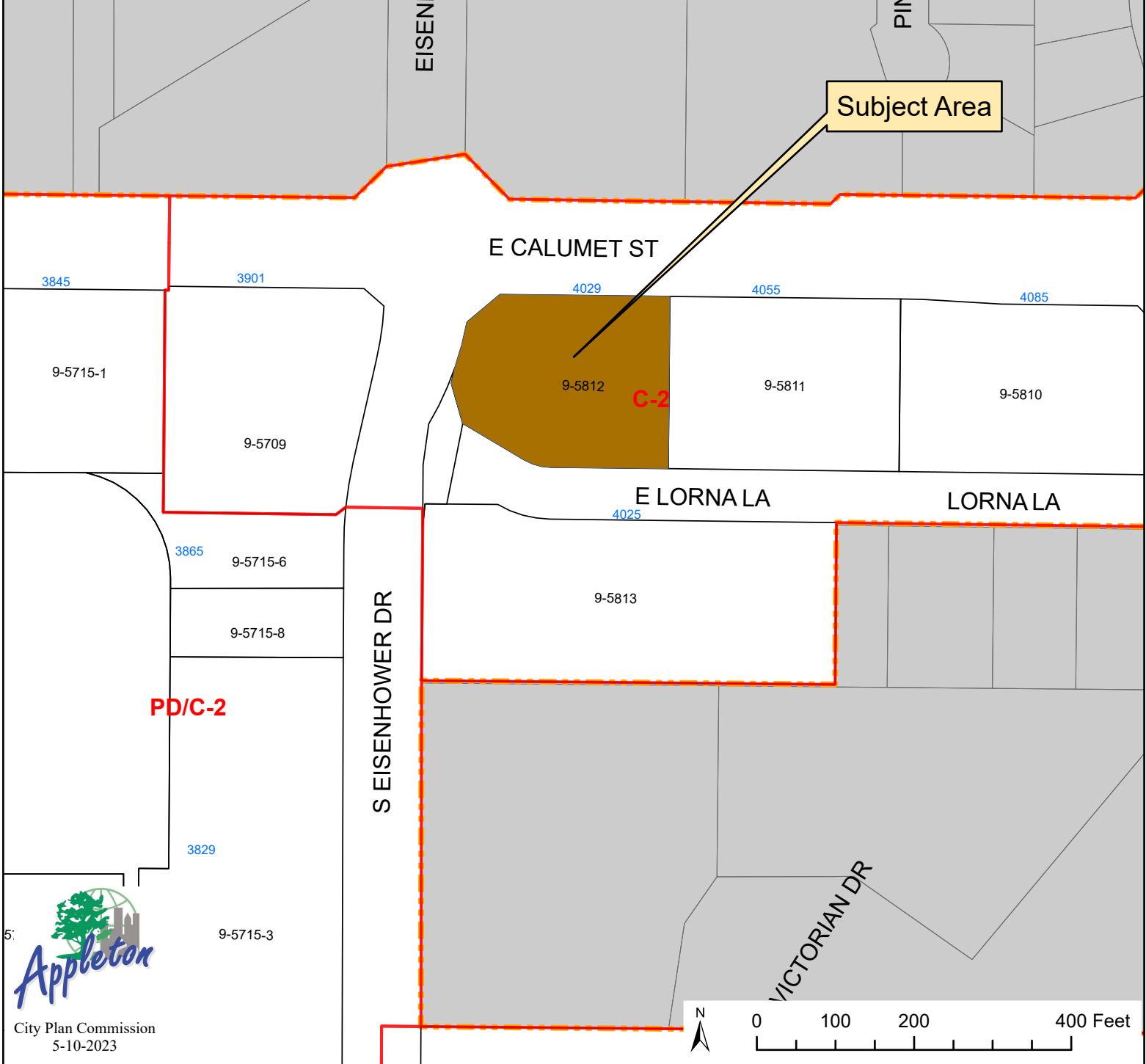
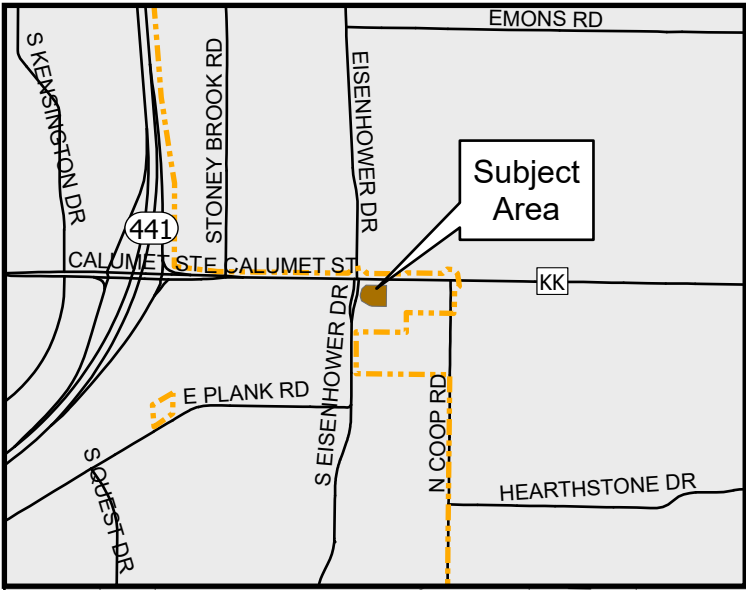
5. The proposed drive through and pay station are located in the front yard. Section 23-49(a) prohibits drive throughs in the front yard. The applicant plans to apply for a variance from the Board of Zoning Appeals. If a variance is not granted, the applicant will need to re-design the site to meet Zoning Code standards.

Substantial Evidence: This condition provides notice to the owner and applicant that they are required to either comply with Section 23-49 (Drive throughs) of the Zoning Code or apply for a variance for the drive through in the front yard.

6. Once a new use has been established on this property, the use of the property for automobile sales shall expire and shall be discontinued. Future use of the property for automobile sales, or other proposed uses, shall be reviewed in accordance with applicable Zoning Code standards.

Substantial Evidence: This condition provides notice to the owner and applicant that once the car wash use is established on this parcel, the existing rights to sell automobiles is eliminated and future uses would be reviewed in accordance with applicable Zoning Code standards.

4029 E. Calumet Street
Special Use Permit
Car Wash
Vicinity Map



4029 E. Calumet Street
Special Use Permit
Car Wash
Aerial Map

City Limits

EISENHOWER DR

E CALUMET ST

4029

4025

Subject Area

9-5812

9-5813

S EISENHOWER DR

E LORNALA

4025

9-5813



**CITY OF APPLETON
RESOLUTION FOR SPECIAL USE PERMIT #3-23
CAR WASH
4029 E. CALUMET STREET**

WHEREAS, Jeremie Lamine (Deep Blue Car Wash, LLC) has applied for a Special Use Permit for car wash located at 4029 E. Calumet Street, also identified as Parcel Number 31-9-5812-00; and

WHEREAS, the proposed car wash is located in the C-2 General Commercial District, and the proposed uses may be permitted by Special Use Permit within this zoning district pursuant to Chapter 23 of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on May 10, 2023 on Special Use Permit #3-23, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has reviewed and considered the Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-8) of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #3-23 to the City of Appleton Common Council with a favorable conditional or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on May 17, 2023.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Common Council, based on Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing and Common Council meeting, and having considered the recommendation of the City Plan Commission, that the Common Council:

1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative YES or NO (CIRCLE ONE)
2. If NO, the City of Appleton Common Council hereby denies Special Use Permit #3-23 for a car wash located at 4029 E. Calumet Street (also identified as Parcel Number 31-9-5812-00), based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)
3. If YES, the City of Appleton Common Council hereby approves Special Use Permit #3-23 for a car wash located at 4029 E. Calumet Street (also identified as Parcel Number 31-9-5812-00), subject to the following

conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #3-23

- A. The owner shall have twelve (12) months from the issuance of the Special Use Permit to obtain a building permit and/or occupancy permit for the proposed carwash or Special Use Permit #3-23 will expire pursuant to Sections 23-66 (f)(1) b. and c. of the Zoning Ordinance.
 - B. Prior to the construction of the carwash and building permits being issued, site plan review and approval is required, pursuant to Section 23-570 of the Municipal Code.
 - C. All Zoning, Building, Fire, Engineering, Utility, Noise and other Municipal Codes, and all applicable State and Federal laws shall be complied with.
 - D. Any future expansions of the carwash, changes to the plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.
 - E. The proposed drive through and pay station are located in the front yard. Section 23-49(a) prohibits drive throughs in the front yard. The applicant plans to apply for a variance from the Board of Zoning Appeals. If a variance is not granted, the applicant will need to re-design the site to meet Zoning Code standards.
 - F. Once a new use has been established on this property, the use of the property for automobile sales shall expire and shall be discontinued. Future use of the property for automobile sales, or other proposed uses, shall be reviewed in accordance with applicable Zoning Code standards.
4. The City Clerk’s Office is hereby directed to give a copy of this resolution to the owner/applicant, Community and Economic Development Department, Inspections Division, and any other interested party.

Adopted this _____ day of _____, 2023.

Jacob A. Woodford, Mayor

ATTEST:

Kami Lynch, City Clerk

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: Deep Blue Car Wash, LLC

Years in operation: 15 Years D.B.A. Best Car Wash, LLC

Type of proposed establishment (detailed explanation of business):

An Exterior Express Car Wash is proposed to be constructed on the parcel as shown on the included preliminary site plan. The existing building on the parcel will remain. The use of the existing building is unknown at this time but it would likely serve to supplement the proposed car wash business. The use would likely be automotive detailing.

Proposed Hours of Operation:

Day	From	To
Week Day	8:00am	8:00pm
Friday	8:00am	8:00pm
Saturday	8:00am	8:00pm
Sunday	8:00am	8:00pm

Building Capacity and Area:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 26 persons

Gross floor area of the existing building(s):

2,200 square feet

Gross floor area of the proposed building(s):

Approximately 5,500 square feet

Identify location, number, capacity and flammable liquid materials stored in storage tanks or containers:

None

Describe any potential smoke, odors emanating from the proposed use and plans to control them:

None

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all mechanical equipment:

There will be dyers located within the building at the exit of the car wash bay. There will also be vacuums located outside of the building, along the south side of the building. Refer to the site plan included with this application.

How will the noise be controlled?

The dryers will be new state of the art dryers. The dryers will be located within the proposed building and will be mounted in a position where noise will be directed primarily into the car wash bay. The external vacuums will consist of a central vacuum system with motor(s) located within the proposed building. Hours of operation would be 8:00am-8:00pm seven days a week.

Outdoor Lighting:

Type: LED

Location: Existing outdoor lighting will remain in place with the exception of a couple light poles that will need to be relocated to accommodate building construction. Additional LED lighting and decorative lighting will be installed as needed.

Off-Street Parking:

Number of spaces existing: Used car lot

Number of spaces proposed: 15

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Site access is adequate. There is an ingress/egress easement that has been established with the property to the east. In addition, there is access to Lorna Lane.

A right-in/right-out access or a right-in only access from

Eisenhower Drive to Lorna Lane would be desirable but not required.

