

NOTICE OF INFORMAL PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct an Informal Public Hearing on Tuesday, February 27, 2018, at 4:00 P.M., in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the following proposed rezoning request:

The owner, Emerald Valley Estates LLC, Robert DeBruin is requesting to rezone part of property tax id #31-1-7600-00 from AG Agricultural District to R-1B Single-family District. The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

Purpose of the Rezoning: Facilitate the construction of the 5th Addition to Emerald Valley Subdivision consisting of 23 single-family lots located west of Providence Avenue. (See attached maps)

ALDERMANIC DISTRICT: 13 – Alderperson Kyle Lobner

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

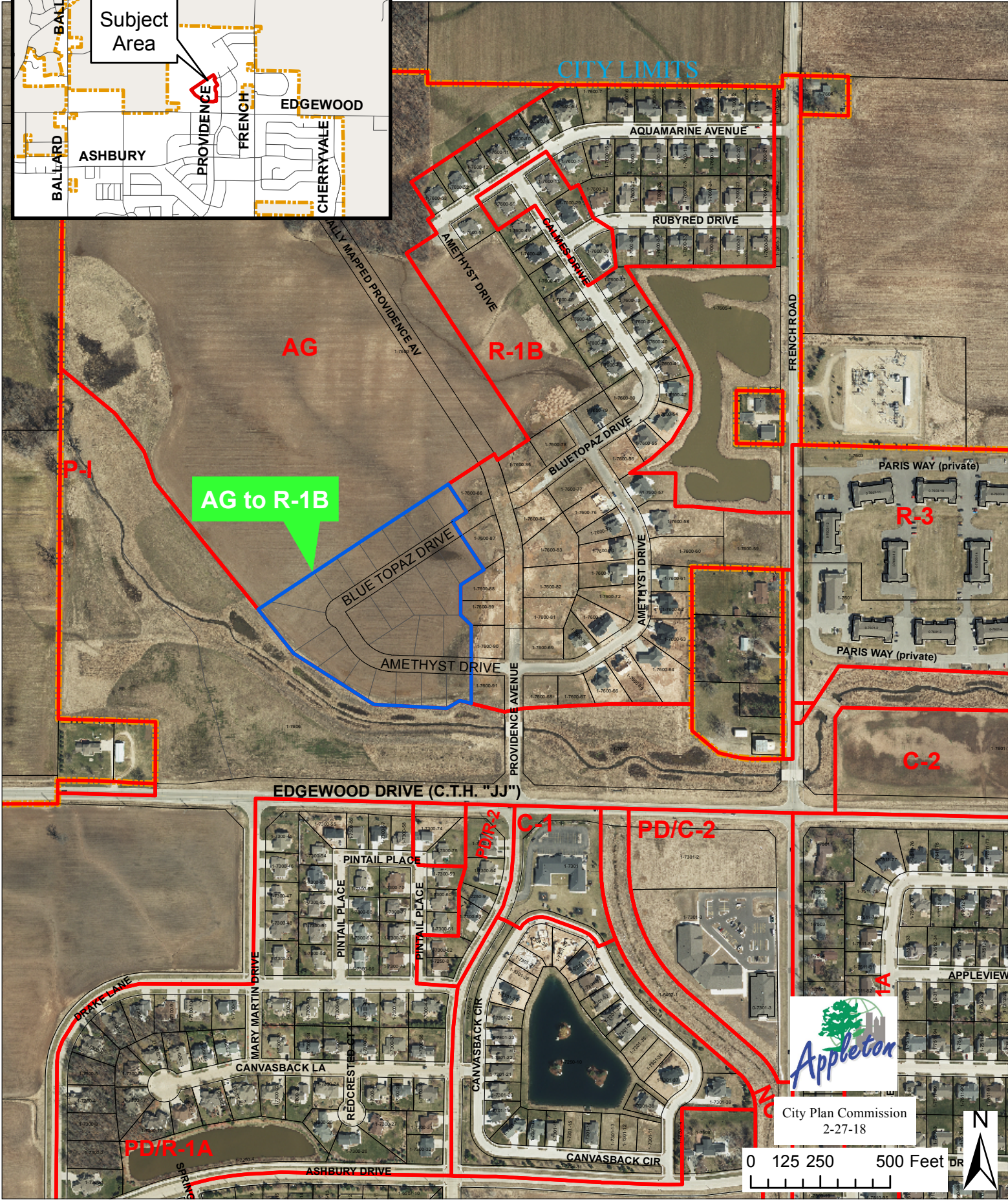
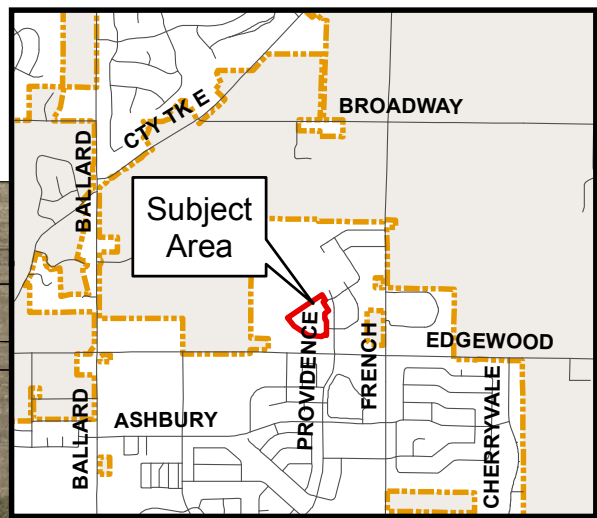
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466.

