

## Integrity Heights, City of Appleton

**Request:** The developer requests a variance to the City policy regarding separation distance of local roads onto an arterial street.

**Issue:** The Cities policy requires 600 feet between connection points to an arterial street. The subdivision layout allows for approximately 327 feet.

### **In support of request:**

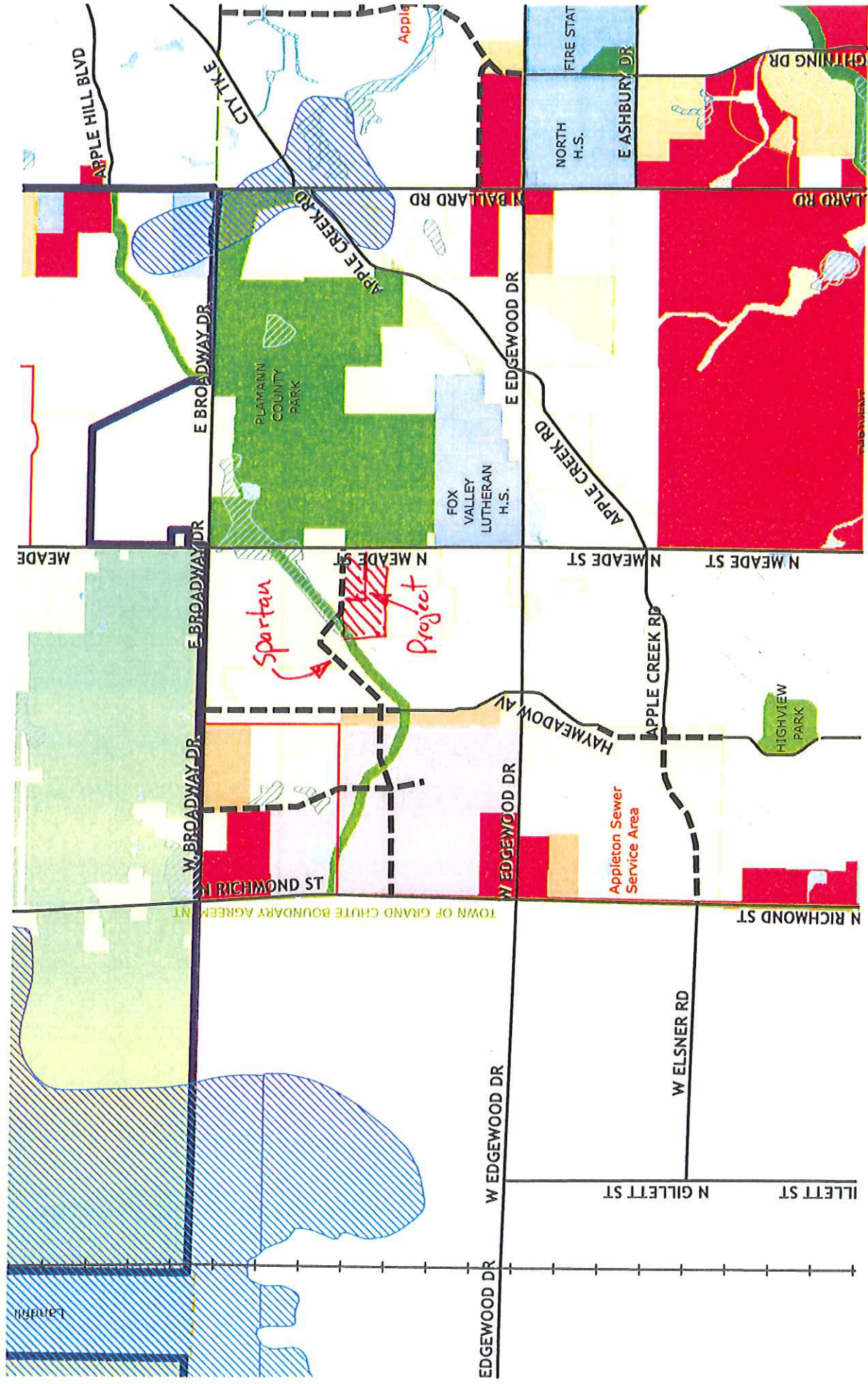
The layout with two access points will result in an economically viable subdivision for the developer

- Two more lots (51 vs. 49)
- No double frontage lots
- Less road to construct (2,479 feet, vs 2,621 feet)
- Lots on average are larger

International fire code requires a second road access for subdivisions with more than 30 lots. The subdivision will be constructed in phases, so this rule would not affect the first phase of construction. But to complete the project a second access point for fire will be required. The expectation is that Spartan Drive being that second connection is a distant possibility, not likely in the timeframe that the second phase is anticipated. The proposed layout with two access points onto Meade Street resolves this issue, without requiring a second temporary access to be constructed, which is additional expense for the developer with no potential return.

Spartan Drive is not mapped to go east. Plamann Park exists to the east of us, so neither street would likely be extended east, which makes both intersections simpler ("T" vs "+") and inherently safer as a result.

The situation we are requesting exists a short distance south of us across from FVL.



