



City of Appleton

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

Meeting Agenda - Final City Plan Commission

Wednesday, July 26, 2023

3:30 PM

Council Chambers, 6th Floor

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

[23-0876](#) City Plan Minutes from 7-12-23

Attachments: [City Plan Minutes 7-12-23.pdf](#)

5. Public Hearing/Appearances

6. Action Items

[23-0877](#) Request to approve the Southpoint Commerce Park Plat No. 4 Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff report (Associated with File #23-0904)

Attachments: [StaffReport_SouthpointCommerceParkPlat4_PreliminaryPlat_For7-26-23.pdf](#)

[23-0904](#) Resolution #8-R-23 Creating Appleton Conservancy Park

Attachments: [#8-R-23 Appleton Conservancy Park Resolution .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.



City of Appleton

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

Meeting Minutes - Final City Plan Commission

Wednesday, July 12, 2023

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

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

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - Palm, Mayor Woodford, Dane, Neuberger and Fenton

Excused: 2 - Robins and Uitenbroek

Others present:

Aldersperson Sheri Hartzheim, District #13

Aldersperson Chris Croatt, District #14

Dan Gueths, DLG Auto - 1524 W. Civic Street

4. Approval of minutes from previous meeting

[23-0791](#)

City Plan Minutes from 6-28-23

Attachments: [City Plan Minutes 6-28-23.pdf](#)

Fenton moved, seconded by Neuberger, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Palm, Mayor Woodford, Dane, Neuberger and Fenton

Excused: 2 - Robins and Uitenbroek

5. Public Hearing/Appearances

[23-0792](#)

Special Use Permit #9-23 for an automobile sales and display lot located at 1524 W. Civic Street (Tax Id #31-3-0124-00), 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 #23-0793)

Attachments: [ClassIIPublicHearingNoticeNewspaper_1524WCivicSt_SUP#9-23.pdf](#)
[PublicHearingNoticeNeighborhood_1524WCivicSt_SUP#9-23.pdf](#)

This public hearing was held, and Dan Gueths spoke on the item.

[23-0794](#)

The street discontinuance to vacate a portion of E. Circle Street public right-of-way located west of N. Drew Street and east of N. Durkee Street and adopt the Initial Resolution and exhibit map (Associated with Action Item #23-0795)

Attachments: [InformalPublicHearingNotice_ECIRCLESt_StreetVacation.pdf](#)

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

6. Action Items

[23-0793](#)

Request to approve Special Use Permit #9-23 for an automobile sales and display lot located at 1524 W. Civic Street (Tax Id #31-3-0124-00), 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_1524WCivicSt_SUP_For7-12-23.pdf](#)

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

Aye: 5 - Palm, Mayor Woodford, Dane, Neuberger and Fenton

Excused: 2 - Robins and Uitenbroek

[23-0795](#)

Request to approve the street discontinuance to vacate a portion of E. Circle Street public right-of-way located west of N. Drew Street and east of N. Durkee Street and adopt the Initial Resolution and exhibit map (Taken up under Consolidated Action Items)

Attachments: [StaffReport_ECIRCLESt_StreetVacation_For7-12-23.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, Mayor Woodford, Dane, Neuberger and Fenton

Excused: 2 - Robins and Uitenbroek

[23-0823](#)

Request to approve the location of the proposed Sexual Assault Survivors Monument within Ellen Kort Peace Park, per Wis. State Statute §62.23(5), as shown on the attached plans

Attachments: [Memo Plan Commission SexualAssaultSurvivorMonument For7-12-23.pdf](#)

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

Aye: 5 - Palm, Mayor Woodford, Dane, Neuberger and Fenton

Excused: 2 - Robins and Uitenbroek

[23-0796](#)

Elect Vice Chair

Attachments: [Email From Isaac Uitenbroek Stepping Down as Vice Chair.pdf](#)

Commissioner Dane nominated Alderperson Fenton for Vice Chair. No other nominations were received. Roll Call. Motion carried 5/0 and Alderperson Fenton was elected Vice Chair.

