



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
www.appleton.org

## Meeting Agenda - Final City Plan Commission

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Wednesday, March 8, 2023

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[23-0204](#) City Plan Minutes from 1-11-23

**Attachments:** [City Plan Minutes 1-11-23.pdf](#)

#### 4. Public Hearings/Apearances

[23-0205](#) Major Amendment to Planned Development (PD) Overlay District #1-01 for Meade Pond LLC for 28 parcels located on E. Pondview Court amending the recorded Implementation Plan Document #1417611 as specified in the attached staff report and Amended Implementation Plan Document and subject to the condition listed (Associated with Action Item #23-0206)

**Attachments:** [InformalPublicHearingNotice\\_MeadePondLLC\\_PD#1-01\\_MajorAmend.pdf](#)

#### 5. Action Items

[23-0206](#) Request to approve Major Amendment to Planned Development (PD) Overlay District #1-01 for Meade Pond LLC for 28 parcels located on E. Pondview Court amending the recorded Implementation Plan Document #1417611 as specified in the attached staff report and Amended Implementation Plan Document and subject to the condition listed (Associated with Action Item #23-0207)

**Attachments:** [StaffReport\\_MeadePondLLC\\_PD#1-01\\_MajorAmend\\_For3-8-23.pdf](#)

[23-0207](#) Request to approve The Villas at Meade Pond Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff report (Associated with Action Item #23-0206)

**Attachments:** [StaffReport\\_VillasatMeadePond\\_PreliminaryPlat\\_For3-8-23.pdf](#)

#### 6. Information Items

## 7. Adjournment

*Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.*

*Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.*

*\*We are currently experiencing intermittent issues/outages with our audio/video equipment. Meeting live streams and recordings are operational but unreliable at times. This is due to delays in receiving necessary system hardware components. We continue to look for solutions in the interim and we hope to have these issues resolved soon.*



# City of Appleton

100 North Appleton Street  
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www.appleton.org

## Meeting Minutes - Final City Plan Commission

*Any questions about items on this meeting are to be directed  
to the Community and Economic Development Department,  
920-832-6468.*

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Wednesday, January 11, 2023

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order by Chair Mayor Woodford at 3:30 p.m.**

2. Roll call of membership

**Present:** 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

**Excused:** 1 - Robins

*Others present:*

*Dean Gazza, Director of Parks, Rec & Facilities Management*

*Tom Flick, Deputy Director of Parks, Rec & Facilities Management*

*Alderman Brad Firkus, District #3*

*Alderman Sheri Hartzheim, District #13*

3. Approval of minutes from previous meeting

[23-0009](#)

City Plan Minutes from 12-14-22

**Attachments:** [City Plan Minutes 12-14-22.pdf](#)

**Fenton moved, seconded by Palm, that the Minutes be approved. Roll Call.**

**Motion carried by the following vote:**

**Aye:** 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

**Excused:** 1 - Robins

4. Public Hearings/Appearances

[23-0010](#)

Text amendments to Chapter 17 Subdivision Ordinance of the Municipal Code relating to Sec. 17-3 General Provisions, Sec. 17-4 Preplatting Requirements, Sec. 17-29 Dedication of Public Sites and Open Spaces, Sec. 17-30 Identification of Dedicated Areas, Sec. 17-31 Reservation of Road Widths, Sec. 17-32 Reservation of Public Sites, Sec. 17-33 Private Reservations, Sec. 17-34 Right of Refusal, and Sec. 17-35 Accomplishment of Dedication, as identified in the attached document (Associated with Action Item #23-0011)

**Attachments:** [InformalPublicHearingNotice\\_SOTextAmendments\\_2022.pdf](#)

This public hearing was held, and no one spoke on the item.

**5. Action Items**

[23-0011](#)

Request to approve text amendments to Chapter 17 Subdivision Ordinance of the Municipal Code relating to Sec. 17-3 General Provisions, Sec. 17-4 Preplatting Requirements, Sec. 17-29 Dedication of Public Sites and Open Spaces, Sec. 17-30 Identification of Dedicated Areas, Sec. 17-31 Reservation of Road Widths, Sec. 17-32 Reservation of Public Sites, Sec. 17-33 Private Reservations, Sec. 17-34 Right of Refusal, and Sec. 17-35 Accomplishment of Dedication, as identified in the attached document

**Attachments:** [StaffReport\\_TextAmendment\\_ParklandAndTrails\\_For01-11-23.pdf](#)  
[FINAL 2022 Fee in Lieu Baker Tilly.pdf](#)

*Proceeds to Council on February 1, 2023.*

**Uitenbroek moved, seconded by Fenton, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

**Excused:** 1 - Robins

**6. Information Items**

**7. Adjournment**

**Fenton moved, seconded by Palm, that the meeting be adjourned at 3:53 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

**Excused:** 1 - Robins

**NOTICE OF INFORMAL PUBLIC HEARING**  
**OF THE**  
**APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct an Informal Public Hearing on Wednesday, March 8, 2023, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street for the following proposed Major Amendment to Planned Development request:

**Proposed Major Change to Planned Development (PD) Overlay District:** The applicant, Jim Feeney, has submitted a request on behalf of all the property owners whose addresses are 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 E. Pondview Court who propose changes to the requirements and development plans for the Meade Pond, L.L.C. PD Overlay District #1-01 (PD #1-01). The property owners are proposing amendments to Section A. Land Uses, Section B. Development Standards, Section C. Required Improvements, Section D. Implementation, and Exhibit A and delete Exhibits G and H of the Implementation Plan Document. This document was recorded in the Outagamie County Register of Deeds Office on July 19, 2001 as Document No. 1417611 for Meade Pond, L.L.C. (PD #1-01).

