



REPORT TO COMMON COUNCIL

Common Council Meeting Date: April 22, 2020

Item: Preliminary Plat – North Edgewood Estates 2

Case Manager: David Kress, Principal Planner

GENERAL INFORMATION

Owner/Applicant: North Edgewood Estates Development, LLC c/o Kurt Coenen

Address/Parcel #: Generally located east of French Road and north of Edgewood Drive (Tax Id #31-1-7610-00)

Petitioner's Request: The applicant is proposing to subdivide the property for single-family and two-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.

On January 17, 2018, Common Council approved the North Edgewood Estates Development Agreement to set forth the City and developer duties and responsibilities with respect to development of the subject land.

On March 21, 2018, Common Council adopted Ordinance 32-18, to annex the subject area from the Town of Grand Chute to the City of Appleton. During review of the North Edgewood Estates Annexation, the Plan Commission initiated a rezoning for the subject property, from temporary AG Agricultural District and P-I Public Institutional District to a permanent zoning classification of R-1B Single-Family District. Rezoning #2-18 was approved by Common Council on April 18, 2018.

The Final Plat for North Edgewood Estates, consisting of 45 lots and two outlots, was approved by Common Council on September 19, 2018 for land located immediately west of the subject area.

STAFF ANALYSIS

Existing Conditions: The subject lot to be subdivided is currently undeveloped. The area to be platted for single-family and two-family residential development totals 47.4931 acres, which will be divided into 89 lots and one outlot.

Zoning Ordinance Review Criteria: The current lot development standards for the R-1B Single-Family District (Section 23-93 of the Municipal Code) are as follows. If a rezoning is pursued in the future, applicable development standards for the requested zoning district will be reviewed at that time.

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- Minimum lot area: Six thousand (6,000) square feet.
 - *The proposed lots range in size from 11,701 square feet to 58,507 square feet. All lots exceed this requirement.*
- Minimum lot width: Fifty (50) feet.
 - *The proposed lots range in width from approximately 56 feet to approximately 259 feet. All 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 front yard setback is shown on the Preliminary Plat. 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 complies with the Appleton subdivision regulations, and no modification of regulations has been requested.

Access and Traffic: Vehicular access to the subject lots is provided by an extension of existing Rubyred Drive. The 70-foot wide street right-of-way for Rubyred Drive and Sequoia Drive and the 60-foot wide street right-of-way for Yosemite Lane, Acadia Drive, Teton Lane, and Zion Lane/Court will be dedicated to the public with the Final Plat. Outagamie County has no objections to the proposed street names, which appear to comply with the City's street name policy.

Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute. The adjacent land uses to the north are currently agricultural.

South: P-I Public Institutional District and Town of Grand Chute. The adjacent land uses to the south are currently agricultural.

East: Town of Vandebroek. The adjacent land uses to the east are currently agricultural.

West: R-1B Single-Family District. A previous phase of the subdivision, North Edgewood Estates, is located to the west and being developed with single-family residential.

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 and Public/Institutional designations 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*.

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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 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 will be due prior to the City signing the Final Plat. If the property is rezoned to R-2 Two-Family District, park fees will be due before building permits are issued for individual lots (when the exact number of dwelling units is known).

Technical Review Group (TRG) Report: This item appeared on the March 24, 2020 Technical Review Group agenda.

- Department of Public Works Comments: We have discussed the concept with the Developer and are OK with it from an overall perspective. We are assuming that the darker borders within the plat represent three separate phases. If so, will each phase be Final Platted separately? Who is going to own the stormwater pond outside of the development? Is it going to be annexed and will there be easements for the pond? Is the pond going to be part of the Final Plat?
- Assessor's Office Comments: The individual lot/outlot sizes are not adding up to the net area of 1,656,499 square feet noted on the Plat. Correct the spelling of "Yosemite" Lane on the Plat (not Yosmite).

