



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Agenda - Final City Plan Commission

Wednesday, June 25, 2025

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

[25-0697](#) City Plan Minutes from 6-11-25

Attachments: [City Plan Minutes 6-11-25.pdf](#)

5. Public Hearing/Apearances

[25-0698](#) Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-25 for the subject parcels generally located west of the CTH OO/USH 441 Interchange (Tax Id #31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00) from future Business/Industrial land use designation to future Commercial land use designation as shown on the attached maps and approve the attached Resolution (Associated with Action Item #25-0699)

Attachments: [PublicHearingClass2NoticeNewspaper_HartwigAnnex_CompPlanAmend2-25.p](#)
[PublicHearingNoticeNeighborhood_Hartwig_CompPlanAmend2-25+Rezoning6-](#)

[25-0700](#) Rezoning #6-25 for the subject parcels generally located west of the CTH OO/USH 441 Interchange (Tax Id #31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00), including the adjacent right-of-way, as shown on the attached maps, from M-1 Industrial Park District and AG Agricultural District to C-2 General Commercial District (Associated with Action Item #25-0701)

Attachments: [PublicHearingClass2NoticeNewspaper_HartwigAnnex_Rezoning6-25.pdf](#)
[PublicHearingNoticeNeighborhood_Hartwig_CompPlanAmend2-25+Rezoning6-](#)

6. Action Items

[25-0699](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-25 for the subject parcels generally located west of the CTH OO/USH 441 Interchange (Tax Id #31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00) from future Business/Industrial land use designation to future Commercial land use designation as shown on the attached maps and approve the attached Resolution

Attachments: [StaffMemo Hartwig CompPlan+Rezoning For06-25-25.pdf](#)

[25-0701](#)

Request to approve Rezoning #6-25 for the subject parcels generally located west of the CTH OO/USH 441 Interchange (Tax Id #31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00), including the adjacent right-of-way, as shown on the attached maps, from M-1 Industrial Park District and AG Agricultural District to C-2 General Commercial District

Attachments: [StaffMemo Hartwig CompPlan+Rezoning For06-25-25.pdf](#)

[25-0702](#)

Request to approve Certified Survey Map #9-25, which crosses a plat boundary, to divide the parcels into 3 proposed lots and 1 outlot, generally located west of the CTH OO/USH 441 Interchange (Tax Id #31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00) and to approve the City's release of their interest in the public utility easement subject to the conditions in the attached staff memo and as shown on the attached maps

Attachments: [StaffMemo Hartwig CSM For06-25-25.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 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.appletonwi.gov

Meeting Minutes - Final City Plan Commission

Wednesday, June 11, 2025

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: 6 - Palm, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Robins

Others present:

Tom Pankow, 2512 E. Baldeagle Drive

Dennis Pederson, 2520 E. Baldeagle Drive

4. Approval of minutes from previous meeting

[25-0602](#)

City Plan Minutes from 5-28-25

Attachments: [City Plan Minutes 5-28-25.pdf](#)

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

Aye: 6 - Palm, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Robins

5. Public Hearing/Appearances

[25-0603](#)

Rezoning #5-25 for the Dewitt Development Partners, LLC Annexation, formerly in the Town of Grand Chute, consisting of approximately 72.2948 acres located in the 6000 block of North French Road (Tax Id #31-1-8310-00, 31-1-8310-01 and 31-1-8310-02), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to R-2 Two-Family District (Associated with Action Item #25-0604)

Attachments: [PublicHearingClass2NoticeNewspaper DewittAnnexation Rezoning5-25.pdf](#)
[PublicHearingNoticeNeighborhood DewittAnnexation Rezoning5-25.pdf](#)

This public hearing was held and the following people spoke:

Dennis Pederson, 2520 E. Baldeagle Drive

Tom Pankow, 2512 E. Baldeagle Drive

This public hearing was held, and Dennis Pederson and Tom Pankow spoke on the item.

6. Action Items

[25-0604](#)

Request to approve Rezoning #5-25 for the Dewitt Development Partners, LLC Annexation, formerly in the Town of Grand Chute, consisting of approximately 72.2948 acres located in the 6000 block of North French Road (Tax Id #31-1-8310-00, 31-1-8310-01 and 31-1-8310-02), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to R-2 Two-Family District

Attachments: [StaffMemo_6000 N. French Road Rezoning_For06-11-25.pdf](#)
[6-5-25 Email from Arlyn Sieber 3220 E Aquamarine.pdf](#)

Fenton moved, seconded by Palm, that Rezoning #5-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Robins

7. Information Items

8. Adjournment

Fenton moved, seconded by Palm, that the meeting be adjourned at 3:46 p.m.

Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Robins

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, June 25, 2025, 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 a Comprehensive Plan Future Land Use Map Amendment request.

Pursuant to Chapter 12: Implementation of the City of Appleton Comprehensive Plan 2010-2030, to consider a request initiated by the Christopher Hartwig Revocable Trust, owner, and Briohn Building Corporation, c/o Devon Pittman, applicant, for the subject parcels generally located west of the CTH OO/USH 441 Interchange (Tax Id #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100) to amend the Comprehensive Plan Future Land Use Map from future Business/Industrial land use designation to future Commercial land use designation.

A copy of the proposed amendment to the Comprehensive Plan Future Land Use Map is available in the Appleton Community Development Department or the Office of the City Clerk from 8:00 a.m. until 4:30 p.m., Monday through Friday.

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 Don Harp, Principal Planner, in the Community Development Department at 920-832-6466 or by email at don.harp@appletonwi.gov.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY DEVELOPMENT DEPARTMENT
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: June 10, 2025
June 17, 2025

**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, June 25, 2025, 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 following proposed Comprehensive Plan Future Land Use Map Amendment and Rezoning requests.

COMMON DESCRIPTION:

Land generally located west of the CTH OO/USH 441 Interchange (Tax Id #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100).

ALDERMANIC DISTRICT: 13 – Alderperson Sheri Hartzheim

Comprehensive Plan Future Land Use Map Amendment Request:

A Comprehensive Plan Future Land Use Map amendment request has been initiated by the Christopher Hartwig Revocable Trust, owner, and Briohn Building Corporation, c/o Devon Pittman, applicant, pursuant to Wisconsin State Statute 66.1001 and the City of Appleton Comprehensive Plan 2010-2030. The owner/applicant requests to amend the Comprehensive Plan Future Land Use Map for:

- Tax Id Parcel #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100, generally located west of the CTH OO/USH 441 Interchange from future Business/Industrial land use designation to future Commercial land use designation

Rezoning Request:

A rezoning request has been initiated by the Christopher Hartwig Revocable Trust, owner, and Briohn Building Corporation, c/o Devon Pittman, applicant, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the following described real estate. The owner/applicant requests to rezone:

- Tax Id Parcel #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100, generally located west of the CTH OO/USH 441 Interchange, including the adjacent right-of-way, from M-1 Industrial Park District and AG Agricultural District to C-2 General Commercial District

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 or email. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

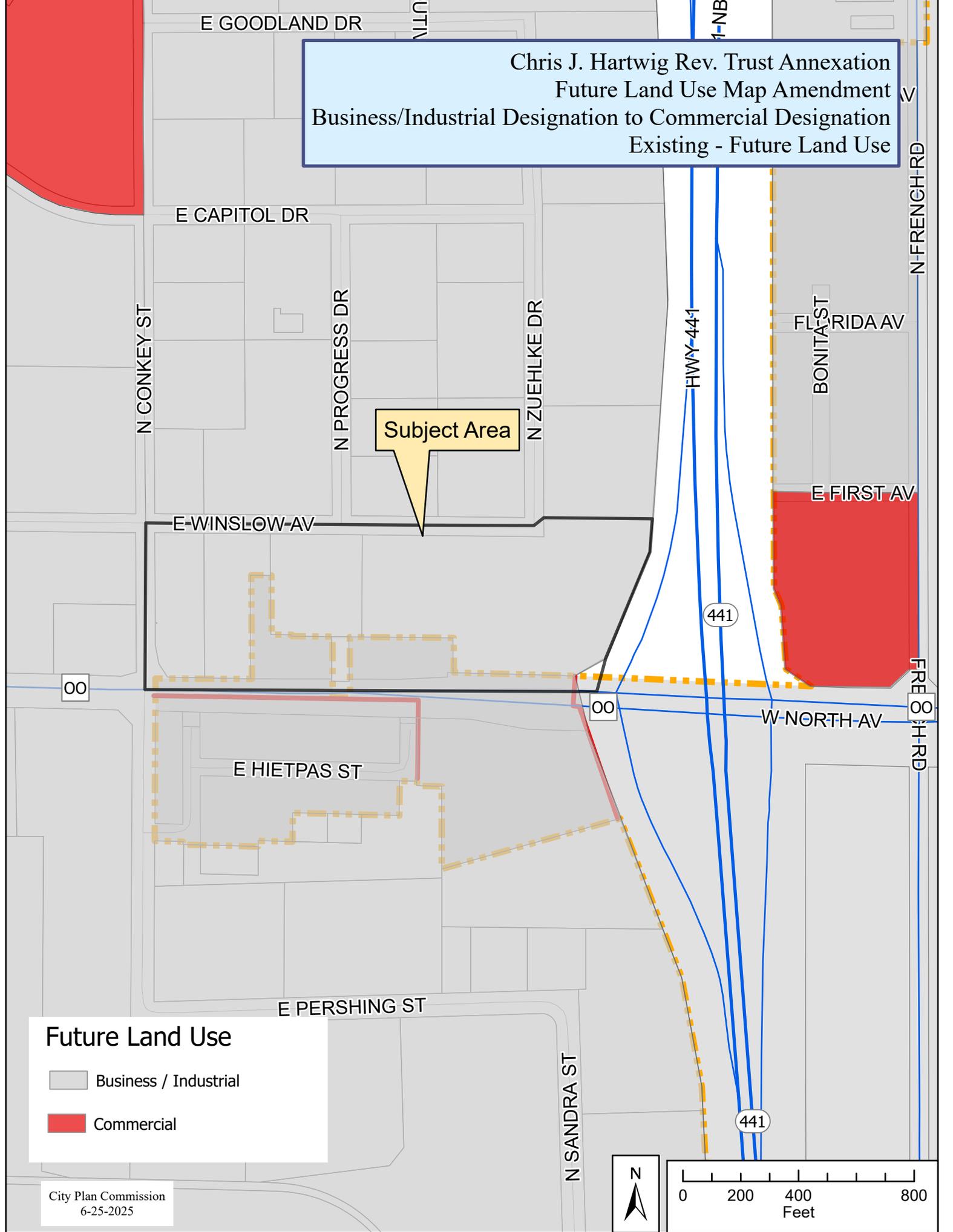
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community Development Department at 920-832-6466 or by email at don.harp@appletonwi.gov.

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APPLETON, WISCONSIN

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

Chris J. Hartwig Rev. Trust Annexation
Future Land Use Map Amendment
Business/Industrial Designation to Commercial Designation
Existing - Future Land Use



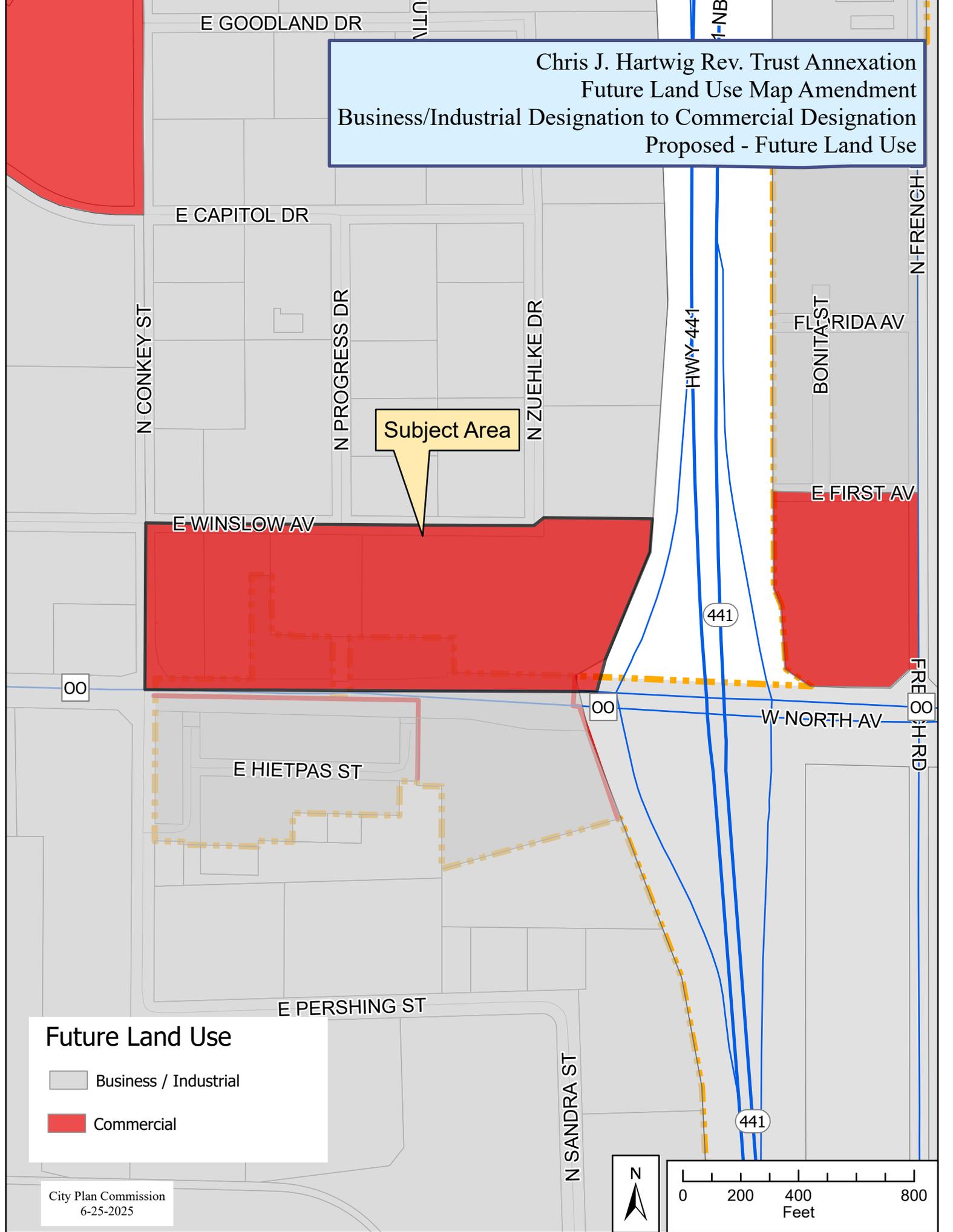
Subject Area

Future Land Use

- Business / Industrial
- Commercial

0 200 400 800
Feet

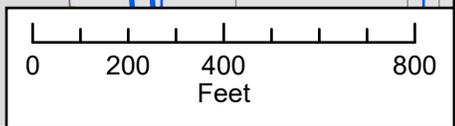
Chris J. Hartwig Rev. Trust Annexation
Future Land Use Map Amendment
Business/Industrial Designation to Commercial Designation
Proposed - Future Land Use



