



# City of Appleton

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

## Meeting Agenda - Final City Plan Commission

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Wednesday, May 10, 2023

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
4. Approval of minutes from previous meeting

[23-0480](#) City Plan Minutes from 4-26-23

**Attachments:** [City Plan Minutes 4-26-23.pdf](#)

### 5. Public Hearing/Apearances

[23-0481](#) 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 (Associated with Action Item #23-0482)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_4029ECalumetSt\\_SUP#3-23.pdf](#)  
[PublicHearingNoticeNeighborhood\\_4029ECalumetSt\\_SUP#3-23.pdf](#)

### 6. Action Items

[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](#)

[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](#)

### 7. Information Items

## 8. Adjournment

*Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.*

*Any questions about items on this meeting are to be directed to Kara Homan, Director, Community and Economic Development Department at 920-832-6468.*

*Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.*

*\*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

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

## Meeting Minutes - Final City Plan Commission

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Wednesday, April 26, 2023

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

Meeting called to order by Vice Chair Uitenbroek at 3:30 p.m.

2. Pledge of Allegiance

3. Roll call of membership

**Present:** 5 - Palm, Fenton, Dane, Uitenbroek and Neuberger

**Excused:** 2 - Robins and Mayor Woodford

*Others present:*

*Tim Riebau, 6860 N. Grinnell Court*

*Pat Lodes, 6870 N. Grinnell Court*

*Allison Buckley/Seville Properties, 2585 S. Broadway, Green Bay*

4. Approval of minutes from previous meeting

[23-0391](#)

City Plan Minutes from 4-12-23

**Attachments:** [City Plan Minutes 4-12-23.pdf](#)

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

**Motion carried by the following vote:**

**Aye:** 5 - Palm, Fenton, Dane, Uitenbroek and Neuberger

**Excused:** 2 - Robins and Mayor Woodford

5. Public Hearing/Appearances

[23-0392](#)

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 (Associated with Action Item #23-0393)

**Attachments:** [InformalPublicHearingNotice\\_SevillePropBallard-WernerRdAnnexation\\_Rezoning#1-23.pdf](#)

This public hearing was held, and Tim Riebau spoke on the item.

## 6. Action Items

[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](#)

*Proceeds to Council on May 17, 2023.*

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

**Aye:** 5 - Palm, Fenton, Dane, Uitenbroek and Neuberger

**Excused:** 2 - Robins and Mayor Woodford

[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](#)  
[DOAReviewLetter\\_FutureProvidenceandBaldeagle\\_Annexation.pdf](#)

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

**Aye:** 5 - Palm, Fenton, Dane, Uitenbroek and Neuberger



**Excused:** 2 - Robins and Mayor Woodford

[23-0395](#)

Elect Vice Chair

*Aldersperson Fenton nominated Uitenbroek for Vice Chair. No other nominations were received. Roll Call. Motion carried 5/0 and Uitenbroek was elected Vice Chair.*

[23-0396](#)

Set Meeting Date and Time

*The members agreed to keep the meeting date and time as it currently stands at 3:30 p.m. on the 2nd & 4th Wednesdays of the month.*

[23-0397](#)

Designate Contact Person

*Director Kara Homan was designated as the contact person.*

**7. Information Items**

**8. Adjournment**

**Palm moved, seconded by Fenton, that the meeting be adjourned at 3:42 p.m.  
Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Palm, Fenton, Dane, Uitenbroek and Neuberger

**Excused:** 2 - Robins and Mayor Woodford

**CITY OF APPLETON**  
**NOTICE OF PUBLIC HEARING**  
**PROPOSED SPECIAL USE PERMIT**

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, May 10, 2023, at 3:30 PM in Council Chambers, 6th Floor City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a Special Use Permit.

Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Jason Lamine of Lamine Properties, LLC, owner and applicant, for Deep Blue Car Wash, on the property located at 4029 E. Calumet Street (Tax Id #31-9-5812-00) to obtain a Special Use Permit for a car wash. In the C-2 General Commercial District, a Special Use Permit is required for a car wash.

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at (920) 832-6476 or by email at [jessica.titel@appleton.org](mailto:jessica.titel@appleton.org).

CITY PLAN COMMISSION  
APPLETON, WISCONSIN

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

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

RUN: April 25, 2023  
May 2, 2023

**NOTICE OF PUBLIC HEARING**  
**OF THE**  
**APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, May 10, 2023, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Jason Lamine of Lamine Properties, LLC, owner and applicant, for Deep Blue Car Wash, on the property located at 4029 E. Calumet Street (Tax Id #31-9-5812-00) to obtain a Special Use Permit for a car wash. In the C-2 General Commercial District, a Special Use Permit is required for a car wash.
  