7. Information Items

8. Adjournment

Neuberger moved, seconded by Fenton, that the meeting be adjourned at 3:44 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Palm, Mayor Woodford, Dane, Neuberger and Fenton

Excused: 2 - Robins and Uitenbroek



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: July 26, 2023

Common Council Meeting Date: August 2, 2023

Item: Preliminary Plat – Southpoint Commerce Park Plat No. 4

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: City of Appleton

Applicant: Tom Kromm, City Surveyor

Location: Land area bounded by Eisenhower Drive, Midway Road, and Coop Road

Parcel Numbers: 31-9-5900-00 and 31-9-5800-00

BACKGROUND

The property was annexed to the City through the Southeast Industrial Park Annexation #4 that became effective in December of 1999.

On March 19, 2003, Southpoint Commerce Park Plat No. 1 (47 acres) was approved by the Common Council. This phase created 13 lots and 1 outlot.

On August 3, 2005, Southpoint Commerce Park Plat No. 2 (67.9 acres) was approved by the Common Council. This phase created 12 lots and 1 outlot.

On May 3, 2006, Southpoint Commerce Park Plat No. 3 (27.8 acres) was approved by the Common Council. This phase created 12 lots.

On June 28, 2023, the Plan Commission recommended approval of Resolution No. 23-CPC-01 designating the proposed district boundaries and approving the Project Plan for Tax Incremental Financing District #13 in Southpoint Commerce Park.

On July 19, 2023, a press event was held to announce the City's intention to designate approximately 32 acres of the Southpoint Commerce Park Plat No. 4 as a conservancy/public park. The proposed parkland dedication consists of Lot 13 (conservancy park consisting of mixed hardwoods for potential low-impact activities like hiking, biking, and cross-country skiing) and Outlot 2 (future construction of a trailhead and public trail).

On July 19, 2023, Resolution #8-R-26 Creating Appleton Conservancy Park was introduced at the Common Council Meeting and referred to Plan Commission. Condition #1 in the staff recommendation is associated to the resolution and the following action item 23-0904. The filing and recording of the

Preliminary Plat – Southpoint Commerce Park Plat No. 4
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Southpoint Commerce Park Plat No. 4 will statutorily dedicate this land to the public for parkland, trail and trailhead use.

STAFF ANALYSIS

Existing Conditions: The subject site is agricultural land with a wooded wetland and an existing stormwater management pond. The land area is 117.379 acres.

Proposed Conditions: The Preliminary Plat for Southpoint Commerce Park Plat No. 4 subdivides the land area into the following lots:

- Lots 1 through 12 will be marketed for industrial park development.
- Lot 13 (wooded wetland) will be “dedicated to the public for parkland” on the Final Plat.
- Outlot 1 is an existing stormwater management pond.
- Outlot 2 will be “dedicated to the public for parkland/trailhead/trail” on the Final Plat.

Zoning District Classification: M-1 Industrial Park District

Zoning Ordinance Review Criteria: M-1 Industrial Park District lot development standards (Section 23-93) are as follows:

- Minimum lot area: One (1) acre.
 - *The proposed lot size ranges from 1.878 acres to 32.535 acres. All lots/outlots exceed the minimum lot area requirement.*
- Minimum lot width: One hundred fifty (150) feet.
 - *All lots exceed this minimum requirement.*
- Minimum front, side and rear yard setbacks: Forty (40) foot front yard, Twenty-five (25) foot side yard, and Twenty-five (25) foot rear yard. Fifty (50) foot side and rear yard, if abutting a residentially-zoned district.
 - *Required front yard setback has been shown on the Preliminary Plat. Required setbacks will be reviewed through the site plan and building permit review process.*
- Maximum building height: Sixty (60) feet.
 - *This will be reviewed through the site plan and building permit review process.*

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- Maximum lot coverage. Ninety percent (90%).
 - *This will be reviewed through the site plan and building permit review process.*

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

Access and Traffic:

- Vehicular access to Southpoint Commerce Park Plat No. 4 is via Eisenhower Drive, Endeavor Drive, Vantage Drive, Coop Road, and Inspire Court.
- The proposed public right-of-way (Endeavor Drive, Vantage Drive and Inspire Court) within the subdivision will be dedicated to the City with the Final Plat.
- Access to County Trunk “AP” (Midway Road) is not allowed for Lots 12 and 13.

