



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: March 8, 2023

Common Council Meeting Date: April 5, 2023 (Reported out with Major Changes to PD #1-01)

Item: Preliminary Plat – The Villas at Meade Pond

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: James Feeney, President of Meade Pond Condominium Association, on behalf of all property owners of the Meade Pond Condominium Association

Applicant: Gary Zahringer, PLS – Martenson & Eisele, Inc.

Addresses: 806, 812, 813, 818, 819, 824, 825, 830, 831, 836, 837, 842, 843, 900, 901, 906, 907, 912, 913, 918, 919, 924, 925, 930, 931, 936, 937, and 940 Pondview Court

Parcel Numbers: 31-1-8200-01 through 31-1-8200-28

BACKGROUND

The subject property was annexed into the City in 1998, pursuant to the Meade Street Annexation.

On March 7, 2001, the Meade Pond, L.L.C. Planned Development PD Overlay District #1-01 (PD Overlay District #1-01) was approved by the Common Council. The subject property was rezoned from R-1A One-family District to PD/R-1B Planned Development One-family District. The purpose of the planned development rezoning was to allow for the construction of twenty-eight (28) single-family detached dwelling units by condominium plat with customized development regulations unique to this development. The customized development regulations approved under PD Overlay District #1-01 allowed for specific land uses, development and density standards, design guidelines and ordinance exceptions to promote an integrated development that maximized the use of the property.

On March 29, 2001, Certified Survey Map No. 4009 was recorded in Outagamie County Register of Deeds' Office. The subject property is currently described as Lot 2 of Certified Survey Map No. 4009.

On July 19, 2001, Implementation Plan Document PD Overlay District PD #1-01 was recorded in the Outagamie County Register of Deeds' Office, a/k/a Document No. 1417611. This document prescribes the current development regulations of the subject property. (See attached)

Changes to the development regulations of PD Overlay District #1-01 have been initiated by the property owners and are also being presented at the March 8, 2023 Plan Commission meeting.

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STAFF ANALYSIS

Existing Conditions: The subject site consists of 28 single-family detached condominium units, one (1) neighborhood sign and one (1) detention pond. All said improvements are located on Lot 2 of Certified Survey Map No. 4009.

Proposed Conditions: The Preliminary Plat for The Villas at Meade Pond subdivides Lot 2 of Certified Survey Map No. 4009 into 28 individual lots and 3 outlots. The outlots will be owned and maintained by the Homeowners’ Association (HOA).

Zoning Ordinance Review Criteria: The development standards prescribed by Implementation Plan Document PD #1-01, Document No. 1417611 and the Amended Implementation Plan Document PD #1-01.

- Minimum lot area (Lots 1-28): 5,500 square feet minimum.
 - *All lots described above comply with this minimum requirement.*
- Minimum lot width (Lots 1-28): 38 feet minimum.
 - *All lots described above comply with this minimum requirement.*
- Minimum front, side and rear yard setbacks:

Yard	Lot Numbers	Minimum Building Setback Dimension
Front	Lots 1-28 & Outlot 3	20 feet
Front	Outlots 1 and 2	None, unless required by applicable regulations per Chapter 23, Zoning
Side	Lots 1-5, 7-28 & Outlot 3	4.5 feet, including decks
Side	Lot 6	4.5 feet, including 2.85 feet for deck
Side	Lot 10	None, for concrete patio
Side	Outlots 1 and 2	None, unless required by applicable regulations per Chapter 23, Zoning
Rear	Lots 1-15 & Outlot 3	11 feet, including decks
Rear	Lot 16	6 feet, including decks
Rear	Lots 17-19	15 feet, including decks
Rear	Lots 20-24	13 feet, including decks
Rear	Lots 25-28	25 feet, including decks
Rear	Outlots 1 and 2	None, unless required by applicable regulations per Chapter 23, Zoning

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- *All buildings, decks, concrete patios, and other accessory structures illustrated on the preliminary plat appear to comply with minimum requirements listed above.*
- Maximum lot coverage (Lots 1-28 and Outlots 1-3): 65% maximum.
 - *All lots described above comply with this requirement.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton Subdivision Regulations. There is small deviation in the proposed side lot line between Lot 9 and Lot 10 but does not warrant a modification request because the intersecting portion of the side lot line is at a right angle to the right-of-way line. This deviation in the lot line occurs at the rear of the said lots due to the existing location of site improvements on Lot 10.