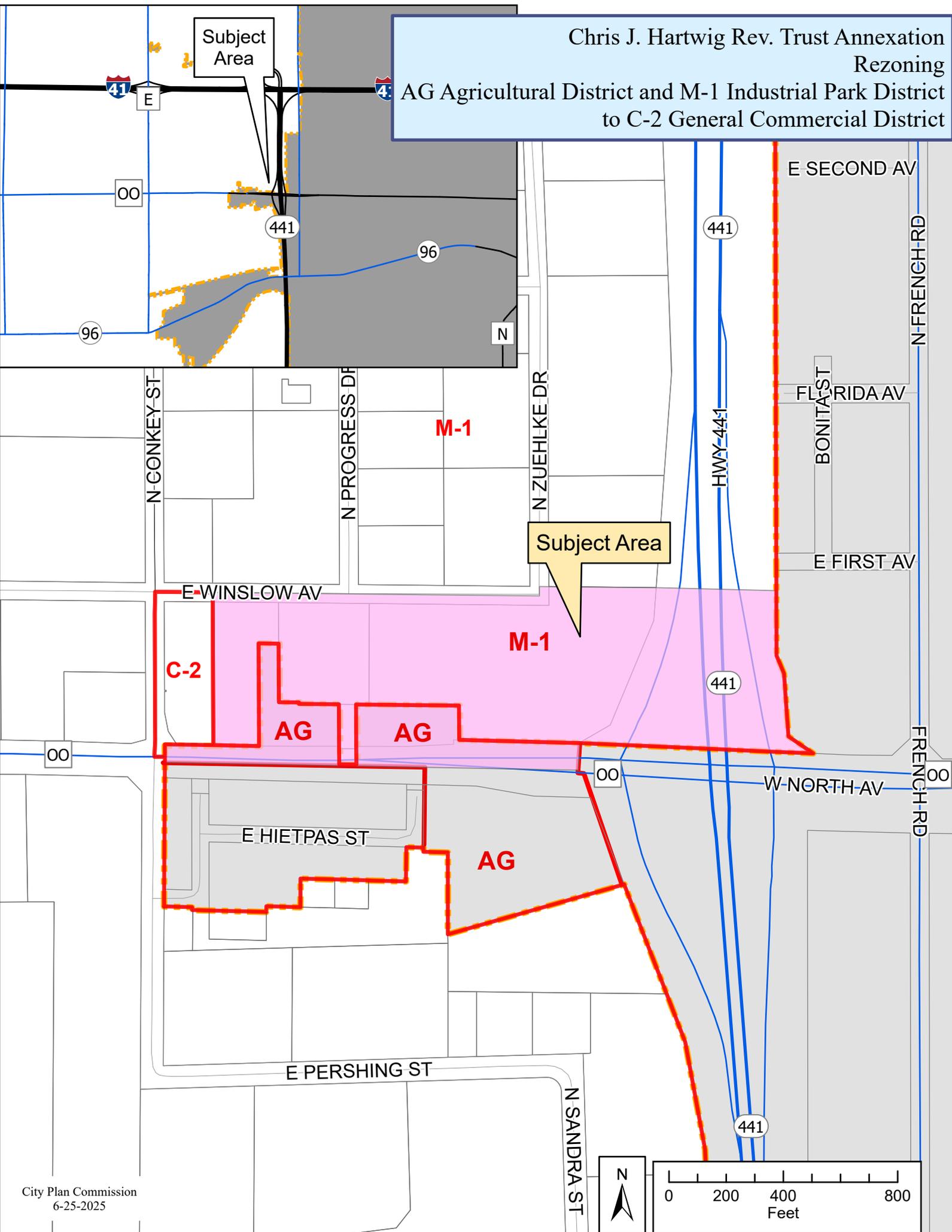
Subject Area

Future Land Use

-  Business / Industrial
-  Commercial



Chris J. Hartwig Rev. Trust Annexation
Rezoning
AG Agricultural District and M-1 Industrial Park District
to C-2 General Commercial District



Subject Area

Subject Area

C-2

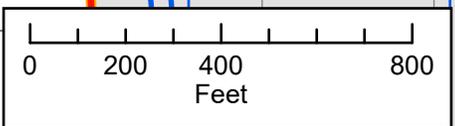
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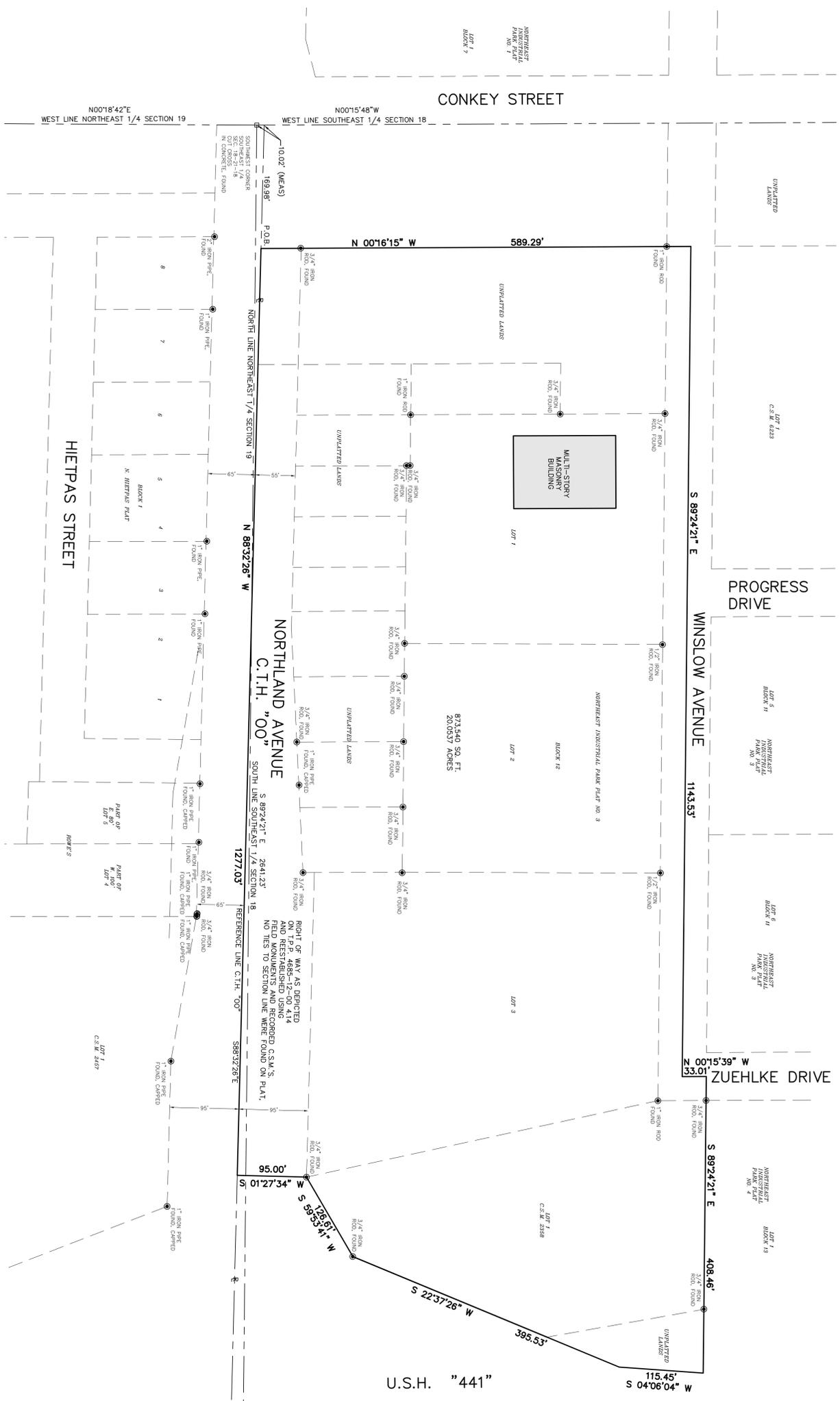
AG

M-1

AG

M-1





LEGAL DESCRIPTION OF LANDS TO BE REZONED
 BEING PART OF THE OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 18 EAST IN THE TOWN OF GRAND CHUTE, OUTAUGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N 00°16'15" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 10.02' FEET TO A POINT OF BEGINNING OF LANDS TO BE DESCRIBED, THENCE N 00°16'15" W 589.29' FEET TO A POINT ON THE CENTERLINE OF WINSLOW AVENUE, THENCE S 89°24'21" E ZUEHLKE DRIVE, THENCE N 00°15'39" W ALONG SAID CENTERLINE 33.01' FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2388 AND ITS EXTENSION, THENCE S 89°24'21" E ALONG SAID NORTH LINE "441" THENCE S 04°06'04" W ALONG SAID LINE 115.45' FEET, THENCE S 22°37'26" W 395.53' FEET, THENCE S 59°33'41" W ALONG SAID LINE 128.61' FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY TRUNK HIGHWAY, THENCE S 07°27'34" W 89°32'28" W ALONG SAID LINE 127.03' FEET TO THE POINT OF BEGINNING CONTAINING 873,540 SQUARE FEET OR 20,033.7 ACRES

REZONE EXHIBIT
 FOR
NORTHLAND DEVELOPMENT
 E. NORTHLAND AVE.
 GRAND CHUTE, WI

DRAWN BY:	DHS	DATE:	MAY 20, 2025
CHECKED BY:	MJB	DRAWING NO.:	EX-REZONE-0
CSE Job No.:	25-037	SHEET	1 OF 1



CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED REZONING

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, June 25, 2025, at 3:30 P.M., 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 zone change.

A rezoning request has been initiated by the Christopher Hartwig Revocable Trust, owner, and Briohn Building Corporation, c/o Devon Pittman, applicant, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the below-described real estate, which is currently zoned M-1 Industrial Park District and AG Agricultural District. The owner and applicant propose to rezone the property to C-2 General Commercial District. The C-2 district is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public.

Common Description:

Land generally located west of the CTH OO/USH 441 Interchange (Tax Id #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100), including the adjacent street right-of-way.

Legal Description:

BEING PART OF THE OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE N 00°15'48" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 10.02 FEET TO A POINT OF INTERSECTION WITH THE REFERENCE LINE OF COUNTY TRUNK HIGHWAY "OO"; THENCE S 88°32'26" E ALONG SAID REFERENCE LINE 169.98 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 00°16'15" W 589.29 FEET TO A POINT ON THE CENTERLINE OF WINSLOW AVENUE; THENCE S 89°24'21" E ALONG SAID CENTERLINE 1143.53 FEET TO A POINT ON THE CENTERLINE OF ZUEHLKE DRIVE; THENCE N 00°15'39" W ALONG SAID CENTERLINE 33.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358 AND ITS EXTENSION; THENCE S 89°24'21" E ALONG SAID NORTH LINE AND ITS EXTENSION 408.46 FEET TO A POINT ON THE EASTERLY LINE OF U.S.H. "441"; THENCE S 04°06'04" W ALONG SAID LINE 115.45 FEET; THENCE S 22°37'26" W 395.53 FEET; THENCE S 59°53'41" W ALONG SAID LINE 126.61 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY TRUNK HIGHWAY; THENCE S 01°27'34" W 95.00 FEET TO A POINT ON THE REFERENCE LINE OF SAID HIGHWAY; THENCE N 88°32'26" W ALONG SAID LINE 1277.03 FEET TO THE POINT OF BEGINNING (20.0537 ACRES), INCLUDING THE ADJACENT STREET RIGHT-OF-WAY.

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 Don Harp, Principal Planner, in the Community Development Department at (920) 832-6466 or by email at don.harp@appletonwi.gov.

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ALDERMANIC DISTRICT: 13 – Alderperson Sheri Hartzheim

Comprehensive Plan Future Land Use Map Amendment Request:

A Comprehensive Plan Future Land Use Map amendment request has been initiated by the Christopher Hartwig Revocable Trust, owner, and Briohn Building Corporation, c/o Devon Pittman, applicant, pursuant to Wisconsin State Statute 66.1001 and the City of Appleton Comprehensive Plan 2010-2030. The owner/applicant requests to amend the Comprehensive Plan Future Land Use Map for:

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Rezoning Request:

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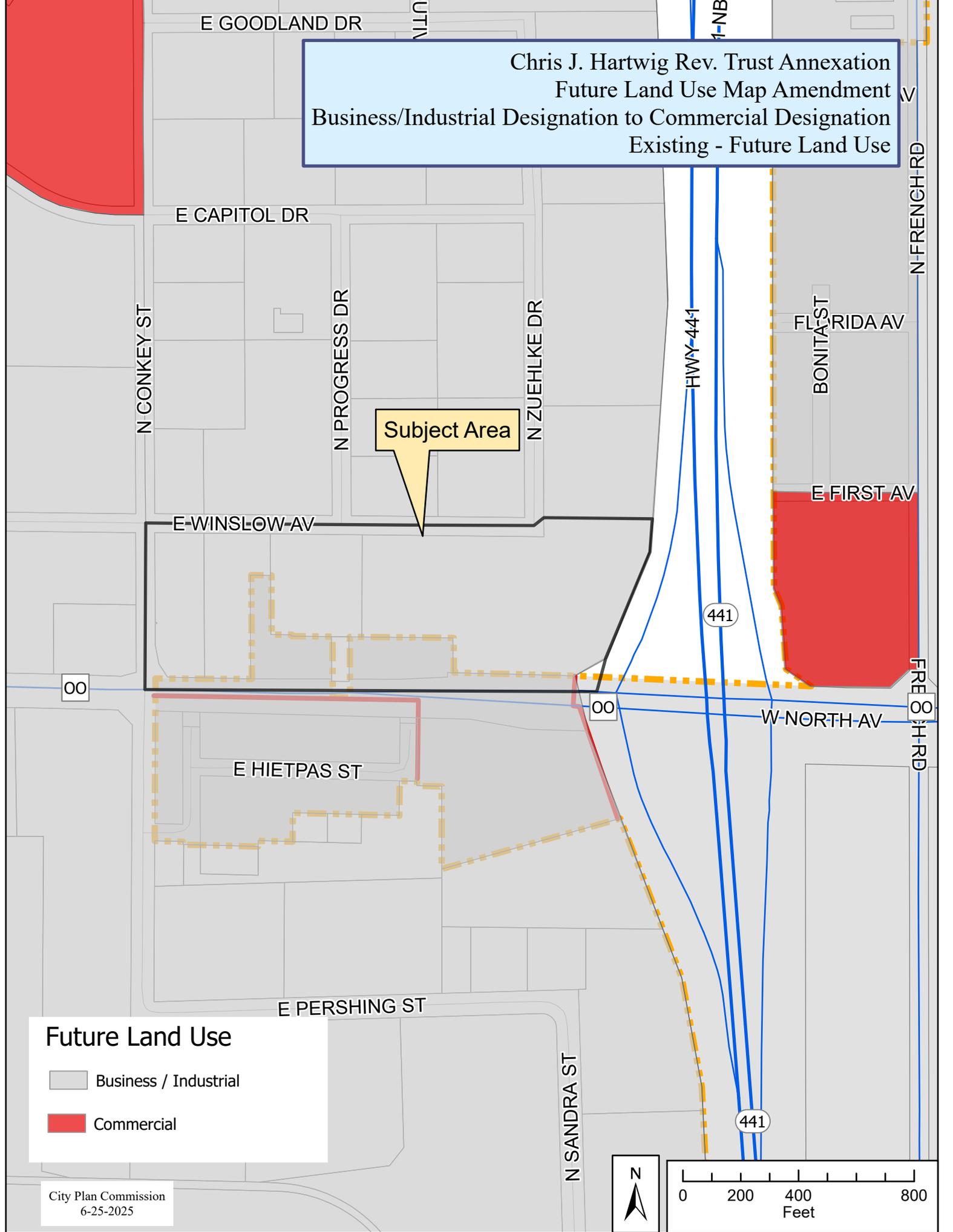
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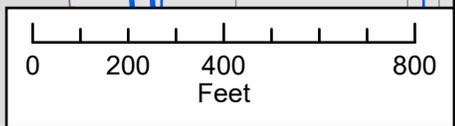
Chris J. Hartwig Rev. Trust Annexation
Future Land Use Map Amendment
Business/Industrial Designation to Commercial Designation
Existing - Future Land Use



