



CITY OF APPLETON

MEMORANDUM

Date: December 10, 2025
To: City Plan Commission
From: Don Harp, Principal Planner
Subject: Final Plat – Comet Ridge

GENERAL INFORMATION

Owner: North Appleton Properties LLC, (Greg Gauerke)

Consulting Engineer: Jeff Schultz, P.E. – Martenson & Eisele, Inc.

Parcel Number: Part of 31-6-5710-01

Owner's Request: In Phase 1 of the residential development, the owner is proposing to subdivide the property into 34 lots and 2 outlots.

Plan Commission Meeting Date: December 10, 2025

Common Council Meeting Date: December 17, 2025

BACKGROUND

April 22, 2025 – The subject area was annexed to the City.

May 21, 2025 – The subject area was rezoned from AG Agricultural District to R-1B Single-family District.

September 4, 2025 – Certified Survey Map #15-25 was approved to create two lots for the land purchase for phase 1 (eastern portion) of the Comet Ridge development.

October 8, 2025 – The City Plan Commission recommended approval of the Preliminary Plat.

October 15, 2025 – The Common Council approved the Preliminary Plat.

STAFF ANALYSIS

Proposed Conditions: The Phase 1 Final Plat for Comet Ridge consists of approximately 10.785 acres and includes 34 proposed residential lots. It also features two outlots designated for cluster mailbox units, one outlot reserved for the future extension of the Apple Creek Trail, and proposed right-of-way dedications to support the development of the street network.

Proposed Initial Plat Phasing, see attached diagram:

Phase 1: Lots 1 – 34, plus Outlots 1 and 2.

Phase 2: Lots 35 – 63, 257 – 265, plus Outlot 3.

Phase 3: Lots 182 – 185, 202 – 209, 230 – 234, 244 – 251, and 266 – 268.

Phase 4: Lots 68 – 107, 139 – 148, 178 – 181, and 252 – 255.

Section 17-11(c) Partial Platting. The subsequent phases of the Final Plat shall be filed in accordance with the schedule set forth in the Developer's Agreement as adopted or amended by the Common Council.

Comparison Between Final Plat and Preliminary Plat: The Final Plat is generally consistent with the Preliminary Plat layout in terms of the shape, size, building setback dimensions, and location of the lot lines.

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

- Minimum lot area: 6,000 square feet.
 - *All residential lots satisfy the minimum lot area requirement. Outlot 2, Section 17-29(g)(1)c. of the Municipal Code, outlots dedicated for a public trail are exempt from the dimensional standards of the R-1B Zoning District.*
- Minimum lot width: 50 feet.
 - *All residential lots comply with 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 Final 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, except for the code sections listed below.

Outlot 1 is intended for the installation of a cluster mailbox unit, with access provided via an off-street u-shaped driveway. The installation of the cluster mailbox on this outlot is permitted, provided all applicable principal use development standards of the R-1B District are satisfied. Cluster mailboxes are considered governmental facilities. Site Plan review and approval is required prior to the placement of the cluster mailbox unit on Outlot 1 pursuant to Section 23-570, Chapter 23 Zoning.

Since this outlot does not meet the minimum lot size requirement of 6,000 square feet as required by the R-1B Zoning District, a note shall be added to the plat stating, "This lot is not buildable for a residential dwelling at this time, as it does not meet the minimum lot area requirement of the R-1B Zoning District per the Appleton Municipal Code."

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally residential in nature with a small portion being commercial.

North: City of Appleton. R-1B Single-family District. The adjacent land use to the north is undeveloped land. Town of Grand Chute. The adjacent land uses to the north are residential and undeveloped land.

South: City of Appleton. R-1B Single-family District. The adjacent land uses to the south are residential.

East: City of Appleton. R-1B Single-family District. The adjacent land uses to the east are residential and public trail.

West: City of Appleton. R-1B Single-family District. The adjacent land use to the west is undeveloped land.

Comprehensive Plan - *Plan Appleton*: The Comprehensive Plan Map identifies the subject area as future Suburban Neighborhoods. The proposed development appears to be consistent with this future land use designation and the following goals:

Goal H | Housing

Appleton will have housing options of a variety of styles, sizes, and costs to meet community members' unique needs across its neighborhoods.

Goal T | Transportation

Appleton will support a transportation network that provides multiple ways for people to navigate the city and connect to the region.

Goal U | Utilities and Community Facilities

Appleton will provide reliable, high-quality utilities and community services in a fiscally responsible manner.

Goal L | Land Use

Appleton will continue to support thoughtful growth, development, and redevelopment that strengthens neighborhoods, considers sensitive natural areas, and maintains high-quality City of Appleton services.

Dedication of Public Parks and/or Trails or Payment Fee in Lieu Thereof:

The Appleton Subdivision Regulations require parkland dedication or fee in lieu thereof for dwelling units proposed in a plat. As a result, the City will collect a park fee in the amount of \$1,100.00 per dwelling unit proposed within the Comet Ridge subdivision from the landowner upon the issuance of a building permit pursuant to Section 17-29(f) of the Municipal Code.

Development Review Team (DRT) Report: This item appeared on the December 2, 2025 Development Review Team agenda.

Comments pertaining to stormwater management, drainage, erosion control, utilities, street design, parkland dedication, plat layout and other technical requirements have been received from participating departments and captured in the stipulations found below. Staff comments have been submitted to the applicant by a separate email from staff.