Access and Traffic: The primary vehicular access to the development is by Pondview Court. The 50-foot road right-of-way width was dedicated to the public by Certified Survey Map No. 4009.

Surrounding Zoning and Land Uses:

North: PD/R-1B Planned Development Single-Family District – City Stormwater Pond
South: R-1A Single-Family District – residential uses
East: Town of Grand Chute – residential uses
West: R-1A Single-Family District – residential uses

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the One and Two-Family Residential designation shown on the City's *Comprehensive Plan 2010-2030 Future Land Use Map*. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 3 – Housing Quality, Variety, and Affordability

Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

OBJECTIVE 5.1: Continue efforts to ensure an adequate supply of housing affordable to all income levels in the community.

OBJECTIVE 5.3 Housing and Neighborhoods:

Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

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OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

OBJECTIVE 10.4 Land Use:

Plan for compact, efficient, and fiscally responsible growth of residential, commercial, and industrial development in new neighborhoods in order to implement the principles of smart growth.

Policy 10.4.1 Continue to guide residential growth to locations either contiguous to or within presently urbanized areas. As peripheral development occurs, it should be at a compact, urban density to ensure new neighborhoods can be efficiently served by public infrastructure.

Park Fees or Dedication of Public Parks and Other Public Sites: In 2001, park fees of \$4,200 (28 dwelling units x \$150.00) in lieu of dedication requirements were paid by the developer pursuant to receipt #1709628 associated with Certified Survey Map No. 4009. No additional dwelling unit sites are being created with this preliminary plat. Therefore, the recent amendments made to Section 17-29 dedication of public parks and other public sites of the Municipal Code do not apply to this preliminary plat.

Technical Review Group (TRG) Report: This item appeared on the February 14, 2023 TRG Agenda. No negative comments were received from participating departments.

- **Community and Economic Development Department:**

Future Actions: 1. All requirements from the City of Appleton Department of Public Works, Engineering Division shall be met to the satisfaction of the City Engineer prior to the City affixing signatures on the Final Plat. 2. Prior to City signatures being affixed to the Final Plat, the Amended Implementation Plan Document must be signed by all property owners and then be submitted to the City along with the Final Plat. Record the Final Plat subsequent to the Amended Implementation Plan Document in Outagamie County Register of Deeds' Office.

- **Department of Public Works, Engineering Division:**

Future Actions: The Development Agreement, dated March 23, 2001, will need to be amended between the City and the future Homeowners' Association pursuant to Section 3.04B of the current development agreement to formalize the specific maintenance obligations for the City pond located north of The Villas at Meade Pond plat prior to the City affixing signatures on the Final Plat.

RECOMMENDATION

The Preliminary Plat for The Villas at Meade Pond, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. On the Final Plat show the following:
 - a. Revise the total gross lot, outlot and net subdivision area listed under the supplementary data. This data is inconsistent with the total lot area dimensions listed in the impervious area tables.

