



REPORT TO CITY PLAN COMMISSION

Public Meeting Date: June 23, 2014

Common Council Meeting Date: July 2, 2014

Item: Preliminary/Final Plat/ Second Addition to Clearwater Creek

Case Manager: Brad Schmidt, AICP

GENERAL INFORMATION

Owner/Applicant: Clearwater Creek, LLC- owner; Mau and Associates - applicant

Address/Parcel #: 31-6-6202-20/ North Haymeadow Avenue

Petitioner's Request: The applicant is proposing to subdivide the property into 6 lots for single-family residential development.

BACKGROUND

The subject lot (Lot 120) was originally platted as part of the First Addition to Clearwater Creek in 2008. The subject lot was rezoned from PD/R-3, Planned Development/Multi-Family Residential District to R-1B, Single-Family Residential District.

STAFF ANALYSIS

Existing Conditions: The land is currently undeveloped and is currently zoned R-1B, Single-Family Residential District. The existing lot is approximately 2.65 acres in size and is located on the west side of Haymeadow Avenue.

Surrounding zoning and land uses: The surrounding area is under the jurisdiction of the City of Appleton (north, east and south) and the Town of Grand Chute (west). 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.

Review Criteria: The Community Development staff has reviewed the Preliminary Plat in accordance with the City of Appleton Zoning Ordinance requirements for single-family residential developments. The site area is 2.65 acres in size. The property was rezoned to R-1B Single-family Residential for the proposed development of six (6) single-family dwellings. The lot sizes and lot widths in this proposed subdivision exceed minimum City of Appleton Zoning Ordinance requirements.

Technical Review Group Report (TRG): This item was discussed at the June 10, 2014 Technical Review Group meeting. The Fire Department submitted a comment regarding fire suppression systems (6/16/14) and the Engineering Department submitted comments regarding the stormwater and drainage plan (6/12/14).

RECOMMENDATION

Based on the above, the Preliminary Plat and Final Plat for the Second Addition to Clearwater Creek located on North Haymeadow Avenue, as shown on the attached maps and subject to the following, **BE APPROVED:**

1. Park fees of \$300 per lot are due prior to the City signing the final plat.
2. Department of Public Works shall approve the Drainage Plan and Stormwater Management Plan prior to City signatures be affixed to the Final Plat.
3. The comments stated in the Staff memo by the Fire Protection Engineer dated 6/12/14.
4. 17-12 (b) 1 Label the City of Appleton corporate limits when applicable.
5. 17-12 (e) The legend states 18" iron monuments are to be set, the minimum length for survey monuments is 24" and 30".
6. 17-12 (f) No bearing reference is shown on the plat.
7. Add the Landscape Easement language from the First Addition to Clearwater Creek Plat to this Plat.
8. List only the applicable utilities at the top of the easement provision language and within the body of the easement language (remove sanitary, watermain references).
9. Add Access easement to the title of the easement provision language and also to the main body of the easement language. Also add the following language to the City of Appleton easement grant

Access easement:

The 30' access easement area shall be kept free of obstructions to allow unrestricted access for any equipment deemed appropriate by the City of Appleton for the maintenance, repairing, replacement, relocation or resizing of the storm sewer located within the 40 foot wide storm sewer easement area.

10. Add the following note to the area directly west of the subject area to the Final Plat.

*Future Business/Industrial Uses per the City of Appleton's Comprehensive Plan 2010-2030
Future Land Use Map*

11. The subject area is zoned R-1B, not R-1A. Please change this note on the final plat. The building setbacks in the R-1B District are as follows.

Front: 20 feet
Side: 6 feet
Rear: 25 feet



APPLICATION FOR PRELIMINARY AND FINAL PLAT
 Community Development Department
 100 N. Appleton St. PH: 920-832-6468
 Appleton, WI 54911 FAX: 920-832-5994

RECEIVED

JUN - 2 2014

CITY OF APPLETON
 COMMUNITY DEVELOPMENT
Stamp date received

TYPE OF SUBDIVISION (CHECK ONE)