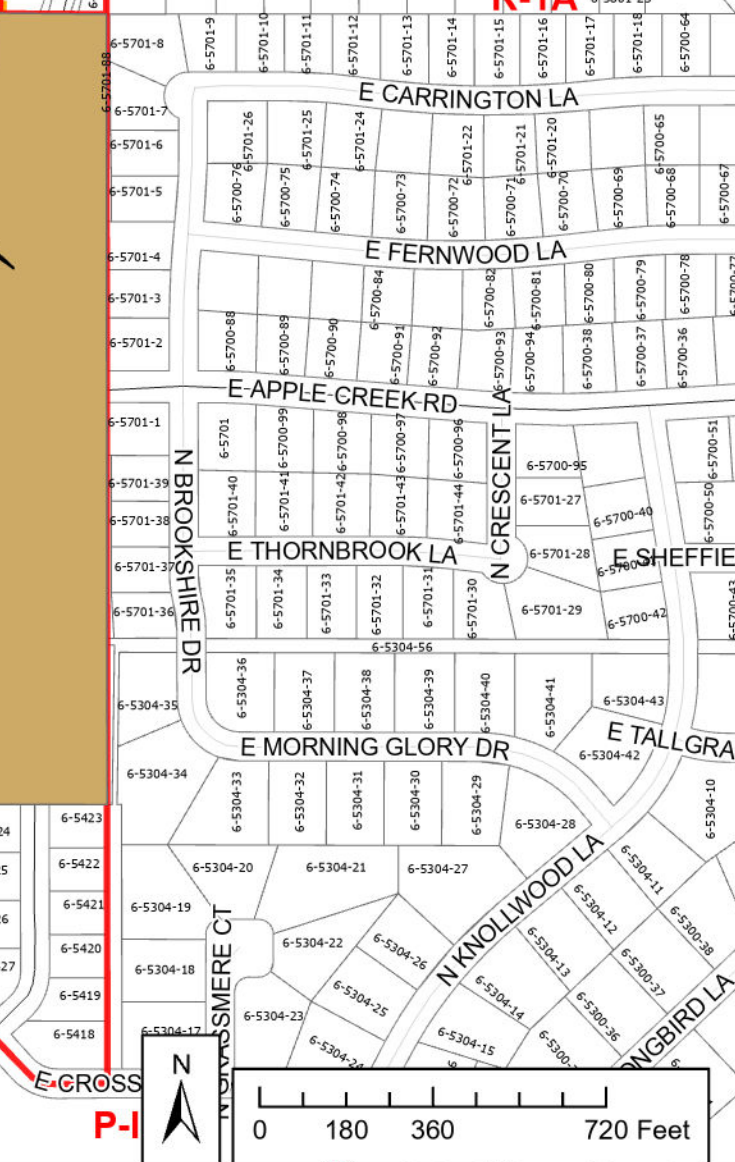
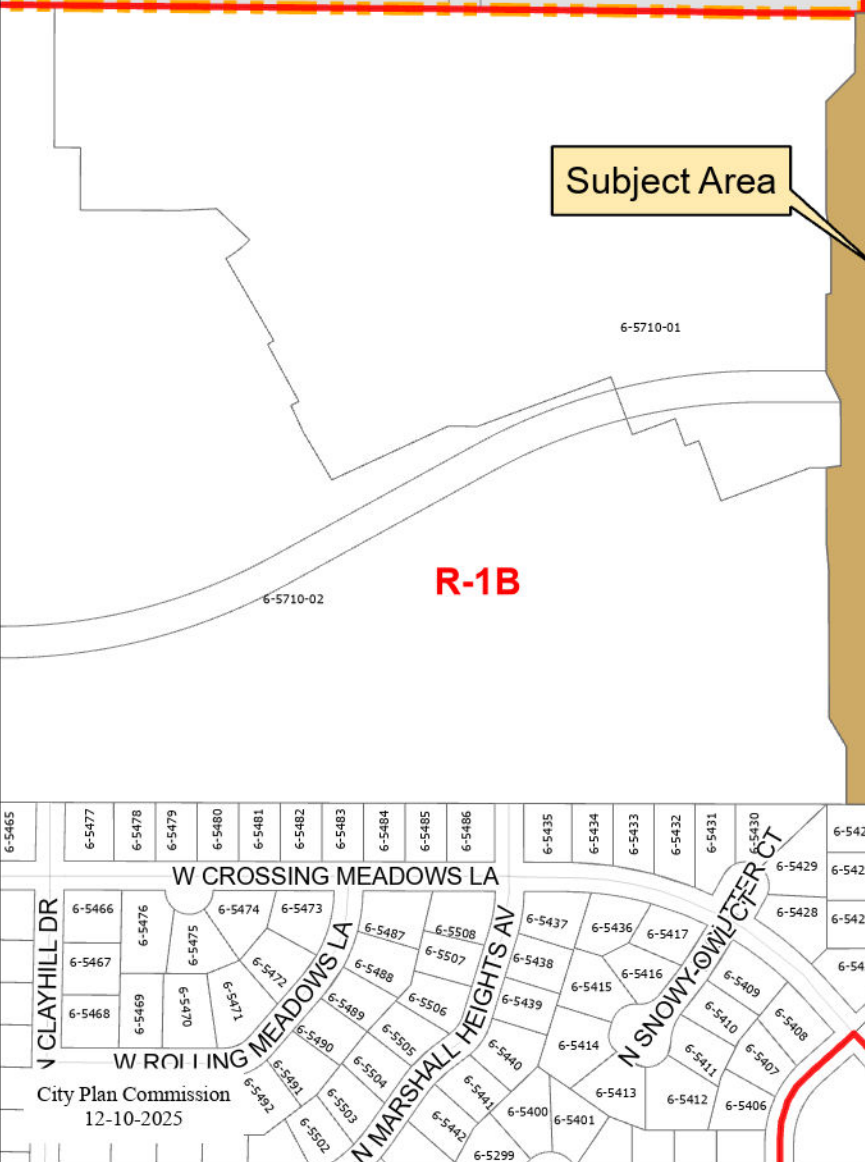
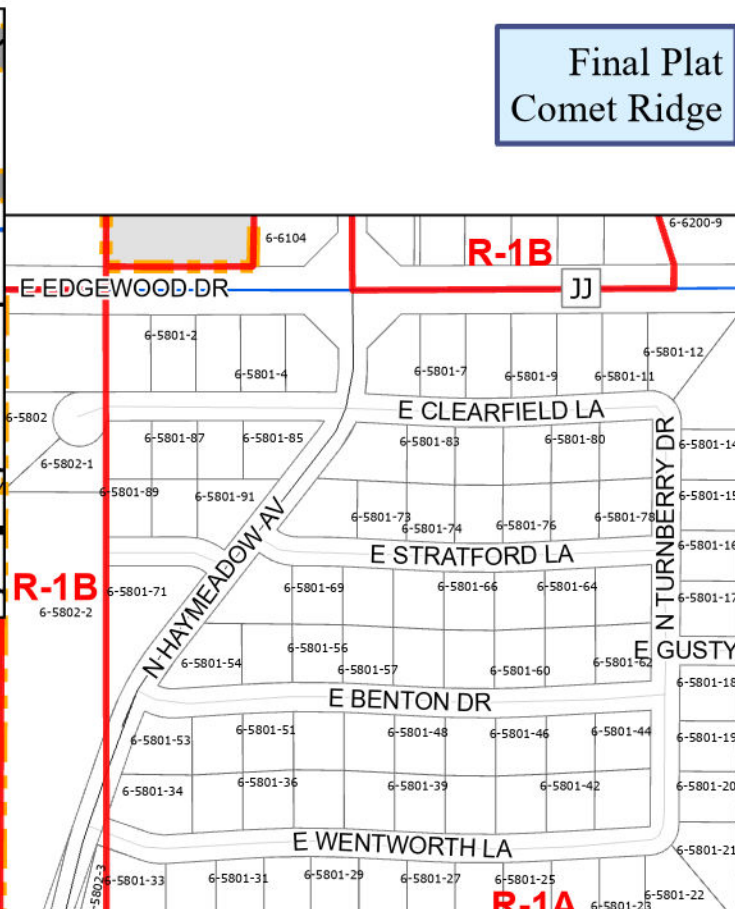
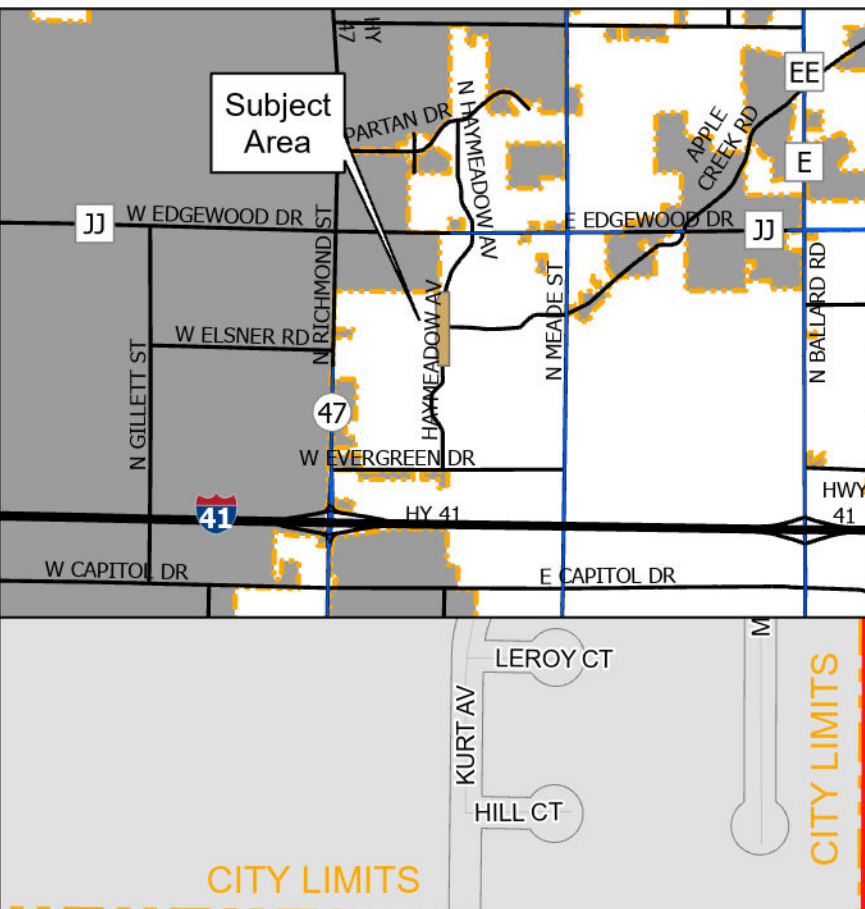
RECOMMENDATION

