



REPORT TO COMMON COUNCIL

Common Council Meeting Date: June 3, 2020

Item: Preliminary Plat - Third Addition to Clearwater Creek

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner/Applicant: Bob DeBruin, Clearwater Creek, LLC - owner; Jeff Schultz, Martenson & Eisele - applicant

Address/Parcel #: Haymeadow Avenue and Spartan Drive / Parcels: 6-6201-00, 6-6200-00, 6-6202-27, 6-6202-28, 6-6202-29 and 6-6001-02

Petitioner's Request: The applicant is proposing to subdivide the property into 27 total lots (26 lots and 1 outlot) for single-family residential development.

BACKGROUND

This item would typically go to Plan Commission for review and a recommendation. However, to help prevent the spread of COVID-19, standing committees will not meet and Common Council will conduct business as Committee of the Whole.

Tax Parcel's 6-6201-00, 6-6200-00, 6-6202-27, 6-6202-28, 6-6202-29 and 6-6001-02 were annexed to the City of Appleton through the Paltzer/Jacobs Annexation on May 10, 2004 and officially came into the City with AG Agricultural District, PD/R-2 Planned Development Two-family District and PD/R-3 Planned Development Multi-family District zoning classification.

In 2005, Clearwater Creek was approved and consisted of 63 lots and 1 outlot.

In 2006, Replat of Lots 3-8, 20-24, 27-32, 36-41 and 44-48 of Clearwater Creek was approved and consisted of 23 lots.

In 2007, the First Addition to Clearwater Creek was approved and consisted of 56 lots and 2 outlots.

In 2014, the Second Addition to Clearwater Creek was approved and consisted of 6 lots.

In 2016, Tax Parcel 6-6001-2 was created by CSM 7315 for underground public utilities.

In 2019, Tax Parcel 6-6202-29 was created by CSM 7827 and rezoned from AG Agricultural District and PD/R-2 Planned Development Two-family District to the P-I Public Institutional District pursuant to Rezoning #8-19 for a City-owned stormwater pond.

Rezoning #1-20 for the Third Addition to Clearwater Creek is also being presented at this June 3, 2020 Common Council meeting.

STAFF ANALYSIS

Existing Conditions: The land is currently undeveloped and is currently in the process of being rezoned from AG, PD/R-2, PD/R-3 and P-I to the R-1B Single-family District pursuant to Rezoning #1-20.

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

- Minimum lot area: Six thousand (6,000) square feet.
 - *The proposed lots range in size from 7,732 square feet to 21,222 square feet.*
- Minimum lot width: Fifty (50) feet.
 - *All proposed lots exceed this requirement.*
- Minimum front, side, and rear yard setbacks: Twenty (20) foot front yard [twenty-five (25) foot minimum on arterial street], Six (6) foot side yard, and Twenty-five (25) foot rear yard.
 - *Required 20-foot minimum front yard setback shown on the Preliminary Plat for all proposed lots. 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 generally complies with the Appleton Subdivision Regulations. The conditions of approval identify applicable outstanding items that will need to be addressed prior to City Signatures being affixed to the Final Plat.

Access and Traffic: Vehicular access to the subject lots is provided by an existing collector street, Haymeadow Avenue, which connects to officially mapped Spartan Drive and proposed South Drive. The 60-foot wide street right-of-way for Haymeadow Avenue and South Drive and the 80-foot wide street right-of-way for Spartan will be dedicated to the public with the Final Plat.

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

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 5.3 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.

OBJECTIVE 6.3 Transportation:

Create an environment that is safe and conducive to walking and bicycling throughout the entire city.

Policy 6.3.1 Prioritize bicycle and pedestrian improvement projects that enhance connectivity between important destinations within the community, and to regional bicycle and pedestrian networks.

Policy 6.3.2 Maintain existing sidewalks and implement plans to install new sidewalks in targeted areas where they do not exist. Continue the City's policies to require sidewalks in new neighborhoods.

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.

Parks and Open Space: Section 17-29 of the Municipal Code requires parkland dedication or fee in lieu of dedication for residential subdivisions. Since no parkland will be dedicated on the subject property, park fees of \$300 per lot, including outlot 1 because it satisfies the minimum R-1B Zoning District standards (\$8,100 total amount) are due prior to the City signing the Final Plat.

Technical Review Group Report (TRG): This item appeared on the April 21, 2020 TRG Agenda. The following comments were received:

- The Fire Department is concerned about achieving proper rescue-response times per NFPA, thus each potential home would likely be asked to provide early-warning, smoke alarm systems, or automatic fire sprinklers (such as those in other, Appleton Development Agreements).
- Part of Tax Id #6-6001-2 and #6-6202-29 Clearwater Creek, LLC deeded this land to the City for the construction of the stormwater pond. The land area included in this request is no longer needed by the City for the stormwater pond. The City will transfer this land back to the developer.

RECOMMENDATION

Based on the above, the Preliminary Plat for the Third Addition to Clearwater Creek, as shown on the attached maps and subject to the following, **BE APPROVED**:

1. The Common Council, prior to City signatures being placed on the Final Plat, must approve Rezoning #1-20.
2. Address all comments on the letter dated May 13, 2020 from Brown and Caldwell and submit a revised Erosion Control Plan, Drainage Plan and Stormwater Management Plan to the City of Appleton Engineering Division for review and approval. (see attached)
3. All easements, including but not limited to, storm sewers, utility, and drainage shall be shown on the Final Plat to the satisfaction of the City Engineer.
4. There is currently a 20-foot wide parcel of City-owned land that runs between proposed Lots 127 and 128. Prior to any transfer of land, a sanitary sewer easement will be required across this entire area.
5. Department of Public Works shall approve the Erosion Control Plan, Drainage Plan and Stormwater Management Plan prior to City signatures be affixed to the Final Plat.
6. 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*
7. Park fees of \$8,100 shall be paid to the City of Appleton Finance Department prior to the City signatures being affixed to the Final Plat, unless otherwise stated in the Development Agreement.
8. The final plat boundary should reflect the fact that portions of Haymeadow Avenue and Spartan Drive have previously been dedicated by C.S.M.