**(PD #1-01) IS LOCATED IN ALDERMANIC DISTRICT:** 7 – Alderperson Maiyoua Thao

A copy of the proposed changes to the requirements relating to the above-referenced Planned Development (PD) Overlay District is available in the Appleton Community and Economic Development Department or the Office of the City Clerk from 8:00 a.m. until 4:30 p.m., Monday through Friday.

You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

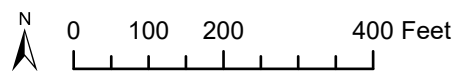
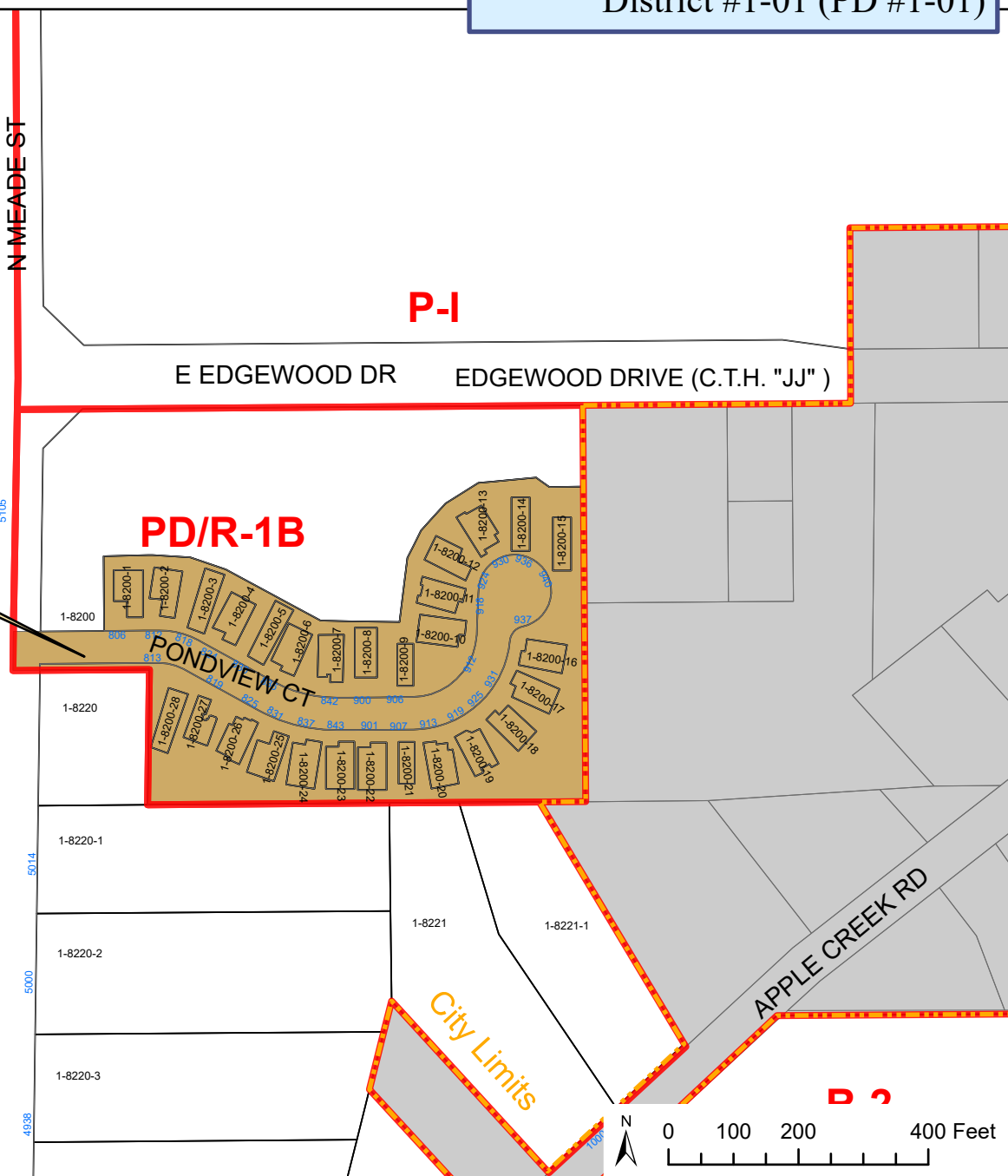
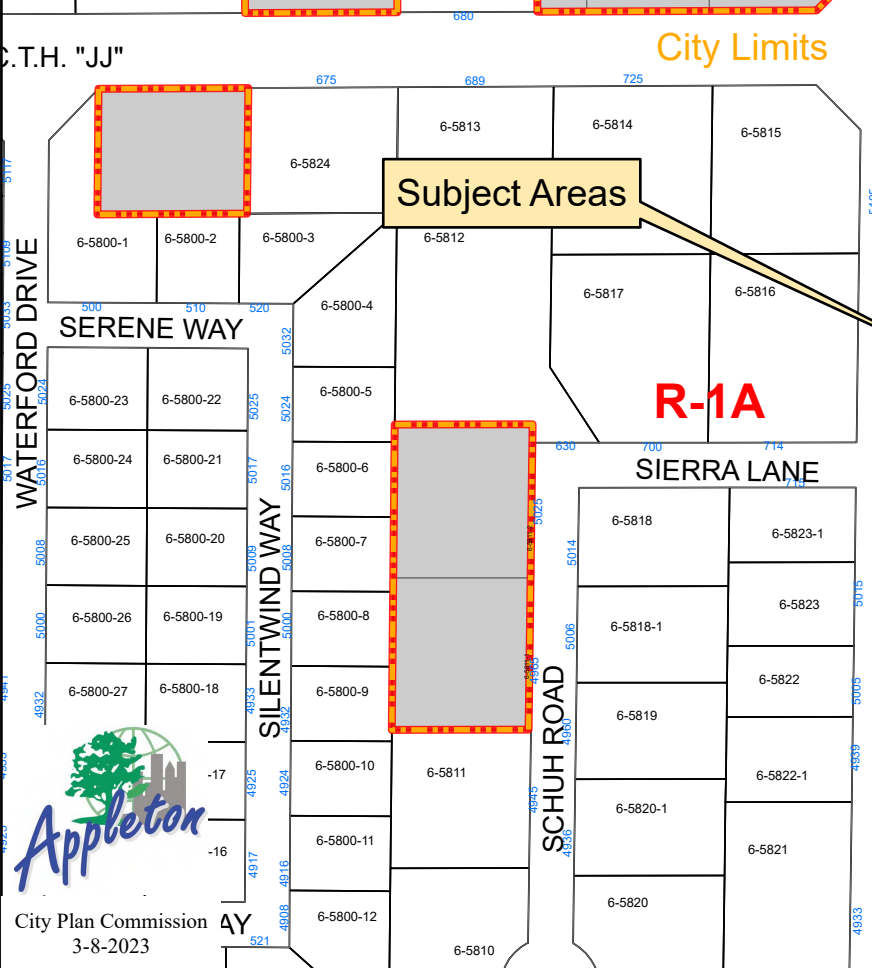
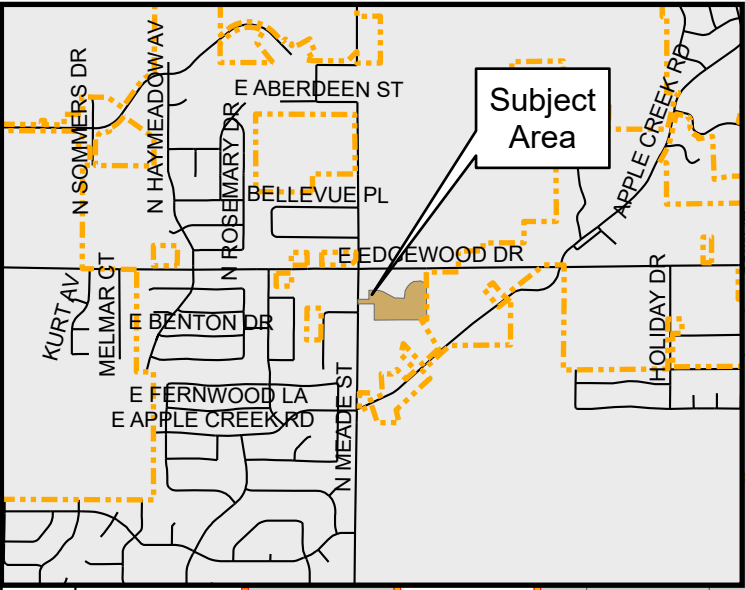
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466 or by email at [don.harp@appleton.org](mailto:don.harp@appleton.org).

