



City of Appleton

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

Meeting Agenda - Final City Plan Commission

Wednesday, July 23, 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

[25-0818](#) City Plan Minutes from 6-25-25

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

5. Public Hearing/Appealances

[25-0819](#) Special Use Permit #4-25 for a new automobile, RV, truck, cycle and boat sales and display lot located at 3275 E. Winslow Avenue Suite 100 (Lot 1 of CSM #9-25 - Future Tax Id #31-1-5900-01), as shown on the attached development plan and per attached plan of operation, to run with the land subject to the conditions in the attached staff memo and approve attached Resolution (Associated with Action Item #25-0820)

Attachments: [PublicHearingClass2NoticeNewspaper_3275EWinslowAve_SUP4-25.pdf](#)
[PublicHearingNoticeNeighborhood_3275EWinslowAve_SUP4-25.pdf](#)

[25-0821](#) Zoning Ordinance Text and Map Amendments to Article X Floodplain Zoning of Chapter 23 of the Municipal Code relating to Section 23-205(b) (2) General provisions; Official maps and revisions; Official maps based on other studies related to LOMR - Case #24-05-0370P, as identified in the attached staff memo (Associated with Action Item #25-0822)

Attachments: [NoticeofPublicHearing_AmendFloodplainOrd_LOMR_24-05-370P.pdf](#)

[25-0823](#) Rezoning #7-25 for land generally located west of the intersection of North French Road and East Apple Creek Road (Tax Id #31-1-9202-00), including the adjacent street right-of-way, as shown on the attached maps, from AG Agricultural District to R-1B Single-family District, R-3 Multifamily District and P-I Public Institutional District (Associated with Action Item #25-0824)

Attachments: [PublicHearingClass2NoticeNewspaper_GlenmorePark_Rezoning7-25.pdf](#)
[PublicHearingNoticeNeighborhood_GlenmorePark_Rezoning7-25.pdf](#)

6. Action Items

[25-0820](#) Request to approve Special Use Permit #4-25 for a new automobile, RV, truck, cycle and boat sales and display lot located at 3275 E. Winslow Avenue Suite 100 (Lot 1 of CSM #9-25 - Future Tax Id #31-1-5900-01), as shown on the attached development plan and per attached plan of operation, to run with the land subject to the conditions in the attached staff memo and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffMemo_3275EWinslowAve_SUP 4-25_For 07-23-25.pdf](#)

[25-0822](#) Request to approve Zoning Ordinance Text and Map Amendments to Article X Floodplain Zoning of Chapter 23 of the Municipal Code relating to Section 23-205(b) (2) General provisions; Official maps and revisions; Official maps based on other studies related to LOMR - Case #24-05-0370P, as identified in the attached staff memo

Attachments: [StaffMemo_AmendFloodplainOrd_Applefields LOMR_For07-23-25.pdf](#)
[FEMA Letter4-30-25_24-05-0370P-555542-CL.pdf](#)
[FEMA Map Panel 336of500_24-05-0370P-555542.pdf](#)

[25-0824](#) Request to approve Rezoning #7-25 for land generally located west of the intersection of North French Road and East Apple Creek Road (Tax Id #31-1-9202-00), including the adjacent street right-of-way, as shown on the attached maps, from AG Agricultural District to R-1B Single-family District, R-3 Multifamily District and P-I Public Institutional District

Attachments: [StaffMemo_GlenmorePark_Rezoning_For07-23-25.pdf](#)

[25-0825](#) Request to approve the Glenmore Park Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff memo

Attachments: [StaffMemo_GlenmorePark_PrePlat_For07-23-25.pdf](#)

[25-0826](#) Request to approve the Mission Ridge North Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff memo

Attachments: [StaffMemo_MissionRidgeNorth_PrePlat_For07-23-25.pdf](#)

[25-0827](#)

Request to approve the street discontinuance to vacate a portion of North Oneida Street public right-of-way and all of an unnamed historic alley right-of-way located north of Washington Street and south of Franklin Street and adopt the Initial Resolution and exhibit map

Attachments: [StaffMemo NOneidaSt+UnmdAly StVac For07-23-25.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
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Meeting Minutes - Final City Plan Commission

Wednesday, June 25, 2025

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

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

2. Pledge of Allegiance

3. Roll call of membership

Present: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

*Others present:
Devon Pittman, Briohn Building Corp.*

4. Approval of minutes from previous meeting

[25-0697](#)

City Plan Minutes from 6-11-25

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

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

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

5. Public Hearing/Appearances

[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.pdf](#)
[PublicHearingNoticeNeighborhood Hartwig CompPlanAmend2-25+Rezoning6-25.pdf](#)

This public hearing was held and no one spoke.

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

[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+Rezoning6-25.pdf](#)

This public hearing was held and no one spoke.

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

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](#)

Proceeds to Council on August 6, 2025.

Carpenter moved, seconded by Robins, that Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

[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](#)

Proceeds to Council on August 6, 2025.

Carpenter moved, seconded by Palm, that Rezoning #6-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

[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](#)

Proceeds to Council on August 6, 2025.

Robins moved, seconded by Palm, that Certified Survey Map #9-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

7. Information Items

8. Adjournment

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

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, July 23, 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 Special Use Permit.

Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Briohn Building Corporation, c/o Devon Pittman, applicant, and Christopher Hartwig Revocable Trust, owner, to obtain a Special Use Permit for a vehicle pre-delivery and inspection, customer educational demo drives, and auto repair and service business generally located west of the CTH OO/USH 441 Interchange (Lot 1 of CSM #9-25 – Future Tax Id #31-1-5900-01). In the C-2 General Commercial District, a Special Use Permit is required for an Automobile Sale and Display Lot.

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 Colin Kafka, Principal Planner, in the Community Development Department at (920) 832-6476 or by email at colin.kafka@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: July 8, 2025
July 15, 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, July 23, 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 the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Briohn Building Corporation, c/o Devon Pittman, applicant, and Christopher Hartwig Revocable Trust, owner, to obtain a Special Use Permit for a vehicle pre-delivery and inspection, customer educational demo drives, and auto repair and service business generally located west of the CTH OO/USH 441 Interchange (Lot 1 of CSM #9-25 – Future Tax Id #31-1-5900-01). In the C-2 General Commercial District, a Special Use Permit is required for an Automobile Sale and Display Lot.

- ALDERMANIC DISTRICT: 13 – Alderperson Sheri Hartzheim

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

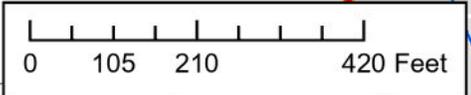
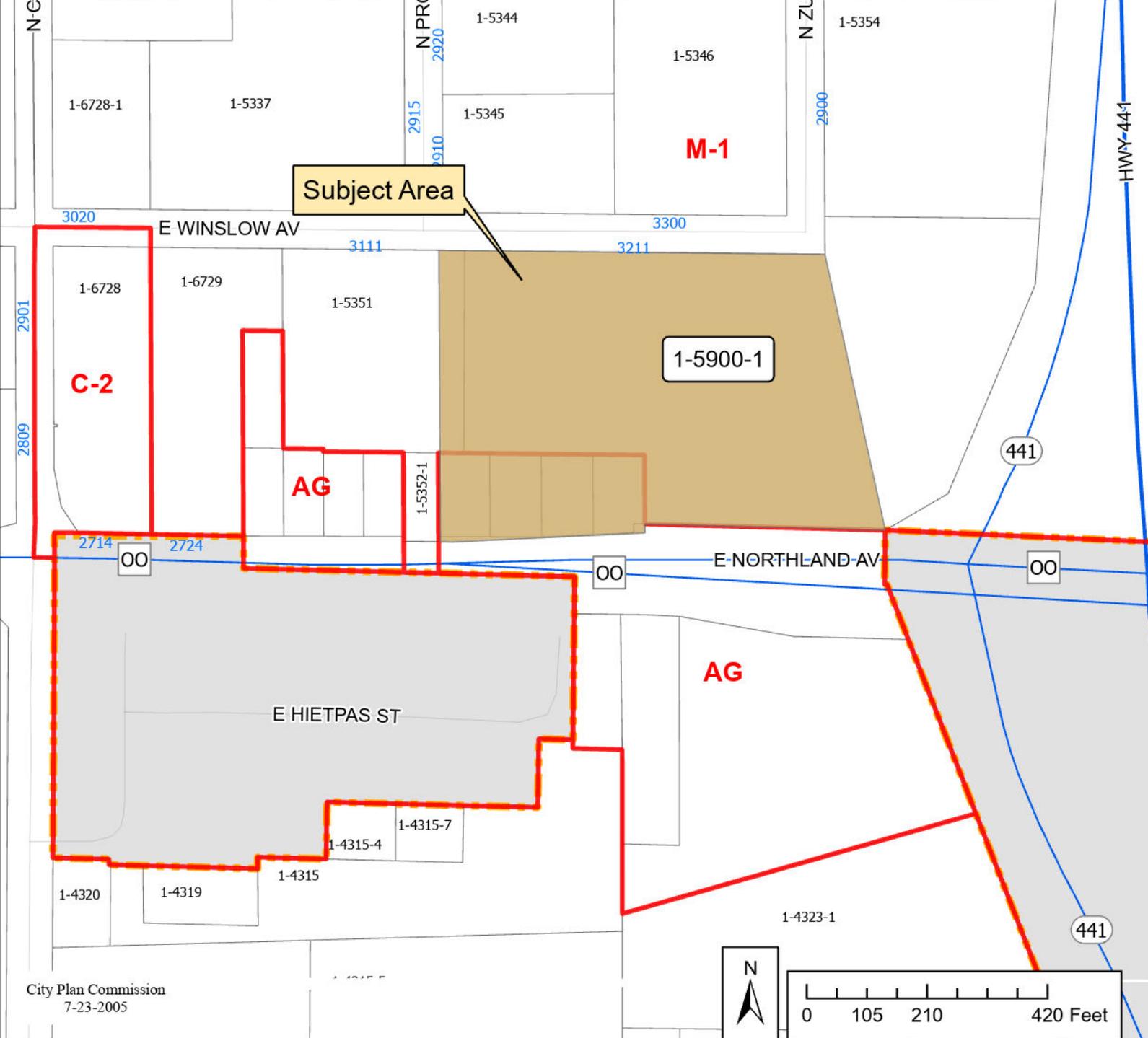
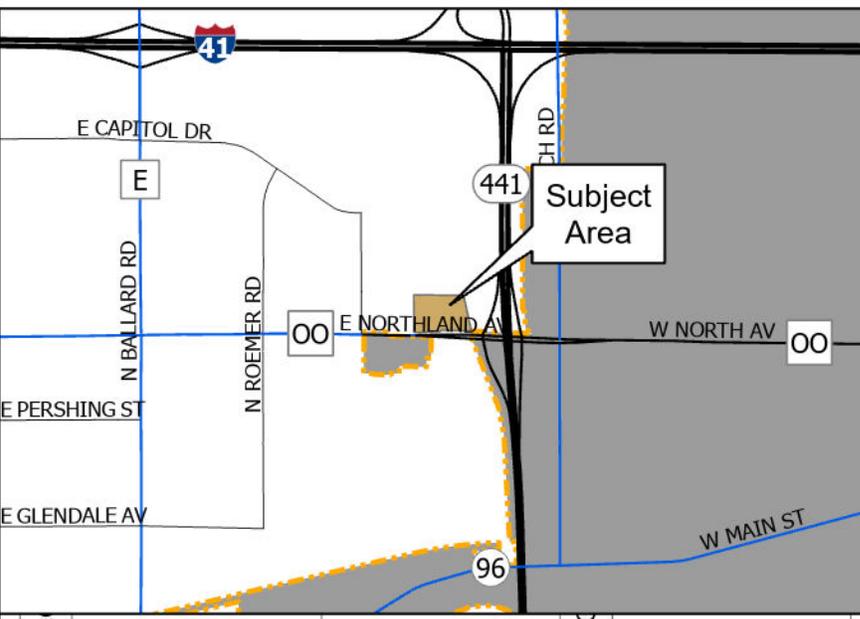
Any questions regarding this matter should be directed to Colin Kafka, Principal Planner, in the Community Development Department at 920-832-6476 or by email at colin.kafka@appletonwi.gov.

CITY PLAN COMMISSION

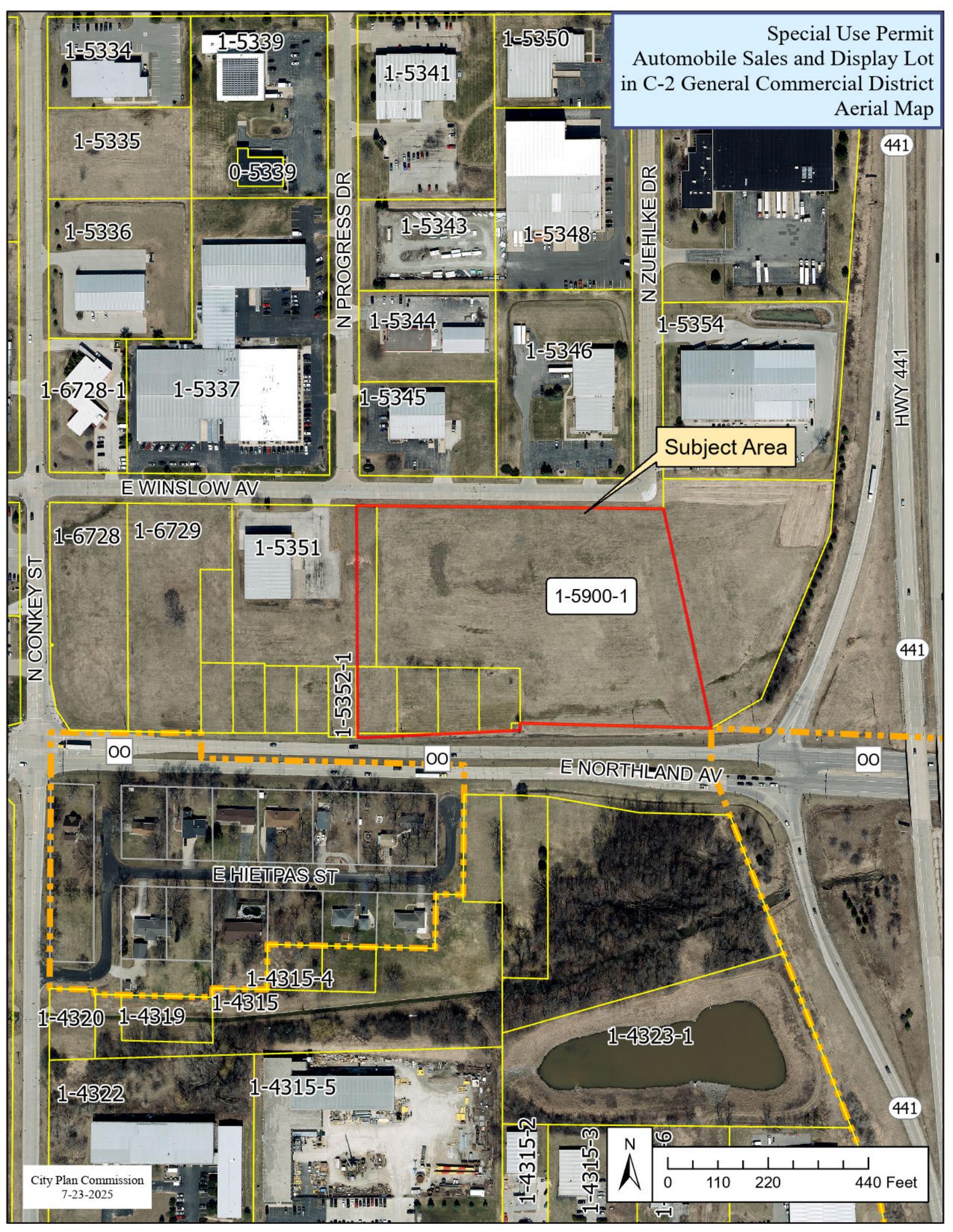
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Special Use Permit
Automobile Sales and Display Lot
in C-2 General Commercial District
Zoning Map

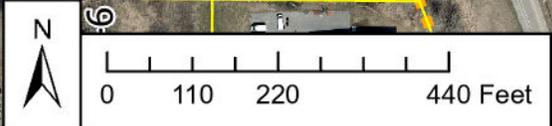


Special Use Permit
Automobile Sales and Display Lot
in C-2 General Commercial District
Aerial Map



Subject Area

1-5900-1



CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED ZONING ORDINANCE TEXT AMENDMENT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, July 23, 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 amending Article X of Chapter 23 of the Municipal Code relating to Floodplain Zoning that is required by state and federal law.

The City of Appleton is considering amending Article X. Floodplain Zoning Division 1. Statutory Authorization, Finding of Fact, Statement of Purpose, Title and General Provisions. Sec. 23-205 (b)(2)(g) Official maps based on other studies related to Apple Fields Plat, LOMR – Case #24-05-0370P.

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. You may also address the Plan Commission by letter at the address below. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

A copy of the proposed map amendment and text amendment to Chapter 23 of the Zoning Ordinance 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.

A copy of the proposed Floodplain Zoning Ordinance amendment materials are available by contacting Alec Dix, Civil Engineer in the Department of Public Works at 920-832-6327 or by email at alec.dix@appletonwi.gov or by contacting 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: July 8, 2025
July 15, 2025

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, July 23, 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 Apple Hill Farms, LLC, c/o Douglas Purdy, owner, and Apple Tree, LLC, c/o Jason Mroz, 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 AG Agricultural District. The owner and applicant propose to rezone the property to R-1B Single-family District, R-3 Multifamily District and P-I Public Institutional District. The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses. The R-3 district is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses. The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

Common Description:

Land generally located west of the intersection of North French Road and East Apple Creek Road (Tax Id #31-1-9202-00) including the adjacent street right-of-way.