Adequate room for vehicle stacking is provided on the included site plan

Outdoor Uses:

Type, location, size of outdoor storage area(s) of business property, goods, or merchandise not intended for customer viewing or immediate sale:

None

Type and height of screening of plantings/fencing/gating for outdoor storage area(s):

None

Type, location, size of outdoor display area(s) of merchandise for sale:

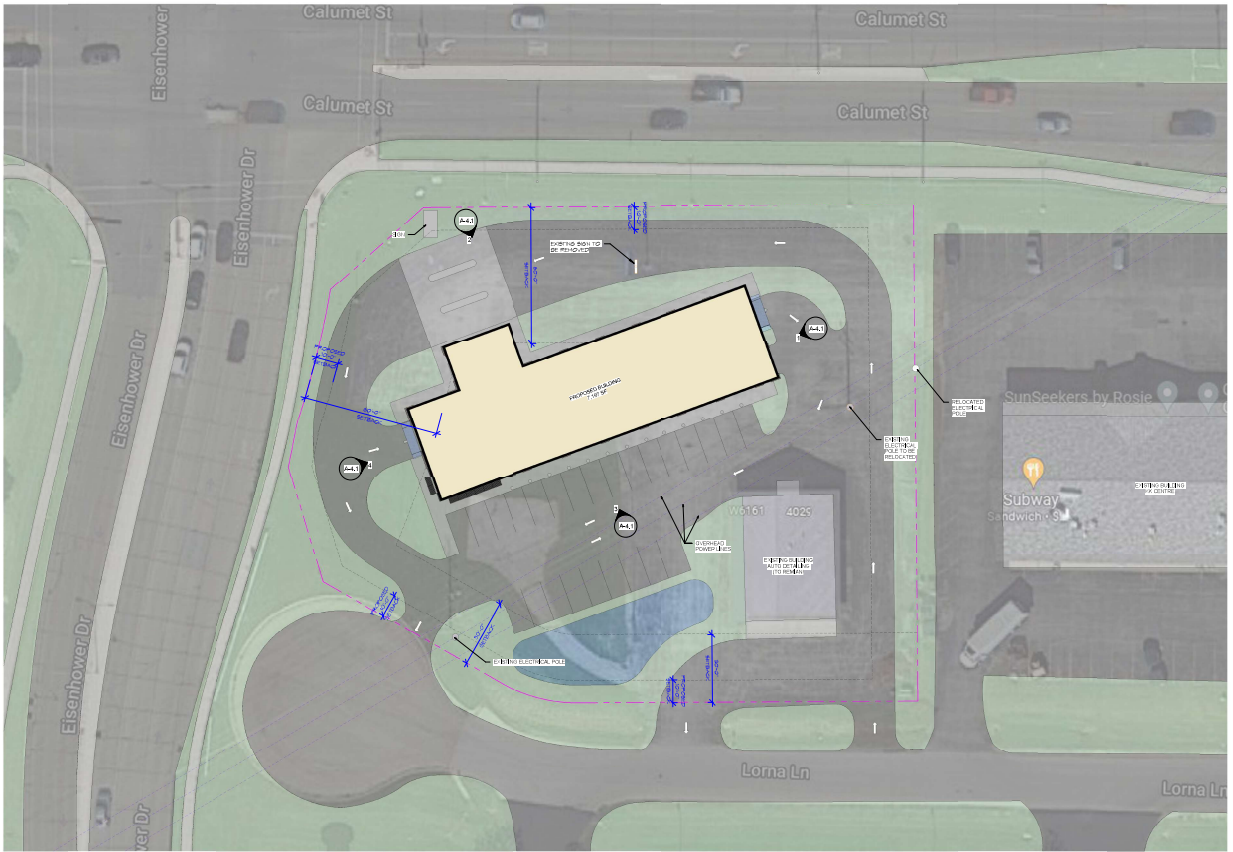
None

Number of Employees:

Number of existing employees: Unknown

Number of proposed employees: 3

Number of employees scheduled to work on the largest shift: 3



SITE PLAN - OPTION 1
 1" = 20'-0"



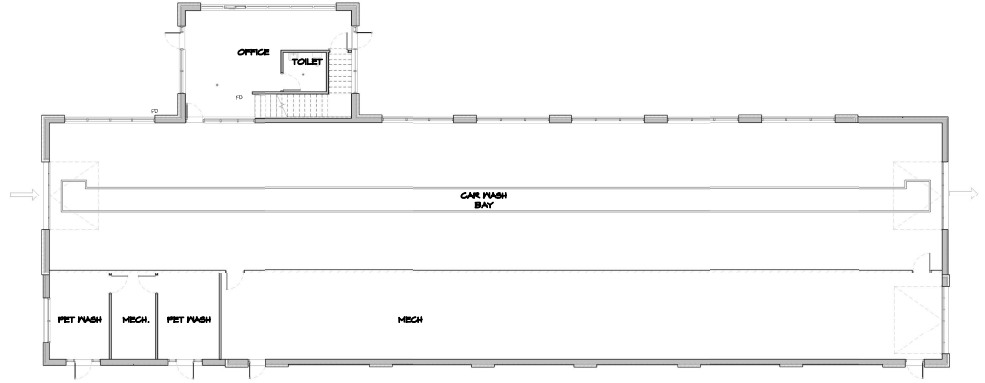
A NEW BUILDING FOR:
DEEP BLUE CAR WASH, LLC
 APPLETON, WISCONSIN

DATE: 01-24-2023
 BY: [Signature]
 CHECKED BY: [Signature]
 REV: [Signature]

A-0.1

Z:\2023\23017_Deep Blue Car Wash\23017_Deep Blue Car Wash\23017_0230 E Calumet Street_Option 1.dwg

3/14/2023 10:30:01 AM



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"

Gries
Architectural Group Inc.
1000 W. Wisconsin Ave., Suite 200
Appleton, WI 54911
Phone: 920.834.1111
Fax: 920.834.1112



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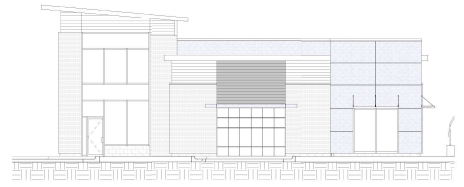
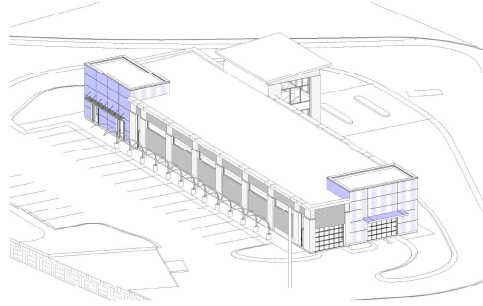
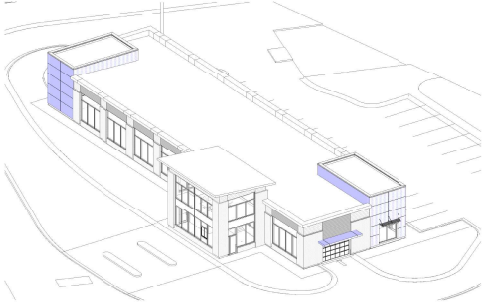
A NEW BUILDING FOR:
DEEP BLUE CAR WASH, LLC
APPLETON, WISCONSIN

Date: 03-14-2025
By: JLD
Drawn by: JLD
Rev:

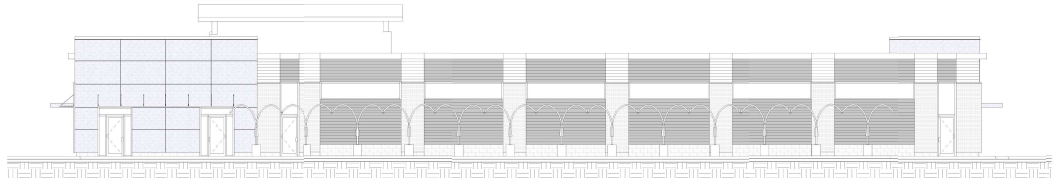
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Z:\020202071_Deep Blue Car Wash\020202071_Rev02\02071_0203 Elevation Sheet_02071.rvt

3/14/2023 10:38:05 AM



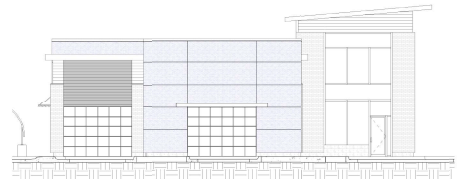
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



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A NEW BUILDING FOR:
DEEP BLUE CAR WASH, LLC
APPLETON, WISCONSIN

Date: 03-14-2023
Proj: 20-071
Dwg: 020
Rev:

A-4.1



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: May 10, 2023

Common Council Meeting Date: May 17, 2023

Item: Preliminary Plat – First Addition to Glacier Ridge

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Applicant: Jeff Schultz – Martenson & Eisele, Inc.

Owner: Kurey Ridge, LLC

Address/Parcel #: E. Werner Road (Tax Id #s 31-1-9310-19, 31-1-9310-07, 31-1-9310-17 and part of 31-1-9310-06). The subject property is located west of N. Kurey Drive and north of E. Broadway Drive.

Petitioner's Request: The owner/applicant is proposing to subdivide property for single-family residential development.

BACKGROUND

On June 7, 2006, Common Council adopted Ordinance 55-06, to annex the subject area from the Town of Center to the City of Appleton. The subject property was officially annexed to the City on June 12, 2006 at 12:01 a.m.

On April 18, 2007, the Common Council approved the request to rezone a portion of the subject property from AG Agricultural District to R-1B Single-Family District.

The Common Council approved the Glacier Ridge Preliminary Plat on April 18, 2007 and the Glacier Ridge Final Plat on March 5, 2008, which included the first phase of the existing subdivision.

Officially mapped Werner Road from existing Werner Road to Meade Street went into effect on February 6, 2019 via Ordinance No. 1-19.

Officially mapped Kurey Drive from existing Kurey Drive to Mackville Road went into effect on February 6, 2019 via Ordinance No. 2-19.

STAFF ANALYSIS

Existing/Proposed Conditions: The subject area to be subdivided is currently undeveloped. The First Addition to Glacier Ridge consists of 46.644 acres and will be divided into 71 single-family lots.

Zoning Ordinance Review Criteria: R-1B Single-Family District lot development standards (Section 23-93) are as follows:

- Minimum lot area: Six thousand (6,000) square feet.

Preliminary Plat – First Addition to Glacier Ridge

May 10, 2023

Page 2

- *The proposed average lot size is 22,443 square feet. All lots exceed the minimum lot area requirement.*
- Minimum lot width: Fifty (50) feet.
 - *All lots exceed this minimum requirement.*
- Minimum front, side and rear yard setbacks: Twenty (20) foot front yard, Six (6) foot side yard, and Twenty-five (25) foot rear yard.
 - *Required front yard setback has been shown on the Preliminary Plat. Required setbacks will be reviewed through the building permit review process.*
- Maximum building height: Thirty-five (35) feet.
 - *This will be reviewed through the building permit review process.*
- Maximum lot coverage. Fifty percent (50%).
 - *This will be reviewed through the building permit review process.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton Subdivision Regulations.

