



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: October 27, 2020

Common Council Meeting Date: November 4, 2020

Item: Preliminary Plat – Sixth and Seventh Addition to Emerald Valley

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Robert DeBruin, Emerald Valley Estates, LLC – owner/applicant

Parcel #: Part of #31-1-7600-00

Petitioner's Request: The owner/applicant is proposing to subdivide property under a multi-phased approach.

BACKGROUND

Rezoning #8-20 and #9-20 (AG Agricultural District to R-1B Single-family District) for both subdivision phases were recommended for approval by the Plan Commission on October 13, 2020. The public hearing and final Common Council action on the rezoning is scheduled for November 4, 2020.

The Final Plat for the Fifth Addition to Emerald Valley consisting of 23 residential lots was approved by the Common Council on April 4, 2018.

The Final Plat for the Fourth Addition to Emerald Valley consisting of 15 residential lots was approved by the Common Council on March 21, 2018.

The Final Plat for the Third Addition to Emerald Valley consisting of 11 residential lots was approved by the Common Council on May 3, 2017.

The Final Plat for the Second Addition to Emerald Valley consisting of 28 residential lots was approved by the Common Council on September 17, 2014.

The Final Plat for the First Addition to Emerald Valley consisting of 3 residential lots was approved by the Common Council on June 2, 2010.

The Final Plat for Emerald Valley consisting of 50 residential lots was approved by the Common Council on June 6, 2007.

Preliminary Plat – Sixth and Seventh Add to Emerald Valley
October 27, 2020
Page 2

The subject property was annexed to the City in 2004 as part of the French Road Annexation, and a zoning classification of AG Agricultural District was assigned at that time. On September 29, 2020, a concept plan for future phases of Emerald Valley subdivision showing future roads, lots and park land was presented to the City, which called for the creation of an additional 57 residential lots and 4 outlots.

STAFF ANALYSIS

Existing/Proposed Conditions: The subject area to be subdivided is currently undeveloped. Emerald Valley Sixth Addition consists of 6.905 acres and will be divided into fifteen (15) single-family lots. Emerald Valley Seventh Addition consists of 12.680 acres and will be divided into thirty-five (35) single-family lots.

Future Actions: Rezoning #8-20 and #9-20 for subject site is also being presented at the November 4, 2020 Common Council meeting to rezone the subject site from AG Agricultural District to R-1B Single-family District.

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

- Minimum lot area: Six thousand (6,000) square feet.
 - *The proposed average lots size ranges from 12,670 square feet to 13,750 square feet. All lots exceed this minimum requirement.*
- Minimum lot width: Fifty (50) feet.
 - *The proposed lots average lot width is 100 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 had 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.*

Preliminary Plat – Sixth and Seventh Add to Emerald Valley
October 27, 2020
Page 3

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

Per Section 17-26(g) of the Municipal Code, “Excessive lot depth in relation to width shall be avoided. A proportion of two (2) length to one (1) width shall normally be considered a desirable maximum for lot widths of sixty (60) feet or more.”

Analysis: Lot 154 of Emerald Valley Sixth Addition slightly exceeds the 2 depth to 1 width ratio (2.5 to 1). This lot is situated on a curve in the road and is slightly deeper than the other proposed lots because the side lot lines form a point at the rear of lot.

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, it would appear the standards established by Section 17-3(f) Modification of Regulations have been met.

Access and Traffic: The primary vehicular access to the Emerald Valley Sixth and Seventh Addition is via Providence Avenue and Aquamarine Avenue. Turquoise Trail, Jasper Lane and Sunstone Road form a U-shaped road which will intersect with Providence Avenue. The full 60 and 66 foot road right-of-way widths for the proposed streets will be dedicated to the City with the Final Plat.

Surrounding Zoning and Land Uses:

North: AG Agricultural District – undeveloped land
South: R-1B Single-Family District – residential uses
East: Proposed R-1B Single-Family District – residential uses
West: P-I Public Institutional District – City drainage corridor

2010-2030 Comprehensive Plan: Community Development staff has reviewed this proposed subdivision and determined it is compatible with the One and Two-Family Residential uses shown on the City’s 2010-2030 Comprehensive Plan Future Land Use Map.

