



## REPORT TO CITY PLAN COMMISSION

**Public Meeting Date:** June 24, 2013

**Common Council Meeting Date:** July 10, 2013

**Item:** Preliminary Plat/ Aspen Meadow

**Case Manager:** Jeff Towne

### GENERAL INFORMATION

**Owner/Applicant:** Ben King- owner; John Davel, Davel Engineering & Environmental Inc. - applicant

**Address/Parcel #:** 31-6-6100-50/ North Meade Street

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

### BACKGROUND

The land is currently zoned AG Agricultural District.

### STAFF ANALYSIS

**Existing Conditions:** The land is currently used for agricultural purposes. One single-family home is located on the property.

**Surrounding zoning and land uses:** The surrounding area is under the jurisdiction of the City of Appleton and the Town of Grand Chute. The uses are generally residential and agricultural in nature. Plamann Park is located on the east side of North Meade Street across from the proposed subdivision.

**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 19.74 acres. The property will be rezoned to R-1A Single-family Residential for the 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.

**Additional Comments:** Access to the development will be obtained from a street located in the Officially Mapped "Spartan Drive" corridor. Future development of this street will coincide with future residential development to the north and west of the property. As part of this plat, land is also being dedicated for right-of-way along North Meade Street. Utility and street issues will be handled through a Development Agreement with the City.

**Technical Review Group Report (TRG):** This item was discussed at the June 11, 2013 Technical Review Group meeting. No negative comments were received from participating departments.

**RECOMMENDATION**

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Based on the above, the Preliminary Plat for Aspen Meadow located on North Meade Street, as shown on the attached maps and subject to the following, **BE APPROVED:**

1. Rezoning of the property to R-1A Single-family residential must be approved by the Common Council prior to City signatures being affixed to the final plat.
2. The location of Officially Mapped Spartan Drive shall be revised to the correct location prior to approval of the final plat.
3. All stormwater management requirements must be met.
4. Park fees of \$300 per lot are due prior to the City signing the final plat.
5. The existing house shall be removed prior to a new single-family dwelling being constructed on Lot 5.
6. 17-17 (b)(4) Identify the location of abutting lot lines and names of any adjacent subdivisions, parks, cemeteries and unplatted lands.
7. 17-17 (b)(9) Identify corporate limit lines within the exterior boundaries of the plat or immediately adjacent thereto.
8. 17-17 (b)(6) and (11) All elevations shall be based on City datum.

# Aspen Meadow Subdivision Preliminary Plat Zoning Map



