



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: April 13, 2021

Common Council Meeting Date: April 21, 2021

Item: Final Plat – Apple Ridge 2

Prepared By: Don Harp, Principal Planner

GENERAL INFORMATION

Owner/Applicant: Apple Tree - Appleton Four, LLC c/o Jason Mroz

Consulting Engineering Firm: Davel Engineering & Environmental, Inc. (John Davel, P.E. and James R. Sehloff, P.L.S.)

Location: East of the first phase of Apple Ridge subdivision (See zoning and aerial maps)

Tax Id Numbers: 31-1-8307-00, 31-1-8307-03, 31-1-8307-04, and 31-1-8307-05

Petitioner's Request: The applicant is proposing to subdivide the property for single-family residential development (Phase 2 of the Apple Ridge Community).

BACKGROUND

The subject property was included in the Apple Ridge Annexation that was approved by the Plan Commission on August 7, 2018 and by the Common Council on August 15, 2018. The subject property was officially annexed to the City on August 21, 2018.

Rezoning #9-18 from Temporary AG Agricultural District to R-1B Single-Family District was approved by the Common Council on September 19, 2018.

The Final Plat for Apple Ridge (Phase 1) was approved by the Plan Commission on October 9, 2018 and by the Common Council on October 17, 2018.

Special Use Permit #7-18 for a private recreational facility constructed on Lot 1 of Apple Ridge (Phase 1) subdivision was approved on December 5, 2018 by the Common Council.

The Preliminary Plat for Apple Ridge 2 was approved by the Plan Commission on February 9, 2021 and by the Common Council on February 17, 2021.

STAFF ANALYSIS

Existing Conditions: The subject area to be subdivided is currently undeveloped. The land area to be platted for single-family residential development totals 34.3711 acres, which will be divided into 92 lots and 3 outlots. Outlots 8 and 10 will be used for stormwater management purposes. Outlot 9 will be deed restricted, in regard to ownership, to Lot 8 of Apple Ridge (Phase 1).

Comparison between Final Plat and Preliminary Plat: The Final Plat is consistent with the Preliminary Plat layout in terms of the shape, size, and location of the lots.

Zoning Ordinance Review Criteria: Lot development standards (Section 23-93 R-1B Single-family district of the Municipal Code) are as follows:

- Minimum lot area: Six thousand (6,000) square feet.
 - *Proposed lot numbers 79-170 range in size from 8,236 square feet to 36,283 square feet. The size of the outlots are as follows: Outlot 8 (17,110 square feet), Outlot 9 (482 square feet, per modification granted by the Common Council on February 17, 2021) and Outlot 10 (100,319 square feet).*

Note: Per Final Plat Note #1, Outlot 9 will be deed restricted in regard to ownership to Lot 8 of Apple Ridge (Phase 1). If, in the future, these lots are combined together by a Certified Survey Map, Plan Commission and Council approval will be required because the lots were platted in different plats.

- Minimum lot width: Fifty (50) feet.
 - *The typical lot dimensions for the proposed lots are 57 feet x 150 feet. All lots and outlots appear to satisfy this requirement.*
- Minimum front, side, and rear yard setbacks: Twenty (20) foot front yard [twenty-five (25) foot minimum on arterial street], Six (6) foot side yard, and Twenty-five (25) foot rear yard.
 - *Required setbacks for buildings and structures 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:

- On February 17, 2021, the Common Council granted relief at the Preliminary Plat approval stage for the following regulations: 1) The two (2) length to one (1) width ratio, per Section 17-26(g) of the Municipal Code for Lots 87-89, 109-110, 116, 120-123, 133 and 159-169, 2) The minimum lot area requirement of 6,000 square feet, per Section 17-3(c)(6) and Section 23-93(g)(1) of the Municipal Code for Outlot 9 which is 482 square feet, and 3) The requirement which says lots shall abut on a public street or an approved access, per Section 17-26 (c)(1) for Outlot 8 that does not abut a dedicated public street but will be accessed from Outlot 7 (stormwater pond site) located in Apple Ridge (Phase 1).

Access and Traffic: Vehicular access to the subject lots will be provided by extending Baldeagle Drive and Harrier Lane from Apple Ridge (Phase 1), which will allow the construction of Kestrel Circle. Ultimately, Baldeagle Drive will connect to Lighting Drive extended.

Surrounding Zoning Classification and Current Land Uses:

North: City Zoning: R-1B Single-Family District
Town of Grand Chute Zoning: AGD General Agricultural District
Current Land Uses – Undeveloped single family lot and Agricultural

South: Town of Grand Chute Zoning: AGD General Agricultural District
Current Land Uses – Residential and Agricultural

East: Town of Grand Chute Zoning: AGD General Agricultural District
Current Land Use – Agricultural

West: City Zoning: R-1B Single-Family District
Current Land Use – Single-family residential and wetland/floodplain/navigable stream corridor

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

Goal 1 – Community Growth

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

Goal 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.

OBJECTIVE 10.4 Land Use:

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

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

Parks and Open Space: Section 17-29 of the Municipal Code requires parkland dedication or fee in lieu of dedication for residential subdivisions. Since no parkland will be dedicated on the subject property, park fees will be due prior to the City signing the Final Plat. For lots zoned R-1B Single-Family District, park fees are \$300 per lot for a total of \$27,600.

Plat Progress and Technical Review Group (TRG) Report:

- 3-15-21 - Preliminary Plat Application, Plat Review Fee and Plat Maps submitted to City Hall.
- 3-19-21 - Item added to the March 23, 2021 TRG Agenda and distributed to City staff.
- 4-6-21 - City Surveyor conditions of approval 4-13 in the recommendation section of the report received.
- 4-8-21 - DPW (Engineering): The Stormwater Management Plan is currently under review and comments from the stormwater consultant are pending. The Final Plat can proceed to Plan Commission and Common Council with understanding that any major changes to the Final Plat as a result of the stormwater review comments may require a revised Final Plat to be acted on by the Plan Commission and Common Council.
- 4-8-21 - Final Plat filed with City Clerk's Office.

Review and Decision by Plan Commission: The Plan Commission shall, within 30 days of the date of the filing of Final Plat with the City Clerk, recommend approval, conditional approval or denial of the plat to the Common Council, unless time is extended by agreement in writing between the City and Owner.

Review and Decision by Common Council: The Common Council shall, after receipt of the Plan Commission recommendation and within 60 days of the date of the filing of Final Plat with the City Clerk, approve, approve with conditions or deny the plat, unless time is extended by agreement in writing between the City and Owner.