Legal Description:

Rezoning Description

Currently Zoned: AG (Agricultural District)

Proposed Zoning: R-1B (Single-Family District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4, and Part of the Northwest 1/4 of the Southeast 1/4, and Part of the Southeast 1/4 and the Northeast 1/4 of the Northwest 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 5,652,255 Square Feet (129.7579 Acres) of land described as follows:

Beginning at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet; thence S00°45'35"W, 758.76 feet; thence S89°14'25"E, 374.27 feet; S02°09'28"W, 152.77 feet; thence S04°37'10"E, 173.97 feet; thence N85°22'50"E, 223.26 feet; thence 173.23 feet along the arc of a curve to the right with a radius of 200.00 feet and a chord of 167.86 feet which bears S69°48'23"E; thence N44°17'45"E, 188.12 feet; thence S33°36'20"E, 179.82 feet; thence S03°51'35"E, 645.53 feet to the northwesterly right-of-way of County Road E; thence along said right-of-way, S43°25'55"W, 18.39 feet; thence continuing along said right-of-way, S47°41'10"W, 263.20 feet; thence continuing along said right-of-way, S43°25'30"W, 1577.05 feet; thence N86°31'27"W, 79.47 feet; thence

40.59 feet along the arc of a curve to the right with a radius of 25.00 feet and a chord of 36.28 feet which bears N17°53'33"E; thence N25°35'36"W, 80.00 feet; thence 30.14 feet along the arc of a curve to the left with a radius of 570.00 feet and a chord of 30.14 feet which bears N62°53'34"E; thence 67.73 feet along the arc of a curve to the left with a radius of 210.00 feet and a chord of 67.44 feet which bears N52°08'16"E; thence N42°53'52"E, 300.25 feet; thence N47°24'05"W, 190.38 feet; thence, N13°12'14"W, 91.42 feet; thence S53°13'57"W, 104.21 feet; thence S74°32'53"W, 37.85 feet; thence N57°38'49"W, 119.50 feet; thence N17°03'39"E, 113.72 feet; thence S85°12'51"W, 489.40 feet; thence, S75°29'06"W, 379.52 feet; thence, N81°17'40"W, 354.84 feet; thence N19°12'24"W, 253.87 feet; thence N19°30'37"E, 211.22 feet; thence N56°54'10"E, 396.00 feet; thence N14°10'31"E, 445.34 feet; thence N66°19'15"E, 257.98 feet; thence N00°01'48"W, 55.71 feet; thence N80°50'24"W, 323.50 feet; thence N77°30'34"W, 254.09 feet; thence N18°56'48"E, 224.04 feet; thence N71°03'12"W, 25.00 feet; thence S18°56'48"W, 226.87 feet; thence N77°30'34"W, 51.02 feet; thence N64°27'02"W, 289.59 feet; thence N54°07'52"W, 168.21 feet; thence N84°01'02"W, 165.96 feet; thence N42°55'16"W, 155.40 feet; thence N37°05'39"E, 454.64 feet; thence N11°24'52"E, 203.67 feet; thence N89°19'52"E, 235.24 feet; thence N00°57'06"W, 157.93 feet, thence, N02°19'20"E, 68.40 feet; thence, N89°55'45"E, 724.77 feet to the Point of Beginning. Described Area subject to all easements and restrictions of record;

Rezoning Description

Currently Zoned: AG (Agricultural District)

Proposed Zoning: P-I (Public Institutional District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 902,660 Square Feet (20.7222 Acres) of land described as follows: Commencing at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet to the Point Of Beginning; thence S89°14'14"E, 1595.88 feet to the west right-of-way line of N. French Road; thence along said right-of-way, S02°03'43"W, 329.02 feet; thence N75°55'28"W, 659.98 feet; thence S68°13'42"W, 226.50 feet; thence S00°45'11"W, 494.69 feet; thence S43°59'11"E, 188.50 feet; thence 54.34 feet along the arc of a curve to the left, with a radius of 530.00 feet, having a chord that bears S40°21'22"W, 54.31 feet; thence S37°25'09"W, 189.64 feet; thence 116.63 feet along a curve to the left, with a radius of 200.00 feet, having a chord that bears N77°54'49"W, 114.98 feet; thence S85°22'50"W, 223.26 feet; thence N04°37'10"W, 173.97 feet; thence N02°09'28"E, 152.77 feet; thence N89°14'25"W, 374.27 feet; thence N00°45'35"E, 758.76 feet to the Point Of Beginning of the area being described. Described Area subject to all easements and restrictions of record; and

Rezoning Description

Currently Zoned: AG (Agricultural District)

Proposed Zoning: R-3 (Multi-Family District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 889,801 Square Feet (20.4270 Acres) of land described as follows: Commencing at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet; thence S89°14'14"E, 1595.88 feet to the west right-of-way line of N. French Road; thence along said right-of-way, S02°03'43"W, 329.02 feet to the Point Of Beginning; thence continuing along said right-of-way S02°03'43"W, 333.12 feet; thence continuing along said right-of-way S22°59'48"W, 80.19 feet; thence continuing along said right-of-way S16°08'10"E, 91.75 feet; thence continuing along said right-of-way S02°03'43"W, 211.23 feet to the northwesterly right-of-way of County Road "E"; thence along said northwesterly right-of-way S27°34'57"W, 274.47 feet; thence along said northwesterly right-of-way and the arc of a curve to the right 569.55 feet, with a radius 3779.83 feet, having a chord that bears S39°06'55"W, 569.01 feet; thence along said northwesterly right-of-way S43°25'55"W, 66.26 feet; thence N03°51'35"W, 645.53 feet; thence N33°36'20"W, 179.82 feet; thence S44°17'45"W,

188.12 feet; thence along the arc of a curve to the left 56.60 feet, with a radius of 200.00 feet, having a chord that bears N53°06'02"W, 56.41 feet; thence N37°25'09"E, 189.64 feet; thence along the arc of a curve to the right 54.34 feet, with a radius of 530.00 feet, having a chord that bears N40°21'22"E, 54.31 feet; thence N43°59'11"W, 188.50 feet; thence N00°45'11"E, 494.69 feet; thence N68°13'42"E, 226.50 feet; thence S75°55'28"E, 659.98 feet to the Point Of Beginning of the area being described. Described Area subject to all easements and restrictions of record, including the adjacent street right-of-way per attached map.

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: July 8, 2025
July 15, 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, July 23, 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 rezoning request.

Common Description:

Land generally located west of the intersection of North French Road and East Apple Creek Road (Tax Id #31-1-9202-00) including the adjacent street right-of-way.

Rezoning Request: A rezoning request has been initiated by Apple Hill Farms, LLC, c/o Douglas Purdy, owner, and Apple Tree, LLC, c/o Jason Mroz, applicant, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned AG Agricultural District. The owner and applicant propose to rezone the property to R-1B Single-family District, R-3 Multi-family District and P-I Public Institutional District (see attached maps).

- The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.
- The R-3 district is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses.
- The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

Purpose of the Rezoning: Facilitate the anticipated construction of a residential development and dedication of land for a public park.

Aldermanic District: 13 – Alderperson Sheri Hartzheim

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

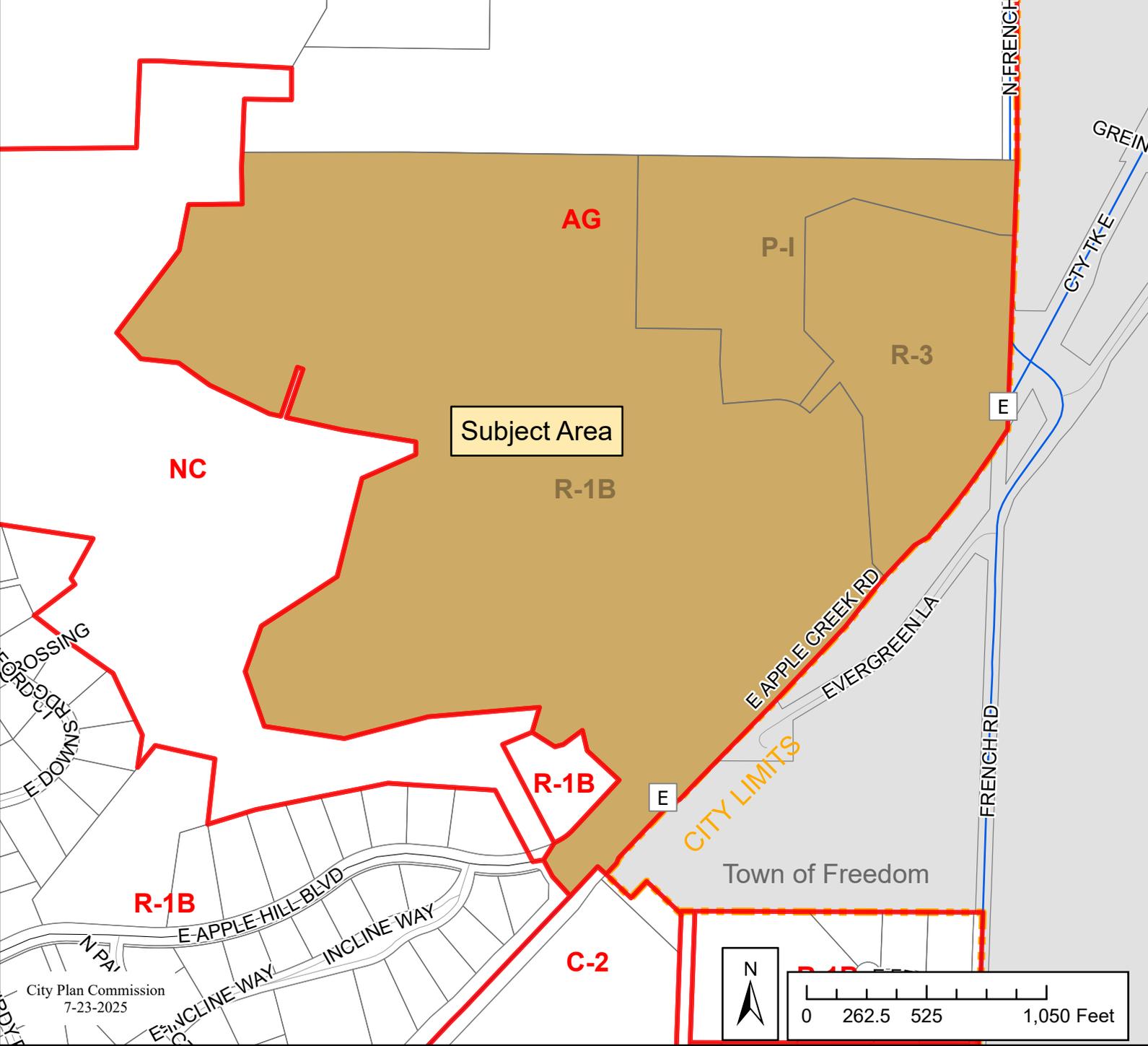
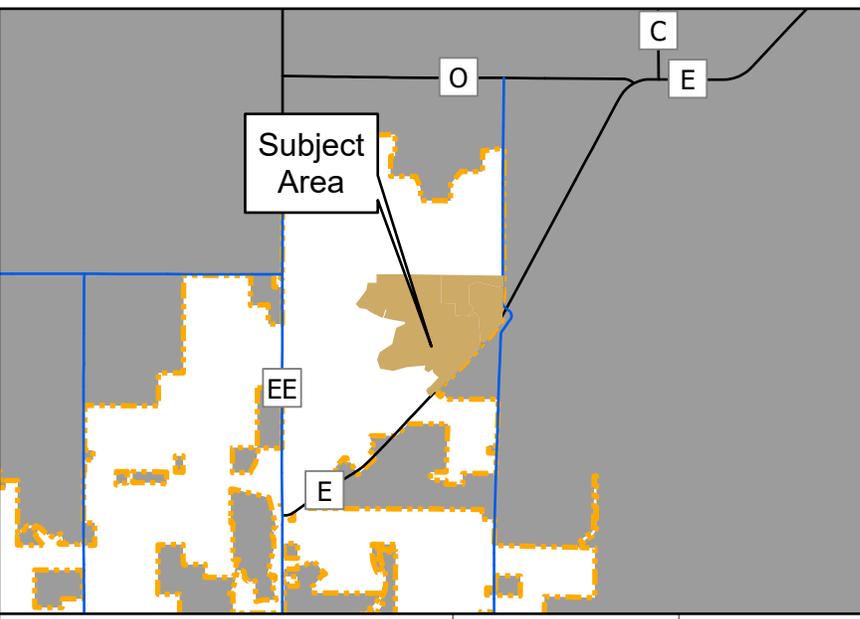
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community Development Department at 920-832-6466 or by email at don.harp@appletonwi.gov.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

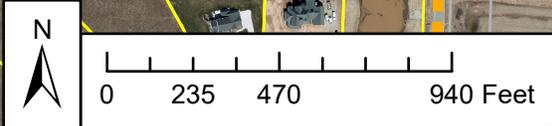
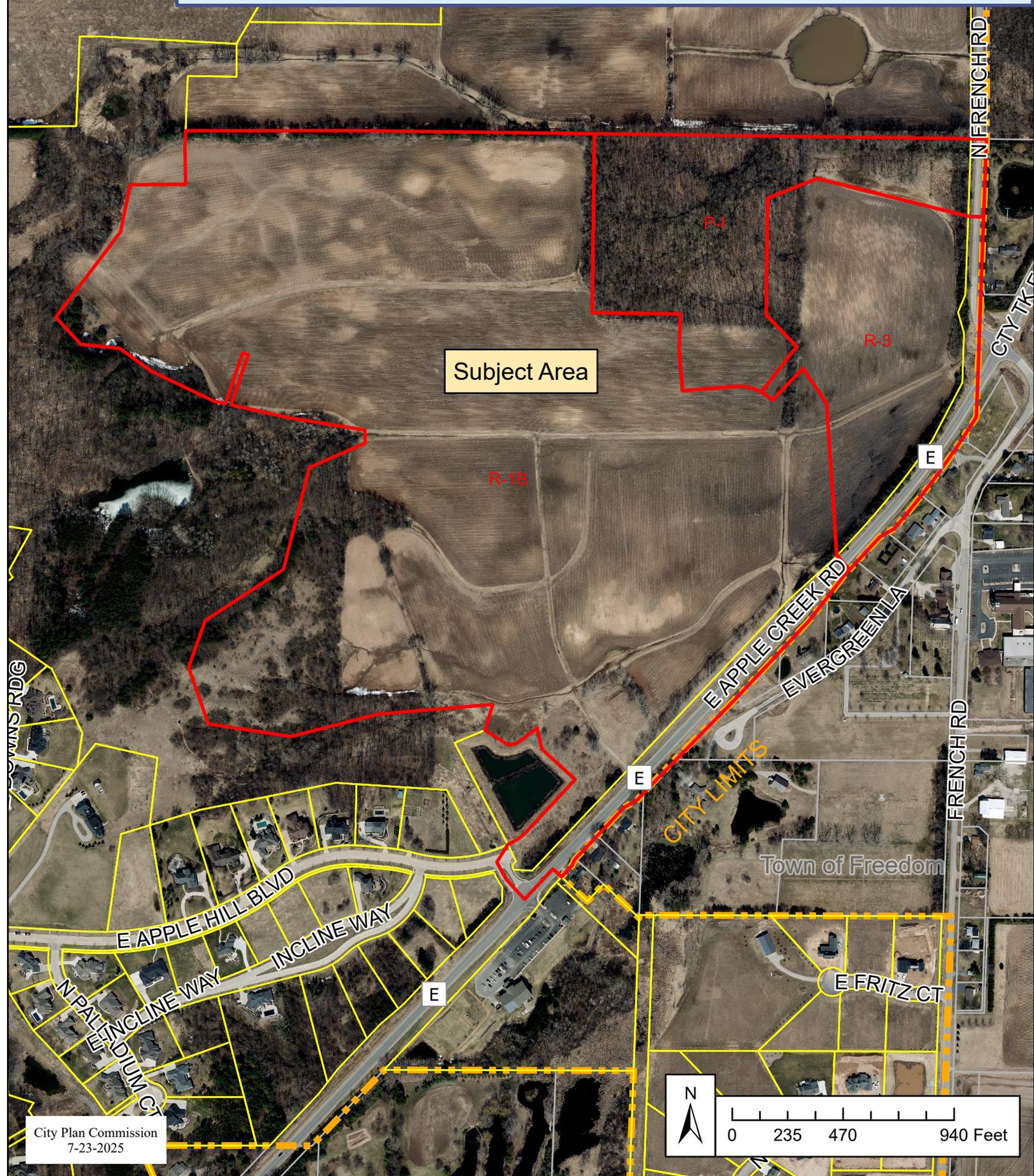
COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

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

Glenmore Park
 Rezoning
 AG Agricultural District to
 R-1B Single-family District,
 P-I Public Institutional District
 and R-3 Multi-family District
 Zoning/Vicinity Map

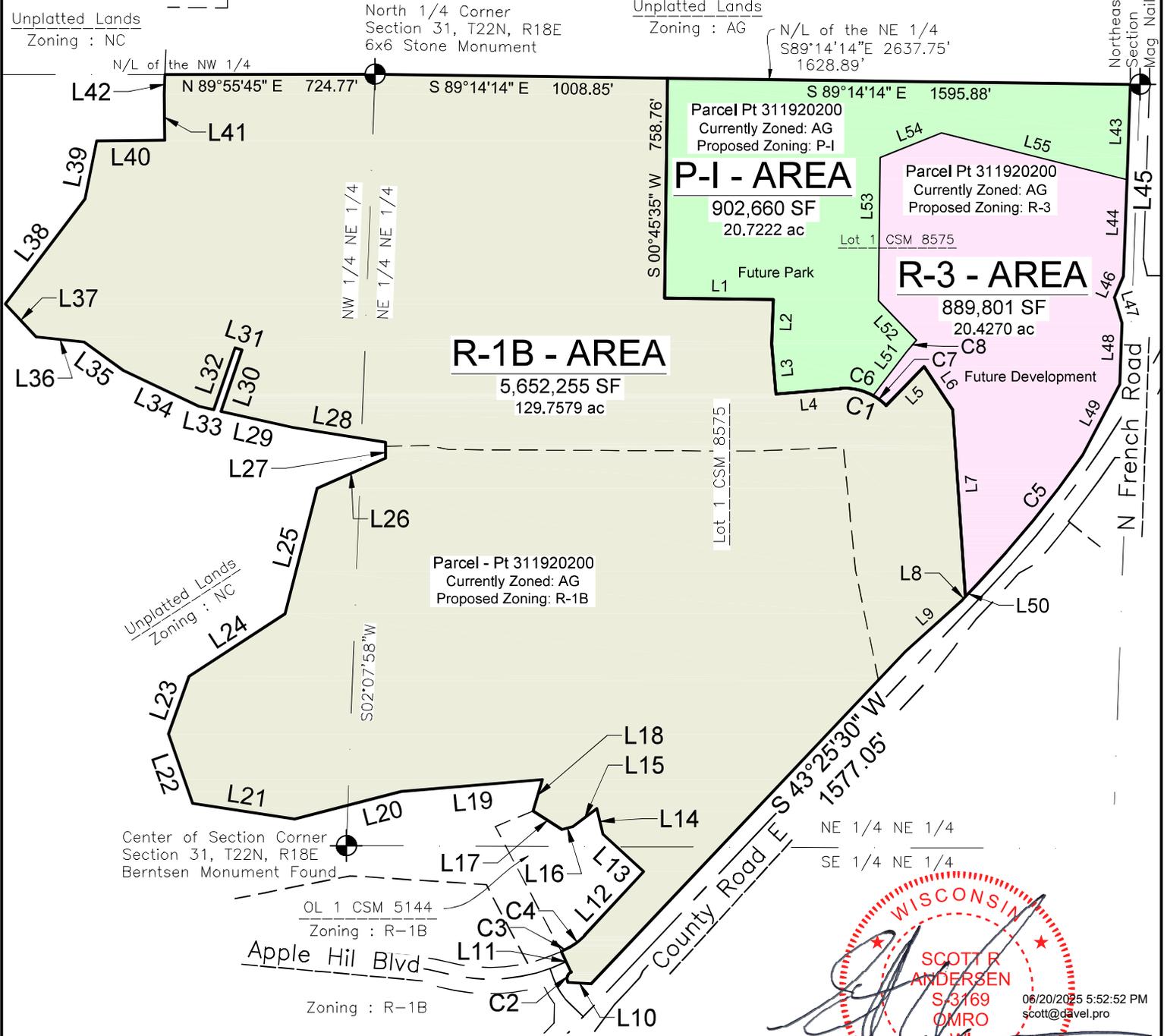


Glenmore Park
Rezoning
AG Agricultural District to R-1B Single-family District, P-I Public Institutional District
and R-3 Multi-family District
Aerial Map



Rezoning Exhibit

Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4, and Part of the Northwest 1/4 of the Southeast 1/4, and Part of the Southeast 1/4 and Northeast 1/4 of the Northwest 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.



Disclaimer: This instrument is intended for conceptual review purposes ONLY. If this map is used for any other purpose other than its such intent without full approval of the City of Appleton and/or Outagamie County, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.



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 scott@davel.pro



CITY OF APPLETON

MEMORANDUM

Date: July 23, 2025
To: Plan Commission
From: Colin Kafka, Principal Planner
Subject: Special Use Permit #4-25 for New Automobile, RV, Truck, Cycle, and Boat Sales and Display Lot in the C-2 General Commercial District.

GENERAL INFORMATION

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

Applicant: Devon Pittman, Development Manager - Briohn Building Corporation

Address/Parcel Number: 3275 E. Winslow Avenue Suite 100 (Lot 1 CSM #9-25, Future Tax Id #31-1-5900-01)

Petitioner's Request: The applicant is requesting a Special Use Permit for a New Automobile, RV, Truck, Cycle and Boat Sales and Display Lot located in the C-2 General Commercial District

Plan Commission Public Hearing Date: July 23, 2025

Common Council Meeting Date: August 6, 2025

BACKGROUND

| | |
|---------------|--|
| May 27, 2025 | Site Plan #16-25 submitted by applicant for the subject area. Site Plan #16-25 proposes a new 77,000 square foot building with space for two tenants. The site plan is currently under staff review pursuant to Sec. 23-570. The 1 st iteration of the site plan serves as the development plan for this special use. |
| June 4, 2025 | The Common Council approved the Chris J. Hartwig Revocable Trust Annexation. A portion of the subject area was included in the annexation. |
| June 25, 2025 | The Plan Commission recommended approval of Comprehensive Plan Future Land Use Map Amendment #2-25, Rezoning #6-25, and CSM #9-25 which included the subject area. |

STAFF ANALYSIS

Existing Site Conditions: Vacant parcel

Project Summary: The applicant, with owner approval, proposes to use a portion of the subject area (Lot 1 CSM#9-25, future parcel #31-1-5900-01) for the pre-delivery and inspection of pre-ordered electric vehicles and for customer educational demo drives, auto repair, and service.