Preliminary Plat – The Villas at Meade Pond

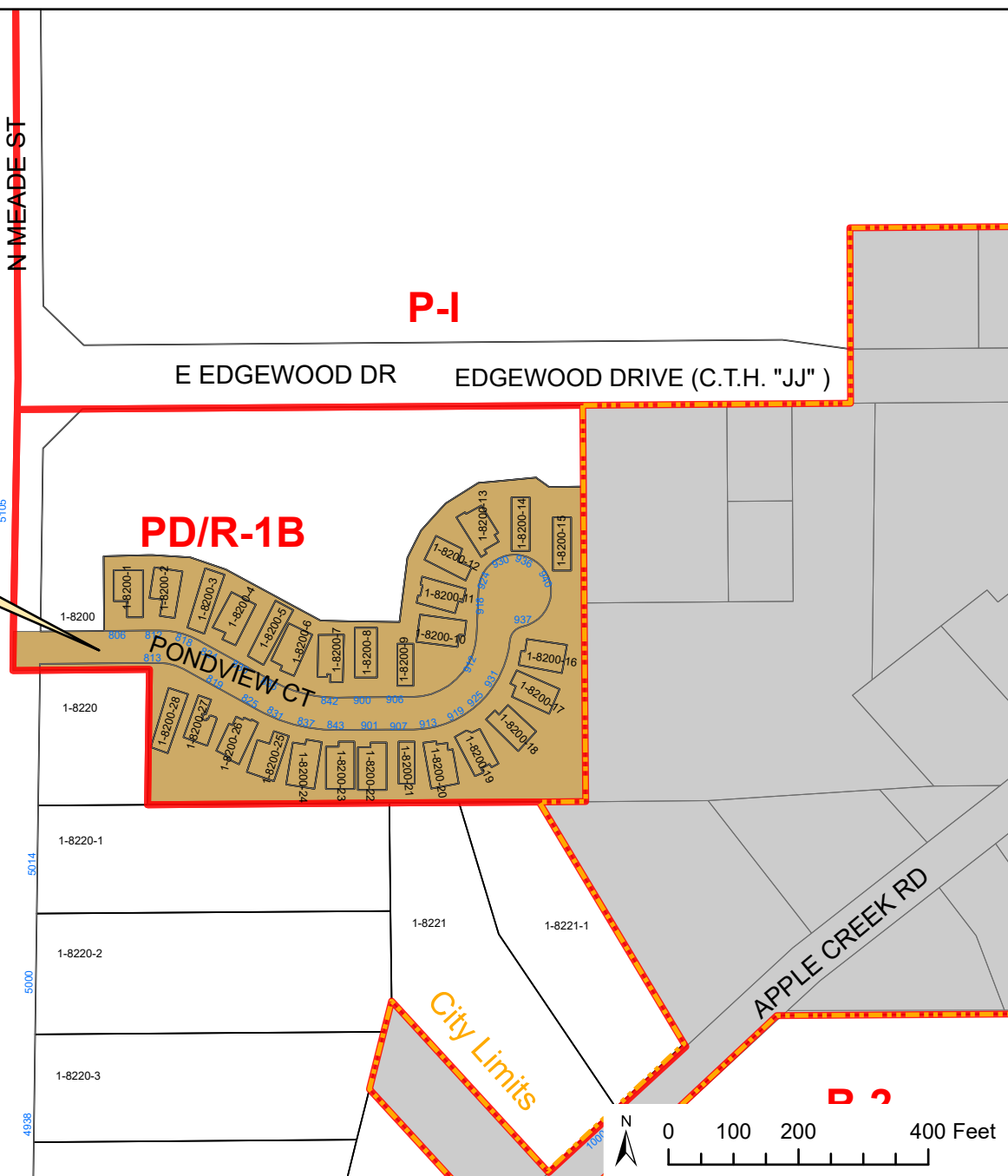
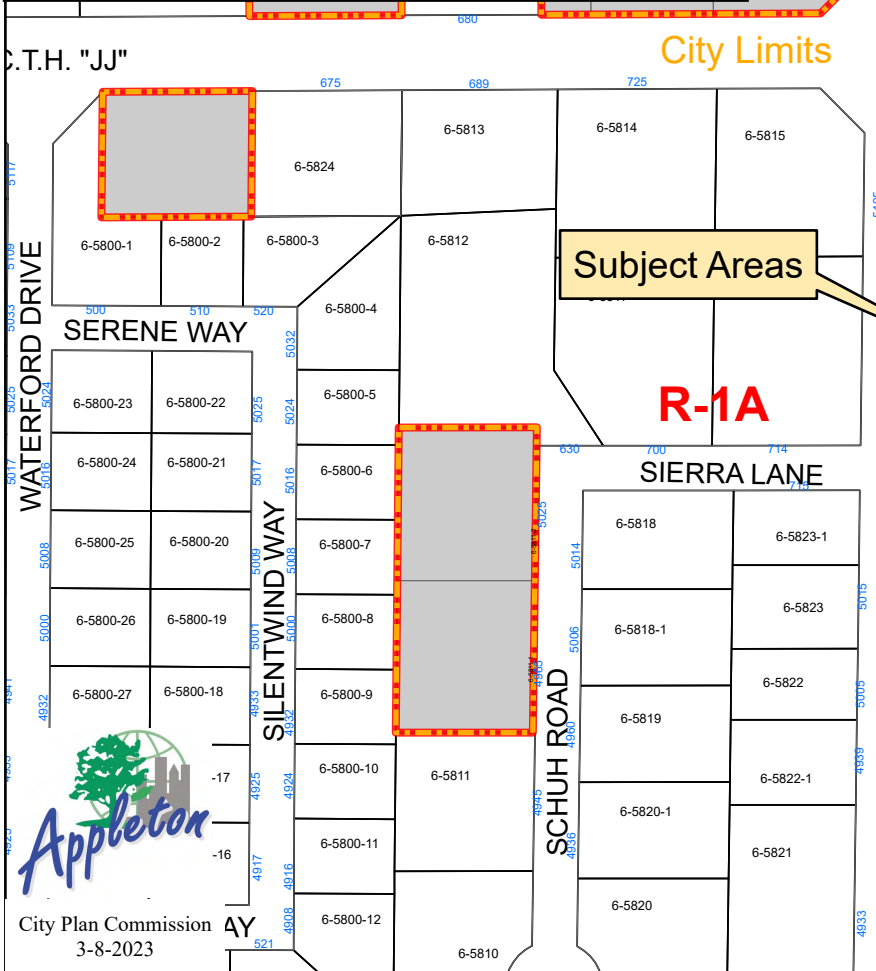
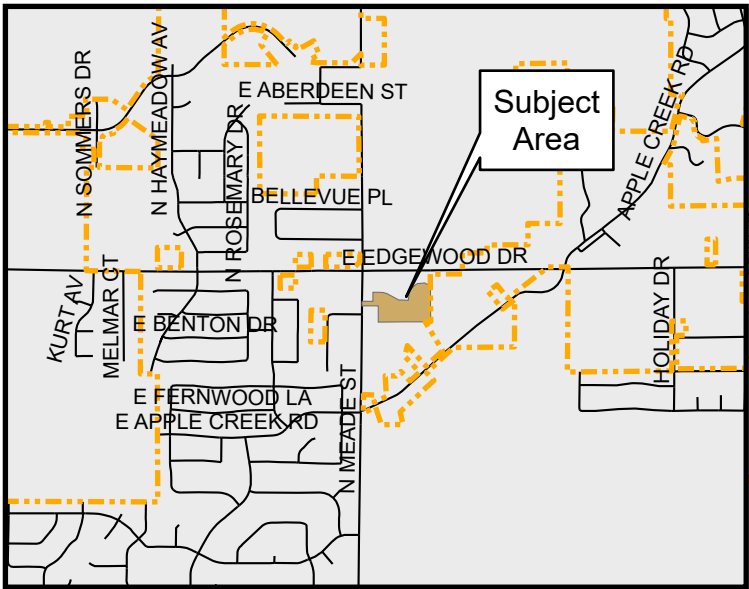
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- b. Revise the principal building minimum side yard setback minimums listed in the supplementary date to match the side yard setback dimensions listed in the Amended Implementation Plan Document PD #1-01.
 - c. Multiple lot totals do not match the distances shown along the exterior plat boundary. The difference is only .01', revise as necessary.
 - d. Provide additional bearings, distances and reference ties for the 85' Storm sewer and watermain easement. Also create a storm sewer and watermain easement provisions and terms paragraph with a signature and date line.
 - e. Add detail or a detail page with bearings, distances and reference ties for Utility Easement #1529396. The detail should provide sufficient bearings, distances and reference ties to recreate the easement limits.
 - f. Remove any easement linework shown within the right of way limits of Pondview Court.
2. 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.