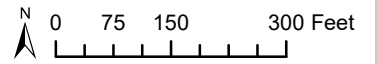
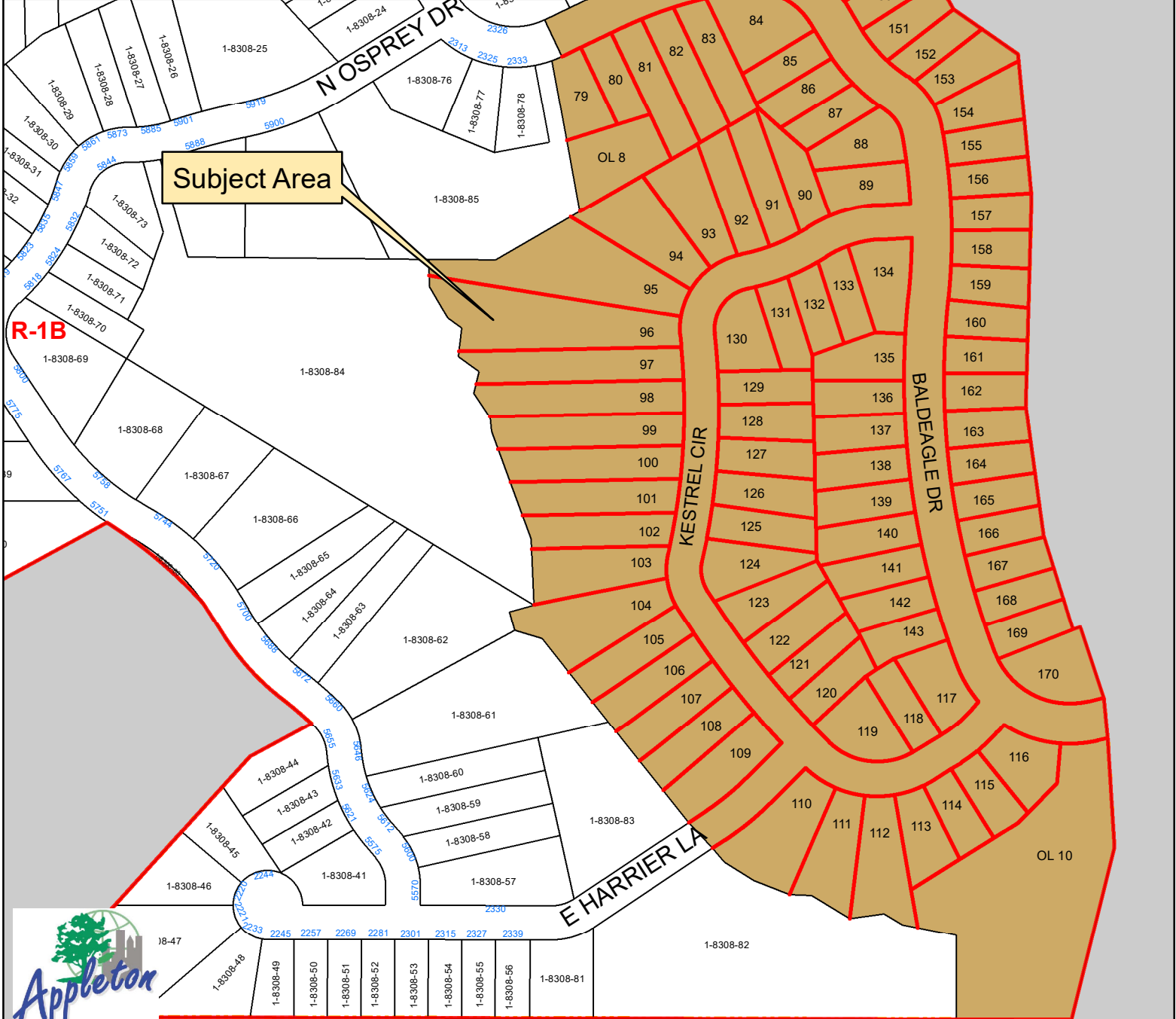
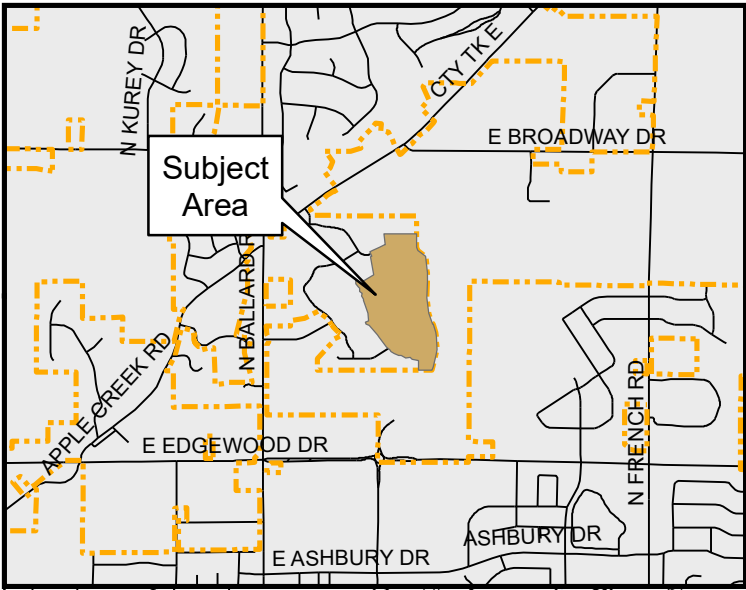
RECOMMENDATION

The Apple Ridge 2 Final Plat, as shown on the attached maps, **BE APPROVED** subject to the following conditions:

1. A Development Agreement is required between the City and applicant that identifies the duties and responsibilities with respect to development of the subject land.
2. All requirements from the City of Appleton Department of Public Works, Engineering Division shall be met to the satisfaction of the City Engineer prior to the City affixing signatures on the Final Plat.
3. The following streets within the Final Plat are to be classified as follows:
 - a. Baldeagle Drive: Collector Street
 - b. Kestrel Circle: Local Street
 - c. Harrier Lane: Local Street
4. Remove all instances of the phrase “Dedicated to the Public for Storm Water Management” from all the sheets of the plat that are shown within the proposed outlots. The City prefers to have these storm water management areas deeded to the City based on the conditions outlined in the Development Agreement.
5. The monument lengths listed on Sheet 1 do not comply with City Municipal Code Section 17-12(e), revise as necessary.
6. Label Outlot 9 on Sheet 1.
7. Label the East/West line running through Lots 93, 94, 95, 133, 134 and 158 or identify it in the Legend on Sheet 1.
8. Label the North/South dashed line running through Baldeagle Drive, Lots 80, 81, OL 8, and 94-107 or identify it in the Legend on Sheet 1.

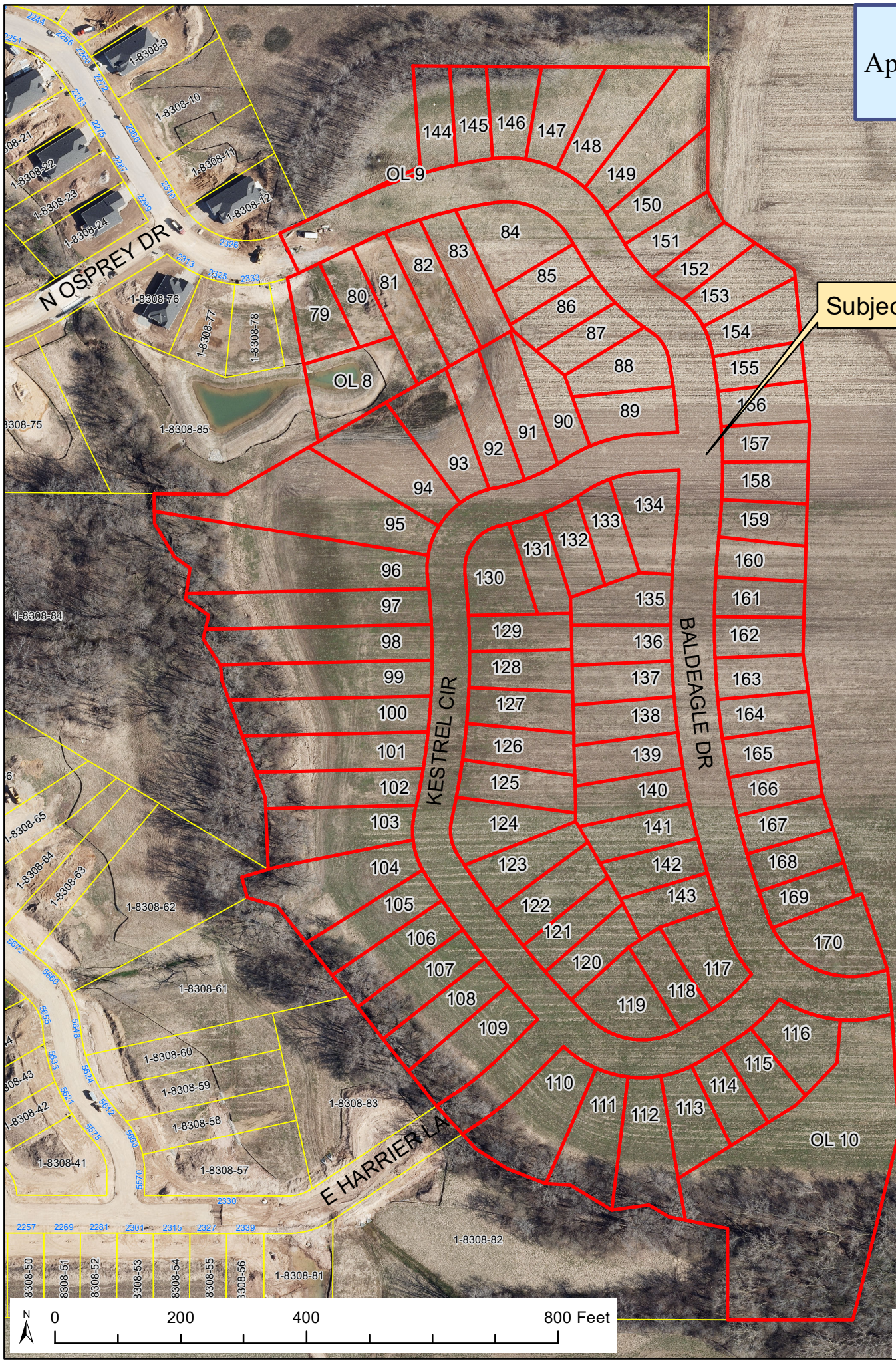
9. Ordinary High Water Mark (OHWM) is not legible on Sheets 1-4, revise as necessary.
10. Remove Note 2 from Sheet 6.
11. A cursory review of the line and curve data tables on Sheet 5 revealed errors in L6 and C118, revise as necessary.
12. Provide additional dimensions for the Landscape Easement shown running through Lot 170. The additional dimensions should be sufficient enough to map the limits of the easement.
13. There is a 20' drainage easement shown along the East side of Lots 154 and 155 and possibly Lot 158. It appears that some of the line work may be missing for this easement, revise as necessary.
14. Prior to City signatures being affixed to the Final Plat, park fees shall be paid to the City of Appleton Finance Department pursuant to Section 17-29 of the Municipal Code. For lots zoned R-1B Single-Family District, park fees are \$300 per lot for a total of \$27,600.
15. The Final Plat shall be recorded within 12 months from the approval date of the last approving authority and within 36 months from the approval date of the first approving authority. Failure to do so requires the subdivider to recommence the entire procedure for Final Plat approval.