CITY PLAN COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT  
CITY HALL - 100 NORTH APPLETON STREET  
APPLETON, WISCONSIN 54911-4799  
920-832-6468

*Reasonable accommodations for persons with disabilities will be made upon request and if feasible.*

Major changes to the recorded Implementation Plan Document for Mead Pond, LLC, PD Overlay District #1-01 (PD #1-01)





## REPORT TO CITY PLAN COMMISSION

**Plan Commission Informal Hearing Meeting Date:** March 8, 2023

**Common Council Public Hearing Meeting Date:** April 5, 2023

**Item:** Major Changes to the Recorded Implementation Plan Document for Meade Pond, LLC, PD Overlay District #1-01 (PD #1-01)

**Case Manager:** Don Harp, Principal Planner

### GENERAL INFORMATION

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

**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

**Legal Description:** Lot 2 of Certified Survey Map No. 4009

**Petitioner's Request:** "All home owners want to own their individual property and eliminate shared ownership." As a result, amendments to the development regulations for PD Overlay District #1-01 have been initiated by the property owners.

### 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 the 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)

## Major Changes to PD #1-01

March 8, 2023

Page 2

The Preliminary Plat for The Villas at Meade Pond is also being presented at the March 8, 2023 Plan Commission meeting.

### STAFF ANALYSIS

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**Existing Site Conditions:** The subject site consists of 28 single-family detached condominium units, one (1) neighborhood sign and one (1) detention pond.

**General Information:** The property owners are in the process of dissolving “The Villas at Meade Pond Condominium Association” and creating a Homeowners’ Association (HOA). The key difference between a condominium association and a homeowners’ association is what the individual members actually own. With a condo, each member owns their individual dwelling unit, and they have a shared ownership interest in the common areas. With a HOA, each member will own their individual dwelling unit and lot. The Preliminary Plat associated with this request subdivides the common area into 28 individual lots and 3 outlots. The outlots will be owned and maintained by the HOA.

**Major Changes to Planned Development (PD) Overlay Districts:** Changes to the requirements of PD Overlay District #1-01 have been initiated by the property owners. The proposed changes constitute a Major Change to the PD Overlay District pursuant to Section 23-151(p)(1)e. of the Zoning Ordinance, Section 4. and Section E. 3. of the recorded Implementation Plan Document No. 1417611. Major changes require the Plan Commission to hold an informal public hearing to review the proposed changes and make its recommendation to the Common Council who holds a subsequent Class 2 public hearing.

The proposed changes to the requirements of PD Overlay District #1-01 reflect the proposed individual lot configurations, proposed side yard building setback dimensions and other as-built conditions represented on the proposed Preliminary Plat – “The Villas at Meade Pond”.

The following is a summary of proposed changes to the requirements of PD Overlay District #1-01:

- 1) Page 1, Section A. Delete the term “condominium units” and replace with single-family detached dwellings. Clarify that accessory uses, buildings and structures are permitted within the PD #1-01. Identify the allowed uses on Outlots 1, 2 and 3.
- 2) Page 2, Section B. Specify the minimum front, side and rear yard building/structure setback dimensions to avoid creating nonconforming building and structures as a result of the proposed lot configurations shown on the preliminary plat.
- 3) Page 2, Section B. Create a maximum lot coverage standard.
- 4) Page 3, Section C. Delete the terms “condominium units”, “two-family dwellings”, and “manufactured homes” and replace with single-family detached dwellings.
- 5) Page 3, Section D. Revise the summary of ordinance exceptions for ease of use. Clarify the words and terms defined in the current Zoning Ordinance apply to PD #1-01 for consistent administration and enforcement of the zoning regulations.
- 6) Page 3, delete outdated Exhibits and replace with a new Exhibit (A) showing the individual lot configurations.



## Major Changes to PD #1-01

March 8, 2023

Page 3

**Appleton Comprehensive Plan 2010-2030:** The City of Appleton 2010-2030 Comprehensive Plan Future Land Use Map identifies the subject area as future single/two-family residential designation. The proposed changes to the recorded Implementation Plan Document No. 1417611 appear to be consistent with the Future Land Use Map and the following goals and objectives.

### *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.*

### *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.*

**Findings of Fact:** Per Section 23-151(o) of the Municipal Code, in reporting its findings and recommendations on Major Changes to PD overlay districts, Development Plans and recorded Implementation Plan Documents to the Common Council, the Plan Commission's recommendation is based upon the following findings of fact. The related excerpts are listed below.

- 1) In what respects the proposed plan is or is not consistent with the stated purpose, requirements and standards of the PD regulations.

## Major Changes to PD #1-01

March 8, 2023

Page 4

*The proposed major changes to the Development Plan and Implementation Plan Document No. 1417611 appear to be consistent with the initial stated purposes, requirements, and standards for Meade Pond, LLC, PD Overlay District #1-01 (PD #1-01). The proposed major changes will continue to promote the efficient use of land and services while assuring that open space will be maintained.*

- 2) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property and the reasons why such departures are or are not deemed to be in the public interest.

*The proposed zoning ordinance exceptions listed in Section D.4. of the Amended Implementation Plan Document are consistent with initial zoning ordinance exceptions granted for PD #1-01 and reflect as-built conditions within PD #1-01. The proposed major changes do not appear to cause undue adverse impact on the public or character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property, or other matters affecting the public health, safety, or general welfare.*

- 3) The extent of public benefit of the PD in terms of meeting planning objectives and enhancing the tax base and economic development. Any specific beneficial actions, plans, or programs agreed to in the PD proposal which are clearly beyond the minimum requirements of this chapter shall be specifically listed as evidence of justified exceptions.

*PD #1-01 will continue to enhance the City's tax base and promote the goals and objectives of the Appleton Comprehensive Plan 2010-2030 as stated in this report.*

- 4) The physical design of the proposed plan and the manner in which said design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for common open space and furthers the amenities of light, air, recreation and visual enjoyment.