NOTE: If approved, the Preliminary Plat for The Villas at Meade Pond and the major changes to the recorded Implementation Plan Document for Meade Pond, LLC, PD #1-01 (March 8, 2023 Plan Commission agenda items) will be reported out at the same Common Council meeting on April, 5, 2023.

Preliminary Plat
The Villas at Meade Pond
Zoning Map



Preliminary Plat
The Villas at Meade Pond
Aerial Map



City Limits

E EDGEWOOD DR

N MEADE ST

Subject Area

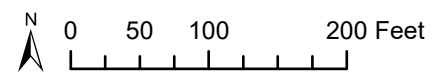
E PONDVIEW CT

City Limits

E SIERRA LA

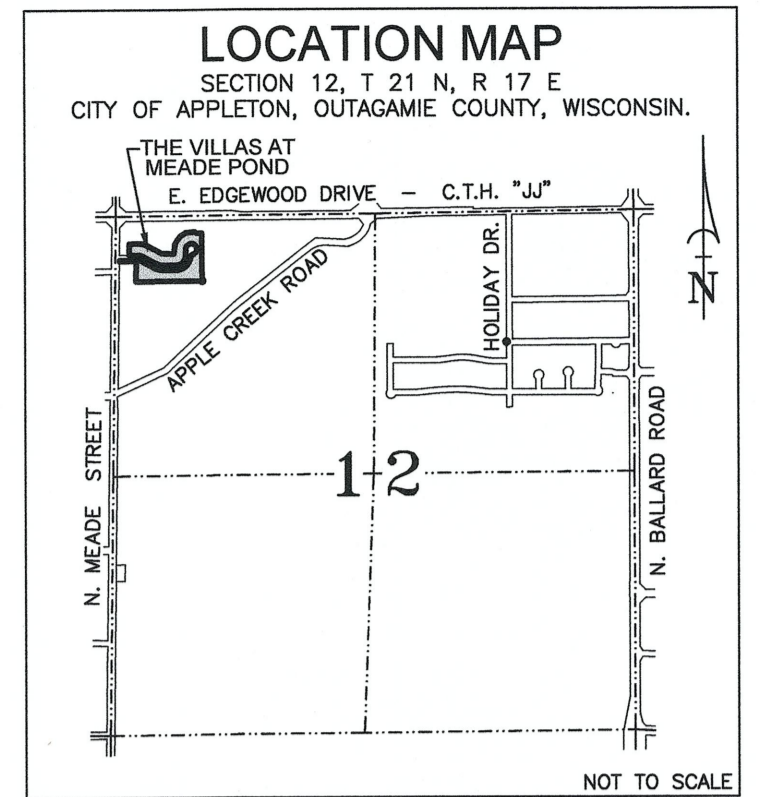


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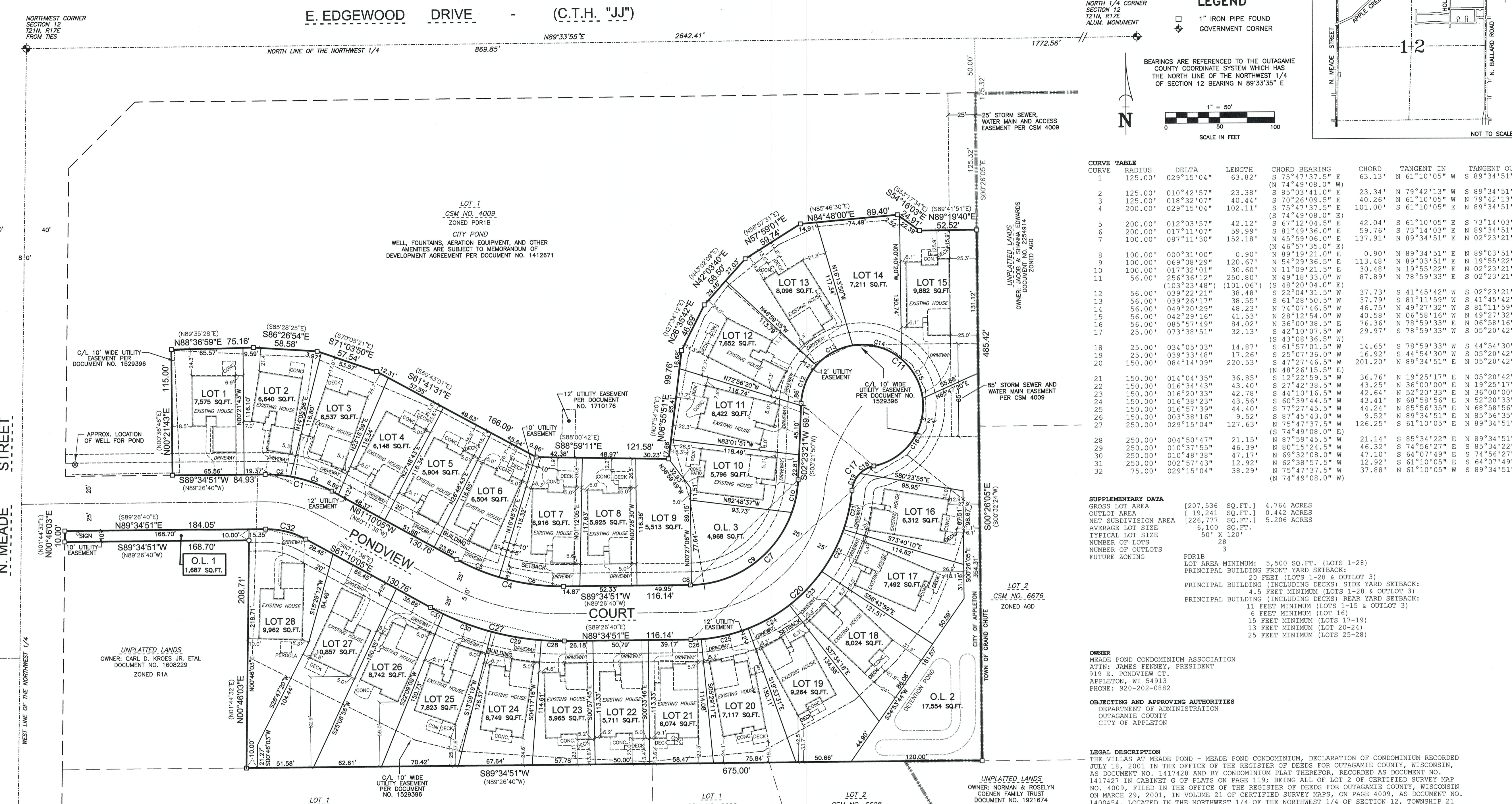


PRELIMINARY PLAT
THE VILLAS AT MEADE POND

THE VILLAS AT MEADE POND - MEADE POND CONDOMINIUM, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4009, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN



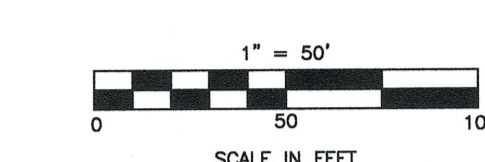
Martenson & Eisele, Inc.
 Planning
 Environmental
 Surveying
 Engineering
 Architecture
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0391 1.800.236.0381



LEGEND

- 1" IRON PIPE FOUND
- ◆ GOVERNMENT CORNER

BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM WHICH HAS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12 BEARING N 89°33'55" E