- ALDERMANIC DISTRICT: 5 – Alderperson Katie Van Zeeland

You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

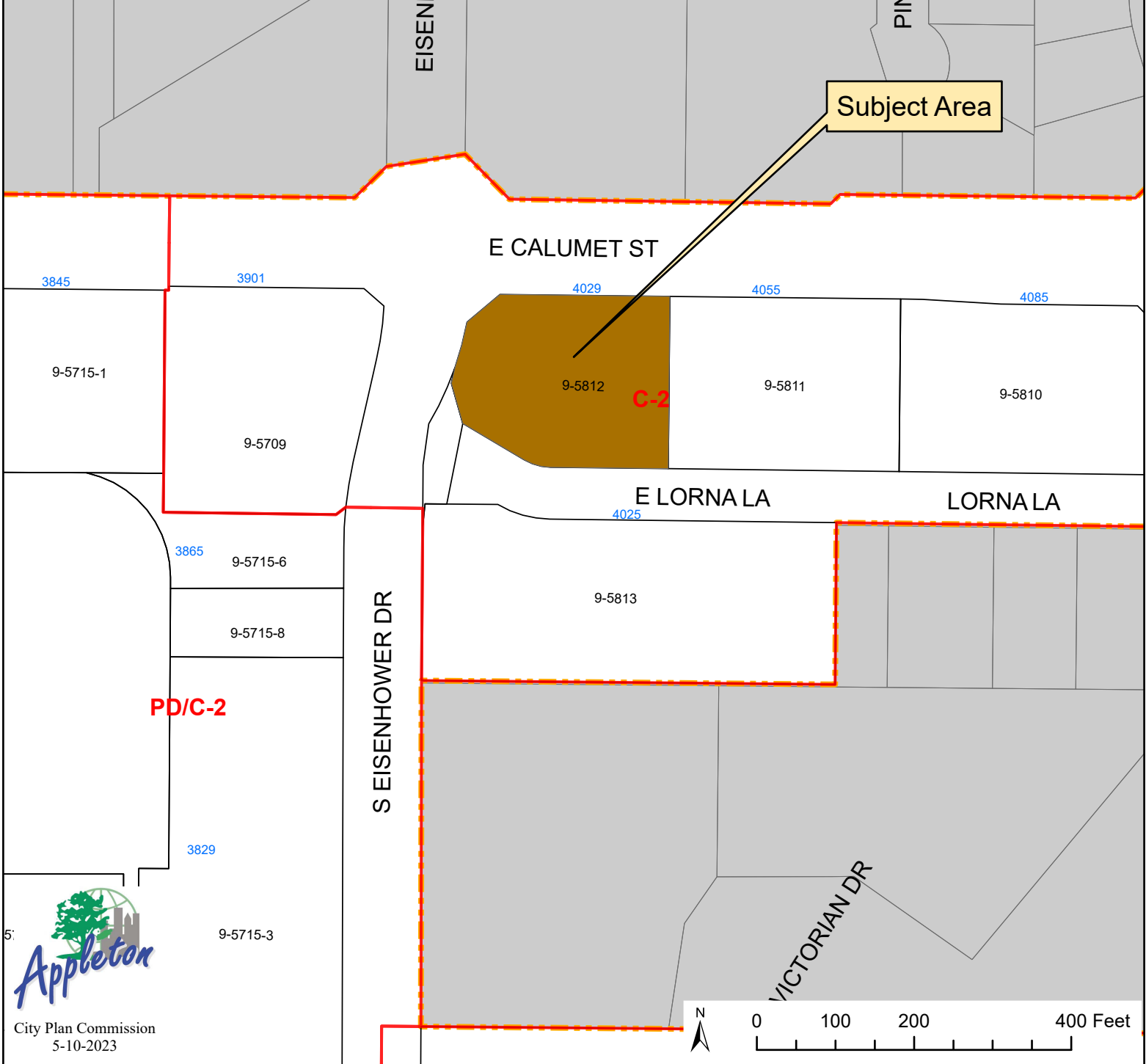
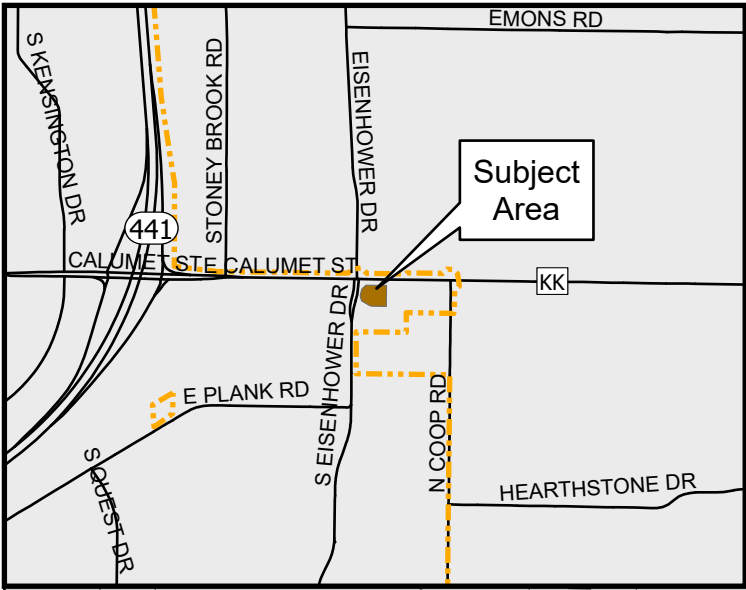
Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476 or by email at [jessica.titel@appleton.org](mailto:jessica.titel@appleton.org).

CITY PLAN COMMISSION

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

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

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

E LORNALA

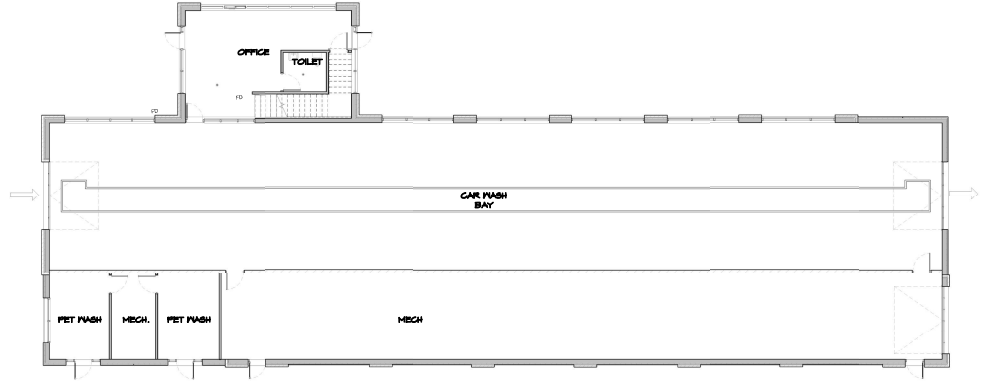
4025

9-5813









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



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

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

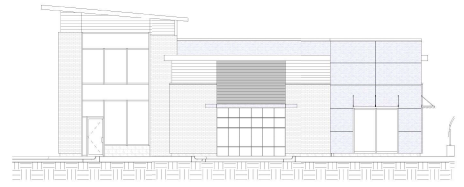
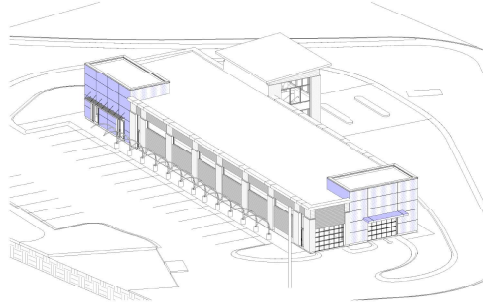
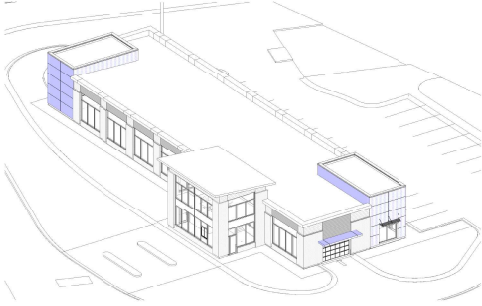
Gries  
Architectural Group Inc.  
1000 Lakeshore Drive  
Appleton, WI 54911  
www.gries.com