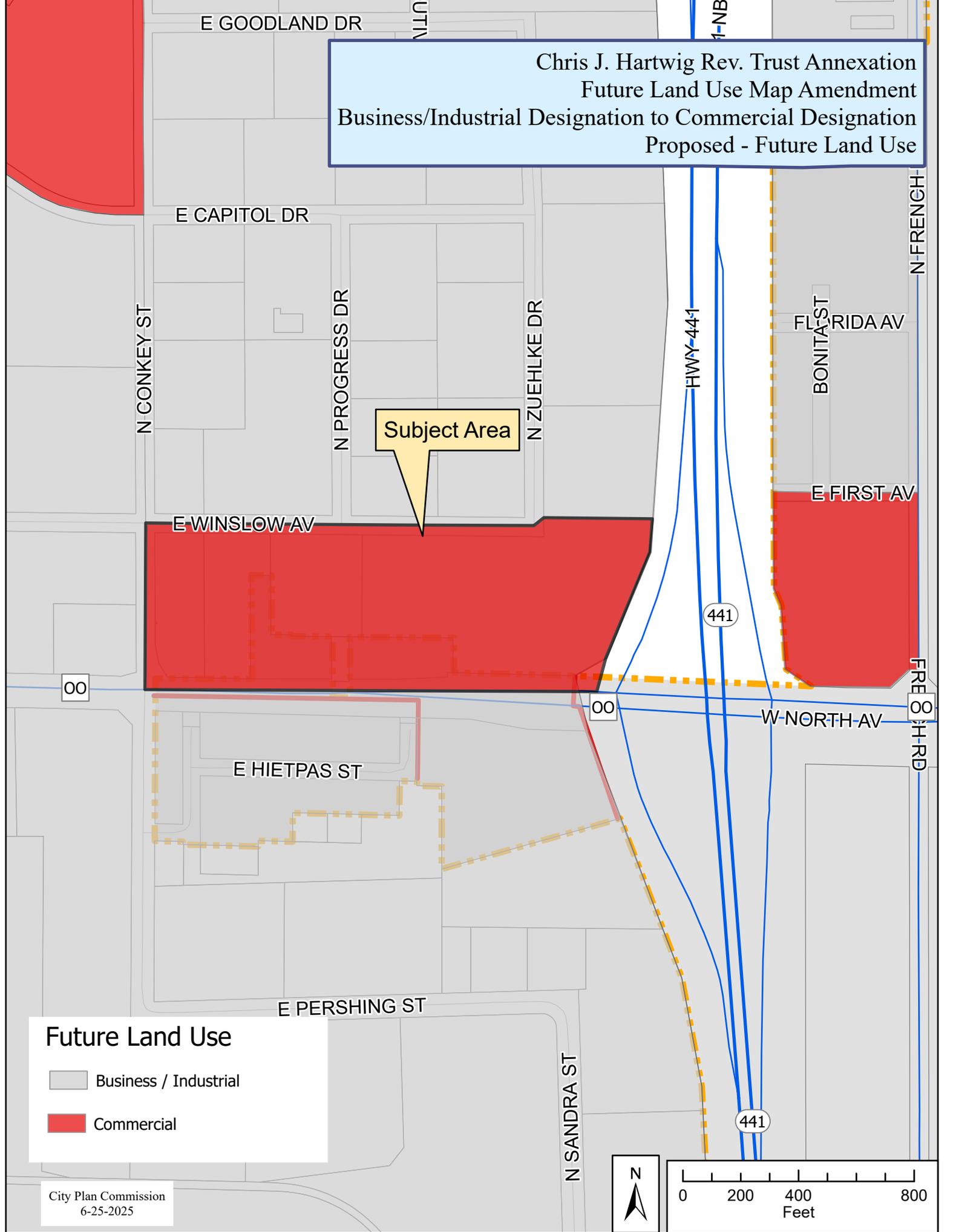
Subject Area

Future Land Use

-  Business / Industrial
-  Commercial



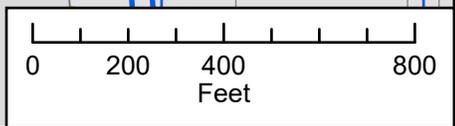
Chris J. Hartwig Rev. Trust Annexation
Future Land Use Map Amendment
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Proposed - Future Land Use



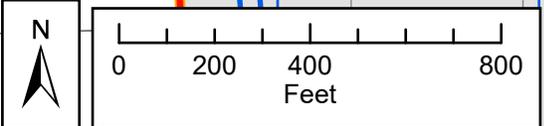
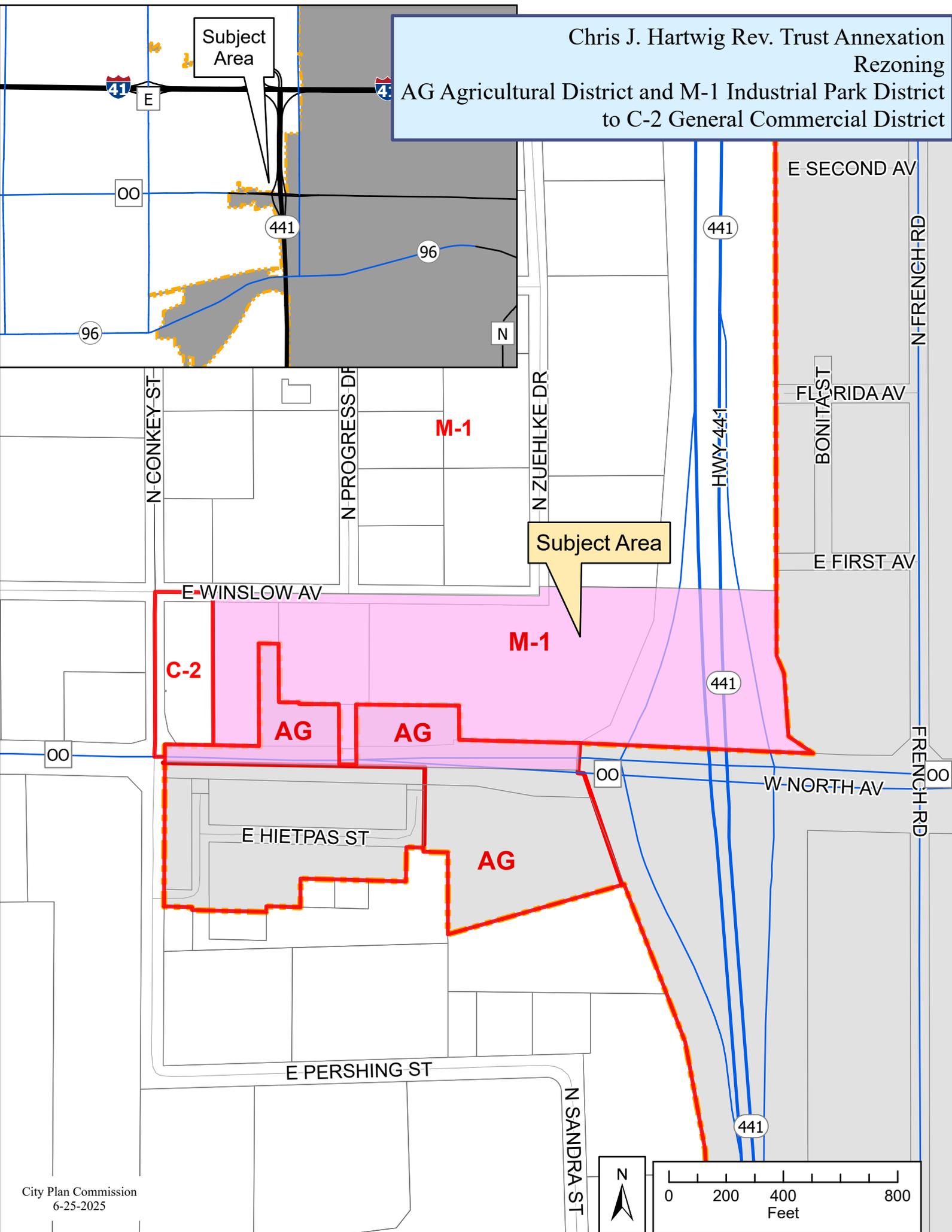
Subject Area

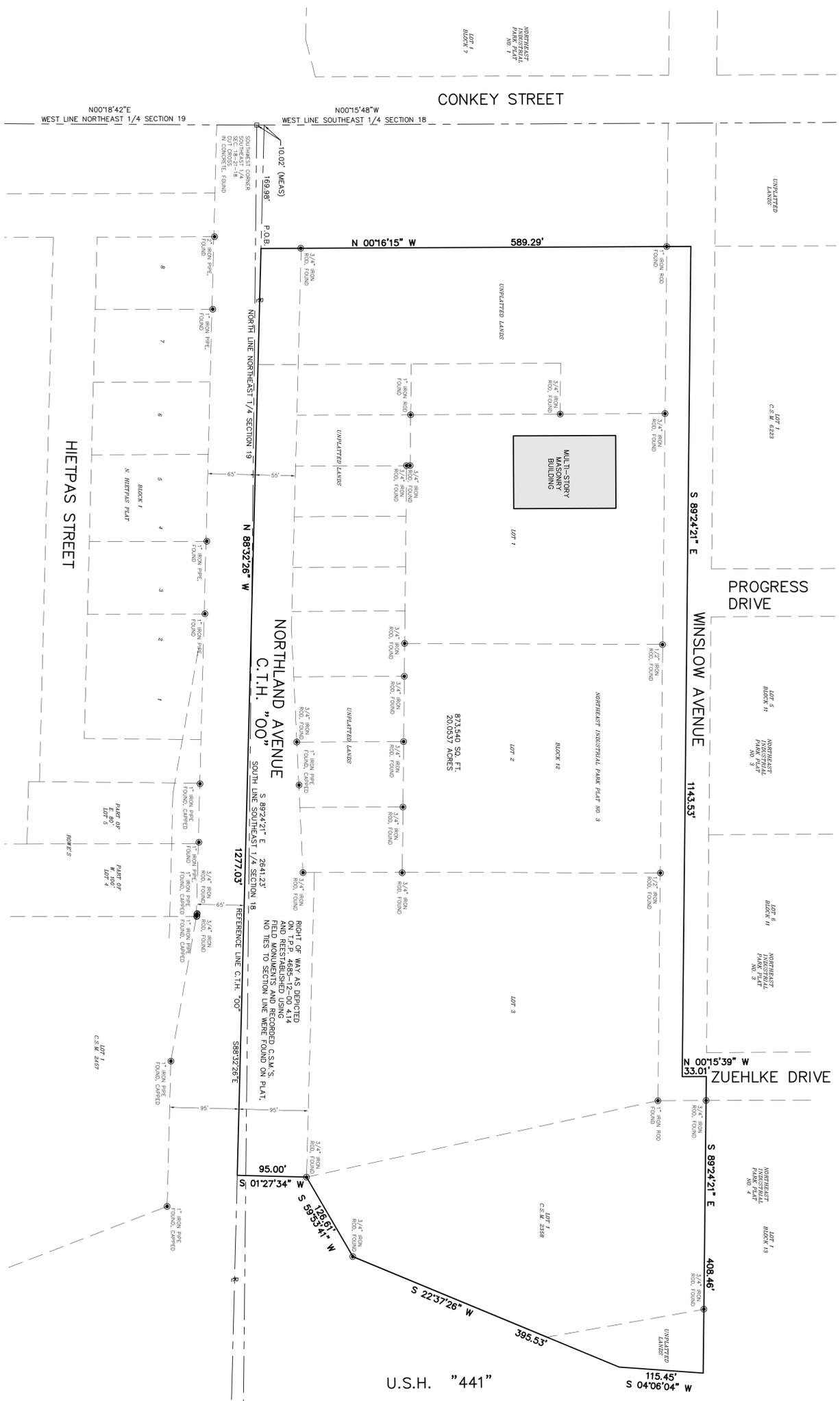
Future Land Use

-  Business / Industrial
-  Commercial



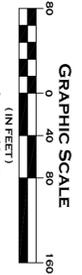
Chris J. Hartwig Rev. Trust Annexation
Rezoning
AG Agricultural District and M-1 Industrial Park District
to C-2 General Commercial District





REZONE EXHIBIT
 FOR
NORTHLAND DEVELOPMENT
 E. NORTHLAND AVE.
 GRAND CHUTE, WI

LEGAL DESCRIPTION OF LANDS TO BE REZONED
 BEING PART OF THE OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18 AND PART OF THE NORTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 18 EAST IN THE TOWN OF GRAND CHUTE, OUTAOUAIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N 00°16'15" W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 10.02' FEET TO A POINT OF BEGINNING OF LANDS TO BE DESCRIBED, THENCE N 00°16'15" W 589.29' FEET TO A POINT ON THE CENTERLINE OF WINSLOW AVENUE, THENCE S 89°24'21" E ZUEHLKE DRIVE, THENCE N 00°15'39" W ALONG SAID CENTERLINE 33.01' FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2388 AND ITS EXTENSION, THENCE S 89°24'21" E ALONG SAID NORTH LINE "441" THENCE S 04°06'04" W ALONG SAID LINE 115.45' FEET, THENCE S 22°37'26" W 395.53' FEET, THENCE S 59°33'41" W ALONG SAID LINE 128.61' FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY TRUNK HIGHWAY, THENCE S 07°27'34" W 89°32'28" W ALONG SAID LINE 127.03' FEET TO THE POINT OF BEGINNING CONTAINING 873,540 SQUARE FEET OR 20,033.7 ACRES



DRAWN BY:	DHS	DATE:	MAY 20, 2025
CHECKED BY:	MJB	DRAWING NO.:	EX-REZONE-0
CSE Job No.:	25-037	SHEET	1 OF 1



CITY OF APPLETON

MEMORANDUM

Date: June 25, 2025
To: Plan Commission
From: Don Harp, Principal Planner
Subject: Comprehensive Plan Future Land Use Map Amendment #2-25 and Rezoning #6-25

GENERAL INFORMATION

Owner: Evelyn A. Hartwig, Trustee for Chris J. Hartwig Revocable Trust

Applicant: Devon Pittman, Development Manager - Briohn Building Corporation

Parcel Numbers: Generally located west of the CTH OO/USH 441 interchange (Tax Id #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00).

Applicant's Request: Applicant/owner requests to amend the City's Comprehensive Plan 2010-2030 Future Land Use Map to Commercial designation and rezone to C-2 General Commercial District as further described below. Briohn Building Corporation is working with Paul Davis Restoration and Rivian to construct a 77,000 square foot multi-tenant industrial style building on the east side of the project area. (See attached narrative)

Request #1: Comprehensive Plan Future Land Use Map Amendment #2-25:

The owner/applicant requested an amendment to the Comprehensive Plan Future Land Use Map, City of Appleton Comprehensive Plan 2010-2030 for the subject parcels 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00 from future Business/Industrial to future Commercial land use designation, per attached existing and proposed future land use maps.

Request #2: Rezoning #6-25 (Zoning Map Amendment):

The owner requested a rezoning of the subject parcels 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00 from AG Agricultural District and M-1 Industrial Park District to C-2 General Commercial District, including the adjacent road right-of-way, per attached zoning map. This will allow the owner/applicant to develop the subject parcels utilizing the current C-2 General Commercial District zoning regulations and align with the future land use map amendment request.

Plan Commission Public Hearing/Meeting Date: June 25, 2025

Common Council Public Hearing/Meeting Date: August 6, 2025

BACKGROUND

May 28, 2025 – The Plan Commission recommended approval of the Chris J. Hartwig Revocable Trust Annexation.

June 4, 2025 – The Common Council approved the Chris J. Hartwig Revocable Trust Annexation.

1987, 1990 and June 10, 2025 – The subject area was annexed to the City.

STAFF ANALYSIS

Procedural Findings: When requests are made to amend the Comprehensive Plan 2010-2030 Future Land Use Map and Official Zoning Map (rezonings) for the same development project, the respective staff reports are consolidated together as one.

Associated Action Item: Certified Survey Map #9-25 crossing a plat boundary line and release of public easement is also being presented at this June 25, 2025 Plan Commission meeting.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally commercial and industrial with a small portion being residential.

North: City of Appleton, M-1 Industrial Park District. The adjacent land uses to the north are commercial and light industrial.

South: City of Appleton, AG Agricultural District. The adjacent land use to the south is undeveloped land.

Town of Grand Chute. The adjacent land use to the south is residential.

East: Town of Grand Chute. The adjacent land use to the east is vacant commercial building.

West: City of Appleton, M-1 Industrial Park District. The adjacent land use to west is light industrial.

Request #1: Comprehensive Plan Future Land Use Map Amendment #2-25:

Findings: It is staff's opinion that the proposed Future Land Use Map Amendment request will facilitate the development of the subject parcels by the petitioner's request. It is also consistent with several goals, objectives, and policies from the City's Comprehensive Plan 2010-2030: (see below)

9.5 OBJECTIVE: Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

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

- Findings: Economic Development Proximity to Major State and County Highways: The subject parcels are located adjacent to CTH OO/USH 441 interchange, making it highly accessible to both local and regional traffic. This

location is ideal for commercial and/or light industrial development, where easy access and visibility are critical factors for attracting businesses that serve both local residents and travelers. By designating the subject parcels for commercial use, we ensure a continued adequate supply of commercial land to sustain new business development pursuant to the objectives above.