Access and Traffic: The primary vehicular access to the First Addition to Glacier Ridge is via East Werner Road and North Kurey Drive. The proposed public right-of-way within the subdivision will be dedicated to the City with the Final Plat.

Surrounding Zoning and Land Uses:

North: AG Agricultural and Town of Center. The adjacent land uses to the north are currently agricultural and residential.

South: R-1B Single Family Residential, AG Agricultural and R-1A Single Family Residential. The adjacent land uses to the south are currently residential and agricultural.

East: R-1B Single Family Residential and AG Agricultural. The adjacent land uses to the east are currently residential and agricultural.

West: AG Agricultural and Town of Center. The adjacent land uses to the west are currently residential and agricultural.

2010-2030 Comprehensive Plan: Community Development staff has reviewed this proposed subdivision and determined it is compatible with the One and Two-Family Residential use shown on the City's 2010-2030 Comprehensive Plan Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Preliminary Plat – First Addition to Glacier Ridge

May 10, 2023

Page 3

Goal 1 – Community Growth

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

Goal 3 – Housing Quality, Variety, and Affordability

Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

OBJECTIVE 10.4 Land Use:

Plan for compact, efficient, and fiscally responsible growth of residential, commercial, and industrial development in new neighborhoods in order to implement the principles of smart growth.

Policy 10.4.1 Continue to guide residential growth to locations either contiguous to or within presently urbanized areas. As peripheral development occurs, it should be at a compact, urban density to ensure new neighborhoods can be efficiently served by public infrastructure.

Parks and Open Space: The Appleton Subdivision Regulations do require parkland dedication or fee in lieu for residential subdivisions. Since no parkland will be dedicated on the subject property, park fees will be required pursuant to Section 17-29 of the Municipal Code and the final Development Agreement (once approved).

Technical Review Group Report (TRG): This item appeared on the April 4, 2023 TRG Agenda. The initial Preliminary Plat for the First Addition to Glacier Ridge did not include any street connections to the west, aside from proposed Werner Road. Section 17-25(a)(4) of the Subdivision Code states that streets shall be designed to provide for the future circulation needs of nearby lands. Staff requested a revised preliminary plat to show an additional western street connection to adjacent property and the applicant provided the attached preliminary plat showing Granite Road connecting to the west.

RECOMMENDATION

The Preliminary Plat for the First Addition to Glacier Ridge, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. Park fees shall be paid to the City of Appleton Finance Department pursuant to Section 17-29 of the Municipal Code and the final Development Agreement (once approved).
2. Provide an updated Preliminary Plat with the legal description for the entire plat area, not just the anticipated first phase.
3. The following note shall be added to the Final Plat: *Lot 77 contains a temporary storm water pond. No building permits will be issued for this lot during the time period that the pond occupies the lots. Issuance of any future building permits for lot 77 will not occur until such time as the*

Preliminary Plat – First Addition to Glacier Ridge

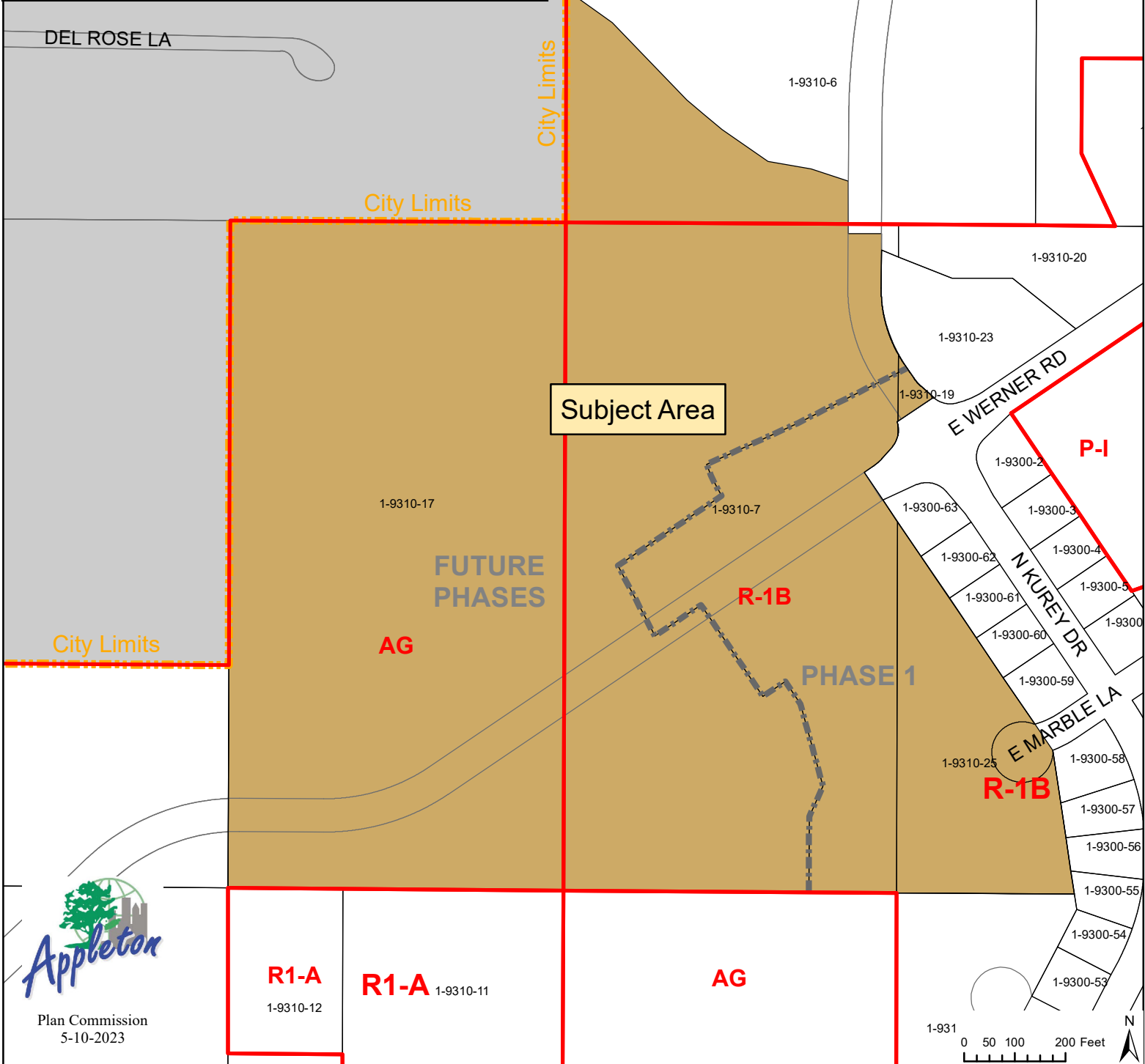
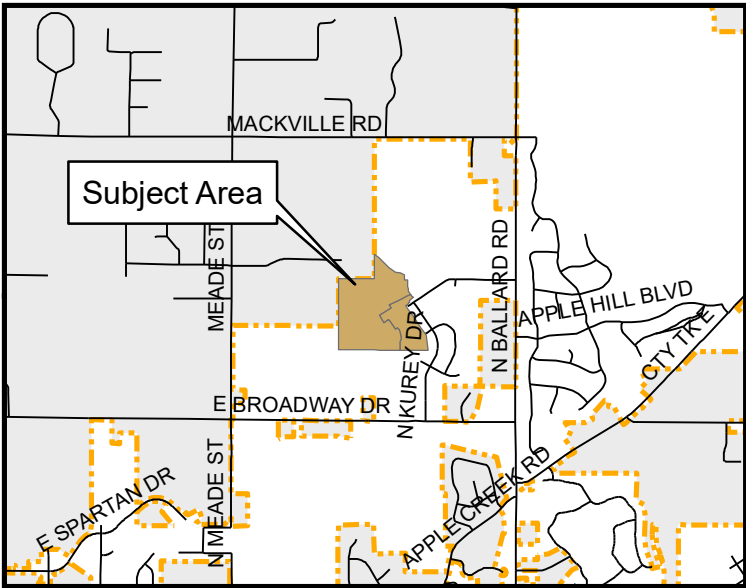
May 10, 2023

Page 4

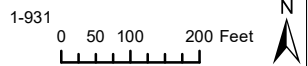
private pond is removed, and alternate facilities constructed as part of a city-approved revision to the stormwater management plan for this plat.

4. Portions of the subject area are currently zoned AG Agricultural and will need to be rezoned prior to approval of the final plat(s). The first phase of this subdivision is anticipated to include area already zoned R-1B Single Family Residential.
5. Remove or identify the dark heavy linework running through a portion of proposed Marble Lane and Lot 69.
6. Add text “Glacier Ridge” to the adjoining property labeled Outlot 3 to further identify it.
7. The hydrant benchmarks listed match City records but the descriptions do not. The City uses the top shoulder of Waterous type hydrants, not the top, please verify the benchmark descriptions and revise as necessary
8. A Development Agreement is required between the City and applicant that identifies the duties and responsibilities with respect to development of the subject land.
9. A Stormwater Permit Application, Stormwater Management Plan and Engineering Plans have been submitted for review. Technical review comments have been provided to the consultant and all such comments must be addressed on the Final Plat.
10. All requirements from the City of Appleton Department of Public Works, Engineering Division shall be met to the satisfaction of the City Engineer prior to the City affixing signatures on the Final Plat.
11. The owner/applicant shall submit to the City the Final Plat within 36 months after the last required approval of the Preliminary Plat. If the Final Plat is not submitted within said 36 months, the City (and any other approving authority) may refuse to approve the Final Plat and shall recommence the procedure for Preliminary Plat approval or may extend the time for submission of the Final Plat.

