



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: November 26, 2019

Common Council Meeting Date: December 4, 2019

Item: Certified Survey Map #18-19

Case Manager: David Kress

GENERAL INFORMATION

Owners: Eric & Mary Erickson, William & Janet Carroll, and Dale & Jennifer Bushman

Applicant: Fox Valley Land Surveying c/o Andy Shie

Address/Parcel: 4338 North Silverleaf Court (Tax Id 31-1-6503-05), 4330 North Silverleaf Court (Tax Id 31-1-6503-07 and 31-1-6503-08), and 4318 North Silverleaf Court (Tax Id 31-1-6503-09)

Petitioner's Request: The applicant is requesting approval of a Certified Survey Map (CSM) that crosses a plat boundary. The CSM would reconfigure lot lines and attach additional land area to parcels #31-1-6503-07 and #31-1-6503-09.

BACKGROUND

Typically, CSMs are administratively reviewed and approved by City staff. However, the subject properties were originally platted in different plats. Parcels #31-1-6503-07, #31-1-6503-08, #31-1-6503-09, and part of #31-1-6503-05 were included in the Maple Wood Estates Plat, and part of parcel #31-1-6503-05 was included in the Apple Creek Center Plat. 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.

On February 4, 2004, Common Council approved Certified Survey Map #04-05 to allow a 30-foot wide strip of land to be attached to parcel #31-1-6503-05. Rezoning #16-03, to rezone this strip from C-O Commercial Office District to R-1A One-Family District, was also approved and the related ordinance was adopted by Common Council on February 18, 2004. The subject CSM would attach portions of the 30-foot wide strip of land to proposed Lots 2 and 3. Parcels #31-1-6503-07 and #31-1-6503-08 would also be combined into proposed Lot 2.

STAFF ANALYSIS

Existing Conditions: Currently, parcel #31-1-6503-05 is an irregular, flag-shaped lot that is developed with a single-family dwelling. Parcels #31-1-6503-07 and #31-1-6503-08, which have continually been sold and owned together, feature a single-family dwelling and vacant land. Parcel #31-1-6503-09 is also developed with a single-family dwelling. All parcels have a zoning designation of R-1A Single-Family District. The total land area included in the CSM is approximately 2.17 acres. If approved, proposed Lots 2 and 3 would increase in size, with land coming from proposed Lot 1.

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-1A Single-Family District, the minimum lot width is 70 feet and the minimum lot area is 8,000 square feet, per Section 23-92(g) of the Municipal Code. Proposed Lots 1, 2, and 3 satisfy these lot development standards. Per Section 17-26(d) of the Municipal Code, side lot lines shall be at right angles or radial to the street line or substantially so. Transferring a strip of land from proposed Lot 1 to proposed Lots 2 and 3 simplifies the side lot lines and creates more rectangular lot configurations.

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 residential in nature.

North: C-O Commercial Office District. The adjacent land to the north is currently vacant.

South: R-1A Single-Family District and NC Nature Conservancy District. The adjacent land uses to the south are currently single-family residential and the Apple Creek corridor.

East: R-3 Multi-Family District. The adjacent land uses to the east are currently multi-family residential.

West: R-1A Single-Family District. The adjacent land uses to the west are currently single-family residential.

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 uses shown on the City’s *Comprehensive Plan 2010-2030* Future Land Use Map.

Technical Review Group (TRG) Report: This item was discussed at the November 5, 2019 Technical Review Group meeting. Comments were received from participating departments and captured in the stipulations found below.

RECOMMENDATION

Based on the above, staff recommends that Certified Survey Map #18-19, as shown on the attached map, **BE APPROVED** subject to the following conditions:

1. Pursuant to Section 17-17(b) of the Municipal Code, all newly placed monuments shall be at least 24” in length.
2. Add the following information to the Certified Survey Map:
A note on Certified Survey Map No. 4771 states: “30’ BUFFER EASEMENT RESTRICTIONS WILL BE RECORDED ON THE DEED BETWEEN NORTH MEADOWS INVESTMENT LTD. AND STEVE AND TERESA WINTER.” This note was fulfilled by Document #1603118 of the Outagamie County Register of Deeds Office and affects this property accordingly.
3. Drainage Plan requirement for this CSM is waived.

