



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: May 10, 2023

Common Council Meeting Date: May 17, 2023

Item: Preliminary Plat – First Addition to Glacier Ridge

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Applicant: Jeff Schultz – Martenson & Eisele, Inc.

Owner: Kurey Ridge, LLC

Address/Parcel #: E. Werner Road (Tax Id #s 31-1-9310-19, 31-1-9310-07, 31-1-9310-17 and part of 31-1-9310-06). The subject property is located west of N. Kurey Drive and north of E. Broadway Drive.

Petitioner's Request: The owner/applicant is proposing to subdivide property for single-family residential development.

BACKGROUND

On June 7, 2006, Common Council adopted Ordinance 55-06, to annex the subject area from the Town of Center to the City of Appleton. The subject property was officially annexed to the City on June 12, 2006 at 12:01 a.m.

On April 18, 2007, the Common Council approved the request to rezone a portion of the subject property from AG Agricultural District to R-1B Single-Family District.

The Common Council approved the Glacier Ridge Preliminary Plat on April 18, 2007 and the Glacier Ridge Final Plat on March 5, 2008, which included the first phase of the existing subdivision.

Officially mapped Werner Road from existing Werner Road to Meade Street went into effect on February 6, 2019 via Ordinance No. 1-19.

Officially mapped Kurey Drive from existing Kurey Drive to Mackville Road went into effect on February 6, 2019 via Ordinance No. 2-19.

STAFF ANALYSIS

Existing/Proposed Conditions: The subject area to be subdivided is currently undeveloped. The First Addition to Glacier Ridge consists of 46.644 acres and will be divided into 71 single-family lots.

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

- Minimum lot area: Six thousand (6,000) square feet.

Preliminary Plat – First Addition to Glacier Ridge

May 10, 2023

Page 2

- *The proposed average lot size is 22,443 square feet. All lots exceed the minimum lot area requirement.*
- Minimum lot width: Fifty (50) feet.
 - *All lots exceed 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. 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.

Access and Traffic: The primary vehicular access to the First Addition to Glacier Ridge is via East Werner Road and North Kurey Drive. The proposed public right-of-way within the subdivision will be dedicated to the City with the Final Plat.

Surrounding Zoning and Land Uses:

North: AG Agricultural and Town of Center. The adjacent land uses to the north are currently agricultural and residential.

South: R-1B Single Family Residential, AG Agricultural and R-1A Single Family Residential. The adjacent land uses to the south are currently residential and agricultural.

East: R-1B Single Family Residential and AG Agricultural. The adjacent land uses to the east are currently residential and agricultural.

West: AG Agricultural and Town of Center. The adjacent land uses to the west are currently residential and agricultural.

2010-2030 Comprehensive Plan: Community Development staff has reviewed this proposed subdivision and determined it is compatible 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*.

Preliminary Plat – First Addition to Glacier Ridge

May 10, 2023

Page 3

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 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: The Appleton Subdivision Regulations do require parkland dedication or fee in lieu for residential subdivisions. Since no parkland will be dedicated on the subject property, park fees will be required pursuant to Section 17-29 of the Municipal Code and the final Development Agreement (once approved).

Technical Review Group Report (TRG): This item appeared on the April 4, 2023 TRG Agenda. The initial Preliminary Plat for the First Addition to Glacier Ridge did not include any street connections to the west, aside from proposed Werner Road. Section 17-25(a)(4) of the Subdivision Code states that streets shall be designed to provide for the future circulation needs of nearby lands. Staff requested a revised preliminary plat to show an additional western street connection to adjacent property and the applicant provided the attached preliminary plat showing Granite Road connecting to the west.