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RECOMMENDATION

The North Edgewood Estates 2 Preliminary Plat, as shown on the attached maps, **BE APPROVED** subject to the following conditions:

1. 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.
2. The dimension shown along the southern property boundary line does not match CSM 7488. Revise as necessary for the Final Plat.
3. In the southwest portion of the property, the 187.12' meander line does not appear to match CSM 7488 (or align with the 1" Iron Pipe Found monument). There also appears to be extra or incorrect interval dimensions along this line. Revise as necessary for the Final Plat.
4. The total area listed under "supplementary data" does not match Lot 3 of CSM 7488. Also, the individual lot/outlot sizes are not adding up to the net area of 1,656,499 square feet noted on the Plat. Revise as necessary for the Final Plat.
5. A note on the Preliminary Plat indicates existing zoning of R-1B Single-Family District and proposed zoning of R-2 Two-Family District for Lots 46-69. As such, Lots 46-69 were reviewed against applicable development standards for the R-1B and R-2 Districts. A rezoning request could be processed concurrently with the Final Plat.
6. Park fees shall be paid to the City of Appleton Finance Department pursuant to Section 17-29 of the Municipal Code. The payment amount will be impacted by the zoning classification and number of dwelling units.
7. Add a note on the Final Plat identifying ownership, use, and maintenance obligations of Outlot 3.
8. There appears to be an easement illustrated along the east side of Lots 59, 70-74, and 79-80. There appears to be an easement illustrated along the lot line separating Lots 128 and 129. Add a label to identify the purpose of each easement.
9. Per Section 17-26(i)(1) of the Municipal Code, subdivided lots shall have at least 50% of the minimum required lot area, based upon the respective zoning district, at least two feet above the elevation of the 100-year reoccurrence interval flood. Identify which lots, if any, require earthwork or fill to satisfy this requirement.
10. Correct the spelling of "Yosemite" Lane on the Plat (not Yosmite) to match the National Park.