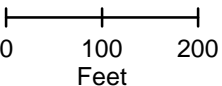
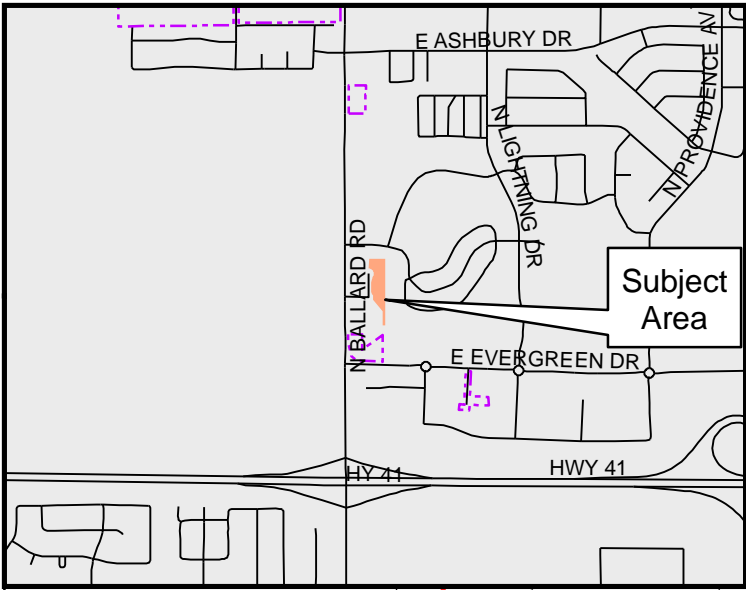
Certified Survey Map #18-19

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4. Pursuant to Section 17-17(a)(8) of the Municipal Code, identify the adjacent land to the east as Lot 2 of CSM 5211.
5. Pursuant to Section 17-17(a)(14) of the Municipal Code, identify the adjacent land to the east as zoned R-3 and the adjacent land to the north as zoned C-O.

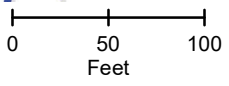
North Silverleaf Court
 Certified Survey Map #18-19
 Crosses Plat Boundary
 Zoning Map



City Plan Commission
 11-26-19



North Silverleaf Court
Certified Survey Map #18-19
Crosses Plat Boundary
Aerial Map



CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 4771, BEING ALL OF LOTS 5 AND 6 OF "MAPLE WOOD ESTATES", AND PART OF OUTLOT 4 OF "APPLE CREEK CENTER". ALL OF LOTS 7-9 OF "MAPLE WOOD ESTATES", ALL LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

NOTES:
 -10' WIDE UTILITY AND 20' WIDE DRAINAGE & STORM SEWER EASEMENTS SHOWN ARE FROM "MAPLE WOOD ESTATES"
 -30' WIDE BUFFER EASEMENT SHOWN IS FROM CSM 4771

SURVEY FOR:
 DALE BUSHMAN
 4318 N. SILVERLEAF CT.
 APPLETON, WI 54913

WEST 1/4 CORNER
 SECTION 7, T21N R18E
 "MAG" NAIL FOUND



BEARINGS ARE REFERENCED TO THE
 OUTAGAMIE COUNTY COORDINATE SYSTEM
 WITH THE WEST LINE OF THE SW 1/4
 OF SECTION 7 BEARING N 00°02'21" W
 Scale 1 inch = 100 feet

0 50 100 200

(N01°06'14"W)
 (N01°06'02"W)
 N00°02'21"W
 2631.04'
 1226.60'

CURVE TABLE

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	50.00'	70°01'37"	61.11'	N04°25'16"W (N05°29'16"W)	57.38'
2	60.00'	39°24'02"	41.26'	N19°44'47"W (N20°48'03"W)	40.45'
3	210.00'	27°15'44"	99.92'	N13°35'26"E (N12°31'50"E)	98.98'
4	210.00'	19°10'37"	70.29'	N09°32'52"E (N8°29'16"E)	69.96'
5	210.00'	8°05'07"	29.63'	N23°10'43"E (N22°07'09"E), (N22°06'52"E)	29.61'
6	60.00'	115°36'25"	121.06'	N30°34'44"W (N31°38'30"E), (N31°38'48"E)	101.55'