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9. The listed benchmarks match the City of Appleton records on 29 datum not 88 datum, revise as necessary.
10. Street name “South” is not an acceptable street name per the City of Appleton Street Name Standards. Propose an alternate street name for proposed South Drive on the Final Plat.
11. Identify the purpose of Outlot 1 on the Final Plat.
12. 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.
13. If required, 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.

NOTE: If approved, the Preliminary Plat for the Third Addition to Clearwater Creek and Rezoning #1-20 (separate agenda item) will be reported out at the same Common Council meeting to accurately reflect the proposed subdivision configuration matches the proposed R-1B zoning classification.



May 13, 2020

Peter Neuberger, PE
City of Appleton
100 N. Appleton Street
Appleton, WI 54911

Subject: Third Addition to Clearwater Creek - Submittal No. 1

Dear Pete,

Brown and Caldwell (BC) received the storm water management permit submittal for the Third Addition to Clearwater Creek from the City of Appleton (City) on April 20, 2020. The following documents were received:

- Stormwater Management Plan, April 14, 2020,
- Construction Plans, undated, labeled “Not for Construction,” and
- Response letter to prior conceptual submittal concepts, undated.

Based on our review of the submittal, we recommend that the submittal **be revised and resubmitted** to include the following information:

Stormwater Management Plan Review

1. A portion of the site will drain into BMP SW-4, a wet detention pond being constructed by the City near the intersection of Spartan Drive and Sommers Drive. The SWMP does not mention this BMP. Please document this as part of the SWMP. Include it within the narrative and include a map to document the area.
2. The SWMP identifies that the site discharges to Apple Creek. Part of the site discharges to, and will continue to discharge to, Bear Creek. Areas that drain to Pond SW-4 and the new temporary pond discharge to Bear Creek. This should be clarified in the SWMP. The discharge to the different receiving waters should be compared as part of the SWMP. The modeling should consider the separate discharge points and verify that peak flows are not increased to either stream. An initial review of the results provided appeared to indicate the peaks flows were met for each receiving water. The area draining to Pond SW-4 does not need to be considered, as this area is not being modified as part of the development design.
3. Please consider and address wetland protective areas are part of the submittal.
4. Please verify that there are no wellhead protection areas applicable for this project.
5. Please include the results of the modeling for the 5-year storm event as part of the tables in the SWMP.
6. The WinSLAMM model does not include any roadway areas. Ponds SW-5 and SW-6 both receive runoff from roadways and this area should be incorporated into the model. Also, the water surface area for the ponds is not included as a source area. Please update appropriately.
7. Please describe how source areas were estimated for the WinSLAMM models. How were rooftop area, sidewalk area, driveway area, etc determined?

8. In the WinSLAMM model the uncaptured land use includes source area for roofs. The report, and HydroCAD modeling, indicates that all roof runoff will be directed to the ponds. Please correct this discrepancy.
9. The report includes Total Phosphorus results in Table 6.1. However, the WinSLAMM model reports only particulate phosphorus. Total phosphorus should be reported, which includes dissolved and particulate phosphorus. Please update appropriately.
10. The time of concentration for the uncaptured area has a 6 minute time of concentration. The submittal indicated the calculated Tc was less than 6 minutes and the TR-55 minimum was used. Please provide the flow path and calculations to document this assumption.
11. Where there are storm sewers through side-yard easements a secondary outlet as a broad-crested weir is included. The broad-crested weir is included as a 10' wide weir. Based on the grading plans it would appear that this may be better represented as a v-shaped weir or swale. Please review and update appropriately.
12. There are discrepancies between storm sewer calculations and the plans. The storm sewer calculations show 15" PVC storm sewers in the side-lot easements west of Haymeadow Avenue. The plans show 12" RCP. The storm sewer calculations show 30" RCP from MH-V to MH BO-54. The plans show 24" RCP. There may be other discrepancies. Please review and correct appropriately.
13. The storm sewer calculations assume 35% imperviousness. This is not consistent with the percent of impervious area from the peak flow rate calculations. Please provide supporting data for this assumption.
14. The storm sewer calculations show 100-year water surface elevations above the yard drain rims for YD-1 and YD-2. Please show additional grading information for the swales associated with these yard drains. Freeboard of 6" to 12" should be provided between the 100-year peak water surface elevation and the top of the ditch. If water will flow in side yard swales the water surface elevation adjacent to the houses should be calculated and the grade at the foundation should be 6" to 12" above that elevation.
15. Storm sewer sizing calculations for Yard Drain BO-51 shows that the side-yard high-point will be over-topped during the 100-year storm event. The grading plan should be clarified to show that the grade at the foundation should be a minimum of 6" to 12" above the peak water surface elevation.
16. The submittal proposed to install 3" orifices with trash racks on Ponds SW-5 and SW-6. Pond SW-5 is currently under construction by the City. The orifice may be installed as part of the initial construction if details / specifications are provided to the City prior to the initial construction. If the orifice will be installed after the initial construction the developer will need to install the orifices. Developer will be responsible for trash rack installation. Please contact the City for further coordination.