Surrounding Zoning and Land Uses:

North: Village of Harrison Zoning – Multi-family residential use
South: Village of Harrison Zoning – Agricultural use
East: Village of Harrison Zoning – Single-family residential uses
West: City of Appleton Zoning, M-1 Industrial Park District – Industrial uses

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Business/Industrial designation shown on the City’s *Comprehensive Plan 2010-2030* Future Land Use Map and Resolution #8-R-23 Creating Appleton Conservancy Park. Listed below are related excerpts from the City’s *Comprehensive Plan 2010-2030*.

Chapter 4: Overall Community Goals Goal 1 – 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 – 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.

Chapter 9: Economic Development

Objective 9.2 – Grow Appleton’s business community through recruitment, expansion, and retention programs that ensure a diverse business mix and jobs that pay well.

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Policy 9.5.1 – Ensure a continued adequate supply of industrial and commercial land to sustain new business development.

Policy 9.5.2 – Proactively acquire property targeted for redevelopment and develop a land bank to assist in property assembly with a focus on corridors, the downtown, and areas identified as business/industrial on the Future Land Use Map.

Chapter 10: Land Use

Objective 10.1 – Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Objective 10.4 – 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 10.4.3 – Promote commercial and industrial development which is compatible with nearby residential areas.

Chapter 18 Park and Recreation Mater Plan

18.1 OBJECTIVE: Identify land for acquisition, or opportunities to share facilities, to provide adequate access to parks in developed parts of Appleton where there are no existing parks.

18.3 OBJECTIVE: Develop the City's park system as an interconnected network of sites linked by greenways and trails.

18.6 OBJECTIVE: Plan, design, and develop additional parks and recreational facilities that meet current and emerging needs of the community.

City of Appleton Trails Master Plan (January 2017): The City of Appleton Trails Master Plan proposed network map identifies a proposed trail between Eisenhower Drive and Coop Road located within the proposed Southpoint Commerce Park Plat No. 4.

Technical Review Group (TRG) Report: This item appeared on the July 5, 2023 TRG Agenda. No negative comments were received from participating departments.

RECOMMENDATION

The Preliminary Plat for Southpoint Commerce Park Plat No. 4 **BE APPROVED** subject to the following conditions and as shown on the attached maps:

