



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: July 14, 2021

Common Council Meeting Date: July 21, 2021

Item: Certified Survey Map #10-21

Case Manager: Jessica Titel

GENERAL INFORMATION

Owners: Rancher's Trust

Applicant: Gary Zahringer – Martenson & Eisele, Inc.

Address/Parcel: 6600 N. Ballard Road (Parcel #31-1-9203-09) and N. Tiburon Lane (Parcel #31-1-9203-10)

Petitioner's Request: The applicant is requesting approval of a Certified Survey Map (CSM) that crosses a plat boundary. The CSM will combine the two existing parcels into one new parcel.

BACKGROUND

Typically, CSMs are administratively reviewed and approved by City staff. However, the subject properties were originally platted in different plats. Parcel #31-1-9203-10 was included in the Apple Hill Farms III Plat and Parcel #31-1-9203-09 was created via Certified Survey Map. In order to satisfy the requirements of Chapter 236 of the Wisconsin State Statutes, the proposed CSM must be approved in the same manner as a Final Plat, which includes Plan Commission and Common Council approval.

STAFF ANALYSIS

Existing Conditions: Currently, parcel #31-1-9203-10 is vacant. Parcel #31-1-9203-09 contains a single-family home and associated accessory buildings. The total land area included in the one-lot CSM is 2.845 acres.

Subdivision Ordinance Requirements: Per Section 17-26(b)(1) of the Municipal Code, widths and areas of lots shall not be less than that provided in the City's Zoning Ordinance. For the R-1B Single-Family District, the minimum lot width is 50 feet and the minimum lot area is 6,000 square feet, per Section 23-93(g) of the Municipal Code. Proposed Lot 1 satisfies these lot development standards. The CSM was also found to comply with setback standards.

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

North: R-1B Single-Family District. The adjacent land use to the north is currently single-family residential.

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South: R-1B Single-Family District. The adjacent land use to the south is currently single-family residential.

East: R-1B Single-Family District. The adjacent land use to the east is currently single-family residential.

West: Town of Center. The adjacent land use to the west is currently single family.