Per the attached plan of operation, the proposed use of the site for the temporary storage of pre-ordered vehicles, as well as their repair and service, meets the definition of a New Automobile, RV, Truck, Cycle and Boat Sales and Display Lot which is a special use in the C-2 General Commercial District. The proposed use will occupy the west half of a proposed 77,000 square foot building and the adjacent parking lot as identified in the attached development plan.

Operational Information: A plan of operation is attached to the staff report.

Zoning and Procedural Findings: The subject property is in the process of being rezoned from AG Agricultural District and M-1 Industrial Park District to C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, a New Automobile, RV, Truck, Cycle and Boat Sales and Display Lot requires a Special Use Permit in the C-2 General Commercial District. To permit a New Automobile, RV, Truck, Cycle and Boat Sales and Display Lot, the Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds (2/3) vote of the Common Council is required for approval.

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

East: City of Appleton, M-1 Industrial Park District. The adjacent land use to the east is undeveloped.

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

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

Goal 8 – Economic Development

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

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

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.

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

Development Review Team (DRT) Report: This item appeared on the June 24, 2025 DRT agenda. No negative comments were received from participating departments.

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

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code: *1. proper zoning district:* C-2 zoning allows automobile, RV, truck, cycle and boat sales and display lots as a special use permit; *2. zoning district regulations:* the district regulations appear to be satisfied pursuant to the attached plan of operation and development plan, formal verification of regulations being satisfied will occur via the site plan review process pursuant to Sec. 23-570; *3. special regulations:* stipulations 1, 2, 3 and 4 (below) address the special regulations for automobile, RV, truck, cycle and boat sales and display lots; *4. consistent with comprehensive plan and other plans:* yes, see above analysis; *5. traffic:* the proposed use is not expected to create undue traffic congestion per the Traffic Impact Analysis (TIA) submitted by the applicant and reviewed by City and County staff; *6. landscaping and screening:* review of Site Plan #16-25 pursuant to Sec. 23-570 will ensure compliance with all applicable landscape and screening standards; *7. neighborhood compatibility with predominant land uses in this area:* the proposed use is located near other commercial uses in this area of City; *8. impact on services:* the City has existing utilities, services and equipment in place to serve this proposed use. These standards were found in the affirmative, as long as all stipulations are satisfied.

RECOMMENDATION

Staff recommends, based on the above analysis, that Special Use Permit #4-25 for a New Automobile, RV, Truck, Cycle and Boat Sales and Display Lot at 3275 E. Winslow Avenue Suite 100 (Lot 1 CSM #9-25, Future Tax Id #31-1-5900-01), as shown on the attached development plan and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. Comprehensive Plan Future Land Use Map Amendment #2-25, Rezoning #6-25, and CSM #9-25 shall be approved by Common Council prior to the issuance of Special Use Permit #4-25.

Substantial Evidence: This condition provides notice to the applicant that these items need to be approved by the Common Council before Special Use Permit #4-25 is issued.

2. Pursuant to Section 23-570 of the Municipal Code, review of site plan #16-25 shall continue until approval is issued by the Community Development Department to ensure compliance with all applicable codes, ordinances, and regulations, including but not limited to Fire and

Building Codes. The site plan must be approved prior to the issuance of building permits by the Inspections Division.

Substantial Evidence: This condition provides notice to the applicant that the project shall comply with all the applicable provisions of the Appleton Municipal Code. Staff will verify all applicable provisions will be met prior to Site Plan approval per Section 23-570.

3. All proposed outdoor lighting to illuminate the automobile display lot shall comply with the standards in §23-53, Outdoor lighting.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(5)a. of the Zoning Ordinance for this particular use. This condition provides notice to the applicant that any outdoor lighting installed to illuminate the display lot area shall comply with §23-53. Staff will verify all applicable provisions will be met prior to Site Plan approval per Section 23-570.

4. Landscaping shall comply with the standards specified under Chapter 23 Zoning, Section 23-66(h)(5)b. The location of perimeter and interior landscaping shall be reviewed and approved pursuant to site plan review under Chapter 23 Zoning Section 23-570.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(5)b. of the Zoning Ordinance for this particular use. Staff will verify all applicable provisions will be met prior to Site Plan approval per Section 23-570.

5. The outdoor display of merchandise and vehicles for sale shall not be located in areas intended for traffic circulation according to the site plan and development plan.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(5)c. of the Zoning Ordinance for this particular use.

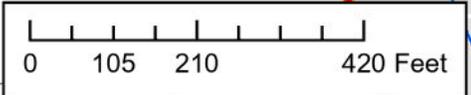
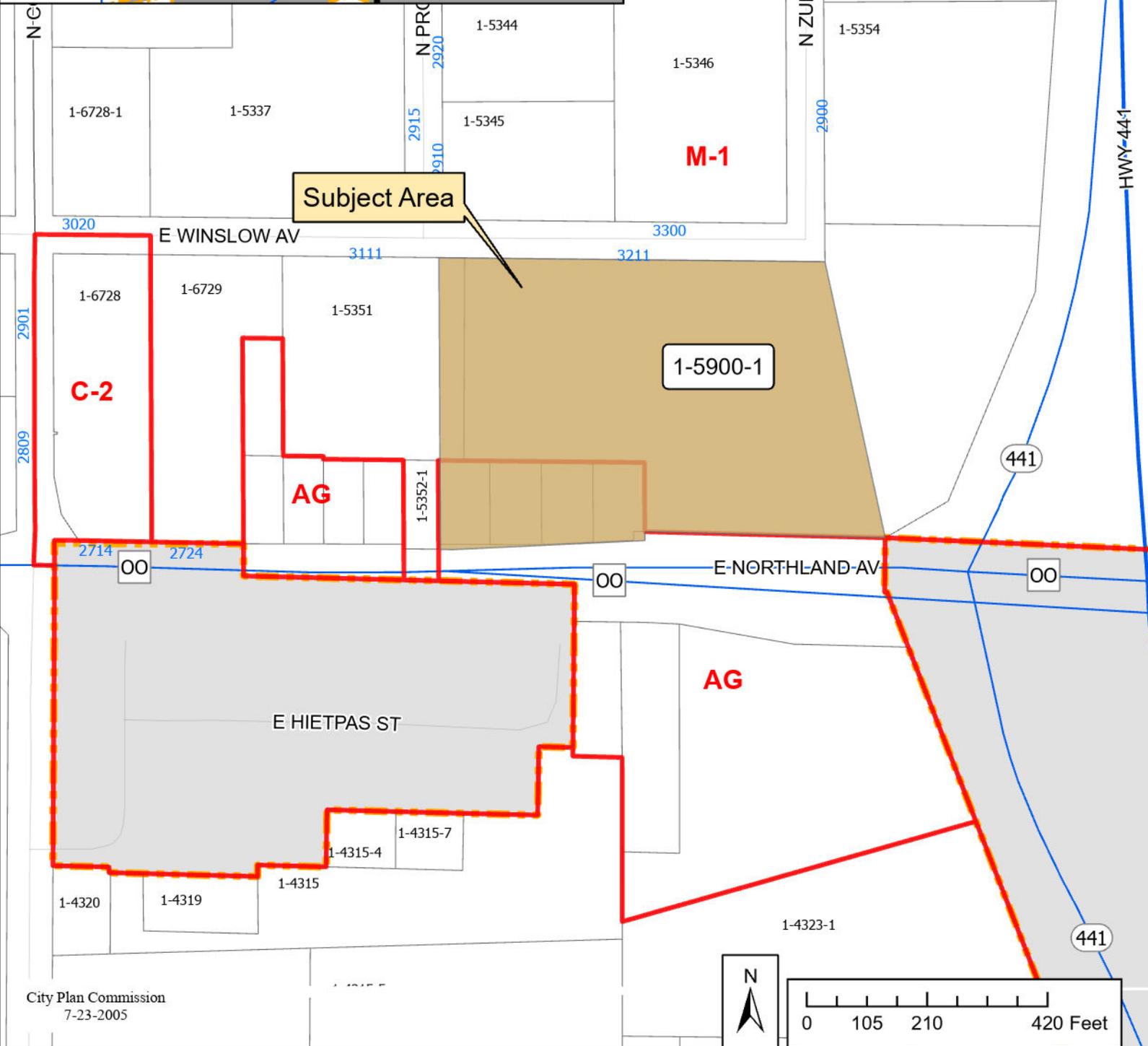
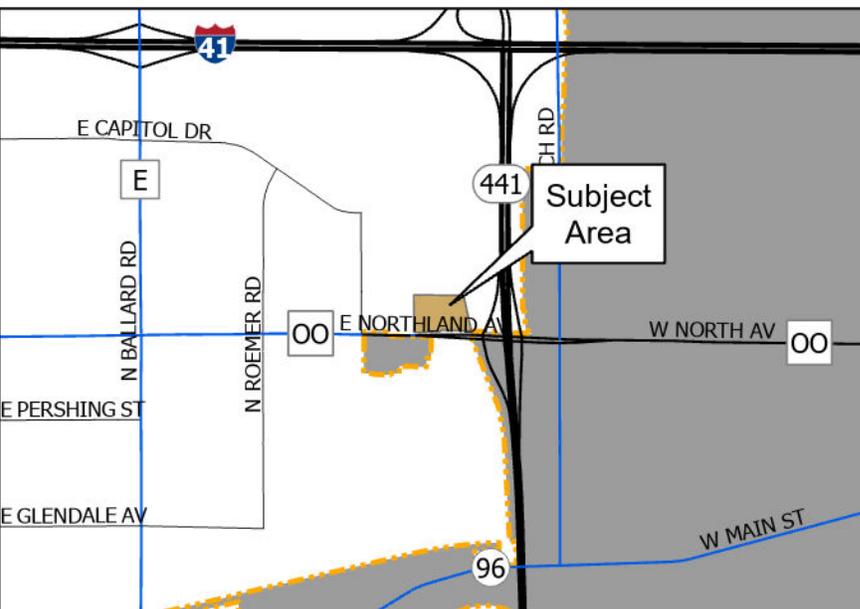
6. No outdoor loudspeakers shall be in use between the hours of 8:00 p.m. and 8:00 a.m. when adjacent to a residential district.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(5)d. of the Zoning Ordinance for this particular use.

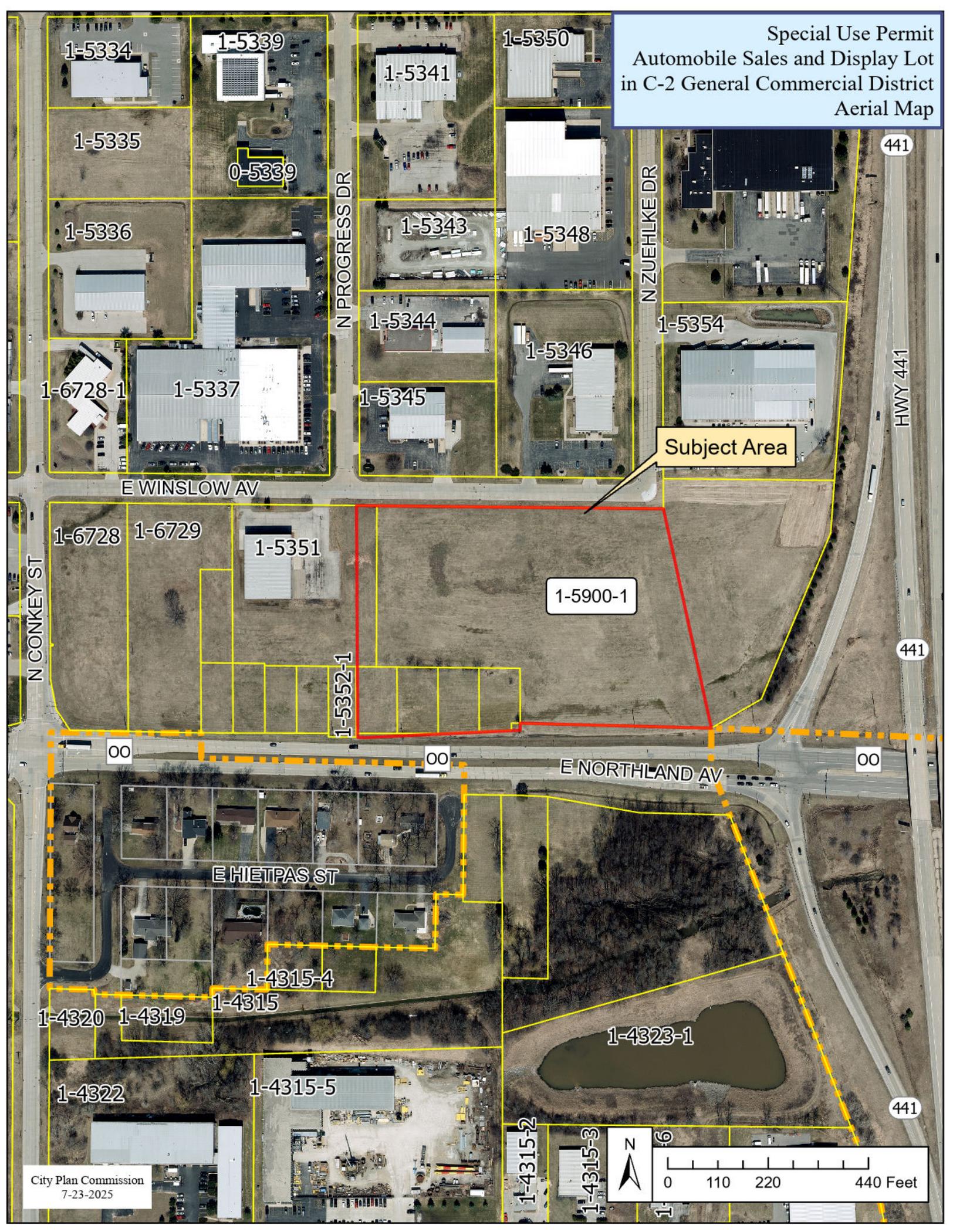
7. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community Development Department to discuss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

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

Special Use Permit
Automobile Sales and Display Lot
in C-2 General Commercial District
Zoning Map

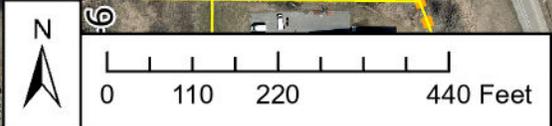


Special Use Permit
Automobile Sales and Display Lot
in C-2 General Commercial District
Aerial Map



Subject Area

1-5900-1



**CITY OF APPLETON
RESOLUTION FOR SPECIAL USE PERMIT #4-25
NEW AUTOMOBILE, RV, TRUCK, CYCLE AND BOAT SALES AND DISPLAY LOT
3275 E. WINSLOW AVENUE SUITE 100**

WHEREAS, Briohn Building Corp c/o Devon Pittman, has applied for a Special Use Permit to establish a New Automobile, RV, Truck, Cycle and Boat Sales and Display Lot located at 3275 E. Winslow Avenue Suite 100, also identified as Lot 1 CSM #9-25, future parcel number #31-1-5900-01; and

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

WHEREAS, the City of Appleton Plan Commission held a public hearing on July 23, 2025 on Special Use Permit #4-25, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

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

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

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #4-25 to the City of Appleton Common Council with a favorable conditional or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on August 6, 2025.

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

1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative YES or NO (CIRCLE ONE)
2. If NO, the City of Appleton Common Council hereby denies Special Use Permit #4-25 to establish a New Automobile, RV, Truck, Cycle and Boat Sales and Display Lot located at 3275 E. Winslow Avenue Suite 100, also identified as Lot 1 CSM #9-25, future parcel number #31-1-5900-01 based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)
3. If YES, the City of Appleton Common Council hereby approves Special Use Permit #4-25 to establish an a New Automobile, RV, Truck, Cycle and Boat Sales and Display Lot located at 3275 E. Winslow Avenue Suite 100, also identified as Lot 1 CSM #9-25, future parcel number #31-1-5900-01, subject to the following conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #4-25:

- A. Comprehensive Plan Future Land Use Map Amendment #2-25, Rezoning #6-25, and CSM #9-25 shall be approved by Common Council prior to the issuance of Special Use Permit #4-25.
- B. Pursuant to Section 23-570 of the Municipal Code, review of site plan #16-25 shall continue until approval is issued by the Community Development Department to ensure compliance with all applicable codes, ordinances, and regulations, including but not limited to Fire and Building Codes. The site plan must be approved prior to the issuance of building permits by the Inspections Division.
- C. All proposed outdoor lighting to illuminate the automobile display lot shall comply with the standards in §23-53, Outdoor lighting.
- D. Landscaping shall comply with the standards specified under Chapter 23 Zoning, Section 23-66(h)(5)b. The location of perimeter and interior landscaping shall be reviewed and approved pursuant to site plan review under Chapter 23 Zoning Section 23-570.
- E. The outdoor display of merchandise and vehicles for sale shall not be located in areas intended for traffic circulation according to the site plan and development plan.
- F. No outdoor loudspeakers shall be in use between the hours of 8:00 p.m. and 8:00 a.m. when adjacent to a residential district.
- G. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community Development Department to discuss any proposed changes.

Adopted this _____ day of _____, 2025.

Jacob A. Woodford, Mayor

ATTEST:

Amy Molitor, City Clerk

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: Rivian

Years in operation: 16 years

Type of proposed establishment (detailed explanation of business):

Rivian intends to use the property as a pre-delivery location for pre-ordered, pre-configured electric automobiles. The space will also function as a space open to the general public to learn about electric vehicles and offer demo drives. At this time, Rivian does not intend to carry vehicles for sale at the premises to the general public.

Proposed Hours of Operation:

| Day | From | To |
|----------------------|---------|---------|
| Monday thru Thursday | 8:00 am | 2:00 am |
| Friday | 8:00 am | 2:00 am |
| Saturday | 9:00 am | 4:00 pm |
| Sunday | | |

***Note that customer facing operations cease at 5pm but techs will work on the premises until 2am.**

Building Capacity and Storage Areas:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 133 persons

Gross floor area of the existing building(s):

n/a

Gross floor area of the proposed building(s):

77,000 sq. ft.

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

See attached inventory and floor plan with locations of storage.

Odor:

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

There will be no odor or smoke introduced to the area by this facility.

Noise:

Describe the noise levels anticipated from the proposed use and all mechanical equipment:

There is no loud equipment involved in the process at this facility.

How will the noise be controlled?

n/a

Outdoor Lighting:

Type: Light Poles and wall mounted lights on the building

Location: See attached photometric plan and associated cut sheet for details.

Off-Street Parking:

Number of spaces existing on-site: 0

Number of spaces proposed on-site: 145

Street Access:

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

New turn lane on Northland proposed by property owner and applicant as part of the development of the property. There is a Traffic Impact Analysis on file with the city which includes details on the proposed street improvements.

Outdoor Uses:

Size: 60,000 square feet

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

There is a parking lot available for customer vehicles located at the front of the building as well as a parking area for staging of the pre-ordered vehicles located on the west side of the building. No other business property or goods shall be stored outdoors excepting one display car located near the entrance to the building.

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

Type, location, size of outdoor display area(s) of merchandise for sale or other business property:

There will be one display car located near the front of the building.

