



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: February 23, 2015

Common Council Meeting Date: March 4, 2015

Item: Preliminary Plat - Second 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 #11-14 to rezone the subject site from AG Agricultural District to R-1B Single-Family District was approved by the Common Council on February 4, 2015.

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.

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. In 2005, a preliminary plat had been submitted for the overall property, which called for the creation of a total of 252 residential lots.

STAFF ANALYSIS

Existing Conditions: The portion of the lot to be subdivided is currently undeveloped and zoned R-1B Single-Family District. The area being platted for single family development is 14.178 acres which will be divided into 27 lots.

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

- Minimum lot area: Six thousand (6,000) square feet.
 - *The proposed lots range in size from 11,620 square feet to 41,984 square feet. All lots exceed this requirement.*
- Minimum lot width: Fifty (50) feet.
 - *The proposed lots range in width from 68 feet to 204 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: The new vehicular access point to this phase is via Citrine Place and Bluetopaz Drive, which connects to Providence Avenue and then to Edgewood Drive. Citrine Place and Bluetopaz Drive will be designated as local streets with a 60 foot road right-of-way. The full 60 foot road right-of-way width of these public streets will be dedicated to the City with the Final Plat.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east and west) and Grand Chute (east). The uses are generally residential and agricultural in nature.

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.

Technical Review Group Report (TRG): This item was discussed at the February 3, 2015 Technical Review Group Report meeting.

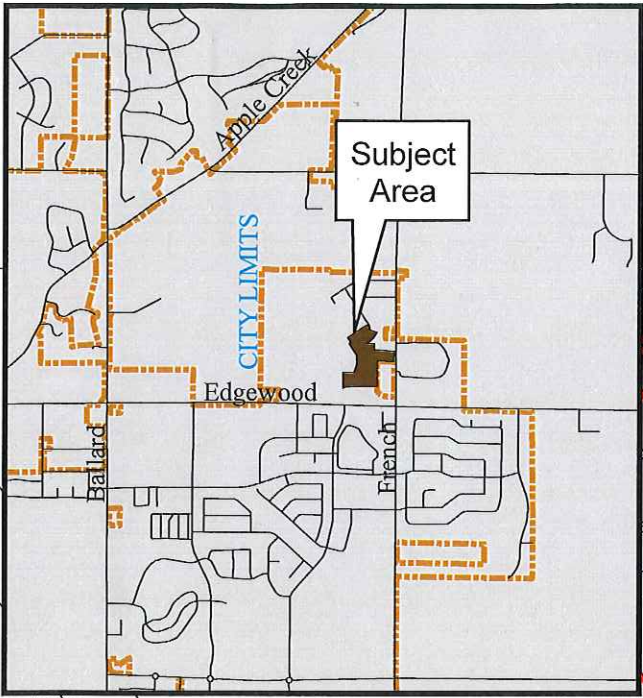
- **Fire Department Comments:** This development phase satisfies the second qualifying fire apparatus road which is required pursuant to the International Fire Code Section D107.