CITY PLAN COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Rezoning Fifth Addition to Emerald Valley AG Agricultural District to R-1B Single-Family District



City Plan Commission
2-27-18

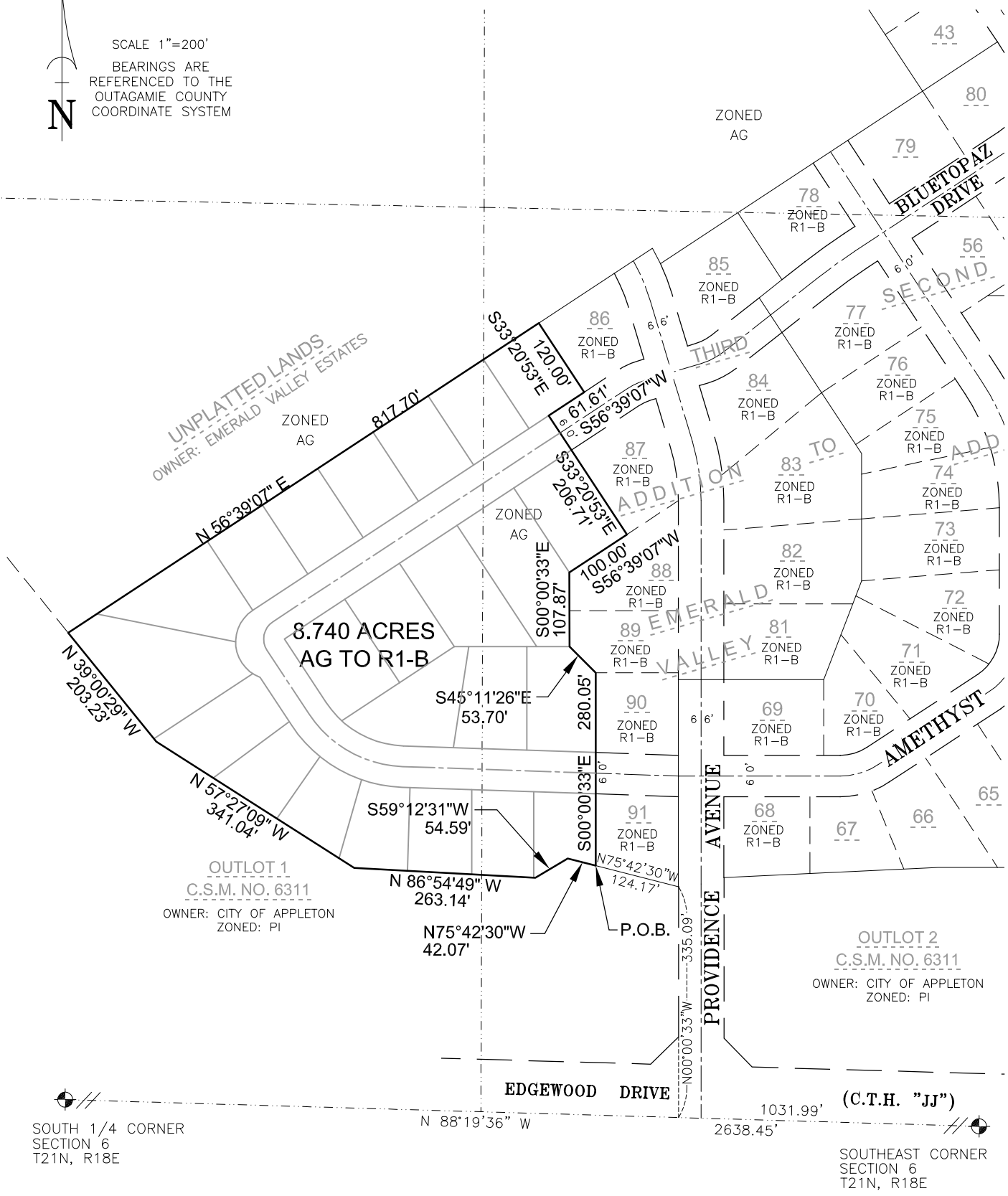


REZONING REFERENCE MAP

PART OF THE 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.