Date: 09-04-2020  
 PLOT: 20-072  
 d. by: JTB  
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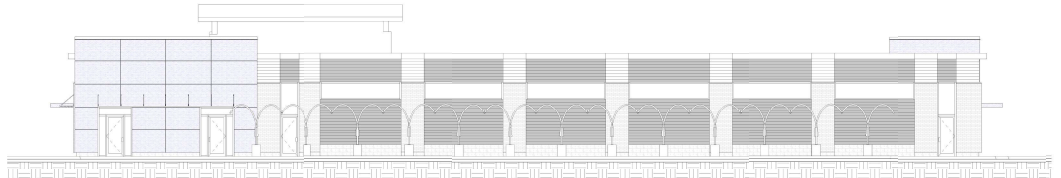
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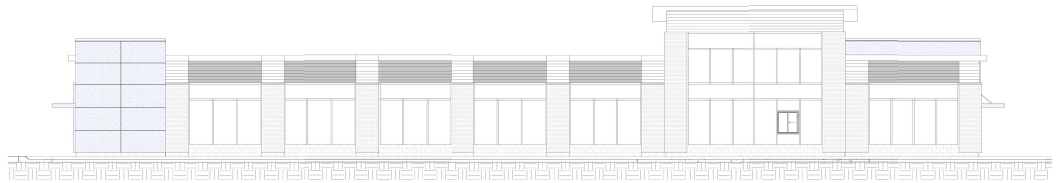
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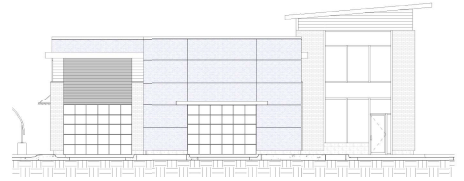
WEST ELEVATION  
1/8" = 1'-0"



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



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



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



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Architectural Group Inc.  
1000 W. Wisconsin Ave., Suite 200  
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Phone: 920.834.1100  
Fax: 920.834.1101  
www.griesgroup.com

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Group Inc.

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

Date: 01-24-2020  
Rev: 20-2020  
d-by: JTB  
rev:

A-4.1





## 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

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**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

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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

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**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**

**Page 2**

**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**

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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.*

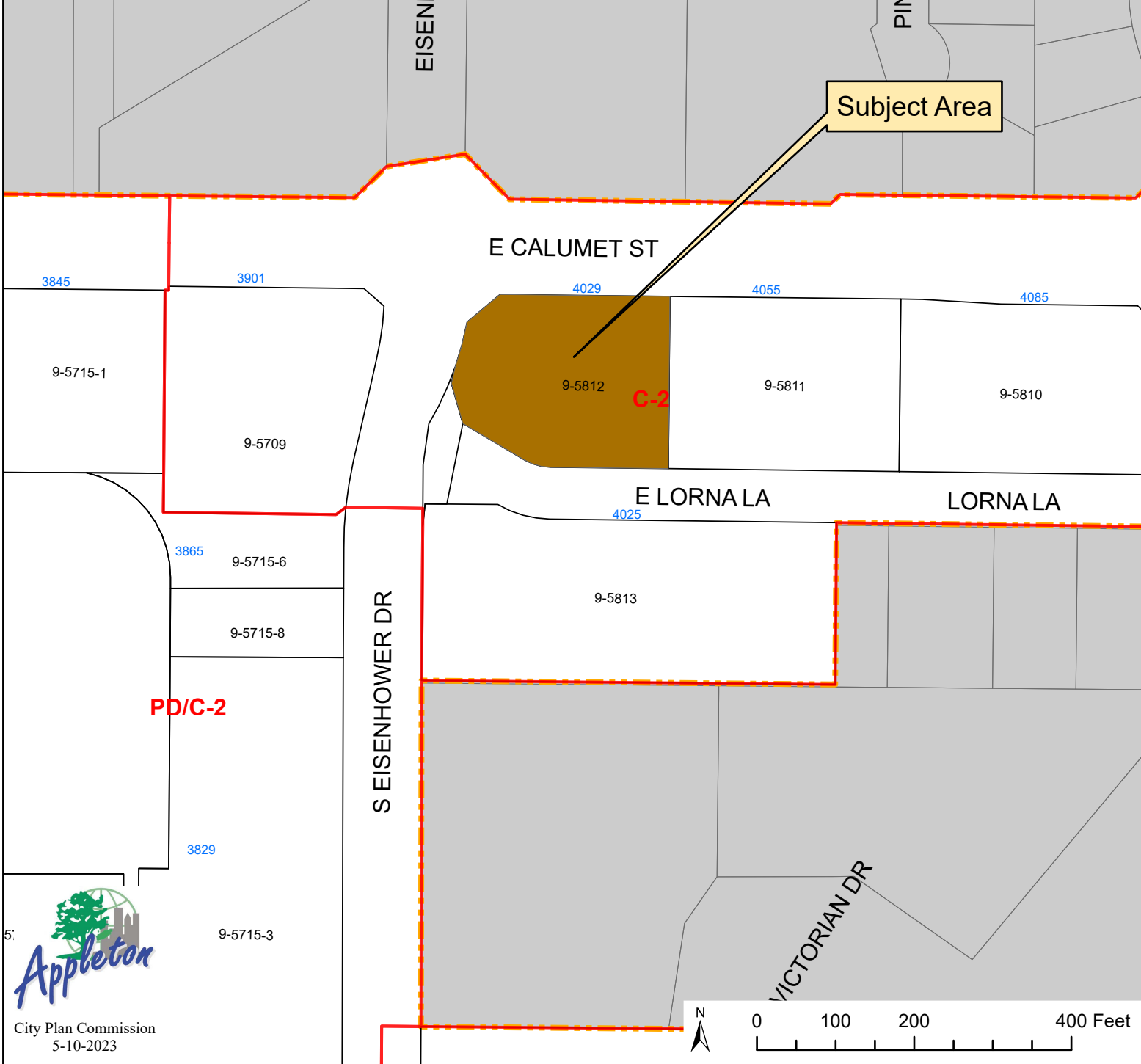
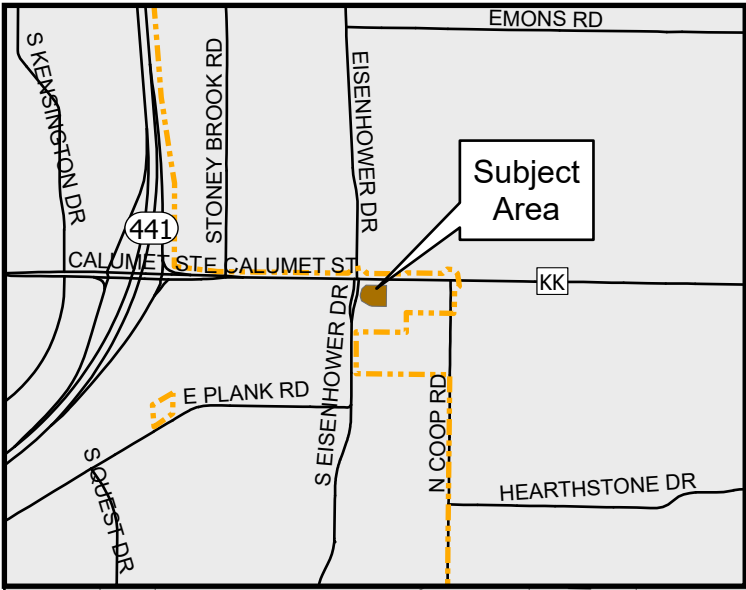
5. The proposed drive through and pay station are located in the front yard. Section 23-49(a) prohibits drive throughs in the front yard. The applicant plans to apply for a variance from the Board of Zoning Appeals. If a variance is not granted, the applicant will need to re-design the site to meet Zoning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

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**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.