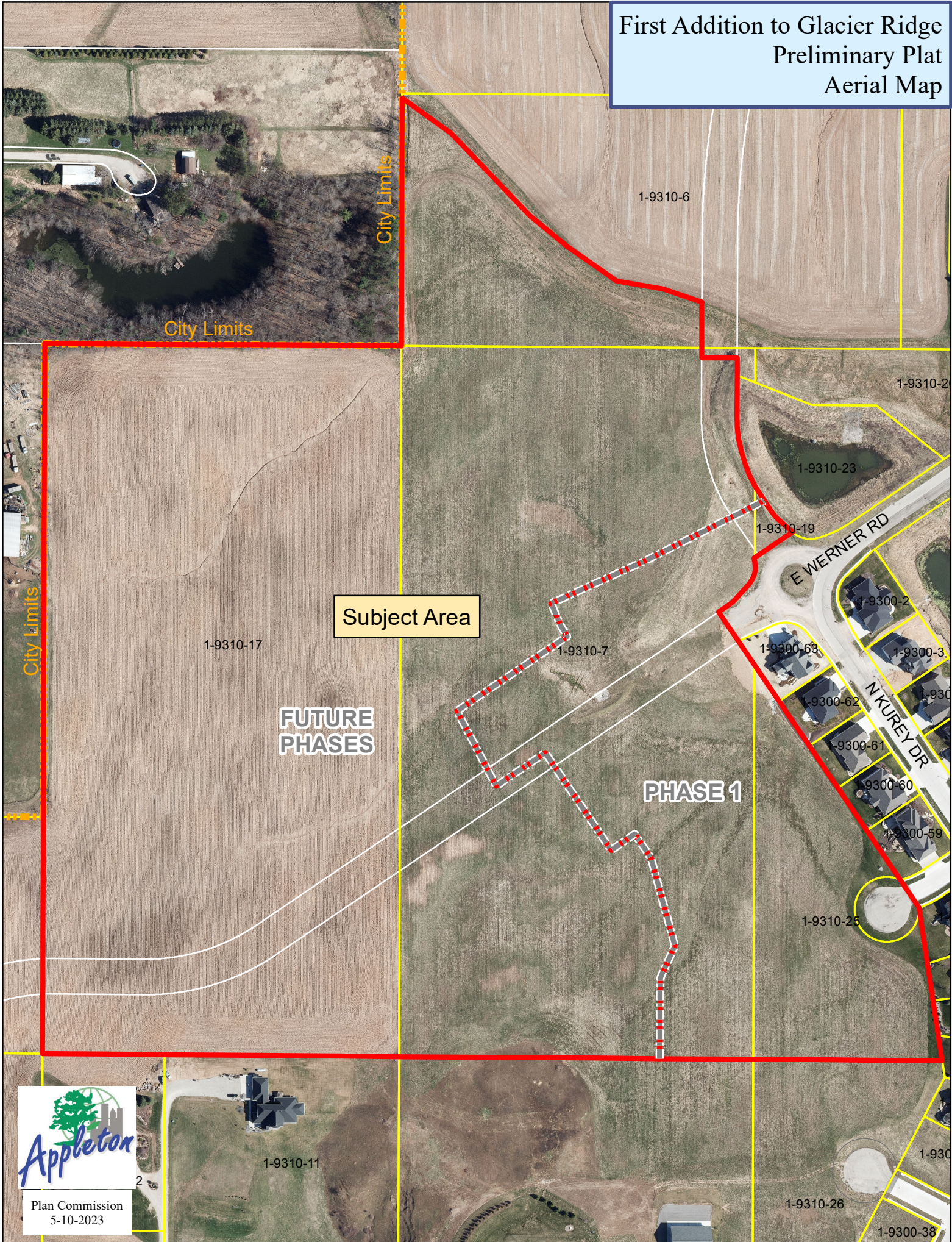
First Addition to Glacier Ridge Preliminary Plat Zoning Map



Plan Commission
5-10-2023



First Addition to Glacier Ridge
Preliminary Plat
Aerial Map



Subject Area

FUTURE
PHASES

PHASE 1



Plan Commission
5-10-2023

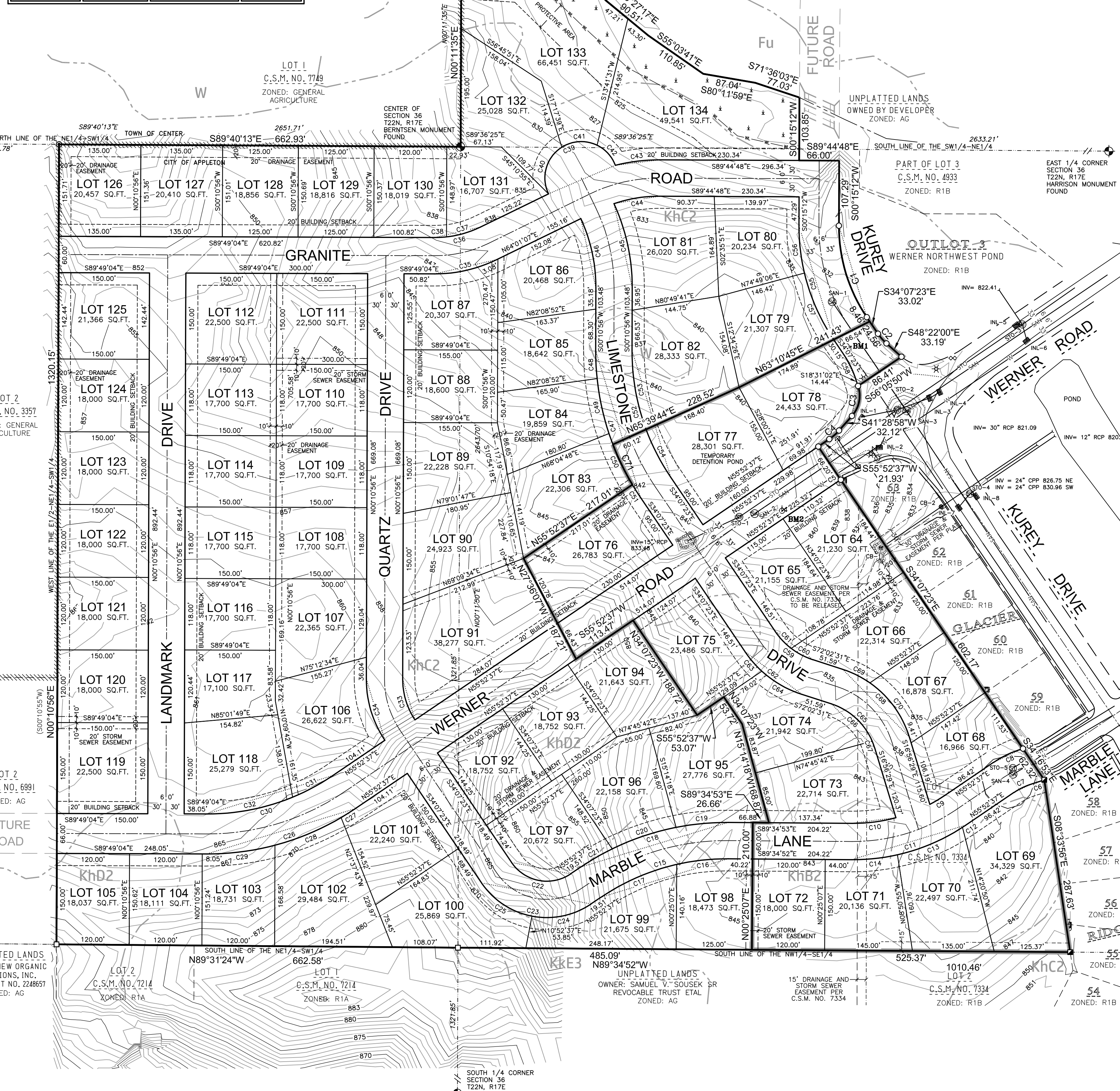
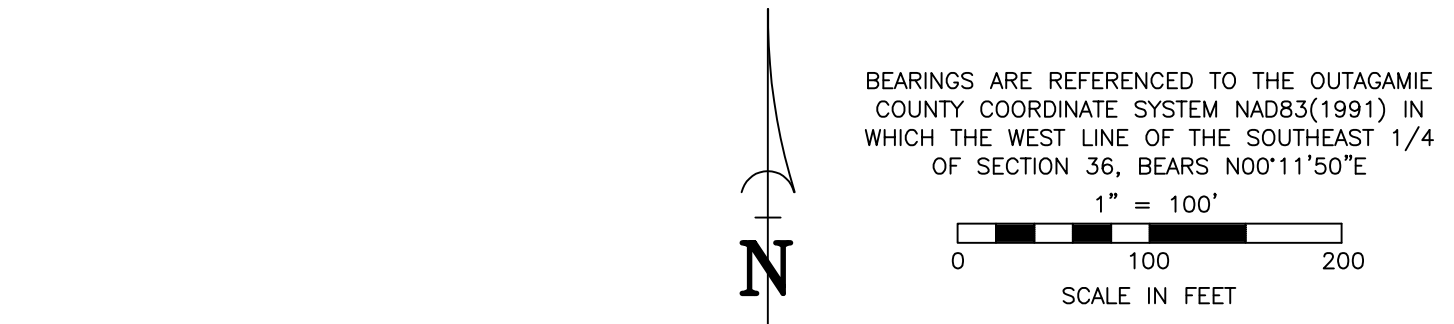
PRELIMINARY PLAT
FIRST ADDITION TO GLACIER RIDGE

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7334, RECORDED AS DOCUMENT NO. 2097894, AND ALL OF TEMPORARY CUL-DE-SAC EASEMENT OF GLACIER RIDGE LOCATED ON THE WEST END OF MARBLE LANE, BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

EXISTING UTILITY SCHEDULE table with columns: STRUCTURE ID#, RIM ELEVATION, INVERT ELEVATION, STRUCTURE DEPTH (FT.)

BENCHMARK DATA table with columns: I.D., DESCRIPTION, ELEVATION

TOPOGRAPHIC LEGEND table with symbols for various features like contours, soil borings, utility lines, etc.



SUPPLEMENTARY DATA
GROSS AREA [2,031,814 SQ.FT.] 46.644 ACRES
NET SUBDIVISION AREA [1,593,460 SQ.FT.] 36.581 ACRES
SOIL TYPES LOCATED WITHIN SUBDIVISION
OWNER AND DEVELOPER
OBJECTIONING AND APPROVING AUTHORITIES

NOTES
THE OWNER/SUBDIVIDER HAS NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM...
A DRAINAGE PLAN HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING, ZONING & SANITATION OFFICE...
LEGAL DESCRIPTION
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS EAST...

SURVEYOR'S CERTIFICATE
I, GARY A. ZARRINGER, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES...

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD, TANGENT IN, TANGENT OUT

Martenson & Eisele, Inc. Planning, Engineering, Surveying, Architecture. Includes drawing title, scale, date, and drawing number (1-1025-006).



"...meeting community needs...enhancing quality of life."

Department of Utilities
Water Treatment Facility
2281 Manitowoc Road
Menasha, WI 54952
920-997-4200 ph
920-997-3240 fax

TO: Chairperson Brad Firkus and Members of the Finance Committee

CC: Water Plant Operations Supervisor John Pogrant

FROM: Utilities Director Chris Shaw

DATE: April 27, 2023

RE: *Award Contract for the AWTF Phosphoric Acid Treatment Project to August Winter and Sons in the amount of \$863,750 with a 10% contingency of \$86,375 for a project total not to exceed \$950,125*

BACKGROUND:

The Appleton Water Treatment Facility (AWTF) utilizes a group of specifically approved chemicals as part of the drinking water treatment process. Each chemical is intended to perform a unique purpose within the water treatment "train". The AWTF existing chemical storage room was designed as part of original plant construction in 2001 for the intended purpose of supporting the regulatory approved treatment processes and associated components within.

The AWTF received formal WDNR notice to change the corrosion control treatment chemical from polyphosphate to phosphoric acid. This conversion chemical treatment installation must be completed and operational by May 24, 2024.

ENGINEERING:

Bidding documents for a Phosphoric Acid Treatment System were prepared by McMahon and Associates. McMahon obtained regulatory approvals from both the WDNR and Public Service Commission (PSC). McMahon will also serve as the construction manager and perform contract administration services.

BID PROCESS:

The project drawings and bidding documents were completed in February 2023. A pre-bid meeting was held on April 13, 2023 with good attendance. Bids were opened on April 26, 2023. There were two bidders: August Winter and Sons and Rohde Brothers, Inc. The table below identifies the contractors' bids. August Winter and Sons provided the responsible bid as they bid both base bid requirements. The project engineer, McMahon, recommends August Winter and Sons for this construction contract.