SCALE 1"=200'
BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM



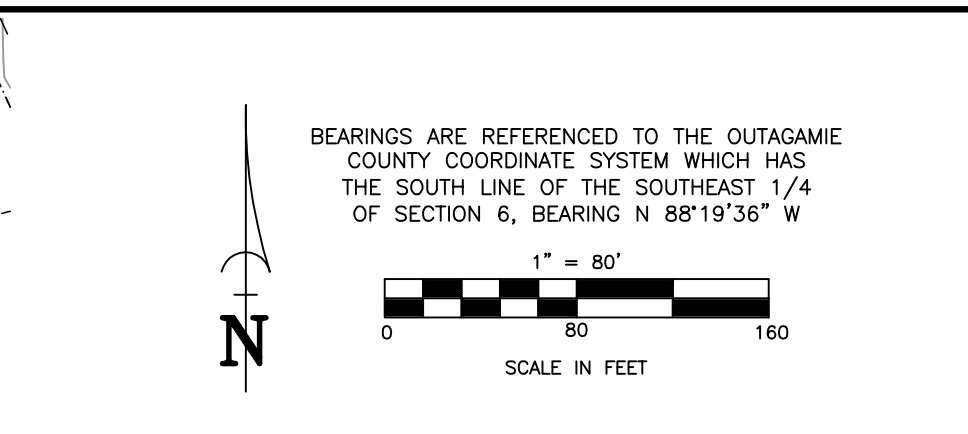
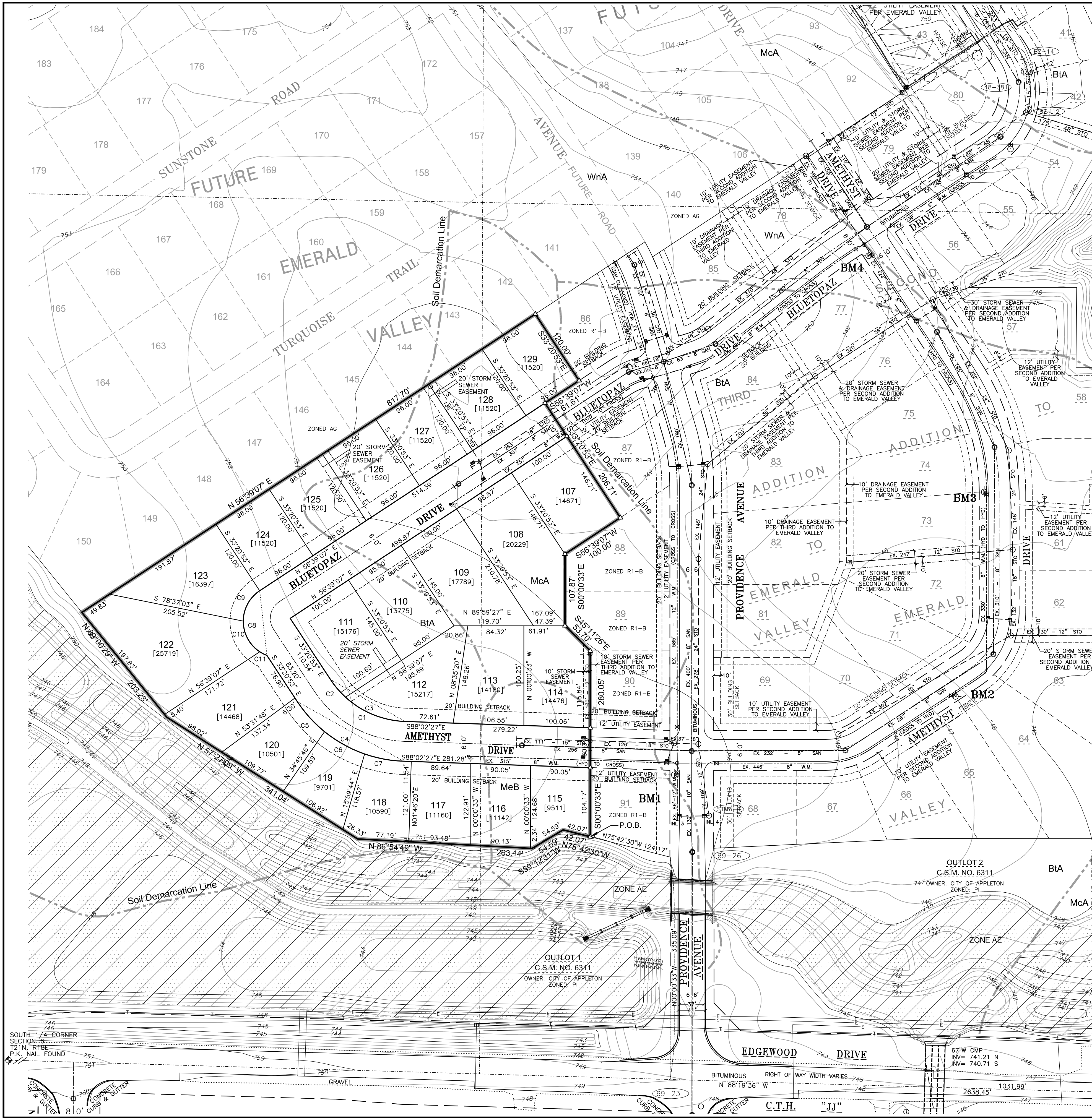
Martenson & Eisele, Inc.