RECOMMENDATION

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

1. Park fees shall be paid to the City of Appleton Finance Department pursuant to Section 17-29 of the Municipal Code and the final Development Agreement (once approved).
2. Provide an updated Preliminary Plat with the legal description for the entire plat area, not just the anticipated first phase.
3. The following note shall be added to the Final Plat: *Lot 77 contains a temporary storm water pond. No building permits will be issued for this lot during the time period that the pond occupies the lots. Issuance of any future building permits for lot 77 will not occur until such time as the*

Preliminary Plat – First Addition to Glacier Ridge

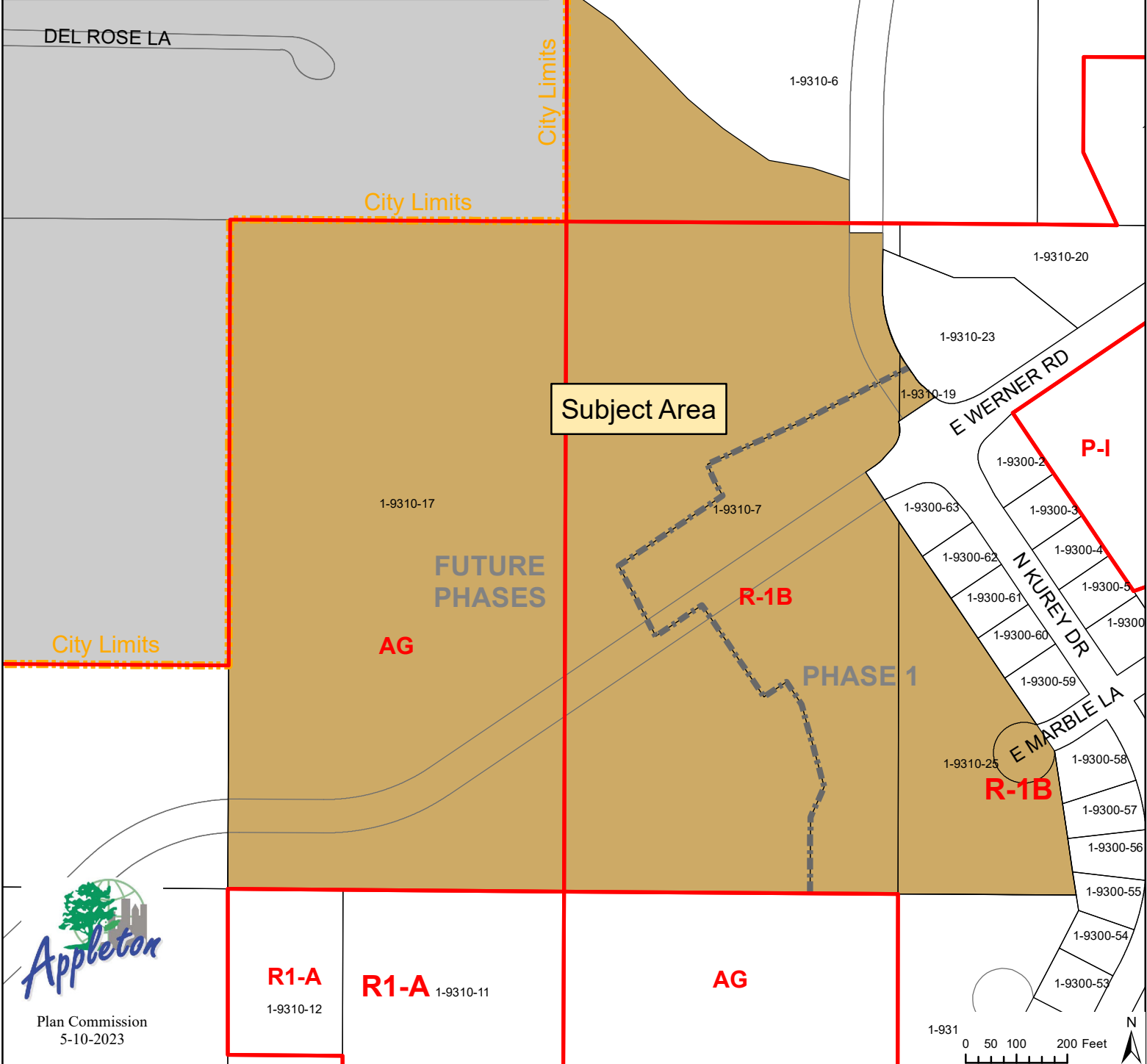
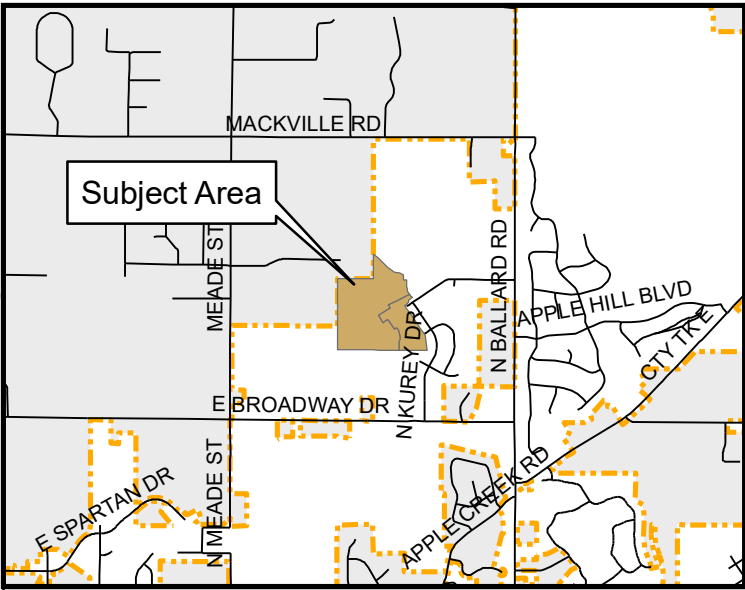
May 10, 2023