The Final Plat for Comet Ridge, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. The City will collect a park fee in the amount of \$1,100.00 per dwelling unit proposed within the Phase 1 of Comet Ridge subdivision from the landowner upon the issuance of a building permit pursuant to Section 17-29(f) of the Municipal Code.
2. All proposed street names shall satisfy Section 16-36 of the Municipal Code, the City Street Name Policy and County 911 Service regulations. The final review of the proposed street name recommendations from the City and County GIS staff will occur prior to City signatures being affixed to the Final Plat.
3. The Final Plat comments and conditions, including but not limited to, the Final Plat, street names, drainage plan, engineering plans, traffic, stormwater & environmental, public trail design and grading provided by the Department of Public Works, Engineering Division, Parks and Recreation Department, and Community Development Department dated December 4, 2025 shall be addressed by owner/applicant to the satisfaction of the respective City staff prior to City staff accepting and filing the Final Plat with the City Clerk's Office.
4. The Erosion & Sediment Control Plan and permit shall be approved for each phase of the development by the Erosion Control Inspector prior to construction.
5. A Development Agreement is required between the City and owner/developer that identifies the duties and responsibilities with respect to the development of the subject land. The applicant and owner, Community Development Director, Public Works Director, City Engineer, City Attorney, and other applicable staff shall discuss the preparation and process of this agreement. City signatures will not be affixed to the Final Plat until the Development Agreement is executed by the owner/developer. All improvements for the Comet Ridge Plat shall be completed under the terms and conditions of said development agreement.
6. City signatures shall not be affixed to the Final Plat until objecting authorities, including but not limited to, the Department of Administration review and notify the City that they do not object to the Final Plat.
7. All approvals and permits for development must be obtained from all appropriate regulatory agencies prior to construction.
8. 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
Comet Ridge