CONTRACTOR	Bid A	Bid B	Bid A&B Deduct	Bid Total
August Winter and Sons	\$814,750	\$197,000	\$148,000	\$863,750
Rohde Brothers, Inc.	\$792,000	Incomplete	No Deduct	Incomplete

The 2023 budget includes \$1,150,000 funding for engineering and construction.

RECOMMENDATION:

I recommend contract award for the AWTF Phosphoric Acid Treatment Project to August Winter and Sons in the amount of \$863,750 with a 10 % of contingency of \$86,375 for a project total not to exceed \$950,125

If you have any questions regarding this project please contact me at ph: 832-2362.



MEMORANDUM

TO: Community and Economic Development Committee (CEDC)

FROM: Matt Rehbein, Economic Development Specialist

DATE: May 10, 2023

RE: Request Approval of the Second Amendment to the Development Agreement between the City of Appleton and MF Housing Partners, LLC in TIF #11

The Appleton City Council approved a Development Agreement (DA) with MF Housing Partners, LLC (Developer) in November 2021. A first amendment was approved in October 2022 to accommodate changing environments of interest rates, construction costs rising, supply chain challenges, and labor shortages. Attached is the second amendment to this DA. This amendment is in response to a change in the plan to construct townhomes on the parcel immediately north of Franklin Street. This amendment also provides for an assignment from MF Housing Partners, LLC to an affiliated entity, Rise Apartments, LLC (per separate document).

MF Housing Partners, LLC was awarded WHEDA tax credits for this project. Forty-eight (48) units are proposed, with forty-three (43) of the units available to low-income persons with the rents restricted for an estimated thirty (30) years. The first amendment provided for all forty-eight (48) units to be built on the southernmost parcel. Developer now plans to build a 40-unit multi-family building on the southernmost parcel and eight (8) townhomes on the middle parcel, with parking on the northern parcel. This requires adding the middle parcels to the Development Agreement to allow for capture of tax increment.

The Developer plans to break ground this spring, complete the project in spring of 2024, and the project would be fully assessed as of January 1, 2025.

The Developer estimates the project will create up to an additional \$3,572,000 in incremental value.

The Developer and Assessor estimate the assessed value of the project once completed will remain at approximately \$3.9 million, the same as anticipated at the time of the first amendment. Since value is estimated to hold constant, no change to the \$649,000 Pay-As-You-Go TIF support is requested.

Staff Recommendation:

The Second Amendment to the Development Agreement between the City of Appleton and Rise Apartments, LLC **BE APPROVED**.

SECOND AMENDMENT TO
TAX INCREMENT DISTRICT NO. 11
DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (the "Agreement") is dated as of the ___ day of _____, 2023, by and among Rise Apartments, LLC, a Wisconsin limited liability company ("Developer") and the City of Appleton, a Wisconsin municipal corporation (the "City").

Notwithstanding the provisions of the Development Agreement entered into by and between the City and Developer dated December 2, 2021 and recorded by the Outagamie County Register of Deeds on December 10, 2021 as Document No. 2256507, and First Amendment dated October 18, 2022 and recorded by the Outagamie County Register of Deeds on October 28, 2022 as Document No. 2281965, said Second Amendment amends and restates the original agreement, as amended, in its entirety and hereby said agreement is amended to read as follows:

RECITALS

Developer and the City acknowledge the following:

A. Developer owns the real property located at North Oneida Street, East Harris Street, and North Appleton Street, (Parcel Nos. 31-2-0441-00, 31-2-0536-00, and 31-2-0529-00, Appleton, WI more particularly described in Exhibit A, attached hereto (collectively the "Property").

B. The Property is located within the City in Tax Increment District #11 (the "District") which was created in 2017 pursuant to Section 66.1105, Wis. Stats. along with a plan for the redevelopment of the District (the "District Plan") that provides for, among other things, the financial assistance set forth in this Agreement.

C. Subject to obtaining the financial assistance set forth herein, Developer has proposed improvements to the Property to create approximately 48 rental apartment and/or townhomes (the "Project"). All references to the Project include the Property.

D. The City has determined that the Project will spur economic development, expand the City's tax base and create new jobs; that such financial assistance is a Project Cost under the Tax Incremental Law; that the amount of financial assistance provided pursuant to this Agreement is the amount necessary to induce development of the Project; and, that the Project will not proceed without the financial assistance set forth in this Agreement.

E. Subject to obtaining financial assistance as set forth herein, Developer intends to undertake a redevelopment of the property that will increase the value of the Property and provide other tangible benefits to the surrounding neighborhoods and to the City as a whole, consistent with the District Plan. The City finds that this redevelopment of the Property and the fulfillment, generally, of the terms and conditions of this Agreement are in the vital and best interests of the City and its residents and serves a public purpose in accordance with state and local law.

F. The City, pursuant to Common Council Action dated on or about _____, 2023 approved this Amended Agreement and authorized the execution of this Amended Agreement by the proper City officers on the City's behalf.

G. The Developer has approved this Amended Agreement and authorized the appropriate officers to execute this Amended Agreement on the Developer's behalf.

H. The base value of the Property for purposes of this Agreement is \$340,000. The Developer estimates that upon completion the Project will create up to an additional \$3,572,000 of new assessed value (also referred to as "Tax Incremental Value") in excess of the base value.

I. All terms that are capitalized but not defined in this Agreement and that are defined under the Tax Increment Law shall have the definitions assigned to such terms by the Tax Increment Law.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals and the promises and undertakings set forth herein, the parties mutually agree and covenant as follows:

ARTICLE I UNDERTAKINGS OF THE DEVELOPER

1.1 Developer's Project shall include improvements to, and development of, the Property as set forth in Exhibit B that will result in an increase in the Property's assessed value. All aspects of the Project shall be in accordance with all applicable City zoning and building codes, ordinances and regulations.

1.2 Project Costs shall include, without limitation, costs incurred after approval of this agreement for the construction of improvements (including infrastructure improvements), environmental remediation costs, demolition, interior remodeling and development of the project.

1.3 Developer warrants and represents to the City that but for the assistance provided by the City under Article II, herein, Developer would not be able to proceed with the Project.

1.4 Developer and City acknowledge that several of the specific undertakings of the parties may require approvals from directors, boards or the City Council as applicable. The parties' agreements are conditioned upon the obtaining of all such approvals in the manner required by law. The parties cannot assure that all such approvals will be obtained; however, they agree to use their best good faith efforts to obtain them on a timely basis.

ARTICLE II UNDERTAKINGS OF THE CITY

2.1 The City shall appropriate sufficient funds for the performance of the City's obligations under this Agreement.

2.2 City shall cooperate with Developer throughout the Project and shall promptly review and/or process all submissions and applications in accordance with applicable City ordinances.

2.3 Subject to all of the terms, covenants and conditions of this Agreement and applicable provisions of law, and as an inducement by the City to Developer to carry out the Project, upon completion of the Project (which shall be defined as issuance of occupancy permits for all units/floors of the Project (hereafter "completion")) the City will provide payments to

Developer solely from future Tax Increments (derived from both real and personal property) to assist with Developer's Project Costs. The City's total payment of Tax Increment Revenue to the Developer shall not exceed the lesser of i) \$649,000 or ii) twenty percent (20%) of the Tax Increment Value as of January 1, 2025, plus interest thereon (the "Contribution"). The Contribution will be paid to Developer as follows:

2.3.1 As the sole source for payment of the Contribution, the City agrees to pay the Developer an amount equal to ninety percent (90%) of the Tax Increment Revenue attributable to, and actually received from, the Property during the calendar year.

2.3.2 The first payment shall be made on August 15 of the year immediately after the Project's completion. This first payment shall be based on the Property's assessed value on January 1 of the year of completion. Thereafter payments under this Agreement shall be due in annual installments, on August 15, for a period of time described in Sec. 4.2

2.3.3 Interest on the Contribution shall begin to accrue upon completion of the Project. The interest rate on the Contribution shall be the lesser of 1) the interest rate paid by the Developer to the primary lender for the Project, as evidenced by the note indicating the loan amount; or, 2) 5.75%.

2.3.4 The Contribution shall be a special and limited obligation of the City and not a general obligation. Payments shall first apply to accrued interest and then to the principal balance of the Contribution. Unpaid interest in any year shall be added to the principal balance of the Contribution and accrue interest. The City may prepay the Contribution, in its sole discretion, at any time, with no prepayment penalty.

2.4 This Agreement fully evidences the City's obligation to pay the Contribution. No separate instrument will be prepared to evidence the City's obligation to pay the Contribution. The Contribution shall not be included in the computation of the City's statutory debt limitation because the Contribution is limited and conditional and no taxes will be levied or pledged for its payment. Nothing in this Agreement shall be deemed to change the nature of the City's obligation from a limited and conditional obligation to a general obligation.

2.5 The City covenants to Developer that until the Contribution plus interest thereon has been paid in full, the City shall not close the District prior to its statutory expiration date.

2.6 The City shall, upon Developer's request, provide to Developer an accounting of the status of the District including, but not limited to, the outstanding principal balance of the Contribution and annual Tax Increments received from the District.

2.7 Developer hereby acknowledges that, as a result of the special and limited nature of the City's obligation to pay the Contribution, Developer's recovery of the full amount of the Contribution depends on factors including, but not limited to, future mill rates, changes in the assessed value of the Property, the failure of the Property to generate the Tax Increments at the rate expected by Developer, reduction in Tax Increments caused by revenue-sharing, changes in the Tax Increment Law, and other factors beyond the City's and/or Developer's control.

ARTICLE III
PAYMENT OF TAXES

3.1 As long as the District is in existence, the Property and all buildings and improvements thereon shall be owned and taxable for real estate tax and special assessment purposes. The City may waive any or all of the restrictions upon execution of a payment in lieu of taxes (PILOT) agreement on a form acceptable to the City.

3.2 Throughout the duration of this agreement, all ad valorem property taxes properly assessed against the Property will be paid timely and in full.

3.3 In the event that any property owned by Developer within the District becomes exempt from ad valorem property taxes during the life of the District, then for the remaining life of the District, the Developer will make (or cause to be made) annual payments in lieu of taxes in amounts equal to what the ad valorem property taxes would have been for such other property had it not been exempt. If the Developer conveys the Property within the District to any party (related or unrelated), the terms of such sale shall impose as a covenant upon all successor owners of the property the foregoing obligation for payments in lieu of taxes during the life of the District. The City shall be a beneficiary of such covenant and entitled to enforce same against the successor owners.

ARTICLE IV
CONDITIONS TO PAYMENT; TERMINATION OF AGREEMENT

4.1 The City shall have no obligation to pay any portion of the Contribution to Developer unless and until all of the following conditions shall have been met:

4.1.1 The Project's completion on or before December 31, 2025, subject to extension for Force Majeure or upon mutual written agreement of the City and Developer.

4.1.2 The Property's assessed value is no less than \$3,900,000 on or before January 1, 2025.

4.2 This Agreement, and the City's obligation to make, or continue, any payments of the Contribution, shall terminate when any of the following shall have occurred:

4.2.1 The conditions in Section 4.1 are not met.

4.2.2 The Contribution is paid in full or August 15, 2044, whichever occurs first.

ARTICLE V
CONFLICT OF INTEREST

5.1 No member, officer or employee of the City, during his/her tenure or for one year thereafter, will have or shall have had any interest, direct or indirect, in this Agreement or any proceeds thereof.

