



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: April 24, 2018

Common Council Meeting Date: May 2, 2018

Item: Certified Survey Map #2-18

Case Manager: David Kress

GENERAL INFORMATION

Owner: Lawrence & Marianne Engrissei

Applicant: Carow Land Surveying Co., Inc. c/o Bob Reider

Address/Parcel #: 23 Crestview Court (Tax Id #31-4-4372-00 and #31-4-5092-00)

Petitioner's Request: The applicant is requesting approval of a Certified Survey Map (CSM) that crosses a plat boundary. The applicant is proposing to combine two adjacent properties into one lot.

BACKGROUND

Typically, CSMs are administratively reviewed and approved by City staff. However, the adjacent properties to be combined were originally platted in different plats. Parcel #31-4-4372-00 was included in the Colony Oaks Plat (recorded in 1962), and parcel #31-4-5092-00 was included in the Colony Oaks West Plat (recorded in 1967). In order to satisfy the requirements of Chapter 236 of the Wisconsin State Statutes, the City is required to approve the proposed CSM in the same manner as a Final Plat, which includes Plan Commission and Common Council approval.

Based on Assessor's Office records, the subject properties have been sold and owned together since at least 1984. The proposed lot combination would eliminate a "landlocked" parcel, as #31-4-5092-00 does not currently abut a public street.

STAFF ANALYSIS

Existing Conditions: Currently, parcel #31-4-4372-00 is developed with a 2,740 square foot single-family dwelling. This property also includes a paved driveway and attached garage. Parcel #31-4-5092-00 is currently undeveloped and adjacent to the Fox River. Both parcels have a zoning designation of R-1B Single-Family District. If combined, proposed Lot 1 would be approximately 0.758 acres in size.

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-1B Single-Family District, the minimum lot width is 50 feet and the minimum lot area is 6,000 square feet, per Section 23-93(g) of the Municipal Code. Proposed Lot 1 satisfies these lot development standards.

Per Section 17-26(c)(1) of the Municipal Code, all lots shall abut on a public street or an approved access. Proposed Lot 1 satisfies this requirement and eliminates a "landlocked" parcel (#31-4-5092-00).

Certified Survey Map #2-18

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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: R-1B Single-Family District. The adjacent land uses to the north are currently single-family residential.

South: R-1B Single-Family District. The adjacent land uses to the south are currently single-family residential.

East: R-1B Single-Family District. The adjacent land uses to the east are currently single-family residential.

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

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.