Parks and Open Space: The Appleton Subdivision Regulations do require parkland dedication or fee in lieu for residential subdivisions. The parkland fees pursuant to Chapter 17 of the Appleton Municipal Code have been waived in exchange for parkland as illustrated in the current Emerald Valley Development Agreement and on the concept plan submitted to City staff on September 29, 2020.

Preliminary Plat – Sixth and Seventh Add to Emerald Valley

October 27, 2020

Page 4

Technical Review Group Report (TRG): This item appeared on the October 6, 2020 TRG Agenda. No negative comments were received from participating departments.

City Surveyor Comments: Emerald Valley 6th and 7th Addition Preliminary Plats list benchmark data as being on City of Appleton Datum. The statement should be corrected as the City of Appleton does not have a datum. Currently, City benchmark monuments are referenced to either NGVD 1929 or NAVD 88 datum or both. Proposed subdivisions within the City limits, at this time, should be referenced to NAVD 88 datum.

The benchmarks listed on the preliminary plat appear to reference 1929 datum. The difference between 1929 and 88 datum in this geographical area is approximately 0.05’.

All street and utility design should be revised if necessary and referenced to NAVD 88 datum.

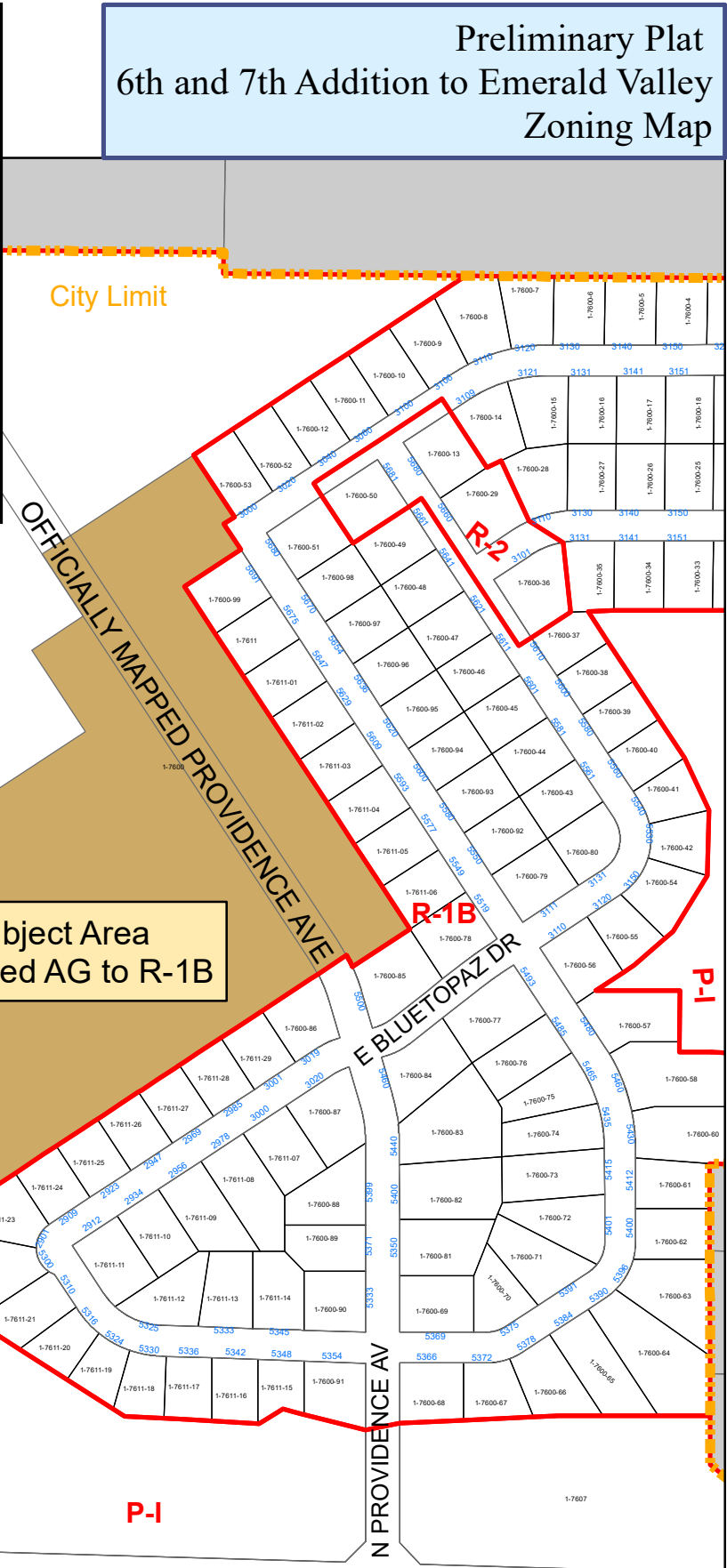
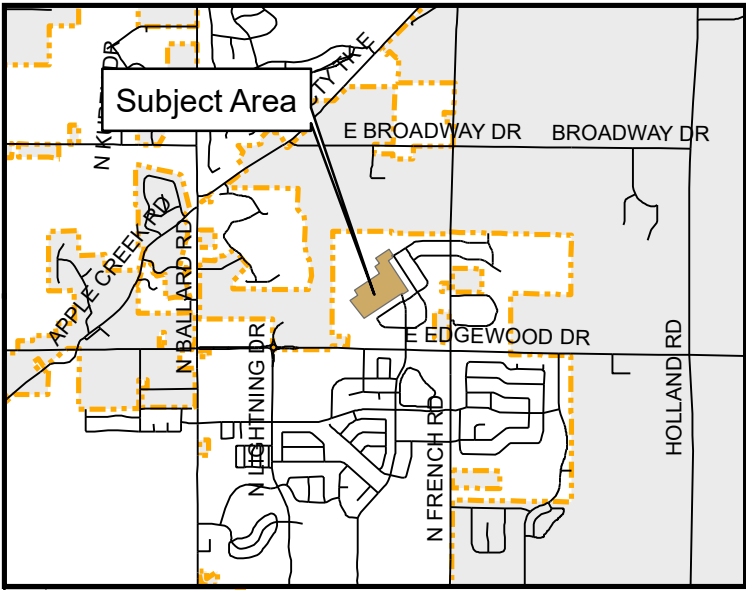
RECOMMENDATION