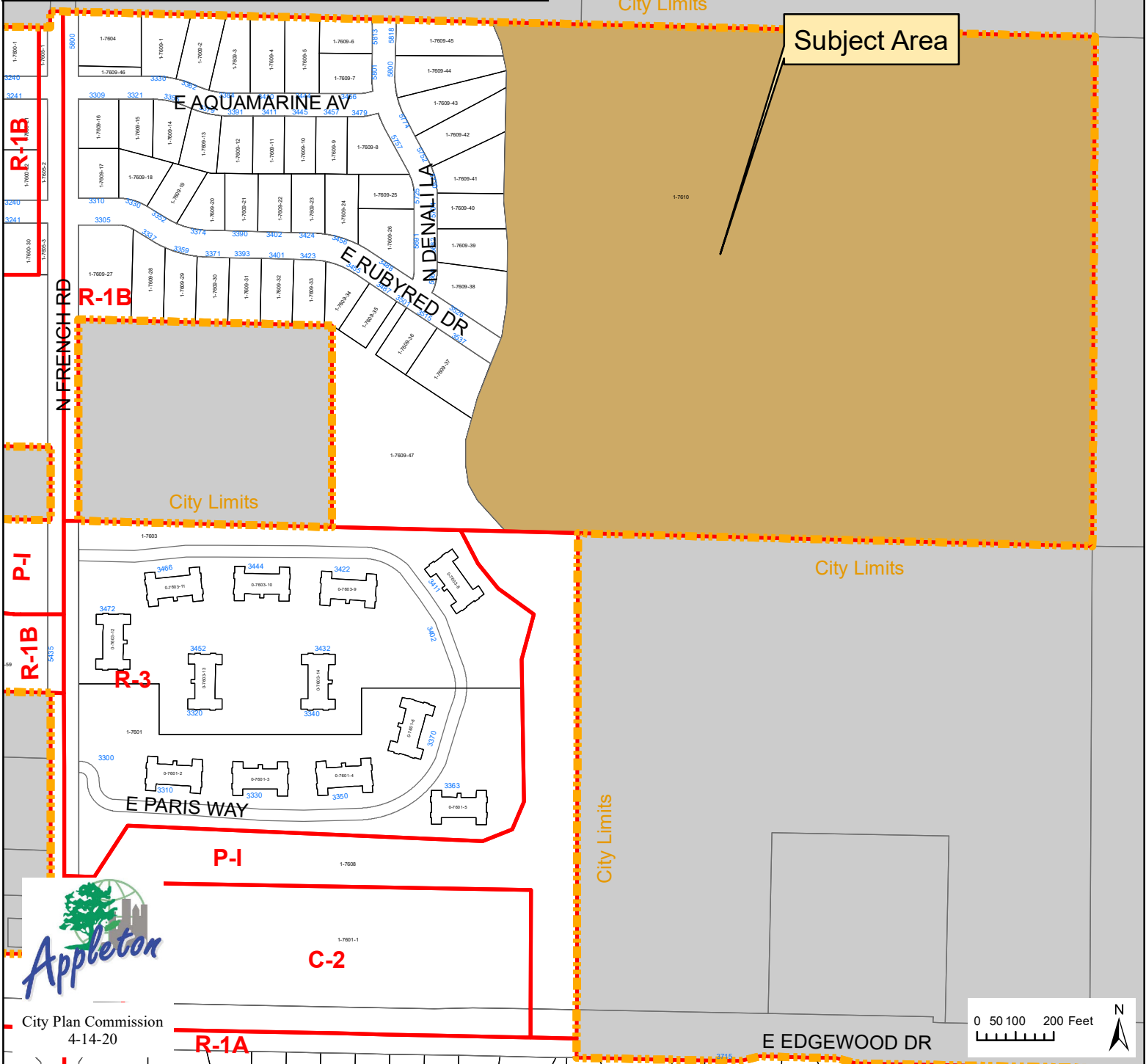
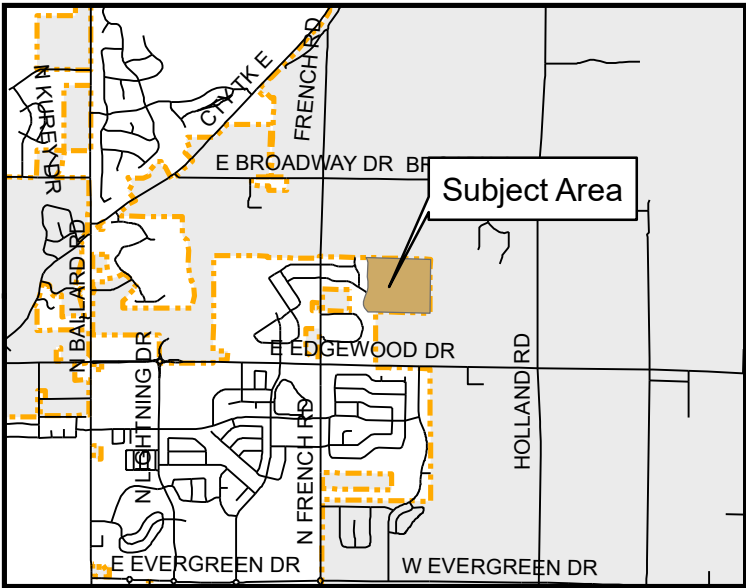
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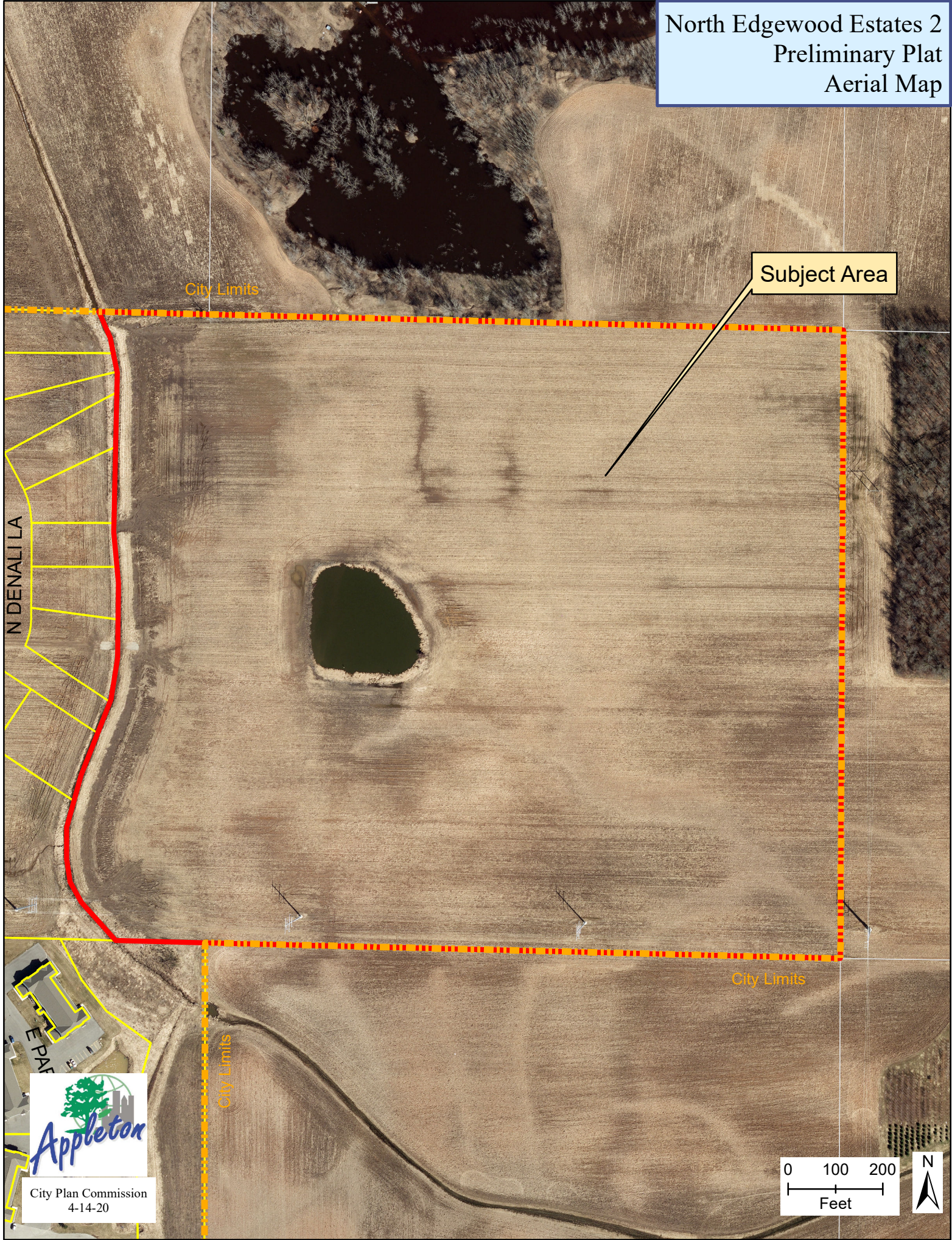
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11. A Stormwater Permit application with Stormwater Management Plan was submitted to the Department of Public Works (DPW) for review. DPW sent a stormwater permit review letter dated April 1, 2020 to Davel Engineering, which includes comments to be addressed by the Engineer. DPW may provide additional comments to the plat, engineering plans, and Stormwater Management Plan based on the additional information to be provided.
12. The Final Plat should have temporary or permanent easement radii shown and sized to Engineering specifications, for the south end of Sequoia Drive and Acadia Drive and the east end of Rubyred Drive.
13. 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. This includes providing clarification on the questions listed in the Technical Review Group section above.