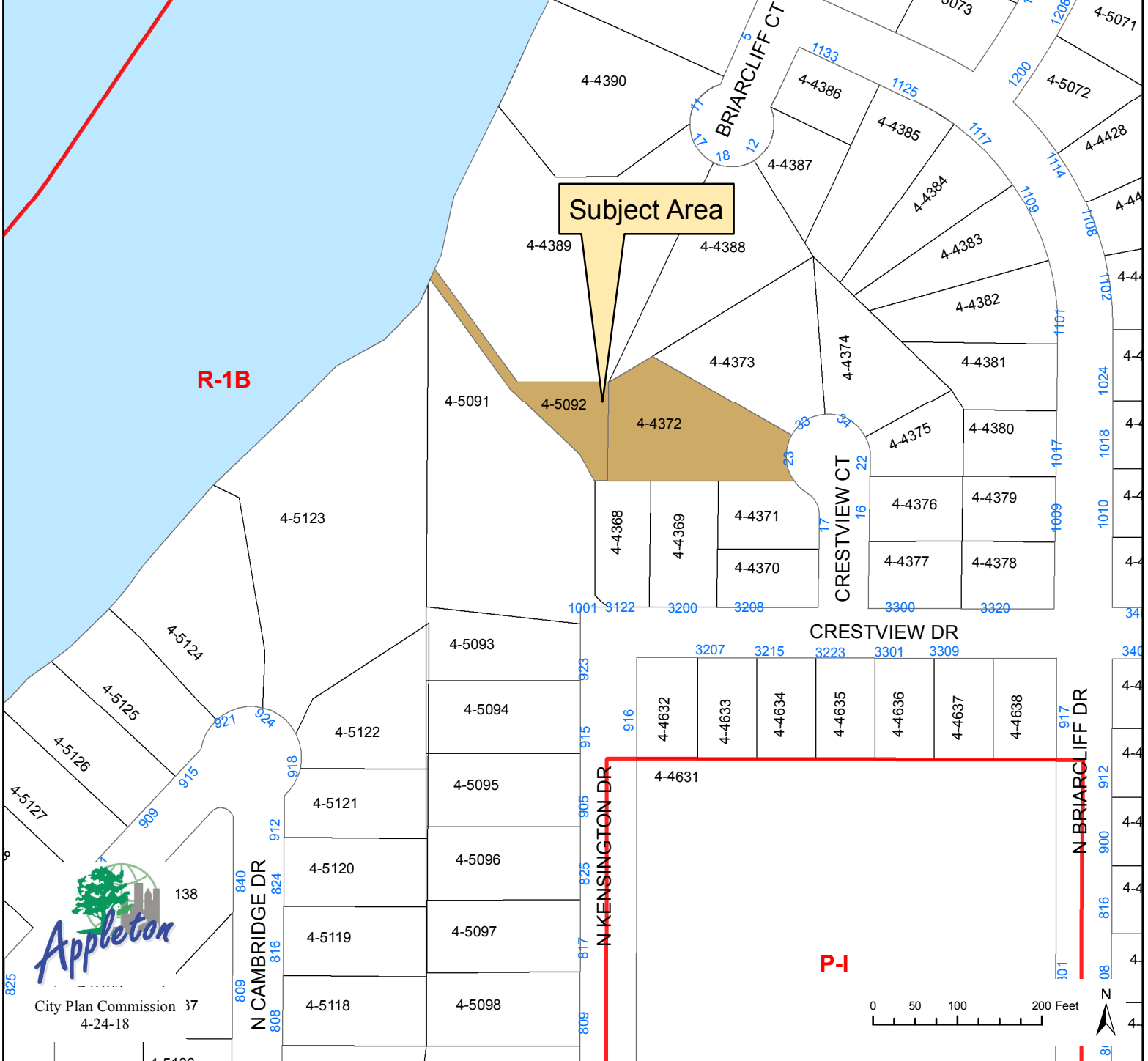
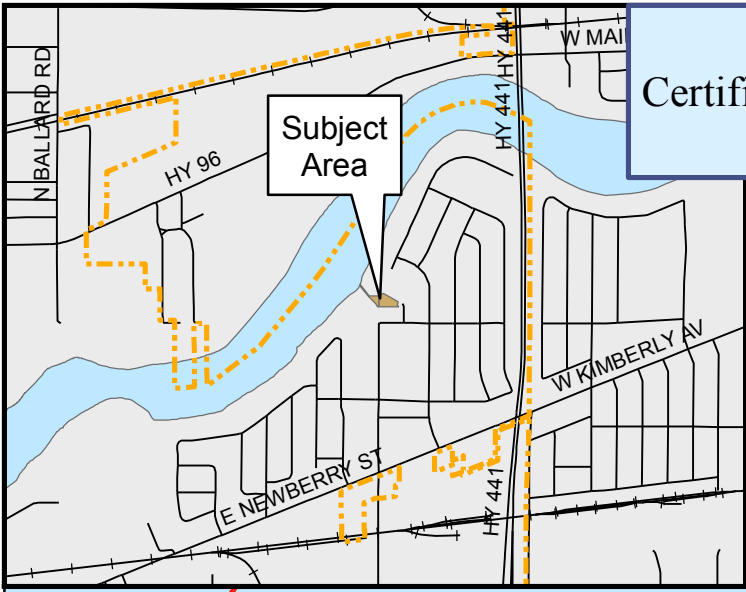
Technical Review Group (TRG) Report: This item was discussed at the April 17, 2018 Technical Review Group meeting. Comments were received from participating departments and captured in the stipulations found below.