Final Plat Apple Ridge 2 Zoning Map



Final Plat
Apple Ridge 2
Aerial Map

Subject Area

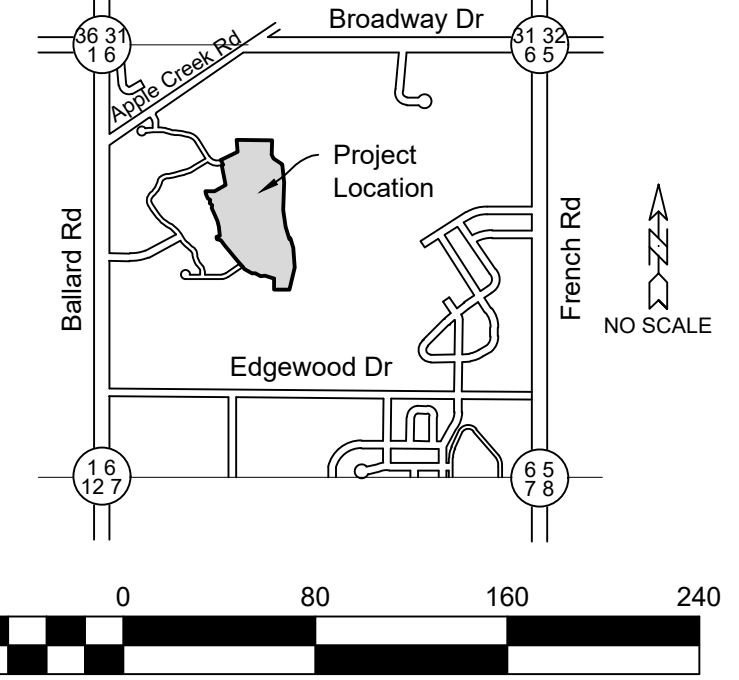


Apple Ridge 2

Part of the Southwest 1/4 of the Fractional Northwest 1/4; part of the Southeast 1/4 of the Fractional Northwest 1/4; part of Northeast 1/4 of the Fractional Southwest 1/4 and part of Lot 2 CSM 3863, located in part of the Northwest 1/4 of the fractional Southwest 1/4 all being part of Section 06, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

LOCATION MAP

NW 1/4 SEC 6, T 21 N, R 18 E,
TOWN/CITY OF GRAND CHUTE
OUTAGAMIE COUNTY, WI



Bearings are referenced to the West line of the Southwest 1/4, Section 06, T21N, R18E, assumed to bear N00°09'08"W, based on the Outagamie County Coordinate System.

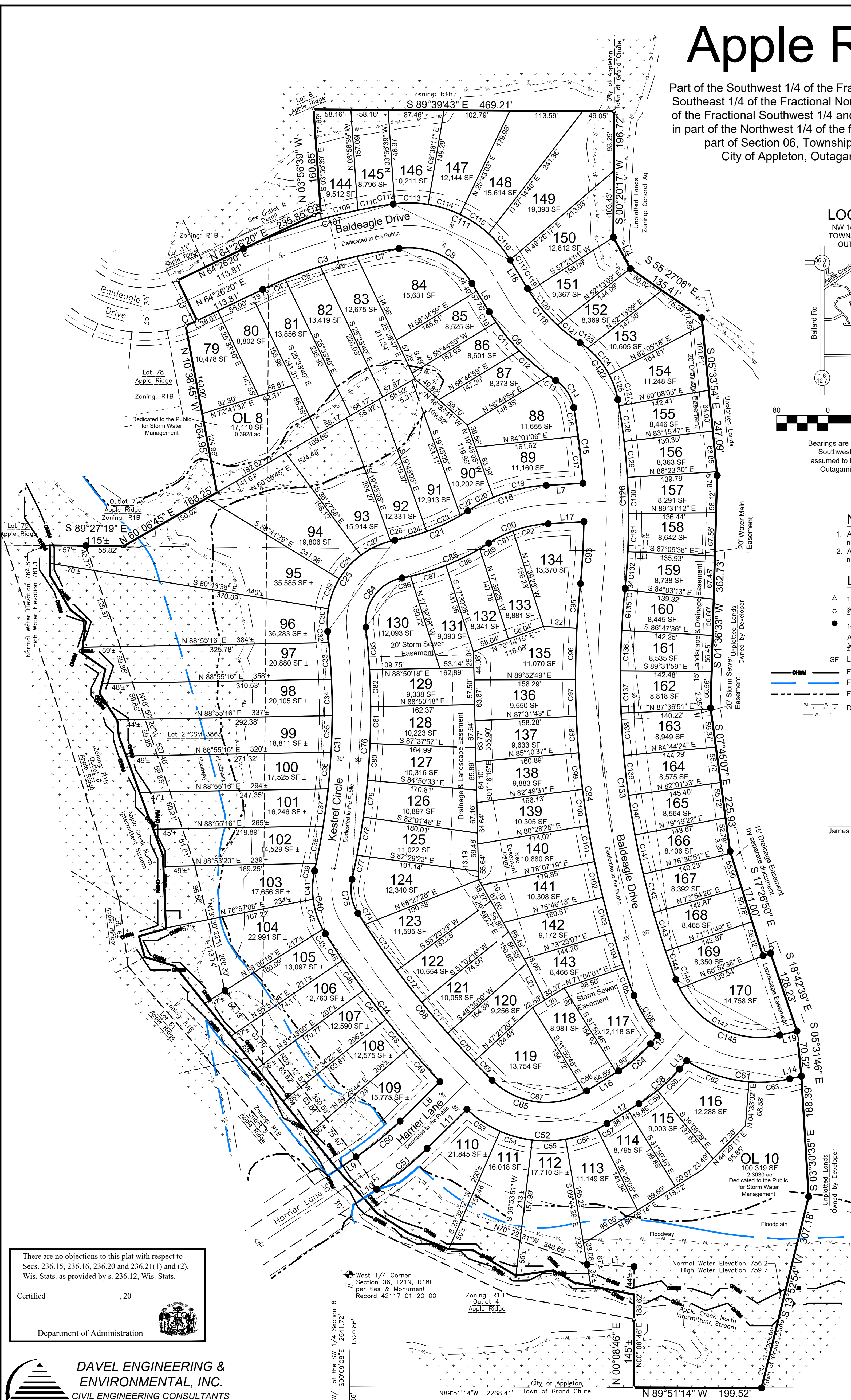
NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

LEGEND

- △ 1 1/2" Rebar Found
- 3/4" Rebar Found
- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- Floodway
- Floodway
- Floodplain
- Delineated Wetlands

James R. Sehloff PLS 2692 Date



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

Certified _____, 20__

Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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 1811 Racine Street, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-830-9595
 www.davel.pro

File: 6363Final2.dwg
 Date: 03/11/2021
 Drafted By: jim
 Sheet: 1 of 6
 Revision Date: Mar 11, 2021



Apple Ridge 2

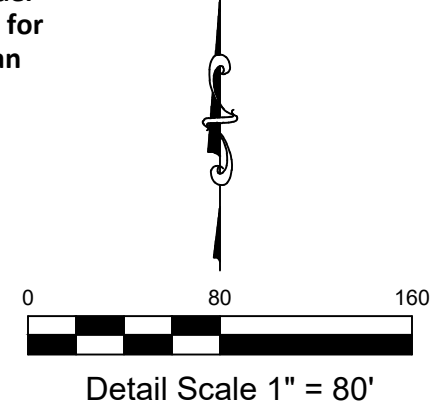
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Shoreland Zoning Setback Exhibit:

- Construction or placement of structures is prohibited within the shoreland setback area. The following requirements apply as excerpted from Appleton Municipal Cod Sec. 23-754:
- There shall be established a shoreland setback area of at least fifty (50) feet from the ordinary high water mark.
 - A person who owns shoreland property that contains vegetation, shall maintain that vegetation in a vegetative buffer zone along the entire shoreline of the property and extending thirty-five (35) inland from the ordinary high water mark of a navigable water.
 - If the vegetation in a vegetative buffer zone contains invasive species or dead or diseased vegetation the owner of the shoreland property may remove the vegetation, except that if the owner removes all of the vegetation in the vegetative buffer zone, the owner shall establish a vegetative buffer zone with new vegetation.
 - The person who is required to maintain or establish a vegetative buffer zone under paragraph (c) above, may remove all of the vegetation in a part of that zone in order to establish a viewing or access corridor that is no more than thirty (30) feet wide for every one hundred (100) feet of shoreland frontage and that extends no more than thirty-five (35) feet inland from the ordinary high water mark.