Drainage Plan Review

1. Please provide drawings that are signed and sealed by an engineer registered in the State of Wisconsin.
2. The temporary pond outlet pipe is a 24-inch diameter PVC pipe. This pipe will be driven over by construction traffic to reach the City's topsoil stockpile. Please verify that this pipe can withstand traffic loads.
3. It appears that the development intends to install storm sewer along "Street-5" from BO-54 to YD-1. Please confirm this storm sewer will be installed. Please include pertinent construction information in the plan-set, including storm sewer material, and pipe class for concrete pipe.
4. Sheets 2.1 and 2.2 include Detail 1 for a 20-foot drainage easement. These sheets also include a "Typical Lot Line Grading Cross Section." Please clarify where these details / cross sections are applicable within the development. There also appears to be a potential discrepancy between the details. Detail 1 shows the low-point of the swale at the lot line. The typical cross section shows the low-point offset. Please correct this discrepancy / clarify the intent.
5. Associated with the comment above, please clarify how the spot elevations correlate to the details? Is the grade intended to be offset from the lot line?
6. Along the west side of the development (adjacent to Lots 129 to 134) will grading on the west side of the property line be needed to create the swales? Please clarify the grading plan. Please include information to verify that runoff will be contained within property and will not inadvertently spill into the property to the west. Please consider the storm sewer calculations as part of this.
7. Along the south side of lots 144 to 149 will grading outside of the phase limits be needed to create the swales? Please clarify the grading plan.
8. The rear of lots 144 to 148 will drain into a future storm sewer. It appears this storm sewer should be installed as part of this project, or alternative measures should be taken to convey the runoff to BMP SW-5. Please consider and update appropriately.
9. The rear of lots 151 and 152 will drain into the future "Street-5" and into inlets V-E and V-W. It is unclear if this portion of Street-5 will be graded as part of the current project to drain to these inlets. Please clarify.
10. Please verify on the grading plans that where there are side-yard or rear-yard swales that the ground elevation at the foundation is a minimum of 6" (12" recommended) above the peak water surface elevation for the 100-year event. Specific locations of concern are identified in the SWMP comments above. Please verify that this will not be a concern in other locations.

Erosion Control Plan Review

1. Attached is the Erosion & Sediment Control Plan Review Checklist, which includes BC comments related to the ECP. Comments are listed in blue and are italicized.

BC and the City of Appleton reserve the right to make additional or new comments based on the resubmitted information provided by the application.

In addition, any changes in subsequent submittals that are not part of another comment response in this letter should be explicitly identified in the response as a revision.

Please contact me with any questions.

Very truly yours,

Brown and Caldwell

A handwritten signature in blue ink that reads "Michael Wegner" followed by a horizontal line extending to the right.

Michael Wegner, PE

cc: Chuck Boehm, Brown and Caldwell



2020 EROSION & SEDIMENT CONTROL PLAN REVIEW CHECKLIST

Site Name: 3rd Addition to Clearwater Creek
Address: North of existing Haymeadow Drive **Date:** May 12, 2020
Site Plan # **Reviewed By:** Brown and Caldwell / MPW

1. Erosion & Sediment Control Application

Shown	Shown But Incomplete	Not Shown	N/A	Required Item
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fee (Less than 1 ac. - \$100, 1 to 10 acs. - \$150, 10+ acs. - \$200)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owner name, address, phone #, e-mail and signature
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant name, address, phone, e-mail and signature
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name & address of consulting professional and firm
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Start and end date for construction <i>BC Comment: The start date is not consistent with the construction dates listed in the erosion control plan and the USLE calculations. Please clarify and update appropriately.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description of construction activity
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total area of site and estimated area of disturbance <i>BC Comment: Please provide the disturbed area for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contractor - Project Manager & Superintendent, phone & e-mail <i>BC Comment: It is indicated that the Contractor is unknown at this time. Please provide this information to the City when available.</i>

2. Erosion & Sediment Control Plan Statement - Written Narrative & Attachments

General Comment: The City of Appleton is currently completing improvements to Spartan Drive and Haymeadow Drive directly adjacent to, and within portions of the 3rd Addition to Clearwater Creek. The proposed development should make arrangements with the City for conflicts, coordination, and/or shared use of facilities, practices, or space. The developer must provide their own erosion control / trackout control practices unless otherwise agreed upon in writing by the Director of Public Works.

Shown	Shown But Incomplete	Not Shown	N/A	Required Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description of the site, project, & development schedule
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	List all BMP's to be used, including corresponding DNR Technical Standard (if applicable).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intended sequence of major land disturbing activities with anticipated dates including construction & erosion/sediment control activities. Include at a minimum: trackout control, inlet protection, ditch checks (check proper separation distance considering slope, soil type and flow velocity), channel stabilization, clean water diversions, overland flow BMPs, sediment traps/basins, stockpile management, permanent stabilization, waste management, etc. <i>In the sequence of work there is description of sanitary sewer and water main installation and roadway excavation, grading and graveling. Please clarify where these activities are taking place? It does not appear there is sanitary sewer, water main, or roadway construction taking place based on the construction plans. Please update appropriately.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Describe temporary and permanent soil stabilization practices. Include anticipated schedule for implementation (e.g., phasing of construction,

				temporary stabilization (seed, mulch, etc.), stockpile management, final stabilization, erosion matting, etc).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Phasing of project to limit amount of disturbed soil at any one time <i>BC Comment: The project area essentially includes three separate areas; 1) west of Haymeadow Drive and south of Spartan Avenue, 2) east of Haymeadow Drive and south of Spartan Avenue, and 3) north of Spartan Avenue. With the separate project areas will the construction be phased? i.e. Will the area north of Spartan Avenue be constructed first and then stabilized?</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description of existing surface/subsurface soil (USDA–NRCS Soil Survey).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show limits of land disturbance shown on USGS 7.5 minute series topographic map (for sites 1 or more acre in size).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of immediate receiving water from 7.5 minute series USGS topographic map. <i>BC Comment: The plan identifies that the site discharges to Apple Creek. Part of the site discharges to, and will continue to discharge to, Bear Creek. Areas that drain to Pond SW-4 and the new temporary pond discharge to Bear Creek. This should be clarified.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Depth to nearest seasonal high groundwater elevation/top of bedrock on sites where permanent infiltration is to occur.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Verification of DNR WRAPP (NOI) permit application for projects where one or more acres will be disturbed. <i>BC Comment: Please provide a copy of the NOI permit application and the certificate of coverage when received.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DNR Soil Loss Worksheet & DNR required attachments (NOI sites only) <i>BC Comment: The project area essentially includes three separate areas; 1) west of Haymeadow Drive and south of Spartan Avenue, 2) east of Haymeadow Drive and south of Spartan Avenue, and 3) north of Spartan Avenue. With these separate areas it would be appropriate to prepare separate USLE calculations for each area. Please update the USLE calculations. The USLE calculations include a vegetative buffer as the BMP for USLE flow path #1 (located near the temporary pond). Please identify the location of the vegetative buffer on the erosion control plans. Please indicate on the plans that this buffer must remain in place during this phase of construction.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Submit ALL supporting calculations for structural BMPs to demonstrate that BMP designs meet standards. Include calculated dewatering times for sediment basins, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Verify BMP's designed per DNR Technical standards