RECOMMENDATION

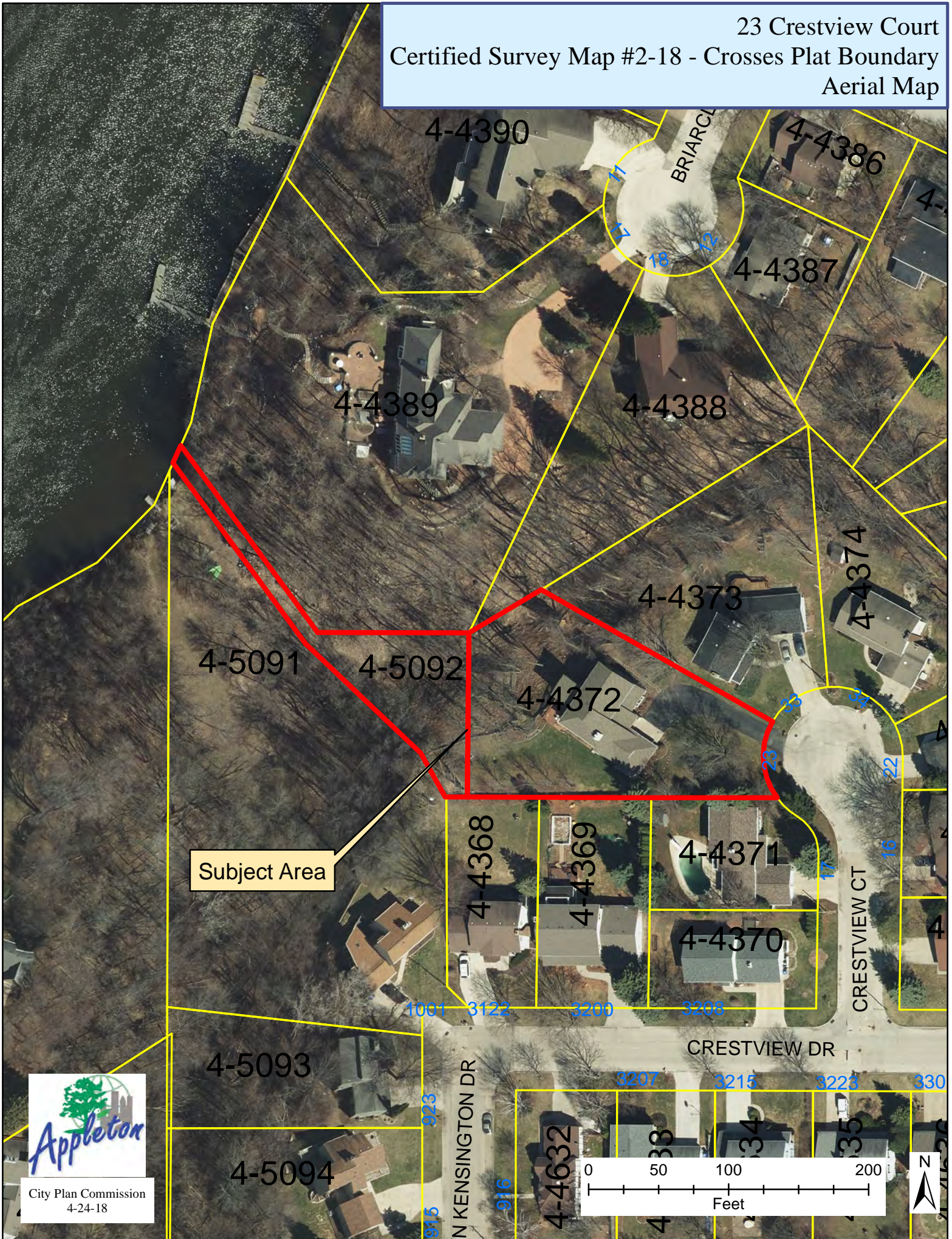
Based on the above, staff recommends that Certified Survey Map #2-18, as shown on the attached map, **BE APPROVED** subject to the following conditions:

1. Property is subject to §236.34(1)(dm) of the Wisconsin Statutes. Revise as necessary.
2. On sheet 3, revise note #1 to remove reference to parcel #31-4-5091-00.
3. On sheet 3, revise the first item under "Additional Notes" to also refer to City of Appleton.
4. Show and label the approximate ordinary high water mark on sheet 1, pursuant to Section 17-17(a)(11) of the Municipal Code.
5. On sheet 1, label the meander line for Lot 1, pursuant to Section 17-17(a)(15) of the Municipal Code.