*The proposed major changes to PD #1-01 do not appear to impact existing public utilities, roads patterns, building design standards, physical design of the development, except for introducing lot lines between existing buildings and creating 3 outlots per the proposed Preliminary Plat associated with this request.*

- 5) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

*The principal uses allowed within PD #1-01 will remain single-family detached dwellings as initially approved. Therefore, the proposed major changes are unlikely to create adverse impacts to the adjacent properties and neighborhood.*

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

**Major Changes to PD #1-01**

**March 8, 2023**

**Page 5**

**RECOMMENDATION**

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Staff recommends, based upon the above analysis, the proposed changes to the requirements and development plan for PD #1-01, per the attached Amended Implementation Plan Document, **BE APPROVED** subject to the following condition:

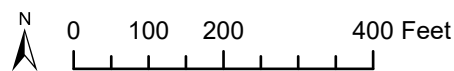
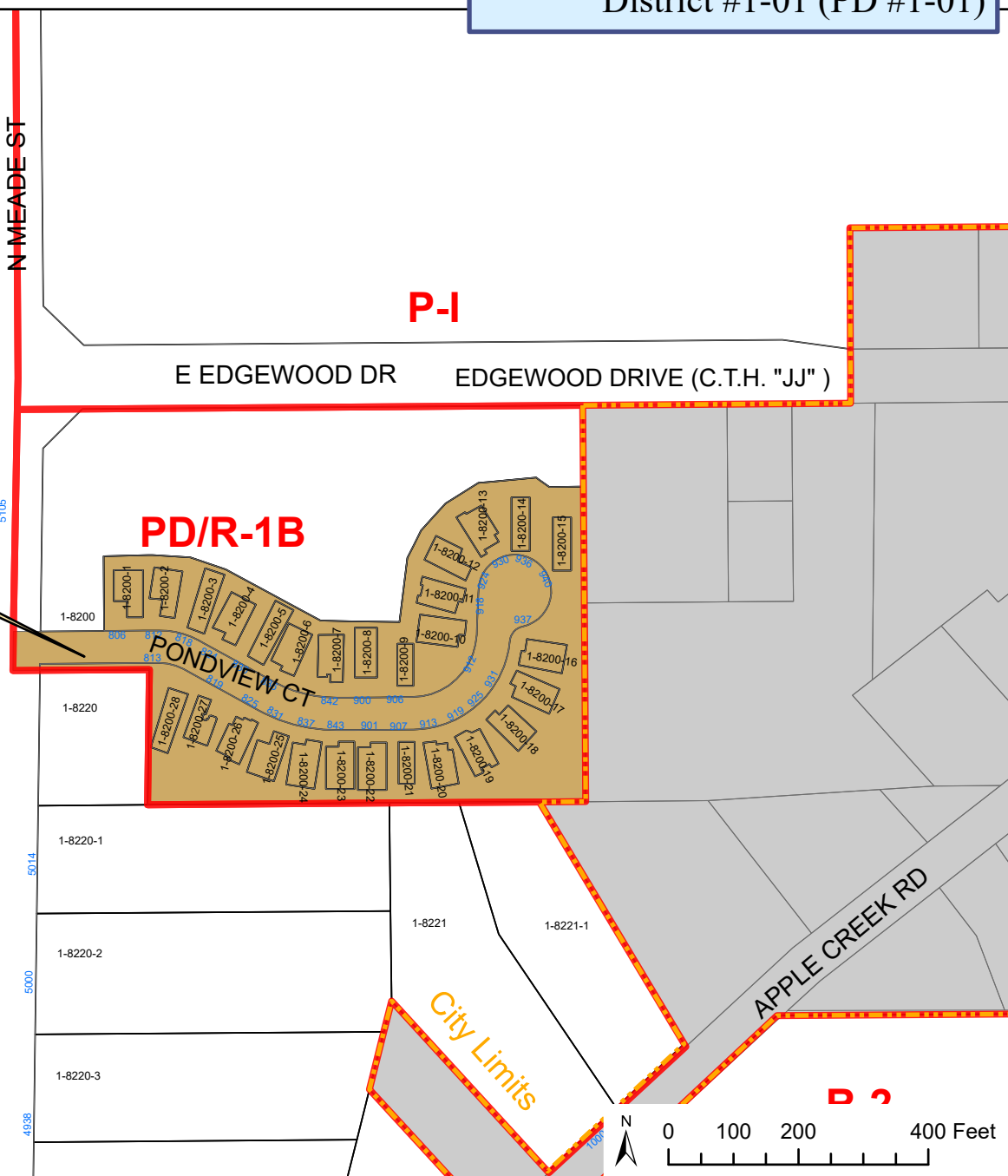
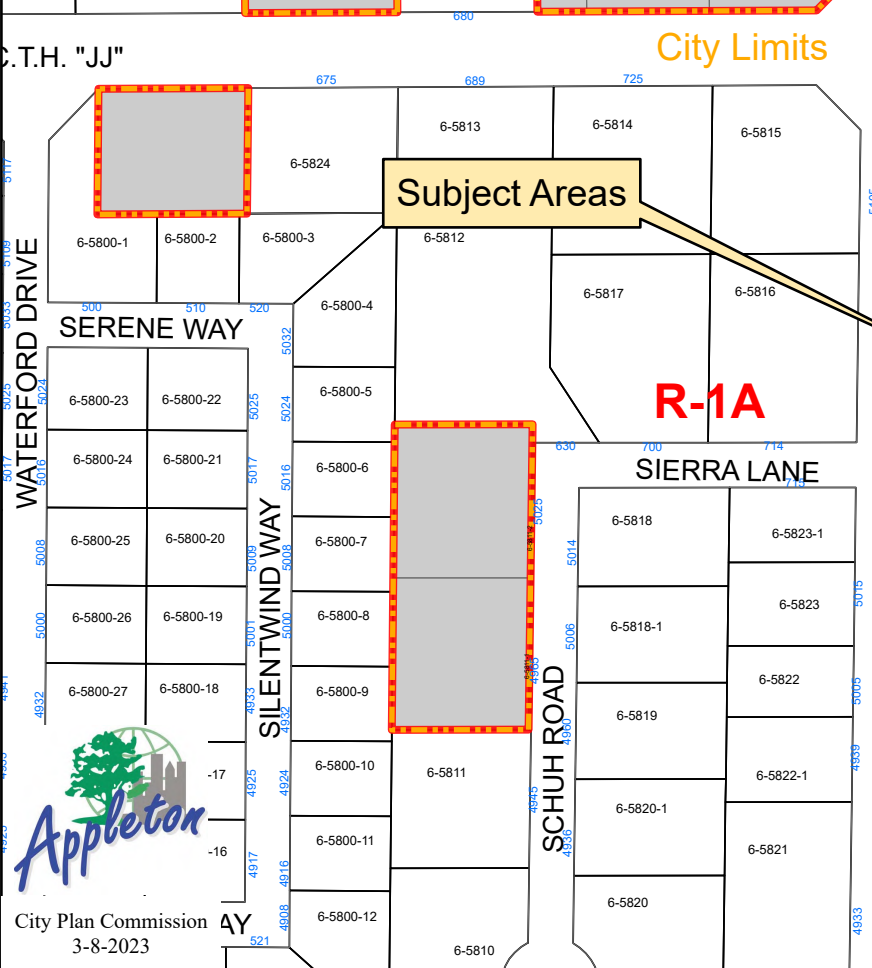
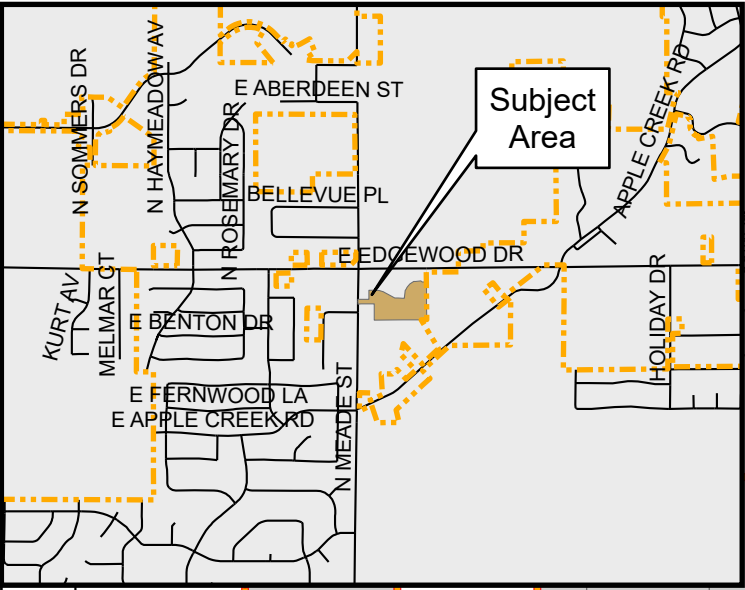
1. Prior to City signatures being affixed to the Amended Implementation Plan Document, the Amended Implementation Plan Document must be signed by all property owners and then be submitted to the City along with the Final Plat. The Amended Implementation Plan Document must be recorded in the Outagamie County Register of Deeds' Office by the property owners per Section 23-151(m)(2)f. and g. of the Municipal Code.