9.2 OBJECTIVE: Grow Appleton's business community through recruitment, expansion, and retention programs that ensure a diverse business mix and jobs that pay well.

- Findings: Economic Development Diverse Business Mix and Jobs: Commercial and/or light industrial development at this location would bring economic benefits to the region, including job creation, increased tax revenue, and opportunities for business growth. A shift to future commercial land use designation and C-2 zoning classification would promote the development of businesses that can take advantage of this high-visibility location, enhancing development of subject parcels pursuant to the objective above.

7.1 OBJECTIVE: Provide a pattern of development that minimizes impacts to municipal services and utilities.

7.1.1: Prioritize development and redevelopment that minimizes the need for additional public and private infrastructure such as water storage facilities and sewage lift stations.

- Findings: Impact on Utilities and Community Facilities: The subject parcels are served and can be served by existing city infrastructure, including roads, utilities, and public services, which makes the land ready for immediate development. The future commercial and/or light industrial uses would take advantage of these existing facilities, minimizing the need for additional public infrastructure investments pursuant to the objectives above.

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

10.5.1: In conjunction with area neighborhoods, property owners, and other key stakeholders and the public, implement and eventually update the Wisconsin Avenue, Richmond Street, and South Oneida Street Corridor Plans, in addition to other corridors. Future updates should encourage additional tax base on underperforming parcels while enhancing community quality of life through the provision of additional neighborhood services, increased bike and pedestrian access, and other improvements.

- Findings: Land Use Considerations: The proposed future land use map amendment appears to align with broader planning goals that emphasize supporting the continued redevelopment and revitalization of land uses adjacent to key transportation corridors that enhance additional neighborhood services pursuant to the objectives above.

In conclusion, the amendment to the future land use map from Business/Industrial to Commercial appears to be justified by the location of the subject parcels, market demand for commercial and/or light industrial development, potential economic benefits, job growth and compatibility with surrounding land uses.

Request #2: Rezoning #6-25 (zoning map amendment):

Proposed Zoning Classification: The C-2 district is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public.

- 1) **Minimum lot area:** 14,000 square feet.
- 2) **Maximum lot coverage:** 75%.
- 3) **Minimum lot width:** 60 feet.
- 4) **Minimum front yard:** 10 feet.
- 5) **Minimum rear yard:** 20 feet.
- 6) **Minimum side yard:**
 - a. None.
 - b. 10 feet if abutting a residentially zoned district.
- 7) **Maximum building height:** Thirty-five (35) feet (See §23-113 (e)).

Standards for Zoning Map Amendments: This request was reviewed in accordance with the standards for granting a Zoning Map Amendment under Section 23-65(e)(1) a., b, and c of the Municipal Code: It appears the criteria established has been satisfied. Related excerpts are listed below.

Section 23-65(e) (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:

- a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *Findings: If Future Land Use Map Amendment #2-25 is approved, to identify the subject parcels for future commercial land use, the rezoning request will be in conformance with the Comprehensive Plan 2010-2030.*
- b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject parcels more appropriate for a different district.
- c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Group (DRT): These items were discussed at the June 3, 2025 Development Review Group meeting. No negative comments were received from participating staff.

STAFF RECOMMENDATION

Request #1: Based upon the above analysis, staff recommends City of Appleton Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-25 for the subject parcels from future Business/Industrial to Commercial land use designation, per attached future land use map and the attached resolution, **BE APPROVED**;

Request #2: Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1) a. of the Zoning Ordinance, staff recommends Rezoning #6-25 to

rezone the subject parcels from AG Agricultural District and M-1 Industrial Park District to C-2 General Commercial District, including to the adjacent right-of-way as shown on the attached map zoning map and described on the application form, **BE APPROVED**.

NOTE: If approved, Rezoning #6-25 and CSM #9-25, including the release of public easement, will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #2-25. This will be done simultaneously to coincide with the change in future land use from future Business/Industrial to Commercial land use designation, per attached future land use maps.



**Narrative to Comprehensive Land Use Plan Amendment
Northwest Corner of Northland Avenue and Highway 441
Appleton, Wisconsin**

Introduction

This narrative outlines the proposed comprehensive land use change for the proposed mixed-use development encompassing approximately 19 acres consisting of parcel numbers 101171300; 101171400; 101171500; 101171600; 101171800; 101171900; 311672800; 311672900; 311535201; 101171700; 101172000; 101172100; 311535100; and 311535200 consisting of lands located in the City of Appleton and recently annexed from the Town of Grand Chute. The proposal seeks to amend the existing land use designation(s) from Industrial (M-1) to Commercial (C-2).

The purpose of this land use change is to support less restrictive land use and zoning to encourage the development of this underutilized parcel of vacant land while aligning with the goals of the existing land use plan and to be in keeping with the surrounding area.

Background and Context

The project area is currently vacant with one approximately 20,000 light industrial building on parcel 311535100. Briohn Building is working with Paul Davis Restoration and Rivian to construct a 77,000 square foot multi-tenant industrial style building on the east side of the project area.

In order to accommodate these uses in the proposed building, it has been determined in conversations with the city staff that the existing Comprehensive Land Use Plan cannot accommodate these two uses in the proposed building without a change to the same.

Surrounding land uses include:

- **North:** Industrial (M-1)
- **South:** Agricultural (Ag)
- **East:** Highway 441
- **West:** Commercial (C-2)

Proposed Land Use Change

The applicant proposes to change the future land use designation from Business/Industrial to Commercial. This change will facilitate:

The flexibility to develop this corridor to accommodate a variety of uses not specific to industrial users.

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

Immediate impact via the construction of a Class A building to allow for Rivian to bring their service model to the Fox Valley and allow Paul Davis Restoration to relocate their local operations into an updated facility.

Future flexibility for the redevelopment of the existing industrial building on site and continued development of the lands to the west.

Key Elements of the Proposed Land Use:	Key Elements of Existing Land Use:
Min. Lot Acreage: Fourteen thousand 14,000 sq. ft.	Min. Lot Acreage: One 1 acre
Max. Lot Coverage: Seventy-five Percent (75%)	Max. Lot Coverage: Ninety Percent 90%
Min. Lot Width: Sixty (60) feet	Min. Lot Width: One hundred fifty (150) feet
Min Front Yard: Ten (10) feet	Min Front Yard: Forty (40) feet
Min Rear Yard: Twenty (20) feet	Min Rear Yard: Twenty-five (25) feet
Min. Side Yard: none	Min. Side Yard: Twenty-five (25) feet

Justification, Rationale and Community Impact

The proposed change is justified by:

Consistency with Regional Plans: The surrounding land use is generally consistent with Commercial uses. The industrial park to the north and commercial zoning to the west would align with C-2.

Economic Development: A portion of the property has been annexed from the Town of Grand Chute and when developed will add to the city’s tax base.

Additionally, the development will immediately create a space for Rivian to begin their operations in the Fox Valley and allow Paul Davis to expand into a larger facility. Both of these users will create and maintain employment in the community.

Environmental Considerations: There are no sensitive environmental conditions located on the site or in the immediate vicinity. The property is currently rough graded and exists within the Northland Industrial Park.

Infrastructure Improvements: Generally speaking, the existing systems are adequate to service the proposed use. Additional infrastructure needed will include stormwater facilities to service on-site stormwater detention and road improvements to CTH 00 to provide for an additional access point to the project.

The applicant has conducted a TIA and the same has been submitted to the City of Appleton and Outagamie County Highway Department for their review and comment. At this time, those comments have been returned to the applicant’s consultant who is making the required revisions.

**RESOLUTION
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

WHEREAS, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the City and its statutory extraterritorial planning jurisdiction; and

WHEREAS, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

WHEREAS, members of the public were invited to make comments at a meeting held on June 25, 2025, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #2-25) herein adopted was reviewed and commented upon by members of the public; and

WHEREAS, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on June 25, 2025, and

WHEREAS, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution

1. Having been filed with the City Clerk by the City of Appleton Community Development Department requesting a Comprehensive Plan Future Land Use Map Amendment #2-25 to change future land use designations (Tax Parcel Numbers: 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00):

From: Future Business/Industrial land use designation, per attached map,

To: Future Commercial land use designation, per attached map.

WHEREAS, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

WHEREAS, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extraterritorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

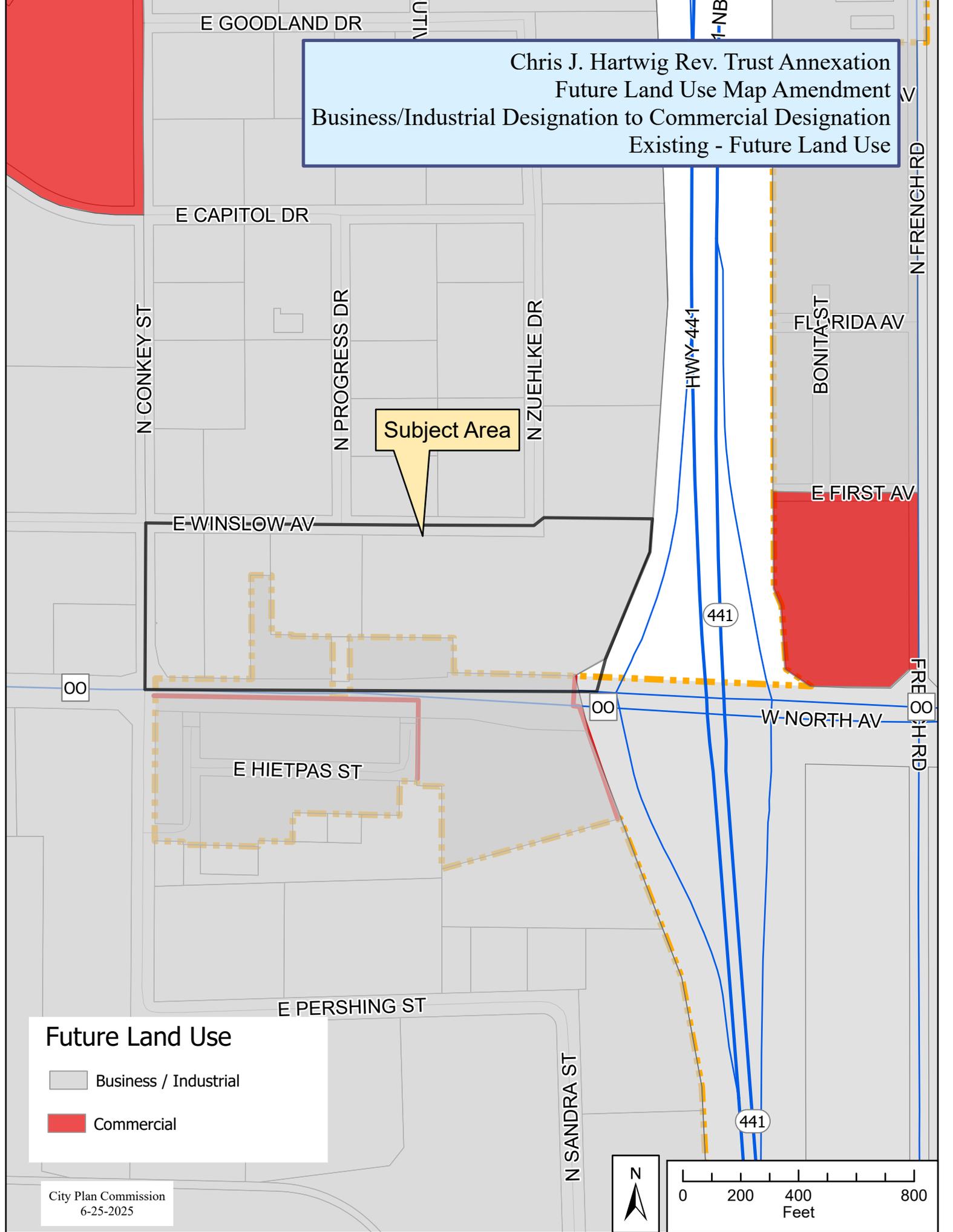
Adopted this _____ day of _____, 2025.

Jacob A. Woodford, Mayor

ATTEST:

Amy Molitor, Deputy City Clerk

Chris J. Hartwig Rev. Trust Annexation
Future Land Use Map Amendment
Business/Industrial Designation to Commercial Designation
Existing - Future Land Use