Preliminary Plat Final Plat City Extraterritorial

6-3-14

SUBDIVISION PLAT TITLE

Title SECOND ADDITION TO CLEARWATER CREEK

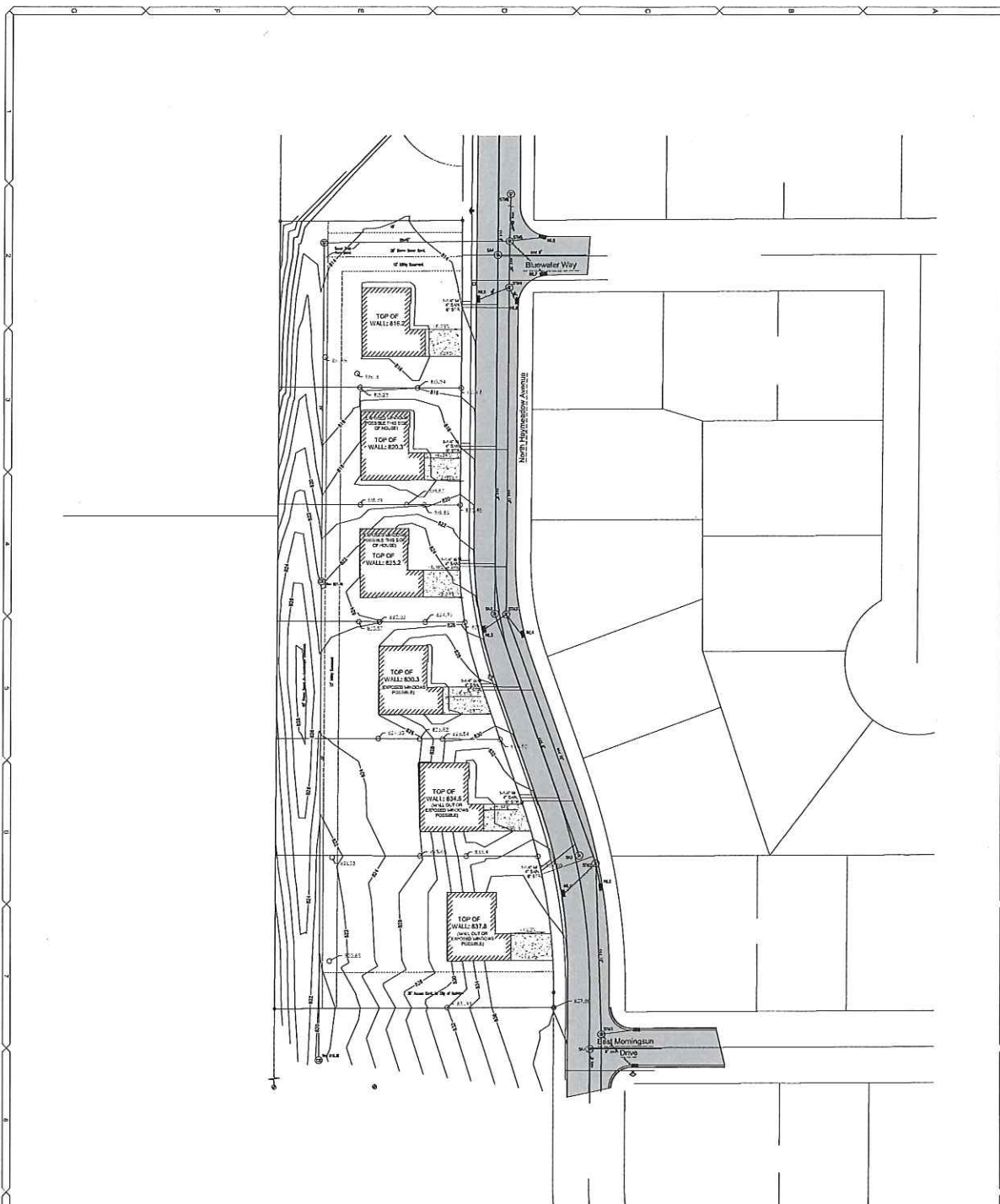
PROPERTY OWNER		APPLICANT (owner's agent)	
Name	<u>Clearwater Creek LLC</u>	Name	<u>MAV ASSOCIATES</u>
Mailing Address	<u>PO Box 225 Little chute WI 54140</u> <u>2100 Freedom Road, Suite A</u>	Mailing Address	<u>400 Security Blvd.</u> <u>GREEN BAY WI 54313</u>
Phone	<u>920.687.7070</u> Fax	Phone	<u>920.434.9670</u> Fax <u>920.434.9672</u>
E-mail	<u>jill@visionrealtyncddev.com</u>	E-mail	<u>sbieda@mav-associates.com</u>