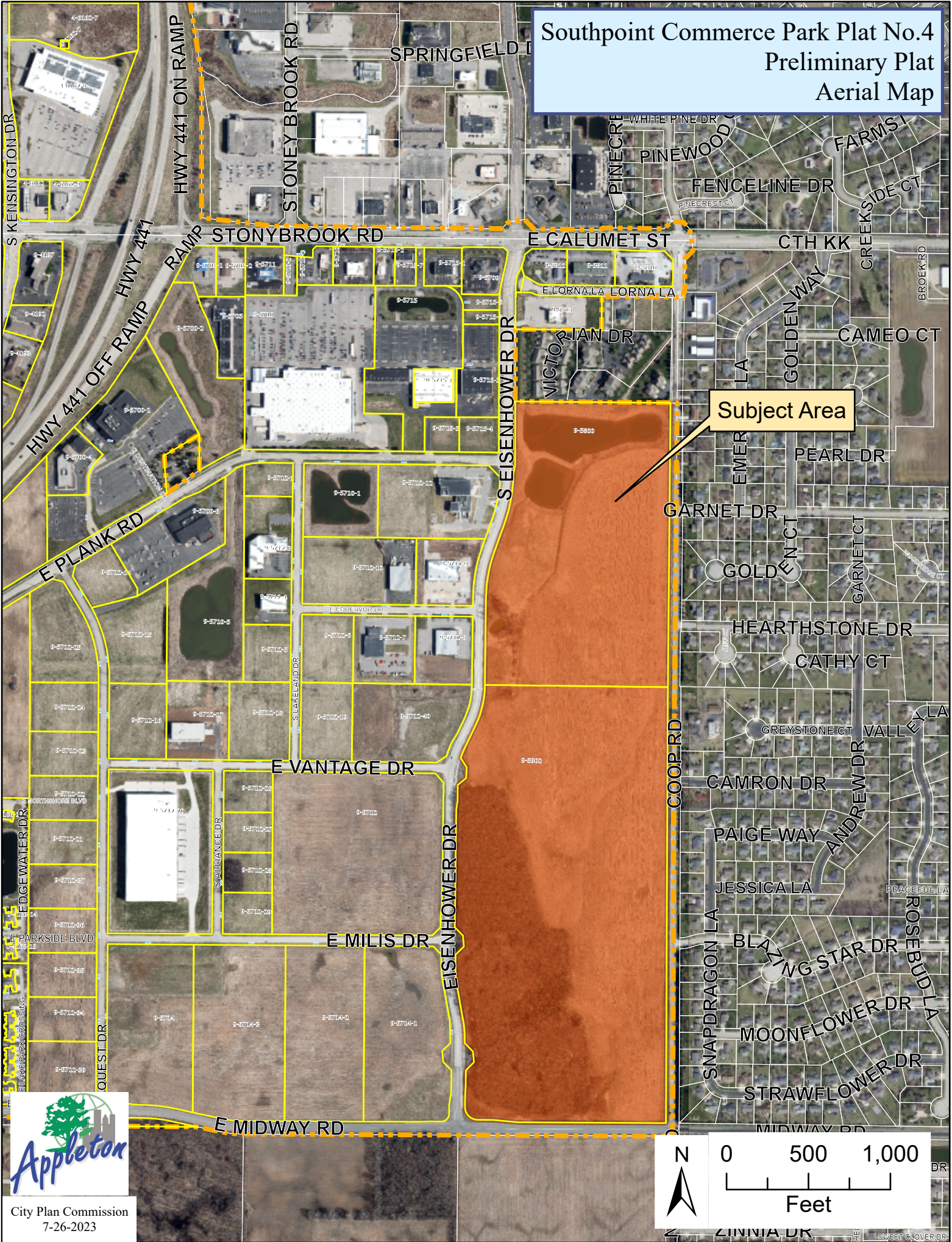
Preliminary Plat – Southpoint Commerce Park Plat No. 4

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1. On the Final Plat show the following:
 - Change Lot 13 to Outlot 3. Identify Outlot 3 being dedicated to the public for parkland purpose, “Dedicated to the public for parkland”.
 - Identify Outlot 2 being dedicated to the public for parkland/trailhead/trail purposes, “Dedicated to the public for parkland/trailhead/trail”.
2. 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.

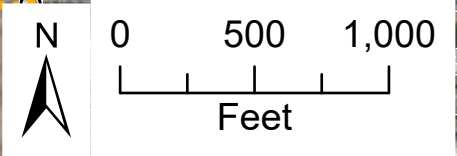
Southpoint Commerce Park Plat No.4 Preliminary Plat Aerial Map



Subject Area



City Plan Commission
7-26-2023



PRELIMINARY PLAT **SOUTHPOINT COMMERCE PARK PLAT NO. 4**

ALL OF LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO.2932, LOCATED IN THE EAST 1/2 OF THE SE 1/4 AND THE EAST 1/2 OF THE NE 1/4, OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Thomas M. Kromm, Wisconsin Professional Land Surveyor, certify that I have surveyed divided, and mapped under the direction of the City of Appleton, All of Lot One (1) and Lot Two (2) of Certified Survey Map Number 2932, located in the East One-half (E 1/2) of the Southeast Quarter (SE 1/4) and the East One-half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 4, Township Twenty (20) North, Range Eighteen (18) East, in the City of Appleton, Calumet County, Wisconsin, containing 5,113,024 Square Feet (117.379 Acres) of land. Said lands subject to all easements and restrictions of record.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Appleton subdivision ordinance in surveying, dividing and mapping the same. That this map is a correct representation of all exterior boundaries of the land surveyed and the division thereof.