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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

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

None

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

None

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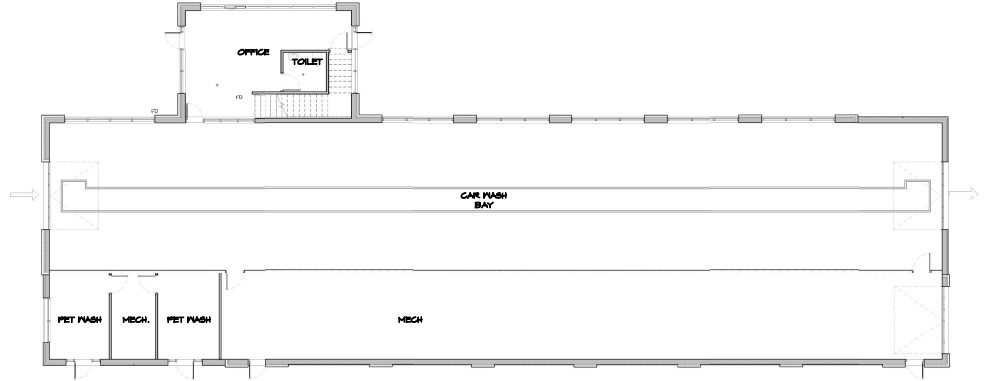
**Number of Employees:**

Number of existing employees: Unknown

Number of proposed employees: 3

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





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



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



**Gries**  
Architectural Group Inc.  
1000 E. College Ave., Suite 200  
Appleton, WI 54911  
Phone: 920.833.8888

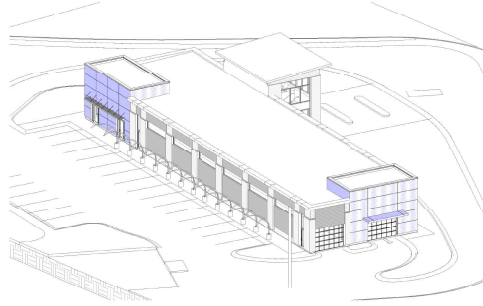
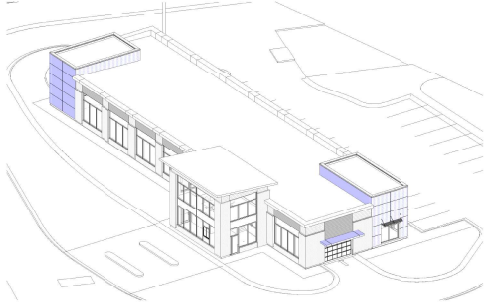
A NEW BUILDING FOR:  
**DEEP BLUE CAR WASH, LLC**  
APPLETON, WISCONSIN

Date: 03-14-2020  
 PLOT: 20-072  
 d. by: JTB  
 rev: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

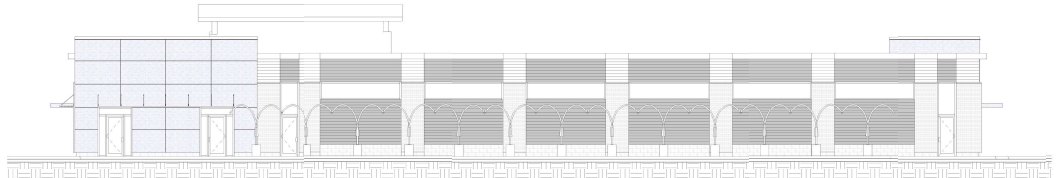
**A-1.1**

Z:\020202071\_Deep Blue Car Wash\020202071\_Rev02\02071\_0203 Elevation Sheet\_01.rvt

3/14/2023 10:38:05 AM



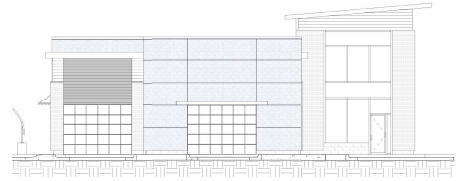
WEST ELEVATION  
1/8" = 1'-0"



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: 01-24-2023  
Rev: 01-24-2023  
d-by: JTB  
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**