PROPERTY INFORMATION	
Property Tax # (31-0-0000-00)	<u>31-6-6202-20</u>
Site Address/Location	<u>North Haymeadow Avenue</u> <input checked="" type="checkbox"/> City of Appleton <input type="checkbox"/> Town of _____
Legal Description of Land *Please submit an electronic copy of Plat Map and the legal description in Microsoft Word format.	
<u>Lot 120 - First Addition to Clearwater Creek</u>	
Current Zoning:	Proposed Zoning:
Current Uses:	Proposed Uses:
Number of Lots and Outlots:	Total Acreage:
<u>6 LOTS</u>	<u>2.67 ac.</u>
Average Lot Size:	Average Lot Width:
<u>0.45 AC.</u>	<u>109.35'</u>

5/28/14 Date [Signature] Owner/Agent Signature (Agents must provide written proof of authorization)

OFFICE USE ONLY	
Application Complete <u>BROAD SCHMIDT</u>	Date Filed <u>6/17/14</u>
<input checked="" type="checkbox"/> Preliminary Plat Review Fee \$100 + <u>6</u> x \$25 (per lot/outlot) = <u>\$250</u>	
<input type="checkbox"/> Reapplication Preliminary Plat Fee \$20 <input checked="" type="checkbox"/> Final Plat Review Fee \$75.00	
Acct #15020.5002 Receipt # <u>4217034 (PP)</u>	Date Paid <u>6/3/14</u>
	Receipt # <u>4217035 (FP)</u>

Reasonable accommodations for persons with disabilities will be made upon request and if feasible. 7/10



NOTE:
EXACT GRADES, SLOPE AND
ELEVATION MAY VARY
DEPENDING ON THE
DEVELOPERS/OWNERS
BUILDING, DRIVEWAY AND
POSSIBLE WINDOW/WALKOUT
LOCATION AND LAYOUT.

Sanitary
Manhole Schedule

MANHOLE	HW	OFFSET	FINISH
SA1	817.31	3.74	821.05
SA2	816.20	10.63	826.83
SA3	817.25	11.52	828.77
SA4	817.32	11.70	829.04

Storm
Manhole Schedule

MANHOLE	HW	DEPTH	FINISH
SM1	820.50	7.02	827.48
SM2	824.31	6.45	830.76
SM3	822.24	6.53	828.77
SM4	819.71	6.30	826.01
SM5	818.22	6.10	822.12
SM6	814.27	3.23	817.54
SM7	814.22	3.27	817.49
SM8	815.12	3.25	818.37
SM9	815.21	3.20	818.42
SM10	812.22	3.22	815.44
SM11	812.21	3.22	815.43
SM12	811.21	3.22	814.43
SM13	811.21	3.22	814.43

NOTE:
CONTRACTOR TO FOLLOW THE CITY
OF APPLETON, DEPT. OF PUBLIC
WORKS "LATERAL TRENCHING
DETAIL" FOR INSTALLATION OF ALL
SERVICE LATERALS.

NOTE:
DEVELOPERS/OWNERS HAVE
THE OPTION TO USE THE
STORM SEWER IN THE BACK
OF THE LOTS TO TAP SUMP
PUMP AND/OR DOWNPOUTS
IN TO.

