

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

RECEIVED



APPLICATION FOR PRELIMINARY AND FINAL PLAT

Community Development Department

100 N. Appleton St. Appleton, WI 54911

PH: 920-832-6468 FAX: 920-832-5994 JUN - 2 2014

CITY OF APPLETON
COMMUNITY DEVELOPMENT

TYPE OF SUBDIVSION (CHECK ONE)	
Preliminary Plat Ø Final Plat Ø City □ Extraterritorial	
SUBDIVSION PLAT TITLE	
Title Second Addition to CLEARWATER CREEK	
PROPERTY OWNER	APPLICANT (owner's agent)
Name Clearwater Creek LLC	Name MAN & ASSOCIATES
Mailing Address	Mailing Address
PO BOX 225 Little Chute	400 Security Blud.
Phone and Lea Tana Fax	Green 1344 WI 54313
150.084.4040	Phone 920 . 434 . 9670 Fax 920 . 434 . 9672
Jill@ Visionrealtyanddev. com	E-mail Sbieda @ mav-Associates.com
PROPERTY INFORMATION	
Property Tax # (31-0-0000-00) 31-6-6202-20	
Site Address/Location VI City of Appleton D Town of	
Legal Description of Land *Please submit an electronic copy of Plat Map and the legal description in Microsoft Word format.	
Lot 120 - First Addition to Clearwater Creek	
Current Zoning:	Proposed Zoning:
Current Uses:	
	Proposed Uses:
Number of Lots and Outlots: 6 LOTS	Total Acreage: 2.67 AC.
Average Lot Size: 0.45 AC.	Average Lot Width: 109.351
5/28/14 / Am R. 1	
Date	
g and the proof of authorization)	
OFFICE USE ONLY	
Application Complete Bran Shm 107 6 / 3 / 14 Date Filed 6 / 17 / 14	
Preliminary Plat Review Fee \$100 + x \$25 (per lot/outlot) = \$\frac{3}{250}\$	
☐ Reapplication Preliminary Plat Fee \$20 4217034 (PP)	☐ Final Plat Review Fee \$75.00
Acct #15020.5002 Receipt # 4217035 (FP)	Date Paid <u>6 / 3 / 14</u>

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

Clearwater Creek LLC

PROJECT NO. V-6014 SHEET NO.

P-2213 1 of 1

Second Addition to Clearwater Creek

ffsconsis Bestinc Power Company and Wisconsin Cos. L.C., Misconsis corporations doing business as We Energies, Wisconsis Bell, Inc., cl.b.a. SBC Macc ffsconsis Corporation, and Thre Womer Enfectionment Company, L.P., Constee

Personally come before me this _____ day of ______ 20__ the above named Namber of soid United Lobality Company and actors/religied that he issueded the farepoing fratument as such Member as the seed of soid United Lobality Company, by its outhority. Robert A. DoBrein Mornber Ceanwoter Creek LLD Natary Public Brown County, Wisconsin

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Fret Addition to Georetter Creek

Lot 125 16012 at. ft. 100 120 0.48 ac. S80*4*44T 219.58*

Unpiotted Londs

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Cont Si

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First Addition to Chegrunier Creek

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Certificate of Carporate Morigage

Natury Public Brown Caunty, Wisconsin

STATE OF WISCONSIN COUNTY OF BROWN has caused these presents to be signed by of ______ this ____ day of _____

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First Addition to Clearwater Creek

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Landscape Eggeneral

Natary Public Brown County, Wisconsin

STATE OF WISCONSIN

COUNTY OF BROWN

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Vicinity Map

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maintain said elevation for future sidewalks.

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3) No poles, periestor or burlet coble one to be placed so as to disturb any survey stake or obstruct unvey stake by anyone is a violation of section 2.35.32 of the Wisconain Statules. 2) Each lot owner shall grade the property to sonform to the adopted sidewalk grade elevation and

Legend

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Section 2 T21N-R17E

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Graphic Scale

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Second Addition to Clearwater Creek

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STATE OF WISCONSIN COUNTY OF BROWN

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Steven M. Beds April 15, 2014

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CITY OF APPLETON DEPT. OF ADMINISTRATION

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Lot 24 First Addition to Clearwaler Creek