3. Erosion & Sediment Control Site Map/Plan View

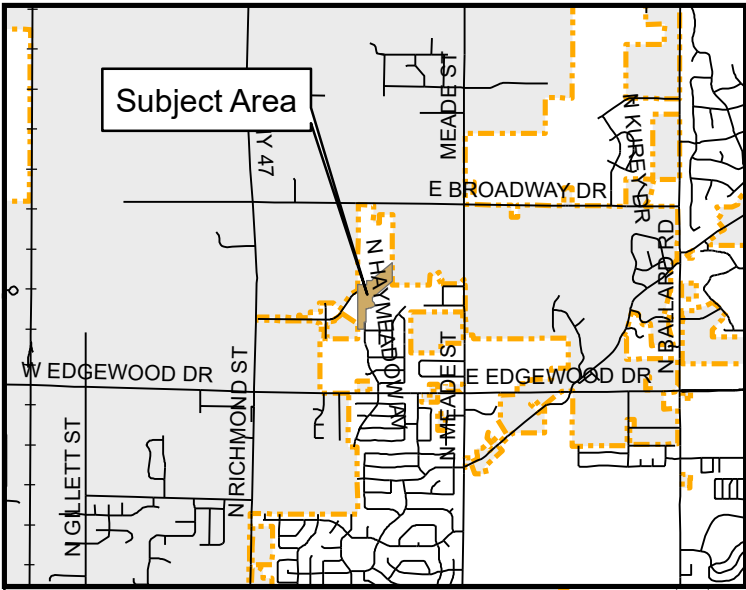
Shown	Shown But Incomplete	Not Shown	N/A	Required Item
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scaled at 100 feet per inch or less and contour interval at 2 feet or less. <i>BC Comment: Existing contours shown. Proposed spot elevations shown. Proposed contours are not required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alphanumeric or equivalent grid overlying site map - sites 1 acre or more
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing topography, surface cover, drainage systems, and surface waters on and adjacent to the site (show enough of adjacent properties to show runoff patterns onto, through, and from the site).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations and delineation of on-site and potentially impacted adjacent wetlands.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and planned buildings, roads, and all utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of soil types (USDA – NRCS Soil Survey). <i>BC Comment: Soils not shown on erosion control site map. Shown in other maps within SWMP. This is acceptable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundary of the project site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundary of the disturbed area (phasing boundaries shown if applicable). <i>BC Comment: The disturbance boundary is shown on the USLE soil loss path figures in the erosion control plan. Please show the disturbance boundary on the erosion control plansheets.</i>

				<i>As per above comments – will site be constructed in phases? If so, please add phase boundaries.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and planned locations where storm water is discharged from site (surface and subsurface).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trackout control at all egress driveways. <i>BC Comment: The erosion control narrative identifies the installation of a temporary stone tracking pad and the plans include a symbol for tracking protection in the legend. However, the location of the construction entrance / trackout control is not identified. Please identify the location of the construction entrances(s).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concrete truck washout containment location
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Perimeter control measures (silt fencing, earthen berms, etc.). <i>BC Comment: Along the west side of the project (near lots 131 to 134) the existing conditions drain to the west towards Spartan Drive. It appears perimeter controls (silt fence) is needed in this area. Please update appropriately.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm drain inlet protection (on-site and off-site if needed).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ditch checks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stockpile locations and control measures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clean water diversions.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sediment traps or sediment basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Velocity dissipation at outfalls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stabilization of steep slopes (erosion mat needed?).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stabilization of drainage ways (erosion mat needed?). <i>BC Comment: Detail 1 on sheets C2.1 and C2.2 shows erosion mat for swales along lot-lines. The erosion control plans do not show erosion mat in these areas. Please update appropriately.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detail sheets of <u>all</u> BMP's as applicable (inlet protection, tracking pad, perimeter control, concrete truck washout containment, sediment basins or traps with all design parameters shown, ditch checks, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Temporary and permanent soil stabilization practices (seed, mulch, etc.).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof water downspout protection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site dewatering provisions per DNR technical standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provisions for cleaning up off-site sediment deposits and list how often.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisions to minimize airborne dust leaving site. <i>BC Comment: Please include provisions for management of dust control as needed during construction on the erosion control plans.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provisions for disposal of construction and waste materials.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planned final site conditions, including landscaping.

