



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: January 11, 2016

Common Council Meeting Date: January 20, 2016

Item: Preliminary Plat – Pond View Estates

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: North Meadows Investment, LTD, Owner
Jason Mroz, Apple Tree, LLC, Applicant

Parcel #: 31-1-6501-06 and 31-1-6501-05

Petitioner's Request: The owner/applicant is proposing to subdivide property for a single-family development.

BACKGROUND

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-15 from a Commercial designation to a Single/Two Family Residential designation and Rezoning #6-15 from C-O Commercial Office District to R-1B Single-Family Residential District for the subject site was approved by the Plan Commission on December 7, 2015.

The subject parcels were annexed into the City in 1990 as part of the AAL Annexation. The subject parcels and surrounding land were then rezoned to C-O Commercial Office District in 2001 by AAL for a business/office park. The subject parcels and approximately 90 acres of land surrounding the subject parcels were subdivided in 2002, creating the Apple Creek Center Subdivision.

STAFF ANALYSIS

Existing Conditions: The portion of the lot to be subdivided is currently undeveloped and is in the process of being rezoned from C-O Commercial Office District to R-1B Single-Family District. The area being platted for single family development is 5.63333 acres which will be divided into 13 lots and 1 outlot.

Zoning Ordinance Review Criteria: Lot development standards (Section 23-93) are as follows:

- Minimum lot area: Six thousand (6,000) square feet.
 - *The average lot size is 13,200 square feet. All lots exceed this requirement.*
- Minimum lot width: Fifty (50) feet.
 - *The average lot width is 58 feet. All lots exceed this requirement.*

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- Minimum front, side and rear yard setbacks: Twenty (20) foot front yard on a local street; Twenty-five (25) front yard on an arterial street; 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.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton Subdivision Regulations, and no variances have been requested.

Access and Traffic: Vehicular access to the subject lots is provided by existing local and collector streets. No new streets are proposed with this development.

Surrounding Zoning Classification, Future Land Use Designation and Current Land Uses:

- **North:**
 - Zoning – C-O Commercial Office District
 - Future Land Use Designation – Commercial
 - Current Land Use – Undeveloped

 - Zoning – R-3 Multi-family Residential District
 - Future Land Use Designation – Multi-family
 - Current Land Use – Proposed Community Living Arrangement (CLA)
- **South:**
 - Zoning – R-3 Multi-family Residential District
 - Future Land Use Designation – Multi-family
 - Current Land Use – Condominiums
- **East:**
 - Zoning – R-1B Single-family Residential District
 - Future Land Use Designation – Single/Two-family
 - Current Land Use – Single-family Residential
- **West:**
 - Zoning – R-3 Multi-family Residential District
 - Future Land Use Designation – Multi-family
 - Current Land Use – Community Living Arrangement (CLA)

2010-2030 Comprehensive Plan: The applicant is proposing to amend the *City of Appleton Comprehensive Plan 2010-2030* to change the Future Land Use Map designation for the subject area from Commercial use to Single/Two-Family Residential use.

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 are \$300 per dwelling unit. The total park fee required for this development is \$3,900.

Technical Review Group Report (TRG): This item was discussed at the December 22, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

The Pond View Estates Preliminary Plat, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

Plat Comments:

1. 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.
2. All easements, including but not limited to, water mains, sewer mains, storm sewers, and drainage shall be shown on the Final Plat to the satisfaction of the City Engineer per Section 17-12(b)(5) of the Municipal Code. Note: Provide a water main easement that has a 10 foot offset from the centerline of Glenhurst watermain. See attached map.
3. Show floodplain boundaries and the contour line lying a vertical distance of two (2) feet above the elevation of the one hundred (100) year recurrence interval flood on the final plat per Section 17-12(b)(11) of the Municipal Code.
4. Show the fifty foot (50) shoreland zoning setback dimension from the ordinary high water mark on the Final Plat per Section 23-754 of the Municipal Code.
5. Complete and submit a stormwater utility service application to the Community and Economic Development with the Final Plat for the City of Appleton Public Works Department, Engineering Division review and approval.
6. Submit a Stormwater Permit Application with Stormwater Management Plan and supporting documentation (e.g. wetland delineation report) to the City of Appleton Public Works Department, Engineering Division. Additional comments may result from City consultant review of those items.
7. Show all elevations on the Final Plat to City Datum (NAVD 29). Provide a note on the Final Plat that identifies the conversion factor used to convert from FIS elevations (NGVD88) to City Datum.