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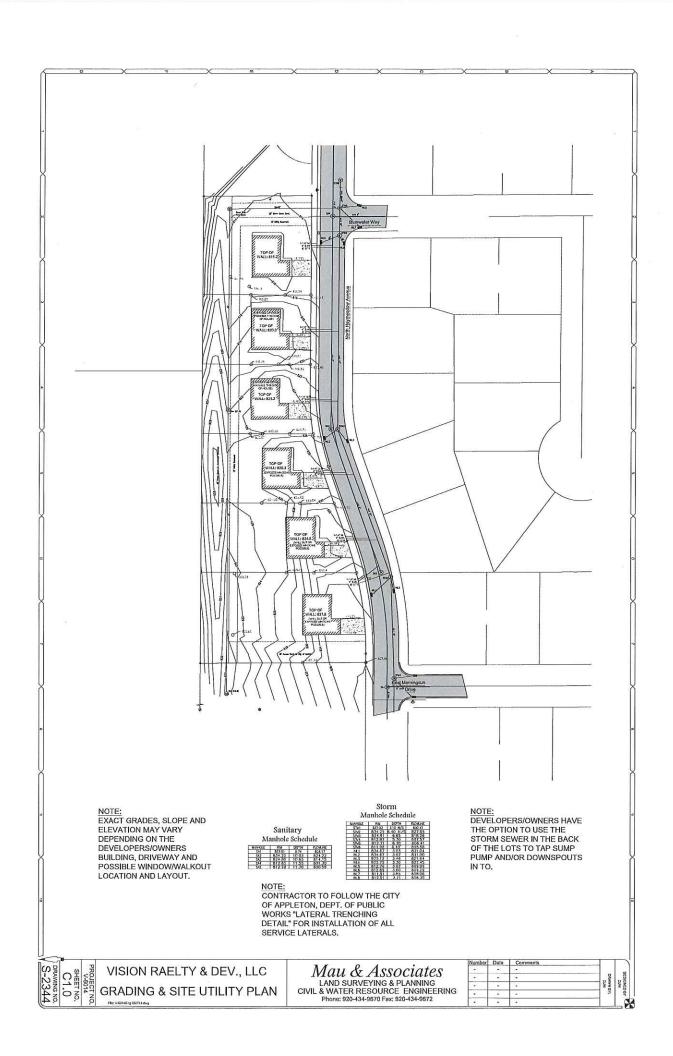
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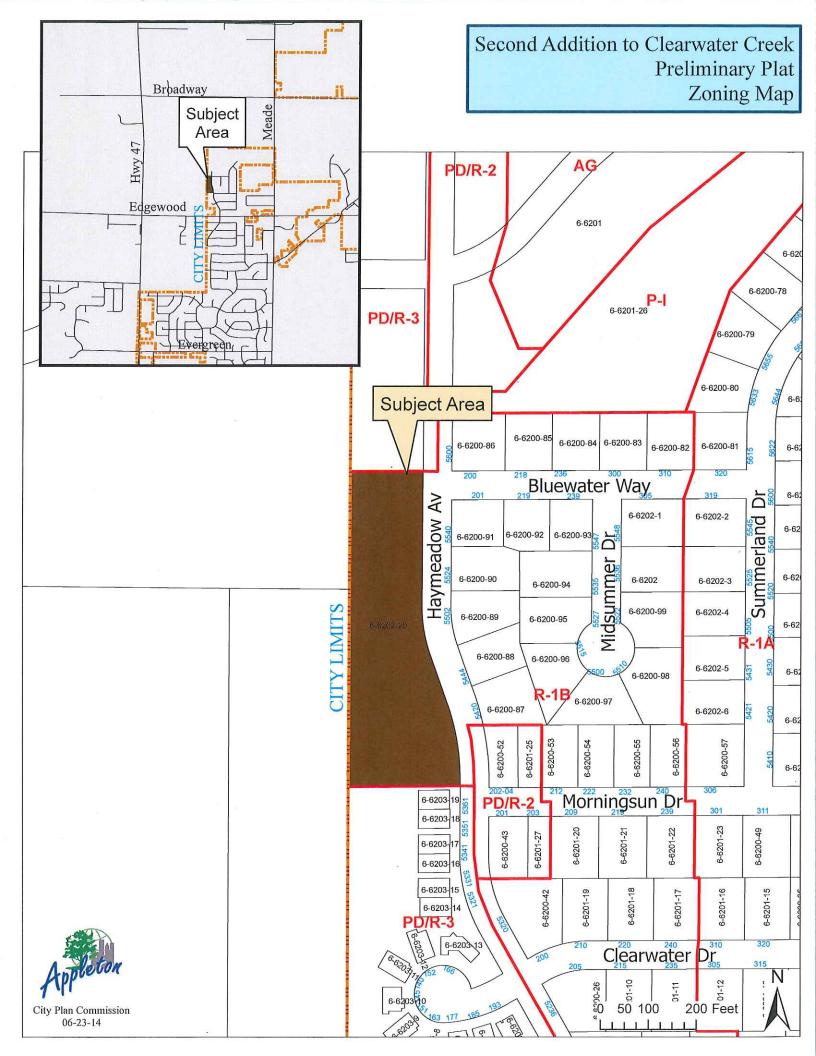
Anthory D. Saucerman City of Apolelan Treasurer

Dina M. Mumberd Outogomie County Treasurer

There are no objections to this plat with respect to Secs. 236-15, 236-16, 236-20 and 236-21(1) and (2), Wis Stats. as provided by s. 236-12, Wis. Stats.

Curve Data





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"
- 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.

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

Stewn O. Pathuson