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

PROJECT NO. 1-0534-007
FILE 1-0534-007rezone.dwg
THIS INSTRUMENT WAS DRAFTED BY: C.Cleary



BENCHMARK DATA		
I.D.	DESCRIPTION	ELEVATION
BM1	HYDRANT ELEVATION ON TOP SHOULDER, CITY NO. 3212	754.45
BM2	HYDRANT ELEVATION ON TOP SHOULDER, CITY NO. 3794	752.51
BM3	HYDRANT ELEVATION ON TOP SHOULDER, CITY NO. 3795	752.73
BM4	HYDRANT ELEVATION ON TOP SHOULDER, CITY NO. 3791	752.64

BENCHMARKS ARE ON CITY OF APPLETON DATUM

CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	Chord
1	140.00'	054°41'34"	133.64'	S 60°41'40.0" E	128.62'
2	140.00'	014°15'04"	34.82'	S 40°28'25.0" E	34.73'
3	140.00'	040°26'30"	98.22'	S 07°49'12.0" E	96.78'
4	200.00'	054°41'34"	190.92'	S 60°41'40.0" E	183.75'
5	200.00'	017°36'53"	61.49'	S 42°09'19.5" E	61.25'
6	200.00'	019°52'31"	69.38'	S 60°54'01.5" E	69.03'
7	200.00'	017°12'10"	60.05'	S 79°26'22.0" E	59.82'
8	55.00'	126°01'07"	120.97'	S 06°21'26.5" E	98.02'
9	55.00'	056°29'38"	54.23'	S 28°24'18.0" W	52.06'
10	55.00'	056°56'04"	54.53'	S 28°18'33.0" E	52.43'
11	55.00'	012°35'25"	12.09'	S 63°04'17.5" E	12.06'

SUPPLEMENTARY DATA

GROSS AREA [380,700 SQ. FT.] 8.740 ACRES
 ROAD AREA [56,877 SQ. FT.] 1.535 ACRES
 NET SUBDIVISION AREA [313,823 SQ. FT.] 7.205 ACRES
 AVERAGE LOT SIZE 1,099 LINEAL FT.
 TYPICAL LOT SIZE 100' x 135'
 NUMBER OF LOTS 23
 PRESENT ZONING R1-B
 FUTURE ZONING ZONE AE

OWNER AND DEVELOPER
 BOB DEBRIN
 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

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 FIFTH ADDITION 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.

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 88 DEGREES 19 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1031.99 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF PROVIDENCE AVENUE, A DISTANCE OF 335.09 FEET; THENCE NORTH 75 DEGREES 42 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 6311, A DISTANCE OF 124.17 FEET TO THE POINT OF BEGINNING;

THE FOLLOWING SEVEN CALLS ARE ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 6311:

THENCE NORTH 75 DEGREES 42 MINUTES 30 SECONDS WEST, 42.07 FEET;
 THENCE SOUTH 59 DEGREES 12 MINUTES 31 SECONDS WEST, 54.59 FEET;
 THENCE NORTH 86 DEGREES 54 MINUTES 49 SECONDS WEST, 263.14 FEET;
 THENCE NORTH 57 DEGREES 27 MINUTES 09 SECONDS WEST, 341.04 FEET;
 THENCE NORTH 39 DEGREES 00 MINUTES 29 SECONDS WEST, 203.23 FEET;
 THENCE NORTH 56 DEGREES 39 MINUTES 07 SECONDS EAST, 817.70 FEET;
 THE FOLLOWING SEVEN CALLS ARE ALONG THE WEST LINE OF THE THIRD ADDITION TO EMERALD VALLEY:

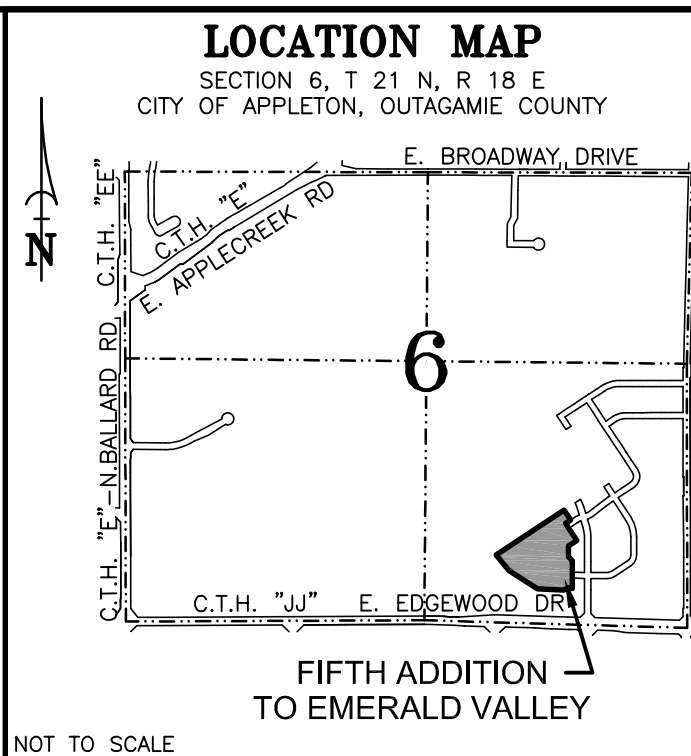
THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, 120.00 FEET;
 THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, 61.61 FEET;
 THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, 206.71 FEET;
 THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, 100.00 FEET;
 THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST, 107.87 FEET;
 THENCE SOUTH 45 DEGREES 11 MINUTES 26 SECONDS EAST, 53.70 FEET;
 THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST, 280.05 FEET TO THE POINT OF BEGINNING. CONTAINING 380,700 SQUARE FEET [8.740 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 30TH DAY OF JANUARY, 2018

CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR NO. S-2551



NOT TO SCALE

Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 Environmental Surveying Engineering Architecture
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

DRAWN BY	GRC	DATE	NO.	CHECKED	AMS	GAZ	APPROVED	
							REVISION	DATE

FIFTH ADDITION TO EMERALD VALLEY
 PART OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 6, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

SCALE 1" = 80'
 DATE JAN 2018
 COMPUTER FILE
 1-0534-007pp.dwg
 DRAWING NO.
 1-0534-007

TOPOGRAPHIC LEGEND

[Symbol]	MAPPED FLOODWAY
[Symbol]	MAPPED 100 YEAR FLOOD
[Symbol]	CONTOUR W/ ELEVATION
[Symbol]	SOIL BORING
[Symbol]	INFILTRATION SOIL BORING
[Symbol]	TOPSOIL DEPTH
[Symbol]	CONIFEROUS TREE
[Symbol]	DECIDUOUS TREE
[Symbol]	EXIST. WOODS LINE
[Symbol]	MAPPED WETLANDS
[Symbol]	OVERHEAD POWER LINES
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	UNDERGROUND GAS
[Symbol]	UNDERGROUND CABLE TV
[Symbol]	EXIST. FENCE LINE
[Symbol]	EXIST. HYDRANT
[Symbol]	POWER POLE
[Symbol]	GUY
[Symbol]	LIGHT POLE
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	ELECTRIC PEDESTAL
[Symbol]	CABLE PEDESTAL
[Symbol]	WATER VALVE
[Symbol]	GAS WALK
[Symbol]	WATER STOP BOX
[Symbol]	EXIST. STORM MANHOLE
[Symbol]	STORM INLET
[Symbol]	YARD DRAIN
[Symbol]	EXIST. SANITARY MANHOLE
[Symbol]	EXIST. SAN. SEWER
[Symbol]	EXIST. STO. SEWER
[Symbol]	EXIST. WATER MAIN
[Symbol]	EXIST. SPOT ELEVATION
[Symbol]	1" x 24" IRON PIPE FOUND
[Symbol]	1-1/4" IRON PIPE FOUND