The Preliminary Plat for the Sixth and Seventh Addition to Emerald Valley, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. The listed benchmarks monument, street and utility design to match the City of Appleton records NAVD 88 datum not NGVD 1929, revise both preliminary plats as necessary.
2. Utilize a different street suffix on the Final Plat, as the City’s street name policy does not allow for the street suffix “Trail” shown in the proposed Turquoise Trail and the street suffix “Road” shown in the proposed Sunstone Road. Use any of the following street suffixes for these street names “Drive”, “Lane”, “Place”, or “Way”.
3. Grant relief from the two (2) length to one (1) width ratio, per Section 17-26(g) of the Municipal Code as stated in the staff report for Lot 154.
4. 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.
5. A Development Agreement is required between the City and applicant that identifies the duties and responsibilities with respect to development of the subject land.
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.

NOTE: If approved, the Preliminary Plat for the Sixth and Seventh Addition to Emerald Valley and Rezoning #8-20 and #9-20 from AG Agricultural District to R-1B Single-family District (October 13, 2020 Plan Commission agenda item) will be reported out at the same Common Council meeting on November 4, 2020.

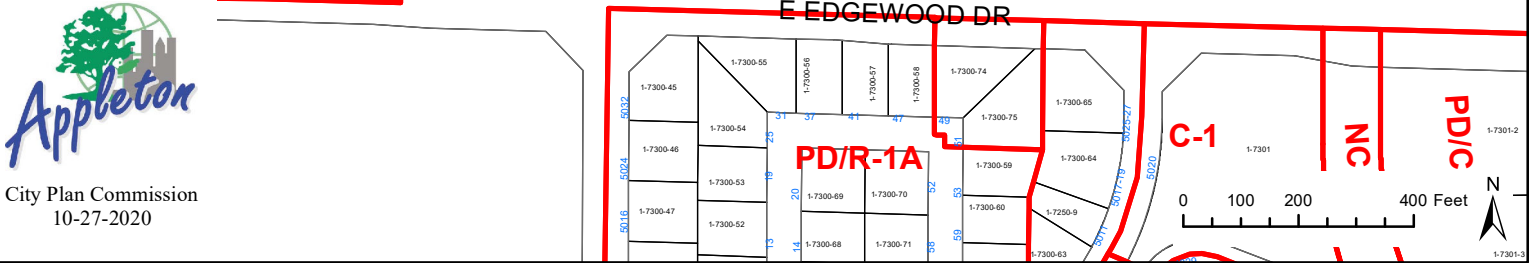
Preliminary Plat 6th and 7th Addition to Emerald Valley Zoning Map