23 Crestview Court Certified Survey Map #2-18 - Crosses Plat Boundary Zoning Map



23 Crestview Court
Certified Survey Map #2-18 - Crosses Plat Boundary
Aerial Map



Subject Area

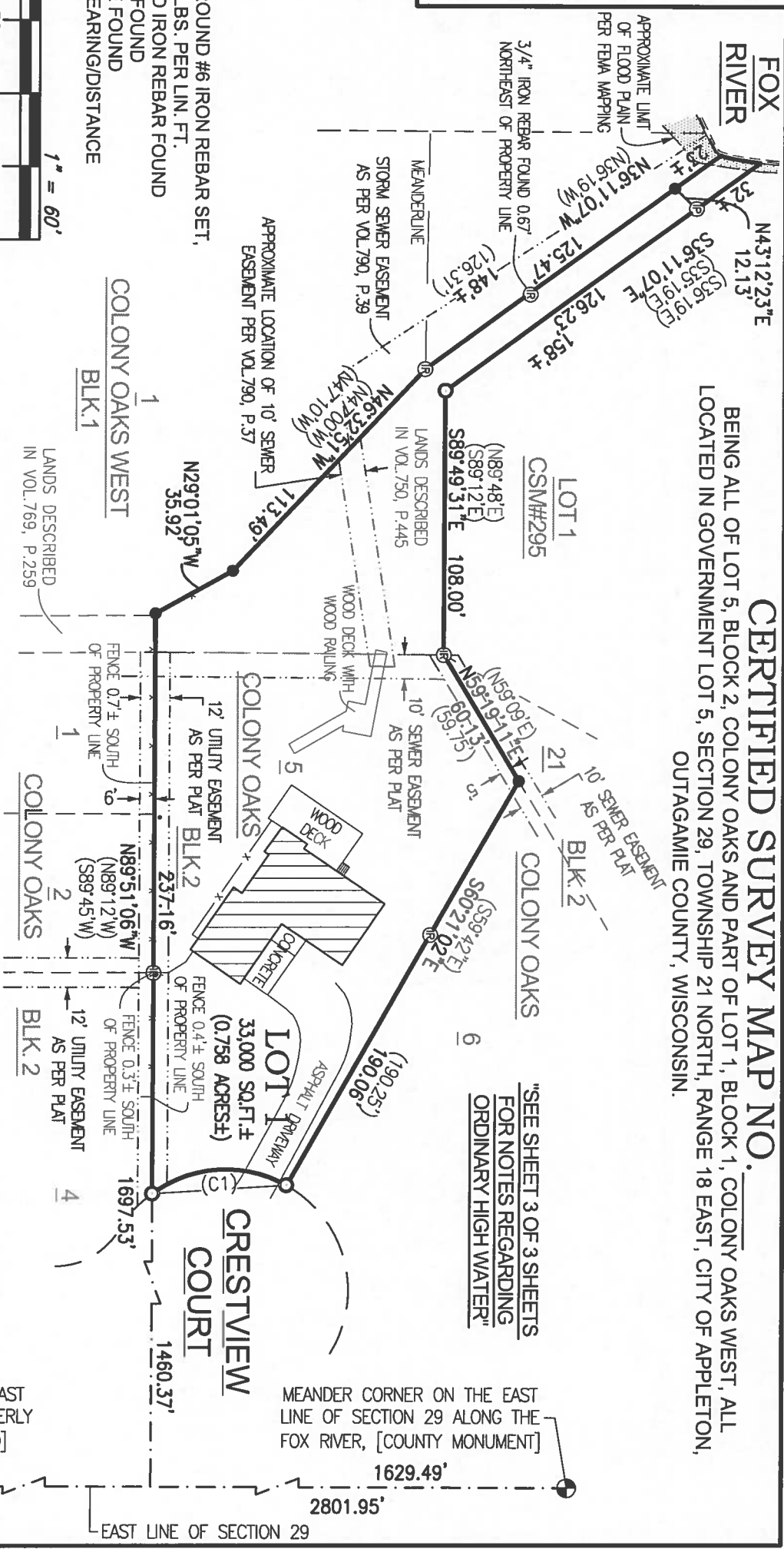


City Plan Commission
4-24-18

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 5, BLOCK 2, COLONY OAKS AND PART OF LOT 1, BLOCK 1, COLONY OAKS WEST, ALL LOCATED IN GOVERNMENT LOT 5, SECTION 29, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