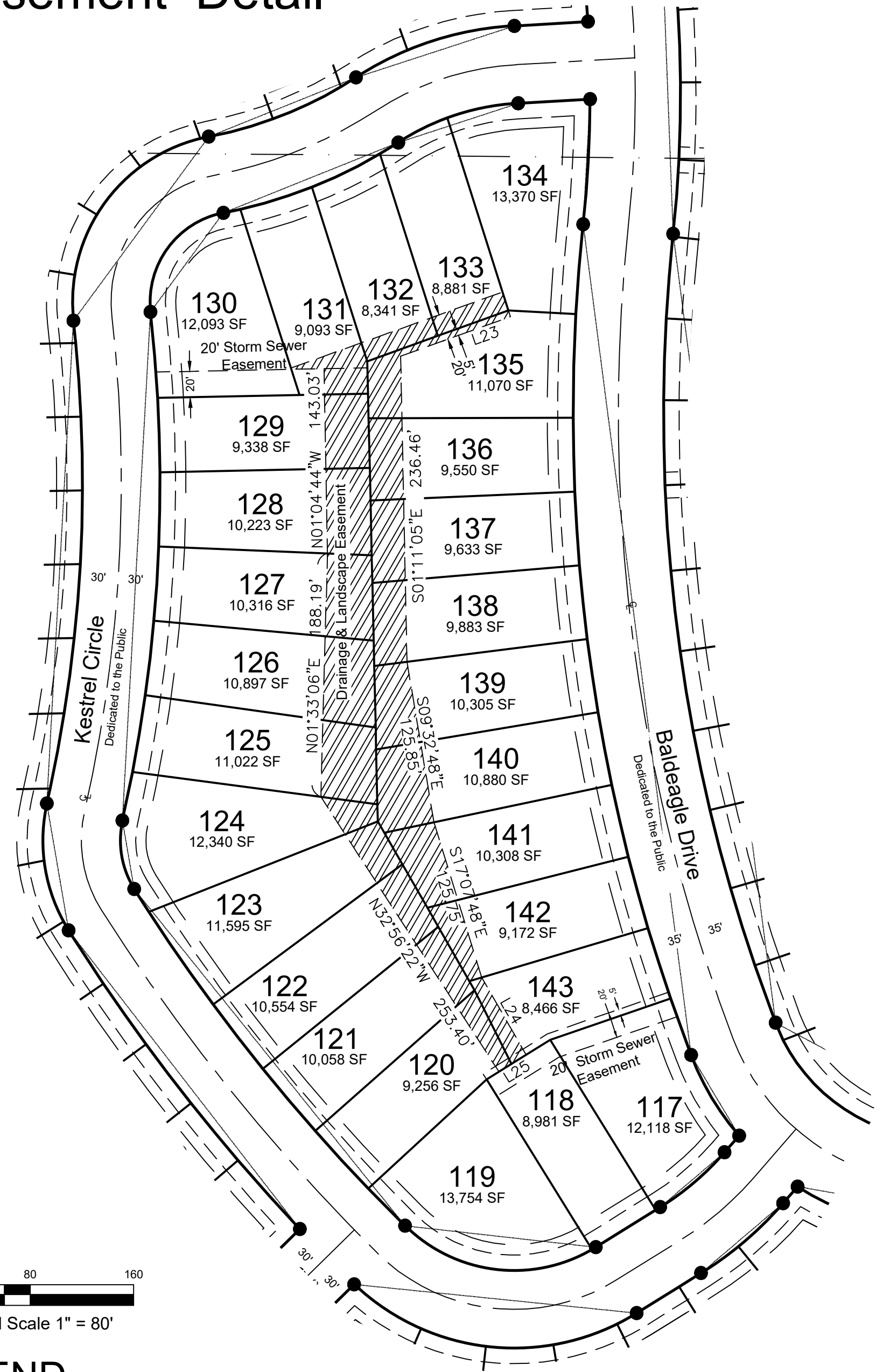
LEGEND

-  50' Setback From OHWM
-  Meets & Bounds linework



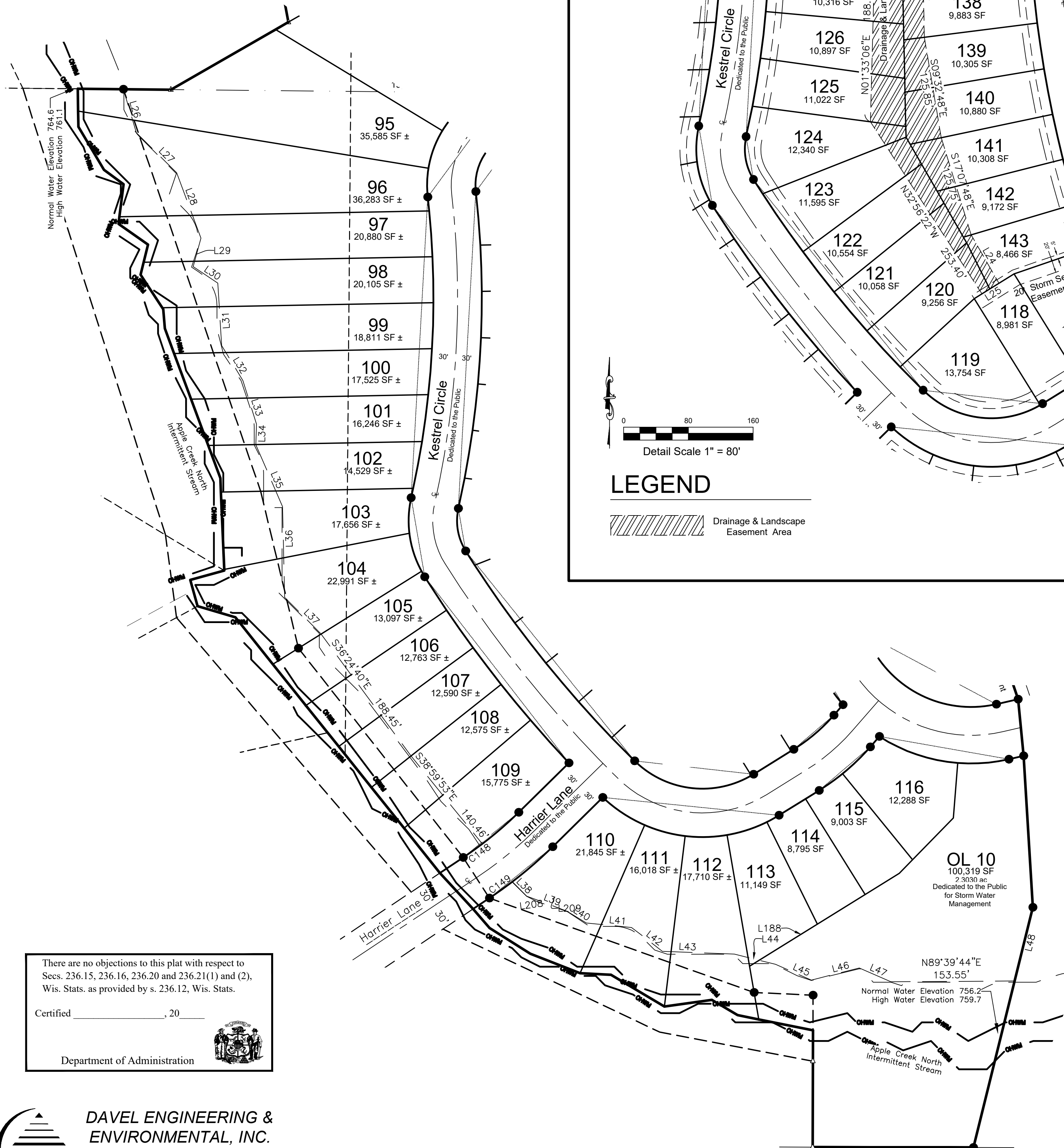
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Drainage & Landscape Easement Detail