Dated this ____ day of _____, 2023.

Wisconsin Professional Land Surveyor
Thomas M. Kromm

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

The City of Appleton, a Wisconsin municipal corporation duly established and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described in this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Appleton, does further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

City of Appleton
Department of Administration
Calumet County

In Witness Whereof, said City of Appleton has caused these presents to be signed by its Mayor, and countersigned by its City Clerk, at Appleton Wisconsin, and its corporate seal to be hereunto affixed on this ____ day of _____, 2023.

Jacob A. Woodford, Mayor

Kami Lynch, City Clerk

State of Wisconsin)
) SS
Calumet County)

Personally came before me this ____ day of _____, 2023. Jacob A. Woodford, Mayor, and Kami Lynch, City Clerk of the above named municipal corporation to me known to be the persons who executed the foregoing instrument and to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, by its authority.

My commission expires _____

Notary Public

COMMON COUNCIL RESOLUTION

Resolved, that the plat of SOUTHPOINT COMMERCE PARK PLAT NO. 4, in the City of Appleton, is hereby approved by the Common Council of the City of Appleton.

Date: _____ Signed: _____
Mayor

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

Date: _____ Signed _____
City Clerk

CERTIFICATE OF FINANCE OFFICER

I, _____, being the duly qualified and acting treasurer of the City of Appleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in the plat of SOUTHPOINT COMMERCE PARK PLAT NO. 4.

Date: _____
Jeri A. Ohman, Director of Finance

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
) SS
Calumet County)

I, _____, being the duly elected, qualified and acting treasurer of the County of Calumet, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____ affecting the lands included in the plat of SOUTHPOINT COMMERCE PARK PLAT NO. 4.

Date: _____
County Treasurer

SANITARY SEWER, WATERMAIN, STORM SEWER AND DRAINAGE EASEMENT PROVISIONS

An easement for sanitary sewer, watermain, storm sewer and drainage easement is hereby granted by:
THE CITY OF APPLETON, Grantor, to

THE CITY OF APPLETON, Grantee,

- 1. Purpose: The purpose of this easement for the Grantee to access, install, regrade, replace, relocate, operate, maintain, resize and repair a sanitary sewer, storm sewer and associated appurtenances. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer and storm sewer that occurs outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- 2. Access: Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
- 3. Buildings or Other Structures: Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "sanitary sewer easement, storm sewer easement, drainage easement and watermain easement".
- 4. Elevation: The grantor agrees that the elevation of the existing ground surface within the easement area will not be altered by more than 4 inches without the written consent of grantee.
- 5. Restoration: Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Grantor shall be responsible for all surface restoration. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, sidewalks, structures, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein.
- 6. Notification: Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.
- 7. Drainage easements are conveyance paths for storm water. The placement of fill in a drainage easement, which interferes with the flow or changes to the shape of the drainage easement by the lot owner or his agent, is prohibited. Upon failure of lot owner's to maintain said drainage ways and easements as designed; the City of Appleton retains the right to perform maintenance and or repairs. The payment of said maintenance and or repairs shall be equally assessed to the adjacent lot owners.
- 8. The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Jacob A. Woodford, Mayor

Kami Lynch, City Clerk

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by The City of Appleton, Grantor, to

WE-ENERGIES ELECTRIC AND GAS
SBC WISCONSIN
TIME WARNER CABLE
Grantees,

Their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required, incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

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

Jacob A. Woodford, Mayor

Kami Lynch, City Clerk

Revised this

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

Certified _____, 20____

Department of Administration



CITY OF APPLETON
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911
920-832-6474
DRAFTED BY: T. KROMM
ONEDRIVE\ACAD\PLATS\SOUTHPOINT 2022
SHEET 2 OF 2

Resolution #8-R-23

Creating the Appleton Conservancy and associated trail amenities by dedicating to the public city-owned lands in Southpoint Commerce Park for Parkland, Trailhead, and Trail.