**Subject Area
proposed AG to R-1B**



City Plan Commission
10-27-2020



Preliminary Plat
6th and 7th Addition to Emerald Valley
Aerial Map



Subject Area

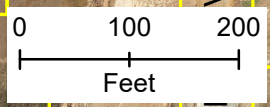
OFFICIALLY MAPPED PROVIDENCE AVE

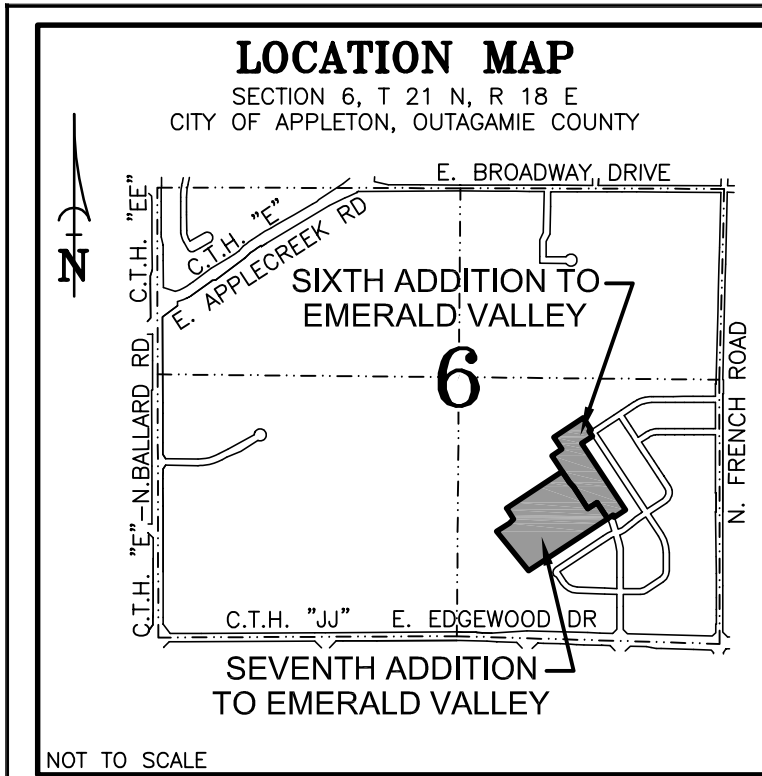
E AQUAMARINE

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VIDENCE AV





BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM WHICH HAS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, BEARING N 88°19'36" W

SCALE IN FEET
1" = 80'

BENCHMARK DATA		
I.D.	DESCRIPTION	ELEVATION:
BM1	HYDRANT ELEVATION ON TOP SHOULDER, CITY NO. 3026	755.97
BM2	HYDRANT ELEVATION ON TOP SHOULDER, CITY NO. 3880	757.94
BM3	HYDRANT ELEVATION ON TOP SHOULDER, CITY NO. 3866	757.13