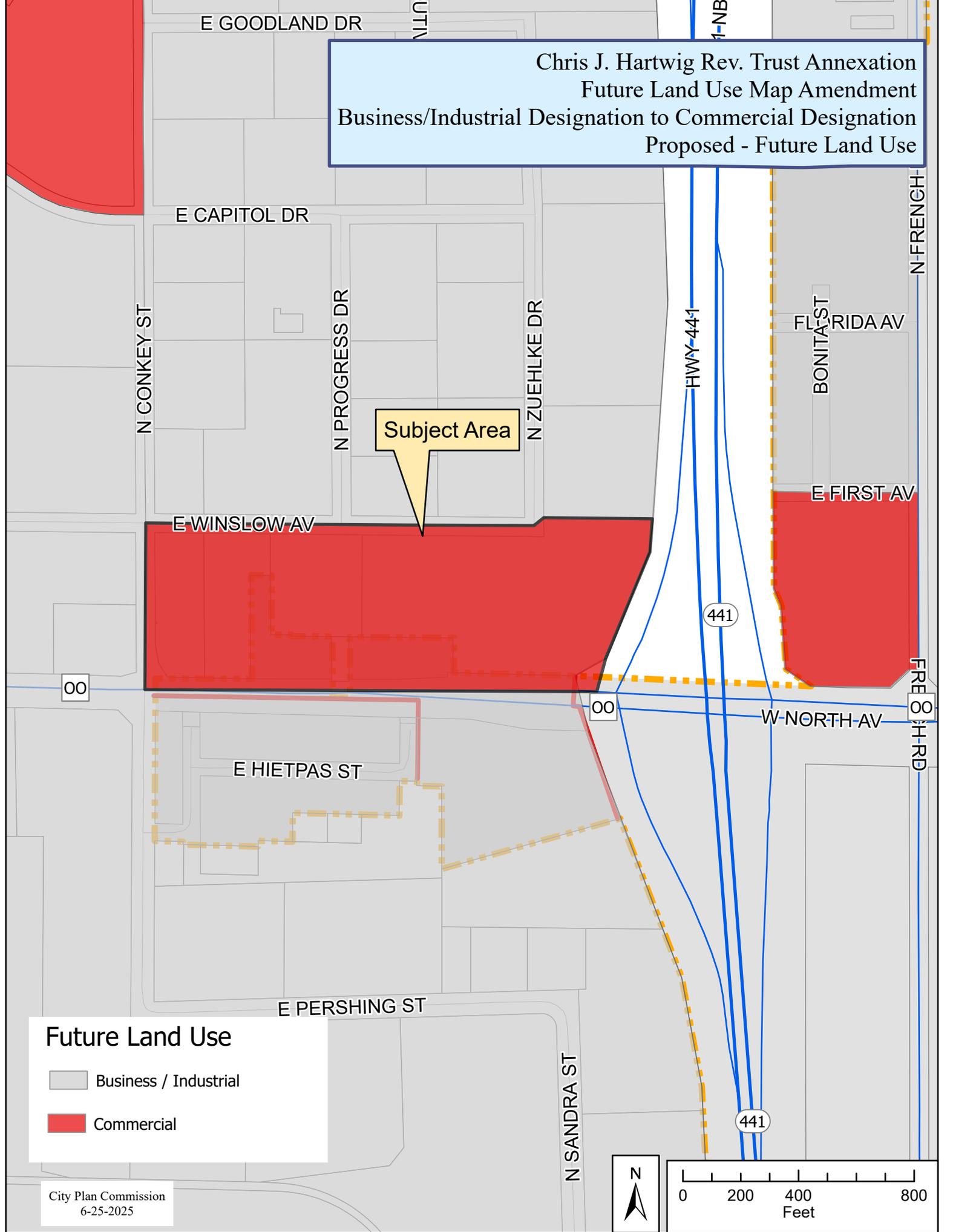
Subject Area

Future Land Use

- Business / Industrial
- Commercial

0 200 400 800
Feet

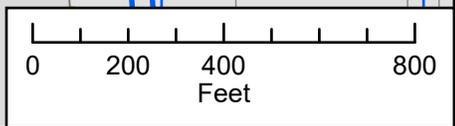
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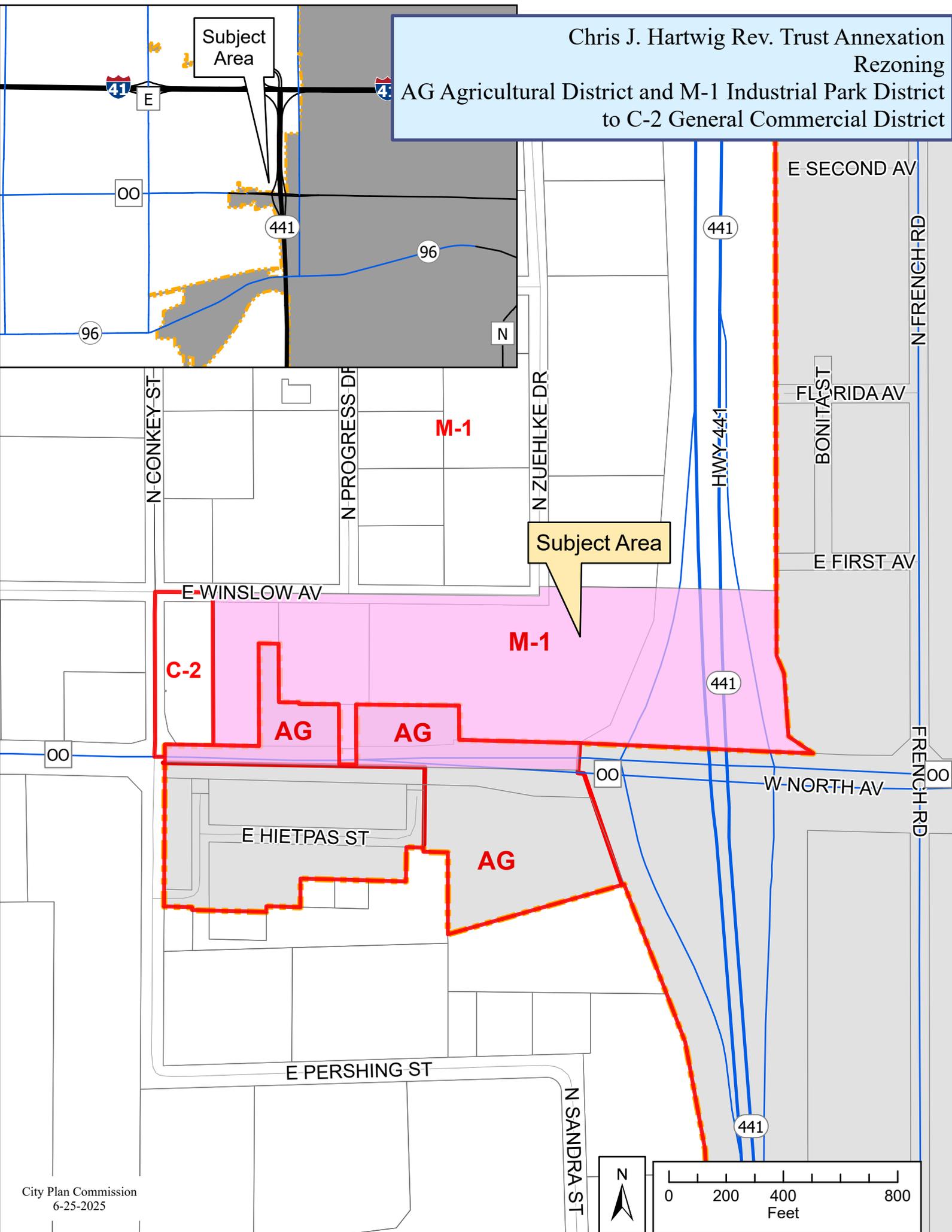
Subject Area

Future Land Use

-  Business / Industrial
-  Commercial



Chris J. Hartwig Rev. Trust Annexation
Rezoning
AG Agricultural District and M-1 Industrial Park District
to C-2 General Commercial District



Subject Area

Subject Area

C-2

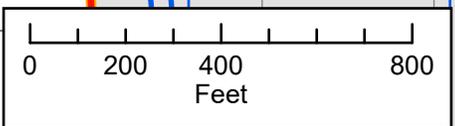
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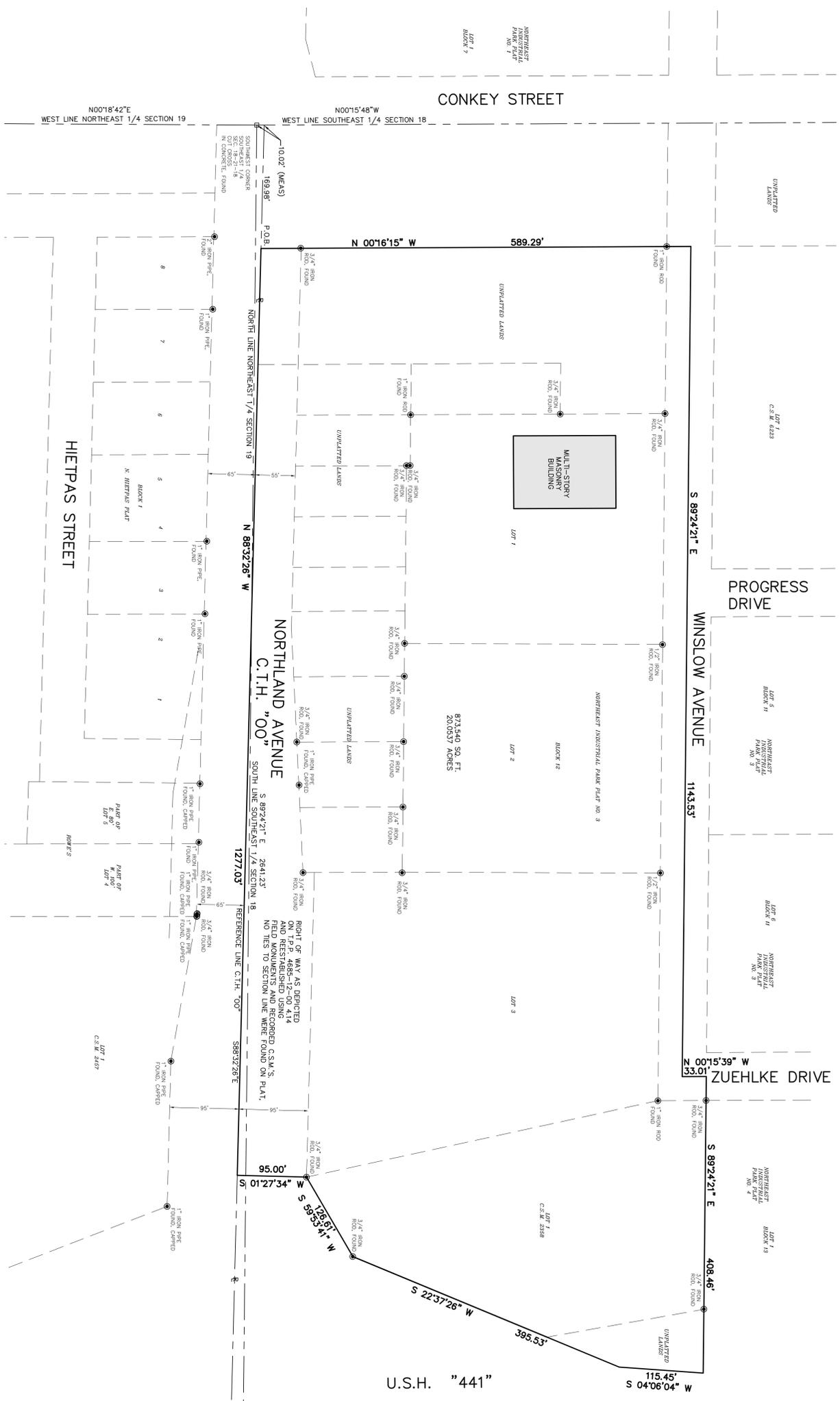
AG

M-1

AG

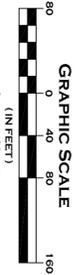
M-1





REZONE EXHIBIT
 FOR
NORTHLAND DEVELOPMENT
 E. NORTHLAND AVE.
 GRAND CHUTE, WI

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- Findings: Impact on Utilities and Community Facilities: The subject parcels are served and can be served by existing city infrastructure, including roads, utilities, and public services, which makes the land ready for immediate development. The future commercial and/or light industrial uses would take advantage of these existing facilities, minimizing the need for additional public infrastructure investments pursuant to the objectives above.

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

10.5.1: In conjunction with area neighborhoods, property owners, and other key stakeholders and the public, implement and eventually update the Wisconsin Avenue, Richmond Street, and South Oneida Street Corridor Plans, in addition to other corridors. Future updates should encourage additional tax base on underperforming parcels while enhancing community quality of life through the provision of additional neighborhood services, increased bike and pedestrian access, and other improvements.

- Findings: Land Use Considerations: The proposed future land use map amendment appears to align with broader planning goals that emphasize supporting the continued redevelopment and revitalization of land uses adjacent to key transportation corridors that enhance additional neighborhood services pursuant to the objectives above.

In conclusion, the amendment to the future land use map from Business/Industrial to Commercial appears to be justified by the location of the subject parcels, market demand for commercial and/or light industrial development, potential economic benefits, job growth and compatibility with surrounding land uses.

Request #2: Rezoning #6-25 (zoning map amendment):

Proposed Zoning Classification: The C-2 district is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public.

- 1) **Minimum lot area:** 14,000 square feet.
- 2) **Maximum lot coverage:** 75%.
- 3) **Minimum lot width:** 60 feet.
- 4) **Minimum front yard:** 10 feet.
- 5) **Minimum rear yard:** 20 feet.
- 6) **Minimum side yard:**
 - a. None.
 - b. 10 feet if abutting a residentially zoned district.
- 7) **Maximum building height:** Thirty-five (35) feet (See §23-113 (e)).

Standards for Zoning Map Amendments: This request was reviewed in accordance with the standards for granting a Zoning Map Amendment under Section 23-65(e)(1) a., b, and c of the Municipal Code: It appears the criteria established has been satisfied. Related excerpts are listed below.

Section 23-65(e) (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:

- a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *Findings: If Future Land Use Map Amendment #2-25 is approved, to identify the subject parcels for future commercial land use, the rezoning request will be in conformance with the Comprehensive Plan 2010-2030.*
- b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject parcels more appropriate for a different district.
- c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Group (DRT): These items were discussed at the June 3, 2025 Development Review Group meeting. No negative comments were received from participating staff.

STAFF RECOMMENDATION

Request #1: Based upon the above analysis, staff recommends City of Appleton Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-25 for the subject parcels from future Business/Industrial to Commercial land use designation, per attached future land use map and the attached resolution, **BE APPROVED**;

Request #2: Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1) a. of the Zoning Ordinance, staff recommends Rezoning #6-25 to

rezone the subject parcels from AG Agricultural District and M-1 Industrial Park District to C-2 General Commercial District, including to the adjacent right-of-way as shown on the attached map zoning map and described on the application form, **BE APPROVED**.

NOTE: If approved, Rezoning #6-25 and CSM #9-25, including the release of public easement, will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #2-25. This will be done simultaneously to coincide with the change in future land use from future Business/Industrial to Commercial land use designation, per attached future land use maps.



**Narrative to Comprehensive Land Use Plan Amendment
Northwest Corner of Northland Avenue and Highway 441
Appleton, Wisconsin**

Introduction

This narrative outlines the proposed comprehensive land use change for the proposed mixed-use development encompassing approximately 19 acres consisting of parcel numbers 101171300; 101171400; 101171500; 101171600; 101171800; 101171900; 311672800; 311672900; 311535201; 101171700; 101172000; 101172100; 311535100; and 311535200 consisting of lands located in the City of Appleton and recently annexed from the Town of Grand Chute. The proposal seeks to amend the existing land use designation(s) from Industrial (M-1) to Commercial (C-2).

The purpose of this land use change is to support less restrictive land use and zoning to encourage the development of this underutilized parcel of vacant land while aligning with the goals of the existing land use plan and to be in keeping with the surrounding area.

Background and Context

The project area is currently vacant with one approximately 20,000 light industrial building on parcel 311535100. Briohn Building is working with Paul Davis Restoration and Rivian to construct a 77,000 square foot multi-tenant industrial style building on the east side of the project area.

In order to accommodate these uses in the proposed building, it has been determined in conversations with the city staff that the existing Comprehensive Land Use Plan cannot accommodate these two uses in the proposed building without a change to the same.

Surrounding land uses include:

- **North:** Industrial (M-1)
- **South:** Agricultural (Ag)
- **East:** Highway 441
- **West:** Commercial (C-2)

Proposed Land Use Change

The applicant proposes to change the future land use designation from Business/Industrial to Commercial. This change will facilitate:

The flexibility to develop this corridor to accommodate a variety of uses not specific to industrial users.

Immediate impact via the construction of a Class A building to allow for Rivian to bring their service model to the Fox Valley and allow Paul Davis Restoration to relocate their local operations into an updated facility.

Future flexibility for the redevelopment of the existing industrial building on site and continued development of the lands to the west.

Key Elements of the Proposed Land Use:	Key Elements of Existing Land Use:
Min. Lot Acreage: Fourteen thousand 14,000 sq. ft.	Min. Lot Acreage: One 1 acre
Max. Lot Coverage: Seventy-five Percent (75%)	Max. Lot Coverage: Ninety Percent 90%
Min. Lot Width: Sixty (60) feet	Min. Lot Width: One hundred fifty (150) feet
Min Front Yard: Ten (10) feet	Min Front Yard: Forty (40) feet
Min Rear Yard: Twenty (20) feet	Min Rear Yard: Twenty-five (25) feet
Min. Side Yard: none	Min. Side Yard: Twenty-five (25) feet

Justification, Rationale and Community Impact

The proposed change is justified by:

Consistency with Regional Plans: The surrounding land use is generally consistent with Commercial uses. The industrial park to the north and commercial zoning to the west would align with C-2.

Economic Development: A portion of the property has been annexed from the Town of Grand Chute and when developed will add to the city’s tax base.

Additionally, the development will immediately create a space for Rivian to begin their operations in the Fox Valley and allow Paul Davis to expand into a larger facility. Both of these users will create and maintain employment in the community.

Environmental Considerations: There are no sensitive environmental conditions located on the site or in the immediate vicinity. The property is currently rough graded and exists within the Northland Industrial Park.

Infrastructure Improvements: Generally speaking, the existing systems are adequate to service the proposed use. Additional infrastructure needed will include stormwater facilities to service on-site stormwater detention and road improvements to CTH 00 to provide for an additional access point to the project.

The applicant has conducted a TIA and the same has been submitted to the City of Appleton and Outagamie County Highway Department for their review and comment. At this time, those comments have been returned to the applicant’s consultant who is making the required revisions.

**RESOLUTION
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

WHEREAS, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the City and its statutory extraterritorial planning jurisdiction; and

WHEREAS, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

WHEREAS, members of the public were invited to make comments at a meeting held on June 25, 2025, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #2-25) herein adopted was reviewed and commented upon by members of the public; and

WHEREAS, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on June 25, 2025, and

WHEREAS, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution

1. Having been filed with the City Clerk by the City of Appleton Community Development Department requesting a Comprehensive Plan Future Land Use Map Amendment #2-25 to change future land use designations (Tax Parcel Numbers: 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00):

From: Future Business/Industrial land use designation, per attached map,

To: Future Commercial land use designation, per attached map.