Submitted by: Common Council President & District 5 Alderperson, Katie Van Zeeland

Date: July 19, 2023

Referred To: Parks & Recreation Committee, City Plan Commission & Community & Economic Development Committee

WHEREAS, the Comprehensive Plan for the City of Appleton cites evidence of the importance of parks, open space, and leisure programming to the environmental, social, and economic health of communities; furthermore, sufficient parks and open spaces provide habitats for plants and animals, contribute to effective stormwater management, and offer additional environmental benefits, and notably, parks and open spaces enhance the value of nearby property and park facilities and programming enhance the quality of life while facilitating the social interaction of community residents, thereby making the city a more desirable place to live; and

WHEREAS, the City of Appleton seeks to provide equitable and inclusive recreational opportunities for all people, recognizing the role outdoor spaces play in the mental, physical, and environmental health of our residents; and

WHEREAS, the results of a needs assessment found that the southeast side of Appleton was deficient in park space and has remained so despite continued growth; and

WHEREAS, residents of District 5 do not have access to a community park within the recommended National Recreation and Park Association (NRPA) range of a 1-2 mile radius; and

WHEREAS, the City of Appleton Comprehensive Outdoor Recreation Plan aims to acquire additional parkland and trails with a specific objective of developing these amenities in southeast Appleton, and the Trail Masterplan recommends a trail corridor from Coop Road, extending westward coterminous with the electric transmission line to Plank Road; and

WHEREAS, the City of Appleton is recognized as a Tree City, Bird City, Bee City, and Monarch City; and

WHEREAS the City of Appleton owns significant acreage in an area called Southpoint Commerce Park, and within that area, there exists a stand of woodland that includes species such as shagbark hickory, white oak, basswood, red maple, sugar maple, and even American beech, in addition to wetlands; and

WHEREAS, preserving precious natural areas aligns with our community's values and vision, and dedicating significant acreage to public use is a rare but significant opportunity; and

WHEREAS, adding this approximately 32-acre parcel to the City's existing 600 acres of parks and trails will provide not only recreational opportunities such as walking, hiking, biking, and other low-impact recreational opportunities but also preserve and protect critical natural habitat and wetlands.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Appleton that the City of Appleton dedicates to the public for parkland, trailhead, and trail, the city-owned lands in Southpoint Commerce Park, as illustrated in Exhibits 1 and 2, with Lot 13 of proposed Southpoint Commerce Park Plat No. 4 to be named the Appleton Conservancy.