LEGEND

-  Drainage & Landscape Easement Area



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

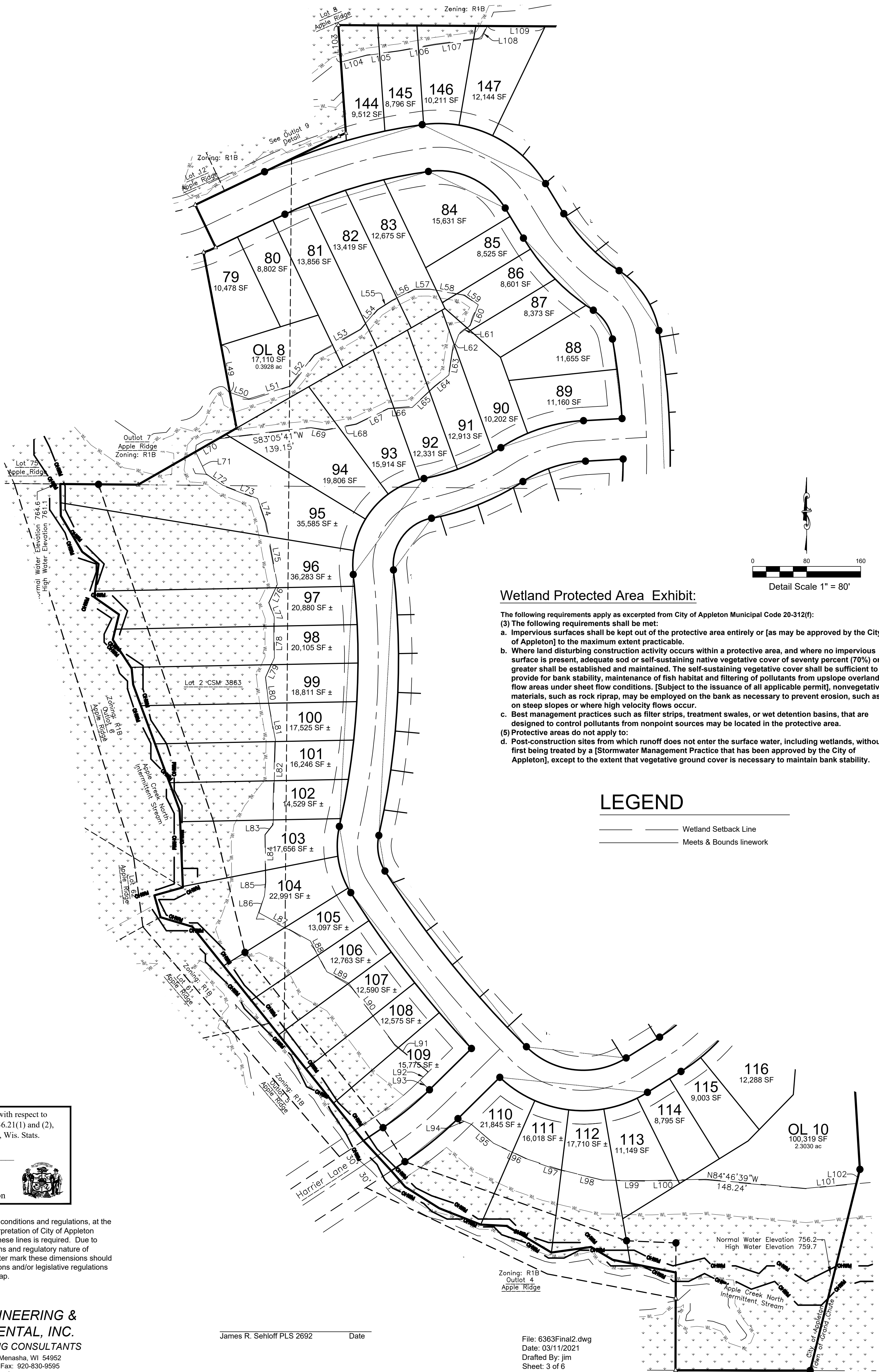
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Wetland Protected Area Exhibit:

- The following requirements apply as excerpted from City of Appleton Municipal Code 20-312(f):
- (3) The following requirements shall be met:
- Impervious surfaces shall be kept out of the protective area entirely or [as may be approved by the City of Appleton] to the maximum extent practicable.
 - Where land disturbing construction activity occurs within a protective area, and where no impervious surface is present, adequate sod or self-sustaining native vegetative cover of seventy percent (70%) or greater shall be established and maintained. The self-sustaining vegetative cover shall be sufficient to provide for bank stability, maintenance of fish habitat and filtering of pollutants from upslope overland flow areas under sheet flow conditions. [Subject to the issuance of all applicable permit], nonvegetative materials, such as rock riprap, may be employed on the bank as necessary to prevent erosion, such as on steep slopes or where high velocity flows occur.
 - Best management practices such as filter strips, treatment swales, or wet detention basins, that are designed to control pollutants from nonpoint sources may be located in the protective area.
- (5) Protective areas do not apply to:
- Post-construction sites from which runoff does not enter the surface water, including wetlands, without first being treated by a [Stormwater Management Practice that has been approved by the City of Appleton], except to the extent that vegetative ground cover is necessary to maintain bank stability.

LEGEND

- Wetland Setback Line
- Meets & Bounds linework

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

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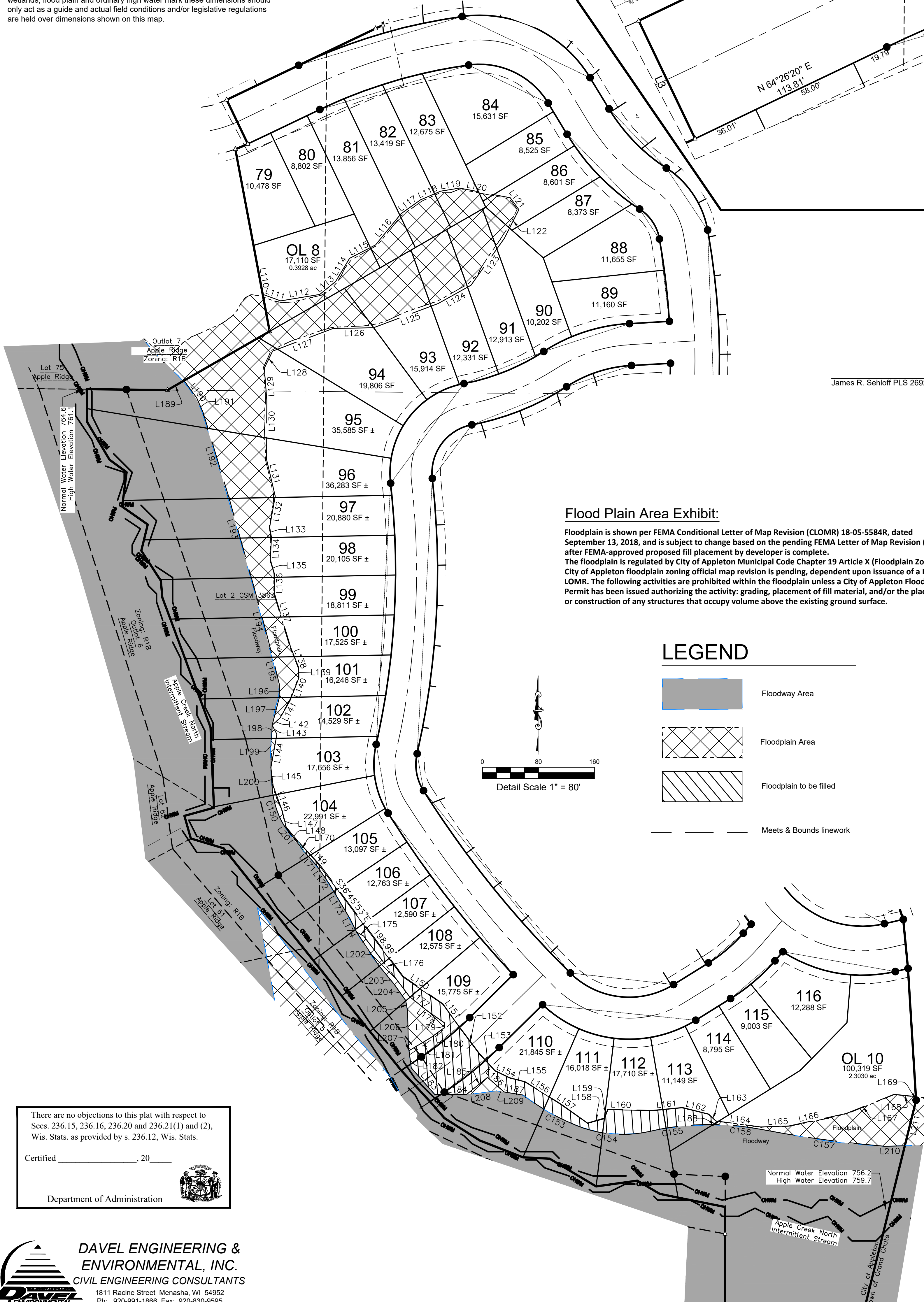
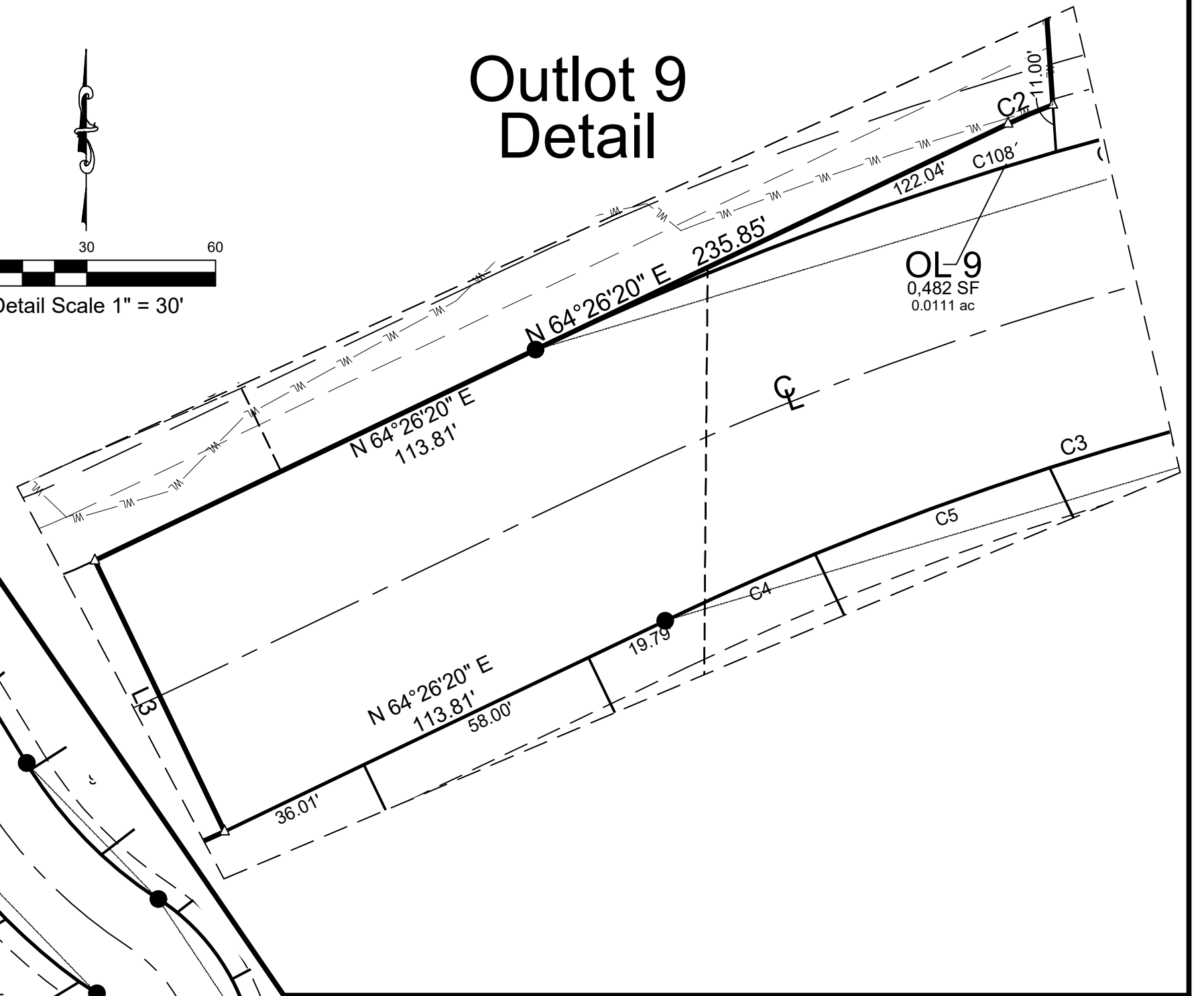
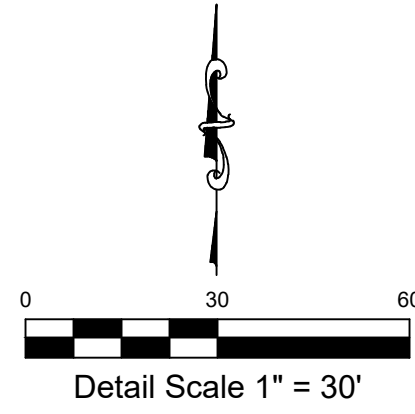
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Outlot 9 Detail