Page 4

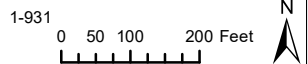
private pond is removed, and alternate facilities constructed as part of a city-approved revision to the stormwater management plan for this plat.

4. Portions of the subject area are currently zoned AG Agricultural and will need to be rezoned prior to approval of the final plat(s). The first phase of this subdivision is anticipated to include area already zoned R-1B Single Family Residential.
5. Remove or identify the dark heavy linework running through a portion of proposed Marble Lane and Lot 69.
6. Add text “Glacier Ridge” to the adjoining property labeled Outlot 3 to further identify it.
7. The hydrant benchmarks listed match City records but the descriptions do not. The City uses the top shoulder of Waterous type hydrants, not the top, please verify the benchmark descriptions and revise as necessary
8. A Development Agreement is required between the City and applicant that identifies the duties and responsibilities with respect to development of the subject land.
9. A Stormwater Permit Application, Stormwater Management Plan and Engineering Plans have been submitted for review. Technical review comments have been provided to the consultant and all such comments must be addressed on the Final Plat.
10. 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.
11. 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.

First Addition to Glacier Ridge Preliminary Plat Zoning Map



Plan Commission
5-10-2023



First Addition to Glacier Ridge
Preliminary Plat
Aerial Map



Subject Area

FUTURE
PHASES

PHASE 1



Plan Commission
5-10-2023

PRELIMINARY PLAT
FIRST ADDITION TO GLACIER RIDGE

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7334, RECORDED AS DOCUMENT NO. 2097894, AND ALL OF TEMPORARY CUL-DE-SAC EASEMENT OF GLACIER RIDGE LOCATED ON THE WEST END OF MARBLE LANE, BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

EXISTING UTILITY SCHEDULE			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
STO-1	839.44	INV 15" NE 832.89 INV 12" SW 833.14	6.55 6.30
STO-2	837.55	INV 15" NE 826.30 INV 12" SW 826.30	11.25 11.25
STO-3	829.55	INV 15" SW 822.88 INV 10" LEANS 822.88	6.67 6.67
STO-4	832.07	INV 12" SE 824.87 INV 12" SW 824.87	7.20 7.20
STO-5	841.77 PAVED OVER	INV 24" W.N.E 831.30	9.92
INL-1	833.97		
INL-2	834.10		
INL-3	833.26		
INL-4	833.22		
INL-5	829.56		
INL-6	829.46		
INL-7	831.66		
INL-8	831.81		
CB-1	831.46	INV 30" E 827.53	3.95
CB-2	831.18	INV 30" E.W 826.58	4.8
SAN-1	831.55	INV 8" SW 821.20	10.35
SAN-2	839.50	INV 15" NE 828.45 INV 12" SW 828.55	11.05
SAN-3	839.87	INV 8" E.W.N.S 879.17	20.70
SAN-4	841.15 PAVED OVER	INV 8" W.E 827.14	14.01