EXHIBIT 1: PARK, TRAIL, AND TRAILHEAD DEDICATION TO THE PUBLIC

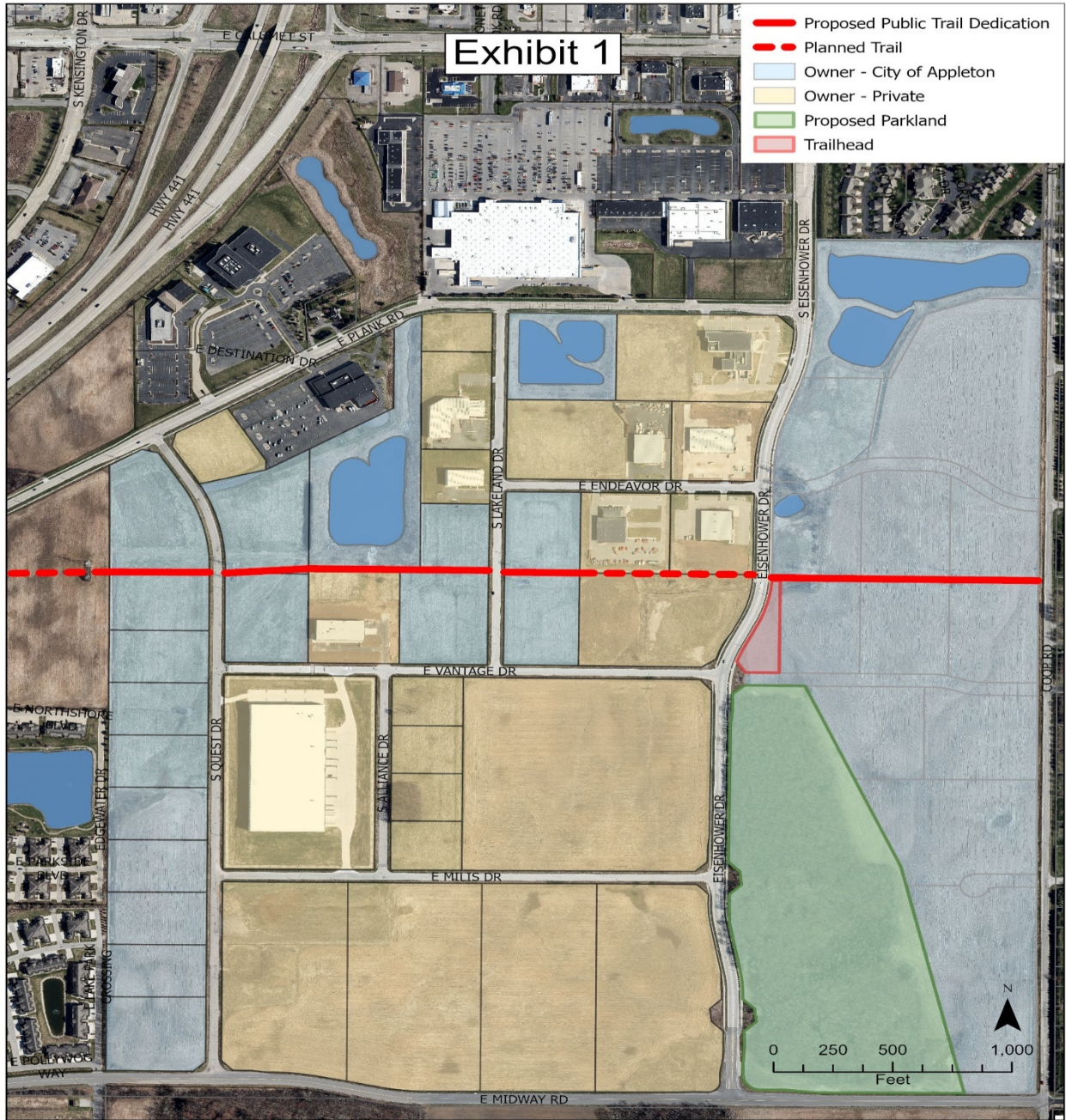
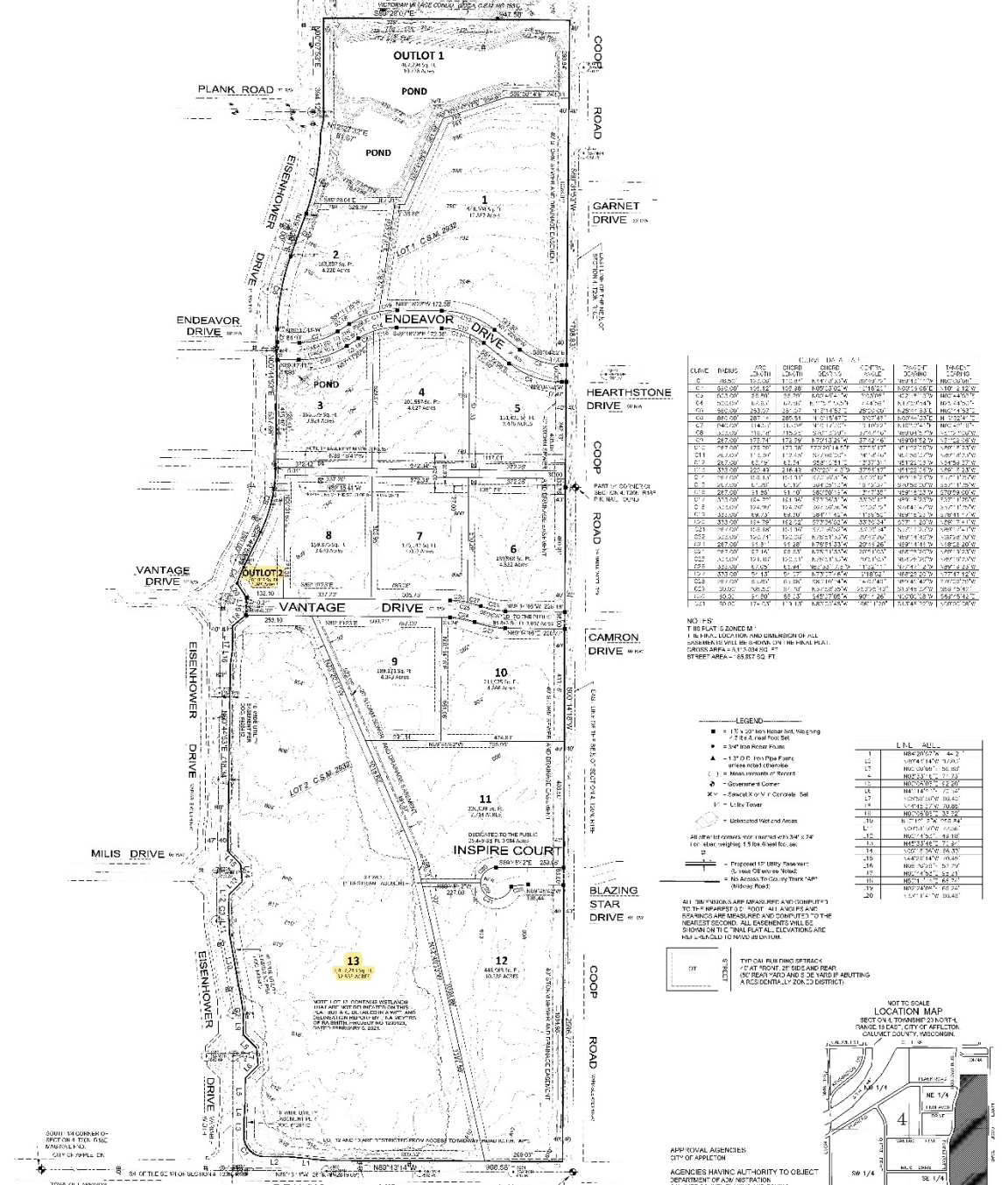