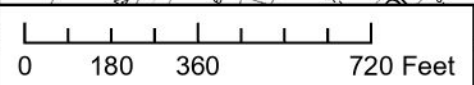
Subject
Area



Subject
Area

R-1B

P-I



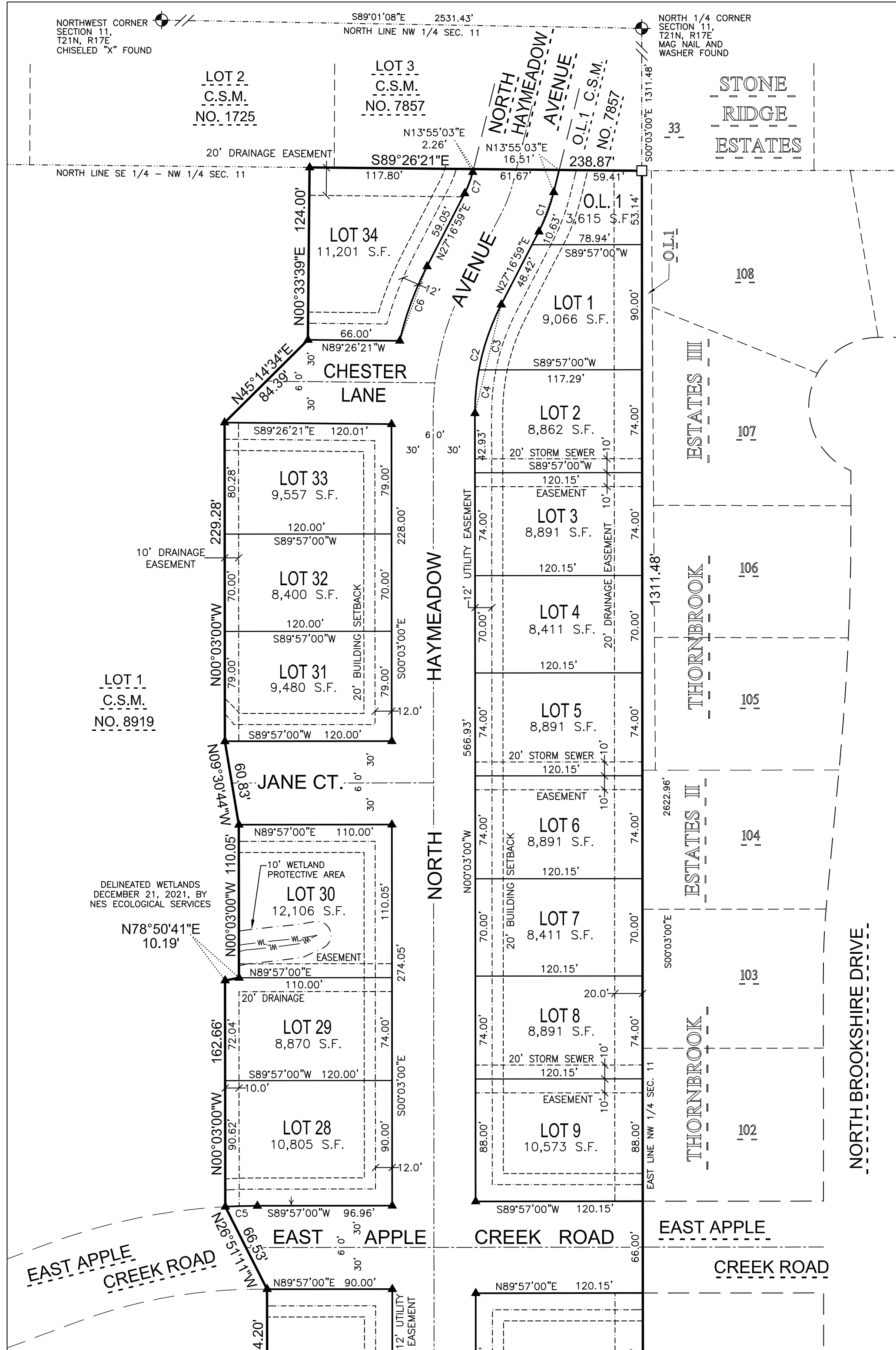
Final Plat Comet Ridge
Aerial Map



Subject Area

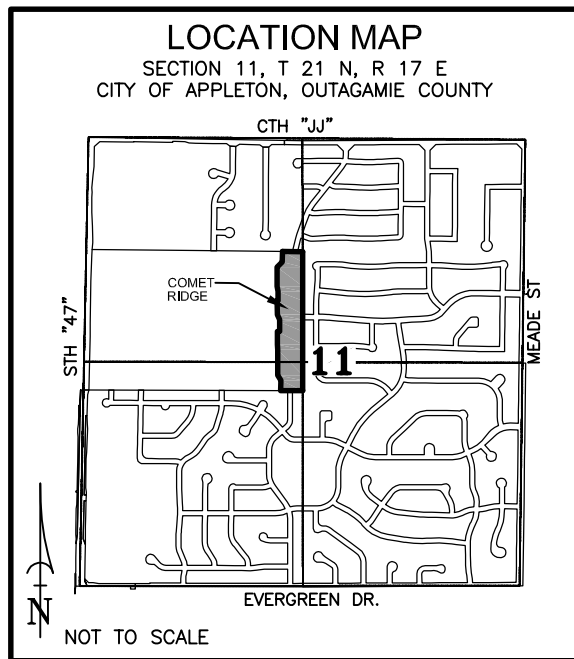
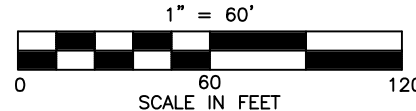
COMET RIDGE

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



CURVE TABLE						
Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In
1	130.00'	013°21'56"	30.33'	N 13°36'01.0"E	30.33'	13°36'01.0"
2	170.00'	027°19'59"	81.10'	N 27°36'01.0"E	81.10'	27°36'01.0"
3	170.00'	016°48'04"	49.85'	N 16°48'04.0"E	49.85'	16°48'04.0"
4	170.00'	010°53'15"	31.25'	N 10°53'15.0"E	31.25'	10°53'15.0"
5	430.00'	003°04'19"	23.05'	N 3°04'19.0"E	23.05'	3°04'19.0"
6	230.00'	014°15'00"	57.20'	N 14°15'00.0"E	57.20'	14°15'00.0"
7	70.00'	013°21'56"	16.33'	N 13°36'01.0"E	16.33'	13°36'01.0"

BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM (NAD83) WHICH HAS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, RECORDED TO BEAR S89°01'08"E



- LEGEND**
- 1" O.D. ROUND IRON PIPE SET, 24" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
 - 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
 - 1" IRON PIPE FOUND
 - 1-1/4" IRON REBAR FOUND
 - GOVERNMENT CORNER
 - DELINEATED WETLANDS
 - NO ACCESS TO RIGHT-OF-WAY (SEE ACCESS RESTRICTION CLAUSE)
 - UTILITY EASEMENTS** - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

- DRAINAGE EASEMENT NOTES:**
- DRAINAGE EASEMENTS ARE CONVEYANCE PATHS FOR STORM WATER. THE PLACEMENT OF FILL, BUILDINGS, BERMS, RETAINING WALLS, TREES, LANDSCAPING OR ANY OTHER FEATURES THAT IMPEDES DRAINAGE OR INTERFERES WITH THE FLOW OF WATER OR CHANGES THE SHAPE OR A DRAINAGE EASEMENT IS STRICTLY PROHIBITED.
 - MAINTENANCE OF ALL DRAINAGE EASEMENTS WITHIN THE LAND DIVISION OR SERVING THIS SUBDIVISION ARE THE SOLE RESPONSIBILITY OF THE LOT OWNERS FOR THE PURPOSE OF CONVEYING AND MANAGING STORM WATER THROUGH THE PLAT.
 - UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS, THE CITY OF APPLETON RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF THE MAINTENANCE AND/OR REPAIRS SHALL BE ASSESSED AMONG THE PROPERTY OWNERS OF THIS SUBDIVISION IN EQUAL AMOUNT OR WHERE THE CAUSE CAN BE SPECIFICALLY IDENTIFIED, THEN THE PAYMENT SHALL BE ASSESSED TO THE SPECIFIC PROPERTY OWNER(S).

NOTES:

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

FRONT YARD BUILDING SETBACKS ARE 20 FEET MINIMUM FROM NORTH HAYMEADOW AVENUE, CHESTER LANE, JANE COURT, EAST APPLE CREEK ROAD, DORN LANE, AND GARKS DRIVE. THE MINIMUM REAR YARD BUILDING SETBACKS ARE 25 FEET AND MINIMUM SIDE YARD BUILDING SETBACKS ARE 6 FEET AS LISTED IN THE CITY OF APPLETON ZONING ORDINANCE, R-1B SINGLE-FAMILY DISTRICT.

THERE ARE NO EXISTING BUILDINGS WITHIN THE PLATTED AREA.

DUE TO EXTENSIVE GRADING TO PREPARE THE SITE FOR CONSTRUCTION, A WAIVER OF THE REQUIREMENTS OF §236.15 OF THE WISCONSIN STATUTES AND CHAPTER 17 OF THE APPLETON MUNICIPAL CODE RELATING TO THE PLACEMENT OF SURVEY MONUMENTS FOR LOTS 1 THROUGH 27 OF THIS PLAT HAS BEEN APPROVED BY THE CITY OF APPLETON, DATED JULY 16, 2024. PURSUANT TO §17-3(5), APPLETON MUNICIPAL CODE, ALL MONUMENTS SHALL BE IN PLACE WITHIN ONE (1) YEAR OF THE GRANTING OF THE MONUMENT WAIVER.

OUTLOT-2 BEING DEDICATED TO THE PUBLIC FOR PUBLIC TRAIL.

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



Martenson & Eisele, Inc.
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Menasha, WI 54952
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Info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

Revised September 30, 2025
Drawing No. 1-1306-003
Sheet 1 of 2
This Instrument drawn by: C. Cleary

COMET RIDGE

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED COMET RIDGE, AT THE DIRECTION OF NORTH APPLETON PROPERTIES, LLC, PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1311.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1311.48 FEET TO THE CENTER CORNER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 331.47 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF MARSHALL HEIGHTS II, A DISTANCE OF 259.36 FEET; THENCE THE FOLLOWING FIVE CALLS ARE ALONG EAST LINES OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8919; THENCE NORTH 00 DEGREES 08 MINUTES 36 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 31 DEGREES 06 MINUTES 01 SECOND WEST, A DISTANCE OF 70.18 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 304.61 FEET; THENCE NORTH 04 DEGREES 48 MINUTES 49 SECONDS WEST, A DISTANCE OF 60.21 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 82 DEGREES 21 MINUTES 19 SECONDS EAST, ALONG A SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919, A DISTANCE OF 30.27 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG AN EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919, A DISTANCE OF 134.20 FEET; THENCE NORTH 26 DEGREES 51 MINUTES 11 SECONDS WEST, ALONG AN EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919, A DISTANCE OF 66.53 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG AN EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919, A DISTANCE OF 162.66 FEET; THENCE NORTH 78 DEGREES 50 MINUTES 41 SECONDS EAST, ALONG A SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919, A DISTANCE OF 10.19 FEET; THENCE THE FOLLOWING FIVE CALLS ARE ALONG EAST LINES OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8919; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 110.05 FEET; THENCE NORTH 09 DEGREES 30 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.83 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 229.28 FEET; THENCE NORTH 45 DEGREES 14 MINUTES 34 SECONDS EAST, A DISTANCE OF 84.39 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 39 SECONDS EAST, A DISTANCE OF 124.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 238.87 FEET TO THE POINT OF BEGINNING. CONTAINING 469,779 SQ.FT. [10.785 ACRES].