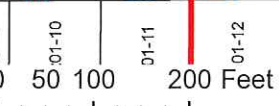
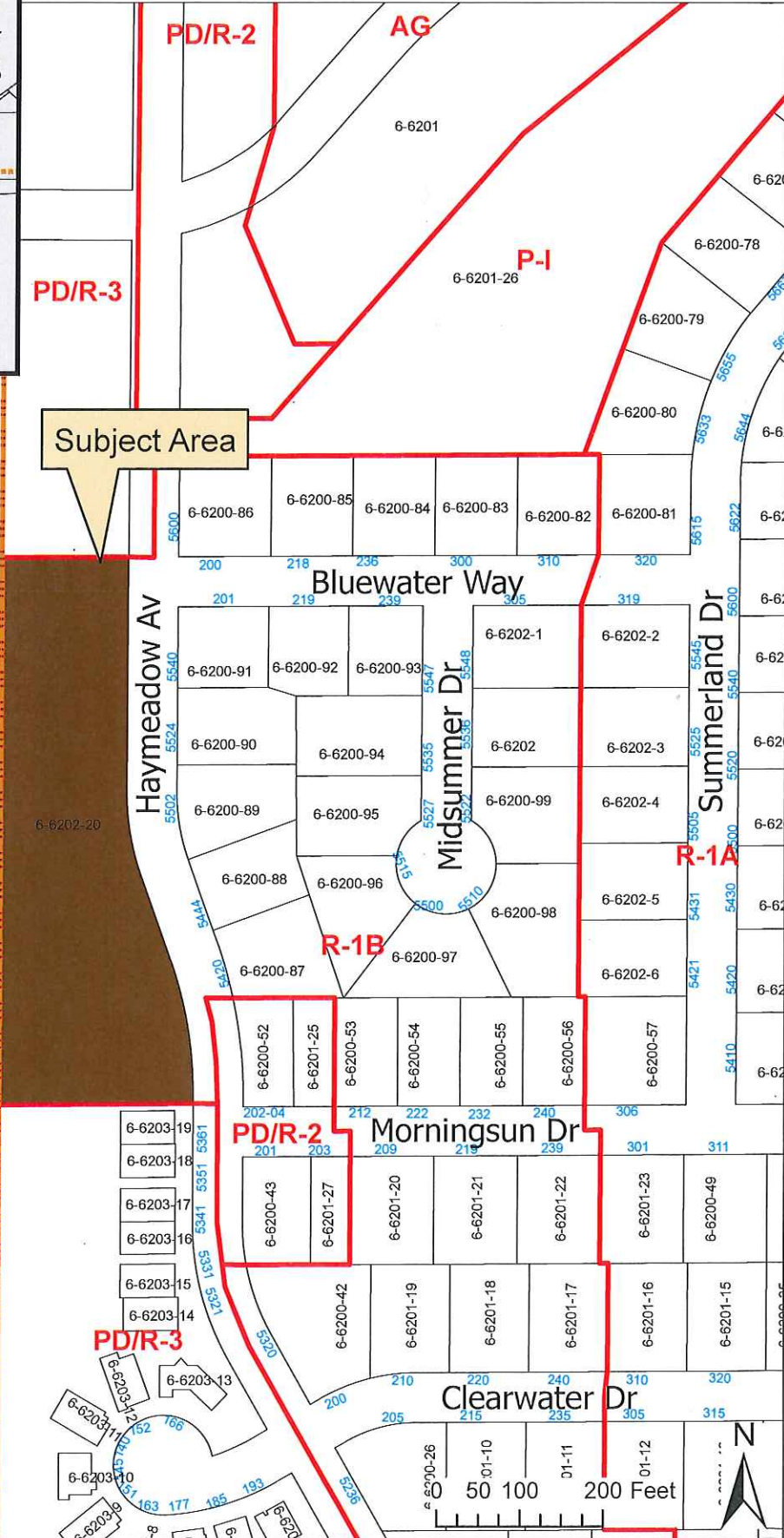
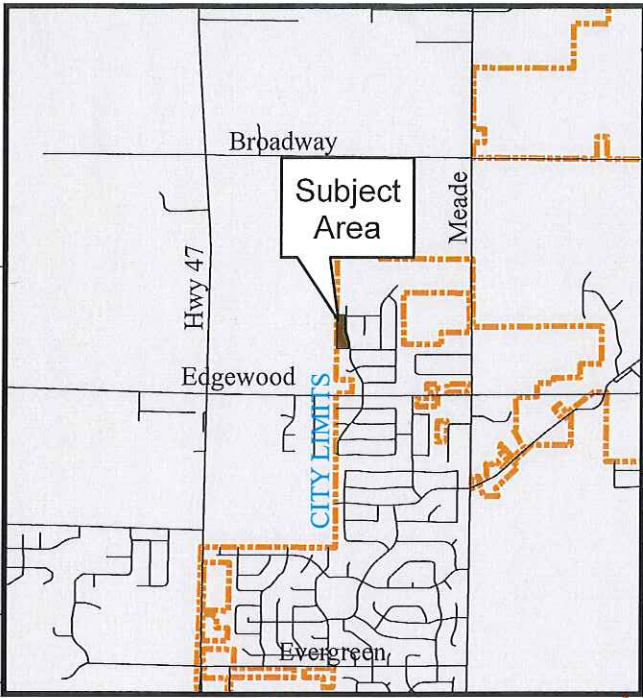
DRAWING NO. **S-2344**
SHEET NO. **C1.0**
PROJECT NO. **VISION RAEITY & DEV., LLC**
GRADING & SITE UTILITY PLAN
FILE: V-014E-tp 10/11.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DESIGNED BY: **DM**
DRAWN BY: **DM**