# Concept For Integrity Heights

Part of the NE 1/4 of the SE 1/4 of Section 2,  
Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

*Preferred*

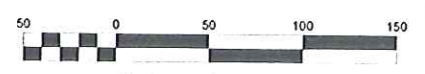


### LOCATION MAP



**SUPPLEMENTARY DATA**  
 Total Area = 838,011 SF 19.2360 acres  
 RW Area = 132,879 SF 4.4210 acres  
 Net Area = 645,432 SF 14.8171 3233 sqft  
 Number of Lots = 51  
 Average lot size = 11,800 SF  
 Typical lot dimensions = 80' x 130'  
 Linear feet of street = 2,473 LF  
 Existing zoning = AG  
 Proposed zoning = R-1B  
 Approving Authorities  
 City of Appleton  
 Outagamie County  
 Department of Administration

**NOTE**  
 Utility and Drainage Easements  
 will be shown on Final Plat



Bearings are referenced to the  
Outagamie County coordinate system

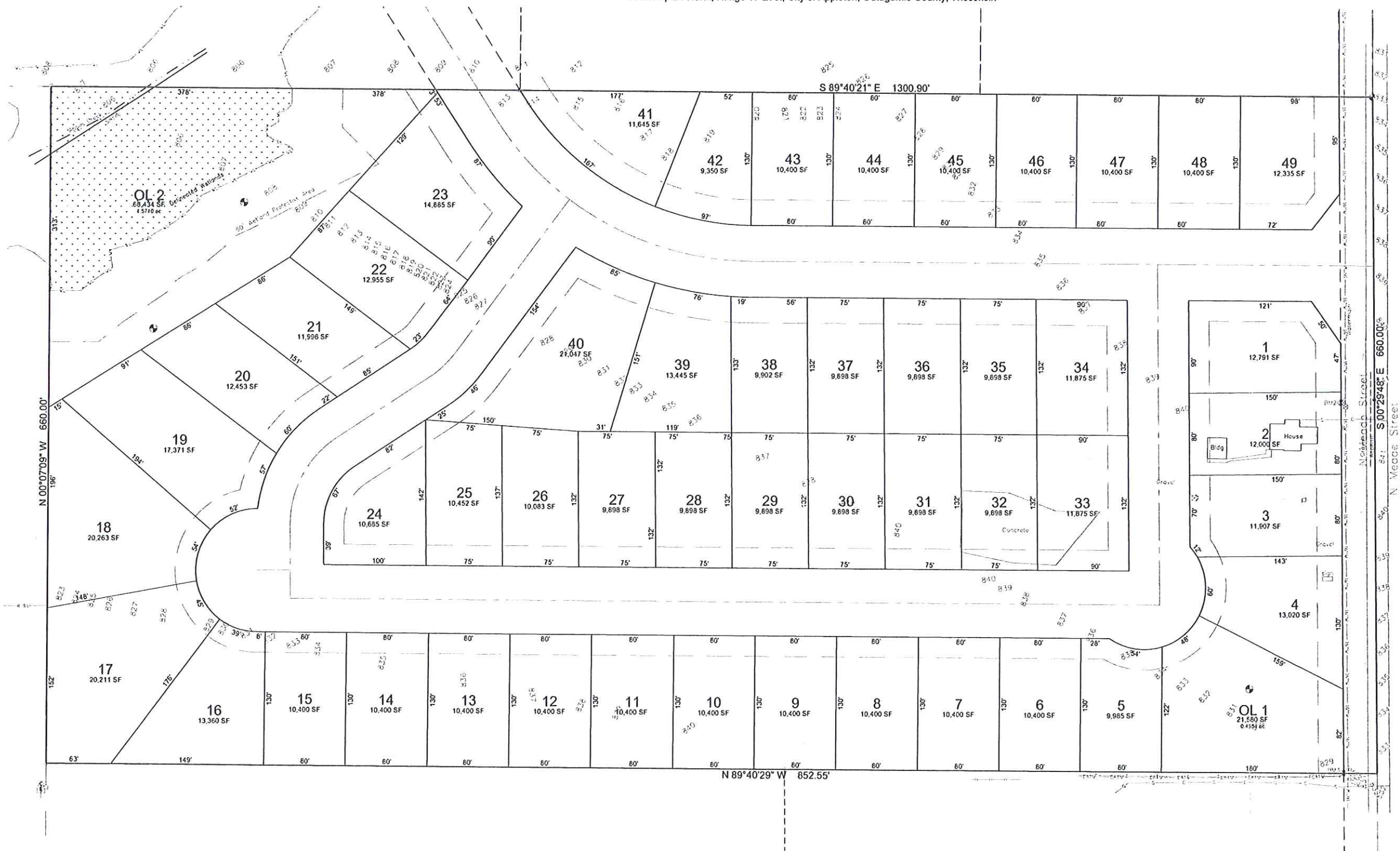
File: Concept 3a.dwg  
 Date: 09/10/2013  
 Drawn By: J.M.  
 Sheet: Concept

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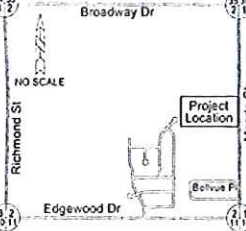
# Concept For Integrity Heights

Part of the NE 1/4 of the SE 1/4 of Section 2,  
Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin

*Alternate*

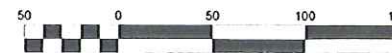


### LOCATION MAP



**SUPPLEMENTARY DATA**  
 Total Area = 838,011 SF 19.2380 acres  
 R/W Area = 198,580 SF 4.5588 acres  
 Net Area = 639,431 SF 14.6793 acres  
 Number of Lots = 49  
 Average lot size = 9750 SF  
 Typical lot dimension = 75' x 130'  
 Linear feet of street = 2,621 LF  
 Existing zoning = AG  
 Proposed zoning = R-1B  
 Approving Authorities  
 City of Appleton  
 Objecting Authorities  
 Department of Administration

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File: Concept 3d.dwg  
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 Drafted By: J-m  
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