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS SHOWN HEREIN.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF OUTAGAMIE COUNTY AND THE CITY OF APPLETON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS DAY OF , 2025.

CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR S-2551

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

NORTH APPLETON PROPERTIES, LLC, DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID NORTH APPLETON PROPERTIES, LLC, CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

NORTH APPLETON PROPERTIES, LLC, FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: DEPARTMENT OF ADMINISTRATION, OUTAGAMIE COUNTY, AND CITY OF APPLETON.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS DAY OF , 2025.

GREG GAUERKE - MEMBER

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS DAY OF , 2025,
THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S), WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY NORTH APPLETON PROPERTIES, LLC, GRANTORS, TO

WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE,
WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND
TIME WARNER ENTERTAINMENT COMPANY, L.P., 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 UPON 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.

GREG GAUERKE - MEMBER

DRAINAGE EASEMENT PROVISIONS

AN EASEMENT FOR DRAINAGE IS HEREBY GRANTED BY NORTH APPLETON PROPERTIES, LLC, GRANTOR, TO

CITY OF APPLETON, GRANTEE,

THE GRANTOR, THEIR RESPECTIVE LESSEES, SUCCESSORS, HEIRS OR ASSIGNS, SHALL HAVE FULL USE AND ENJOYMENT OF THE PROPERTY REFERENCED ABOVE PROVIDED THAT SUCH USE DOES NOT INTERFERE WITH GRANTEE'S RIGHT TO INSTALL, REPLACE, OPERATE, MAINTAIN AND REPAIR SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES. IT IS FURTHER AGREED THAT AFTER MAINTAINING, REPAIRING, REPLACING OR RELOCATING OF SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES GRANTEE SHALL RESTORE UNIMPROVED SURFACES SUCH AS GRASS, GRAVEL AND DIRT ON SAID PROPERTY, AS CLOSELY AS POSSIBLE, TO THE CONDITION PREVIOUSLY EXISTING. 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, TREES, SHRUBS AND LANDSCAPING, DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES DESCRIBED HEREIN. GRANTEE DOES HEREBY AGREE TO COMPENSATE FULLY FOR ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY FROM SAID MAINTENANCE, REPAIR, REPLACEMENT OR RELOCATION OF SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES, THAT OCCUR OUTSIDE OF THE ABOVE DESCRIBED EASEMENT AREA. BUILDINGS OR ANY OTHER TYPE OF STRUCTURE OR IMPEDIMENT TO DRAINAGE SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "DRAINAGE EASEMENT". GRANTEE AGREES THAT IT SHALL GIVE TIMELY NOTICE TO THE GRANTOR OF ROUTINE MAINTENANCE WORK. GRANTOR SHALL MAINTAIN GROUND SURFACE AND VEGETATION SO AS NOT TO IMPEDE DRAINAGE.

THE GRANT OF EASEMENTS SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

GREG GAUERKE - MEMBER

STORM SEWER EASEMENTS PROVISION

AN EASEMENT FOR STORM SEWER IS HEREBY GRANTED BY NORTH APPLETON PROPERTIES, LLC, GRANTOR, TO

CITY OF APPLETON, GRANTEE,

THE GRANTOR, THEIR RESPECTIVE LESSEES, SUCCESSORS, HEIRS OR ASSIGNS, SHALL HAVE FULL USE AND ENJOYMENT OF THE PROPERTY REFERENCED ABOVE PROVIDED THAT SUCH USE DOES NOT INTERFERE WITH GRANTEE'S RIGHT TO INSTALL, REPLACE, OPERATE, MAINTAIN AND REPAIR SAID STORM SEWER AND ASSOCIATED APPURTENANCES. IT IS FURTHER AGREED THAT AFTER MAINTAINING, REPAIRING, REPLACING OR RELOCATING OF SAID STORM SEWER AND ASSOCIATED APPURTENANCES GRANTEE SHALL RESTORE UNIMPROVED SURFACES SUCH AS GRASS, GRAVEL AND DIRT ON SAID PROPERTY, AS CLOSELY AS POSSIBLE, TO THE CONDITION PREVIOUSLY EXISTING. 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, TREES, SHRUBS AND LANDSCAPING, DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES DESCRIBED HEREIN. GRANTEE DOES HEREBY AGREE TO COMPENSATE FULLY FOR ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY FROM SAID MAINTENANCE, REPAIR, REPLACEMENT OR RELOCATION OF SAID STORM SEWER AND ASSOCIATED APPURTENANCES, THAT OCCUR OUTSIDE OF THE ABOVE DESCRIBED EASEMENT AREA. 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 "STORM SEWER EASEMENT" GRANTEE AGREES THAT IT SHALL GIVE TIMELY NOTICE TO THE GRANTOR OF ROUTINE MAINTENANCE WORK.

THE GRANT OF EASEMENTS SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

GREG GAUERKE - MEMBER

COMMON COUNCIL RESOLUTION:

RESOLVED, THAT COMET RIDGE, IN THE CITY OF APPLETON, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF APPLETON.

ON THIS DAY OF , 2025.

JACOB A. WOODFORD, CITY MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF APPLETON.

KAMI LYNCH, CITY CLERK DATE

CITY TREASURER'S CERTIFICATE:

I, JERI A. OHMAN, BEING THE DULY QUALIFIED AND ACTING FINANCE DIRECTOR OF THE CITY OF APPLETON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF ON ANY OF THE LAND INCLUDED IN COMET RIDGE.

JERI A. OHMAN, CITY FINANCE DIRECTOR DATE

COUNTY TREASURER'S CERTIFICATE:

I, , BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OUTAGAMIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF AFFECTING THE LANDS INCLUDED IN COMET RIDGE.

DATE SIGNED COUNTY TREASURER

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

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
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Architecture