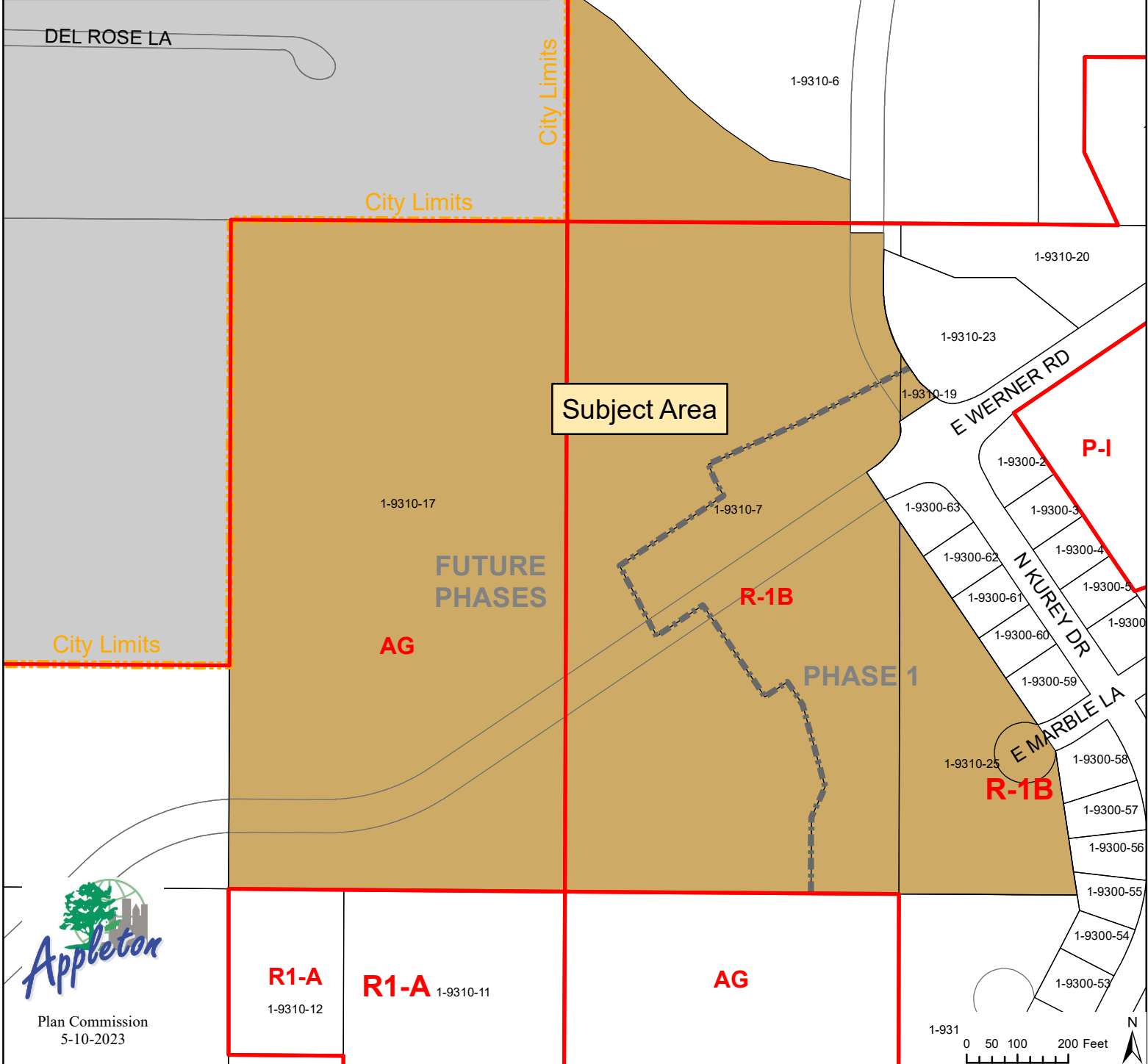
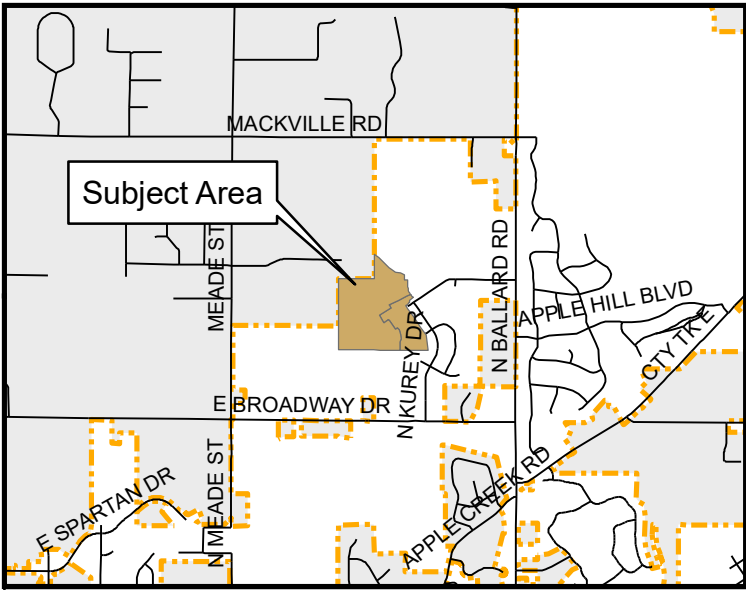
**May 10, 2023**

**Page 4**

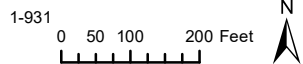
*private pond is removed, and alternate facilities constructed as part of a city-approved revision to the stormwater management plan for this plat.*