ARTICLE VI
WRITTEN NOTICES

6.1 Any written notice required under this Agreement shall be sent to the following individuals:

FOR THE CITY:

City of Appleton
Community and Economic Development Department
100 North Appleton Street
Appleton, WI 54911-4799
Attention: Director

With a copy to:

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

FOR DEVELOPER:

Rise Apartments, LLC
100 West Lawrence Drive, Suite 214
Appleton, WI 54911
Attn: Tom Klister

ARTICLE VII
ASSIGNMENT

7.1 No party to this Agreement may assign any of its interest or obligations hereunder without first obtaining the written consent of the other party.

ARTICLE VIII
NO PARTNERSHIP OR VENTURE

8.1 Developer and its contractors or subcontractors shall be solely responsible for the completion of the Project. Nothing contained in this Agreement shall create or effect any partnership, venture or relationship between the City and Developer or any contractor or subcontractor employed by Developer in the construction of the Project.

ARTICLE IX
MISCELLANEOUS

9.1 Under no circumstances shall any officer, official, director, member, manager, commissioner, agent, or employee of City or Developer have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability.

9.2 The laws of the State of Wisconsin shall govern this Agreement.

9.3 This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

9.4 No modification, alteration, or amendment of this Agreement shall be binding upon any party until such modification, alteration, or amendment is reduced to writing and executed by all parties to this Agreement.

9.5 Any captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any of the provisions of this Agreement.

9.6 If any provisions of this Agreement shall be held or deemed to be inoperative or unenforceable as applied in any particular case in any jurisdiction because it conflicts with any other provision or provisions of this Agreement or any constitution or statute or rule of public policy, or for any other reason, then such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. To the maximum extent possible, this Agreement shall be construed in a manner consistent with the powers of the City, including but not limited to, the City's powers under the Blight Elimination and Slum Clearance Law and the Tax Increment Law, to achieve its intended purpose. Reference is made to Section 66.1333(17) of the Wisconsin Statutes and Chapter 105, Laws of 1975 § 4, which provide that the Blight Elimination and Slum Clearance Law and the Tax Increment Law should be construed liberally to effectuate their purposes.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

CITY OF APPLETON:

By: _____
Jacob A. Woodford, Mayor

ATTEST:

By: _____
Kami L. Lynch, City Clerk

STATE OF WISCONSIN)
 : ss.
OUTAGAMIE COUNTY)

Personally came before me this ____ day of _____, 2023, Jacob A. Woodford, Mayor and Kami L. Lynch, City Clerk, of the City of Appleton respectively, 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.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____

PROVISION HAS BEEN MADE TO PAY FOR
OBLIGATIONS INCURRED PURSUANT TO
THIS AGREEMENT:

Jeri A. Ohman, Finance Director

APPROVED AS TO FORM:

Christopher R. Behrens, City Attorney
Updated: May 3, 2023
By: Christopher R. Behrens
City Law A21-0718

DEVELOPER:

RISE APARTMENTS, LLC,
a Wisconsin limited liability company

By: RISE MANAGING MEMBER, LLC, its
Managing Member

By: MF Holdings, LLC, its Manager

By: NonScareil Management, LLC, its Manager

By: _____
Marissa Downs, Manager

STATE OF WISCONSIN)
 : ss.
OUTAGAMIE COUNTY)

Personally came, before me this ____ day of _____, 2023, Marissa Downs, a member of the LLC, 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.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____

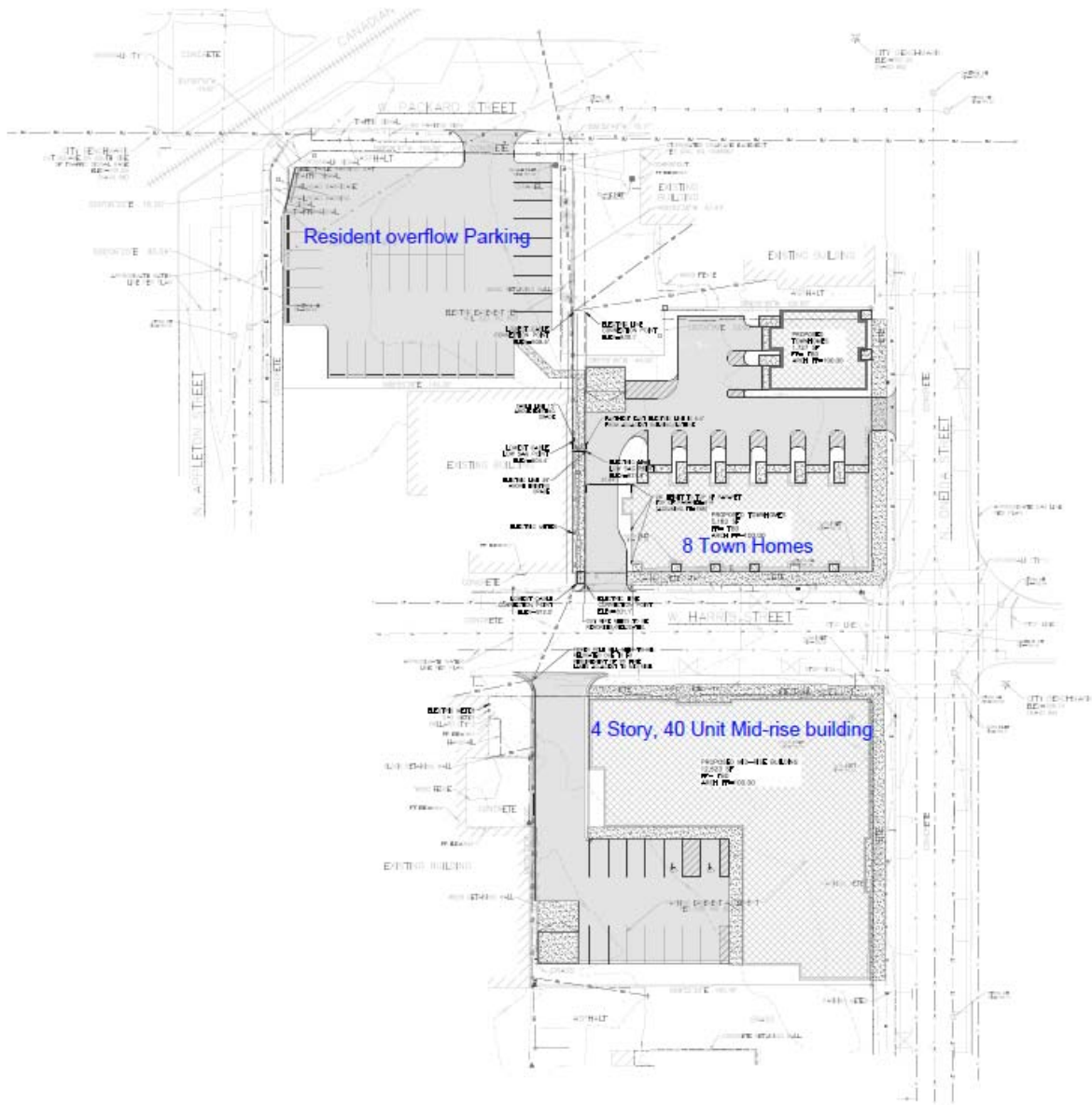
SCHEDULE OF EXHIBITS

- A. Legal Description of Property
- B. Proposed Improvements

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Add new legal and Tax ID once CSMs are recorded

EXHIBIT B
PROPOSED IMPROVEMENTS



ASSIGNMENT AND ASSUMPTION OF TAX INCREMENT DISTRICT NO. 11
DEVELOPMENT AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF TAX INCREMENT DISTRICT NO. 11 DEVELOPMENT AGREEMENT (this “**Assignment**”) is made and entered into as of May 1, 2023 by and between MF HOUSING PARTNERS, LLC, a Wisconsin limited liability company (“**Assignor**”), and RISE APARTMENTS, LLC, a Wisconsin limited liability company (“**Assignee**”).

WITNESSETH:

Assignor and the City of Appleton, a Wisconsin municipal corporation (the “**City**”) entered into that certain Development Agreement, dated as of December 2, 2021 (as amended and restated in its entirety by that certain First Amendment dated October 18, 2022, the “**Development Agreement**”), regarding the sale of that certain real property being more fully described on Exhibit A attached hereto and made a part hereof (the “**Real Property**”), together with all improvements and other property comprising the Property (as defined in the Agreement). Unless otherwise indicated herein, all capitalized terms in this Assignment shall have the meaning ascribed to them in the Agreement.

Assignor wishes to assign to Assignee, and Assignee wishes to assume from Assignor, all of Assignor’s right, title and interest, if any, in and to the Development Agreement and made a part hereof and to delegate any and all of its obligations and responsibilities under the Development Agreement from and after the date hereof to Assignee.

Under the Agreement, Assignee is obligated to accept such assignment and assume and agree to keep, perform and observe all of the terms, covenants, agreements and conditions contained in the Agreement on Assignor’s part to be kept, performed and observed.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Assignor hereby assigns, sells, transfers, sets over and delivers unto Assignee all of Assignor’s estate, right, title and interest in and to the Development Agreement and Assignee hereby accepts such assignment and hereby assumes all of the obligations and agrees to pay, perform and discharge all of the terms, covenants and conditions, in each case arising or accruing under the Development Agreement from and after the date of this Assignment.
2. Assignor agrees to protect, defend, indemnify and hold harmless Assignee, its legal representatives, successors and assigns from any and all losses, damages, expenses, fees (including, without limitation, reasonable attorneys’ fees), court costs, suits, judgments, liability, claims and demands whatsoever in law or in equity, incurred or suffered by Assignee, its legal representatives, successors and assigns or any of them arising out of or

in connection with Assignor's failure to perform obligations under the Development Agreement occurring prior to the date of this Assignment.

3. Assignee agrees to protect, defend, indemnify and hold harmless Assignor, its legal representatives, successors and assigns from any and all losses, damages, expenses, fees (including, without limitation, reasonable attorneys' fees), court costs, suits, judgments, liability, claims and demands whatsoever in law or in equity, incurred or suffered by Assignor, its legal representatives, successors and assigns or any of them arising out of or in connection with Assignee's failure to perform obligations under the Development Agreement occurring from and after the date of this Assignment.
4. In the event of the bringing of any action or suit by a party hereto against another party thereunder by reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other party arising out of this Assignment, then in that event the prevailing party shall be entitled to have and recover of and from the other party all costs and expenses of the action or suit, including actual attorneys' fees and costs.
5. The transfers and assumptions given effect by this Assignment are limited by and made expressly subject to the terms, covenants and conditions set forth in the Development Agreement.
6. This Assignment may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.
7. This Assignment shall be binding upon and inure to the benefit of the successors, assignees, personal representatives, heirs and legatees of all the respective parties hereto.
8. This Assignment shall be governed by, interpreted under, and construed and enforceable in accordance with, the laws of the State of Wisconsin.

[Signature Page Follows]

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment and Assumption of Development Agreement as of the day and year first above written.