Second Addition to Clearwater Creek Preliminary Plat Zoning Map



Department of Public Works – Engineering Division

MEMO

TO: Brad Schmidt
FROM: Pete Neuberger / Ross Buetow
DATE: June 16, 2014
RE: Clearwater Creek 2nd Addn. Drainage Plan / Stormwater Management Plan Comments

We have reviewed the referenced Stormwater Management Plan dated June 9th, 2014, and the corresponding Drainage Plan and Plat. We have the following comments:

Drainage Plan Comments

1. The Drainage Plan as submitted is labeled “Grading and Site Utility Plan”. The required Drainage Plan is a separate document from the Grading and Site Utility Plan and must show different information. Label the Drainage Plan as such.
2. Remove the sanitary manhole schedule and sanitary sewer information
3. Remove the note that reads “Exact grades...”
4. Remove the note that reads “Developers/Owners have...”
5. Provide a note as follows: “The roof drains and sump discharge of each parcel shall be directed to the rear yard of each parcel. Direct connection to the rear yard public storm sewer is allowed. A City of Appleton plumbing permit is required for each storm sewer connection.
6. Provide the following information with corresponding symbol legend:
 - a. Storm Sewer
 - b. Storm Manhole
 - c. Storm Inlet/Yard Drain
 - d. Proposed Spot Elevations (required at all lot corners and lot line grade breaks)
 - e. Existing Spot elevations (required at west plat line lot corners/lot lines)
 - f. Drainage direction arrows on lot lines and easement swales.
 - g. Existing contours
7. Provide P.E. stamp, signature, and date.
8. Provide North Arrow and Graphical Scale.
9. Provide benchmark(s) on City datum.
10. Provide Location Map.
11. Provide lot line dimensions along all lot lines of each lot.
12. Provide a note that states: “This Drainage Plan indicates drainage along lot lines and major drainage swales. The owner of each lot is responsible for the design of interior lot drainage not specified on this plan so as to deliver interior stormwater runoff to the easements and/or lot lines as indicated in this Drainage Plan.
13. Provide a note that states “Maintenance of drainage swales and property line drainage, including vegetation maintenance, is the responsibility of the corresponding property owner. Upon failure of a property owner to maintain such facilities so as to ensure adequate drainage as intended by this Drainage Plan, the City of Appleton retains the right to perform necessary maintenance and assess any associated costs back to the responsible property owner.”
14. For proposed spot grades, show only spot grades along lot lines and in easements for major drainage swales.
 - a. Do not show proposed contours/spot elevations for interior site drainage
 - b. Do not show building foundations, driveways, or Top of Foundation elevations.

15. Provide spot elevations and drainage direction arrows for the major drainage swale that approximately follows the public storm sewer alignments immediately east of the rear yard landscape berm.
16. Provide drainage direction arrows along all lot lines and swales.
17. Provide a berm cross-section detail. Since the berm (according to the Clearwater Creek 1st addition drainage plan is 35.5' wide, the 40' wide storm sewer and landscape easement does not provide enough room to maintain the storm sewer. Label the adjacent 12' utility easement also as "Storm Sewer & Drainage" easement. Show this on the Plat as well.
18. Label the 20' Storm Sewer Easement along the north lot line of Lot 121 also as "Drainage Easement". Show this on the Plat as well.
19. Use different line types to differentiate easement boundaries from lot boundaries.
20. Provide spot grades along the north lot line of Lot 121 and any spot grades/drainage direction arrows as may be needed to provide for adequate collection/conveyance of stormwater runoff so as to prevent runoff from entering the parcel north of Lot 121.
21. Provide Rim elevations of all storm manholes/inlets/yard drains outside street right-of-way.
22. Provide spot elevations along the west plat line, indicating to match existing grades.
23. Please provide a completed Stormwater Utility Service Application (SUSA) form based on six single family residential parcels.