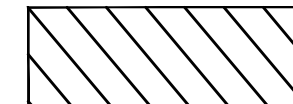
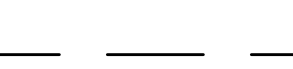


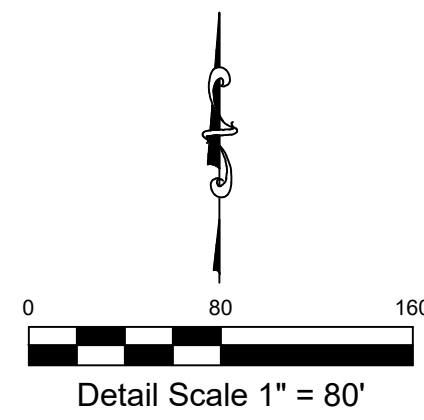
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Flood Plain Area Exhibit:

Floodplain is shown per FEMA Conditional Letter of Map Revision (CLOMR) 18-05-5584R, dated September 13, 2018, and is subject to change based on the pending FEMA Letter of Map Revision (LOMR) after FEMA-approved proposed fill placement by developer is complete. The floodplain is regulated by City of Appleton Municipal Code Chapter 19 Article X (Floodplain Zoning). A City of Appleton floodplain zoning official map revision is pending, dependent upon issuance of a FEMA LOMR. The following activities are prohibited within the floodplain unless a City of Appleton Floodplain Permit has been issued authorizing the activity: grading, placement of fill material, and/or the placement or construction of any structures that occupy volume above the existing ground surface.

LEGEND

-  Floodway Area
-  Floodplain Area
-  Floodplain to be filled
-  Meets & Bounds linework



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

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LINE TABLE		
Line	Bearing	Length
L1	S 87°23'17" E	73.24'
L2	S 32°45'52" E	60.01'
L3	N 25°33'40" W	70.00'
L4	S 28°25'33" E	55.45'
L5	S 71°17'21" W	12.59'
L6	S 31°15'01" E	37.76'
L7	N 86°40'29" E	57.13'
L8	N 45°25'37" E	67.37'
L9	N 56°23'11" E	33.93'
L10	S 56°23'11" W	24.26'
L11	S 45°25'37" W	87.19'
L12	N 58°09'14" E	38.74'
L13	N 41°02'27" E	17.14'
L14	N 76°55'16" E	18.68'
L15	N 41°02'27" E	17.14'
L16	N 86°40'27" E	55.81'
L17	S 31°15'01" W	52.16'
L18	N 77°06'07" E	27.72'
L19	N 58°00'14" E	35.37'
L20	S 26°32'14" E	63.71'
L21	S 87°00'46" E	52.27'
L22	N 70°14'15" E	90.27'
L23	S 29°49'22" E	68.87'
L24	S 58°00'14" W	24.75'
L25	S 16°32'17" E	56.47'
L26	S 45°15'07" E	70.31'
L27	S 20°25'15" E	86.60'
L28	S 15°24'36" W	36.65'
L29	S 56°11'20" E	36.93'
L30	S 03°27'25" E	77.68'
L31	S 03°09'54" E	50.80'
L32	S 17°30'45" E	56.49'
L33	S 01°57'18" W	25.78'
L34	S 23°20'51" E	83.63'
L35	S 01°22'57" E	112.76'
L36	S 44°49'35" E	63.64'
L37	S 44°34'52" E	25.13'
L38	S 69°32'37" E	53.45'
L39	S 58°33'53" E	28.11'
L40	S 84°19'28" E	56.46'
L41	S 52°14'55" E	48.28'
L42	S 87°45'49" E	89.41'
L43	S 76°01'40" E	52.54'
L44	S 66°17'36" E	48.65'
L45	N 75°46'21" E	61.40'
L46	S 66°18'44" E	42.74'
L47	S 13°52'54" W	94.27'
L48	N 10°38'45" W	71.01'
L49	S 70°57'23" E	29.60'
L50	N 57°38'28" E	63.87'
L51	N 37°56'50" E	58.95'
L52	N 61°05'19" E	77.85'
L53	N 40°54'44" E	38.42'
L54	N 57°20'02" E	25.94'
L55	N 63°40'07" E	37.13'
L56	N 89°22'32" E	22.50'
L57	N 80°03'31" E	52.53'
L58	S 54°44'18" E	24.98'
L59	S 21°27'24" W	33.16'
L60	S 52°18'56" W	21.43'
L61	S 20°27'49" W	26.50'
L62	S 08°45'15" W	35.70'
L63	S 50°45'02" W	30.74'
L64	S 46°38'13" W	41.83'
L65	S 07°06'30" W	35.40'
L66	S 64°09'45" W	52.93'
L67	S 79°09'17" W	47.08'
L68	N 79°37'09" W	21.18'
L69	N 60°06'45" W	37.95'
L70	N 25°31'44" W	36.15'
L71	N 55°36'45" W	30.15'
L72	N 68°55'31" W	55.20'
L73	N 19°24'25" W	38.76'
L74	N 10°14'26" W	92.21'
L75	N 24°44'40" W	29.65'
L76	N 20°19'36" W	22.41'
L77	N 00°13'37" W	60.83'
L78	N 24°20'34" W	31.62'
L79	N 06°36'40" W	37.93'
L80	N 10°26'33" W	56.18'
L81	N 01°32'06" W	125.64'
L82	N 38°26'13" E	19.10'
L83	N 00°50'50" W	70.15'
L84	N 05°38'51" E	19.96'
L85	N 17°49'51" E	26.70'
L86	N 61°10'13" W	86.89'
L87	N 28°16'31" W	51.87'
L88	N 62°20'19" W	36.58'
L89	N 36°49'51" W	112.70'
L90	N 50°46'28" W	65.03'
L91	N 44°57'32" E	17.54'
L92	N 44°34'23" W	20.00'
L93	S 67°34'34" E	21.73'
L94	N 49°17'30" W	43.18'
L95	N 65°07'28" W	56.74'
L96	N 72°11'09" W	51.51'
L97	N 76°16'30" W	63.00'
L98	N 89°17'16" W	66.14'
L99	S 88°39'41" W	86.98'