ASSIGNOR:

MF HOUSING PARTNERS, LLC,
a Wisconsin limited liability company

By: Mosaic Development, LLC, its Member

By: _____
Marissa Downs, Manager

ASSIGNEE:

RISE APARTMENTS, LLC,
a Wisconsin limited liability company

By: RISE MANAGING MEMBER, LLC, its Managing Member

By: MF Holdings, LLC, its Manager

By: NonScareil Management, LLC, its Manager

By: _____
Marissa Downs, Manager

AGREED AND ACCEPTED BY

CITY OF APPLETON, WISCONSIN

By: _____
Jacob A. Woodford, Mayor

Attest:

By: _____
Kami L. Lynch, City Clerk

EXHIBIT A TO ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT

Legal Description of Real Property

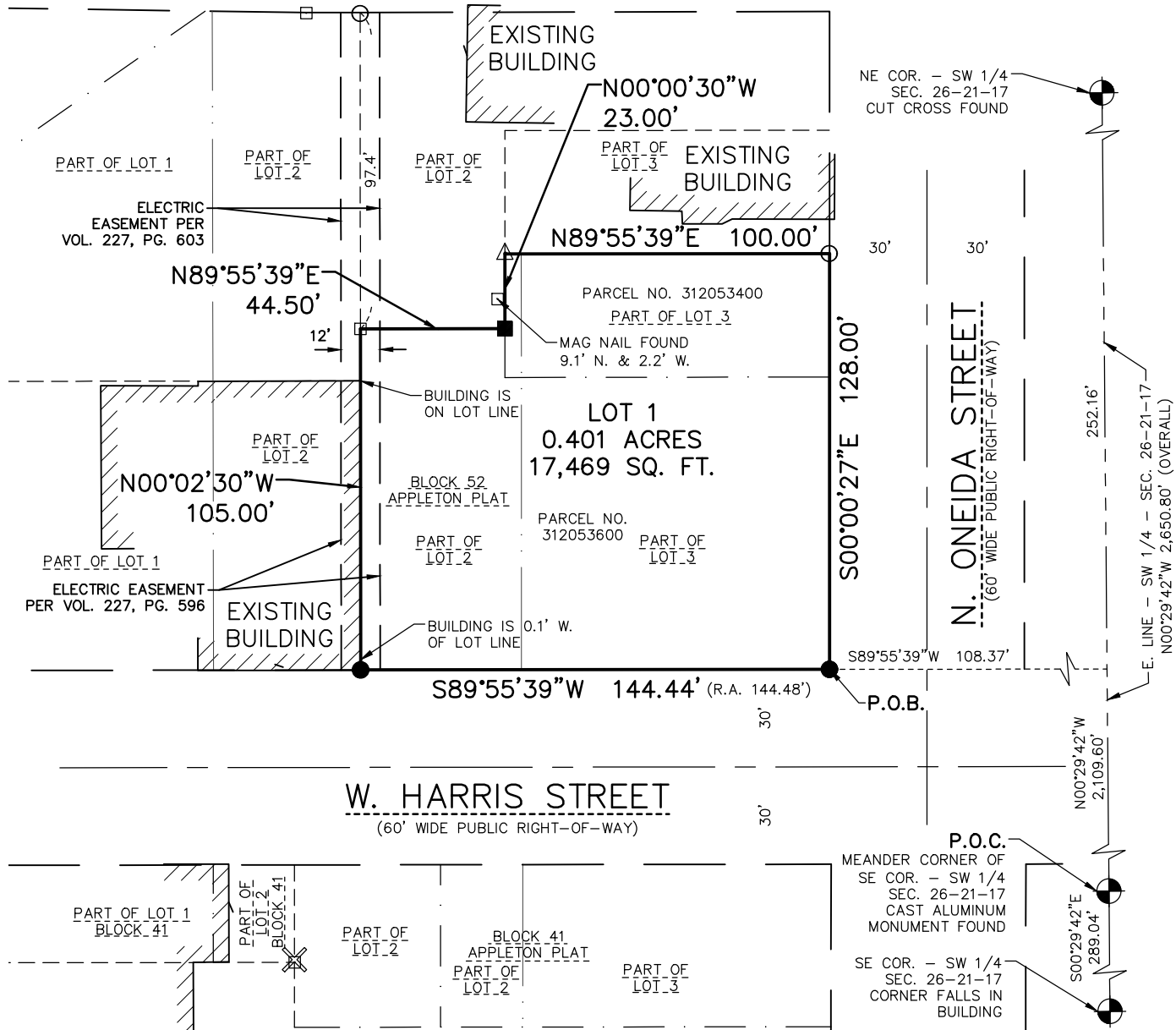
CERTIFIED SURVEY MAP

FOR
MF HOUSING PARTNERS, LLC

PART OF LOT 2 AND PART OF LOT 3 IN BLOCK 52,
APPLETON PLAT, ACCORDING TO THE RECORDED ASSESSOR'S
PLAT OF APPLETON, LOCATED IN THE NE 1/4 OF THE SW
1/4, SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

W. PACKARD STREET

(60' WIDE PUBLIC RIGHT-OF-WAY)

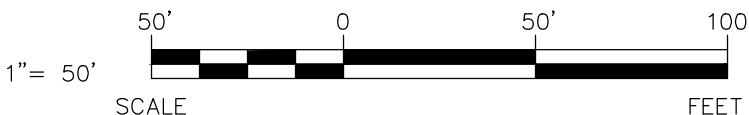


LEGEND

- - 3/4" O.D. x 24" REBAR SET WEIGHING 1.50 LBS/FT.
- - MAG NAIL SET
- △ - T-POST FOUND
- - MAG NAIL FOUND
- ✕ - CUT "X" FOUND
- - 3/4" O.D. REBAR FOUND
- ⊙ - SECTION CORNER MONUMENT FOUND

(R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM, OUTAGAMIE COUNTY. THE EAST LINE
OF THE SOUTHWEST 1/4 OF SECTION 26 HAS A BEARING
OF NORTH 00°-29'-42" WEST.



OWNER:
MF HOUSING PARTNERS, LLC
3912 N. LIGHTNING DRIVE
APPLETON, WI 54913

SHEET 1 OF 4 SHEETS



EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 2275380

CERTIFIED SURVEY MAP

PART OF LOT 2 AND PART OF LOT 3 IN BLOCK 52,
APPLETON PLAT, ACCORDING TO THE RECORDED
ASSESSOR'S PLAT OF APPLETON,
LOCATED IN THE NE 1/4 OF THE SW 1/4,
SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of MF Housing Partners, LLC bounded and described as follows:

Part of Lot 2 and Part of Lot 3 in Block 52, Appleton Plat, according to the recorded Assessor's Plat of Appleton, being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin being more particularly described as follows:

Commencing at a Meander corner of the Southeast corner of the Southwest 1/4 of said Section 26; thence North 00°-29'-42" West along the East line of said Southwest 1/4, a distance of 2,109.60 feet; thence South 89°-55'-39" West, a distance of 108.37 feet to the North right-of-way line of W. Harris Street, said point being the Southeast corner of said Lot 3 and the point of beginning; thence continuing South 89°-55'-39" West along said North line, a distance of 144.44 feet to the West line of the East 49.54 feet of said Lot 2; thence North 00°-02'-30" West along said West line, a distance of 105.00 feet to the North line of the South 105.00 feet of said Lot 2; thence North 89°-55'-39" East along said North line, a distance of 44.50 feet to the West line of the East 5.06 feet of said Lot 2; thence North 00°-00'-30" West along said West line, a distance of 23.00 feet to the North line of the South 128.00 feet of said Block 52; thence North 89°-55'-39" East along said North line, a distance of 100.00 feet to the West right-of-way line of N. Oneida Street; thence South 00°-00'-27" East along said West line, a distance of 128.00 feet to the point of beginning and containing 0.401 acres (17,469 sq. ft.) of land.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of 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
Project Number: 2275380

This Certified Survey Map is all of tax parcel numbers 312053600 and 312053400.
The property owner of record is MF Housing Partners, LLC.
This Certified Survey Map is contained wholly within the property described in the following recorded instrument: Parcel I and Parcel V of Warranty Deed Document No. 2236446.
The land in this Certified Survey Map is zoned CBD.

CERTIFIED SURVEY MAP

PART OF LOT 2 AND PART OF LOT 3 IN BLOCK 52,
APPLETON PLAT, ACCORDING TO THE RECORDED
ASSESSOR'S PLAT OF APPLETON,
LOCATED IN THE NE 1/4 OF THE SW 1/4,
SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

MF Housing Partners, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

MF Housing Partners, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Appleton

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

MF Housing Partners, LLC

_____, _____
(Print) (Title)

STATE OF _____)

_____ COUNTY)SS

Personally, came before me this _____ day of _____, 20__, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

CERTIFIED SURVEY MAP

PART OF LOT 2 AND PART OF LOT 3 IN BLOCK 52,
APPLETON PLAT, ACCORDING TO THE RECORDED
ASSESSOR'S PLAT OF APPLETON,
LOCATED IN THE NE 1/4 OF THE SW 1/4,
SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

CITY OF APPLETON APPROVAL CERTIFICATE

This certified survey map in the City of Appleton, Outagamie County is hereby approved by the City of Appleton.