BENCHMARK DATA		
ID#	DESCRIPTION	ELEVATION
BM1	TOP OF HYDRANT #3121	835.34
BM2	TOP OF HYDRANT #3122	842.77

BENCHMARKS ARE ON NAVD83 DATUM

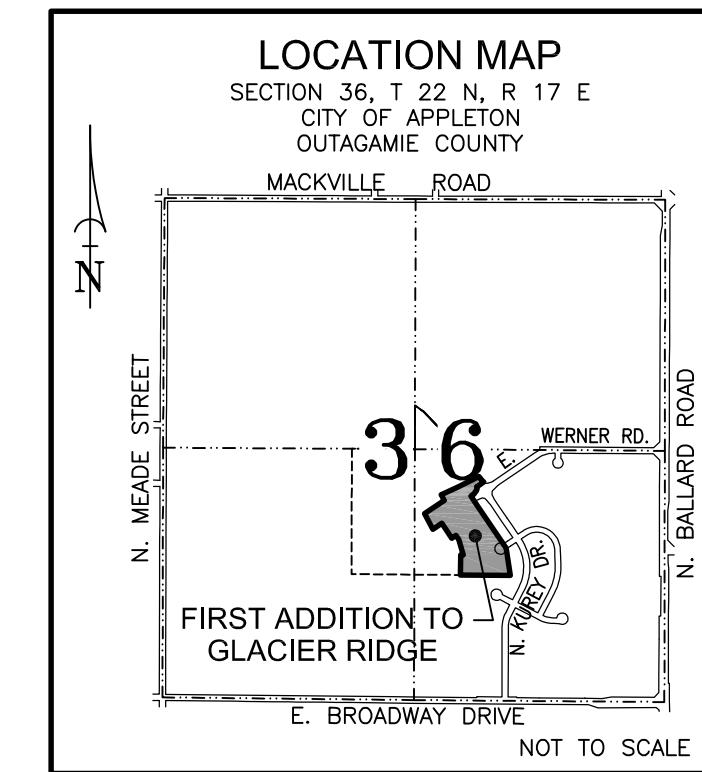
TOPOGRAPHIC LEGEND

- 1" O.D. IRON PIPE FOUND
- 1-1/2" O.D. IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" ROD FOUND
- GOVERNMENT CORNER
- CONTOUR W/ ELEVATION
- SOIL BORING
- WETLAND SOIL BORING
- TOPSOIL DEPTH
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- DELIMITED WETLANDS
- DELIMITED WETLAND LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- EXIST. HYDRANT
- POWER POLE
- LIGHT POLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- EXIST. STORM MANHOLE
- STORM INLET
- CATCH BASIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- SOL TYPE DEMARICATION LINE
- CORPORATE LIMITS

BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM (NAD83) IN WHICH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 36, BEARS N00°11'50"E