EXHIBIT 2: PROPOSED SOUTHPPOINT COMMERCE PARK PLAT NO. 4

Lot 13 And Outlot 2 are to be dedicated to the public for Parks, Trailhead, and Trail

PRELIMINARY PLAT SOUTHPOINT COMMERCE PARK PLAT NO. 4

ALL OF LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO.2932, LOCATED IN THE EAST 1/2 OF THE SE 1/4 AND THE EAST 1/2 OF THE NE 1/4, OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.



NOT TO SCALE
LOCATION MAP
SECTION 4, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN

APPROVAL AGENCIES
CITY OF APPLETON
AGENCIES HAVING AUTHORITY TO OBJECT
DEPARTMENT OF LAND NATURAL RESOURCES
CALUMET COUNTY PLANNING AND ZONING COMMISSION

CITY OF APPLETON
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911
920-832-6474
DRAFTED BY: T. KOVAM
ON-DRAWN: ADP1 AT SOUTHPOINT 2022
SHEET 1 OF 2

Department of Administration

There are no objections to this plat with respect to Secs. 236.13, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Continued 20

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY, EAST LINE OF THE SE 1/4 SECTION 4, T. 20N., R. 18E., WHICH READS NORTH 161° 00' 00" E.

SCALE IN FEET
0 200 400