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	125.00'	029°15'04"	63.82'	S 75°47'37.5"E	63.13'	N 61°10'05"W	S 89°34'51"W
2	125.00'	010°42'57"	23.38'	S 85°03'41.0"E	23.34'	N 79°42'13"W	S 89°34'51"W
3	125.00'	018°32'07"	40.44'	S 70°26'09.5"E	40.26'	N 61°10'05"W	S 79°42'13"W
4	200.00'	029°15'04"	102.11'	S 75°47'37.5"E	101.00'	N 61°10'05"W	S 89°34'51"W
5	200.00'	012°03'57"	42.12'	S 67°12'04.5"E	42.04'	N 61°10'05"W	S 73°14'03"W
6	200.00'	017°11'07"	59.99'	S 81°49'36.0"E	59.76'	N 73°14'03"W	S 89°34'51"W
7	100.00'	087°11'30"	152.18'	N 45°59'06.5"E	137.91'	N 89°34'51"E	N 02°23'21"E
8	100.00'	000°31'00"	0.90'	N 89°19'21.0"E	0.90'	N 89°34'51"E	N 89°03'51"E
9	100.00'	069°08'29"	120.67'	N 54°29'36.5"E	113.48'	N 89°03'51"W	N 19°55'22"E
10	100.00'	017°32'01"	30.60'	N 11°09'21.0"E	30.48'	N 52°55'22"E	N 02°23'21"E
11	56.00'	256°36'12"	250.80'	N 49°18'13.0"E	87.89'	N 78°59'33"E	S 02°23'21"E
12	56.00'	039°22'21"	38.48'	S 22°04'31.5"E	37.73'	S 41°45'42"W	S 02°23'21"E
13	56.00'	039°26'17"	38.55'	S 61°28'50.5"E	37.79'	S 61°11'59"W	S 41°45'42"W
14	56.00'	049°20'29"	48.23'	N 74°07'46.5"E	46.75'	N 49°27'32"W	S 81°11'59"W
15	56.00'	042°29'16"	41.53'	N 28°12'54.0"E	40.58'	N 06°58'16"W	N 49°27'32"W
16	56.00'	085°57'49"	84.02'	N 36°00'38.5"E	76.36'	N 78°59'33"E	N 06°58'16"W
17	25.00'	073°38'51"	32.13'	S 42°10'07.5"E	29.97'	S 78°59'33"W	S 05°20'42"E
18	25.00'	034°05'03"	14.87'	S 61°57'01.5"E	14.65'	S 78°59'33"W	S 44°54'30"E
19	25.00'	039°33'48"	17.26'	S 25°07'36.0"E	16.92'	S 44°54'30"W	S 05°20'42"E
20	150.00'	084°14'09"	220.53'	S 47°27'46.5"E	201.20'	N 89°34'51"E	N 05°20'42"E
21	150.00'	014°04'35"	36.85'	S 12°22'59.5"E	36.76'	N 19°25'17"W	N 05°20'42"E
22	150.00'	016°34'43"	43.40'	S 27°42'38.5"E	43.25'	N 36°00'00"E	N 19°25'17"E
23	150.00'	016°20'33"	42.78'	S 44°10'16.5"E	42.64'	N 52°20'33"E	N 36°00'00"E
24	150.00'	016°38'23"	43.56'	S 60°39'44.5"E	43.41'	N 68°58'56"E	N 52°20'33"E
25	150.00'	016°57'39"	44.40'	S 77°27'45.5"E	44.24'	N 85°56'35"E	N 68°58'56"E
26	150.00'	003°38'16"	9.52'	S 87°45'43.0"E	9.52'	N 89°34'51"E	N 85°56'35"E
27	250.00'	029°15'04"	127.63'	N 75°47'37.5"E	126.25'	N 61°10'05"E	N 89°34'51"E
28	250.00'	004°50'47"	21.15'	N 87°59'45.5"E	21.14'	S 85°34'22"E	N 89°34'51"E
29	250.00'	010°37'55"	46.39'	N 80°15'24.5"E	46.32'	S 74°56'27"E	S 85°34'22"E
30	250.00'	010°48'38"	47.17'	N 69°32'08.0"E	47.10'	S 64°07'45"E	S 74°56'27"E
31	250.00'	003°38'16"	12.92'	N 62°38'57.5"E	12.92'	N 61°10'05"E	S 64°07'45"E
32	75.00'	029°15'04"	38.29'	N 75°47'37.5"E	37.88'	N 61°10'05"E	S 89°34'51"E