North Edgewood Estates 2 Preliminary Plat Zoning Map



North Edgewood Estates 2
Preliminary Plat
Aerial Map



City Limits

Subject Area

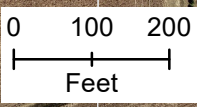
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City Limits

City Limits



City Plan Commission
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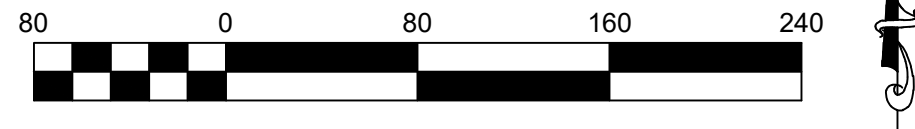
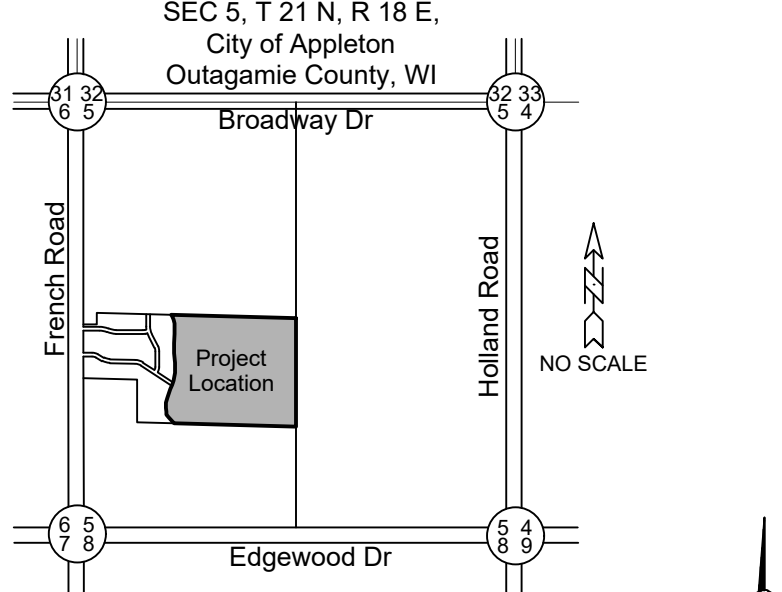


North Edgewood Estates 2

All of Lot 3, Certified Survey Map 7488, being part of the Northwest 1/4 of the Southwest 1/4 and all of the Northeast 1/4 of the Southwest 1/4 all located in of Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin



LOCATION MAP



Bearings are referenced to the North line of the Southwest 1/4, Section 05, T21N, R18E, bearing S88°35'21"W, base on the Outagamie County Coordinate System.

LEGEND

- CATV - CATV
- OH - OH
- San - San
- Sto - Sto
- E - E
- G - G
- T - T
- W - W
- 800 - 800
- 799 - 799
- OHM - OHM
- Underground Cable TV
- Electric Transmission Line
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Index Contour
- Intermediate Contour
- Floodway per CLOMAR Dated 05/23/2019
- Ordinary High Water Mark
- Sanitary MH / Tank / Base
- High Line Pole
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Electric Pedestal
- Telephone Pedestal
- CATV Pedestal
- 1" Iron Pipe Found
- Government Corner
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Wetlands

Storm Structures

Structure #	Rim	Inv	Size	Material	Direction
MH A	743.26	738.43	12"	PVC	NW

Sanitary Structures

Structure #	Rim	Inv	Size	Material	Direction
MH 1	744.48	725.58	12"	PVC	NE

BENCHMARKS (NAVD88)

- BM 0 NGS Monument(DE7760) W R/W Holland Rd Elev 728.44'
- BM 1 Temporary Fire Hydrant, Shoulder SWerly R/W of Rubyred (NE Cor. Lot 37) Elev 745.75'
- BM 2 Fire Hydrant, Shoulder SWerly R/W of Rubyred (NE Cor. Lot 35) Elev 746.18'

SUPPLEMENTARY DATA

Total Area = 2,068,799 SF 47.4931 acres
 R/W Area = 412,300 SF 9.4651 acres
 Net Area = 1,656,499 SF 38.0280 acres
 Number of Lots:
 Phase 2: 24
 Phase 3: 20
 Phase 4: 45
 Total: 89
 Average lot size = 17,854 SF
 Typical lot dimension = 95' x 125'
 Lineal feet of street = 5,998 LF
 Existing zoning = R1B
 Proposed zoning
 Lot 46-69 = R2
 Lot 70-134 = R1B
 Approving Authorities
 City of Appleton
 Objecting Authorities
 Department of Administration
NOTES
 1. Utility and Drainage Easements will be shown on Final Plat

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Appleton.

James R. Sehloff, P.L.S. No. S-2692 Date

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File: 5641Plat2.dwg
 Date: 03/03/2020
 Drafted By: Jim
 Sheet: 1 of 1