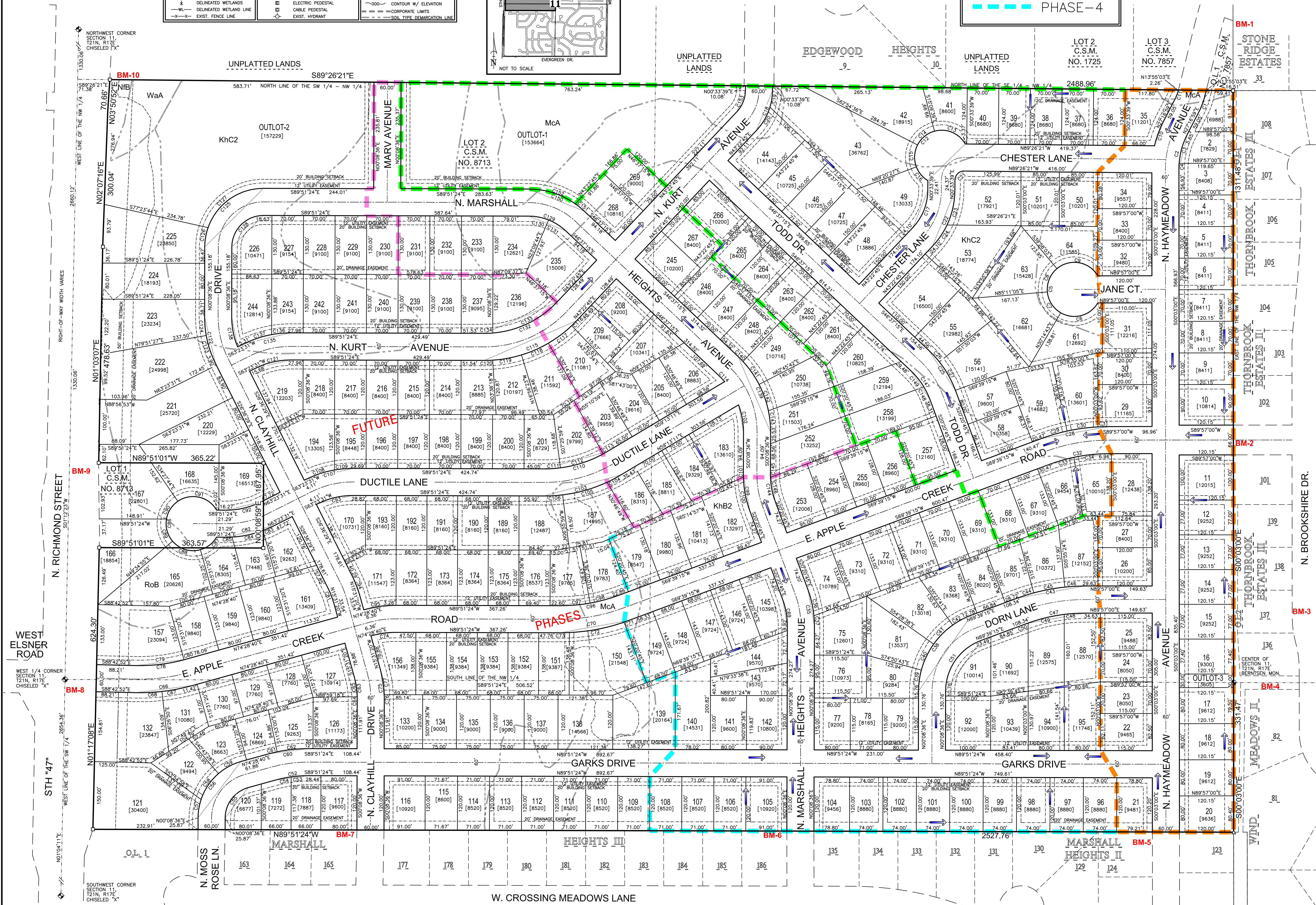
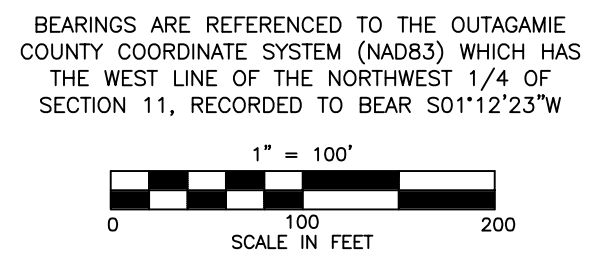
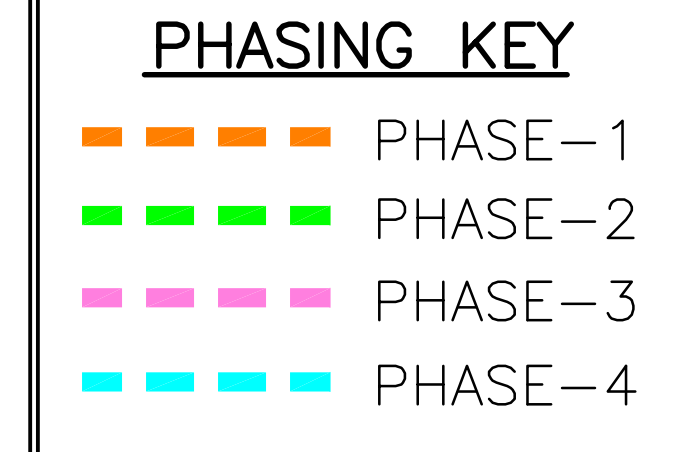
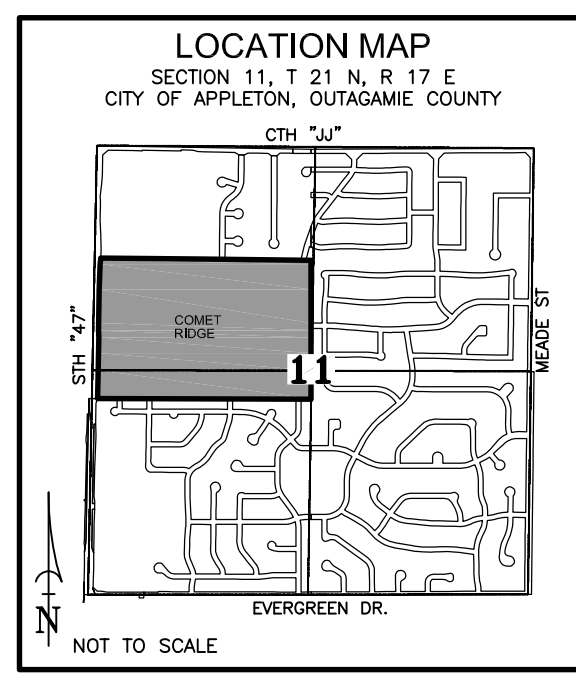
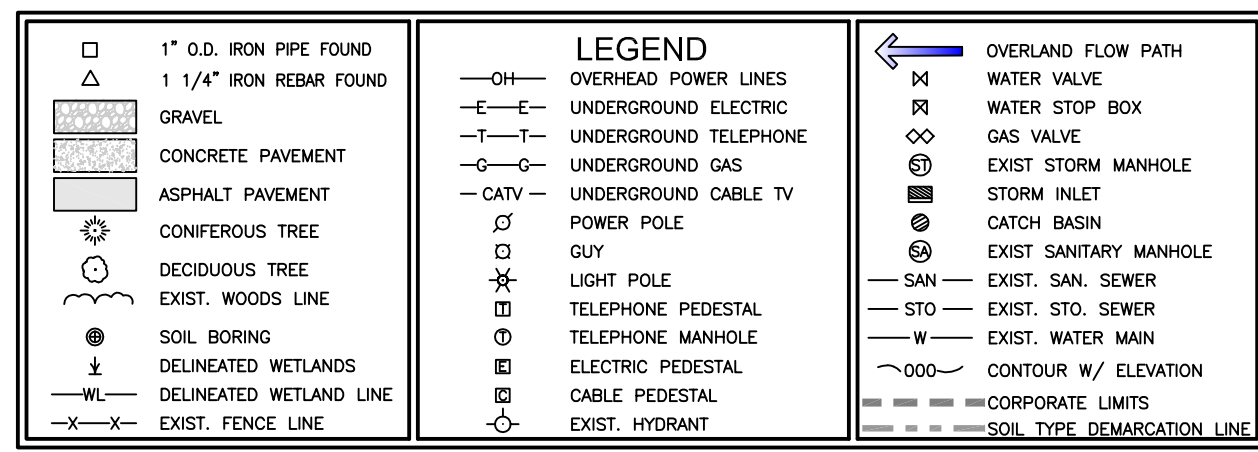
Revised September 30, 2025

Drawing No. 1-1306-003

Sheet 2 of 2

This Instrument drawn by: C. Cleary

COMET RIDGE



Martenson & Eisele, Inc.