**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.

**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 THEREFOR, 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. 1400454, 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.

Major changes to the recorded Implementation Plan Document for Mead Pond, LLC, PD Overlay District #1-01 (PD #1-01)



**IMPLEMENTATION PLAN FOR PLANNED UNIT DEVELOPMENT**

**PLANNED DEVELOPMENT DESIGNATION**

This Planned Development Designation, to be known as Meade Pond, L.L.C. is approved this 7 day of March, 2001 by the Common Council of the City of Appleton, Wisconsin, a Wisconsin Municipal Corporation, (hereinafter referred to as the "City") for certain real property located in Appleton and described in attached Exhibit A (hereinafter referred to as the "Property"). This Implementation Plan for Planned Development (PD) Rezoning #1-01 is made and entered into by and between Meade Pond, L.L.C. (hereinafter referred to as the Owner) and the City.

WHEREAS, Sec. 23-151(k)(3)d and f, Appleton Municipal Code requires the recordation of an Implementation Plan for Planned Developments undertaken in the City; and

WHEREAS, the actual Implementation Plan contemplated under the aforementioned Ordinance is too voluminous and cumbersome for easy recordation by the Outagamie County Register of Deeds; and

WHEREAS, the parties hereto wish to notify all interested parties of the existence of said Implementation Plan;

NOW, THEREFORE, in consideration of the foregoing recitals, the Owner and the City hereby notify all interested parties as follows:

1. **Existence of Implementation Plan for PD #1-01.** The parties hereto have entered into mutually agreeable Development and Implementation Plans for the Property. This designation establishes the general uses which shall be permitted on the property, a general development plan, a specific implementation plan, and a statement of development guidelines and conditions that must be complied with by the Owner and all subsequent property owners or agents of the property owners. This designation also specifies improvements that must be made and conditions that must be fulfilled in conjunction with this designation by the Owner.

OUTAGAMIE Document # 1417611

OUTAGAMIE COUNTY RECEIVED FOR RECORD

JUL 19 2001

AT 11:30 O'CLOCK A.M. ~~PM~~  
JANICE FLENZ  
REGISTER OF DEEDS

Attorney Rick Knight  
c/o Meade Pond, LLC  
14 Tri Park Way, Building 2  
Appleton, WI 54913

pd  
P38.00

Address

2. **Location of Implementation Plan.** The Implementation Plan for PD #1-01 approved by Appleton Common Council action on March 7, 2001 and executed by the parties on July 9, 2001 is on file with the Appleton Planning Department, 100 North Appleton Street, Appleton, WI, and is subject to review and reproduction by all interested parties upon request.
3. **Subsequent Purchasers.** A Planned Development (PD) is a zoning overlay district under the City of Appleton Zoning Ordinance. The Implementation Plan exists for Planned Developments (PDs) under this zoning category and are covenants that run with the land. Accordingly, all future purchasers of property zoned PD should become familiarized with the individual requirements attached to that specific property.
4. **Amendments to Implementation Plans.** Pursuant to Sec. 23-151 of the Appleton Municipal Code, major changes in a PD require approval by the City and subsequent recording of the amendment.
5. **Development Guidelines and Conditions.** The Development Guidelines and Conditions include, but are not limited to, the following:

A. **LAND USES**

1. **Permitted Uses** will be single-family detached condominium units. Additional uses will only be permitted after a Planned Unit Development Amendment has been submitted and approved by the City of Appleton Common Council.
2. **Accessory Uses** - None.
3. **Special Uses** - None.

B. **DEVELOPMENT STANDARDS**

1. **Building Height** shall not exceed 35 feet.
2. **Setbacks** shall be as follows:
  - a. Front yard: 20 feet
  - b. Rear yard: 25 feet with a reduction to 15 feet for Units 1 through 16 and 19 and as on Exhibit G for units 20 - 24 (for decks or combination of decks and structures)
  - c. Side yard: Varies, but no less than a combined side yard of 10 feet at any closest point
3. **Parking** spaces are a minimum of two (2) off-street parking spaces in addition to a 2-car garage as proscribed by the Zoning Ordinance according to use. On-street parking on one (1) side only, and no on-street parking in the cul-de-sac.
4. **Open Space** Land not presently occupied by condominiums will be devoted to green space and detention pond. The entire development consists of 62% open space as demonstrated in Exhibit A. The open space areas as shown conceptually in Exhibit A shall remain open and free from all improvements except landscaping, utility work, and access or other elements as shown on the plan.

5. **Signs and Lighting**

- a. All project identification signs shall comply with Chapter 23 of the Appleton Municipal Code as now in effect or hereafter amended unless specifically identified in this document.
- b. All exterior lighting fixtures, either mounted on the building or freestanding, shall be installed with cut-off shielding that reflects light downward and shall be designed and installed so the light source is not visible at property lines.

6. **Development Schedule** is to start construction following the development of the City's detention pond, with build-out within three (3) years of the date of the opening of the public street.

C. **REQUIRED IMPROVEMENTS**

1. **Access**

- a. **Streets.** The primary access to the property is provided through a public street east of Meade Street which is built to applicable City standards per the Appleton Municipal Code and the Appleton Street Design Criteria Manual with the following exceptions: the public street will be 50 feet wide, with a 28-foot (face-to-face) pavement. The cul-de-sac will be 112 feet in circumference, with a 90-foot pavement circumference.
- b. **Sidewalks.** The public roadway will have 4-foot sidewalks on both sides of the street.
- c. **Bike Paths** will not be constructed within this development.

2. **Water Systems**

Water supply for the development shall be provided by Appleton Water Utility. Adequate fire flows shall be provided as required by the Appleton Fire Department. The water line will be looped out of the cul-de-sac and a 20-foot easement provided to connect to a water line in Highway JJ.

3. **Sewer Systems**

Sewerage for the development shall be provided by the City of Appleton.

4. **Fire Protection**

The subject property is located within the Appleton Fire Department's service area. All condominium units will be protected with an automatic fire sprinkler system installed according to National Fire Protection Association Standards (NFPA). Installation of Sprinkler Systems in one and two family dwellings and manufactured homes will be done according to the adopted City of Appleton Municipal Code.