SUPPLEMENTARY DATA

GROSS LOT AREA	[207,536 SQ.FT.]	4.764 ACRES
OUTLOT AREA	[19,241 SQ.FT.]	0.442 ACRES
NET SUBDIVISION AREA	[226,777 SQ.FT.]	5.206 ACRES
AVERAGE LOT SIZE	6,100 SQ.FT.	
TYPICAL LOT SIZE	50' x 120'	
NUMBER OF LOTS	28	
NUMBER OF OUTLOTS	3	
FUTURE ZONING		

OWNER: MEADE POND CONDOMINIUM ASSOCIATION
 ATTN: JAMES FENNEY, PRESIDENT
 919 E. PONDVIEW CT.
 APPLETON, WI 54913
 PHSNB: 920-202-0882

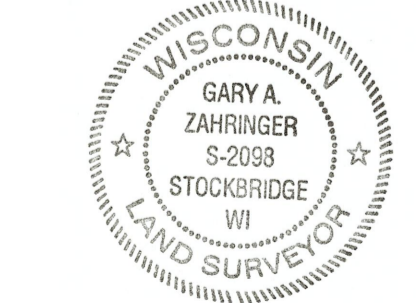
OBJECTING AND APPROVING AUTHORITIES:
 DEPARTMENT OF ADMINISTRATION
 OUTAGAMIE COUNTY
 CITY OF APPLETON

LEGAL DESCRIPTION:
 THE VILLAS AT MEADE POND - MEADE POND CONDOMINIUM, DECLARATION OF CONDOMINIUM RECORDED JULY 18, 2001 IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN, AS DOCUMENT NO. 1417428 AND BY CONDOMINIUM PLAT THEREOF, RECORDED AS DOCUMENT NO. 1417427 IN CABINET G OF PLATS ON PAGE 119; BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4009, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN ON MARCH 29, 2001, IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGE 4009, AS DOCUMENT NO. 1400544, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:
 I, GARY A. ZAHNINGER, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF APPLETON SUBDIVISION ORDINANCE.

DATED THIS THE 24th DAY OF January, 2023

Gary A. Zahninger
 GARY A. ZAHNINGER, PROFESSIONAL LAND SURVEYOR NO. S-2098



IMPERVIOUS AREA			
LOT	LOT AREA (SQ.FT.)	IMPERVIOUS AREA (SQ.FT. +/-)	PERCENTAGE IMPERVIOUS (+/-)
1	7,575	3,072	40.6%
2	6,640	3,055	46.0%
3	6,537	3,333	51.0%
4	6,148	3,350	54.5%
5	5,904	3,401	57.6%
6	6,504	3,585	55.1%
7	6,916	3,549	51.3%
8	5,925	3,487	58.9%
9	5,513		
10	5,796	3,515	60.6%
11	6,422	3,443	53.6%
12	7,652	3,167	41.4%
13	8,096	3,419	42.2%
14	7,211		
15	9,882	3,974	40.2%
16	6,312	3,378	53.5%

IMPERVIOUS AREA			
LOT	LOT AREA (SQ.FT.)	IMPERVIOUS AREA (SQ.FT. +/-)	PERCENTAGE IMPERVIOUS (+/-)
17	7,492	3,315	44.2%
18	8,024	3,347	41.7%
19	9,264	3,330	35.9%
20	7,117	3,618	50.8%
21	6,074	3,434	56.5%
22	5,711	3,383	59.2%
23	5,965	3,309	55.5%
24	6,749	3,204	47.5%
25	7,823	3,195	40.8%
26	8,742	3,387	38.7%
27	10,857	3,194	29.4%
28	9,962	3,127	31.4%
O.L. 1	1,687		
O.L. 2	17,554		
O.L. 3	4,968		

NO.	DATE	DRAWN BY	GMS/AMS	CHECKED			APPROVED		
				GAZ	GAZ	GAZ	GAZ	GAZ	GAZ

PRELIMINARY PLAT
THE VILLAS AT MEADE POND
 THE VILLAS AT MEADE POND - MEADE POND CONDOMINIUM, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4009, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SCALE	DATE
1" = 50'	01-06-2023
COMPUTER FILE	
1-1745-001pp.dwg	
DRAWING NO.	
1-1745-001	