Number of Employees:

Number of existing employees: 0

Number of proposed employees: 35

Number of employees scheduled to work on the largest shift: 25



CITY OF APPLETON

MEMORANDUM

Date: July 23, 2025
To: Plan Commission
From: Alec Dix, Civil Engineer and Don Harp, Principal Planner
Subject: Floodplain Zoning Amendment - Article X. Floodplain Zoning Division 1. Statutory Authorization, Finding of Fact, Statement of Purpose, Title and General Provisions. Sec. 23-205 (b)(2)(g) Official maps based on other studies related to Apple Fields LOMR – Case #24-05-0370P

GENERAL INFORMATION

Subject Development: Apple Fields Plat

Project: Installation of a culvert and fill placement within the Apple Fields Plat

Text Amendment Initiated By: Peter Neuberger, P.E., City Engineer - Department of Public Works, Engineering Division

Petitioner's Request: Floodplain Zoning Amendment - Article X. Floodplain Zoning Division 1. Statutory Authorization, Finding of Fact, Statement of Purpose, Title and General Provisions. Sec. 23-205 (b)(2)(g) Official maps based on other studies related to LOMR – Case #24-05-0370P

Plan Commission Public Hearing Date: July 23, 2025

Common Council Meeting Date: August 6, 2025

BACKGROUND/ANALYSIS

April 20, 2022 - The Common Council approved the Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) for installation of a culvert and fill placement within the Apple Fields plat, CLOMR Case #21-05-3029R.

April 30, 2025 - The City has been issued a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) for installation of a culvert and fill placement within the Apple Fields plat. (See attached LOMR Case #24-05-0370P)

Floodplain Zoning Amendment Chapter 23 Zoning Ordinance

July 23, 2025

Page 2

The revised FEMA Floodplain and Flood Insurance Rate Map (FIRM) will be effective on September 16, 2025. Prior to the effective date, the City must adopt the official map based on studies related to LOMR – Case #24-05-0370P to remain compliant with FEMA's National Flood Insurance Program (NFIP). The DNR must review and approve the text amendment before ordinance adoption. A request for review and approval of the proposed text amendment was sent to DNR on June 19, 2025.

The Apple Fields plat is in an area upstream of the limits of the current floodplain mapping, and the proposed changes are required to meet the Department of Natural Resources (DNR) and the Federal Emergency Management (FEMA) requirements for the proposed project. Changes to the floodplain are occurring on the subject property and on adjacent property upstream. Where floodplain elevations increase on neighboring property as a result of the project, the developer has obtained floodplain easements on the affected property.

June 26, 2025 – The Department of Natural Resources (DNR) reviewed the draft ordinance amendment language and directed City staff to proceed with adoption process.

Development Review Team (DRT) Report: This item appeared on the July 1, 2025 Development Review Team (DRT) agenda. No negative comments were received from participating departments.

RECOMMENDATION

Pending public comments, staff recommends the proposed amendment to Article X Floodplain Zoning of Chapter 23 of the Municipal Code, Section 23-205 (b)(2)(g) Official maps based on LOMR – Case #24-05-0370P, as attached, **BE APPROVED**.

PROPOSED ZONING ORDINANCE TEXT AMENDMENTS

The text recommended to be added is underlined. The text recommended to be deleted is ~~strikethrough~~.

ARTICLE X. FLOODPLAIN ZONING

DIVISION 1. STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE, TITLE AND GENERAL PROVISIONS.

Sec. 23-205 (b) (2) *Official maps based on other studies.* Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.

- a. LOMR – Case #11-05-7670P, Floodway and Floodplain revisions between Flood Insurance Study (FIS) Cross Section AW to BA, Outagamie County Flood Insurance Rate Map (FIRM) panels 55087C0318D and 55087C0319D, dated July 22, 2010. This reflects changes on the Fox River from just downstream of the Private Middle Dam to approximately 250 feet upstream of the Appleton Upper Dam.
- b. LOMR – Case #13-05-7920P, Floodplain revisions between Flood Insurance Study (FIS) Cross Section AN to AM, Outagamie County Flood Insurance Rate panels 55087C0319D, dated July 22, 2010. This reflects changes along the south side of the Fox River from the College Avenue Bridge to approximately 850 feet downstream.
- c. LOMR – Case #17-05-1963P. Floodplain revisions on Outagamie County Flood Insurance Study (FIS) AAL Tributary Cross Section C, Outagamie County Flood Insurance Rate Map (FIRM) panel 55087C0336D, effective September 29, 2017. This reflects changes along the AAL Tributary from just downstream of Lightning Drive to approximately 200 feet upstream of East Glenhurst Lane.
- d. LOMR – Case #17-05-3854P. Floodplain revisions to Outagamie County Flood Insurance Study (FIS) Fox River Cross Section AS through AW, Outagamie County Flood Insurance Rate Map (FIRM) panel 55087C0319D, effective February 16, 2018. This reflects changes along the Fox River from just upstream of railroad to just downstream of South Oneida Street.
- e. LOMR – Case #20-05-2300P. Floodplain revisions to Outagamie County Flood Insurance Study (FIS) Apple Creek North Cross Section H through J, Outagamie County Flood Insurance Rate Map (FIRM) panel 55087C0328D, effective July 22, 2010. This reflects changes along Apple Creek North from approximately 1,440 feet downstream of Harrier Lance to approximately 160 feet downstream of Ballard Road.
- f. LOMR – Case #21-05-2374P. Floodplain revisions to Outagamie County Flood Insurance Study (FIS) Apple Creek Northeast Cross Section H through I, Outagamie County Flood Insurance Rate Map (FIRM) panel 55087C0328D, effective January 27, 2023. This reflects changes along Apple Creek Northeast from approximately 700 feet downstream of Rubyred Drive to approximately 350 feet downstream of French Road.
- g. ~~CLOMR – Case #21-05-3029R. Floodplain revisions to Outagamie County Flood Insurance Study (FIS) AAL Tributary from just upstream of East Glenhurst Lane to approximately 500 feet upstream of Everbreeze Circle, Outagamie County Flood Insurance Rate Map (FIRM) panel 55087C0336D, effective November 1, 2021.~~

LOMR – Case #24-05-0370P. Floodplain revisions to Outagamie County Flood Insurance Study (FIS) AAL Tributary from just upstream of East Glenhurst Lane to just downstream of East Everbreeze Circle, Outagamie County Flood Insurance Rate Map (FIRM) panel 55087C0336D, effective September 16, 2025.

- h. Kensington Pond Dam Failure analysis approved by the Department of Natural Resources on January 7, 2008, including:
 - 1. Map dated July 2007 and titled “Figure 2, City of Appleton, Kensington Pond Dam Break Analysis, Hydraulic Shadow” (Hydraulic Shadow boundary from Cross Section 0.001 to 4.84).
 - 2. Floodway data table dated 8/28/2007 and titled “Table F-10, Maximum Water Surface Elevations, Kensington Pond Dam Break Analysis, City of Appleton”.
 - 3. Flood profiles dated 7/10/2007 and titled “Figure 3, Maximum Water Surface Profiles” (Hydraulic Shadow profile from Garners Creek Sta 0 to Sta 25000). Revisions made as a result of DNR review and received from Pete Neuberger via email 2/23/2021.
- i. Outagamie County Flood Storage District Map Panel 1 of 2 approved by Wisconsin Department of Natural Resources and dated January 20, 2016. Prepared by DNR, approved by DNR.



Federal Emergency Management Agency

Washington, D.C. 20472

April 30, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Jake Woodford
Mayor, City of Appleton
100 North Appleton Street
Appleton, WI 54911

IN REPLY REFER TO:

Case No.: 24-05-0370P
Follows Conditional
Case No.: 21-05-3029R
Community Name: City of Appleton, WI
Community No.: 555542
Effective Date of
This Revision: September 16, 2025

Dear Mayor Woodford:

The Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Chicago, Illinois, at (312) 408-5000, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Laura Jungwirth
Director of Public Works
City of Appleton

John R. Davel, P.E.
Davel Engineering & Environmental, Inc.

Sarah Rafajko, CFM
Wisconsin Department of Natural Resources

Follows Conditional Case No.: 21-05-3029R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

| COMMUNITY AND REVISION INFORMATION | | PROJECT DESCRIPTION | BASIS OF REQUEST |
|--|--|--|--|
| COMMUNITY | City of Appleton Outagamie County Wisconsin COMMUNITY NO.: 555542 | CHANNELIZATION CULVERT FILL | BASE MAP CHANGES 1D HYDRAULIC ANALYSIS FLOODWAY HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA |
| IDENTIFIER | Apple Fields City of Appleton, WI | APPROXIMATE LATITUDE AND LONGITUDE: 44.309, -88.370 SOURCE: Other DATUM: NAD 83 | |
| ANNOTATED MAPPING ENCLOSURES | | ANNOTATED STUDY ENCLOSURES | |
| TYPE: FIRM* NO.: 55087C0336D DATE: July 22, 2010 | | DATE OF EFFECTIVE FLOOD INSURANCE STUDY: January 20, 2016 PROFILE: 01P SUMMARY OF DISCHARGES TABLE: 8 | |

Enclosures reflect changes to flooding sources affected by this revision.
 * FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

AAL Tributary – from just upstream of East Glenhurst Lane to just downstream of East Everbreeze Circle

SUMMARY OF REVISIONS

| Flooding Source | Effective Flooding | Revised Flooding | Increases | Decreases |
|-----------------|--------------------|------------------|-----------|-----------|
| AAL Tributary | BFEs* | BFEs | YES | YES |
| | Zone AE | Zone AE | YES | YES |
| | No Floodway | Floodway | YES | NONE |
| | Zone X (shaded) | Zone X (shaded) | YES | YES |

* BFEs – Base (1-percent-annual-chance) Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/flood-insurance>

Patrick "Rick" F. Sacbibt, P.E.
 Chief, Engineering Services Branch
 Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/flood-insurance>

Patrick "Rick" F. Sacbbit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mary Beth Caruso
Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5500

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/flood-insurance>

A handwritten signature in black ink, appearing to read "Patrick Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The Appleton Post-Crescent*
Dates: May 12, 2025 and May 19, 2025

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/flood-insurance>

Patrick "Rick" F. Sacbibit, P.E
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

WDNR that this area is classified as “rapidly developing.” Therefore, the final TR-20 modeling hydrology was determined utilizing future conditions for the study areas north of County Highway KK. Also, the new regional detention facility just upstream of State Highway 441 was included in the runoff flow calculations.

This Physical Map Revision

For the PMR on the Unnamed Tributary to Bear Creek detailed hydrology refined the Zone A discharge by dividing the watershed above County Highway O into two sub-basins. One sub-basin is just upstream of County Highway O and the other upstream of County Highway A. Using detailed survey of these two crossings, it was possible to determine the extent of actual floodplain storage that exists upstream of these bridges. New Zone A discharge was obtained by modeling the storage areas with HEC-HMS.

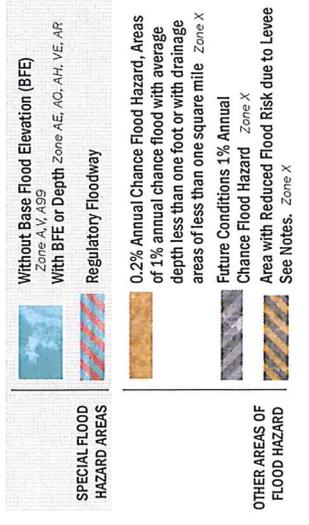
A summary of the drainage area-peak discharge relationships for all of the streams studied by detailed methods is shown in Table 8, “Summary of Discharges.”

Table 8 – Summary of Discharges

| FLOODING SOURCE AND LOCATION | DRAINAGE AREA (sq. miles) | PEAK DISCHARGES (cfs) | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|---------------------------------|
| | | 10- PERCENT ANNUAL CHANCE | 2-PERCENT ANNUAL CHANCE | 1-PERCENT ANNUAL CHANCE | 0.2-PERCENT ANNUAL CHANCE |
| AAL TRIBUTARY | | | | | |
| At confluence with Apple Creek | 0.5 | 360 | 490 | 550 | 650 |
| Just upstream of East Glenhurst Lane | 0.03 | 20 | 35 | 41 | 61 |
| APPLE CREEK | | | | | |
| Approximately 1,800 feet upstream of US Highway 41 | 0.8 | 520 | 780 | 910 | 1,160 |
| Downstream of divergence from Apple Creek Overland Flow | 0.9 | 60 | 70 | 80 | 100 |
| Downstream of US Highway 41 (AW) | 1.0 | 740 | 1,150 | 1,340 | 1,720 |
| Upstream of Ballard Road (AT) | 1.8 | 410 | 440 | 480 | 860 |
| Downstream of confluence with AAL Tributary | 2.5 | 640 | 940 | 1,080 | 1,250 |
| Upstream of French Road | 5.7 | 800 | 1,260 | 1,540 | 1,950 |
| Downstream of Cherryvale Avenue | 6.0 | 820 | 1,240 | 1,480 | 2,060 |
| Upstream of County Highway JJ | 6.1 | 440 | 780 | 1,010 | 1,720 |
| Upstream of Holland Road | 6.2 | 650 | 1,130 | 1,440 | 2,210 |
| Downstream of confluence with Apple Creek Northeast | 8.4 | 950 | 1,550 | 1,940 | 3,000 |
| Downstream of confluence at County Highway N | 12.9 | 1,330 | 2,300 | 2,440 | 3,580 |

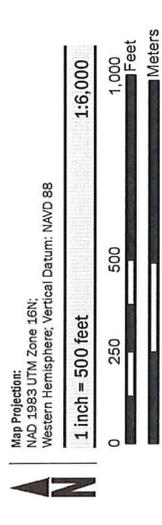
REVISED DATA

REVISED TO
REFLECT LOMR
EFFECTIVE: September 16, 2025



SCALE

NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2022.



NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

OUTAGAMIE COUNTY, WISCONSIN
 and Incorporated Areas

PANEL 336 OF 500

Panel Contains:

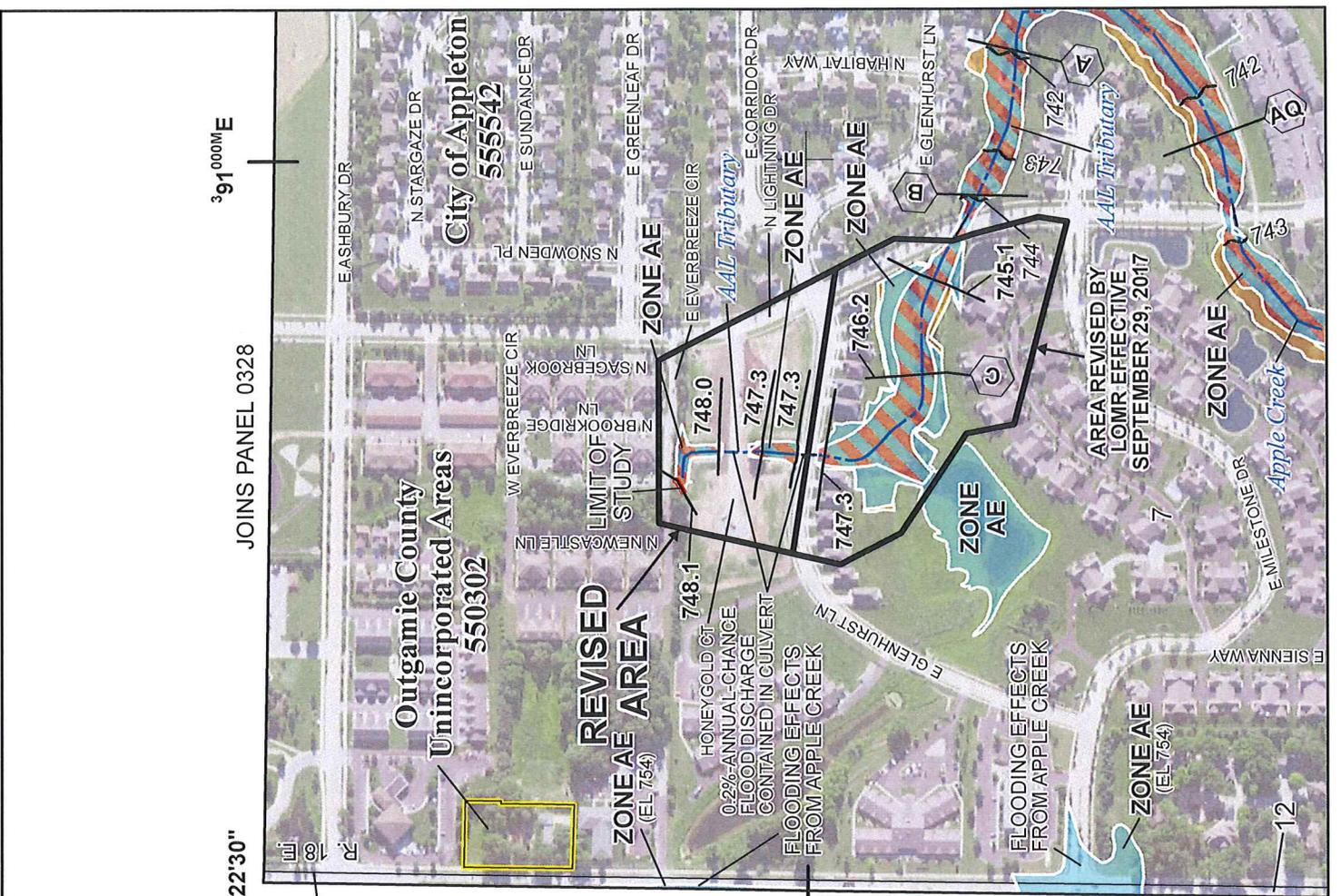
| COMMUNITY | NUMBER | PANEL SUFFIX |
|--------------------------|--------|--------------|
| APPLETON, CITY OF | 555542 | 0336 D |
| LITTLE CHUTE, VILLAGE OF | 550307 | 0336 D |
| OUTAGAMIE COUNTY | 550302 | 0336 D |

REVISOR TO REFLECT LOMR EFFECTIVE: September 16, 2025

VERSION NUMBER
2.1-3.0

MAP NUMBER
55087C0336D

EFFECTIVE DATE
JULY 22, 2010



City of Appleton 555542

Outagamie County 550302

REVISED ZONE AE AREA (EL 754)

REVISED ZONE AE AREA (EL 754)

0.2% ANNUAL-CHANCE FLOOD DISCHARGE CONTAINED IN CULVERT

FLOODING EFFECTS FROM APPLE CREEK

FLOODING EFFECTS FROM APPLE CREEK

AREA REVISOR BY LOMR EFFECTIVE SEPTEMBER 29, 2017

Apple Creek

JOINS PANEL 0328

JOINS PANEL 0317

R. 17 E.

88°22'30"

44°18'45"

391°00'00" E

49°07'00'00" N



CITY OF APPLETON

MEMORANDUM

Date: July 23, 2025
To: Plan Commission
From: Don Harp, Principal Planner
Subject: Rezoning #7-25

GENERAL INFORMATION

Owner: Douglas Purdy, c/o Apple Hill Farms, LLC

Applicant: Jason Mroz, c/o Apple Tree, LLC

Parcel Number: 31-1-9202-00

Applicant's Request: The owner requested a rezoning of the subject parcel from AG Agricultural District to R-1B Single-family District, R-3 Multi-family District and P-I Public Institutional District, including the adjacent road right-of-way, per attached zoning map. This will allow the applicant to develop Glenmore Park subdivision (141 lots & 5 outlots - homeowners association) and a future subdivision (126 lots & 3 outlots) utilizing the R-1B Single-family District zoning regulations.

Future parkland land dedication is related to the proposed P-I Public Institutional District rezoning.

Future anticipated multi-family development is related to the proposed R-3 Multi-family District rezoning.

Plan Commission Public Hearing/Meeting Date: July 23, 2025

Common Council Meeting Date: August 6, 2025

BACKGROUND

December 24, 2002 – The subject area was annexed to the City.

October 9, 2023 – The subject area is part of Certified Survey Map #8575

June 26, 2025 – The subject area is being subdivided into four lots per Certified Survey Map (CSM) #10-25 which is currently under review by staff. CSM #10-25 reflects proposed Rezoning #7-25 ensuring the entire parcel will not have multiple zoning districts upon recording of the CSM at the register of deeds office.

STAFF ANALYSIS

Associated Action Item: The Preliminary Plat for Glenmore Park is also being presented at this July 23, 2025 Plan Commission meeting.

Existing Site Conditions: The subject parcel is approximately 170 acres m/l. Currently, the subject property is actively used for agricultural purposes.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally residential and agricultural in nature.