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

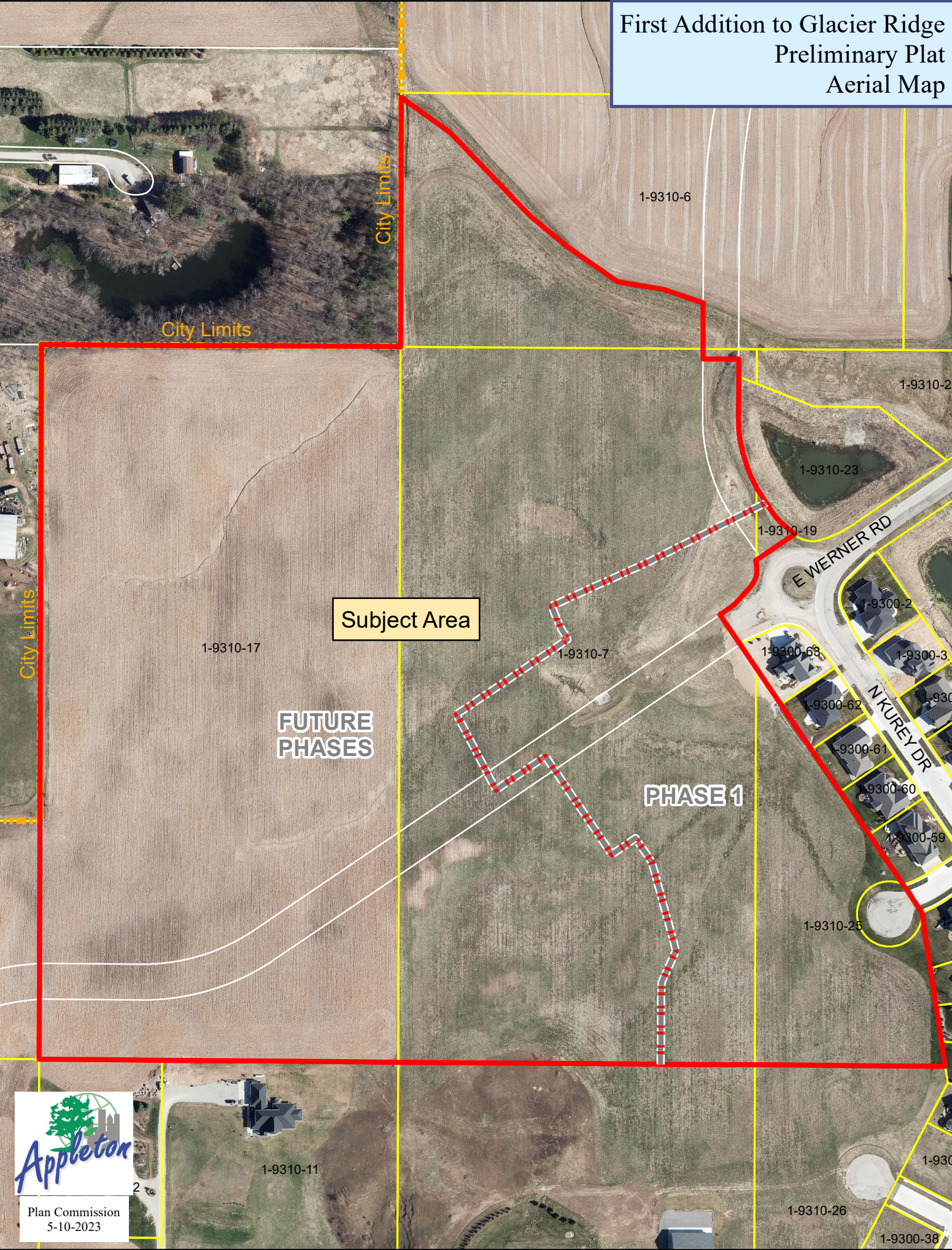


Plan Commission  
5-10-2023





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**

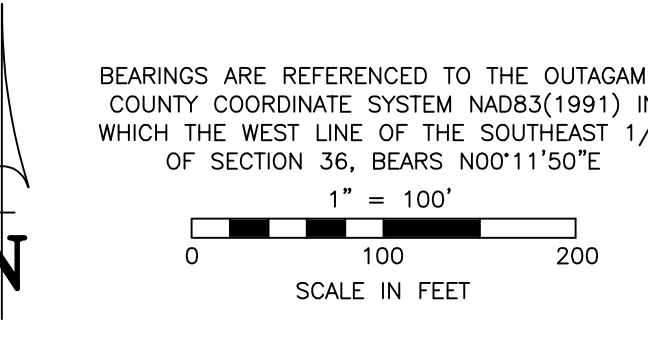
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7334, RECORDED AS DOCUMENT NO. 2097894, AND ALL OF TEMPORARY CUL-DE-SAC EASEMENT OF GLACIER RIDGE LOCATED ON THE WEST END OF MARBLE LANE, BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST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

EXISTING UTILITY SCHEDULE			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
STO-1	839.44	INV 15" NE 832.89 INV 12" SW 833.14	6.55 6.30
STO-2	837.55	INV 15" NE 826.30 INV 12" SW 826.30	11.25 11.25
STO-3	829.55	INV 15" SW 822.88 INV 10" LEANS 822.88	6.67 6.67
STO-4	832.07	INV 12" SE 824.87 INV 12" SW 824.87	7.20 7.20
STO-5	841.22 PAVED OVER	INV 24" W.N.E 831.30	9.92
INL-1	833.97		
INL-2	834.10		
INL-3	833.26		
INL-4	833.22		
INL-5	829.56		
INL-6	829.46		
INL-7	831.66		
INL-8	831.81		
CB-1	831.46	INV 30" E 827.53	3.95
CB-2	831.18	INV 30" E.W 826.58	4.8
SAN-1	831.55	INV 8" SW 821.20	10.35
SAN-2	839.50	INV 15" NE 828.45 INV 12" SW 828.55	11.05
SAN-3	839.87	INV 8" E.W.N.S 879.17	20.70
SAN-4	841.15 PAVED OVER	INV 8" W.E 827.14	14.01

BENCHMARK DATA		
I.D.	DESCRIPTION	ELEVATION
BM1	TOP OF HYDRANT #3121	835.34
BM2	TOP OF HYDRANT #3122	842.77

BENCHMARKS ARE ON NAVD83 DATUM

TOPOGRAPHIC LEGEND	
□	1" O.D. IRON PIPE FOUND
○	1-1/2" O.D. IRON PIPE FOUND
○	1-1/4" REBAR FOUND
○	3/4" ROD FOUND
○	GOVERNMENT CORNER
○	CONTOUR W/ ELEVATION
○	SOIL BORING
○	WETLAND SOIL BORING
○	TOPSOIL DEPTH
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	EXIST. WOODS LINE
○	DELIMITED WETLANDS
○	DELIMITED WETLAND LINE
○	UNDERGROUND ELECTRIC
○	UNDERGROUND TELEPHONE
○	UNDERGROUND GAS
○	UNDERGROUND CABLE TV
○	EXIST. FENCE LINE
○	SIGN
○	EXIST. HYDRANT
○	POWER POLE
○	LIGHT POLE
○	TELEPHONE MANHOLE
○	TELEPHONE PEDESTAL
○	ELECTRIC PEDESTAL
○	CABLE PEDESTAL
○	WATER VALVE
○	GAS VALVE
○	WATER STOP BOX
○	EXIST. STORM MANHOLE
○	STORM INLET
○	CATCH BASIN
○	EXIST. SANITARY MANHOLE
○	EXIST. SAN. SEWER
○	EXIST. STO. SEWER
○	EXIST. WATER MAIN
○	SOL TYPE DEMARICATION LINE
○	CORPORATE LIMITS



**SUPPLEMENTARY DATA**  
 GROSS AREA [2,031,814 SQ.FT.] 46.644 ACRES  
 ROAD AREA [438,354 SQ.FT.] 10.063 ACRES  
 NET SUBDIVISION AREA [11,993,460 SQ.FT.] 36.581 ACRES  
 LINEAL FEET OF KUREY DRIVE 369 LINEAL FT.  
 LINEAL FEET OF WERNER ROAD 1426 LINEAL FT.  
 LINEAL FEET OF LAMAR DRIVE 1277 LINEAL FT.  
 LINEAL FEET OF MARBLE LANE 1195 LINEAL FT.  
 LINEAL FEET OF QUARTZ DRIVE 821 LINEAL FT.  
 LINEAL FEET OF LANDMARK DRIVE 395 LINEAL FT.  
 TOTAL LINEAL FEET OF ROADWAY 7324 LINEAL FT.  
 AVERAGE LOT SIZE 22,443 SQ.FT. 0.515 ACRES  
 TYPICAL LOT SIZE 120' X 150'  
 NUMBER OF LOTS 71  
 NUMBER OF OUTLOTS 0  
 PRESENT ZONING R1-B  
 FUTURE ZONING R1-B  
 LOT AREA MINIMUM = 6,000 SQ.FT.  
 FRONT YARD SETBACK = 20 FT.  
 SIDE YARD SETBACK = 6 FT.  
 REAR YARD SETBACK = 25 FT.  
 MINIMUM LOT WIDTH = 50 FT.

**SOIL TYPES LOCATED WITHIN SUBDIVISION**  
 Fu = FLUVIQUENTS  
 Rb2 = KEWAUNEE SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED  
 RbC2 = KEWAUNEE SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED  
 RbD2 = KEWAUNEE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED  
 KkE3 = KEWAUNEE SOILS, 20 TO 45 PERCENT SLOPES, SEVERELY ERODED  
 W = WATER

**OWNER AND DEVELOPER**  
 KUREY RIDGE, LLC  
 2100 FREEDOM ROAD  
 LITTLE CHUTE, WI 54140  
 PHONE: 920-687-7070

**OBJECTING AND APPROVING AUTHORITIES**  
 DEPARTMENT OF ADMINISTRATION  
 OUTAGAMIE COUNTY  
 CITY OF APPLETON

**NOTES**  
 THE OWNER/SUBDIVIDER HAS NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE CITY ON THIS PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEM FOUND ON THE LAND, TRANSFERRED TO THE CITY ON THE PLAT DURING THE CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE CITY HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.