WHEREAS, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

WHEREAS, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extraterritorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

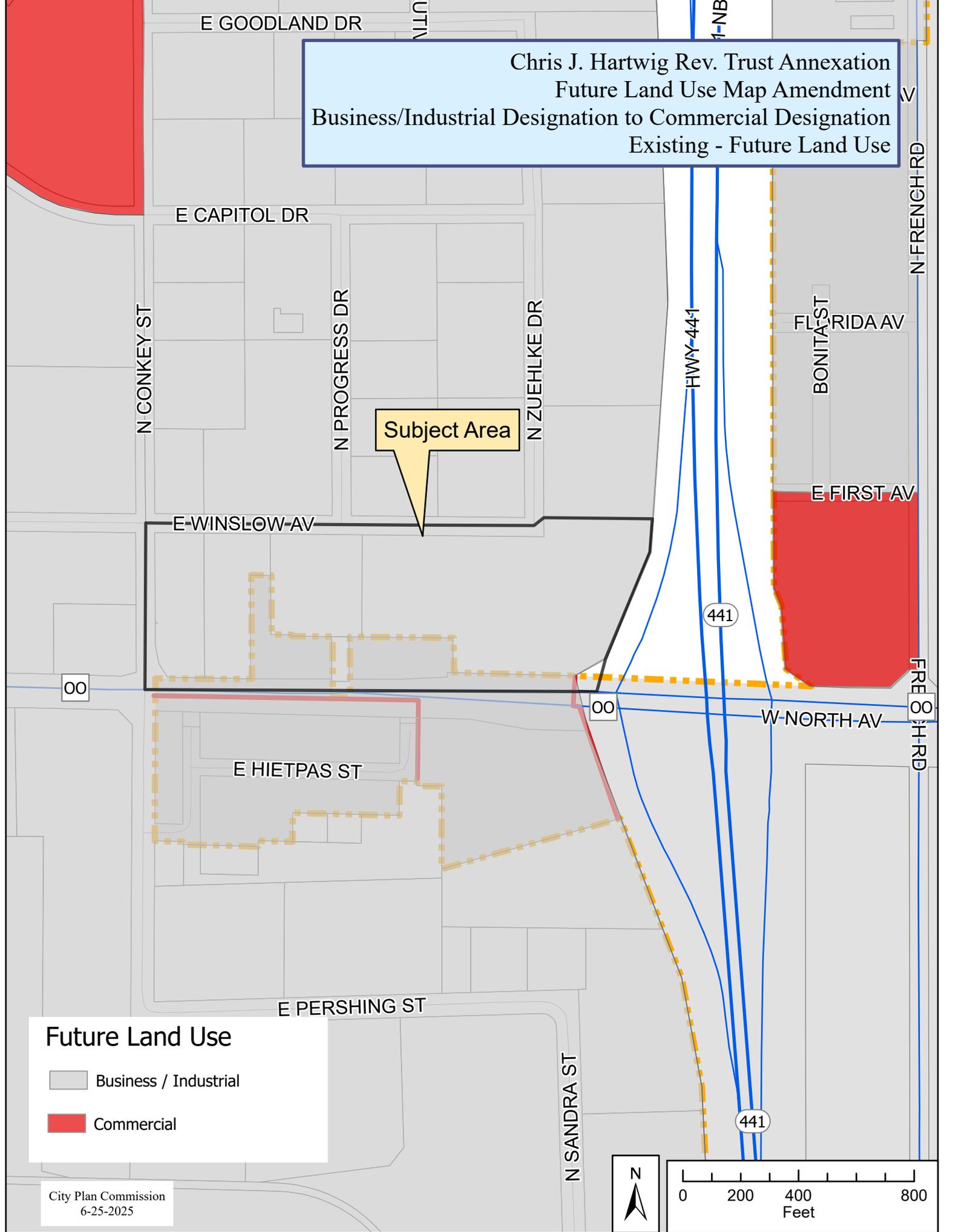
Adopted this _____ day of _____, 2025.

Jacob A. Woodford, Mayor

ATTEST:

Amy Molitor, Deputy City Clerk

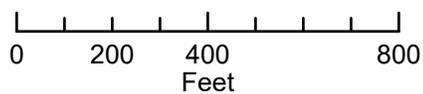
Chris J. Hartwig Rev. Trust Annexation
Future Land Use Map Amendment
Business/Industrial Designation to Commercial Designation
Existing - Future Land Use



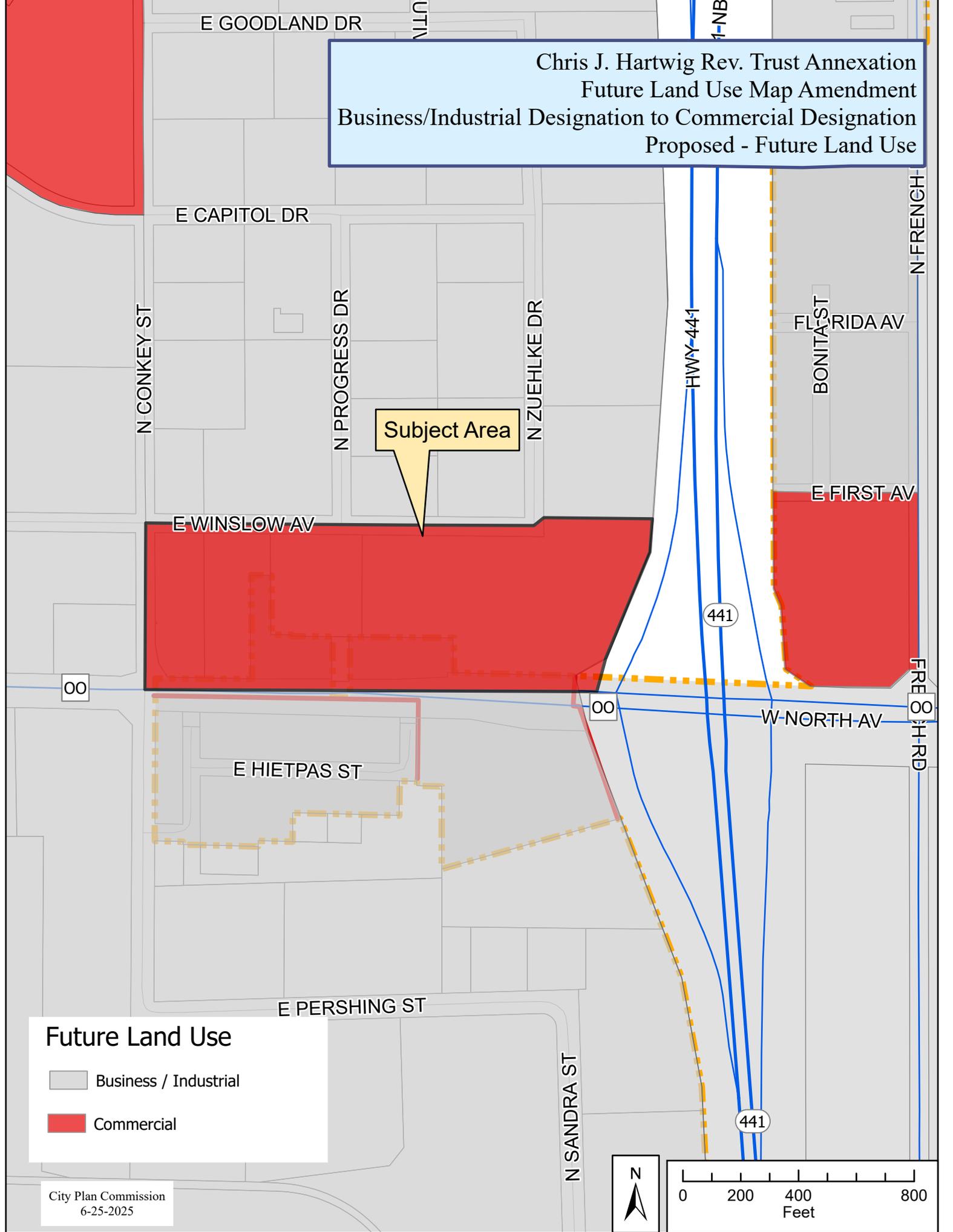
Subject Area

Future Land Use

-  Business / Industrial
-  Commercial

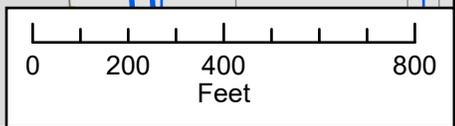
Chris J. Hartwig Rev. Trust Annexation
Future Land Use Map Amendment
Business/Industrial Designation to Commercial Designation
Proposed - Future Land Use



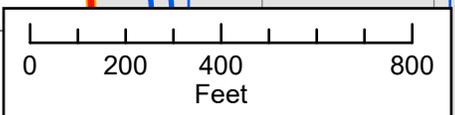
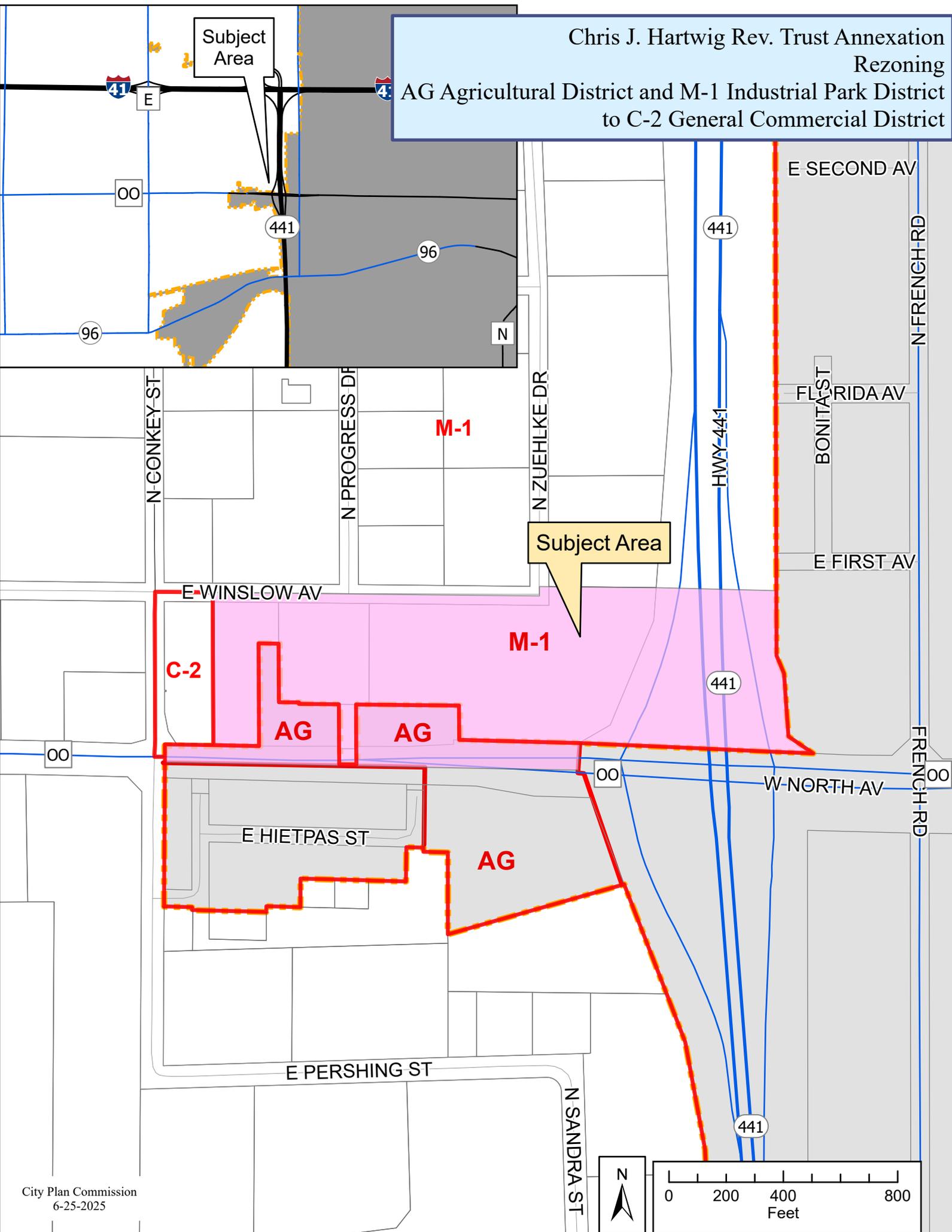
Subject Area

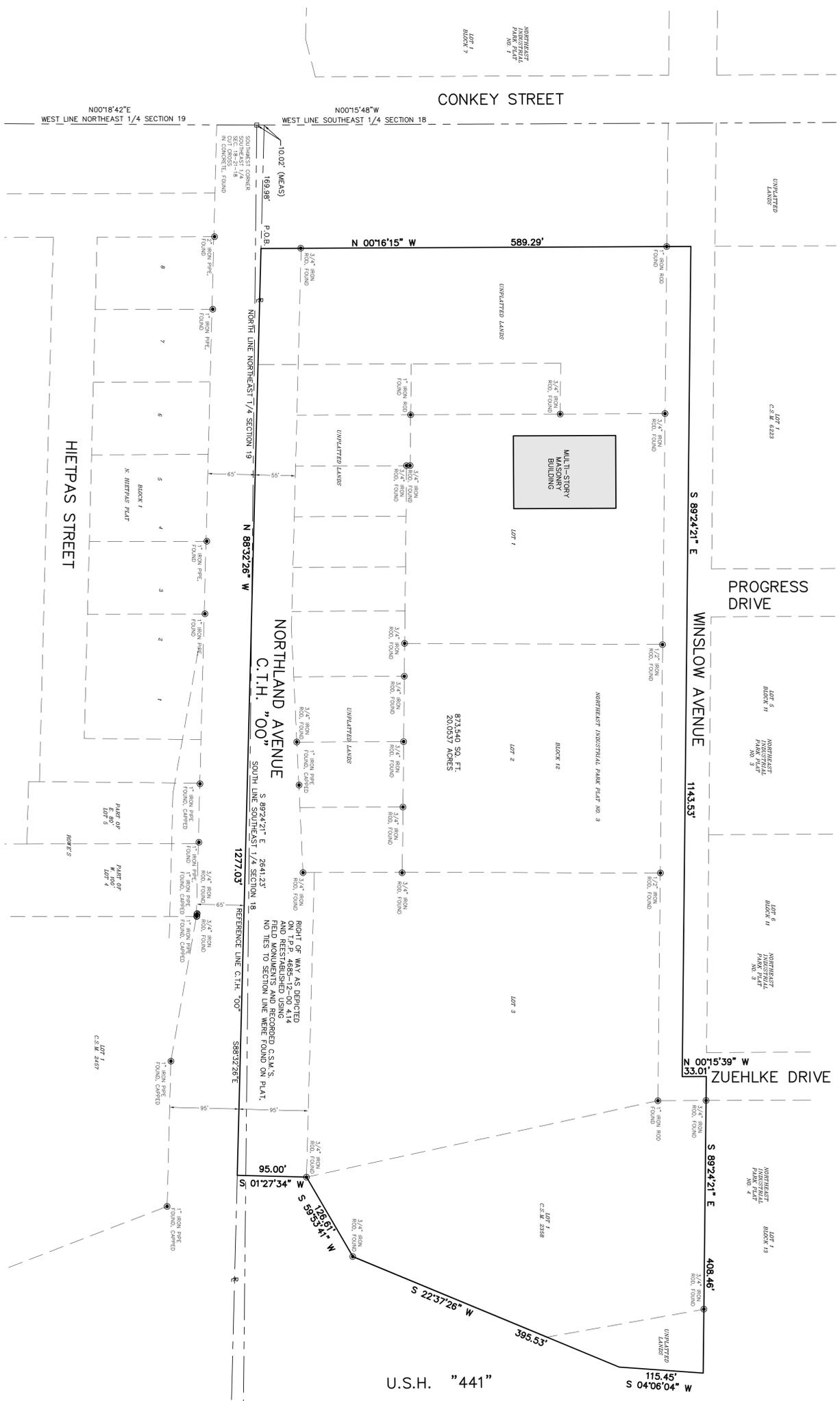
Future Land Use

-  Business / Industrial
-  Commercial



Chris J. Hartwig Rev. Trust Annexation
Rezoning
AG Agricultural District and M-1 Industrial Park District
to C-2 General Commercial District





REZONE EXHIBIT
 FOR
NORTHLAND DEVELOPMENT
 E. NORTHLAND AVE.
 GRAND CHUTE, WI

DRAWN BY:	DHS	DATE:	MAY 20, 2025
CHECKED BY:	MJB	DRAWING NO.:	EX-REZONE-0
CSE Job No.:	25-037	SHEET	1 OF 1



LEGAL DESCRIPTION OF LANDS TO BE REZONED
 BEING PART OF THE OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE TOWN OF GRAND CHUTE, OUTAOUAIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N 00°16'15" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 10.02' FEET TO A POINT OF BEGINNING OF LANDS TO BE DESCRIBED, THENCE N 00°16'15" W 589.29' FEET TO A POINT ON THE CENTERLINE OF WINSLOW AVENUE, THENCE S 89°24'21" E ZUEHLKE DRIVE, THENCE N 00°15'39" W ALONG SAID CENTERLINE 33.01' FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2388 AND ITS EXTENSION, THENCE S 89°24'21" E ALONG SAID NORTH LINE "441" THENCE S 04°06'04" W ALONG SAID LINE 115.45' FEET, THENCE S 22°37'26" W 395.53' FEET, THENCE S 59°33'41" W ALONG SAID LINE 128.61' FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY TRUNK HIGHWAY, THENCE S 07°27'34" W 89°32'28" W ALONG SAID LINE 127.03' FEET TO THE POINT OF BEGINNING CONTAINING 873,540 SQUARE FEET OR 20,033.7 ACRES

RIGHT OF WAY AS DEPICTED ON T.P. 4688-12-00 414 AND REESTABLISHED USING NO TIES TO SECTION LINE WERE FOUND ON PLAT.