North: City of Appleton. AG Agricultural District. The adjacent land use to the north is undeveloped land.

South: Town of Freedom. The adjacent land uses to the south are residential.

East: Town of Freedom. The adjacent land uses to the east are residential.

West: City of Appleton. NC Nature Conservancy District. The adjacent land use to the west is YMCA of the Fox Cities "Bruce B. Purdy Nature Preserve".

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future one/two family residential, multifamily residential, public park and open space and ponds/water. The proposed rezoning appears to be consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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

Goal 3 – Housing Quality, Variety, and Affordability

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

OBJECTIVE 5.3 Housing and Neighborhoods:

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

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

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

OBJECTIVE 10.1 Land Use:

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

Proposed Zoning Classifications:

R-1B District. The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses. Per Section 23-93(g) of the Municipal Code, the development standards for single-family detached dwellings in the R-1B District are listed below:

- 1) **Minimum lot area:** 6,000 square feet.
- 2) **Maximum lot coverage:** 50%.
- 3) **Minimum lot width:** 50 feet.
- 4) **Minimum front yard:** 20 feet or 25 feet on an arterial street.
- 5) **Minimum rear yard:** 25 feet.
- 6) **Minimum side yard:** 6 feet.
- 7) **Maximum building height:** Thirty-five (35) feet.

R-3 District. The R-3 district is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses. No development project is pending for the R-3 district rezoning area. Refer to Section 23-96(g)(1) (2) (3) and (4) of the Municipal Code, for the development standards for single-family, two-family, multi-family, and zero lot line two-family dwellings.

P-I District. The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties. No development project is pending for the P-I district rezoning area. Refer to Section 23-100(h) of the Municipal Code, for the development standards

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:

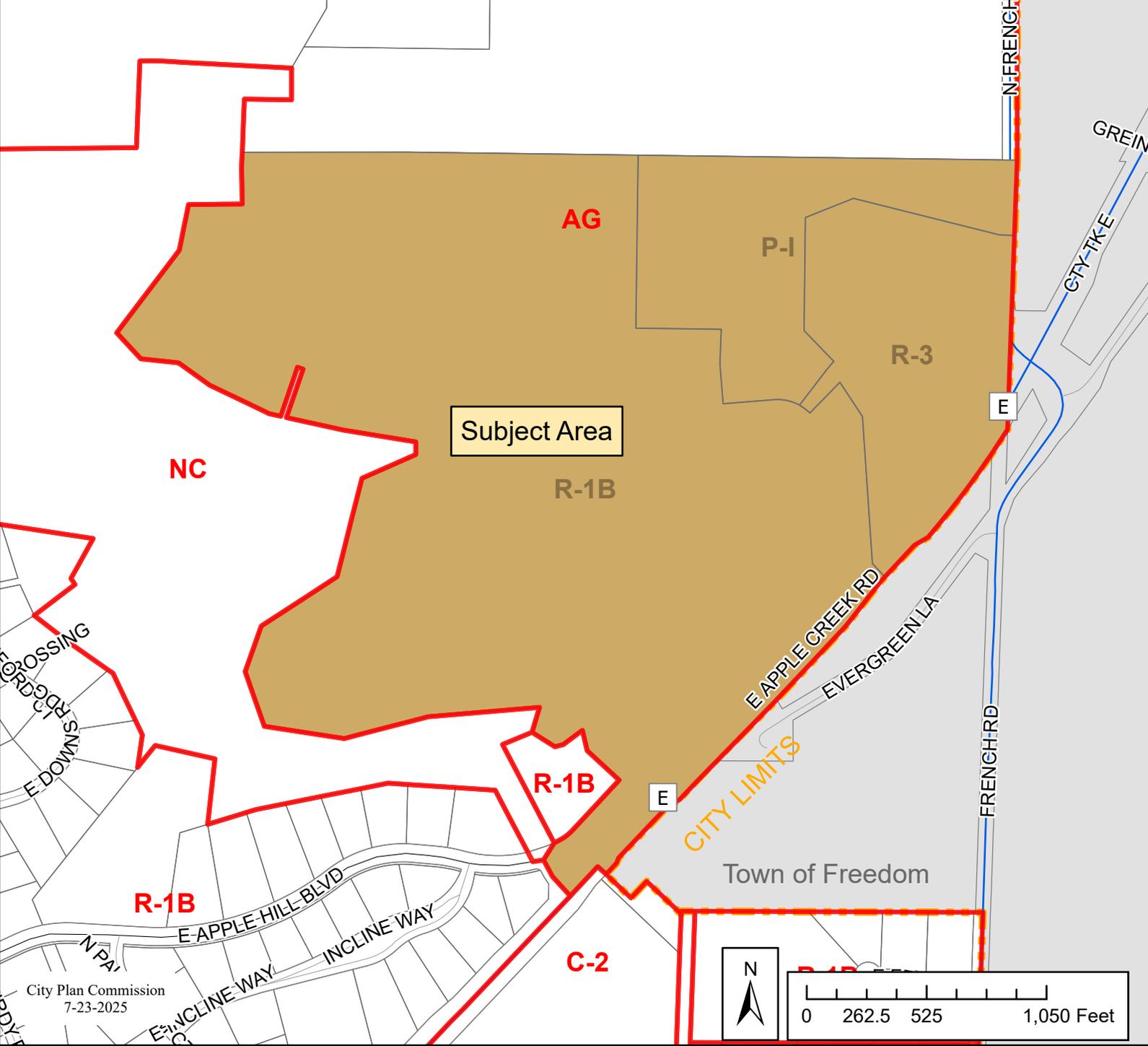
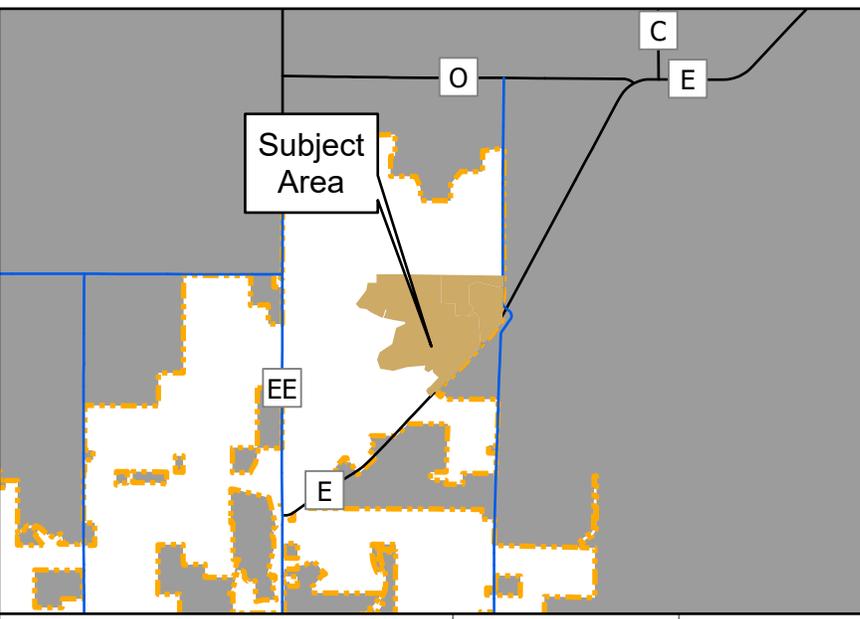
- a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *Findings: The rezoning request is in conformance with the Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies this area with a future one and two-family residential, multifamily residential, public park and open space and ponds/water designation.*
- 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 July 1, 2025 Development Review Group meeting. No negative comments were received from participating staff.

STAFF RECOMMENDATION

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 #7-25 to rezone the subject parcel from AG Agricultural District to R-1B Single-family District, R-3 Multifamily District and P-I Public Institutional District, including the adjacent right-of-way as shown on the attached maps and described on the application form, **BE APPROVED.**

Glenmore Park
 Rezoning
 AG Agricultural District to
 R-1B Single-family District,
 P-I Public Institutional District
 and R-3 Multi-family District
 Zoning/Vicinity Map



Glenmore Park
Rezoning
AG Agricultural District to R-1B Single-family District, P-I Public Institutional District
and R-3 Multi-family District
Aerial Map



Subject Area

R-1B

P-I

R-3

E APPLE HILL BLVD
E APPLE CREEK RD
E INCLINE WAY

CITY LIMITS

Town of Freedom

E FRITZ CT

Rezoning Exhibit

Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4, and Part of the Northwest 1/4 of the Southeast 1/4, and Part of the Southeast 1/4 and Northeast 1/4 of the Northwest 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

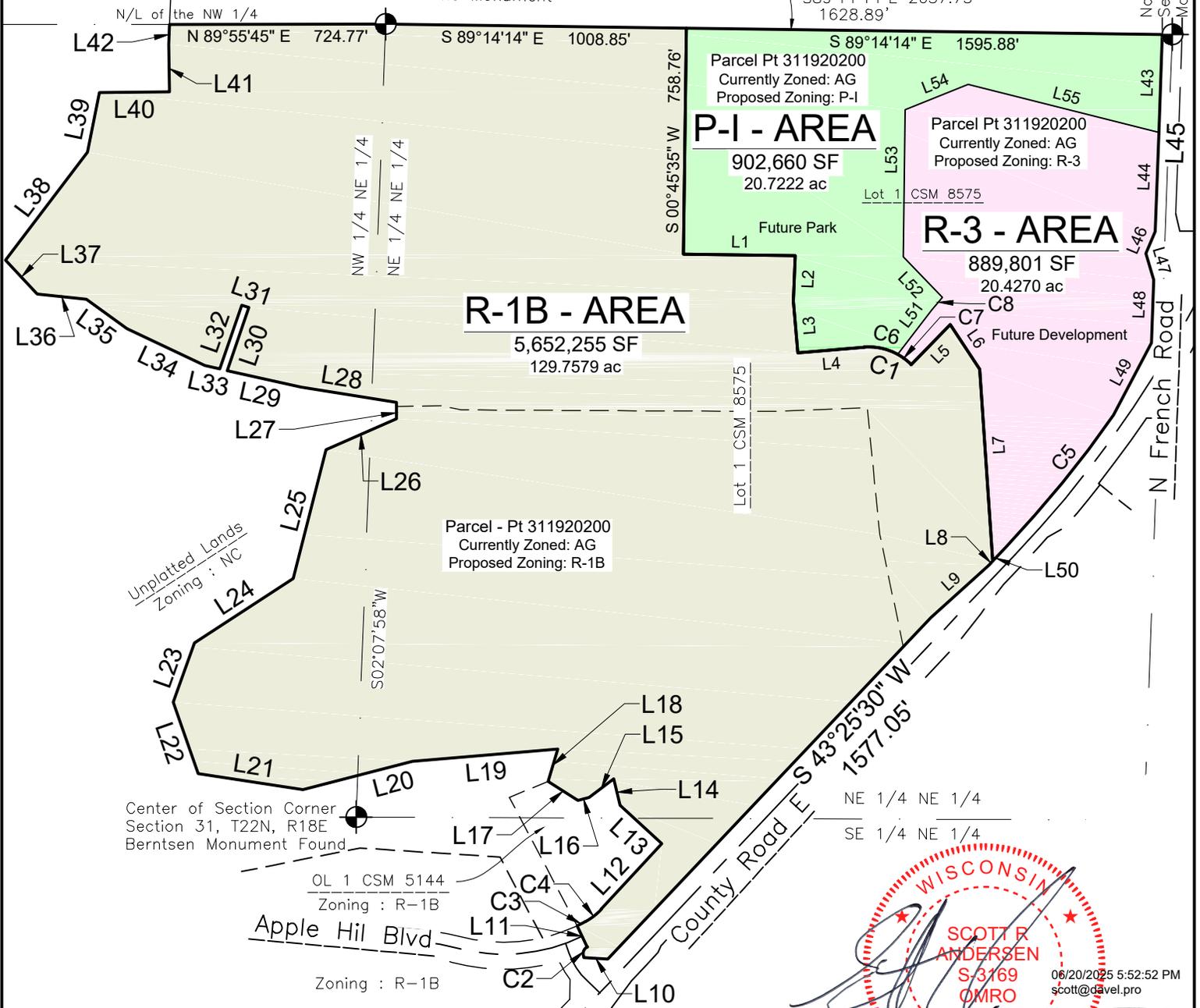
Unplatted Lands
Zoning : NC

North 1/4 Corner
Section 31, T22N, R18E
6x6 Stone Monument

Unplatted Lands
Zoning : AG

N/L of the NE 1/4
S89°14'14"E 2637.75'
1628.89'

Northeast Corner
Section 31, T22N, R18E
Mag Nail With Washer



Disclaimer: This instrument is intended for conceptual review purposes ONLY. If this map is used for any other purpose other than its such intent without full approval of the City of Appleton and/or Outagamie County, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

WISCONSIN
SCOTT R. ANDERSEN
S 3169
OMRO
WI
LAND SURVEYOR
06/20/2025 5:52:52 PM
scott@davel.pro

Rezoning Exhibit

| LINE TABLE | | |
|------------|---------------|---------|
| Line | Bearing | Length |
| L1 | S 89°14'25" E | 374.27' |
| L2 | S 02°09'28" W | 152.77' |
| L3 | S 04°37'10" E | 173.97' |
| L4 | N 85°22'50" E | 223.26' |
| L5 | N 44°17'45" E | 188.12' |
| L6 | S 33°36'20" E | 179.82' |
| L7 | S 03°51'35" E | 645.53' |
| L8 | S 43°25'55" W | 18.39' |
| L9 | S 47°41'10" W | 263.20' |
| L10 | N 86°31'27" W | 79.47' |

| LINE TABLE | | |
|------------|---------------|---------|
| Line | Bearing | Length |
| L11 | N 25°35'36" W | 80.00' |
| L12 | N 42°53'52" E | 300.25' |
| L13 | N 47°24'05" W | 190.38' |
| L14 | N 13°12'14" W | 91.42' |
| L15 | S 53°13'57" W | 104.21' |
| L16 | S 74°32'53" W | 37.85' |
| L17 | N 57°38'49" W | 119.50' |
| L18 | N 17°03'39" E | 113.72' |
| L19 | S 85°12'51" W | 489.40' |
| L20 | S 75°29'06" W | 379.52' |

| LINE TABLE | | |
|------------|---------------|---------|
| Line | Bearing | Length |
| L21 | N 81°17'40" W | 354.84' |
| L22 | N 19°12'24" W | 253.87' |
| L23 | N 19°30'37" E | 211.22' |
| L24 | N 56°54'10" E | 396.00' |
| L25 | N 14°10'31" E | 445.34' |
| L26 | N 66°19'15" E | 257.98' |
| L27 | N 00°01'48" W | 55.71' |
| L28 | N 80°50'24" W | 323.50' |
| L29 | N 77°30'34" W | 254.09' |
| L30 | N 18°56'48" E | 224.04' |

| LINE TABLE | | |
|------------|---------------|---------|
| Line | Bearing | Length |
| L31 | N 71°03'12" W | 25.00' |
| L32 | S 18°56'48" W | 226.87' |
| L33 | N 77°30'34" W | 51.02' |
| L34 | N 64°27'02" W | 289.59' |
| L35 | N 54°07'52" W | 168.21' |
| L36 | N 84°01'02" W | 165.96' |
| L37 | N 42°55'16" W | 155.40' |
| L38 | N 37°05'39" E | 454.64' |
| L39 | N 11°24'52" E | 203.67' |
| L40 | N 89°19'52" E | 235.24' |

| LINE TABLE | | |
|------------|---------------|---------|
| Line | Bearing | Length |
| L41 | N 00°57'06" W | 157.93' |
| L42 | N 02°19'20" E | 68.40' |
| L43 | S 02°03'43" W | 329.02' |
| L44 | S 02°03'43" W | 333.12' |
| L45 | S 02°03'43" W | 333.12' |
| L46 | S 22°59'48" W | 80.19' |
| L47 | S 16°08'10" E | 91.75' |
| L48 | S 02°03'43" W | 211.23' |
| L49 | S 27°34'57" W | 274.47' |
| L50 | S 43°25'55" W | 66.26' |

| LINE TABLE | | |
|------------|---------------|---------|
| Line | Bearing | Length |
| L51 | N 37°25'09" E | 189.64' |
| L52 | N 43°59'11" W | 188.50' |
| L53 | N 00°45'11" E | 494.69' |
| L54 | N 68°13'42" E | 226.50' |
| L55 | S 75°55'28" E | 659.98' |

| CURVE TABLE | | | | | |
|-------------|----------|-----------------|--------------|------------|---------------|
| Curve | Radius | Chord Direction | Chord Length | Arc Length | Central Angle |
| C1 | 200.00' | S 69°48'23" E | 167.86' | 173.23' | 49°37'33" |
| C2 | 25.00' | N 17°53'33" E | 36.28' | 40.59' | 93°01'49" |
| C3 | 570.00' | N 62°53'34" E | 30.14' | 30.14' | 3°01'48" |
| C4 | 210.00' | N 52°08'16" E | 67.44' | 67.73' | 18°28'48" |
| C5 | 3779.83' | S 39°06'55" W | 569.01' | 569.55' | 8°38'00" |
| C6 | 200.00' | S 77°54'49" E | 114.98' | 116.63' | 33°24'42" |
| C7 | 200.00' | S 53°06'02" E | 56.41' | 56.60' | 16°12'52" |
| C8 | 530.00' | N 40°21'22" E | 54.31' | 54.34' | 5°52'26" |



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866
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File: 8846Rezone.dwg
 Date: 06/17/2025
 Drafted By: scott
 Sheet: 2 of 5

Rezoning Exhibit Description

AG to R-1B

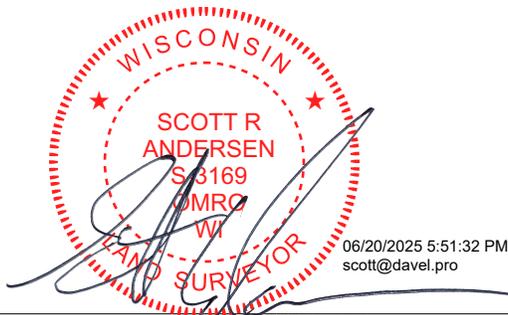
Rezoning Description

Currently Zoned: AG (Agricultural District)

Proposed Zoning: R-1B (Single-Family District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4, and Part of the Northwest 1/4 of the Southeast 1/4, and Part of the Southeast 1/4 and the Northeast 1/4 of the Northwest 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 5,652,255 Square Feet (129.7579 Acres) of land described as follows:

Beginning at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet; thence S00°45'35"W, 758.76 feet; thence S89°14'25"E, 374.27 feet; S02°09'28"W, 152.77 feet; thence S04°37'10"E, 173.97 feet; thence N85°22'50"E, 223.26 feet; thence 173.23 feet along the arc of a curve to the right with a radius of 200.00 feet and a chord of 167.86 feet which bears S69°48'23"E; thence N44°17'45"E, 188.12 feet; thence S33°36'20"E, 179.82 feet; thence S03°51'35"E, 645.53 feet to the northwesterly right-of-way of County Road E; thence along said right-of-way, S43°25'55"W, 18.39 feet; thence continuing along said right-of-way, S47°41'10"W, 263.20 feet; thence continuing along said right-of-way, S43°25'30"W, 1577.05 feet; thence N86°31'27"W, 79.47 feet; thence 40.59 feet along the arc of a curve to the right with a radius of 25.00 feet and a chord of 36.28 feet which bears N17°53'33"E; thence N25°35'36"W, 80.00 feet; thence 30.14 feet along the arc of a curve to the left with a radius of 570.00 feet and a chord of 30.14 feet which bears N62°53'34"E; thence 67.73 feet along the arc of a curve to the left with a radius of 210.00 feet and a chord of 67.44 feet which bears N52°08'16"E; thence N42°53'52"E, 300.25 feet; thence N47°24'05"W, 190.38 feet; thence, N13°12'14"W, 91.42 feet; thence S53°13'57"W, 104.21 feet; thence S74°32'53"W, 37.85 feet; thence N57°38'49"W, 119.50 feet; thence N17°03'39"E, 113.72 feet; thence S85°12'51"W, 489.40 feet; thence, S75°29'06"W, 379.52 feet; thence, N81°17'40"W, 354.84 feet; thence N19°12'24"W, 253.87 feet; thence N19°30'37"E, 211.22 feet; thence N56°54'10"E, 396.00 feet; thence N14°10'31"E, 445.34 feet; thence N66°19'15"E, 257.98 feet; thence N00°01'48"W, 55.71 feet; thence N80°50'24"W, 323.50 feet; thence N77°30'34"W, 254.09 feet; thence N18°56'48"E, 224.04 feet; thence N71°03'12"W, 25.00 feet; thence S18°56'48"W, 226.87 feet; thence N77°30'34"W, 51.02 feet; thence N64°27'02"W, 289.59 feet; thence N54°07'52"W, 168.21 feet; thence N84°01'02"W, 165.96 feet; thence N42°55'16"W, 155.40 feet; thence N37°05'39"E, 454.64 feet; thence N11°24'52"E, 203.67 feet; thence N89°19'52"E, 235.24 feet; thence N00°57'06"W, 157.93 feet, thence, N02°19'20"E, 68.40 feet; thence, N89°55'45"E, 724.77 feet to the Point of Beginning. Described Area subject to all easements and restrictions of record.



Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169



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ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
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File: 8846Rezone.dwg
Date: 06/20/2025
Drafted By: scott
Sheet: 3 of 5

Rezoning Exhibit Description

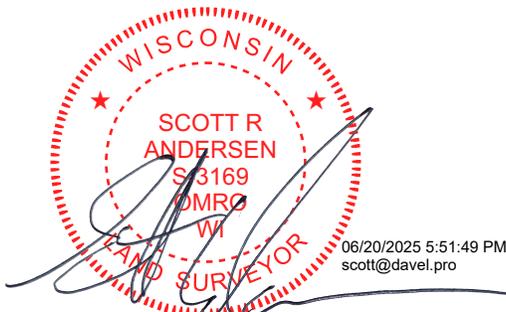
AG to P-I

Rezoning Description

Currently Zoned: AG (Agricultural District)
Proposed Zoning: P-I (Public Institutional District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 902,660 Square Feet (20.7222 Acres) of land described as follows:

Commencing at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet to the Point Of Beginning; thence S89°14'14"E, 1595.88 feet to the west right-of-way line of N. French Road; thence along said right-of-way, S02°03'43"W, 329.02 feet; thence N75°55'28"W, 659.98 feet; thence S68°13'42"W, 226.50 feet; thence S00°45'11"W, 494.69 feet; thence S43°59'11"E, 188.50 feet; thence 54.34 feet along the arc of a curve to the left, with a radius of 530.00 feet, having a chord that bears S40°21'22"W, 54.31 feet; thence S37°25'09"W, 189.64 feet; thence 116.63 feet along a curve to the left, with a radius of 200.00 feet, having a chord that bears N77°54'49"W, 114.98 feet; thence S85°22'50"W, 223.26 feet; thence N04°37'10"W, 173.97 feet; thence N02°09'28"E, 152.77 feet; thence N89°14'25"W, 374.27 feet; thence N00°45'35"E, 758.76 feet to the Point Of Beginning of the area being described. Described Area subject to all easements and restrictions of record.



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Date: 06/20/2025
Drafted By: scott
Sheet: 4 of 5

Rezoning Exhibit Description

AG to R-3

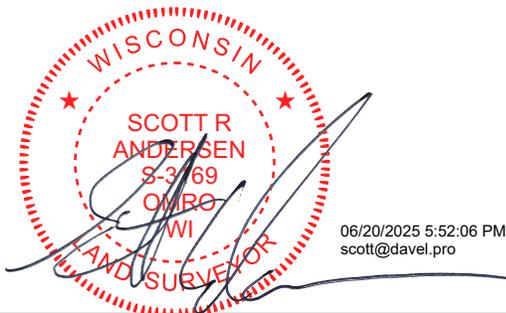
Rezoning Description

Currently Zoned: AG (Agricultural District)

Proposed Zoning: R-3 (Multi-Family District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 889,801 Square Feet (20.4270 Acres) of land described as follows:

Commencing at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet; thence S89°14'14"E, 1595.88 feet to the west right-of-way line of N. French Road; thence along said right-of-way, S02°03'43"W, 329.02 feet to the Point Of Beginning; thence continuing along said right-of-way S02°03'43"W, 333.12 feet; thence continuing along said right-of-way S22°59'48"W, 80.19 feet; thence continuing along said right-of-way S16°08'10"E, 91.75 feet; thence continuing along said right-of-way S02°03'43"W, 211.23 feet to the northwesterly right-of-way of County Road "E"; thence along said northwesterly right-of-way S27°34'57"W, 274.47 feet; thence along said northwesterly right-of-way and the arc of a curve to the right 569.55 feet, with a radius 3779.83 feet, having a chord that bears S39°06'55"W, 569.01 feet; thence along said northwesterly right-of-way S43°25'55"W, 66.26 feet; thence N03°51'35"W, 645.53 feet; thence N33°36'20"W, 179.82 feet; thence S44°17'45"W, 188.12 feet; thence along the arc of a curve to the left 56.60 feet, with a radius of 200.00 feet, having a chord that bears N53°06'02"W, 56.41 feet; thence N37°25'09"E, 189.64 feet; thence along the arc of a curve to the right 54.34 feet, with a radius of 530.00 feet, having a chord that bears N40°21'22"E, 54.31 feet; thence N43°59'11"W, 188.50 feet; thence N00°45'11"E, 494.69 feet; thence N68°13'42"E, 226.50 feet; thence S75°55'28"E, 659.98 feet to the Point Of Beginning of the area being described. Described Area subject to all easements and restrictions of record.



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Sheet: 5 of 5



CITY OF APPLETON

MEMORANDUM

Date: July 23, 2025
To: Plan Commission
From: Don Harp, Principal Planner
Subject: Preliminary Plat – Glenmore Park

GENERAL INFORMATION

Owner: Douglas Purdy, c/o Apple Hill Farms, LLC

Applicant: Jason Mroz, c/o Apple Tree, LLC

Parcel Number: 31-1-9202-00

Petitioner's Request: The owner/applicant is proposing to subdivide the property into 141 lots and 5 outlots.

Plan Commission Meeting Date: July 23, 2025

Common Council Meeting Date: August 6, 2025

BACKGROUND

December 24, 2002 – The subject area was annexed to the City.

October 9, 2023 – The subject area is part of Certified Survey Map #8575.

June 26, 2025 – The subject area is being subdivided into four lots per Certified Survey Map (CSM) #10-25 which is currently under review by staff. CSM #10-25 reflects proposed Rezoning #7-25 ensuring the entire parcel will not have multiple zoning districts upon recording of the CSM at the register of deeds office.

STAFF ANALYSIS

Associated Action Item: Rezoning #7-25 is also being presented at this July 23, 2025 Plan Commission meeting.

Purpose: The purpose of a preliminary plat is to allow a preliminary review of a proposed subdivision layout before a final plat is submitted for review and approval by the City. The preliminary plat allows the City to provide early feedback to the owner/developer on the proposed layout of the subdivision and check for consistency with zoning regulations, Comprehensive Plan, Comprehensive Outdoor Recreation Plan, Trails Master Plan, Street Design Guide, policies,

stormwater management and infrastructure requirements. The preliminary plat is not intended to be the final recordable map as changes may be needed based upon staff review comments.

Proposed Conditions: Glenmore Park consists of approximately 60.79 acres and will be divided into 141 proposed lots for residential dwellings and 5 proposed outlots for stormwater detention and for other improvements related to the subdivision.

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

- Minimum lot area: 6,000 square feet.
 - *The proposed average lot size within this development is 13,727 square feet. All lots exceed the minimum lot area requirement, except it appears Outlot 4 does not satisfy this requirement.*
- Minimum lot width: 50 feet.
 - *All lots comply with this minimum requirement, except it appears Outlot 4 does not satisfy this requirement.*
- Minimum front, side and rear yard setbacks: Twenty (20) foot front yard, Six (6) foot side yard, and Twenty-five (25) foot rear yard.
 - *Required front yard setback has been shown on the Preliminary Plat. Required setbacks will be reviewed through the building permit review process.*
- Maximum building height: Thirty-five (35) feet.
 - *This will be reviewed through the building permit review process.*
- Maximum lot coverage. Fifty percent (50%).
 - *This will be reviewed through the building permit review process.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton Subdivision Regulations, except for the code sections listed below.

Proposed lots that are 60 feet wide or greater and exceed a 2:1 depth-to-width ratio are, in practice, comparable in both overall size and depth to lots that are less than 60 feet wide and comply with the 2:1 ratio requirement. Therefore, such lots satisfy the intent of Section 17-26(g) of the Municipal code, which is to ensure that lot configurations promote uniformity, orderly layout, and adequate accessibility. The intent of the regulation is satisfied, even if the technical lot width to depth ratio is exceeded.

It appears, Outlot 4 does not satisfy the minimum 6,000 square foot lot size requirement of the R-1B Zoning District. Also, it appears the minimum 50 foot lot width requirement of the R-1B Zoning District is not satisfied. Outlots may be conveyed regardless of whether or not it may be used as a building site for a residential dwelling unit. However, the Municipal Code specifies all lots, including outlots, shall comply with the minimum lot size and width requirement of the respective zoning district.

Analysis: Prior to Final Plat approval, Outlot 4 shall comply with Section 17-3(c)(6) and Section 23-93(g)(1) of the Municipal Code or add a note on the final plat specifying, "The lot is not buildable at this time as it does not meet the lot area and lot width (if applicable) requirements per the Appleton Municipal Code."

Per Section 17-26(c)(2) of the Municipal Code, "Double frontage lots shall not be permitted except as required by the Common Council where they are desirable to provide separation of development from traffic arterials or inharmonious uses, or to overcome disadvantages of topography or situation.

Analysis: Lots 45, 46 and 47 are double frontage lots. The creation of double frontage lots cannot be avoided because CTH "E" is governed by Outagamie County Highway Access Restrictions.

Pursuant to Section 17-3(f) of the Municipal Code, when the Common Council finds that extraordinary hardship or injustice will result from strict compliance with this ordinance, it may vary the terms thereof to the extent deemed necessary and proper to grant relief, provided that the modification meets the following three standards:

- (1) The modification is due to physical features of the site or its location.
- (2) The modification is the least deviation from this ordinance which will mitigate the hardship.
- (3) The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.

Based upon the above analysis for the double frontage lots, it would appear the standards established by Section 17-3(f) Modification of Regulations have been met.

Street Names and Prefixes: All proposed street names shall satisfy Section 16-36 of the Municipal Code, the City Street Name Policy and Outagamie County 911 Service regulations. The final review of street names will occur at the Final Plat Review stage.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally residential and agricultural in nature.

North: City of Appleton. AG Agricultural District. The adjacent land use to the north is undeveloped land.

South: Town of Freedom. The adjacent land uses to the south are residential.

East: Town of Freedom. The adjacent land uses to the east are residential.

West: City of Appleton. NC Nature Conservancy District. The adjacent land use to the west is YMCA of the Fox Cities "Bruce B. Purdy Nature Preserve".

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future one/two family residential, multifamily residential, public park and open space and ponds/water. The proposed rezoning appears to be consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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

Goal 3 – Housing Quality, Variety, and Affordability

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

OBJECTIVE 5.3 Housing and Neighborhoods:

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

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

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

OBJECTIVE 10.1 Land Use:

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

Dedication of Public Parks and/or Trails or Payment Fee in Lieu Thereof: The City of Appleton Official Map, Appleton Trails Master Plan, Comprehensive Outdoor Recreation Plan and the City of Appleton 2010-2030 Comprehensive Plan Future Land Use Map recommend the need for public parkland within the boundary lines of parcel #31-1-9202-00. The preliminary plat does not identify any outlot(s) or easement(s) dedicated to the public for parkland. However, when Glenmore Reserve Plat located north of this plat boundary line is submitted to the City, the applicant intends to dedicate land for park purposes at that time.

Development Review Team (DRT) Report: This item appeared on the following internal staff meeting agendas:

June 17, 2025 and July 1, 2025 – DRT Agenda

Comments pertaining to stormwater management, drainage, erosion control, utilities, street design, parkland dedication, plat layout and other technical requirements have been received from participating departments and captured in the stipulations found below. Staff comments have been submitted to the applicant by a separate email by staff.

FUTURE ACTIONS

An approved Preliminary Plat shall be deemed an expression of approval or conditional approval of the plat layout and used as a guide in the preparation of the Final Plat which will be subject to further consideration by the Plan Commission and Common Council.

The Final Plat materials shall be submitted within 36 months of last required approving authority of the Preliminary Plat, pursuant to Section 17-6(d) of the Municipal Code.

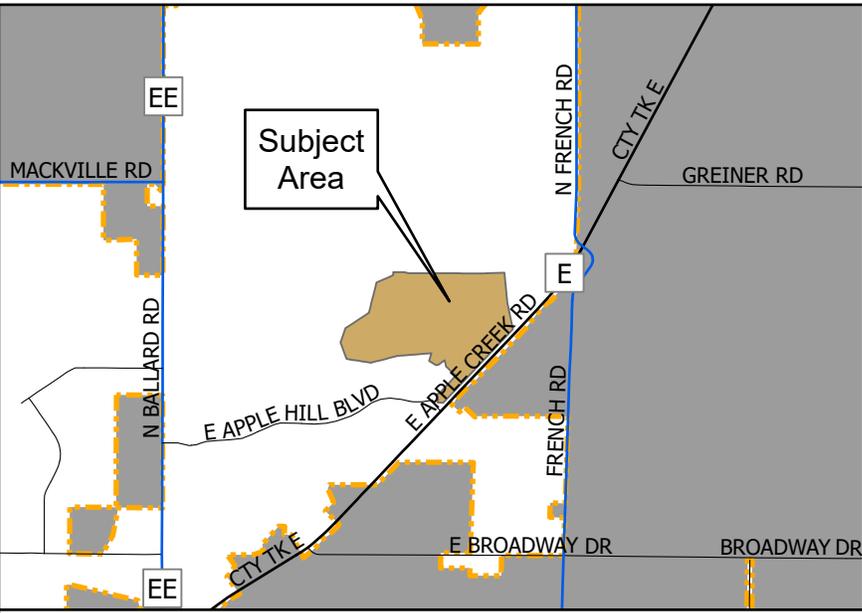
RECOMMENDATION

The Preliminary Plat for Glenmore Park, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

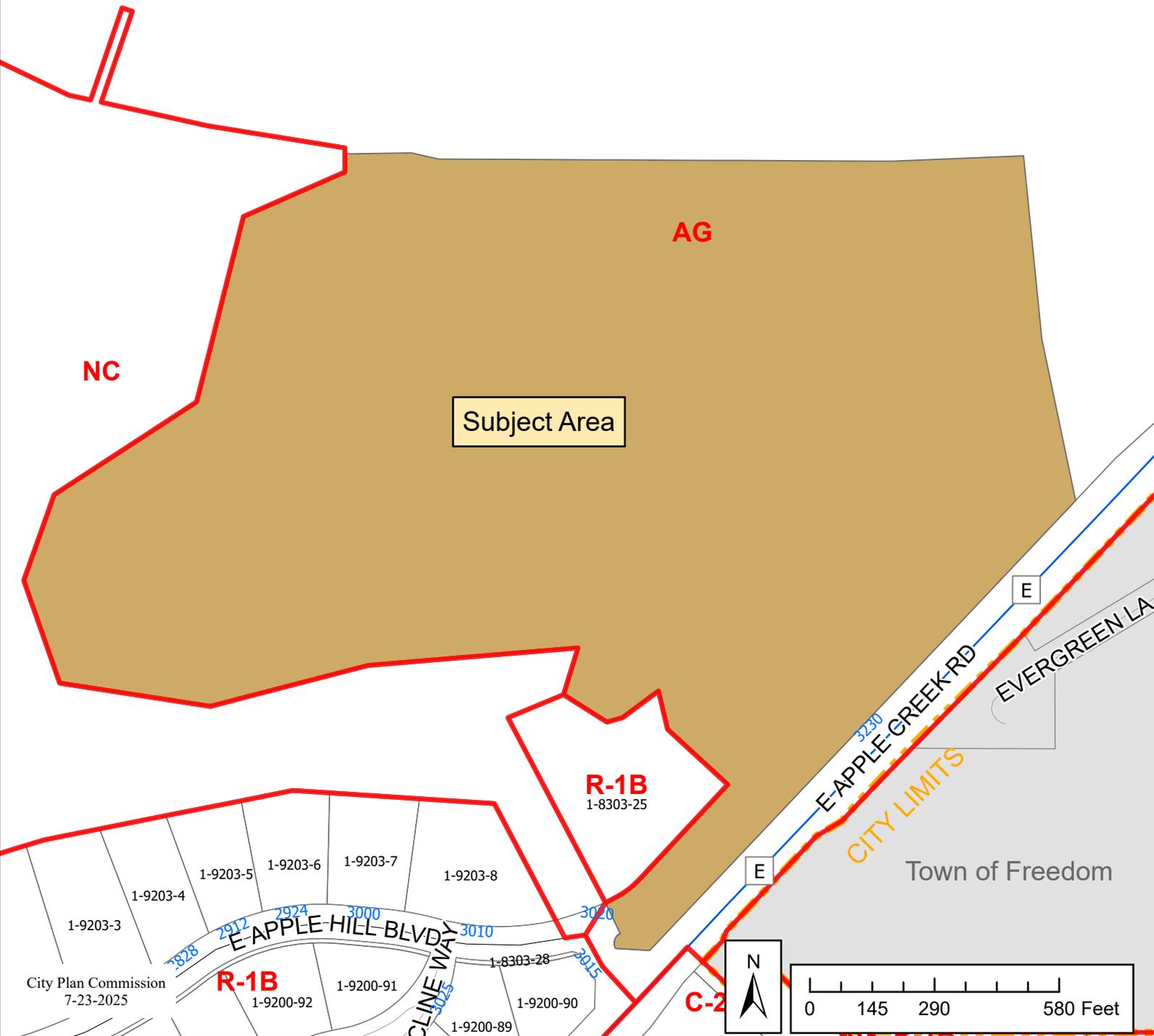
1. Grant relief from the double frontage lot requirements for proposed Lots 45, 46 and 47, per Section 17-26(c)(2) of the Municipal Code and as stated in the staff report.

2. The Preliminary Plat comments and conditions, including but not limited to, preliminary plat data, engineering feasibility plan – sanitary sewer, water, storm sewer, traffic, streets and intersections, stormwater & environmental – navigable waterways and shoreland zoning, wetlands, and city stormwater permit/SWMP/H&H Modeling, provided by the Department of Public Works, Engineering Division, Parks and Recreation Department, Community Development Department and the Appleton Fire Department dated July 17, 2025 shall be addressed by owner/applicant to the satisfaction of the respective City staff prior to City staff accepting and filing the final plat with the City Clerk's Office.
3. The Erosion & Sediment Control Plan shall be approved for each phase of the development by the Erosion Control Inspector prior to construction.
4. A Development Agreement is required between the City and owner/developer that identifies the duties and responsibilities with respect to the development of the subject land. The applicant and owner, Community Development Director, Public Works Director, City Engineer, City Attorney, and other applicable staff shall discuss the preparation and process of this agreement. City signatures will not be affixed to the Final Plat until the Development Agreement is executed by the owner/developer. All improvements for the Glenmore Park Plat shall be completed under the terms and conditions of said development agreement.
5. City signatures shall not be affixed to the Final Plat until objecting authorities, including but not limited to, the Department of Administration and Outagamie County review and notify the City that they do not object to the Final Plat.
6. All approvals and permits for development must be obtained from all appropriate regulatory agencies prior to construction.
7. 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.