A DRAINAGE PLAN HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING, ZONING & SANITATION OFFICE. MAINTENANCE OF ALL DRAINAGE WAIS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION.

UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAIS AND ASSOCIATED STRUCTURES, THE CITY RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS WHICH SHALL BE EQUALLY ESTABLISHED AMONGST THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR FIRST ADDITION TO GLACIER RIDGE ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.

UTILITY EASEMENTS, LOCATIONS AND WIDTHS WILL BE SHOWN ON THE FINAL PLAT.

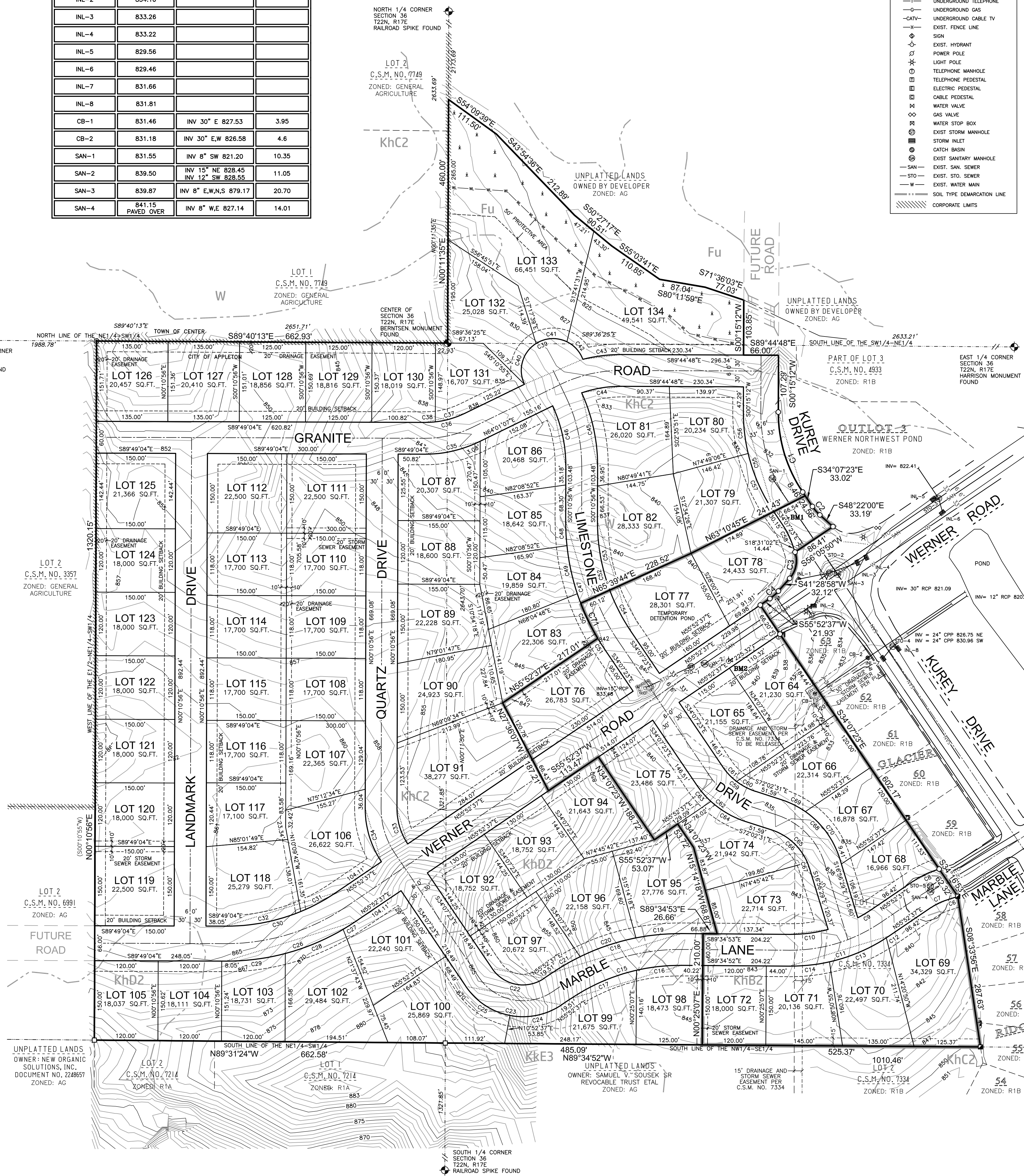
CONTOURS ARE ONE FOOT INTERVALS AND BASED ON NAVD83 DATUM.

**LEGAL DESCRIPTION**  
 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, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 1321.95 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 489.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 07 SECONDS EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.66 FEET; THENCE NORTH 15 DEGREES 18 SECONDS WEST, A DISTANCE OF 168.87 FEET; THENCE NORTH 34 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 188.72 FEET; THENCE SOUTH 15 DEGREES 18 SECONDS WEST, A DISTANCE OF 53.07 FEET; THENCE NORTH 34 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 188.72 FEET; THENCE SOUTH 55 DEGREES 52 MINUTES 37 SECONDS WEST, A DISTANCE OF 113.47 FEET; THENCE NORTH 27 DEGREES 36 MINUTES 07 SECONDS WEST, A DISTANCE OF 187.21 FEET; THENCE NORTH 55 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 217.01 FEET; THENCE SOUTH 15 DEGREES 18 SECONDS WEST, A DISTANCE OF 430.00 FEET WITH A CHORD WHICH BEARS NORTH 25 DEGREES 52 MINUTES 19 SECONDS WEST, 73.72 FEET; THENCE NORTH 65 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF 228.52 FEET; THENCE NORTH 63 DEGREES 10 MINUTES 45 SECONDS EAST, A DISTANCE OF 241.43 FEET; THENCE THE FOLLOWING LINE (9) CALLS ARE ALONG THE WESTERLY LINE OF GLACIER RIDGE:  
 THENCE SOUTH 34 DEGREES 07 MINUTES 23 SECONDS EAST, 24.46 FEET;  
 THENCE SOUTH 56 DEGREES 05 MINUTES 50 SECONDS WEST, 86.41 FEET;  
 THENCE SOUTH 48 DEGREES 16 MINUTES 03 SECONDS EAST, 33.19 FEET;  
 THENCE SOUTH 41 DEGREES 28 MINUTES 58 SECONDS WEST, 50.50 FEET WITH A CHORD WHICH BEARS SOUTH 11 DEGREES 28 MINUTES 58 SECONDS WEST, 50.50 FEET;  
 THENCE 21.48 FEET ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.50 FEET WITH A CHORD WHICH BEARS SOUTH 48 DEGREES 40 MINUTES 47 SECONDS WEST, 21.42 FEET;  
 THENCE SOUTH 34 DEGREES 07 MINUTES 23 SECONDS EAST, 602.17 FEET;  
 THENCE SOUTH 14 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7334, A DISTANCE OF 62.32 FEET; THENCE SOUTH 08 DEGREES 33 MINUTES 56 SECONDS EAST, ALONG THE WESTERLY LINE OF GLACIER RIDGE, A DISTANCE OF 287.63 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 525.37 FEET TO THE POINT OF BEGINNING, CONTAINING 455,672 SQ.FT. [10.641 ACRES].