LINE TABLE		
Line	Bearing	Length
L101	S 84°30'49" W	75.71'
L102	N 13°52'54" E	21.50'
L103	S 03°56'39" E	55.03'
L104	N 75°18'52" E	39.37'
L105	N 82°20'10" E	49.87'
L106	N 80°01'00" E	52.38'
L107	N 82°34'12" E	69.76'
L108	N 25°28'25" E	20.89'
L109	S 89°39'43" E	85.54'
L110	S 10°38'45" E	71.15'
L111	S 70°06'41" E	27.45'
L112	N 80°32'50" E	56.58'
L113	N 50°36'42" E	29.29'
L114	N 31°08'53" E	38.36'
L115	N 62°42'02" E	41.87'
L116	N 39°18'03" E	57.64'
L117	N 54°18'28" E	34.02'
L118	N 66°44'56" E	31.42'
L119	N 80°52'04" E	27.35'
L120	S 79°19'01" E	73.60'
L121	S 36°03'21" E	21.10'
L122	S 26°56'07" W	45.91'
L123	S 35°19'17" W	82.31'
L124	S 60°58'58" W	53.77'
L125	S 69°25'35" W	98.53'
L126	S 88°54'58" W	57.71'
L127	S 69°34'39" W	92.43'
L128	S 25°42'56" W	27.15'
L129	S 04°22'00" E	46.63'
L130	S 00°11'02" W	83.84'
L131	S 13°09'28" E	54.11'
L132	S 10°08'36" E	44.90'
L133	S 17°30'45" E	14.46'
L134	S 03°04'49" W	31.95'
L135	S 16°16'11" E	21.24'
L136	S 00°28'22" W	27.19'
L137	S 16°40'09" E	81.29'
L138	S 21°46'56" E	30.99'
L139	S 00°52'52" E	15.10'
L140	S 21°20'45" W	35.19'
L141	S 29°47'02" W	28.24'
L142	S 47°35'45" W	15.16'
L143	S 27°02'44" E	14.63'
L144	S 10°09'20" W	48.32'
L145	S 07°04'41" E	26.19'
L146	S 20°01'42" E	38.13'
L147	S 13°21'30" E	23.93'
L148	S 39°47'14" E	26.45'
L149	S 42°55'58" E	45.66'
L150	S 55°23'57" E	69.12'
L151	S 35°00'57" E	28.91'
L152	S 36°50'13" E	59.34'
L153	S 42°11'58" E	32.92'
L154	S 64°15'50" E	23.30'
L155	S 75°21'54" E	22.91'
L156	S 57°58'23" E	60.86'
L157	S 54°36'22" E	46.07'
L158	N 73°51'57" E	24.65'
L159	N 22°20'39" E	13.92'
L160	S 88°20'34" E	63.11'
L161	N 84°28'47" E	43.94'
L162	S 75°45'27" E	38.48'
L163	S 45°44'40" E	13.99'
L164	S 82°22'56" E	65.06'
L165	N 87°51'43" E	40.43'
L166	N 77°44'24" E	83.67'
L167	N 66°11'05" E	73.66'
L168	S 84°02'40" E	31.17'
L169	S 03°40'49" E	5.09'
L170	S 31°57'14" E	18.64'
L171	S 41°38'22" E	25.82'
L172	S 34°32'49" E	30.76'
L173	S 30°44'10" E	58.50'
L174	S 26°02'38" E	21.06'
L175	S 60°35'12" E	11.67'
L176	S 37°09'20" E	108.73'
L177	S 51°17'00" E	33.51'
L178	S 55°25'24" E	28.78'
L179	S 02°06'00" W	7.15'
L180	S 53°56'23" W	23.58'
L181	S 58°58'35" W	36.62'
L182	S 07°24'24" E	24.76'
L183	S 41°36'24" E	50.49'
L184	S 89°38'42" E	45.47'
L185	N 50°48'35" E	38.71'
L186	S 48°32'11" E	31.54'
L187	S 81°01'39" E	27.55'
L188	S 56°42'45" W	9.07'
L189	N 60°06'45" E	37.12'
L190	S 36°21'09" E	20.71'
L191	S 23°50'26" E	22.43'
L192	S 16°48'24" E	128.00'
L193	S 15°41'20" E	133.63'
L194	S 15°06'14" E	69.05'
L195	S 14°09'48" E	73.79'
L196	S 02°14'22" E	15.47'
L197	S 14°34'01" W	43.81'
L198	S 01°45'57" W	60.62'
L199	S 01°45'57" W	60.62'
L200	S 03°45'14" E	33.87'

LINE TABLE		
Line	Bearing	Length
L201	S 38°04'43" E	46.86'
L202	S 33°31'42" E	57.85'
L203	S 39°34'43" E	33.96'
L204	S 35°20'18" E	28.70'
L205	S 10°44'12" E	15.72'
L206	S 00°57'53" E	48.39'
L207	S 07°24'24" E	8.00'
L208	N 83°00'26" E	43.25'
L209	S 81°01'39" E	10.85'
L210	N 88°49'19" E	29.04'
L211	N 13°52'54" E	67.21'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	190.00'	N 67°21'15" E	19.33'	19.33'	5°49'49"	N 70°16'10" E	N 64°26'20" E
C2	130.00'	N 66°56'21" E	11.34'	11.34'	5°00'00"	N 64°26'20" E	N 69°26'21" E
C3	715.00'	N 73°22'11" E	221.99'	222.89'	17°51'41"	N 64°26'20" E	N 82°18'01" E
C4	715.00'	N 65°58'14" E	38.22'	38.22'	3°03'47"	N 64°26'20" E	N 67°30'07" E
C5	715.00'	N 69°50'13" E	58.26'	58.27'	4°40'11"	N 67°30'07" E	N 72°10'19" E
C6	715.00'	N 74°31'58" E	58.91'	58.93'	4°43'20"	N 72°10'19" E	N 76°53'38" E
C7	715.00'	N 79°35'50" E	67.44'	67.47'	5°24'23"	N 76°53'38" E	N 82°18'01" E
C8	115.00'	S 64°28'30" E	126.02'	133.37'	66°26'58"	N 82°18'01" E	S 31°15'01" E
C9	335.00'	S 44°04'34" E	148.74'	149.98'	25°39'08"	S 31°15'01" E	S 56°54'08" E
C10	335.00'	S 32°53'48" E	19.25'	19.26'	3°17'36"	S 31°15'01" E	S 34°32'36" E
C11	335.00'	S 39°28'28" E	57.59'	57.66'	9°51'44"	S 34°32'36" E	S 44°24'20" E
C12	335.00'	S 49°32'48" E	60.04'	60.12'	10°16'54"	S 44°24'20" E	S 54°41'15" E
C13	335.00'	S 55°47'42" E	12.95'	12.95'	2°12'54"	S 54°41'15" E	S 56°54'08" E
C14	65.00'	S 33°39'14" E	51.31'	52.75'	46°29'48"	S 56°54'08" E	S 10°24'20" E
C15	960.00'	S 06°51'56" E	118.56'	118.63'	7°04'49"	S 10°24'20" E	S 03°19'31" E
C16	960.00'	S 09°03'33" E	45.11'	45.12'	2°41'34"	S 10°24'20" E	S 07°42'46" E
C17	960.00'	S 05°31'09" E	73.50'	73.51'	4°23'15"	S 07°42'46" E	S 03°19'31" E
C18	250.00'	N 71°55'16" E	128.42'	129.87'	29°45'54"	N 57°02'19" E	N 86°48'13" E
C19	250.00'	N 77°05'48" E	84.31'	84.71'	19°24'51"	N 67°23'22" E	N 86°48'13" E
C20	250.00'	N 62°12'50" E	45.10'	45.16'	10°21'04"	N 57°02'19" E	N 67°23'22" E
C21	320.00'	N 68°06'21" E	122.86'	123.62'	22°08'05"	N 79°10'23" E	N 57°02'19" E
C22	320.00'	N 58°15'34" E	13.64'	13.64'	2°26'31"	N 59°28'49" E	N 57°02'19" E
C23	320.00'	N 64°42'16" E	58.27'	58.35'	10°26'53"	N 69°55'42" E	N 59°28'49" E
C24	320.00'	N 74°33'03" E	51.58'	51.63'	9°14'41"	N 79°10'23" E	N 69°55'42" E
C25	130.00'	N 36°21'29" E	176.70'	194.29'	85°37'48"	N 06°27'25" W	N 79°10'23" E
C26	130.00'	N 77°42'47" E	6.63'	6.63'	2°55'13"	N 76°15'10" E	N 79°10'23" E
C27	130.00'	N 64°53'36" E	51.21'	51.55'	22°43'08"	N 53°32'02" E	N 76°15'10" E
C28	130.00'	N 42°25'17" E	50.11'	50.43'	22°13'31"	N 31°18'31" E	N 53°32'02" E
C29	130.00'	N 20°17'27" E	49.69'	50.00'	22°02'10"	N 09°16'22" E	N 31°18'31" E
C30	130.00'	N 01°24'28" E	35.58'	35.69'	15°43'47"	N 06°27'25" W	N 09°16'22" E
C31	1120.00'	N 03°09'13" E	373.97'	375.72'	19°13'15"	N 12°45'50" E	N 06°27'25" W
C32	1120.00'	S 06°00'41" E	17.41'	17.41'	0°53'27"	S 05°33'58" E	S 03°12'25" E
C33	1120.00'	N 04°08'21" W	57.08'	57.09'	2°55'13"	N 02°38'45" W	N 05°33'58" W
C34	1120.00'	N 01°11'15" W	57.00'	57.01'	2°54'59"	N 00°16'14" E	N 02°38'45" W
C35	1120.00'	N 01°43'49" E	57.07'	57.07'	2°55'11"	N 03°11'25" E	N 00°16'14" E
C36	1120.00'	N 04°39'21" E					