SCALE IN FEET

0 100 200



SUPPLEMENTARY DATA
 GROSS AREA [2,031,814 SQ.FT.] 46.644 ACRES
 ROAD AREA 438,334 SQ.FT. 10.063 ACRES
 NET SUBDIVISION AREA [1,593,460 SQ.FT.] 36.581 ACRES
 LINEAL FEET OF KUREY DRIVE 369 LINEAL FT.
 LINEAL FEET OF WERNER ROAD 1426 LINEAL FT.
 LINEAL FEET OF LAMAR DRIVE 1277 LINEAL FT.
 LINEAL FEET OF MARBLE LANE 1195 LINEAL FT.
 LINEAL FEET OF QUARTZ DRIVE 821 LINEAL FT.
 LINEAL FEET OF LANDMARK DRIVE 395 LINEAL FT.
 TOTAL LINEAL FEET OF ROADWAY 7324 LINEAL FT.
 AVERAGE LOT SIZE 22,443 SQ.FT. 0.515 ACRES
 TYPICAL LOT SIZE 120' X 150'
 NUMBER OF LOTS 71
 NUMBER OF OUTLOTS 0
 PRESENT ZONING R1-B
 FUTURE ZONING R1-B
 LOT AREA MINIMUM = 6,000 SQ.FT.
 FRONT YARD SETBACK = 20 FT.
 SIDE YARD SETBACK = 6 FT.
 REAR YARD SETBACK = 25 FT.
 MINIMUM LOT WIDTH = 50 FT.

SOIL TYPES LOCATED WITHIN SUBDIVISION
 R1 - FLUVIQUENTS
 R2 - KEWAUNEE SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
 R3 - KEWAUNEE SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
 R4 - KEWAUNEE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
 R5 - KEWAUNEE SILT LOAM, 20 TO 45 PERCENT SLOPES, SEVERELY ERODED
 W - WATER

OWNER AND DEVELOPER
 KUREY RIDGE, LLC
 2100 FREEDOM ROAD
 LITTLE CHUTE, WI 54140
 PHONE: 920-687-7070

OBJECTING AND APPROVING AUTHORITIES
 DEPARTMENT OF ADMINISTRATION
 OUTAGAMIE COUNTY
 CITY OF APPLETON

NOTES
 THE OWNER/SUBDIVIDER HAS NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE CITY ON THIS PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEM FOUND ON THE LAND, TRANSFERRED TO THE CITY ON THE PLAT DURING THE CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE CITY HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.

A DRAINAGE PLAN HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING, ZONING & SANITATION OFFICE. MAINTENANCE OF ALL DRAINAGE WAIS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION.

UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAIS AND ASSOCIATED STRUCTURES, THE CITY RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS WHICH SHALL BE EQUALLY ESTABLISHED AMONGST THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR FIRST ADDITION TO GLACIER RIDGE ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.

UTILITY EASEMENTS, LOCATIONS AND WIDTHS WILL BE SHOWN ON THE FINAL PLAT.

CONTOURS ARE ONE FOOT INTERVALS AND BASED ON NAVD83 DATUM.

LEGAL DESCRIPTION
 ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7334, RECORDED AS DOCUMENT NO. 2097894, AND ALL OF TEMPORARY CUL-DE-SAC EASEMENT OF GLACIER RIDGE LOCATED ON THE WEST END OF MARBLE LANE, BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 1321.95 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 489.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 07 SECONDS EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.66 FEET; THENCE NORTH 15 DEGREES 18 SECONDS WEST, A DISTANCE OF 168.87 FEET; THENCE NORTH 34 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 188.72 FEET; THENCE SOUTH 15 DEGREES 18 SECONDS WEST, A DISTANCE OF 113.47 FEET; THENCE NORTH 27 DEGREES 36 MINUTES 07 SECONDS WEST, A DISTANCE OF 187.21 FEET; THENCE NORTH 55 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 217.01 FEET; THENCE SOUTH 15 DEGREES 18 SECONDS WEST, A DISTANCE OF 430.00 FEET WITH A CHORD WHICH BEARS NORTH 25 DEGREES 52 MINUTES 19 SECONDS WEST, 73.72 FEET; THENCE NORTH 65 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF 228.52 FEET; THENCE NORTH 63 DEGREES 10 MINUTES 45 SECONDS EAST, A DISTANCE OF 241.43 FEET; THENCE THE FOLLOWING LINE (9) CALLS ARE ALONG THE WESTERLY LINE OF GLACIER RIDGE:
 THENCE SOUTH 34 DEGREES 07 MINUTES 23 SECONDS WEST, 24.46 FEET;
 THENCE SOUTH 56 DEGREES 05 MINUTES 50 SECONDS WEST, 86.41 FEET;
 THENCE SOUTH 48 DEGREES 16 MINUTES 03 SECONDS EAST, 33.19 FEET;
 THENCE SOUTH 41 DEGREES 28 MINUTES 58 SECONDS WEST, 50.50 FEET WITH A CHORD WHICH BEARS SOUTH 11 DEGREES 28 MINUTES 58 SECONDS WEST, 50.50 FEET;
 THENCE SOUTH 15 DEGREES 18 SECONDS WEST, 21.42 FEET;
 THENCE SOUTH 34 DEGREES 07 MINUTES 23 SECONDS WEST, 21.42 FEET;
 THENCE SOUTH 34 DEGREES 07 MINUTES 23 SECONDS EAST, 602.17 FEET;
 THENCE SOUTH 34 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7334, A DISTANCE OF 62.32 FEET; THENCE SOUTH 08 DEGREES 33 MINUTES 56 SECONDS EAST, ALONG THE WESTERLY LINE OF GLACIER RIDGE, A DISTANCE OF 287.63 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 525.37 FEET TO THE POINT OF BEGINNING, CONTAINING 455,672 SQ.FT. [10.641 ACRES].