 1377 Midway Road
 Menasha, WI 54952
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 920.731.0381 1.800.236.0381
 Planning
 Environmental
 Surveying
 Engineering
 Architecture

[illegible]

PRELIMINARY PLAT

COMET RIDGE

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8713, BEING ALL OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND ALL OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST OF THE SOUTHWEST 1/4, AND PART OF THE NORTHWEST OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SCALE	DATE
1" = 100'	08-26-2025
COMPUTER FILE	
1-1306-003_P-PLAT.dwg	

DRAWING NO.
SHEET 1 OF 2

Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In	Tangent Out
1	130.00'	01°32'15.6"	30.33'	N 20°36'01.0"E	30.26'	N 27°16'59"E	N 1°55'03"E
2	170.00'	02°19'15.0"	81.10'	S 19°36'59.5"W	80.36'	S 27°16'59"W	S 00°03'00"E
3	170.00'	02°55'21.1"	68.01'	S 15°49'18.5"W	67.56'	S 27°16'59"W	S 04°21'38"W
4	170.00'	03°03'00.0"	62.83'	S 00°03'00.0"W	60.00'	S 29°57'00"E	S 30°03'00"W
5	60.00'	06°00'00.0"	94.56'	N 75°05'51.5"E	85.07'	S 59°45'17"E	N 29°57'00"E
6	60.00'	05°41'17.1"	56.87'	S 04°41'17.1"W	54.76'	S 05°27'00"E	S 59°45'17"E
7	60.00'	05°28'57.7"	58.10'	S 22°17'28.5"W	55.86'	S 50°01'57"W	S 05°27'00"E
8	60.00'	09°59'00.0"	104.63'	N 80°00'31.5"W	91.87'	N 30°03'00"W	S 50°01'57"E
9	230.00'	01°45'00.0"	57.20'	N 08°44'58.5"E	57.06'	N 89°45'31"W	S 01°01'59"E
10	70.00'	01°32'15.6"	16.33'	N 20°36'01.0"E	16.23'	N 27°16'59"E	N 13°55'03"E
11	60.00'	05°00'00.0"	157.08'	N 45°33'39.0"E	116.23'	S 59°26'21"E	E 29°26'21"E
12	130.00'	01°32'15.6"	79.30'	S 19°36'59.5"W	78.45'	S 27°16'59"W	S 04°21'38"W
13	170.00'	02°19'15.0"	81.10'	S 15°49'18.5"W	80.36'	S 27°16'59"W	S 04°21'38"W
14	60.00'	04°74'44.5"	50.00'	S 50°57'52.5"W	48.57'	S 74°50'21"W	S 27°05'24"E
15	60.00'	03°86'48.8"	40.61'	S 40°02'57.0"E	39.84'	S 20°39'31"E	S 59°26'21"E
16	120.00'	04°29'06.6"	89.68'	N 21°58'12.0"E	87.61'	N 43°22'45"E	N 00°33'39"E
17	130.00'	04°29'06.6"	97.15'	N 21°58'12.0"E	94.91'	N 43°22'45"E	N 00°33'39"E
18	130.00'	01°62'24.3"	37.16'	N 08°44'58.5"E	37.03'	N 89°45'31"W	S 01°01'59"E
19	130.00'	02°56'26.7"	59.99'	N 30°09'31.5"E	59.46'	N 43°22'45"E	N 16°56'18"E
20	170.00'	09°00'00.0"	31.72'	S 08°44'58.5"E	31.41'	N 89°45'31"E	S 00°03'39"E
21	180.00'	04°29'06.6"	134.52'	N 21°58'12.0"E	131.41'	N 43°22'45"E	N 00°33'39"E
22	180.00'	02°45'00.0"	78.05'	N 12°59'00.0"E	77.44'	N 25°24'21"E	N 00°33'39"E
23	180.00'	01°75'58.2"	26.46'	N 34°23'33.0"E	26.22'	N 43°22'45"E	N 25°24'21"E
24	230.00'	02°56'16.3"	105.47'	N 33°29'00.0"W	104.55'	N 20°20'45"W	N 46°37'15"W
25	230.00'	00°07'18.8"	32.60'	N 42°33'36.0"W	32.58'	N 38°29'57"W	N 46°37'15"W
26	230.00'	01°09'12.2"	72.87'	N 29°25'21.0"W	72.57'	N 20°20'45"W	N 38°29'57"W
27	430.00'	02°07'17.45"	152.32'	S 79°48'07.5"W	151.52'	S 89°57'00"W	S 69°39'15"W
28	430.00'	00°01'29.9"	60.22'	S 73°39'59.5"W	60.18'	S 77°40'44"W	S 69°39'15"W
29	430.00'	00°01'29.9"	60.22'	S 73°39'59.5"W	60.18'	S 77°40'44"W	S 69°39'15"W
30	430.00'	00°04'19.9"	23.05'	S 88°24'50.5"W	23.05'	S 89°57'00"W	S 86°52'41"W
31	370.00'	02°07'17.45"	131.06'	S 74°48'07.5"W	130.38'	S 89°57'00"W	S 69°39'15"W
32	370.00'	02°07'17.45"	131.06'	S 74°48'07.5"W	130.38'	S 89°57'00"W	S 69°39'15"W
33	370.00'	02°07'17.45"	131.06'	S 74°48'07.5"W	130.38'	S 89°57'00"W	S 69°39'15"W
34	370.00'	01°53'30.3"	76.70'	S 84°00'15.0"W	76.66'	S 89°57'00"W	S 78°03'30"W
35	370.00'	01°53'30.3"	76.70'	S 84°00'15.0"W	76.66'	S 89°57'00"W	S 78°03'30"W
36	230.00'	01°48'48.43"	82.42'	N 10°06'04.0"E	81.81'	N 00°08'36"E	N 20°20'45"E
37	230.00'	01°48'48.43"	82.42'	N 10°06'04.0"E	81.81'	N 00°08'36"E	N 20°20'45"E
38	230.00'	00°54'00.0"	22.79'	N 02°41'43.0"W	22.78'	N 00°08'36"E	N 05°02'30"E
39	180.00'	01°50'00.41"	47.16'	N 07°38'56.5"E	47.02'	N 15°09'17"W	N 00°08'36"E
40	180.00'	02°02'05.05"	63.99'	N 25°20'19.5"W	63.65'	S 35°31'22"E	S 15°09'17"E
41	180.00'	01°09'05.05"	60.00'	N 45°04'20.0"E	59.72'	S 54°03'12"E	S 35°31'22"E
42	180.00'	01°50'01.56"	47.23'	N 02°08'17.0"W	47.09'	S 69°39'15"W	S 54°37'19"E
43	430.00'	02°07'17.45"	152.32'	S 79°48'07.5"W	151.52'	S 89°57'00"W	S 69°39'15"W
44	430.00'	00°05'06.6"	38.16'	S 74°11'48.0"E	38.15'	S 74°44'21"W	S 69°39'15"W