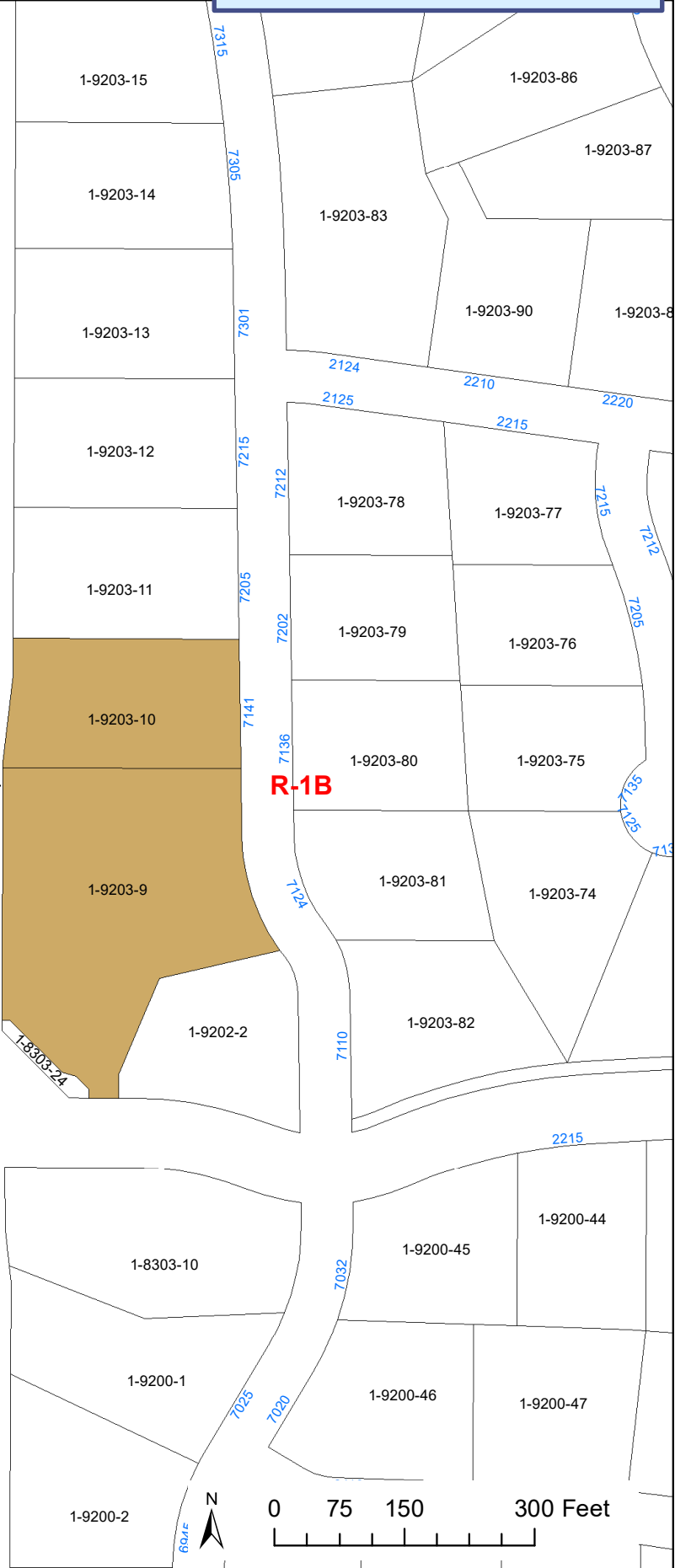
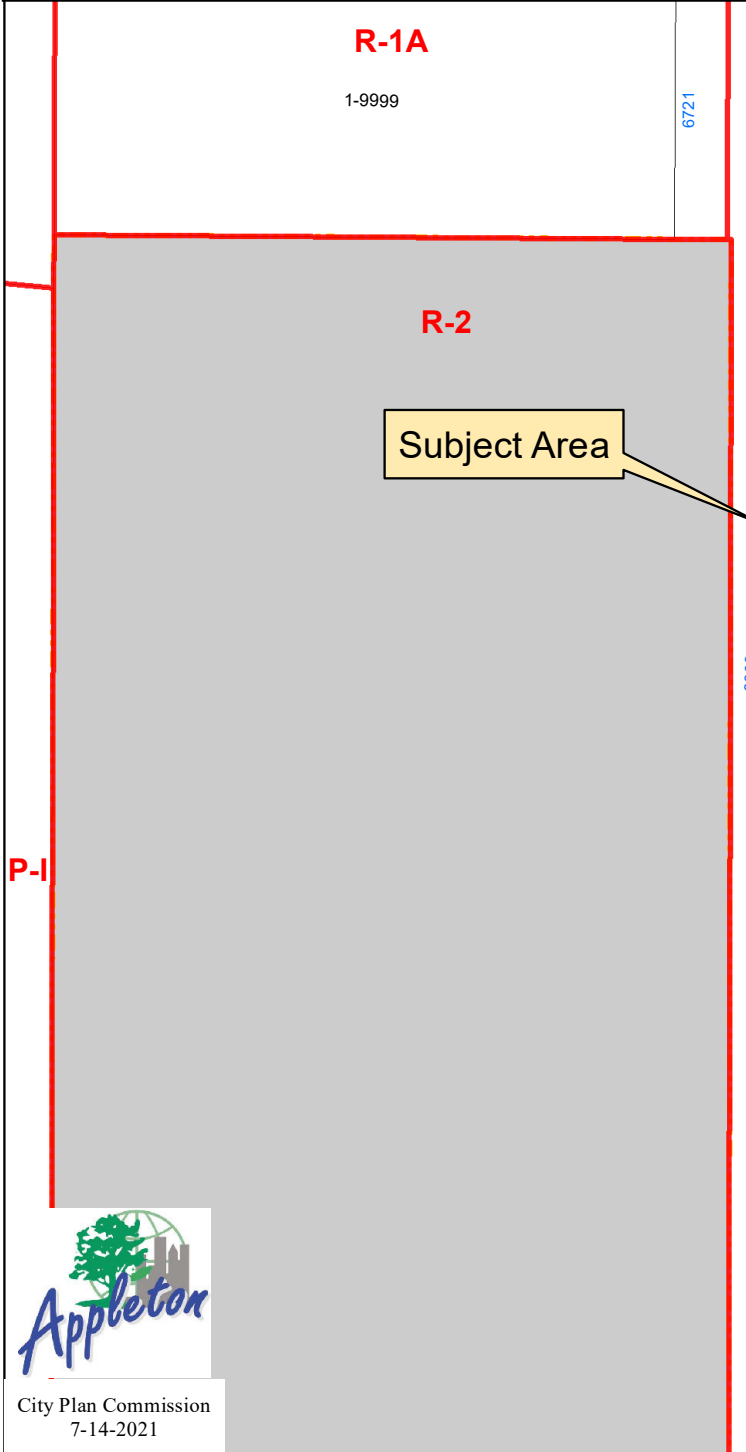
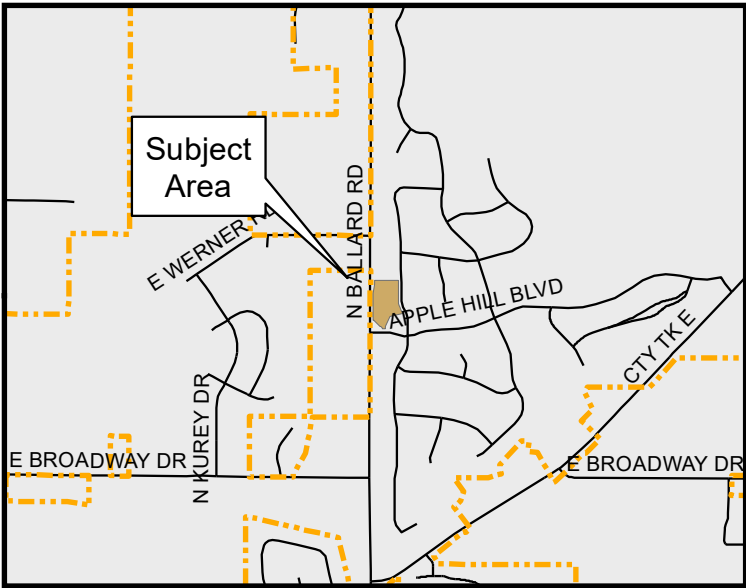
Appleton Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed this proposal and determined it is compatible with the One and Two Family Residential land use shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. A portion of the subject area is also shown as Commercial Future Land Use as a portion of the property has been used as the Apple Hill Farms development office. Staff anticipates the use of the property to continue as residential.