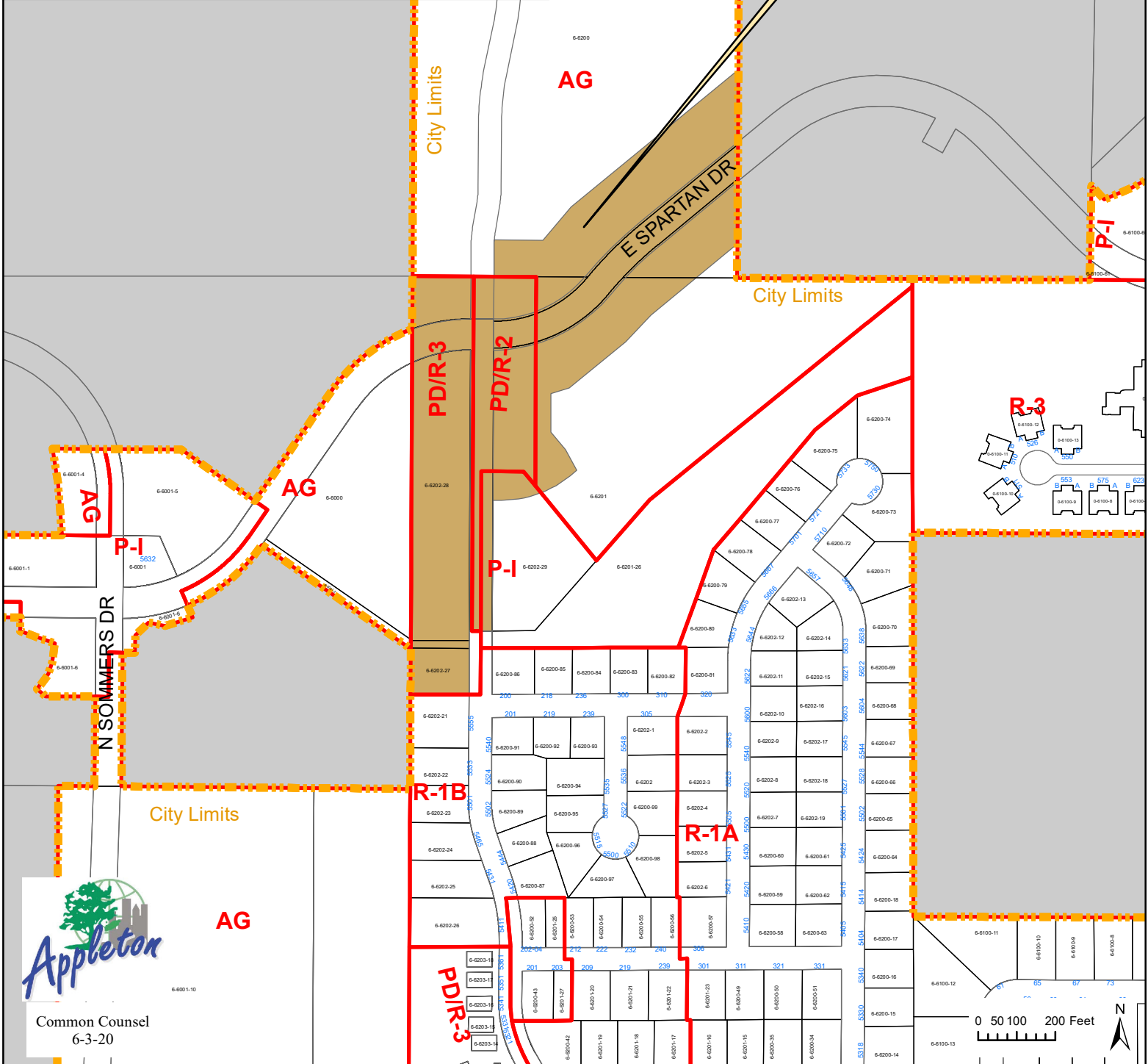
4. Stormwater Management Plan (Post Construction) – As Required in Code Sec. 24-30 (i)

Identified	Identified but Not Complete	Not Identified	Not Applicable	Required Item
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Long-term Stormwater Management Acknowledgement form signed by the owner of the site. This form simply acknowledges that the owner is aware of the stormwater requirements for the site per Wis. Adm. Code NR 216. <i>This is required for disturbed sites less than of one (1) acre.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sites of one (1) or more acres are subject to the Stormwater Management Standards and Planning Ordinance requirements in Article VI of Chapter 20 of the City of Appleton Municipal Code.