Stormwater Management Plan Comments

1. Change title of the document to "Stormwater Management Plan for 2nd Addition to Clearwater Creek"
2. Provide a document subtitle "As an Addendum to the Stormwater Management Plan for 1st Addition to Clearwater Creek"
3. On Page 3, the "Project Conformance Summary" should be worded as follows: "2nd Addition to Cedar Ridge Estates is included in the approved Stormwater Management Plan for 1st Addition to Cedar Ridge Estates by Martenson & Eisele, dated January 18, 2008. It is referenced as 'Outlot 3' in that document. The intent of this document is to demonstrate that the assumptions made for Outlot 3 were accurate and/or conservative so that the conclusions of that SWMP are still valid for Cedar Ridge Estates 2nd Addition. The Cedar Ridge Estates 1st Addition stormwater facilities meet City of Appleton Stormwater Management Ordinance requirements for new development for Cedar Ridge Estates 2nd Addition."
4. The approved Cedar Ridge Estates 1st Addition Stormwater Management Plan (SWMP) appears to use the ½ acre lots with Hydrologic Soil Group C (Runoff Curve Number 80) for the area in question. All comparisons for Water Quantity and Quality modeling should use these values. Provide a summary section for both Water Quantity and for Water Quality that specifically states that 2nd Addition to Clearwater Creek complies with the proposed conditions in the 1st Addition to Clearwater Creek SWMP such that City Stormwater Management Ordinance requirements for new development continue to be met (or, if your findings do not support this, then specify proposed changes to achieve compliance).
5. The approved Cedar Ridge Estates 1st Addition SWMP appears to show 100-year runoff for Outlot 3 is conveyed via the rear yard storm sewer into the detention pond to meet peak flow reduction and water quality requirements. However, a field investigation indicates runoff from the area of Lots 121-124 may not be entering the rear yard storm sewer. Soil erosion indicates this runoff runs west from the northwest corner of Lot 121 and then runs onto the neighboring property to the west. This runoff must be directed into the onsite storm sewer. It appears the existing casting for Manhole BO-17 at the northwest corner of Lot 121 is a closed lid, and likely needs to be replaced with a yard drain type casting. Provide calculations and supporting narrative indicating that proposed rear yard drainage collection system (the Lot 121 Manhole BO-17, the Lot 123 Manhole BO-18, and MH BO-12 just south of Lot 126) is (currently or with proposed modifications) adequate to direct 100-year flows into the storm sewer without flows leaving the site or creating excessive ponding onsite.



"...meeting community needs...enhancing quality of life."

FIRE DEPARTMENT

700 North Drew Street • Appleton, WI 54911-5000
(920) 832-5810 • Fax (920) 832-5830

June 12, 2014

Re: Second Addition to Clearwater Creek

To Whom It May Concern:

In accordance with the Development Agreement between the City of Appleton and Clearwater Creek LLC, Section 17-3, all homes built on lots in 2nd Addition shall have complete code compliant fire detection systems which are monitored by a UL® listed central station monitoring agency, unless otherwise approved by the Appleton Fire Department.

The intent of this section is that the homes will have an alarm and detection system that meets the code requirements of the Wisconsin UDC (Uniform Dwelling Code) Comm 21.09 and NFPA (National Fire Prevention Association) Standard 72 regarding One- and Two-Family Dwellings. The system shall be of an approved make and model that carries the appropriate Fire Alarm UL® listing and reports to a UL® listed central station monitoring agency.

All system plans shall be submitted to the Appleton Fire Department Prevention Division for review and approval. An "Application for Plan Review" can be obtained by contacting Fire Prevention at 920-832-5810, Monday through Friday, from 7:30 a.m. – 4:30 p.m. For additional details and/or clarification, please contact the Appleton Fire Prevention staff.

If you have any questions, comments, or concerns, please feel free to contact me at 832-5810.

Yours in Life Safety,

Steve Patterson
FIRE PROTECTION ENGINEER