Technical Review Group (TRG) Report: This item appeared on the July 6, 2021 Technical Review Group agenda. No negative comments were received from participating departments.

RECOMMENDATION

Based on the above, staff recommends that Certified Survey Map #10-21, as shown on the attached map, **BE APPROVED.**

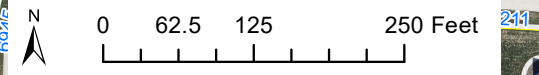
6600 N Ballard Rd
Certified Survey Map #10-21
Crosses Plat Boundary



6600 N Ballard Rd
Certified Survey Map #10-21
Crosses Plat Boundary



Subject Area

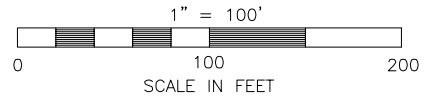


CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 110, REPLAT OF LOTS 110-114 OF APPLE HILL FARMS III AND PART OF LOT 1, CERTIFIED SURVEY MAP NO. 5441, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4, SECTION 31, TOWNSHIP 22 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

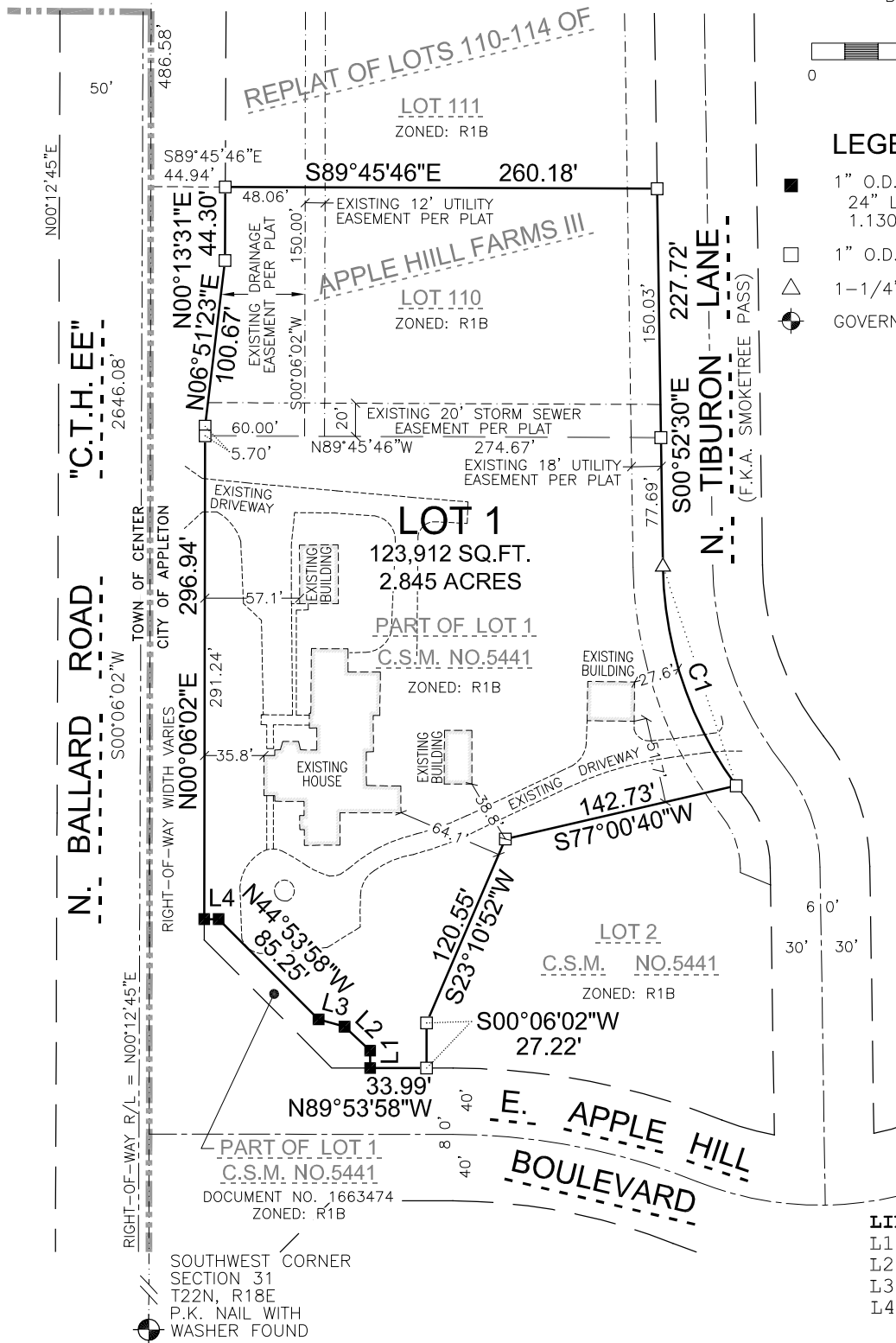
WEST 1/4 CORNER
SECTION 31
T22N, R18E
HARRISON MONUMENT
FOUND

BEARINGS ARE REFERENCED TO THE
OUTAGAMIE COUNTY COORDINATE SYSTEM
NAD83(1991) IN WHICH THE WEST LINE OF
THE SOUTHWEST 1/4 OF SECTION 31,
BEARS S 00°06'02" W



LEGEND

- 1" O.D. IRON PIPE SET,
24" LONG, WEIGHING
1.130LBS. PER LIN. FOOT
- 1" O.D. IRON PIPE FOUND
- △ 1-1/4" REBAR FOUND
- ⊙ GOVERNMENT CORNER



LINE TABLE

- L1 = N00°01'08"W, 10.48'
- L2 = N46°55'42"W, 21.14'
- L3 = N74°21'50"W, 16.26'
- L4 = N90°00'00"W, 8.69'