45	430.00'	00°20'15.5"	70.08'	S 79°24'28.5"W	70.00'	S 84°04'36"W	S 74°44'21"E
46	430.00'	00°52'24.4"	44.08'	S 89°00'48.0"W	44.06'	S 89°57'00"W	S 84°04'36"W
47	370.00'	02°07'17.45"	131.06'	S 74°48'07.5"W	130.38'	S 89°57'00"W	S 69°39'15"W
48	370.00'	00°72'02.34"	45.48'	S 86°25'43.0"W	45.45'	S 89°57'00"W	S 82°54'26"E
49	370.00'	01°02'45.45"	82.42'	N 10°06'04.0"E	82.25'	S 82°54'26"E	S 70°08'41"E
50	370.00'	00°29'24.6"	31.17'	S 89°53'58.0"W	31.17'	S 89°57'00"W	S 86°52'41"E
51	120.00'	06°30'30.3"	145.58'	S 34°53'55.5"W	136.82'	S 69°39'15"W	N 00°08'36"E
52	120.00'	06°30'30.3"	145.58'	S 34°53'55.5"W	136.82'	S 69°39'15"W	N 00°08'36"E
53	270.00'	00°59'45.5"	37.82'	S 86°08'43.0"E	37.65'	N 89°51'24"W	S 82°08'51"E
54	270.00'	00°40'11.1"	36.14'	S 78°18'45.5"W	36.12'	S 82°08'51"E	S 74°28'40"E
55	70.00'	07°42'00.0"	80.42'	S 37°18'38.0"E	79.44'	S 74°28'40"E	S 00°08'36"E
56	130.00'	07°42'00.0"	169.66'	S 37°18'38.0"E	157.08'	S 74°28'40"E	S 00°08'36"E
57	130.00'	01°16'43.3"	41.47'	S 09°16'57.5"W	41.30'	S 18°20'19"W	N 00°08'36"E
58	130.00'	03°51'13.3"	70.09'	S 61°52'36.0"E	69.91'	S 35°31'22"E	S 18°25'19"W
59	130.00'	02°51'12.08"	57.18'	S 61°52'36.0"E	56.72'	S 74°28'40"E	S 49°16'32"E
60	330.00'	01°59'39.56"	90.23'	S 82°18'38.0"E	89.95'	N 89°51'24"W	S 74°28'40"E
61	330.00'	00°38'20.20"	20.96'	S 84°07'48.0"E	20.95'	S 78°07'00"W	S 74°28'40"E
62	330.00'	01°01'36.6"	69.27'	S 84°07'48.0"E	69.05'	N 00°08'36"E	N 15°31'20"W
63	170.00'	01°59'39.56"	46.48'	N 00°41'22.0"E	46.34'	N 00°08'36"E	N 15°31'20"W
64	170.00'	00°09'18.8"	4.43'	N 00°26'03.0"E	4.43'	N 00°08'36"E	N 00°08'36"E
65	170.00'	01°43'30.38"	43.05'	N 08°16'01.0"E	42.94'	N 01°00'42"W	N 15°31'20"W
66	430.00'	01°48'48.43"	126.14'	N 89°53'55.5"E	125.69'	S 88°42'52"E	S 74°28'40"E
67	430.00'	00°04'30.30"	68.11'	N 79°00'55.0"E	68.04'	S 88°42'52"E	S 74°28'40"E
68	430.00'	00°74'33.58"	58.03'	N 87°25'09.0"E	57.99'	S 88°42'52"E	S 83°33'10"E
69	170.00'	02°09'39.56"	69.27'	N 19°53'55.5"E	69.27'	S 89°51'24"E	S 69°39'15"E
70	430.00'	02°09'39.56"	153.77'	N 19°53'55.5"E	152.95'	S 89°51'24"E	S 69°39'15"E
71	430.00'	00°17'20.0"	9.67'	N 70°17'55.0"E	9.67'	N 70°56'35"E	S 69°39'15"E
72	430.00'	01°30'08.8"	123.43'	N 81°11'39.0"E	123.42'	N 87°26'43"E	S 70°56'35"E
73	430.00'	00°24'15.3"	20.25'	N 88°47'39.5"E	20.25'	S 89°51'24"E	S 87°26'43"E
74	170.00'	01°59'39.56"	46.48'	S 82°18'38.0"E	46.34'	N 89°51'24"W	S 74°28'40"E
75	230.00'	01°59'39.56"	62.89'	S 84°07'48.0"E	62.69'	N 89°51'24"W	S 78°07'00"E
76	230.00'	00°20'05.6"	8.09'	N 00°51'52.0"E	8.09'	N 00°08'36"E	N 01°52'20"E
77	230.00'	01°59'39.56"	54.79'	N 08°41'50.0"E	54.67'	N 01°52'20"E	N 15°31'20"E
78	370.00'	01°08'54.0"	108.54'	S 86°54'58.0"E	108.15'	S 88°42'52"E	S 74°28'40"E
79	370.00'	01°08'54.0"	108.54'	S 86°54'58.0"E	108.15'	S 88°42'52"E	S 74°28'40"E
80	370.00'	00°07'17.45"	1.99'	N 74°37'32.0"E	1.91'	N 74°46'24"E	S 74°28'40"E
81	170.00'	01°08'54.0"	32.89'	N 21°03'54.5"E	32.84'	N 89°51'24"E	S 63°23'31"E
82	230.00'	02°45'05.05"	107.39'	N 76°46'03.5"E	106.41'	N 89°51'24"E	S 63°23'31"E
83	230.00'	01°08'54.0"	40.73'	N 89°51'24"E	40.73'	N 89°51'24"E	S 63°23'31"E
84	230.00'	01°08'54.0"	40.73'	N 89°51'24"E	40.73'	N 89°51'24"E	S 63°23'31"E
85	230.00'	00°31'34.2"	12.96'	N 88°31'45.0"E	12.96'	S 89°51'24"E	S 86°54'58"E
86	60.00'	06°00'00.0"	94.56'	N 75°05'51.5"E	85.00'	N 00°08'36"E	N 29°57'00"E
87	60.00'	04°20'04.0"	46.43'	N 52°18'38.0"E	45.28'	N 74°28'40"E	N 30°08'36"E
88	60.00'	06°06'15.5"	68.18'	N 72°58'12.5"E	64.57'	S 09°44'15"W	S 40°25'05"E
89	60.00'	05°09'20.0"	52.52'	N 52°06'18.5"E	50.86'	N 00°08'36"E	S 40°25'05"E
90	60.00'	04°58'01.1"	47.96'	S 32°38'15.5"W	46.70'	S 55°32'16"E	S 09°44'15"E
91	60.00'	09°43'36.20"	99.07'	N 76°09'34.0"E	88.19'	N 29°51'24"W	S 55°32'16"E
92	170.00'	02°45'05.05"	79.37'	S 76°46'03.5"E	78.65'	N 89°51'24"W	S 63°23'31"E
93	170.00'	02°45'05.05"	79.37'	S 76°46'03.5"E	78.65'	N 89°51'24"W	S 63°23'31"E
94	230.00'	01°05'09.9"	44.50'	N 20°33'54.5"E	44.43'	N 15°31'20"W	S 26°36'29"E
95	230.00'	01°05'09.9"	44.50'	N 20°33'54.5"E	44.43'	N 15°31'20"W	S 26°36'29"E
96	370.00'	02°09'29.21"	132.31'	N 79°53'55.5"E	131.61'	S 89°51'24"E	S 69°39'15"E
97	370.00'	01°06'16.14"	66.32'	N 89°			