Apple Ridge 2

Part of the Southwest 1/4 of the Fractional Northwest 1/4; part of the Southeast 1/4 of the Fractional Northwest 1/4; part of Northeast 1/4 of the Fractional Southwest 1/4 and part of Lot 2 CSM 3863, located in part of the Northwest 1/4 of the fractional Southwest 1/4 all being part of Section 06, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Appleton, and under the direction of Apple Tree Appleton Four, LLC, owner of said land, I have surveyed divided and mapped Apple Ridge 2; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of the Southwest 1/4 of the Fractional Northwest 1/4; part of the Southeast 1/4 of the Fractional Northwest 1/4; part of Northeast 1/4 of the Fractional Southwest 1/4 and part of Lot 2 CSM 3863, located in part of the Northwest 1/4 of the fractional Southwest 1/4 all being part of Section 06, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 1,497,204 Square Feet (34.3711 Acres) of land, including all lands lying between the described meander line and the centerline of the Navigable Stream described as follows:

Commencing at the West 1/4 corner of Section 06; thence S00°09'08"E, 1320.86 feet to the East/West 1/4 line of the Fractional Southwest 1/4; thence, along said East/West 1/4 Line, N89°51'14"E, 2268.41 feet to the Southeast corner of Outlot 4, Apple Ridge said point also being the point of beginning; thence, N00°08'46"E, 188.62 feet to a meander point being N00°08'46"E, 44 feet more or less from the Center line of Navigable Stream; thence, along a meander line, N87°23'17"W, 73.24 feet to a meander point being N096°44'29"W, 67 feet more or less, from said Centerline of a Navigable Stream; thence, along a meander line, N70°22'31"W, 348.69 feet to a meander point being N56°23'11"E, 24 feet more or less, from said Centerline of a Navigable Stream; thence, continuing along a meander line, N32°45'52"W, 60.01 feet to a meander point being N56°23'11"E, 34 feet more or less, from said Centerline of a Navigable Stream; thence, along a meander line, N38°12'57"W, 330.58 feet to a meander point being N58°00'16"E, 37 feet more or less, from said Centerline of a Navigable Stream; thence, along a meander line, N13°30'22"W, 200.30 feet to a meander point being N88°53'20"E, 49 feet more or less, from said Centerline of a Navigable Stream; thence, along a meander line, N18°50'26"W, 527.40 feet to a meander point on the South line of Outlot 7 of said Apple Ridge, being S89°27'19"E, 57 feet more or less, from said Centerline of a Navigable Stream; thence along said South line, S89°27'19"E, 58.82 feet; thence, continuing along said South line, N60°06'45"E, 168.25 feet to the Southeast corner of said Outlot 7; thence, along the East line of said Outlot 7, N10°38'45"W, 264.95 feet to the South right of way line of Baldeagle Drive; thence, along said South right of way line, 19.33 feet along the arc of a curve to the left with a radius of 130.00 feet and a chord of 19.33 feet which bears N67°21'15"E; thence N25°33'40"W, 70.00 feet to the South line of Lot 12 of said Apple Ridge; thence, along said South line and the South line of Lot 8 of said Apple Ridge, N64°26'20"E, 235.85 feet; thence, continuing along said South line of said Lot 8, 11.34 feet along the arc of a curve to the right with a radius of 130.00 feet and a chord of 11.34 feet which bears S66°56'21"W; thence, along the East line of said Lot 8, S03°56'39"E, 160.65 feet; thence, along the South line of said Lot 8; S89°39'43"E, 469.21 feet; thence S00°20'17"W, 196.72 feet; thence S28°25'33"E, 55.45 feet; thence S55°27'06"E, 135.41 feet; thence S05°33'54"E, 247.09 feet; thence S01°36'33"W, 362.73 feet; thence S07°45'07"E, 225.93 feet; thence S17°26'50"E, 171.00 feet; thence N71°17'21"E, 12.59 feet; thence S18°42'39"E, 128.23 feet; thence S05°31'46"E, 70.52 feet; thence S03°30'35"E, 188.39 feet; thence S13°52'54"W, 307.18 feet to the East/West 1/4 line of said Fractional Southwest 1/4; thence, along said 1/4 line, N89°51'14"W, 199.52 feet to the point of beginning.

Given under my hand this _____ day of _____, 20_____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Apple Tree Appleton Four, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, and Time Warner Cable, Grantee

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

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

Apple Tree Appleton Four, LLC

Jeff Straubel, Managing Member _____ Date _____

Owner's Certificate

Apple Tree Appleton Four, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Apple Tree Appleton Four, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Appleton
Department of Administration

Dated this _____ day of _____, 20_____.

In the presence of: Apple Tree Appleton Four, LLC

Jeff Straubel, Managing Member _____ Date _____

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin My Commission Expires _____

Drainage, Water Main and Storm Sewer Easement Provisions

An easement for Drainage, Water Main and Storm Sewer Easement Provisions is hereby granted by:

Apple Tree Appleton Four, LLC, Grantor, to:

THE CITY OF APPLETON, Grantee,

- Purpose:** The purpose of this easement is for the Grantee to access, install, regrade, replace, relocate, operate, maintain, resize and repair Drainage, Water Main and Storm Sewer Easement and associated appurtenances. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of Drainage, Water Main and Storm Sewer and associated appurtenances that occur outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- Access:** Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
- Buildings or Other Structures:** Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Drainage, Water Main or Storm Sewer Easement".
- Elevation:** The grantor agrees that the elevation of the existing ground surface within the easement area will not be altered without the written consent of grantee.
- No landscaping** will be installed in the Combined Drainage & Landscape Easements that interferes with the drainage as designed on the approved drainage plan for Apple Ridge 2.
- Restoration:** Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Grantor shall be responsible for all surface restoration. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, sidewalks, structures, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein.
- Notification:** Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.
- Drainage easements** are conveyance paths for storm water. The placement of fill in a drainage easement, which interferes with the flow or changes to the shape of the drainage easement by the lot owner or his agent, is prohibited. Upon failure of lot owner's to maintain said drainage ways and easements as designed; the City of Appleton retains the right to perform maintenance and or repairs. The payment of said maintenance and or repairs shall be equally assessed to the adjacent lot owners.

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

Apple Tree Appleton Four, LLC

Jeff Straubel, Managing Member _____ Date _____

City of Appleton Approval

Resolved, that the plat of Apple Ridge 2, in the City of Appleton, Outagamie County, Apple Tree Appleton Four, LLC, owners, is hereby approved by the Common Council of the City of Appleton.

Jacob A. Woodford, Mayor _____ Date _____

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

Kami Lynch, Clerk _____ Date _____

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Appleton and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

City Treasurer _____ Date _____

County Treasurer _____ Date _____

This Final Plat is contained wholly within the property described in the following recorded instruments:

The property owner of record:	Recording Information:	Parcel Number(s):
Apple Tree Appleton Four, LLC	Doc No. 2146276	31-1-8307-00 31-1-8307-03
	Doc No. 2146253	31-1-8307-04 31-1-8307-05

Notes:

- Outlot 9 will be owned and maintained the owner of Lot 8 Apple Ridge. Said Outlot 9 may not be transferred separately from said Lot 8, Apple Ridge.
- Outlots 8 & 10 are Dedicated to the Public, pre this document, for storm water management.
- All elevations shown are NVGD 88, per City Datum.
- Ordinary High Water Mark was determined by Steve Swanson of Outagamie County Land Services Department May of 2018.
- Lots 106-113 are subject to additional restrictions related to floodplain. Impervious areas from rear yards of lots adjacent to wetlands may drain via sheet flow to the wetlands by permission of WDNR.
- 100 Year floodplain elevations are based on FEMA LOMR, Case 20-05-2300P, effective April 28, 2021.

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

Certified _____, 20_____

Department of Administration



1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

James R. Sehloff PLS 2692 _____ Date _____

File: 6363Final2.dwg
Date: 03/12/2021
Drafted By: jim
Sheet: 6 of 6
Revision Date: Mar 12, 2021