Jacob A. Woodford, Mayor

Date

Kami Lynch, City Clerk

Date

TREASURER'S CERTIFICATE

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

County Treasurer

Date

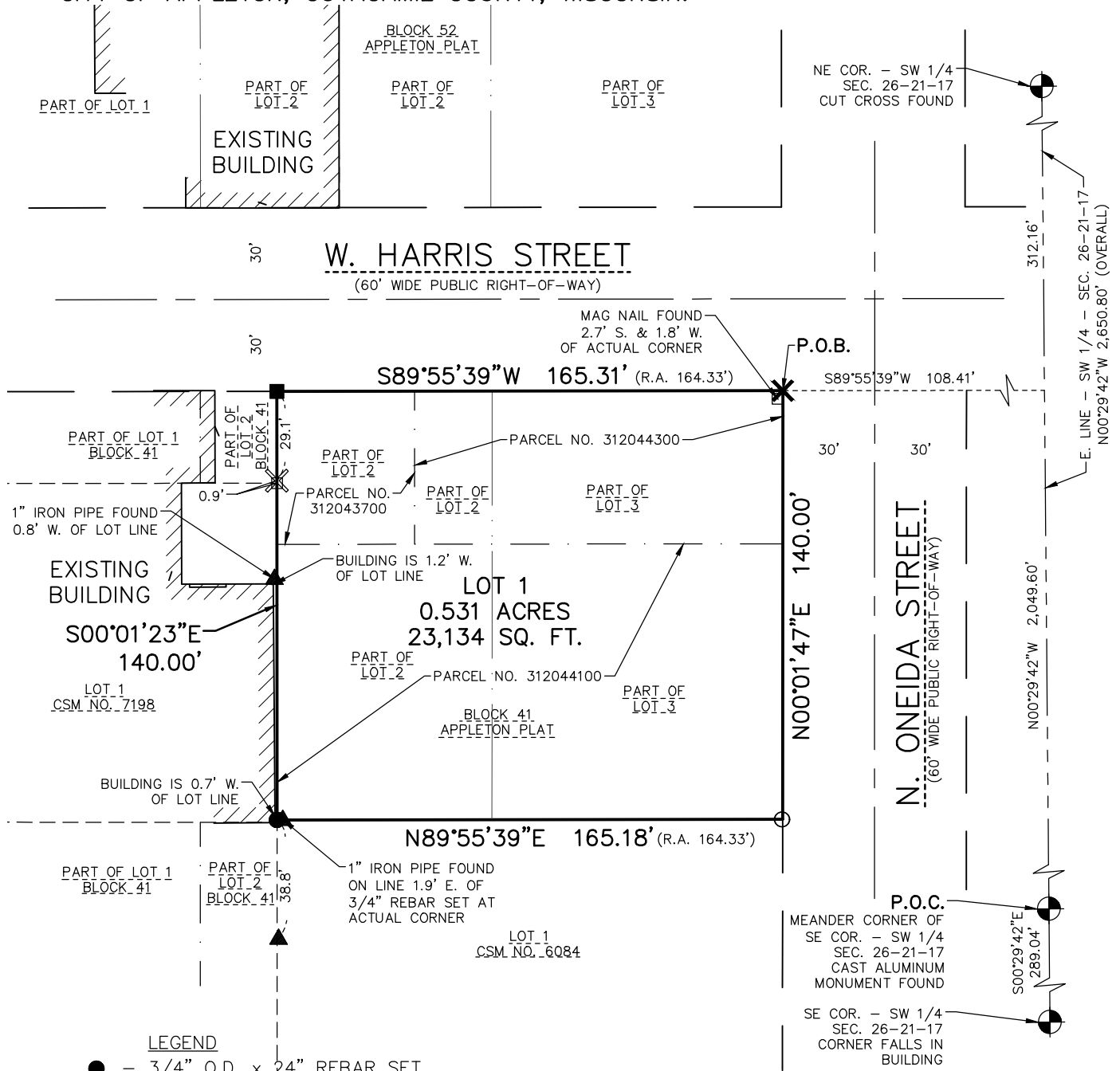
City Treasurer

Date

CERTIFIED SURVEY MAP

FOR
MF HOUSING PARTNERS, LLC

PART OF LOT 2 AND PART OF LOT 3 IN BLOCK 41, APPLETON PLAT, ACCORDING TO THE RECORDED ASSESSOR'S PLAT OF APPLETON, LOCATED IN THE NE 1/4 OF THE SW 1/4, SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

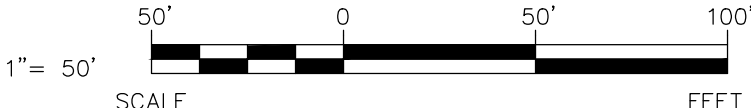


LEGEND

- - 3/4" O.D. x 24" REBAR SET WEIGHING 1.50 LBS/FT.
- - MAG NAIL SET
- ✕ - CUT "X" FOUND
- - MAG NAIL FOUND
- ✕ - CUT "X" FOUND
- - 3/4" O.D. REBAR FOUND
- ▲ - 1" O.D. IRON PIPE FOUND
- ⊙ - SECTION CORNER MONUMENT FOUND

(R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY. THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 26 HAS A BEARING OF NORTH 00°-29'-42" WEST.



OWNER:
MF HOUSING PARTNERS, LLC
3912 N. LIGHTNING DRIVE
APPLETON, WI 54913

SHEET 1 OF 4 SHEETS



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JOB NO. 2275380

CERTIFIED SURVEY MAP

PART OF LOT 2 AND PART OF LOT 3 IN BLOCK 41,
APPLETON PLAT, ACCORDING TO THE RECORDED
ASSESSOR'S PLAT OF APPLETON,
LOCATED IN THE NE 1/4 OF THE SW 1/4,
SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of MF Housing Partners, LLC bounded and described as follows:

Part of Lot 2 and Part of Lot 3 in Block 41, Appleton Plat, according to the recorded Assessor's Plat of Appleton, being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin being more particularly described as follows:

Commencing at a Meander corner of the Southeast corner of the Southwest 1/4 of said Section 26; thence North 00°-29'-42" West along the East line of said Southwest 1/4, a distance of 2,049.60 feet; thence South 89°-55'-39" West, a distance of 108.41 feet to the South right-of-way line of W. Harris Street, said point being the Northeast corner of said Lot 3 and the point of beginning; thence continuing South 89°-55'-39" West along said South line, a distance of 165.31 feet to the Northerly extension of the East line of Lot 1 of Certified Survey Map No. 7198, recorded in the Outagamie County Register of Deeds Office as Document No. 2076117; thence South 00°-01'-23" East along said Northerly extension and said East line, a distance of 140.00 feet to the Southeast corner of said Lot 1, said point being the Northwest corner of Lot 1 of Certified Survey Map No. 6084, recorded in the Outagamie County Register of Deeds Office as Document No. 1861646; thence North 89°-55'-39" East along the North line of Lot 1 of said Certified Survey Map No. 6084, a distance of 165.18 feet to the West right-of-way line of N. Oneida Street; thence North 00°-01'-47" East along said West line, a distance of 140.00 feet to the point of beginning and containing 0.531 acres (23,134 sq. ft.) of land.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of 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
Project Number: 2275380

This Certified Survey Map is all of tax parcel numbers 312043700, 312044300 and 312044100.
The property owner of record is MF Housing Partners, LLC.
This Certified Survey Map is contained wholly within the property described in the following recorded instrument: Parcel II of Warranty Deed Document No. 2236446.
The land in this Certified Survey Map is zoned CBD.

CERTIFIED SURVEY MAP

PART OF LOT 2 AND PART OF LOT 3 IN BLOCK 41,
APPLETON PLAT, ACCORDING TO THE RECORDED
ASSESSOR'S PLAT OF APPLETON,
LOCATED IN THE NE 1/4 OF THE SW 1/4,
SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

MF Housing Partners, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

MF Housing Partners, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Appleton

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

MF Housing Partners, LLC

_____, _____
(Print) (Title)

STATE OF _____)

_____ COUNTY)SS

Personally, came before me this _____ day of _____, 20__, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

CERTIFIED SURVEY MAP

PART OF LOT 2 AND PART OF LOT 3 IN BLOCK 41,
APPLETON PLAT, ACCORDING TO THE RECORDED
ASSESSOR'S PLAT OF APPLETON,
LOCATED IN THE NE 1/4 OF THE SW 1/4,
SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

CITY OF APPLETON APPROVAL CERTIFICATE

This certified survey map in the City of Appleton, Outagamie County is hereby approved by the City of Appleton.

Jacob A. Woodford, Mayor

Date

Kami Lynch, City Clerk

Date

TREASURER'S CERTIFICATE

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

County Treasurer

Date

City Treasurer

Date

**DEPARTMENT OF HEALTH
Weights & Measures
100 North Appleton Street
Appleton, WI 54911
TEL (920) 832-6429**

MEMO

TO: Appleton Board of Health

FROM: Eric Maggio, City Sealer of Weights & Measures

SUBJECT: Addition of the Village of Greenville to the East Central Weights and
Measures Consortium

DATE: April 20, 2023

In the first quarter of 2023, the City Administrator for Greenville expressed interest in joining the East Central Weights and Measures (W&M) Consortium, administered by the Appleton Health Department. A thorough survey of all businesses within the Village of Greenville was conducted, identifying 13 establishments requiring annual weights and measures inspections. The survey results indicate that eight service days per year would be needed to meet the inspection requirements of the local businesses.

On April 10, 2023, the Village of Greenville voted in favor of joining the East Central Weights and Measures Consortium. The addition of Greenville to the Consortium will not impact staffing levels due to the efficient inspection processes and extensive workforce training implemented during the COVID-19 pandemic. These measures have enabled Appleton W&M to maintain its high standard of service and expand its reach without needing additional personnel. This would result in \$3,568 in annual revenue without any additional costs to salary and fringe.

With the Village of Greenville officially part of the Consortium, their businesses will benefit from top-quality inspection services, consumer protection, and fair business practices, further enhancing the W&M program's success and reputation.

Thank you for your attention to this matter.

16-23

AN ORDINANCE AMENDING CHAPTER 23 OF THE MUNICIPAL CODE OF THE CITY OF APPLETON AND THE OFFICIAL ZONING MAP WHICH IS A PART THEREOF, BY MAKING THE FOLLOWING CHANGES IN THE DISTRICT AS NOW PROVIDED.

(City Plan Commission 5-17-2023)

The Common Council of the City of Appleton does ordain as follows:

Section 1: That Zoning Ordinance, Chapter 23 of the Municipal Code of the City of Appleton and the Official Zoning Map, which is a part thereof, is amended by making the following changes:

To rezone lands located at 7051 North Ballard Road (Tax Id #31-1-9316-00), including to the centerline of existing adjacent right-of-way, from Temporary AG Agricultural District to R-3 Multi-Family District. (Rezoning #1-23 – Seville Properties Ballard & Werner Road Annexation)

LEGAL DESCRIPTION:

The Southeast ¼ of the Northeast ¼ of Section 36, Township 22 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 39.913 Acres of land and being further described as follows:

Commencing at the East Quarter (E ¼) corner of said Section 36 and being the point of beginning;

Thence North 89°36Z'25" West 1316.61 feet coincident with the South line of the NE ¼ of Section 36;

Thence North 00°08'57" East 1319.65 feet coincident with the West line of the Southeast ¼ of the Northeast ¼ of Section 36;

Thence South 89°43'44" East 1315.59 feet coincident with the North line of the Southeast ¼ of the Northeast ¼ of Section 36;

Thence South 00°06'21" West 1322.45 feet coincident with the East line of the Northeast ¼ of Section 36 to the point of beginning.

COMMON DESCRIPTION:

7051 North Ballard Road (Tax Id #31-1-9316-00), including to the centerline of existing adjacent right-of-way

Section 2: This Ordinance shall be in full force and effect from and after its passage and

publication, and upon its passage and publication the Director of Community and Economic Development is authorized and directed to make the necessary changes to the Official Zoning Map in accordance with this Ordinance.

17-23

AN ORDINANCE AMENDING SECTION 12-58(b) OF CHAPTER 12 OF THE MUNICIPAL CODE OF THE CITY OF APPLETON, RELATING TO WEED COMMISSIONER; DESTRUCTION OF WEEDS BY CITY.

The Common Council of the City of Appleton does ordain as follows:

Section 1: That Section 12-58(b) of Chapter 12 of the Municipal Code of the City of Appleton, relating to weed commissioner; destruction of weeds by City, is hereby amended to read as follows:

Sec. 12-58. Weed Commissioner; destruction of weeds by City.

(b) An administrative fee shall be charged for the inspection of non-compliant properties. All fees shall be on file with the City Clerk's Office.

Section 2: This ordinance shall be in full force and effect from and after its passage and publication.

18-23

AN ORDINANCE AMENDING SECTION 12-141 OF CHAPTER 12 OF THE MUNICIPAL CODE OF THE CITY OF APPLETON, RELATING TO DEFINITIONS.

The Common Council of the City of Appleton does ordain as follows:

Section 1: That Section 12-141 of Chapter 12 of the Municipal Code of the City of Appleton, relating to definitions, is hereby amended to read as follows:

Sec. 12-141. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Inspections Supervisor means the person who supervises the Community and Economic Development Department Inspections Division employees or designee thereof.

**Only the affected definition being amended is included in this ordinance.*

Section 2: This ordinance shall be in full force and effect from and after its passage and publication.