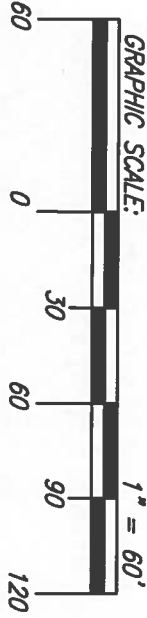
"SEE SHEET 3 OF 3 SHEETS FOR NOTES REGARDING ORDINARY HIGH WATER"



LEGEND:

- = 3/4" X 2.4" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = 1" I.D. IRON PIPE FOUND
- = 1" O.D. IRON PIPE FOUND
- () = RECORDED AS BEARING/DISTANCE

GRAPHIC SCALE:



NORTH IS REFERENCED TO THE EAST LINE OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N00°14'00"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00	66°22'40"	57.93	S03°29'41"E (S02°53'30"E)	54.70

Robert F. Reider 2-15-18
 ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNDALE DR., P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1714.17 DATED: 2-14-2018
 DRAFTED BY: (cep RDD)



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 5, BLOCK 2, COLONY OAKS AND PART OF LOT 1, BLOCK 1, COLONY OAKS WEST, ALL LOCATED IN GOVERNMENT LOT 5, SECTION 29, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 5, BLOCK 2, COLONY OAKS AND PART OF LOT 1, BLOCK 1, COLONY OAKS WEST, ALL LOCATED IN GOVERNMENT LOT 5, SECTION 29, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MEANDER CORNER ON THE EAST LINE OF SECTION 29 AT KIMBERLY AVENUE; THENCE N00°14'00"E, 1172.46 FEET ALONG THE EAST LINE OF SECTION 29 TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 2, COLONY OAKS; THENCE N89°51'06"W, 1460.37 FEET ALONG SAID EXTENSION TO THE WESTERLY RIGHT-OF-WAY LINE OF CRESTVIEW COURT AND THE POINT OF BEGINNING; THENCE CONTINUING N89°51'06"W, 237.16 FEET ALONG THE SOUTH LINE OF SAID LOT 5 AND ITS EXTENSION TO THE WEST; THENCE N29°01'05"W, 35.92 FEET; THENCE N46°32'51"W, 113.49 FEET; THENCE N36°11'07"W, 125.47 FEET TO THE STARTING POINT OF A MEANDER LINE OF THE EASTERLY BANK OF THE FOX RIVER, SAID POINT BEARS S36°11'07"E A DISTANCE OF 23 FEET MORE OR LESS FROM SAID RIVER BANK; THENCE N43°12'23"E, 12.13 FEET ALONG SAID MEANDER LINE TO THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS S36°11'07"E A DISTANCE OF 32 FEET MORE OR LESS FROM SAID RIVER BANK; THENCE S36°11'07"E, 126.23 FEET; THENCE S89°49'31"E, 108.00 FEET TO A NORTHERLY LINE OF LOT 5, BLOCK 2, COLONY OAKS; THENCE N59°19'11"E, 60.13 FEET ALONG SAID NORTHERLY LINE; THENCE S60°21'02"E, 190.06 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF CRESTVIEW COURT; THENCE SOUTHERLY, 57.93 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE OF SAID WESTERLY RIGHT-OF-WAY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S03°29'41"E AND IS 54.70 FEET IN LENGTH, TO THE POINT OF BEGINNING. INCLUDING ALL OF THAT LAND LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE EASTERLY BANK OF THE FOX RIVER BOUNDED BY THE EXTENSION OF THE RESPECTIVE LINES OF THE ABOVE DESCRIBED PARCEL TO SAID RIVER BANK. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF LAWRENCE P. ENGRISSEI, 23 CRESTVIEW CT., APPLETON, WISCONSIN 54911.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF THE CITY OF APPLETON.



Robert F. Reider 2-15-18
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1711.17 (RFR) 2-15-18

CITY APPROVAL:

APPROVED BY THE CITY OF APPLETON ON THIS _____ DAY OF _____, 20____.

MAYOR

CITY CLERK

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

CITY TREASURER

DATED

COUNTY TREASURER

DATED