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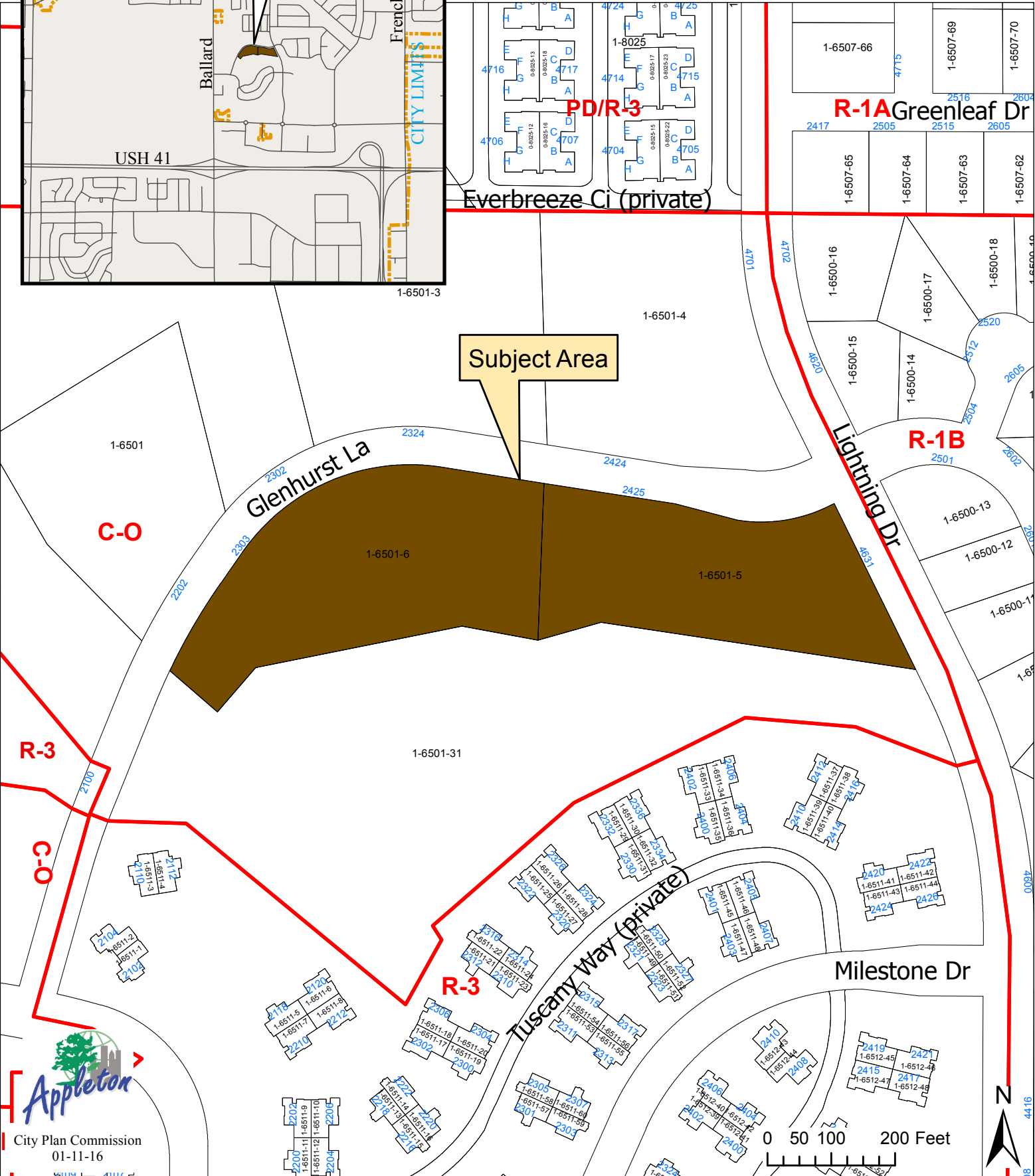
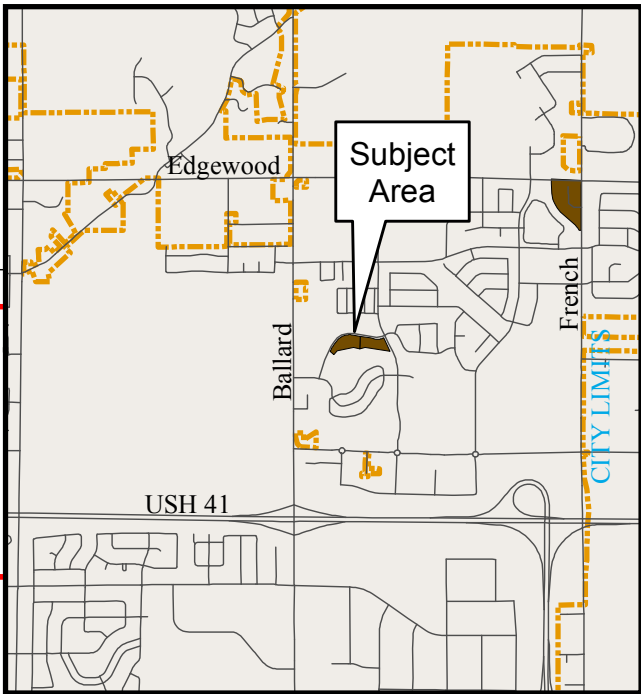
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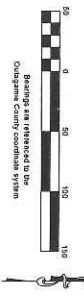
8. Add a note on the Final Plat identifying ownership and maintenance obligations of Outlot 1.
9. Park fees of \$3,900 shall be paid to the City of Appleton Finance Department prior to the City signatures being affixed to the Final Plat.