SURVEYOR'S CERTIFICATE
 I, GARY A. ZARRINGER, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF OUTAGAMIE COUNTY AND THE CITY OF APPLETON SUBDIVISION ORDINANCES.

DATED THIS 28TH DAY OF MARCH, 2023

GARY A. ZARRINGER, PROFESSIONAL LAND SURVEYOR NO. S-2098

CURVE TABLE					CURVE TABLE					CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT	CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C1	287.00	034°22'35"	160.19	S16°56'06"	157.80	S00°12'12"	S34°07'23"	C24	130.00	045°00'00"	102.10	N78°22'37"	99.50	N55°52'37"	S79°07'23"
C2	85.50	01°14'33"	21.26	S14°14'41"	21.20	S34°07'23"	S48°22'00"	C25	130.00	045°00'00"	102.10	S63°07'23"	99.50	S79°07'23"	S34°07'23"
C3	50.00	06°00'00"	52.88	S11°28'58"	50.50	S41°28'58"	S18°31'02"	C26	433.00	034°18'20"	259.26	N73°01'46"	255.40	N89°49'04"	N55°52'37"
C4	85.50	01°14'33"	21.48	S48°40'47"	21.42	S55°52'37"	S41°28'58"	C27	433.00	033°36'48"	273.31	N57°41'00"	273.00	N55°52'37"	N59°29'24"
C5	55.00	00°45'38"	4.67	S58°18'26"	4.66	S60°40'15"	S55°52'37"	C28	433.00	01°54'29"	118.71	N67°20'39"	118.34	N59°29'24"	N75°11'53"
C6	230.00	00°45'31"	19.62	N71°35'24"	19.61	N69°08'46"	N74°02'01"	C29	433.00	01°45'03"	113.24	N82°41'24"	112.92	N75°11'53"	N89°49'04"
C7	110.00	01°09'13"	34.85	N64°57'13"	34.71	N74°01'49"	N55°52'37"	C30	367.00	034°18'20"	219.74	N73°01'46"	216.47	N89°49'04"	N55°52'37"
C8	170.00	01°09'56"	53.90	S64°57'35"	53.67	S55°52'37"	S74°02'33"	C31	367.00	01°43'28"	75.10	S61°44'21"	74.97	S67°36'05"	S55°52'37"
C9	270.00	00°14'44"	29.43	S58°59'58"	29.42	S62°07'20"	S55°52'37"	C32	367.00	00°24'32"	144.64	S78°53'30"	143.70	N89°49'04"	S67°36'05"
C10	270.00	01°52'51"	73.03	S82°40'12"	73.01	N89°34'53"	S74°55'17"	C33	120.00	035°57'07"	71.10	N16°47'34"	70.07	N00°10'56"	N33°46'04"
C11	330.00	03°43'32"	198.94	N73°08'52"	195.95	S89°34'53"	N55°52'37"	C34	180.00	03°04'06"	107.03	S16°51'07"	105.46	S33°53'11"	S00°10'56"
C12	330.00	00°19'52"	6.13	N56°24'33"	6.13	N55°52'37"	N56°56'28"	C35	230.00	02°09'48"	105.03	N77°06'01"	104.21	N64°10'07"	N89°49'04"
C13	330.00	02°01'18"	117.04	N65°06'07"	116.43	S65°06'28"	N77°15'46"	C36	170.00	02°09'48"	77.63	S69°08'07"	76.96	S67°01'07"	N89°49'04"