SOUTHWEST CORNER SEC. 18-21-18 RE-ESTABLISHED FROM TIES



CITY OF APPLETON

MEMORANDUM

Date: June 25, 2025
To: Plan Commission
From: Don Harp, Principal Planner
Subject: Certified Survey Map #9-25 – Crossing a Plat Boundary Line and Release of Public Easement

GENERAL INFORMATION

Owner: Evelyn A. Hartwig, Trustee for Chris J. Hartwig Revocable Trust

Applicant: Devon Pittman, Development Manager - Briohn Building Corporation

Parcel Numbers: Generally located west of the CTH OO/USH 441 interchange (Tax Id #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, 31-1-5804-00, 31-1-5802-00, 31-1-5803-00, 31-1-5801-00, 31-1-5805-00, 31-1-5800-00, 31-1-5806-00, 31-1-5807-00 and 31-1-5808-00).

Applicant's Request: The applicant is requesting approval of a Certified Survey Map (CSM) that crosses a plat boundary and release of public utility easement.

Plan Commission Meeting Date: June 25, 2025

Common Council Meeting Date: To align with timing for the corresponding Comprehensive Plan Future Land Use Map Amendment #2-25 and Rezoning #6-25, CSM #9-25 and release of public utility easement will be reported out at the same anticipated Common Council meeting on August 6, 2025.

BACKGROUND

A portion of the land area was included in Chris J. Hartwig Revocable Trust Annexation, which was approved by the Common Council on June 4, 2025 and officially annexed to the City on June 10, 2025.

STAFF ANALYSIS

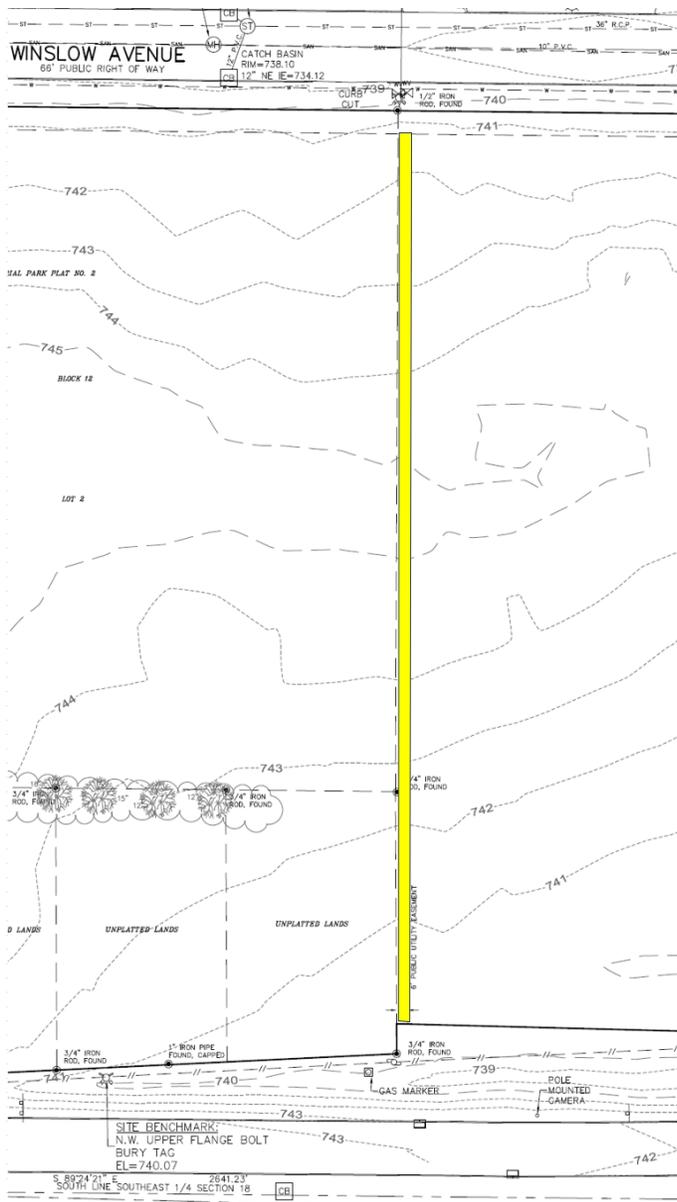
Associated Action Items: Future Land Use Map Amendment #2-25 and Rezoning #6-25 are also being presented at this June 25, 2025 Plan Commission meeting.

Purpose: In order to satisfy the requirements of Chapter 236 of the Wisconsin State Statutes, certified survey maps that cross a plat boundary line (Northeast Industrial Park Plat No. 3) must be approved in the same manner as a Final Plat, which includes Plan Commission and Common Council approval.

Proposed Conditions: Certified Survey Map #9-25 consists of 18.9727 acres and will be divided into 3 proposed lots and 1 proposed outlot for stormwater detention.

Subdivision Ordinance Requirements: Per Section 17-26(b)(1) of the Municipal Code, widths and areas of lots shall not be less than that provided in the City's Zoning Ordinance. For the C-2 General Commercial District, the minimum lot width is 60 feet, and the minimum lot area is 14,000 square feet, per Section 23-113(h) of the Municipal Code. If Rezoning #6-25 is approved, proposed lots illustrated on CSM #9-25 satisfies these lot development standards.

Release of Public Easement (yellow highlight): In 1995, it appears the City released their interest in the 6-foot-wide public utility easement to the Northeast Industrial Park Plat No. 3. Since the City administers the Northeast Industrial Park No. 3 plat, the applicant is requesting the City release their interest in the 6-foot-wide public utility easement pursuant to the attached easement lease document. Based upon information provided by the Department of Public Works, there are no existing City utilities located with the 6-foot easement. Therefore, there are no concerns with releasing the City's interest in the public utility easement.



Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally commercial and industrial, with a small portion being residential.

North: City of Appleton, M-1 Industrial Park District. The adjacent land uses to the north are commercial and light industrial.

South: City of Appleton, AG Agricultural District. The adjacent land use to the south is undeveloped land.

Town of Grand Chute. The adjacent land use to the south is residential.

East: City of Appleton, Proposed C-2 General Commercial District. The adjacent land use to east is CTH OO/USH 441 Interchange.

West: City of Appleton, M-1 Industrial Park District. The adjacent land use to west is light industrial.

Appleton Comprehensive Plan 2010-2030: If Future Land Use Map Amendment #2-25 is approved from Business/Industrial to Commercial future use the subject area appears to be consistent with this future land use map amendment.

Development Review Team (DRT) Report: This item appeared on the June 3, 2025 DRT agenda. Comments were received from participating departments and captured in the stipulations found below.

RECOMMENDATION

Based upon the above analysis, staff recommends Certified Survey Map #9-25 and the City release their interest in the public utility easement, as shown on the attached map and per release of public easement agreement document, **BE APPROVED** subject to the following conditions:

1. The Certified Survey Map technical comments provided by the City Surveyor dated June 19, 2025 shall be addressed by owner/applicant to the satisfaction of the City Surveyor prior to City signatures being affixed to the Certified Survey Map.
2. The Certified Survey Map and the release of public easement agreement document will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #2-25 and Rezoning #6-25. This will be done simultaneously to coincide with the change in zoning classification to the C-2 District and the future land use from future Business/Industrial to Commercial land use designation.

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358, LOTS 1, 2 AND 3 IN BLOCK 12 OF NORTHEAST INDUSTRIAL PARK PLAT NO. 3 AND LANDS, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

U.S.H. "441"

OUTLOT 1
134,460 SQ. FT.
3.0868 ACRES

ZUEHLKE DRIVE

LOT 1
353,818 SQ. FT.
8.1225 ACRES

RIGHT OF WAY AS DEPICTED ON T.P.P. 4685-12-00 4.14 AND REESTABLISHED USING FIELD MONUMENTS AND RECORDED C.S.M.'S. NO TIES TO SECTION LINE WERE FOUND ON PLAT.

C.T.H. "00"

NORTHLAND AVENUE

PROGRESS DRIVE

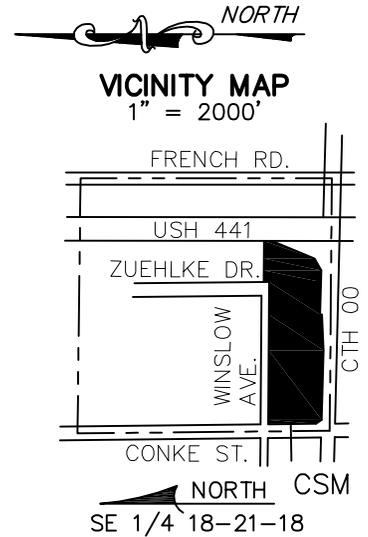
WINSLOW AVENUE

LOT 2
69,727 SQ. FT.
1.6007 ACRES



LOT 3
268,446 SQ. FT.
6.1627 ACRES

CONKEY STREET



ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY. THE SOUTH LINE OF THE SE 1/4 OF SEC. 18 HAVING A BEARING OF S 89°24'21" E.

THIS C.S.M. IS ALL OF TAX KEY PARCEL NO'S.: 10117130, 101171400, 101171500, 101171600, 101171800, 31162800, 311672900, 311535201, 101171700, 101172000, 101172100, 311535100 & 311535200. THE PROPERTY OWNER OF RECORD IS THE CHRIS J. HARTWIG REVOCABLE TRUST. THE C.S.M. IS CONTAINED WHOLLY WITHIN THE PROPERTIES DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS: 2302470, 2332889, 2332890, 2332904, 1509886, 2270336 & 2302371.

NO DRIVEWAYS WERE OBSERVED ON THE PROPERTY ALONG C.T.H. "00"

SUBJECT LAND IS ZONE "X" PER FLOOD INSURANCE RATE MAP 55087C0336D EFFECTIVE DATE JULY 22, 2010.

SEE SHEETS 2, 3 AND 4 FOR LOT DETAILS

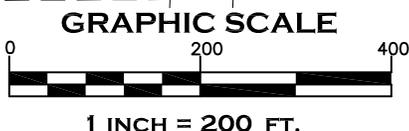
SEE SHEETS 5 & 6 FOR PROPOSED EASEMENTS



MAY 5, 2025



CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

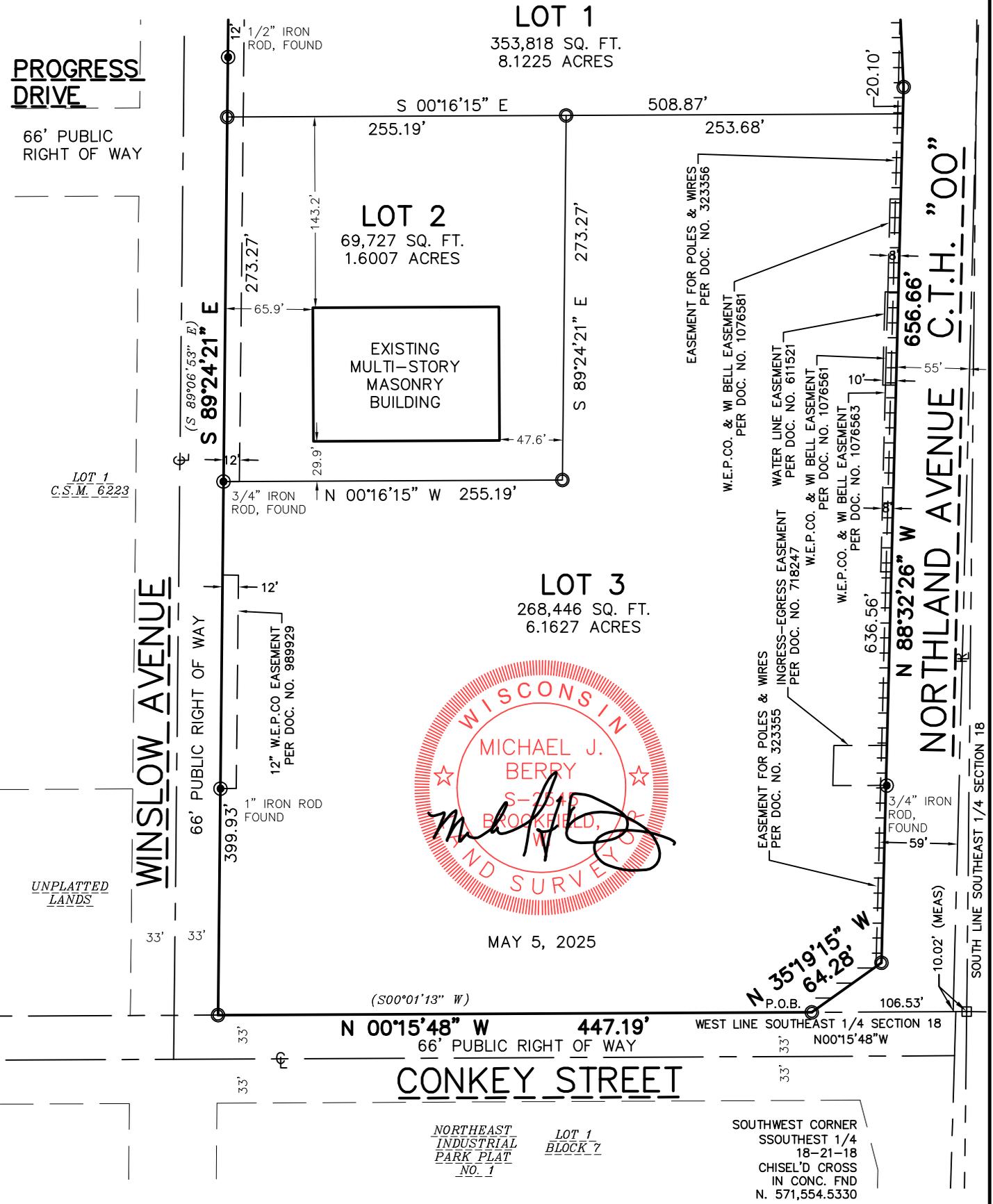
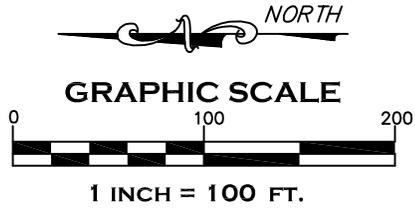


PREPARED FOR:
CHRIS J. HARTWIG REVOCABLE TRUST
P.O. BOX 165
LITTLE CHUTE, WI 54140

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358, LOTS 1, 2 AND 3 IN BLOCK 12 OF NORTHEAST INDUSTRIAL PARK PLAT NO. 3 AND LANDS, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

- ⊙ INDICATES FOUND IRON AS NOTED.
- INDICATES 3/4 INCH DIA. IRON ROD, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.