Drainage Plan Comments:

1. Provide all required information per Section 17-8 of the Municipal Code (e.g. missing spot grades along south lot lines) on the drainage plan. Submit revised drainage plan to the Community and Economic Development for the City of Appleton Public Works Department, Engineering Division review and approval.
2. Preliminary Drainage Plan must be a separate plan from the Sewer Feasibility Plan.
3. Submit a Feasibility Plan showing all required information per Section 17-9 of Municipal Code to the Community and Economic Development with the Final Plat for the City of Appleton Public Works Department, Engineering Division review and approval.
4. Show 100-year floodplain limits and elevations.
5. Show all elevation to City Datum (NAVD 29).

East Glenhurst Lane
Pond View Estates
Zoning Map





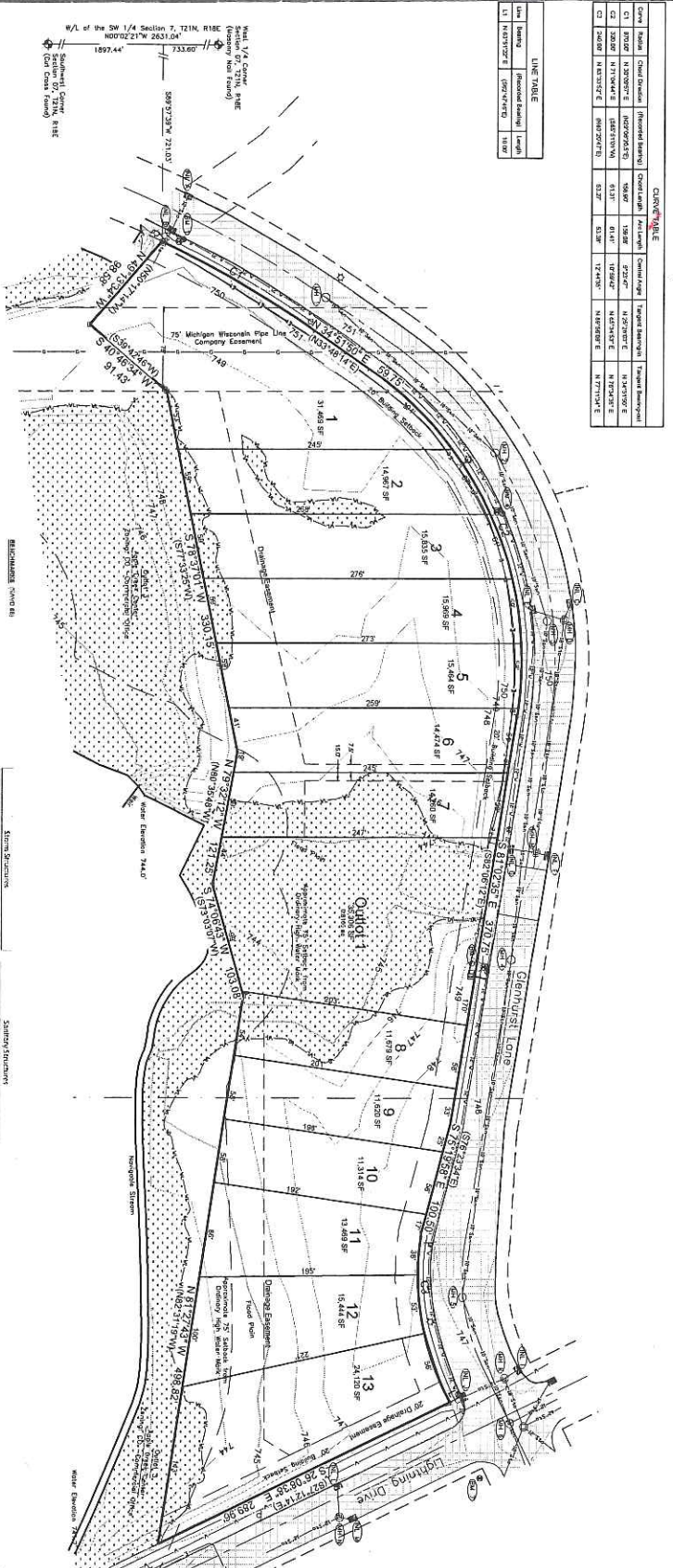
CLONE TABLE

Plant	Code Number	Plant Name	Quantity	Plant Name	Quantity
CL 1	1025002010	DOGWOOD	10	1025002020	DOGWOOD
CL 2	1025002030	DOGWOOD	10	1025002040	DOGWOOD
CL 3	1025002050	DOGWOOD	10	1025002060	DOGWOOD
CL 4	1025002070	DOGWOOD	10	1025002080	DOGWOOD
CL 5	1025002090	DOGWOOD	10	1025002100	DOGWOOD