C14	330.00	01°30'21"	75.77	N83°50'27"	75.61	N77°15'46"	S89°34'53"	C37	170.00	01°41'07"	88.41	S73°51'40"	88.12	S83°42'14"	S64°01'07"
C15	370.00	03°43'31"	223.06	N73°08'52"	219.70	N55°52'37"	S89°34'53"	C38	170.00	00°28'41"	19.22	S85°56'35"	19.21	N89°49'04"	S83°42'14"
C16	370.00	01°31'45"	85.54	N82°47'45"	85.35	S89°34'53"	N77°10'23"	C39	60.00	18°42'31"	194.47	S65°52'22"	119.85	N20°16'22"	S25°58'53"
C17	370.00	01°17'46"	137.52	N66°31'30"	136.73	N77°10'23"	N55°52'37"	C40	60.00	08°39'51"	87.61	S19°51'02"	80.03	S25°58'53"	S57°40'58"
C18	430.00	03°43'31"	259.23	S73°08'52"	255.37	N89°34'53"	N55°52'37"	C41	60.00	05°11'03"	60.93	S89°46'29"	58.35	S57°40'58"	N64°07'59"
C19	430.00	01°13'58"	87.03	S84°37'13"	86.88	S78°49'20"	N89°34'53"	C42	60.00	04°51'37"	45.93	N42°12'10"	44.82	N20°16'22"	N64°07'59"
C20	430.00	01°45'13"	111.51	S71°23'34"	111.20	S67°57'49"	S78°49'20"	C43	290.00	01°45'26"	73.85	S82°57'29"	73.65	S89°46'29"	S75°39'46"
C21	430.00	00°05'17"	60.69	S59°55'13"	60.64	S55°52'37"	S67°57'49"	C44	230.00	01°03'16"	76.49	N80°43'34"	76.14	S89°46'29"	N71°11'50"
C22	70.00	09°00'00"	109.96	N79°07'23"	89.99	N34°07'23"	S55°52'37"	C45	330.00	02°43'12"	143.34	N12°15'40"	142.21	N00°10'56"	N24°42'16"
C23	130.00	09°00'00"	204.20	S79°07'23"	183.85	S34°07'23"	N55°52'37"	C46	270.00	02°45'08"	117.74	S12°18'38"	116.81	S00°10'56"	S24°48'13"
								C47	430.00	03°48'19"	257.45	S16°58'14"	253.63	S00°10'56"	S34°07'23"

Martenson & Eisele, Inc.
 Planning
 Engineering
 Surveying
 Architecture
 1377 Midway Road
 Appleton, WI 54912
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

NO.	DATE	NO.	DATE	NO.	DATE
1	4-20-2023				

DRAWN BY: AMS
 CHECKED BY: GAZ
 APPROVED BY: GAZ
 FIELDWORK: GAZ

SCALE: 1"=100'
 DATE: MARCH 2023
 COMPUTER FILE: 1-1025-006p

DRAWING NO: 1-1025-006

FIRST ADDITION TO GLACIER RIDGE
 ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7334, RECORDED AS DOCUMENT NO. 2097894, AND ALL OF TEMPORARY CUL-DE-SAC EASEMENT OF GLACIER RIDGE LOCATED ON THE WEST END OF MARBLE LANE, BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.