BENCHMARKS ARE ON CITY OF APPLETON DATUM

SOIL TYPES LOCATED WITHIN THE SIXTH AND SEVENTH ADDITION TO EMERALD VALLEY

BtA - BRIGGSVILLE SILTY LOAM
McA - MANAWA SILTY CLAY LOAM
MbB - MANISTEE LOAMY FINE SAND

OWNER AND DEVELOPER
BOB DEBRUIN
EMERALD VALLEY ESTATES, LLC
2100 FREEDOM ROAD
LITTLE CHUTE, WI 54140
PHONE: 920-731-8111

OBJECTING AND APPROVING AUTHORITIES
DEPARTMENT OF ADMINISTRATION
CITY OF APPLETON



TOPOGRAPHIC LEGEND

- MAPPED FLOODWAY
- MAPPED 100 YEAR FLOOD
- 800' CONTOUR W/ ELEVATION
- SOIL BORING
- EXIST. WOODS LINE
- DELIMITED WETLANDS
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. HYDRANT
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- EXIST. STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR FOUND
- 1-1/4" O.D. REBAR FOUND
- LOT AREA IN SQ.FT.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	333.00'	004°19'42"	25.16'	N 27°04'53.0" W	25.15'	N 24°55'02" W	N 29°14'44" W
2	333.00'	004°06'09"	23.84'	N 31°17'48.5" W	23.84'	N 29°14'44" W	N 33°20'53" W
3	333.00'	008°29'51"	49.00'	N 29°07'57.5" W	48.96'	N 24°55'02" W	N 33°20'53" W
4	267.00'	005°07'09"	23.86'	N 30°47'18.5" W	23.85'	N 28°13'44" W	N 33°20'53" W
5	270.00'	001°39'06"	7.78'	S 32°31'20.0" E	7.78'	S 31°41'47" E	S 33°20'53" W
6	30.00'	090°00'00"	47.12'	S 78°20'53.0" E	42.43'	S 33°20'53" E	N 56°39'07" E
7	90.00'	090°00'00"	141.37'	S 78°20'53.0" E	127.28'	S 33°20'53" E	N 56°39'07" E
8	90.00'	022°38'26"	35.56'	N 67°58'20.0" E	35.33'	N 79°17'33" E	N 56°39'07" E
9	90.00'	035°31'33"	55.81'	S 82°56'37.5" E	54.92'	S 65°10'48" E	N 79°17'33" E
10	90.00'	031°49'55"	50.00'	S 49°15'50.0" E	49.36'	S 33°20'53" E	S 65°10'48" E

SUPPLEMENTARY DATA FOR THE SIXTH ADDITION TO EMERALD VALLEY

GROSS AREA	300,775 SQ.FT.	6.905 ACRES
ROAD AREA	94,500 SQ.FT.	2.169 ACRES
NET SUBDIVISION AREA	206,275 SQ.FT.	4.736 ACRES
LINAL FEET OF ROAD	71,552 LINAL FEET	
AVERAGE LOT SIZE	13,750 SQ.FT.	
TYPICAL LOT SIZE	100' x 135'	
NUMBER OF LOTS	15	
FUTURE ZONING	AG	
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.	

SUPPLEMENTARY DATA FOR THE SEVENTH ADDITION TO EMERALD VALLEY

GROSS AREA	155,450 SQ.FT.	3.540 ACRES
ROAD AREA	108,854 SQ.FT.	2.499 ACRES
NET SUBDIVISION AREA	44,596 SQ.FT.	1.018 ACRES
LINAL FEET OF ROAD	14,871 LINAL FEET	
AVERAGE LOT SIZE	12,670 SQ.FT.	
TYPICAL LOT SIZE	100' x 135'	
NUMBER OF LOTS	35	
FUTURE ZONING	AG	
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.	

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

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR THE SIXTH AND SEVENTH ADDITIONS TO EMERALD VALLEY 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 CITY OF APPLETON DATUM.