RECOMMENDATION

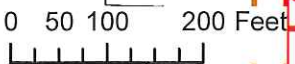
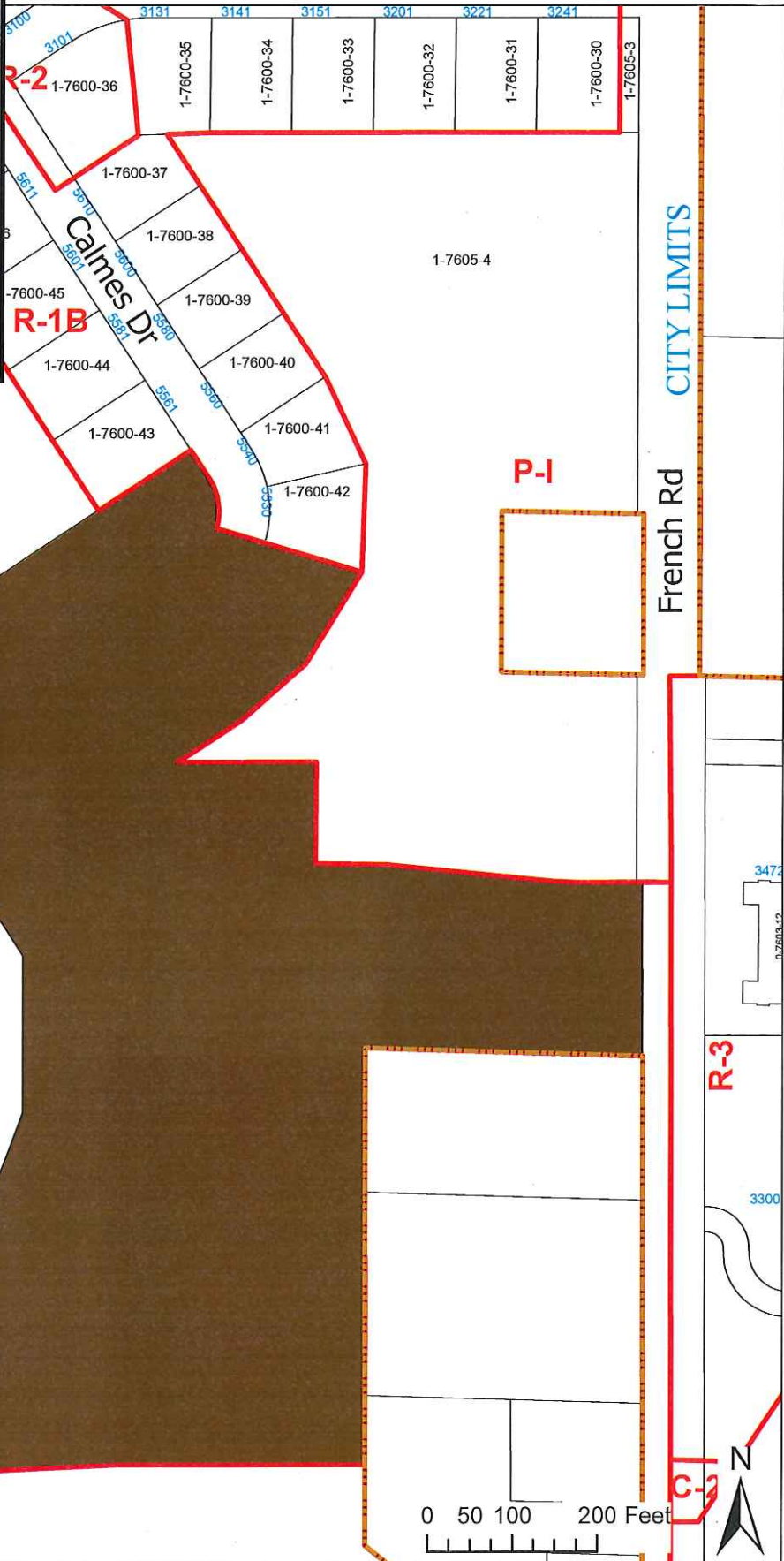
The Second Addition to Emerald Valley Preliminary Plat, **BE APPROVED** subject to the following conditions:

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.
3. A Development Agreement being made and entered into by and between the City of Appleton and the applicant/owner and any amendments related thereto prior to the issuance of any permit to commence construction of any public improvement.
4. Show a 25-foot front yard building setback line for Lot 59 on the Final Plat. The R-1B District requires a minimum 25-foot front yard setback on arterial streets.
5. All requirements from the City of Appleton Public Works Department, Engineering Division, shall be met to the satisfaction of the City Engineer prior to the City affixing signatures on the Final Plat.

Second Addition to Emerald Valley Estates Preliminary Plat Zoning Map



Subject Area

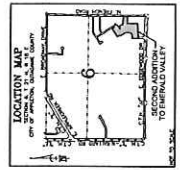


PROJECT NO.	11111111
DATE	10/07/2011
DRAWN BY	J. SMITH
CHECKED BY	M. JONES
APPROVED BY	

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

CREATED	10/07/2011
CHANGED	
APPROVED	
DATE	
BY	

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TOPOGRAPHIC LEGEND

Contour Interval: 5 Feet	Spot Elevation
Proposed Road	Proposed Utility
Proposed Easement	Proposed Structure
Proposed Boundary	Proposed Setback
Proposed Right-of-Way	Proposed Encroachment
Proposed Easement	Proposed Encroachment
Proposed Easement	Proposed Encroachment