Preliminary Plat
Glenmore Park
Zoning/Vicinity Map



1-9202

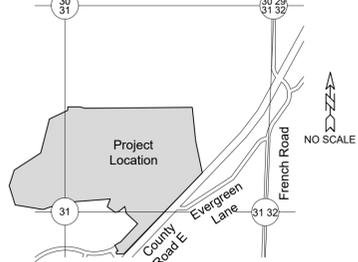


Preliminary Plat of Glenmore Park

Part of Lot 1 of Certified Survey Map 8575, being Part of the Northwest 1/4, the Northeast 1/4, the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4; Part of the Southeast 1/4 of the Northwest 1/4; and Part of the Northwest 1/4 of the Southeast 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

LOCATION MAP

NE 1/4 SEC 31, T 22 N, R 18 E,
CITY OF APPLETON,
OUTAGAMIE COUNTY, WI



| LINE TABLE | | |
|------------|---------------|---------|
| Line | Bearing | Length |
| L1 | N 00°01'48" W | 41.90' |
| L2 | S 77°23'23" E | 64.03' |
| L3 | N 86°31'27" W | 79.47' |
| L4 | N 25°35'36" W | 80.00' |
| L5 | N 47°24'05" W | 92.04' |
| L6 | N 13°12'14" W | 91.42' |
| L7 | S 53°13'57" W | 104.21' |
| L8 | S 74°32'53" W | 37.85' |
| L9 | N 17°03'39" E | 113.72' |

| CURVE TABLE | | | | | | | |
|-------------|---------|-----------------|--------------|------------|---------------|--------------------|---------------------|
| Curve | Radius | Chord Direction | Chord Length | Arc Length | Central Angle | Tangent Bearing-in | Tangent Bearing-out |
| C1 | 25.00' | N 17°53'33" E | 36.28' | 40.59' | 93°01'49" | N 28°37'21" W | N 64°24'28" E |
| C2 | 570.00' | N 62°53'34" E | 30.14' | 30.14' | 3°01'48" | N 64°24'28" E | N 61°22'40" E |
| C3 | 210.00' | N 52°08'16" E | 67.44' | 67.73' | 18°28'48" | N 61°22'40" E | N 42°53'52" E |

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Appleton.



Scott R. Andersen, P.L.S. No. S-3169 Date



SUPPLEMENTARY DATA
 Total Area = 2,648,357 SF 60.7979 acres
 RW Area = 4,665,695 SF 10.6909 acres
 Net Area = 2,182,662 SF 50.1070 acres
 Number of Lots = 141 and 5 Outlots
 Average lot size = 13,727 SF
 Lineal feet of street = 7,483 LF
 Existing zoning = AG
 Proposed zoning = R-1B
 Approving Authorities
 City of Appleton
 Objecting Authorities
 Department of Administration
NOTES
 • Utility and Drainage Easements will be shown on Final Plat
 • Front Setback is mapped as 20'

| Sanitary Structures | | | | | |
|---------------------|--------|--------|------|----------|-----------|
| Structure # | Rim | Inv | Size | Material | Direction |
| MH 1 | 775.01 | 740.62 | 18" | PVC | NW |
| | | 740.59 | 18" | PVC | SE |
| | | 740.87 | 8" | PVC | W |
| | | 759.82 | 8" | PVC | W |
| MH 2 | 785.71 | 768.91 | 8" | PVC | W |
| | | 740.91 | 8" | PVC | W |
| | | 740.91 | 18" | PVC | SE |
| | | 740.91 | 18" | PVC | NE |
| MH 3 | 786.53 | 773.11 | 8" | PVC | W |
| | | 773.09 | 8" | PVC | E |
| MH 4 | 806.17 | 791.14 | 8" | PVC | NE |
| | | | | | |
| MH 5 | 803.32 | 791.90 | 8" | PVC | SW |
| | | 792.13 | 8" | PVC | NW |
| MH 6 | 808.19 | 793.15 | 8" | PVC | NW |
| | | 793.00 | 8" | PVC | SE |

| Storm Structures | | | | | |
|------------------|--------|--------|------|----------|-----------|
| Structure # | Rim | Inv | Size | Material | Direction |
| MH A | 786.66 | 780.99 | 21" | RCP | NW |
| | | 780.96 | 12" | PVC | SW |
| MH B | 786.75 | 780.62 | 42" | RCP | N |
| | | 780.70 | 12" | PVC | E |
| | | 780.65 | 21" | RCP | SE |
| MH C | 786.29 | 780.60 | 12" | PVC | W |
| | | 780.46 | 12" | PVC | SE |
| MH D | 786.71 | 780.08 | 42" | RCP | NE |
| | | 780.11 | 42" | RCP | S |

LEGEND

| | | | | | |
|-----------|---------------------------------|---|---------------------------|---|--------------------|
| —OH—OH— | Overhead Utility Lines | ○ | Sanitary MH / Tank / Base | ○ | Sign |
| —U—U— | Utility Guy Wire | ○ | Storm Manhole | ○ | Post / Guard Post |
| —S—S— | Sanitary Sewer (Pipe Size) | ○ | Inlet | ○ | Deciduous Tree |
| —Sto—Sto— | Storm Sewer (Pipe Size) | ○ | Hydrant | ○ | Coniferous Tree |
| —W—W— | Water Main (Pipe Size) | ○ | Utility Valve | ○ | Bush / Hedge |
| —T—T— | Treeline | ○ | Utility Pole | ○ | Benchmark |
| —C—C— | Culvert | ○ | Light Pole / Signal | ○ | Asphalt Pavement |
| —800— | Index Contour - Existing | ○ | Guy Wire | ○ | Concrete Pavement |
| —799— | Intermediate Contour - Existing | ○ | Exp Spot Elevation | ○ | Gravel |
| | | ○ | | ○ | 3/4" Rebar Found |
| | | ○ | | ○ | 1" Iron Pipe Found |
| | | ○ | | ○ | Government Corner |



Bearings are referenced to the West line of the Northeast 1/4, Section 31, T22N, R18E, assumed to bear S02°07'58"W, base on the Outagamie County Coordinate System.

Jun 19, 2025 - 09:42 AM J:\Projects\8846\8846.dwg\Civil\30\8846\8846.dwg Printed by: scott

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 Civil Engineers and Land Surveyors
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 Ph: 920-991-1966
 www.davel.pro

PRELIMINARY PLAT

Glenmore Park
 City of Appleton, Outagamie County, WI
 For: Apple Tree

Date: 06/19/2025
 Filename: 8846Plat.dwg
 Author: SRA
 Last Saved by: scott
 Page 1 of 1



CITY OF APPLETON

MEMORANDUM

Date: July 23, 2025
To: Plan Commission
From: Lindsey Smith, Principal Planner
Subject: Preliminary Plat – Mission Ridge North

GENERAL INFORMATION

Owner/Applicant: Dewitt Development Partners LLC, Scott Dewitt

Parcel Numbers: 31-1-8310-00, 31-1-8310-01, and 31-1-8310-02

Petitioner's Request: The owner/applicant is proposing to subdivide the property into 126 lots and 5 outlots.

Plan Commission Meeting Date: July 23, 2025

Common Council Meeting Date: August 6, 2025

BACKGROUND

May 28th, 2025 – The subject parcels were annexed into the City of Appleton.

June 23rd, 2025 – The subject parcels were rezoned from AG, Agricultural District to R-2, Two Family District.

STAFF ANALYSIS

Purpose: The purpose of a preliminary plat is to allow a preliminary review of a proposed subdivision layout before a final plat is submitted for review and approval by the City. The preliminary plat allows the City to provide early feedback to the owner/developer on the proposed layout of the subdivision and check for consistency with zoning regulations, Comprehensive Plan, Comprehensive Outdoor Recreation Plan, Trails Master Plan, Street Design Guide, policies, stormwater management and infrastructure requirements. The preliminary plat is not intended to be the final recordable map as changes may be needed based upon staff review comments.

Proposed Conditions: Mission Ridge North Plat consists of 72.29 acres and will be divided into 126 proposed residential lots.

Zoning Ordinance Review Criteria: R-2 Two-Family District lot development standards (Section 23-95, Chapter 23 Zoning Code) are as follows:

- Minimum lot area: Nine thousand (9,000) square feet.
 - *The proposed average lot size within this development is 16,057 square feet. All lots exceed the minimum lot area requirement.*
- Minimum lot width: Seventy (70) feet.
 - *All lots comply with this minimum requirement.*
- Minimum front, side and rear yard setbacks: Twenty (20) foot front yard, Six (6) foot side yard, and Twenty-five (25) foot rear yard.
 - *Required front yard setback has been shown on the Preliminary Plat. Required setbacks will be reviewed through the building permit review process.*
- Maximum building height: Thirty-five (35) feet.
 - *This will be reviewed through the building permit review process.*
- Maximum lot coverage. Sixty percent (60%).
 - *This will be reviewed through the building permit review process.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton Subdivision Regulations, except for the code sections listed below.

- Proposed lots that are 60 feet wide or greater and exceed a 2:1 depth-to-width ratio are, in practice, comparable in both overall size and depth to lots that are less than 60 feet wide and comply with the 2:1 ratio requirement. Therefore, such lots satisfy the intent of Section 17-26(g) of the Municipal code, which is to ensure that lot configurations promote uniformity, orderly layout, and adequate accessibility. The intent of the regulation is satisfied, even if the technical lot width to depth ratio is exceeded.
- Subdivided lots shall have at least fifty (50) percent of the minimum required lot area, based upon the respective zoning district, at least two (2) feet above the elevation of the one hundred (100) year reoccurrence interval flood per Section 17-26(i)(1) of the Subdivision Ordinance.
 - Analysis: Lots 1-8, Outlots 4 are located in floodfringe areas and will be removed from floodplain by filling. This requirement and placement of fill will be reviewed and verified through the building permit review process for new home construction on the applicable lots.*
- It appears, Outlot 2 does not satisfy the minimum 7,000 square foot lot size requirement of the R-2 Zoning District. Outlot 1 and 2 does not comply with Section 17-26(f) requiring corner lots to be sufficient width to provide usable rear yard. Prior to Final Plat approval, Outlot 1 and 2 shall comply with Section 17--3(c)(6), 23-95(g), and 17-26(f) of the Municipal Code or add a note on the plat specifying, "the lot is not buildable at this time as it does not meet the requirements per the Appleton Municipal Code."

Street Names and Prefixes: All roads shall meet Section 16-36 of the Municipal Code, the Street Name Policy, and Outagamie County 911 Service regulations. The final review of street names will occur at the Final Plat Review stage.

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

North: Town of Grand Chute. The adjacent land uses to the north are residential and undeveloped land.

South: City of Appleton. R-1B Single-family, AG Agricultural District, and P-I Public Institutional. The adjacent land uses to the south are residential, undeveloped, and future North Lightning Drive right-of-way.
Town of Grand Chute. The adjacent land use to the south is undeveloped land.

East: Town of Grand Chute. The adjacent land use to the east is undeveloped land.

West: City of Appleton. R-1B Single-family. The adjacent land use to the west is residential.

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

Goal 1 – Community Growth

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

Goal 3 – Housing Quality, Variety, and Affordability

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

OBJECTIVE 5.3 Housing and Neighborhoods:

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

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

OBJECTIVE 10.1 Land Use:

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

Dedication of Public Parks and/or Trails or Payment Fee in Lieu Thereof: The City of Appleton Trail Master Plan (2017), and amended in 2020, proposed network map identifies a proposed trail within Outlot 3. However, Parks and Recreation staff are uncertain if TC Energy will authorize the City to construct a public trail within the gas line easement. The City recommends a 30' easement being shown for future trail rather than dedication of Outlot 3.

The Appleton Subdivision Regulations require parkland dedication or fee in lieu thereof for dwelling units proposed in a plat. As a result, the City will collect a park fee in the amount of \$1,100.00 per dwelling unit proposed within the Mission Ridge North subdivision from the landowner upon the issuance of a building permit pursuant to Section 17-29(f) of the Municipal Code.

Development Review Team (DRT) Report: This item appeared on the following internal staff meeting agendas:

Comments pertaining to stormwater management, drainage, erosion control, utilities, street design, parkland dedication, plat layout and other technical requirements have been received from participating departments and captured in the stipulations found below. Staff comments have been submitted to the applicant by a separate email by staff.

FUTURE ACTIONS

An approved Preliminary Plat shall be deemed an expression of approval or conditional approval of the plat layout and used as a guide in the preparation of the Final Plat which will be subject to further consideration by the Plan Commission and Common Council.

The Final Plat materials shall be submitted within 36 months of last required approving authority of the Preliminary Plat, pursuant to Section 17-6(d) of the Municipal Code. If the Final Plat materials for all of Mission Ridge North Preliminary Plat are not submitted within the 36-month timeframe, the developer is required to recommence the procedure for Preliminary Plat approval per Section 17-6(d).

RECOMMENDATION

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

1. The Preliminary Plat comments and conditions including but not limited to preliminary plat data, engineering feasibility plan – sanitary sewer, water, storm sewer, traffic, streets and intersections, stormwater & environmental – City Stormwater Permit/Stormwater Management Plan, hydrologic and hydraulic modeling, floodplain, provided by the Department of Public Works, Engineering Division, Parks and Recreation Department, Community Development Department and the Appleton Fire Department dated July 16, 2025 shall be addressed by owner/applicant to the satisfaction of the respective City staff prior to City staff accepting and filing the final plat with the City Clerk’s Office.
2. The Erosion & Sediment Control Plan shall be approved for each phase of the development by the Erosion Control Inspector prior to construction.
3. A Development Agreement is required between the City and owner/developer that identifies the duties and responsibilities with respect to the development of the subject land. The applicant and owner, Community Development Director, Public Works Director, City Engineer, City Attorney, and other applicable staff shall discuss the preparation and process of this agreement. City signatures will not be affixed to the Final Plat until the Development Agreement is executed by the owner/developer. All improvements for the Mission Ridge North Plat shall be completed under the terms and conditions of said development agreement.
4. City signatures shall not be affixed to the Final Plat until objecting authorities including but not limited to the Department of Administration and Outagamie County review and notify the City that they do not object to the Final Plat.

5. All approvals and permits for development must be obtained from all appropriate regulatory agencies prior to construction.
6. 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.

Mission Ridge North Subdivision
Aerial Map

Subject Area

1-8310

1-8310-01

1-8310-02

LANSER LA

LANSER CT

N FRENCH RD

E BALDEAGLE DR

E AQUAMARINE AV

E RUBYRED DR

N PROVIDENCE AV

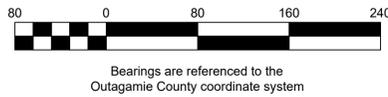
N AMETHYST DR

N CALMEST



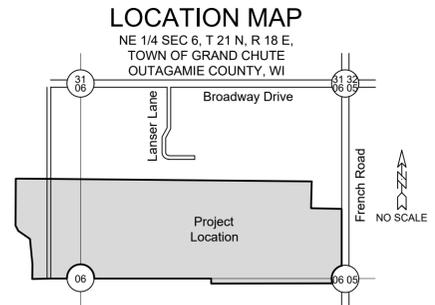
Preliminary Plat of Mission Ridge North Subdivision

Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, Town of Grand Chute (planned annex to the City of Appleton), Outagamie County, Wisconsin



Bearings are referenced to the Outagamie County coordinate system

| Line | Bearing | Length |
|------|---------------|---------|
| L1 | S 00°02'25" E | 41.27' |
| L2 | N 01°38'33" E | 119.15' |
| L3 | N 05°33'54" W | 247.09' |
| L4 | N 55°27'06" W | 135.41' |
| L5 | N 28°25'33" W | 55.45' |



SUPPLEMENTARY DATA

Total Area = 3,149,161 SF 72.2948 acres
 R/W Area = 531,349 SF 12.1981 acres (not including proposed Lightning Drive R/W)
 Net Area = 2,617,812 SF 60.0967 acres
 Number of Lots = 126 and 5 Outlots
 Average lot size = 16,057 SF
 Typical lot dimension = 89'x 130'
 Lineal feet of street = 8,838 LF
 Existing zoning = AGD (General Agricultural District)
 Proposed zoning = R-2 (Single-Family District)
 Approving Authorities
 City of Appleton (to be annexed)
 Objecting Authorities
 Department of Administration

BENCHMARKS (NAVD88, Per City of Appleton)

| | | | |
|------|--------------------------------|--|--------------|
| BM 1 | Fire Hydrant, Shoulder (#2969) | ±700' S of French Rd. | Elev 755.99' |
| BM 2 | Fire Hydrant, Shoulder (#2968) | ±700' S of BM 1, West RW of French Rd. | Elev 752.42' |
| BM 3 | Fire Hydrant, Shoulder (#3991) | ±180' West of the End of Lightning Drive | Elev 766.48' |
| BM 4 | Fire Hydrant, Shoulder | West RW, at the End of Lightning Drive | Elev 764.70' |

NOTES

- Utility and Drainage Easements will be shown on Final Plat

Horizontal Control

| Point Number | Northing | Eastings | Description |
|--------------|-----------|-----------|-------------|
| 500 | 584715.50 | 841358.70 | CPT MAG |
| 501 | 585362.01 | 841372.99 | CPT MAG |
| 502 | 585948.15 | 839856.61 | CPT MAG |
| 505 | 584592.06 | 837952.20 | CPT MAG |
| 506 | 585789.48 | 836394.25 | CPT MAG |

Storm Structures

| Structure # | Rim | Inv | Size | Material | Direction |
|-------------|--------|--------|------|----------|-----------|
| MH A | 761.51 | 757.09 | 15" | RCP | N |
| | | 756.99 | 15" | RCP | E |
| CB B | 747.34 | 744.50 | 12" | PVC | S |
| MH C | 751.21 | 743.36 | 12" | PVC | N |

Sanitary Structures

| Structure # | Rim | Inv | Size | Material | Direction |
|-------------|--------|--------|------|----------|-----------|
| MH 1 | 760.85 | 747.91 | 12" | PVC | N |
| | | 747.91 | 12" | PVC | S |
| MH 2 | 761.68 | 748.68 | 8" | PVC | E |
| | | 748.52 | 10" | PVC | N |
| | | 748.52 | 12" | PVC | S |
| MH 3 | 750.09 | 733.26 | 30" | PVC | N |
| | | 733.26 | 30" | PVC | S |
| MH 4 | 750.86 | 733.79 | 30" | PVC | N |
| | | 733.79 | 30" | PVC | S |
| MH 5 | 753.03 | 734.42 | 30" | PVC | N |
| | | 734.42 | 30" | PVC | S |

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Appleton.