SIXTH ADDITION TO EMERALD VALLEY LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4, NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 6, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 1131.30 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 676.42 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF THE SECOND ADDITION TO EMERALD VALLEY, A DISTANCE OF 321.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF THE THIRD ADDITION TO EMERALD VALLEY, A DISTANCE OF 134.60 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PROVIDENCE AVENUE, SAID CURVE HAVING A RADIUS OF 333.00 FEET AND A CHORD THAT BEARS NORTH 27 DEGREES 04 MINUTES 53 SECONDS WEST, 25.15 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PROVIDENCE AVENUE, A DISTANCE OF 66.21 FEET; THENCE 23.86 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 247.00 FEET AND A CHORD THAT BEARS NORTH 90 DEGREES 41 MINUTES 18 SECONDS WEST, 23.85 FEET; THENCE NORTH 33 DEGREES 20 MINUTES 53 SECONDS WEST, 171.18 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, 110.00 FEET; THENCE NORTH 33 DEGREES 20 MINUTES 53 SECONDS WEST, 260.00 FEET; THENCE NORTH 42 DEGREES 48 MINUTES 38 SECONDS WEST, 60.83 FEET; THENCE NORTH 33 DEGREES 20 MINUTES 53 SECONDS WEST, 320.00 FEET; THENCE NORTH 56 DEGREES 39 MINUTES 07 SECONDS EAST, 120.00 FEET; THENCE NORTH 33 DEGREES 20 MINUTES 53 SECONDS WEST, 145.00 FEET; THENCE NORTH 56 DEGREES 39 MINUTES 07 SECONDS EAST, 353.00 FEET TO THE NORTHWEST CORNER OF LOT 53 OF THE FIRST ADDITION TO EMERALD VALLEY; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 53, A DISTANCE OF 145.00 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AQUAMARINE AVENUE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AQUAMARINE AVENUE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOT 99 OF THE FOURTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 131.00 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF THE FOURTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 300,775 SQUARE FEET (6.905 ACRES).

SEVENTH ADDITION TO EMERALD VALLEY LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 6, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6; THENCE SOUTH 88 DEGREES 19 MINUTES 36 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 700.09 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 24 SECONDS EAST, A DISTANCE OF 677.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 00 MINUTES 29 SECONDS WEST, ALONG THE NORTHERLY LINE OF CERTIFIED SURVEY MAP NO. 6311, A DISTANCE OF 507.47 FEET; THENCE NORTH 56 DEGREES 39 MINUTES 07 SECONDS EAST, 150.33 FEET; THENCE NORTH 47 DEGREES 11 MINUTES 22 SECONDS EAST, 60.83 FEET; THENCE NORTH 33 DEGREES 20 MINUTES 53 SECONDS WEST, 122.22 FEET; THENCE 7.78 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND A CHORD THAT BEARS NORTH 32 DEGREES 31 MINUTES 20 SECONDS WEST, 7.78 FEET; THENCE NORTH 56 DEGREES 39 MINUTES 07 SECONDS EAST, 669.89 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, 130.00 FEET; THENCE SOUTH 42 DEGREES 48 MINUTES 38 SECONDS EAST, 60.83 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, 260.00 FEET; THENCE NORTH 56 DEGREES 39 MINUTES 07 SECONDS EAST, 110.00 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, 171.18 FEET; THENCE 23.86 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 267.00 FEET AND A CHORD THAT BEARS SOUTH 30 DEGREES 47 MINUTES 18 SECONDS EAST, 23.85 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTHERLY LINES OF THE THIRD ADDITION TO EMERALD VALLEY AND FIFTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 949.22 FEET TO THE POINT OF BEGINNING. CONTAINING 552,321 SQUARE FEET (12.680 ACRES).

SURVEYOR'S CERTIFICATE

I, GARY A. ZHRINGER, 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 THE CITY OF APPLETON SUBDIVISION ORDINANCE.

DATED THIS THE 28TH DAY OF SEPTEMBER, 2020

EXISTING UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
SAN MH 23	753.24	INV 8" N/S 739.32	13.50
69-21	752.44	INV 8" N/S 738.58	13.44
SAN MH 53	755.77	INV 8" NE 741.72	14.05
48-386	753.20	INV 8" NW/SW 741.84	13.04
STO MH B19	753.08	INV 36" S 743.14	9.94
B2-30	751.54	INV 24" N/W 743.94	8.90
STO MH A12	755.77	INV 36" SE/NW 742.94	9.45
STO MH A13	755.61	INV 24" SE/NW 746.32	10.31

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

SOUTHEAST CORNER SECTION 6 T21N, R18E P.K. NAIL FOUND

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

NO.	DATE	DRAWN BY	CHECKED	APPROVED	REVISION	
					GAZ	GAZ

SIXTH ADDITION AND SEVENTH ADDITION TO EMERALD VALLEY

PART OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 6, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

PRELIMINARY PLAT

SCALE	DATE
1" = 80'	SEPT 2020
COMPUTER FILE	
1-0534-010pp.dwg	
DRAWING NO.	
1-0534-010	