CONTIGUOUS UTILITY SCHEDULE

TYPE OF UTILITY	DEPTH (FEET)	SPACING (FEET)	MARKER TYPE	MARKER SIZE
12" WATER	36"	48"	Orange	1.5"
8" WATER	36"	48"	Orange	1.5"
6" WATER	36"	48"	Orange	1.5"
4" WATER	36"	48"	Orange	1.5"
3" WATER	36"	48"	Orange	1.5"
2" WATER	36"	48"	Orange	1.5"
1.5" WATER	36"	48"	Orange	1.5"
1" WATER	36"	48"	Orange	1.5"
0.75" WATER	36"	48"	Orange	1.5"
0.5" WATER	36"	48"	Orange	1.5"
0.25" WATER	36"	48"	Orange	1.5"
12" SEWER	48"	48"	Yellow	1.5"
8" SEWER	48"	48"	Yellow	1.5"
6" SEWER	48"	48"	Yellow	1.5"
4" SEWER	48"	48"	Yellow	1.5"
3" SEWER	48"	48"	Yellow	1.5"
2" SEWER	48"	48"	Yellow	1.5"
1.5" SEWER	48"	48"	Yellow	1.5"
1" SEWER	48"	48"	Yellow	1.5"
0.75" SEWER	48"	48"	Yellow	1.5"
0.5" SEWER	48"	48"	Yellow	1.5"
0.25" SEWER	48"	48"	Yellow	1.5"
12" GAS	48"	48"	Blue	1.5"
8" GAS	48"	48"	Blue	1.5"
6" GAS	48"	48"	Blue	1.5"
4" GAS	48"	48"	Blue	1.5"
3" GAS	48"	48"	Blue	1.5"
2" GAS	48"	48"	Blue	1.5"
1.5" GAS	48"	48"	Blue	1.5"
1" GAS	48"	48"	Blue	1.5"
0.75" GAS	48"	48"	Blue	1.5"
0.5" GAS	48"	48"	Blue	1.5"
0.25" GAS	48"	48"	Blue	1.5"

NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEPTHS AS SHOWN UNLESS OTHERWISE NOTED.
3. ALL UTILITIES SHALL BE SPACED AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL UTILITIES SHALL BE MARKED AS SHOWN UNLESS OTHERWISE NOTED.
5. ALL UTILITIES SHALL BE PROTECTED AS SHOWN UNLESS OTHERWISE NOTED.
6. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
7. ALL UTILITIES SHALL BE REPAIRED AS SHOWN UNLESS OTHERWISE NOTED.
8. ALL UTILITIES SHALL BE REPLACED AS SHOWN UNLESS OTHERWISE NOTED.
9. ALL UTILITIES SHALL BE REMOVED AS SHOWN UNLESS OTHERWISE NOTED.
10. ALL UTILITIES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. THE PROPOSED LOTS ARE SHOWN WITH DIMENSIONS AND AREA.
2. THE PROPOSED LOTS ARE SHOWN WITH SETBACKS AND EASEMENTS.
3. THE PROPOSED LOTS ARE SHOWN WITH UTILITIES AND EASEMENTS.
4. THE PROPOSED LOTS ARE SHOWN WITH BOUNDARIES AND EASEMENTS.
5. THE PROPOSED LOTS ARE SHOWN WITH RIGHT-OF-WAY AND EASEMENTS.
6. THE PROPOSED LOTS ARE SHOWN WITH ENCROACHMENTS AND EASEMENTS.
7. THE PROPOSED LOTS ARE SHOWN WITH ENCROACHMENTS AND EASEMENTS.
8. THE PROPOSED LOTS ARE SHOWN WITH ENCROACHMENTS AND EASEMENTS.
9. THE PROPOSED LOTS ARE SHOWN WITH ENCROACHMENTS AND EASEMENTS.
10. THE PROPOSED LOTS ARE SHOWN WITH ENCROACHMENTS AND EASEMENTS.

DEED RECORDS:

PLAT OF THE SECOND ADDITION TO EMERALD VALLEY, PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 6, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, AS SHOWN ON PLAT NO. 11111111, DATED 10/07/2011.

PLAT NO. 11111111

DATE: 10/07/2011