Preliminary Plat Third Addition to Clearwater Creek Zoning Map



Subject Area

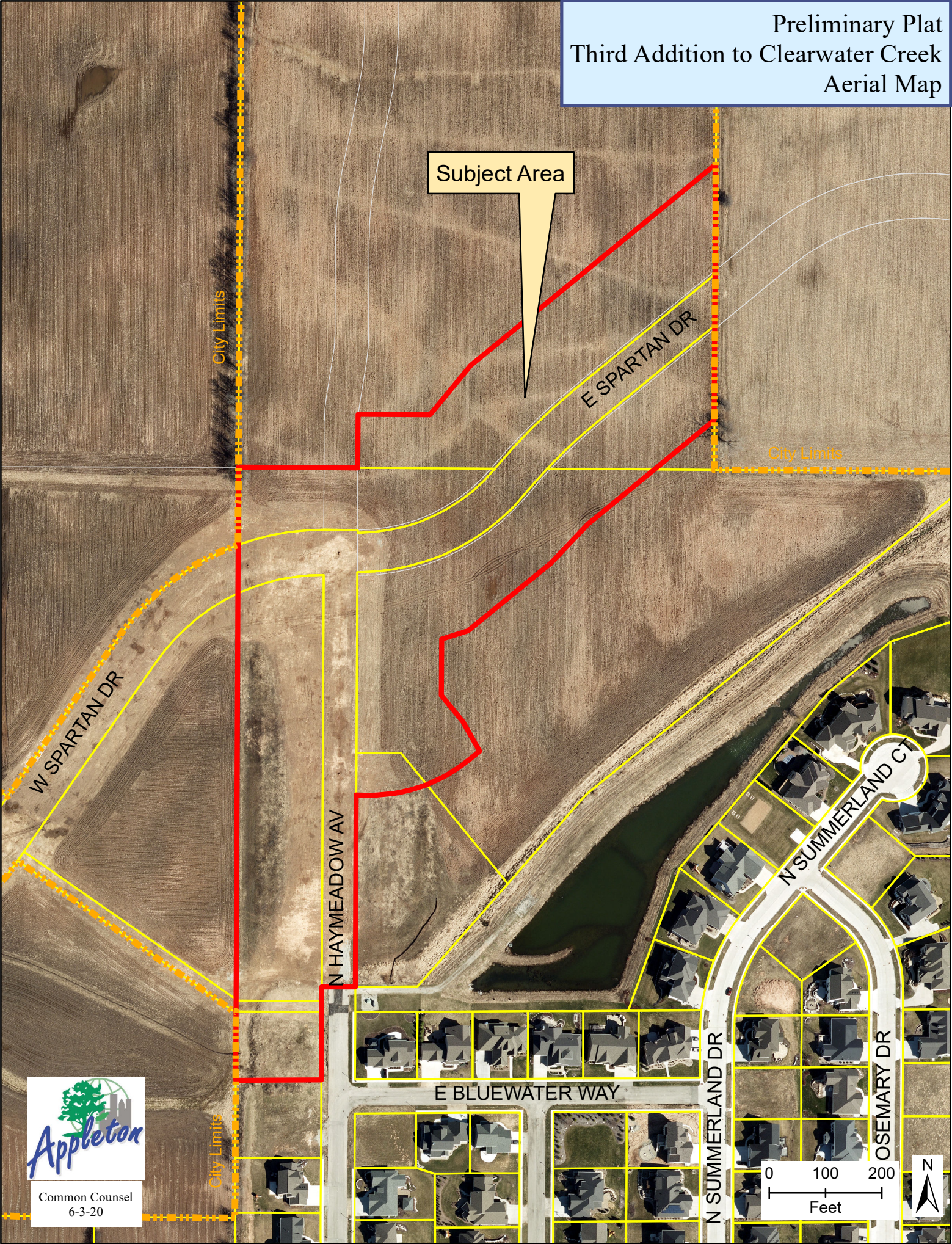


Common Council
6-3-20



Preliminary Plat
Third Addition to Clearwater Creek
Aerial Map

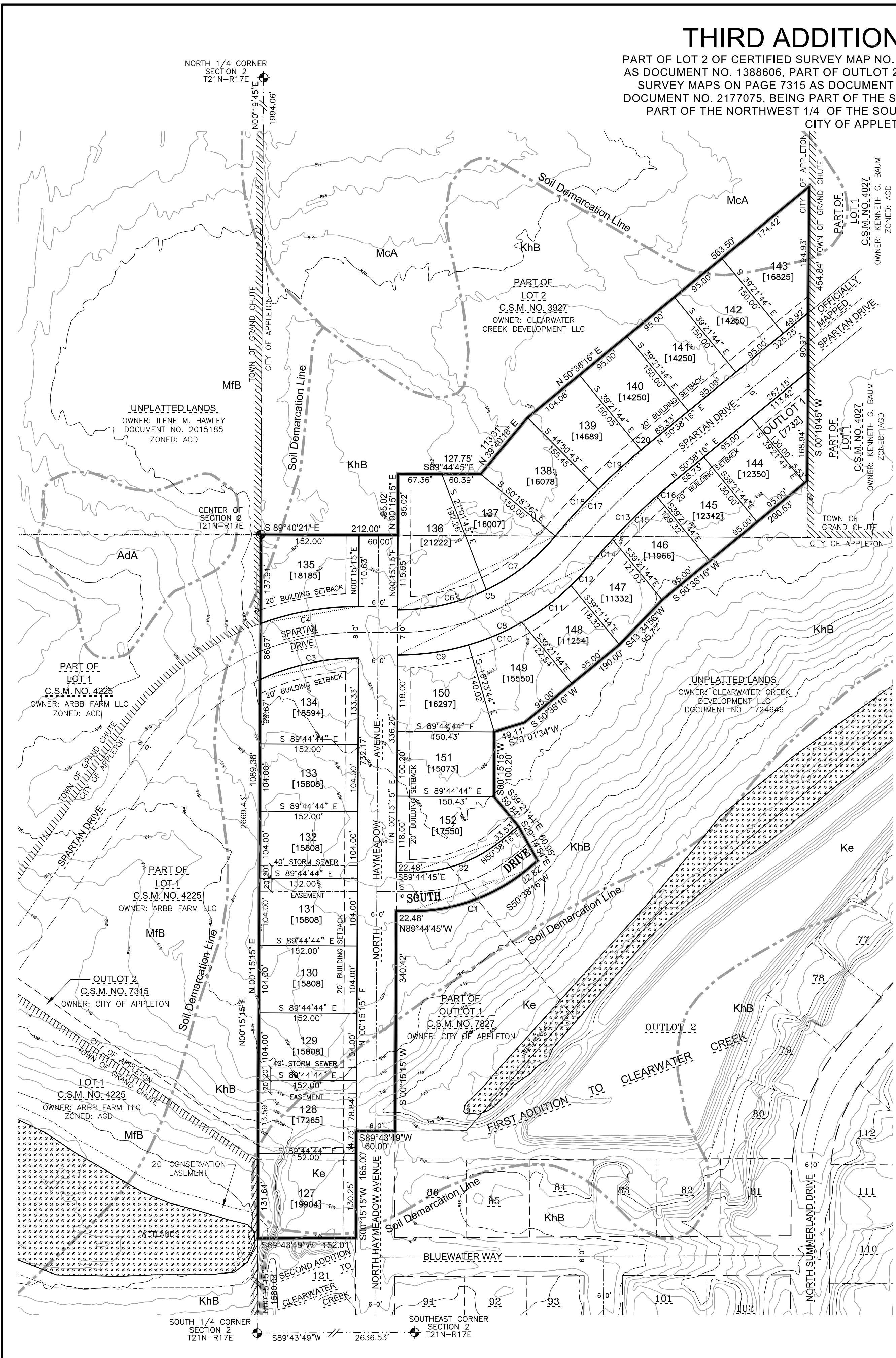
Subject Area



Common Counsel
6-3-20

PRELIMINARY PLAT
THIRD ADDITION TO CLEARWATER CREEK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3927 FILED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGE 3927 AS DOCUMENT NO. 1388606, PART OF OUTLOT 2 CERTIFIED SURVEY MAP NO. 7315 FILED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGE 7315 AS DOCUMENT NO. 2095051, PART OF OUTLOT 1 CERTIFIED MAP NO. 7827 FILED AS DOCUMENT NO. 2177075, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND ALSO BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	280.00'	039°36'59"	193.60'	S 70°26'45.3" W	189.77'	S 89°44'45" E	N 50°38'16" E
2	220.00'	039°36'59"	152.12'	N 70°26'45.3" E	149.10'	S 89°44'45" E	N 50°38'16" E
3	360.00'	024°58'30"	156.92'	S 77°45'59.0" W	155.68'	N 89°44'46" W	S 65°16'44" W
4	440.00'	020°12'35"	155.20'	S 80°08'57.5" W	154.40'	N 89°44'45" E	S 70°02'40" W
5	315.00'	050°34'58"	278.09'	N 64°57'46.6" W	269.15'	S 89°44'45" E	N 64°26'40" E
6	315.00'	025°48'35"	141.90'	N 77°20'57.5" W	140.70'	S 89°44'45" E	N 64°26'40" E
7	315.00'	024°46'23"	136.20'	N 52°03'28.5" W	135.14'	N 64°26'40" E	N 39°40'17" W
8	385.00'	050°34'58"	339.89'	N 64°57'46.6" W	328.96'	S 89°44'45" E	N 39°40'17" W
9	385.00'	016°38'59"	111.88'	N 81°55'45.5" W	111.48'	S 89°44'45" E	N 73°36'16" E
10	385.00'	013°19'46"	89.57'	N 66°56'23.0" W	89.37'	N 73°36'16" E	N 60°16'30" E
11	385.00'	014°11'17"	95.34'	N 53°10'51.5" W	95.09'	N 60°16'30" E	N 46°05'13" W
12	385.00'	006°24'56"	43.11'	N 42°52'45.0" W	43.09'	N 46°05'13" E	N 39°40'17" W
13	965.00'	010°58'00"	184.70'	S 45°09'17.0" W	184.42'	S 50°38'17" W	S 39°40'17" W
14	965.00'	003°08'54"	53.03'	S 41°14'44.0" W	53.02'	S 42°49'11" W	S 39°40'17" W
15	965.00'	005°39'51"	95.40'	S 45°39'06.5" W	95.36'	S 48°29'02" W	S 42°49'11" W
16	965.00'	002°39'15"	36.28'	S 49°33'39.5" W	36.28'	S 50°38'17" W	S 48°29'02" W
17	1035.00'	010°58'00"	198.10'	S 45°09'17.0" W	197.80'	S 50°38'17" W	S 39°40'17" W