**SURVEYOR'S CERTIFICATE**  
 I, GARY A. ZARRINGER, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF OUTAGAMIE COUNTY AND THE CITY OF APPLETON SUBDIVISION ORDINANCES.

DATED THIS 28TH DAY OF MARCH, 2023

GARY A. ZARRINGER, PROFESSIONAL LAND SURVEYOR NO. S-2098



CURVE TABLE					CURVE TABLE					CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT	CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C1	287.00	034°22'35"	160.19	S16°56'06"	157.80	S00°12'12"	S34°07'23"	C24	130.00	045°00'00"	102.10	N78°22'37"	99.50	N55°52'37"	S79°07'23"
C2	85.50	01°14'33"	21.26	S41°14'41"	21.20	S34°07'23"	S48°22'00"	C25	130.00	045°00'00"	102.10	S63°07'23"	99.50	S79°07'23"	S34°07'23"
C3	50.00	06°00'00"	52.88	S11°28'58"	50.50	S41°28'58"	S18°31'02"	C26	433.00	034°18'20"	259.26	N73°01'46"	255.40	N89°49'04"	N55°52'37"
C4	85.50	01°14'33"	21.48	S48°40'47"	21.42	S55°52'37"	S41°28'58"	C27	433.00	033°36'48"	273.31	N57°41'00"	273.00	N55°52'37"	N59°29'24"
C5	55.00	00°45'38"	4.67	S58°18'26"	4.66	S60°40'15"	S55°52'37"	C28	433.00	01°54'29"	118.71	N67°20'39"	118.34	N59°29'24"	N75°11'53"
C6	230.00	00°45'31"	19.62	N71°35'24"	19.61	N69°08'46"	N74°02'01"	C29	433.00	01°45'03"	113.24	N82°41'24"	112.92	N75°11'53"	N89°49'04"
C7	110.00	01°09'13"	34.85	N64°57'13"	34.71	N74°01'49"	N55°52'37"	C30	367.00	034°18'20"	219.74	N73°01'46"	216.47	N89°49'04"	N55°52'37"
C8	170.00	01°09'56"	53.90	S64°57'35"	53.67	S55°52'37"	S74°02'33"	C31	367.00	01°43'28"	75.10	S61°44'21"	74.97	S67°36'05"	S55°52'37"
C9	270.00	00°14'44"	29.43	S58°59'58"	29.42	S62°07'20"	S55°52'37"	C32	367.00	00°24'32"	144.64	S78°53'30"	143.70	N89°49'04"	S67°36'05"
C10	270.00	01°52'51"	73.03	S82°40'12"	73.01	N89°34'53"	S74°55'17"	C33	120.00	033°57'07"	71.10	N16°47'34"	70.07	N00°10'56"	S33°46'04"
C11	330.00	03°43'31"	198.94	N73°08'52"	195.95	S89°34'53"	N55°52'37"	C34	180.00	03°04'06"	107.03	S16°51'07"	105.46	S33°53'11"	S00°10'56"
C12	330.00	00°19'52"	6.13	N56°24'33"	6.13	N55°52'37"	N56°56'28"	C35	230.00	02°09'48"	105.03	N77°06'01"	104.21	N64°10'07"	N89°49'04"
C13	330.00	02°01'18"	117.04	N65°06'07"	116.43	S65°06'28"	N77°15'46"	C36	170.00	02°09'48"	77.63	S67°09'48"	76.96	S67°01'07"	N89°49'04"
C14	330.00	01°30'21"	75.77	N83°50'27"	75.61	N77°15'46"	S89°34'53"	C37	170.00	01°41'07"	88.41	S73°51'40"	88.12	S83°42'14"	S64°01'07"
C15	370.00	03°43'31"	223.06	N73°08'52"	219.70	N55°52'37"	S89°34'53"	C38	170.00	00°28'41"	19.22	S85°56'35"	19.21	N89°49'04"	S83°42'14"
C16	370.00	01°31'45"	85.54	N82°47'45"	85.35	S89°34'53"	N77°10'23"	C39	60.00	18°42'31"	194.47	S65°52'22"	119.85	N20°16'22"	S25°58'53"
C17	370.00	01°17'46"	137.52	N66°31'30"	136.73	N77°10'23"	N55°52'37"	C40	60.00	08°39'51"	87.61	S19°51'02"	80.03	S25°58'53"	S57°40'58"
C18	430.00	03°43'31"	259.23	S73°08'52"	255.37	N89°34'53"	N55°52'37"	C41	60.00	05°11'03"	60.93	S89°46'29"	58.35	S57°40'58"	N64°07'59"
C19	430.00	01°13'58"	87.03	S84°37'13"	86.88	S78°49'20"	N89°34'53"	C42	60.00	04°51'37"	45.93	N42°12'10"	44.82	N20°16'22"	N64°07'59"
C20	430.00	01°45'13"	111.51	S71°23'34"	111.20	S67°57'49"	S78°49'20"	C43	290.00	01°45'26"	73.85	S82°57'29"	73.65	S89°46'29"	S75°39'46"
C21	430.00	00°05'17"	60.69	S59°55'13"	60.64	S55°52'37"	S67°57'49"	C44	230.00	01°03'16"	76.49	N80°43'34"	76.14	S89°46'29"	N71°11'53"
C22	70.00	09°00'00"	109.96	N79°07'23"	89.99	N34°07'23"	S55°52'37"	C45	330.00	02°43'12"	143.34	N12°15'40"	142.21	N00°10'56"	N24°42'16"
C23	130.00	09°00'00"	204.20	S79°07'23"	183.85	S34°07'23"	N55°52'37"	C46	270.00	02°49'08"	117.74	S12°18'38"	116.81	S00°10'56"	S24°48'13"
								C47	430.00	03°48'19"	257.45	S16°58'14"	253.63	S00°10'56"	S34°07'23"

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SCALE: 1"=100'  
 DATE: MARCH 2023  
 COMPUTER FILE: 1-1025-006p

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**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.