SOUTHWEST CORNER
 SECTION 7, T21N R18E
 CHISELED "+" FOUND



**FOX VALLEY
 LAND SURVEYING**

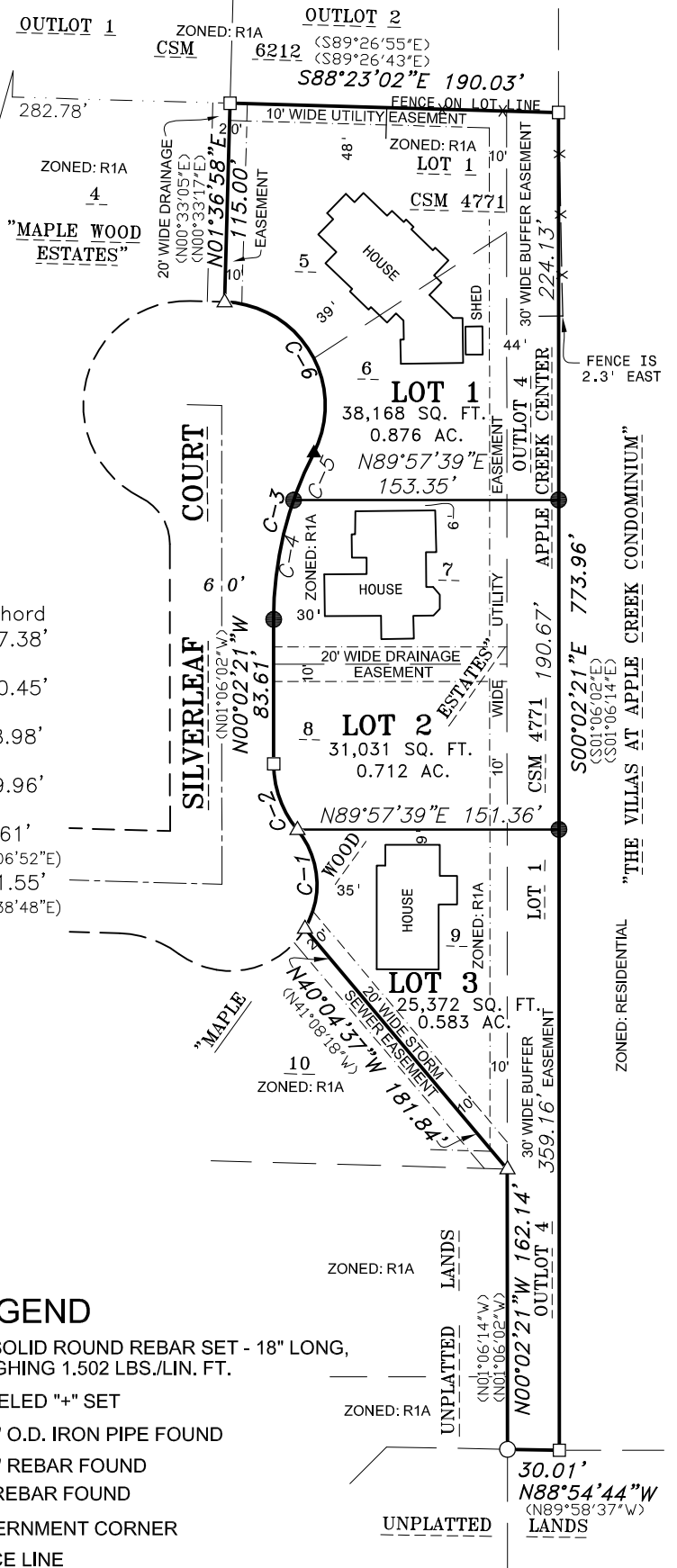
4321 W. College Ave., Suite 200
 Appleton, WI 54914
 (920) 410-3379
 (920) 474-5025

mail@foxvalleylandsurveying.com
 foxvalleylandsurveying.com

PROJECT NO. 211807-1
 SHEET 1 OF 3

LEGEND

- 3/4" SOLID ROUND REBAR SET - 18" LONG, WEIGHING 1.502 LBS./LIN. FT.
- ▲ CHISELED "+" SET
- 1-1/4" O.D. IRON PIPE FOUND
- △ 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- ⊕ GOVERNMENT CORNER
- ×× FENCE LINE
- () RECORDED AS



UNPLATTED

UNPLATTED

UNPLATTED

CERTIFIED SURVEY MAP _____

All of Lot 1 of Certified Survey Map 4771, being all of Lots 5 and 6 of "Maple Wood Estates", and part of Outlot 4 of "Apple Creek Center". All of Lots 7-9 of "Maple Wood Estates", all located in the Southwest ¼ of the Southwest ¼ of Section 7, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

OWNERS CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Appleton for approval.

Eric W. Erickson Date _____
Mary F. Erickson Date
(Formerly known as Mary F. Friar)

Outagamie County) SS
Personally came before me on the _____ day of _____, 20 __, the above named owner to be the person who executed the foregoing instrument and acknowledge the same.

Notary Signature Date
Commission expires on _____

OWNERS CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Appleton for approval.

William J. Carroll Date _____
Janet P. Carroll Date

Outagamie County) SS
Personally came before me on the _____ day of _____, 20 __, the above named owner to be the person who executed the foregoing instrument and acknowledge the same.

Notary Signature Date
Commission expires on _____

OWNERS CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Appleton for approval.

Dale M. Bushman Date _____
Jennifer L. Bushman Date

Outagamie County) SS
Personally came before me on the _____ day of _____, 20 __, the above named owner to be the person who executed the foregoing instrument and acknowledge the same.

Notary Signature Date
Commission expires on _____