18	1035.00'	005°29'00"	99.05'	S 42°24'47.0" W	99.01'	S 45°09'17" W	S 39°40'17" W
19	1035.00'	004°56'53"	89.38'	S 47°37'43.5" W	89.35'	S 50°06'10" W	S 45°09'17" W
20	1035.00'	000°32'07"	9.67'	S 50°22'13.5" W	9.67'	S 50°38'17" W	S 50°06'10" W

SUPPLEMENTARY DATA

GROSS AND NET SUBDIVISION AREA	549,004 SQ.FT.	PRESENT ZONING	AG, PD/R-2, PD/R-3
NORTH HAYMEADOW DRIVE AREA	12,603 ACRES	PROPOSED ZONING	R1-B
LINEAL FEET OF NORTH HAYMEADOW DRIVE	55,349 SQ.FT.	LOT AREA MINIMUM = 6,000 SQ.FT.	
SPARTAN DRIVE AREA	922 LIN.FT.	MINIMUM LOT WIDTH = 50 FT.	
LINEAL FEET OF SPARTAN DRIVE	68,239 SQ.FT.	FRONT YARD SETBACK = 20 FT.	
SOUTH DRIVE AREA	1,013 LIN.FT.	REAR YARD SETBACK = 25 FT.	
LINEAL FEET OF SOUTH DRIVE	13,411 SQ.FT.	SIDE YARD SETBACK = 6 FT.	
NUMBER OF LOTS	27		
AVERAGE LOT AREA	14,250 SQ.FT.		
TYPICAL LOT SIZE	95' X 150'		

SOIL TYPES LOCATED WITHIN SUBDIVISION
 KHB - KEOWNS SILT LOAM
 MCA - MANAWA SILTY CLAY LOAM
 KE - KEOWNS SILT LOAM
 MFB - MANISTEQUETTE FINE SANDY LOAM
 ADA - ALLENDALE LOAMY FINE SAND

OWNER AND DEVELOPER
 BOB DESRUIN
 CLEARWATER CREEK, LLC
 2100 FREEDOM ROAD
 LITTLE CHUTE, WI 54140
 PHONE: 920-731-8111

OBJECTING AND APPROVING AUTHORITIES
 DEPARTMENT OF ADMINISTRATION
 CITY OF APPLETON

NOTES
 THE OWNER/SUBDIVIDER HAS NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE CITY ON THE PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEM FOUND ON THE LAND, TRANSFERRED TO THE CITY ON THE PLAT DURING THE CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE CITY HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.

A DRAINAGE PLAN HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING, ZONING & SANITATION OFFICE. MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION.

UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE CITY RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS WHICH SHALL BE EQUALLY ASSESSED AMONGST THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR FIFTH ADDITION TO EMERALD VALLEY ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.

UTILITY EASEMENTS, LOCATIONS AND WIDTHS WILL BE SHOWN ON THE FINAL PLAT.

CONTOURS ARE ONE FOOT INTERVALS AND BASED ON CITY OF APPLETON LIDAR DATUM.