CURVE DATA

- C1
- RADIUS = 230.00'
- DELTA = 035°14'18"
- LENGTH = 141.46'
- CHORD = S18°29'39.0"E
139.24'

Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

SURVEY FOR:
RANCHER'S TRUST
6600 N. BALLARD ROAD
APPLETON, WI 54913

PROJECT NO. 1-1419-002
FILE 1-1419-002csm.dwg SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 110, REPLAT OF LOTS 110-114 OF APPLE HILL FARMS III AND PART OF LOT 1, CERTIFIED SURVEY MAP NO. 5441, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4, SECTION 31, TOWNSHIP 22 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, COMBINED AND MAPPED AT THE DIRECTION OF RANCHER'S TRUST, ALL OF LOT 110, REPLAT OF LOTS 110-114 OF APPLE HILL FARMS III AND PART OF LOT 1, CERTIFIED SURVEY MAP NO. 5441, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4, SECTION 31, TOWNSHIP 22 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 06 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 486.58 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 46 SECONDS EAST, A DISTANCE OF 44.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 45 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF LOT 110, OF THE REPLAT OF LOTS 110-114 OF APPLE HILL FARMS III, A DISTANCE OF 260.18 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 30 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF N. TIBURON LANE, A DISTANCE OF 227.72 FEET; THENCE 141.46 FEET ALONG AN ARC OF A CURVE TO THE LEFT, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF N. TIBURON LANE, SAID CURVE HAVING A RADIUS OF 230.00 FEET AND A CHORD THAT BEARS SOUTH 18 DEGREES 29 MINUTES 39.0 SECONDS EAST, 139.24 FEET; THENCE SOUTH 77 DEGREES 00 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5441, A DISTANCE OF 142.73 FEET; THENCE SOUTH 23 DEGREES 10 MINUTES 52 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.55 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 02 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 27.22 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF E. APPLE HILL BOULEVARD, A DISTANCE OF 33.99 FEET; THENCE THE FOLLOWING FIVE (5) CALLS ARE ALONG THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 1663474:
THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS WEST, 10.48 FEET;
THENCE NORTH 46 DEGREES 55 MINUTES 42 SECONDS WEST, 21.14 FEET;
THENCE NORTH 74 DEGREES 21 MINUTES 50 SECONDS WEST, 16.26 FEET;
THENCE NORTH 44 DEGREES 53 MINUTES 58 SECONDS WEST, 85.25 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.69 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF E. BALLARD ROAD (C.T.H. "EE"), A DISTANCE OF 296.94 FEET; THENCE NORTH 06 DEGREES 51 MINUTES 23 SECONDS EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF E. BALLARD ROAD (C.T.H. "EE"), A DISTANCE OF 100.67 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 31 SECONDS EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF E. BALLARD ROAD (C.T.H. "EE"), A DISTANCE OF 44.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 123,912 SQUARE FEET [2.845 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND WITH THE CITY OF APPLETON SUBDIVISION ORDINANCE IN SURVEYING, COMBINING AND MAPPING THE SAME.

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

GIVEN UNDER MY HAND THIS 10TH DAY OF JUNE, 2021.

GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
RANCHER'S TRUST	DOCUMENT NO. 2168382	31-1-9203-09
RANCHER'S TRUST	DOCUMENT NO. 2175013	31-1-9203-10

CITY APPROVAL:

APPROVED BY THE CITY OF APPLETON ON THIS THE _____ DAY OF _____, 2021.

JACOB A. WOODFORD, MAYOR

KAMI LYNCH, CITY CLERK

FINANCE CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2021.

ANTHONY D. SAUCERMAN, DIRECTOR OF FINANCE

COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

OUTAGAMIE COUNTY TREASURER

DATE

PROJECT NO. 1-1419-002

SHEET 2 OF 3

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OWNER'S CERTIFICATE:

RANCHER'S TRUST, AS OWNER, DOES HEREBY CERTIFY THAT SAID TRUST CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED ON THIS MAP.

RANCHER'S TRUST, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF APPLETON

DATED THIS _____ DAY OF _____, 2021.

SIGNATURE

PRINT NAME AND TITLE

STATE OF _____)
) SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2021, THE ABOVE NAMED TO
ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF _____
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)