MAY 5, 2025

NORTHEAST INDUSTRIAL PARK PLAT NO. 1
LOT 1 BLOCK 7

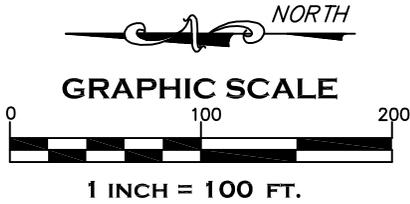
SOUTHWEST CORNER SOUTHWEST 1/4 18-21-18 CHISEL'D CROSS IN CONC. FND N. 571,554.5330

CERTIFIED SURVEY MAP NO. _____

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PROPOSED EASEMENTS



MAY 5, 2025

66' PUBLIC RIGHT OF WAY

ZUEHLKE DRIVE

WINSLOW AVENUE

66' PUBLIC RIGHT OF WAY

PROGRESS DRIVE

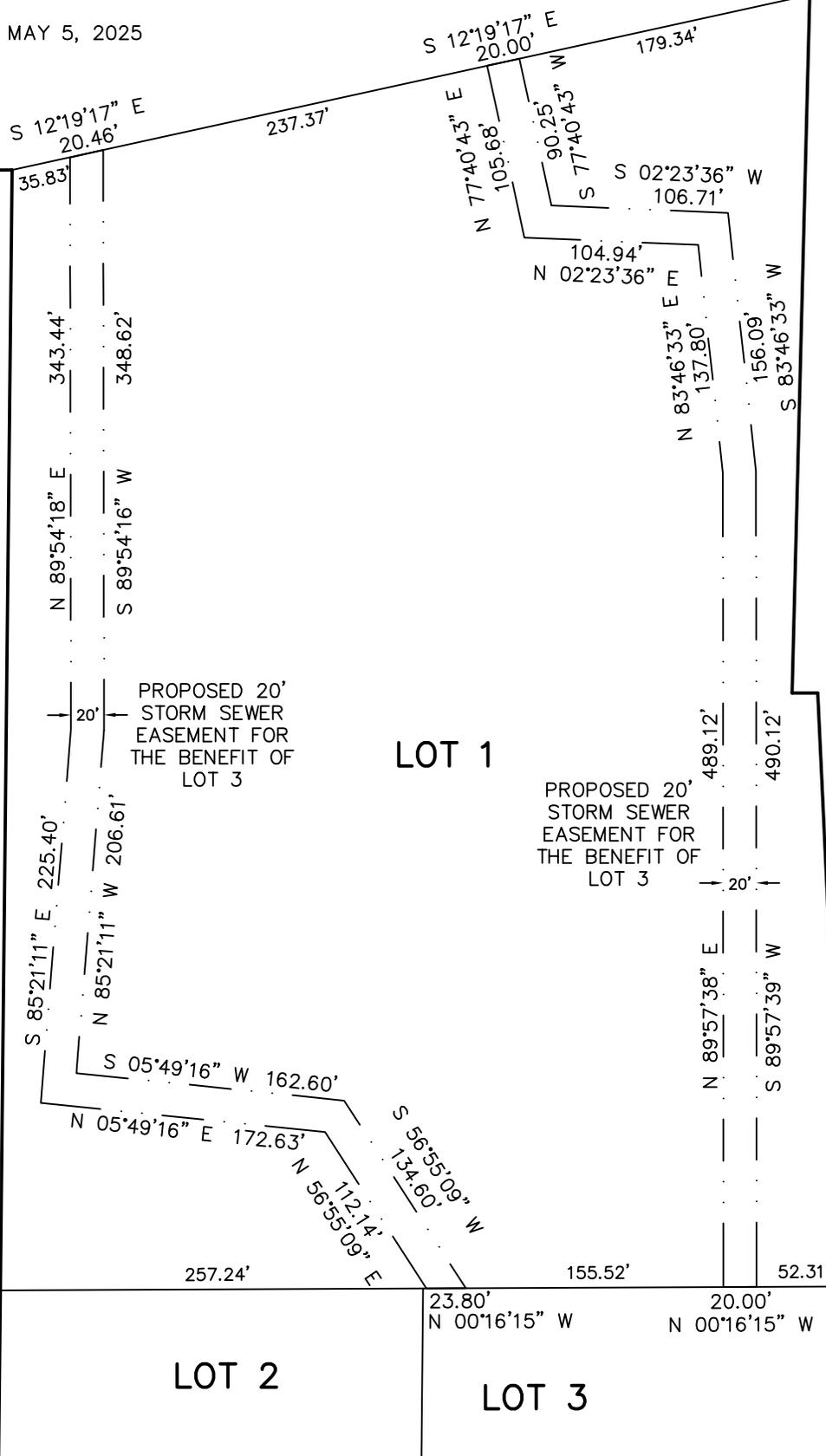
66' PUBLIC RIGHT OF WAY

NORTHLAND AVENUE

PUBLIC RIGHT OF WAY WIDTH VARIES

S 89°24'21" E 2641.23'
SOUTH LINE SOUTHEAST 1/4 SECTION 18

"00"



LOT 1

LOT 2

LOT 3

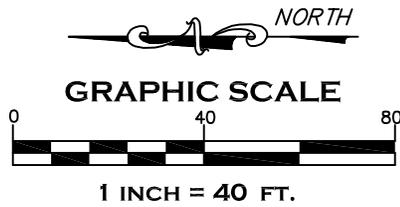
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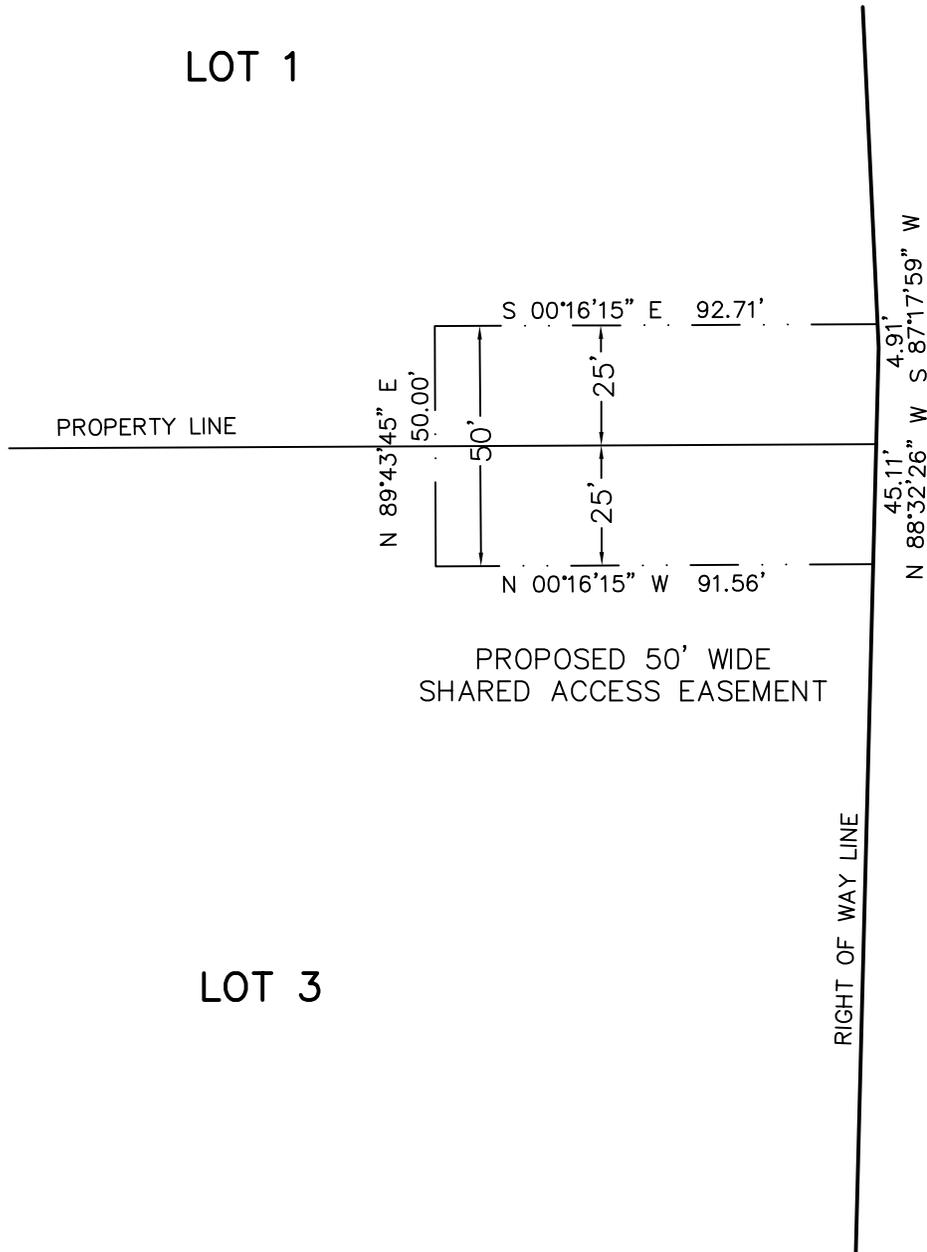


MAY 5, 2025

PROPOSED EASEMENTS



LOT 1



C.T.H. "00"

LOT 3

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358, LOTS 1, 2 AND 3 IN BLOCK 12 OF NORTHEAST INDUSTRIAL PARK PLAT NO. 3 AND LANDS, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358, LOTS 1, 2 AND 3 IN BLOCK 12 OF NORTHEAST INDUSTRIAL PARK PLAT NO. 3 AND LANDS, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N 00°15'48" W 10.02 FEET TO THE POINT OF INTERSECTION WITH THE REFERENCE LINE FOR COUNTY TRUNK HIGHWAY "00" (C.T.H.); THENCE CONTINUING N 00°15'48" W ALONG SAID LINE 106.53 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 00°15'48" W 447.19 FEET TO A POINT ON THE SOUTH LINE OF WINSLOW AVENUE; THENCE S 89°24'21" E ALONG SAID SOUTH LINE AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4 SECTION 1346.38 FEET TO A POINT ON THE EAST LINE OF ZUEHLKE DRIVE; THENCE N 00°15'39" W ALONG SAID EAST LINE 66.01 FEET TO THE SOUTH EAST CORNER OF LOT 1, BLOCK 13 OF NORTHEAST INDUSTRIAL PARK PLAT NO. 4; THENCE S 89°24'21" E ALONG THE SOUTH LINE OF SAID LOT 1 AND PARALLEL WITH SAID SOUTH LINE OF SAID 1/4 SECTION 375.46 FEET TO A POINT ON THE WESTERLY LINE OF U.S.H. "441"; THENCE S 04°06'04" W ALONG SAID WESTERLY LINE 115.45 FEET; THENCE S 22°37'26" W ALONG SAID LINE 395.53 FEET; THENCE S 59°53'41" W 126.61 FEET TO A POINT ON THE NORTH LINE OF C.T.H. "00", BEING 95.00' NORTH OF AS MEASURED NORMAL TO THE REFERENCE LINE OF SAID HIGHWAY; THENCE N 88°32'26" W AND PARALLEL WITH THE SAID REFERENCE LINE 419.53 FEET; THENCE S 00°16'15" E 15.57 FEET; THENCE S 87°17'59" W ALONG SAID NORTH LINE 336.90 FEET TO A POINT ON SAID NORTH LINE BEING 55.00 FEET NORTH OF SAID REFERENCE LINE AS MEASURED NORMAL TO THE REFERENCE LINE OF SAID HIGHWAY; THENCE N 88°32'26" W ALONG SAID NORTH LINE AND PARALLEL TO SAID REFERENCE LINE 656.66 FEET; THENCE N 35°19'15" W 64.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 826,451 SQUARE FEET OR 18.9727 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF CHRIS J. HARTWIG REVOCABLE TRUST, OWNER OF SAID LAND.

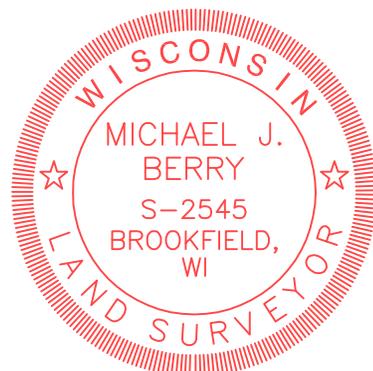
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, SECTION 17 OF THE CITY OF APPLETON CODE AND CHAPTER 17 OF THE ORDINANCES OF OUTAGAMIE COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 5TH DAY OF MAY, 2025.



PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358, LOTS 1, 2 AND 3 IN BLOCK 12 OF NORTHEAST INDUSTRIAL PARK PLAT NO. 3 AND LANDS, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

CHRIS J. HARTWIG REVOCABLE TRUST, A WISCONSIN CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF appleton.

IN WITNESS WHEREOF, CHRIS J. HARTWIG REVOCABLE TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY EVELYN HARTWIG, TRUSTEE, AT _____, WISCONSIN, THIS _____ DAY OF _____, 2025.

EVELYN HARTWIG
TRUSTEE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, EVELYN HARTWIG, TO ME KNOW AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____



MAY 5, 2025

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358, LOTS 1, 2 AND 3 IN BLOCK 12 OF NORTHEAST INDUSTRIAL PARK PLAT NO. 3 AND LANDS, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OAK CREEK ON THIS _____ DAY OF _____, 2025

JAKE WOODFORD, MAYOR
CITY OF APPLETON

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE APPLETON CREEK IN ACCORDANCE WITH THE RESOLUTION NO. _____, ADOPTED ON THIS _____ DAY _____, 2025.

JAKE WOODFORD, MAYOR
CITY OF APPLETON

CERTIFICATE OF THE COUNTY TREASURER

I CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY INCLUDED WITH THIS CERTIFIED SURVEY MAP ON THIS _____ DAY OF _____, 2025.

ROCHELLE OSKEY, COUNTY TREASURER

DEPARTMENT OF DEVELOPMENT & LAND SERVICES

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE DEPARTMENT OF DEVELOPMENT & LAND SERVICES ON THIS _____ DAY OF _____, 2025.

_____, REVIEWER



MAY 5, 2025

Document No.

**RELEASE OF
PUBLIC EASEMENT AGREEMENTS**

Return to:
Mallery s.c.
Attn: Jacqueline G. Hrovat
731 N. Jackson Street, Ste 900
Milwaukee, WI 53202

Part of 311535200
Parcel Number(s)

RELEASE OF PUBLIC EASEMENT AGREEMENTS

The undersigned, City of Appleton, has a beneficial interest arising under the following documents (collectively being the "Public Easement Agreements"):

Public Easement recorded in the Register of Deeds Office of Outagamie County, Wisconsin on April 24, 1990 in Cabinet E, Pages 105 and 106 which easement was depicted on the Plat of Northeast Industrial Park Plat No. 3, as amended by Release of Easements recorded on September 21, 1995 in Jacket 17260 Image 53 as Document No. 1166626, Release of Easements recorded on October 13, 1995 in Jacket 17348 Image 41, as Document No. 1168886, and Partial Quit Claim of Easement rights recorded on August 1, 1996 in Jacket 18421 Image 11, as Document No. 1198490.

And which relate to certain Real Property more particularly described as follows:

All of Lot Three (3), in Block twelve (12), NORTHEAST INDUSTRIAL PARK PLAT NO. 3, City of Appleton, Outagamie County, Wisconsin.

The undersigned hereby releases all right, title, and interest in the above-described Real Property arising under the aforementioned Public Easement Agreements.

[signatures on the following page]

Dated this ____ day of _____, 2025.

CITY OF APPLETON,
a Municipal Corporation

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

COUNTY OF _____)

Personally came before me, this ____ day of _____, 2025, the above-named _____ as the _____, of the City of Appleton, to me known (or satisfactorily proven) to be such person and officer who executed the foregoing instrument and acknowledge that he executed the same as such officer, by its authority, or the purposes, therein contained.

Notary Public _____

State of Wisconsin

My Commission expires: _____

This document was drafted by

Jacqueline G. Hrovat

Mallery s.c.

731 N. Jackson Street, Ste 900

Milwaukee, WI 53202