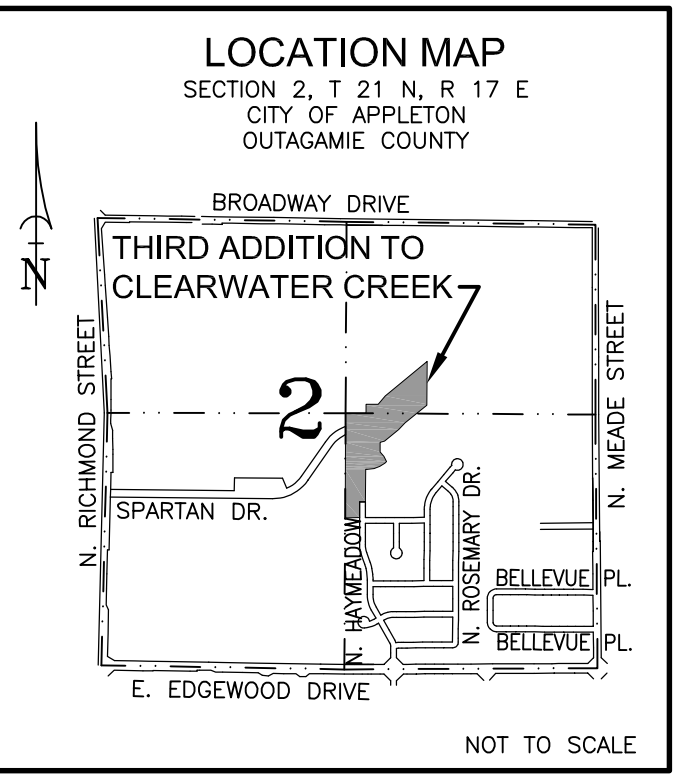
LEGAL DESCRIPTION
 PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3927 FILED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGE 3927 AS DOCUMENT NO. 1388606, PART OF OUTLOT 2 CERTIFIED SURVEY MAP NO. 7315 FILED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGE 7315 AS DOCUMENT NO. 2095051, PART OF OUTLOT 1 CERTIFIED MAP NO. 7827 FILED AS DOCUMENT NO. 2177075, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND ALSO BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, A DISTANCE OF 1580.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 1/4, A DISTANCE OF 1089.38 FEET TO THE CENTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 212.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 39 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 113.31 FEET; THENCE NORTH 50 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 563.50 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF LOT 2 CERTIFIED SURVEY MAP NO. 3927, A DISTANCE OF 454.84; THENCE SOUTH 50 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 290.53 FEET; THENCE SOUTH 43 DEGREES 34 MINUTES 56 SECONDS EAST, A DISTANCE OF 95.72 FEET; THENCE SOUTH 50 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 73 DEGREES 01 MINUTES 34 SECONDS WEST, A DISTANCE OF 49.11 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, A DISTANCE OF 100.20 FEET; THENCE SOUTH 39 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 59.84 FEET; THENCE SOUTH 29 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 60.95 FEET; THENCE SOUTH 50 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 22.82 FEET; THENCE NORTH 39.60 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CHORD THAT BEARS SOUTH 70 DEGREES 26 MINUTES 45.5 SECONDS WEST, A DISTANCE OF 189.77 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 22.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH HAYMEADOW AVENUE; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF NORTH HAYMEADOW AVENUE, A DISTANCE OF 340.42 FEET TO THE NORTHWEST CORNER OF OUTLOT 2 FIRST ADDITION TO CLEARWATER CREEK; THENCE SOUTH 89 DEGREES 43 MINUTES 49 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH HAYMEADOW AVENUE; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF NORTH HAYMEADOW AVENUE, A DISTANCE OF 165.00 FEET TO THE NORTHEAST CORNER OF LOT 121 SECOND ADDITION TO CLEARWATER CREEK; THENCE SOUTH 89 DEGREES 43 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF LOT 121 SECOND ADDITION TO CLEARWATER CREEK, A DISTANCE OF 152.01 FEET TO THE POINT OF BEGINNING, EXCLUDING THOSE LANDS DEDICATED TO THE PUBLIC ON CERTIFIED SURVEY MAP NUMBERS 7315, AND 7827. CONTAINING 425,416 SQ.FT. [9.776 ACRES]

SURVEYOR'S CERTIFICATE
 I, CHRISTOPHER R. CLEARY, 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 1ST DAY OF APRIL, 2020

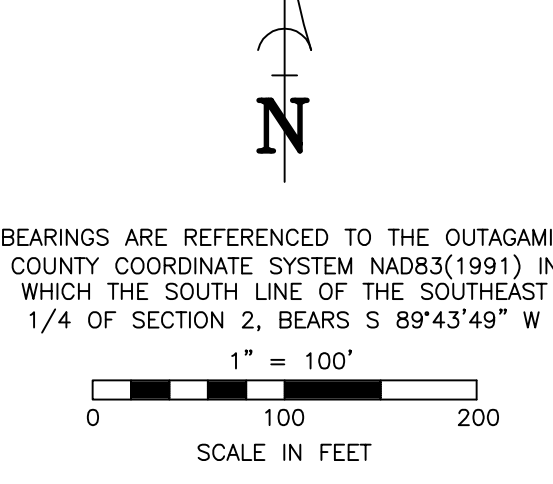
CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR NO. S-2551



BENCHMARK DATA

I.D.	DESCRIPTION	ELEVATION
3148	HYDRANT @ NW CORNER OF NORTH HAYMEADOW AVENUE & EAST BLUEWATER WAY	816.39
3149	HYDRANT @ SW CORNER OF EAST BLUEWATER WAY & NORTH MIDSUMMER DRIVE	817.28

BENCHMARKS ARE ON NAVD 88 DATUM



TOPOGRAPHIC LEGEND

- 3/4" O.D. REBAR FOUND
- △ 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. REBAR FOUND
- GOVERNMENT CORNER
- [] TOTAL AREA IN SQUARE FEET
- 100.00' CONTOUR W/ ELEVATION
- SOIL BORING
- INFILTRATION SOIL BORING
- TOPSOIL DEPTH
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- DELINEATED WETLANDS
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- EXIST. HYDRANT
- FUEL POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- EXIST. STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STD. SEWER
- EXIST. WATER MAIN
- SOIL TYPE DEMARCATION LINE
- CORPORATE LIMITS

Martenson & Eisele, Inc.
 Planning
 1377 Midway Road
 Menasha, WI 54952
 Environmental
 Surveying
 Engineering
 Architecture
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

FIELDWORK

DRAWN BY	CRC	CHECKED	AMS	APPROVED	GAZ	FIELDWORK	MILR

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **

NO.	DATE	NO.	DATE	NO.	DATE

THIRD ADDITION TO CLEARWATER CREEK
 PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3927 FILED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGE 3927 AS DOCUMENT NO. 1388606, PART OF OUTLOT 2 CERTIFIED SURVEY MAP NO. 7315 FILED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGE 7315 AS DOCUMENT NO. 2095051, PART OF OUTLOT 1 CERTIFIED MAP NO. 7827 FILED AS DOCUMENT NO. 2177075, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND ALSO BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

PRELIMINARY PLAT

SCALE	DATE
1" = 100'	03-24-2020

COMPUTER FILE
 1-0822-002pp.dwg

DRAWING NO.
 1-0822-002