Scott R. Andersen, P.L.S. No. S-3169 Date

LEGEND

| | | | | | | |
|--|---------------------------------|---------------------------------|--|---------------------------|--|--------------------|
| | CATV | Underground Cable TV | | Sanitary MH / Tank / Base | | Gas Regulator |
| | Fiber Optic | Underground Fiber Optic | | Clean Out / Pull Box | | Sign |
| | Overhead Utility | Overhead Utility Lines | | Storm Manhole | | Post / Guard Post |
| | Utility Guy Wire | Utility Guy Wire | | Inlet | | Large Rock |
| | Sanitary Sewer | Sanitary Sewer (Pipe Size) | | Catch Basin / Yard Drain | | Deciduous Tree |
| | Storm Sewer | Storm Sewer (Pipe Size) | | Water MH / Well | | Coniferous Tree |
| | Underground Electric | Underground Electric | | Curb Stop | | Bush / Hedge |
| | Underground Gas | Underground Gas Line | | Hydrant | | Stump |
| | Underground Telephone | Underground Telephone | | Utility Valve | | Soil Boring |
| | Water Main | Water Main (Pipe Size) | | Utility Meter | | Benchmark |
| | Fence - Steel | Fence - Steel | | Light Pole / Signal | | Asphalt Pavement |
| | Fence - Wood | Fence - Wood | | Guy Wire | | Concrete Pavement |
| | Fence - Barbed Wire | Fence - Barbed Wire | | Electric Pedestal | | Gravel |
| | Treeline | Treeline | | Electric Transformer | | 1/2" Rebar Found |
| | Index Contour - Existing | Index Contour - Existing | | Electric Manhole | | 1" Iron Pipe Found |
| | Intermediate Contour - Existing | Intermediate Contour - Existing | | Telephone Pedestal | | |
| | Delineated Wetlands | Delineated Wetlands | | Telephone Manhole | | |
| | | | | Ex Spot Elevation | | |

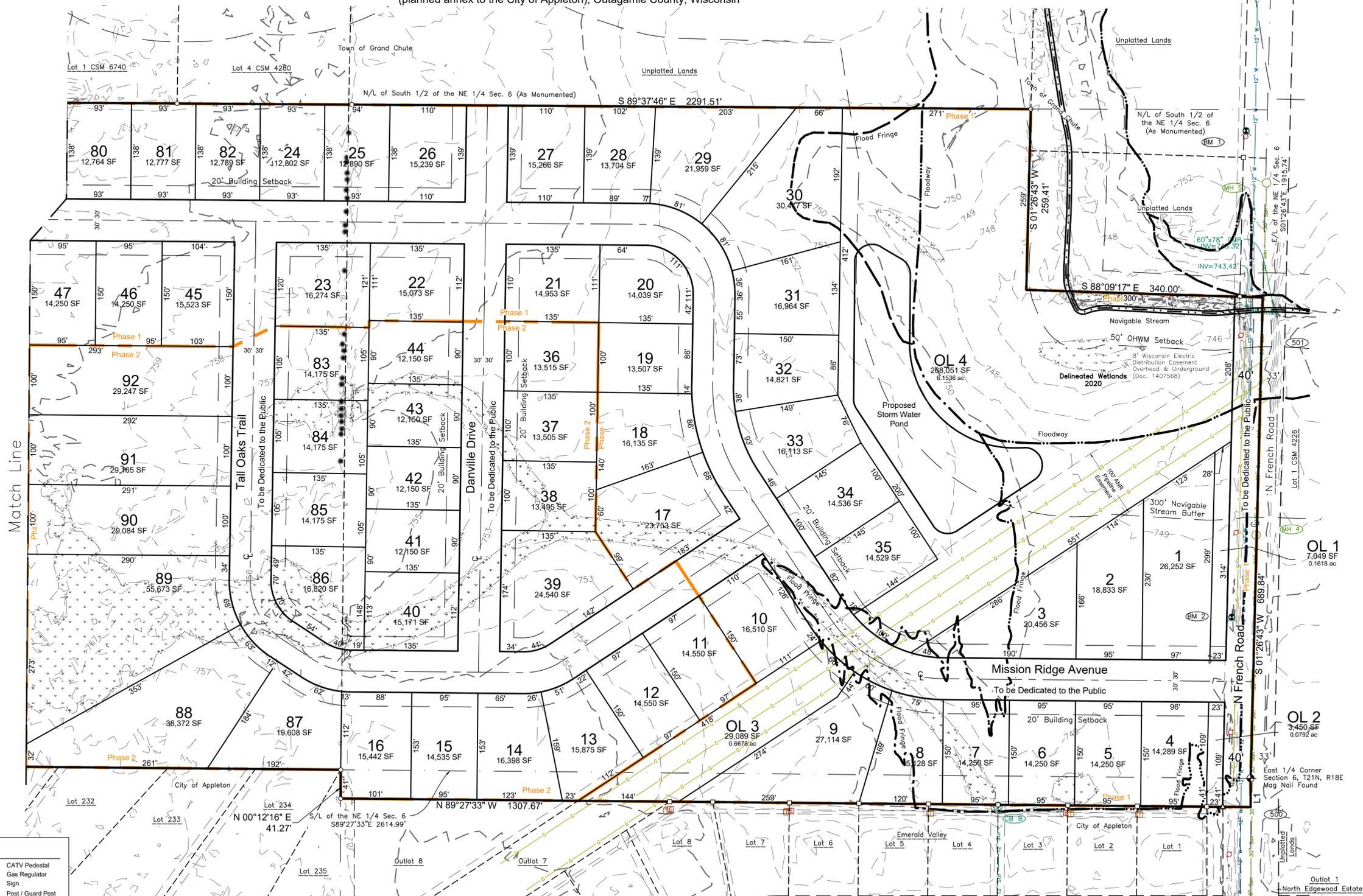
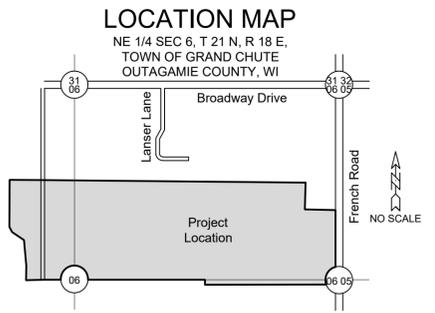
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
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PRELIMINARY PLAT
 Mission Ridge North Subdivision
 Town of Grand Chute, Outagamie County, WI
 For: DeWitt Development LLC

Date: 06/11/2025
 Filename: 8615Plat.dwg
 Author: SRA
 Last Saved by: scott
 Page 1 of 2

Preliminary Plat of Mission Ridge North Subdivision

Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, Town of Grand Chute (planned annex to the City of Appleton), Outagamie County, Wisconsin



SURVEYOR'S CERTIFICATE
I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Appleton.

SCOTT R. ANDERSEN
S1163
SUPERVISOR
WISCONSIN
06/11/2025 3:15:58 PM
scott@davelpro.com
Scott R. Andersen, P.L.S. No. S-3169 Date

| LEGEND | | | | | |
|--------|---------------------------------|--|---------------------------|--|--------------------|
| | CATV | | Sanitary MH / Tank / Base | | CATV Pedestal |
| | Underground Fiber Optic | | Clean Out / Pull Box | | Gas Regulator |
| | Overhead Utility Lines | | Storm Manhole | | Sign |
| | Utility Guy Wire | | Inlet | | Post / Guard Post |
| | Sanitary Sewer (Pipe Size) | | Catch Basin / Yard Drain | | Large Rock |
| | Storm Sewer (Pipe Size) | | Water MH / Well | | Deciduous Tree |
| | Underground Electric | | Curb Stop | | Coniferous Tree |
| | Underground Gas Line | | Hydrant | | Bush / Hedge |
| | Underground Telephone | | Utility Valve | | Stump |
| | Water Main (Pipe Size) | | Utility Meter | | Soil Boring |
| | Fence - Steel | | Light Pole / Signal | | Benchmark |
| | Fence - Wood | | Guy Wire | | Asphalt Pavement |
| | Fence - Barbed Wire | | Electric Pedestal | | Concrete Pavement |
| | Treeline | | Electric Transformer | | Gravel |
| | Index Contour - Existing | | Electric Manhole | | 1/4" Rebar Found |
| | Intermediate Contour - Existing | | Telephone Manhole | | 1" Iron Pipe Found |
| | Delineated Wetlands | | Telephone Manhole | | Ex Spot Elevation |



Bearings are referenced to the Outagamie County coordinate system

Jun 11, 2025 - 03:15 PM J:\Projects\8615\dwg\Civil\30\8615Plat.dwg Printed by: scott
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 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1886 Fax: 920-441-0804
 www.davelpro

PRELIMINARY PLAT

Mission Ridge North Subdivision
 Town of Grand Chute, Outagamie County, WI
 For: DeWitt Development LLC

Date: 06/11/2025
 Filename: 8615Plat.dwg
 Author: SRA
 Last Saved by: scott
 Page 2 of 2



CITY OF APPLETON

MEMORANDUM

Date: July 23, 2025
To: City Plan Commission
From: Colin Kafka, Principal Planner
Subject: Street Discontinuance to Vacate a Portion of N. Oneida Street Right-of-Way and All of Unnamed Historic Alley Right-of-Way

GENERAL INFORMATION

Owner/Applicant: City of Appleton / Tom Kromm, Department of Public Works

Location: Part of North Oneida Street and all of unnamed historic alley, located south of E. Franklin Street and north of E. Washington Street

Owner/Applicant's Request: The applicant is requesting a street discontinuance to vacate a portion of North Oneida Street right-of-way and all of unnamed historic alley right-of-way.

Municipal Services Committee Meeting Date: July 21, 2025

Plan Commission Meeting Date: July 23, 2025

Common Council Meeting Date – Initial Resolution: August 6, 2025

Common Council Meeting Date – Public Hearing (40-day waiting period): September 17, 2025

BACKGROUND

In 2024, Valley Transit (City of Appleton) was the recipient of a Federal Transit Administration (FTA) grant to redevelop parcel #31-2-0393-00 (Valley Transit Center) and parcel #31-2-0384-00 (vacant parcel) into a mixed-use development. The redevelopment proposes to include N. Oneida St right-of-way located south of E. Franklin Street and north of E. Washington Street.

While preparing the exhibit map and legal description for the street vacation, a title search revealed that the unnamed alley located on parcel #31-2-0393-00 (Valley Transit Center) had not been formally vacated despite development of the transit center over it. The unnamed alley is included in the street vacation to ensure its official vacation with the Register of Deeds.

STAFF ANALYSIS

Title to Vacated Street: When vacated, the land reverts to its original source, which in this case includes the parcels located adjacent to the proposed vacation area. Consequently, title to the street segment being vacated would belong to the following adjoining property owner(s):

- The owner of parcel #31-2-0397-00 (City of Appleton – Library Site) would acquire a vacated part of N. Oneida Street right-of-way totaling approximately 9,983 square feet.
- The owner of parcel #31-2-0384-00 (City of Appleton – vacant parcel) would acquire vacated part of N. Oneida Street right-of-way totaling approximately 3,195 square feet.
- The owner of parcel #31-2-0393-00 (City of Appleton – Valley Transit Center) would acquire vacated part of N. Oneida Street right-of-way totaling approximately 6,788 square feet.

In addition, title to the alley segment being vacated would belong to the following adjoining property owner(s):

- The owner of parcel #31-2-0393-00 (City of Appleton – Transit Center) would acquire vacated part of unnamed historic alley right-of-way totaling approximately 1,165 square feet.
- The owner of parcel # 31-2-0387-00 (City of Appleton – Parking Ramp) would acquire vacated part of unnamed historic alley right-of-way totaling approximately 1,165 square feet.

Existing Public Utilities: The City will retain an easement for any existing utilities within the entire length and width of the vacated North Oneida Street right-of-way. The easement is captured in the attached Initial Resolution. The City will not retain an easement for any existing utilities within the entire length and width of the vacated unnamed historic alley right-of-way. The easement release is captured in the attached Initial Resolution.

Street Right-of-Way Width: This portion of North Oneida Street is approximately 60 feet wide. The unnamed historic alley is 14 feet wide.

Street Classification: The City’s Arterial/Collector Plan Map identifies North Oneida Street as a local street.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally mixed-use and institutional in nature.

North: CBD Central Business District. The adjacent land uses to the north are residential and institutional.

South: CBD Central Business District. The adjacent land use to the south is mixed-use.

East: CBD Central Business District. The adjacent land use to the east is a parking ramp.

West: CBD Central Business District. The adjacent land use to the west is the Appleton Public Library.

Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map identifies this area with a future Central Business District. The proposed street vacation is consistent with the following excerpts from the *Comprehensive Plan 2010-2030*.

OBJECTIVE 6.8 Transportation:

Implement transportation improvements which also support the City’s desired land use, housing and neighborhood goals, objectives, and policies.

POLICY 5.2.3 Encourage and facilitate renovation and redevelopment that preserves and enhances the viability of existing housing and neighborhoods.

Strategies from Chapter 14:

3.6 Enhance the image of downtown north of College Avenue.

3.8 *Promote a broad spectrum of residential housing types within the downtown study area.*

4.8 *Support private sector efforts to redevelop and invest in downtown.*

Development Review Team (DRT) Report: This item appeared on the July 1, 2025 Development Review Team (DRT) agenda. No negative comments were received from participating departments.

FUTURE ACTION

Certified Survey Map: The City of Appleton will submit an application for Certified Survey Map (CSM) review pursuant to Division 4, Minor Land Division (CSM) of the City of Appleton Subdivision Code. The CSM will combine parcel #31-2-0393-00, parcel #31-2-0384-00, and all of vacated N. Oneida Street and unnamed historic alley into one parcel to facilitate the redevelopment of the site. Staff will review the CSM for conformance with the City's Municipal Code.

RECOMMENDATION

Staff recommends the discontinuance of a portion of North Oneida Street public right-of-way and all of unnamed historic alley right-of-way, as shown on the attached map and legal description, and the adoption of the Initial Resolution, **BE APPROVED.**

Street Vacation
 N. Oneida Street and Unnamed Historic Alley,
 North of Washington Street and
 South of Franklin Street.
 Zoning Map

Subject Area

Subject Area

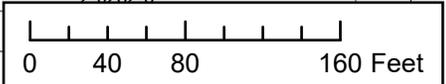
CBD

PD/P-I



- 116
- 2-0273-12
- 2-0273-41
- 2-0273-42
- 2-0273-50
- 2-0273-60

City Plan Commission
 7-23-2025



Street Vacation
N. Oneida Street and Unnamed Historic Alley,
North of Washington Street and
South of Franklin Street.
Aerial Map

2-0439

2-0444

2-0445

W FRANKLIN ST

E FRANKLIN ST

2-0387

2-0384

Subject Area

2-0393

N ONEIDA ST

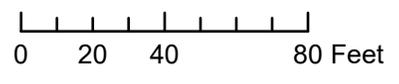
W WASHINGTON ST

E WASHINGTON ST

2-0282

2-0281-1

32-1



INITIAL RESOLUTION

WHEREAS, the public interest requires that a portion of North Oneida Street and an unnamed historic alley, north of Washington Street and south of Franklin Street, that has not previously been vacated, be vacated and discontinued,

BE IT RESOLVED, that the Common Council of the City of Appleton, Wisconsin, hereby determines that the public interest requires that a portion of North Oneida Street and unnamed alley, City of Appleton, Outagamie County, Wisconsin, as hereinafter described, is hereby vacated and discontinued pursuant to §66.1003 of the Wisconsin Statutes.

LEGAL DESCRIPTION

All of a strip of land 60 feet in width and 332.78 feet m/l in length and containing 19,966 square feet of land m/l and being further described by: All that part of N. Oneida Street lying East of Lot 1 of Certified Survey Map No. 8314, West of Block 37, Appleton Plat (aka Second Ward Plat), per the Assessor's Plat of the City of Appleton, South of the South line of E. Franklin Street, and North of the North line of E. Washington Street, being located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

See also attached Exhibit "A" for illustration.

EASEMENTS

The City of Appleton their heirs, successors and or assigns (Grantee) hereby retain an easement for any and all existing utilities and also any future utilities deemed necessary or desirable by Grantee within the vacated right-of-way, including but not limited to, storm sewer, drainage, sanitary sewer, watermain, gas, electric, cable and fiber-optic within the entire length and width of the above described right-of-way.

It is further agreed that this easement shall be a permanent easement.

It is further agreed that Grantee shall have the right to install, regrade, replace, relocate, operate, maintain, resize and repair any and all of these utilities and their associated appurtenances. It is further agreed that after installing, regrading, replacing, relocating, operating, maintaining, resizing or repairing of these utilities and their associated appurtenances Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. 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, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Buildings or any other type of permanent structure shall not be placed over Grantees' facilities or in, upon or over said easement area. This easement includes the right to operate any and all equipment deemed necessary by Grantee to perform said activities. Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee shall also have the right to build and maintain a public trail in a mutually agreeable location within the vacated street area.

AND

A strip of land 14 feet in width and 166.39 feet m/l in length containing 2,329 square feet of land m/l and being described by: The East 14 feet of Lot 2 of Block 37, Appleton Plat (aka Second Ward Plat), per the Assessor's Plat of the City of Appleton, located in the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

EASEMENTS

The City of Appleton does hereby specifically, not retain any easements in this vacated street area.

See also attached Exhibit "A" for illustration.

COMMON DESCRIPTION:

Portion of North Oneida Street and an unnamed historic alley, north of Washington Street and south of Franklin Street, that has not previously been vacated

FURTHER RESOLVED, that the City Clerk of the City of Appleton be authorized and directed to give notice required by §66.1003 of the Wisconsin Statutes.

FURTHER RESOLVED, that according to §66.1005 of the Wisconsin Statutes, upon vacation and discontinuance of said part of North Oneida Street and an unnamed historic alley, title to the above-described street and alley shall belong to the adjoining property owners and shall acquire an ownership interest in the entire area being vacated as shown on the attached Exhibit Map.

By: _____

Date: _____

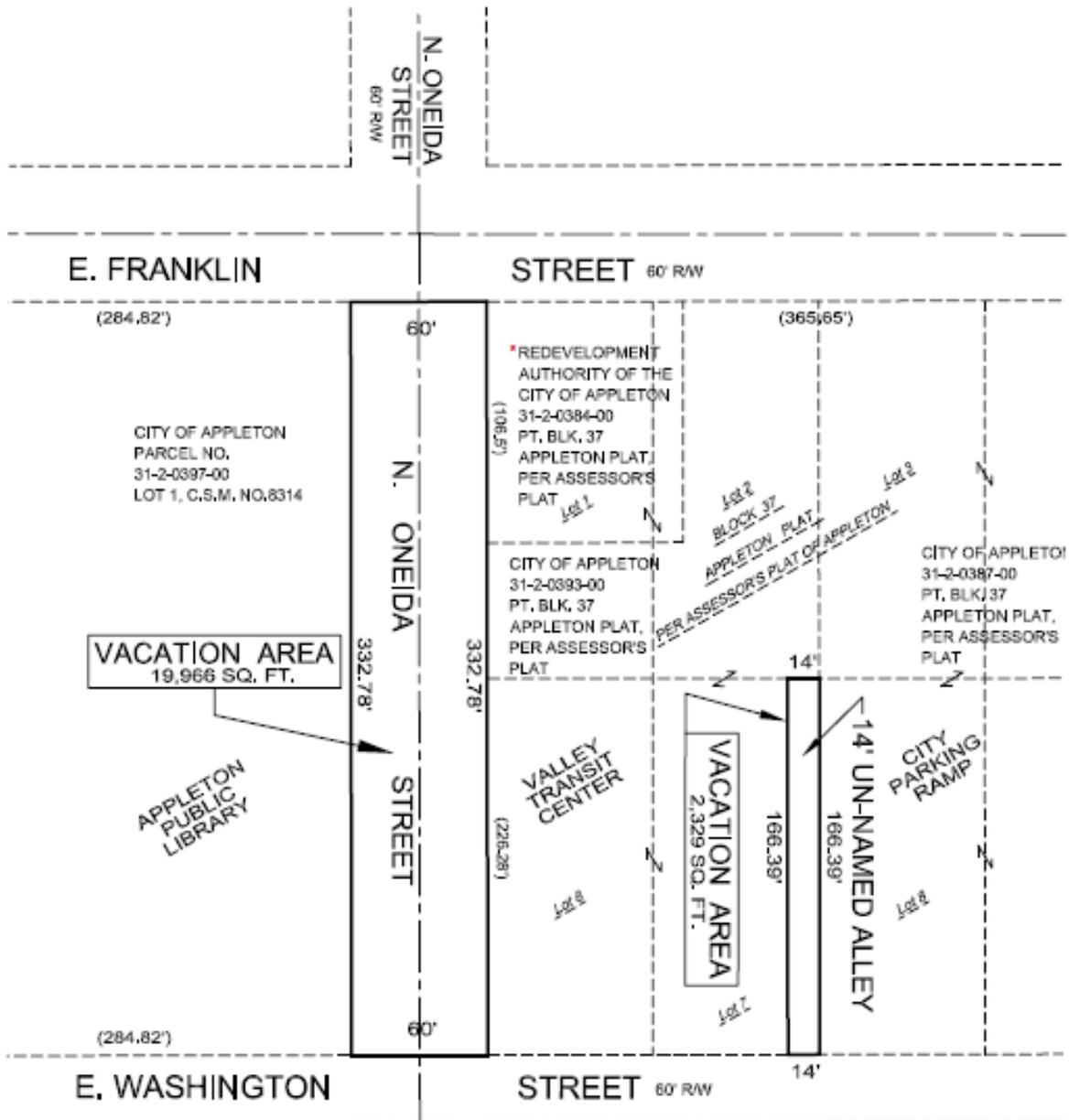
City Law A25-0246

EXHIBIT "A"

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* Parcel 31-2-0384-00 sold by ARA to City of Appleton on June 4, 2025



CITY OF APPLETON

DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911

920-832-6474

DRAFTED BY: T. KROMM

Cloud/Asst/Yes & DWG/2025/06/04
Washington to Franklin_0312_2025