LINE TABLE

Line	Line Number	Line Name	Length
L1	1025002110	DOGWOOD	100

Preliminary Plat of
Pond View Estates
 All of Lot 5 and Lot 6, Apple Creek Center, being part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 07, Township 2 North, Range 18 East, Town City of Appleton, Outagamie County, Wisconsin



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LINE TABLE

Line	Line Number	Line Name	Length
L1	1025002110	DOGWOOD	100

LEGEND

Symbol	Description
(Circle with cross)	Proposed Utility
(Circle with dot)	Proposed Structure
(Circle with horizontal lines)	Proposed Pavement
(Circle with vertical lines)	Proposed Foundation
(Circle with diagonal lines)	Proposed Wall
(Circle with wavy lines)	Proposed Water
(Circle with dashed lines)	Proposed Sewer
(Circle with solid lines)	Proposed Gas
(Circle with dotted lines)	Proposed Power
(Circle with cross-hatch)	Proposed Storm
(Circle with diagonal cross-hatch)	Proposed Easement
(Circle with wavy cross-hatch)	Proposed Wetland
(Circle with solid cross-hatch)	Proposed Wetland Buffer
(Circle with diagonal cross-hatch)	Proposed Wetland Buffer
(Circle with solid cross-hatch)	Proposed Wetland Buffer
(Circle with solid cross-hatch)	Proposed Wetland Buffer

RESOURCES (Page 1)

Resource	Description
RES 1	Local Utility
RES 2	Local Sewer
RES 3	Local Gas
RES 4	Local Power
RES 5	Local Storm
RES 6	Local Easement
RES 7	Local Wetland
RES 8	Local Wetland Buffer
RES 9	Local Wetland Buffer
RES 10	Local Wetland Buffer
RES 11	Local Wetland Buffer
RES 12	Local Wetland Buffer
RES 13	Local Wetland Buffer
RES 14	Local Wetland Buffer
RES 15	Local Wetland Buffer
RES 16	Local Wetland Buffer
RES 17	Local Wetland Buffer
RES 18	Local Wetland Buffer
RES 19	Local Wetland Buffer
RES 20	Local Wetland Buffer

Stream Structures

Structure	Location	Description
SS 1	Structure 1	Structure 1
SS 2	Structure 2	Structure 2
SS 3	Structure 3	Structure 3
SS 4	Structure 4	Structure 4
SS 5	Structure 5	Structure 5
SS 6	Structure 6	Structure 6
SS 7	Structure 7	Structure 7
SS 8	Structure 8	Structure 8
SS 9	Structure 9	Structure 9
SS 10	Structure 10	Structure 10
SS 11	Structure 11	Structure 11
SS 12	Structure 12	Structure 12
SS 13	Structure 13	Structure 13
SS 14	Structure 14	Structure 14
SS 15	Structure 15	Structure 15
SS 16	Structure 16	Structure 16
SS 17	Structure 17	Structure 17
SS 18	Structure 18	Structure 18
SS 19	Structure 19	Structure 19
SS 20	Structure 20	Structure 20

Sanitary Structures

Structure	Location	Description
SS 1	Structure 1	Structure 1
SS 2	Structure 2	Structure 2
SS 3	Structure 3	Structure 3
SS 4	Structure 4	Structure 4
SS 5	Structure 5	Structure 5
SS 6	Structure 6	Structure 6
SS 7	Structure 7	Structure 7
SS 8	Structure 8	Structure 8
SS 9	Structure 9	Structure 9
SS 10	Structure 10	Structure 10
SS 11	Structure 11	Structure 11
SS 12	Structure 12	Structure 12
SS 13	Structure 13	Structure 13
SS 14	Structure 14	Structure 14
SS 15	Structure 15	Structure 15
SS 16	Structure 16	Structure 16
SS 17	Structure 17	Structure 17
SS 18	Structure 18	Structure 18
SS 19	Structure 19	Structure 19
SS 20	Structure 20	Structure 20

PREPARED BY: JAMES R. SEIBEL, L.S., No. 5390
 DATE: 12/23/2011

CLIENT: Appleton Water & Sewer Utility, Inc.
 PROJECT: Pond View Estates
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Preliminary Plat
 Pond View Estates

12/23/2011 11:00 AM
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