5. **Utilities and Easements**

All new utility lines shall be installed underground and in full accordance with the standards of each utility provider and the Appleton Municipal Code - Subdivision Standards. Easement



documents shall be approved by the City and recorded in Outagamie County Register of Deeds' office.

#### **6. Landscaping**

Landscaping improvements shall be required to be shown on all future Planned Unit Development Plans. The Preliminary Landscape Plan for the development is shown as Exhibit H. Landscaping shall conform with the requirements of the City's Landscape Standards. Revegetation of all disturbed areas shall be required in accordance with City Grading and Excavation requirements. All landscaping shall be maintained and kept viable.

#### **7. Building Design**

All new buildings shall identify the color scheme, materials, and building design to assure coordination among the buildings. The design of new buildings shall generally comply with those materials and styles shown on Exhibits B through F. Building materials and colors will be submitted and approved by the Planning Department as part of this document prior to its recordation.

### **D. IMPLEMENTATION**

**1. Platting Requirements:** A two (2) lot CSM with a dedicated street that exceeds the maximum 500-foot provision will be filed once the rezoning is approved.

#### **2. Density of Development**

Densities of development indicated in Exhibit A represent the proposed site plan. The development will meet all applicable standards and requirements as contained in the Appleton Municipal Code unless such standards and requirements are specifically waived or modified by Planned Unit Development Amendment approval(s).

#### **3. Ordinance Exception from Zoning:**

- a) An exception of 15 feet to the 25-foot rear yard setback requirement (for decks or combination of decks and structures) is being requested for Units #1-15, 16, and 19. It has been determined that units #20, #21, #22, and #23 can encroach no more than 1.67 feet into the 15 foot rear setback (as shown on exhibit G) (approved through minor amendment June 7, 2001).
- b) The public street will be 50 feet wide rather than the Code required 60-foot wide street.
- c) The cul-de-sac will be about 900 feet long rather than the Code required 500 foot length.
- d) Pavement width will be 28 feet wide (face-to-face) as opposed to the policy required 32 feet width.
- e) The sidewalks will be 4 feet wide rather than the policy required 5-foot width.
- f) A side yard setback reduction to no less than a combined side yard of 10 feet at any closest point (6 feet per side in Ordinance).
- g) Construction of 28 principal buildings on a single residential lot. (No more than one (1) principal building shall occupy a single residential lot in Ordinance).

### **E. GENERAL PROVISIONS**

#### **1. Enforcement**

The provisions of the Meade Pond, L.L.C. Planned Development designation and the development plan relating to the use of the land shall be effective and in force unless so amended as required by the Appleton Municipal Code Section 23-151.

## **2. Breach of Provisions of PD Designation**

If at any time any provision or requirements stated in the Owner's Planned Development designation have been breached by the Owner, the City may withhold approval of any or all platting or the issuance of any or all grading or building permits or occupancy permits applied for on the property until such breach has been remedied.

## **3. Binding Effect**

This Owner's Planned Development designation shall run with the land and be binding upon the Owner, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the Appleton Municipal Code Section 23-151. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

## **4. Entire Designation**

This designation contains all provisions and requirements incumbent upon the Owner relative to the Planned Development #1-01, except as modified by subsequent action of the Appleton Common Council in accordance with procedures set forth in the Appleton Municipal Code Section 23-151 to amend planned developments, and except that nothing contained herein shall be construed as waiving any requirements of the Appleton Municipal Code or other regulations otherwise applicable to the development of the Property.

## **5. Period of Validity**

The Development Plan (**Exhibit A**) shall remain valid for 365 days during which time this Implementation Plan Document must be completed by recordation in the Outagamie County Register of Deeds' office. Failure to complete the Implementation Plan will constitute abandonment of the PD and related approvals and any assumed development rights over that allowed through the base zoning district.

## **6. Effective Date**

This designation must be signed by both the City and the Owner and must be recorded by the Outagamie County Register of Deeds' Office in order to become effective. The effective date shall be the date of recordation.

*[The remainder of this page was left blank intentionally.]*

Dated this 28<sup>th</sup> day of June, 2001.

By: [Signature]  
Owner  
Meade Pond L.L.C.

STATE OF WISCONSIN )  
 )ss  
COUNTY OF Outagamie )

Personally came before me this 28 day of June, 2001, the above named Todd W. Platt, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

[Signature]  
Notary Public, State of Wisconsin  
My Commission expires 8-25-02

Approved as to form:

[Signature]  
James P. Walsh  
Appleton City Attorney

CITY OF APPLETON, a Wisconsin  
Municipal Corporation

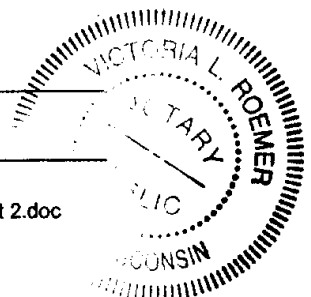
By: [Signature]  
Timothy M. Hanna, Mayor

Attest: [Signature] Deputy City Clerk  
for Cynthia Hesse, City Clerk

STATE OF WISCONSIN )  
 )ss  
COUNTY OF OUTAGAMIE )

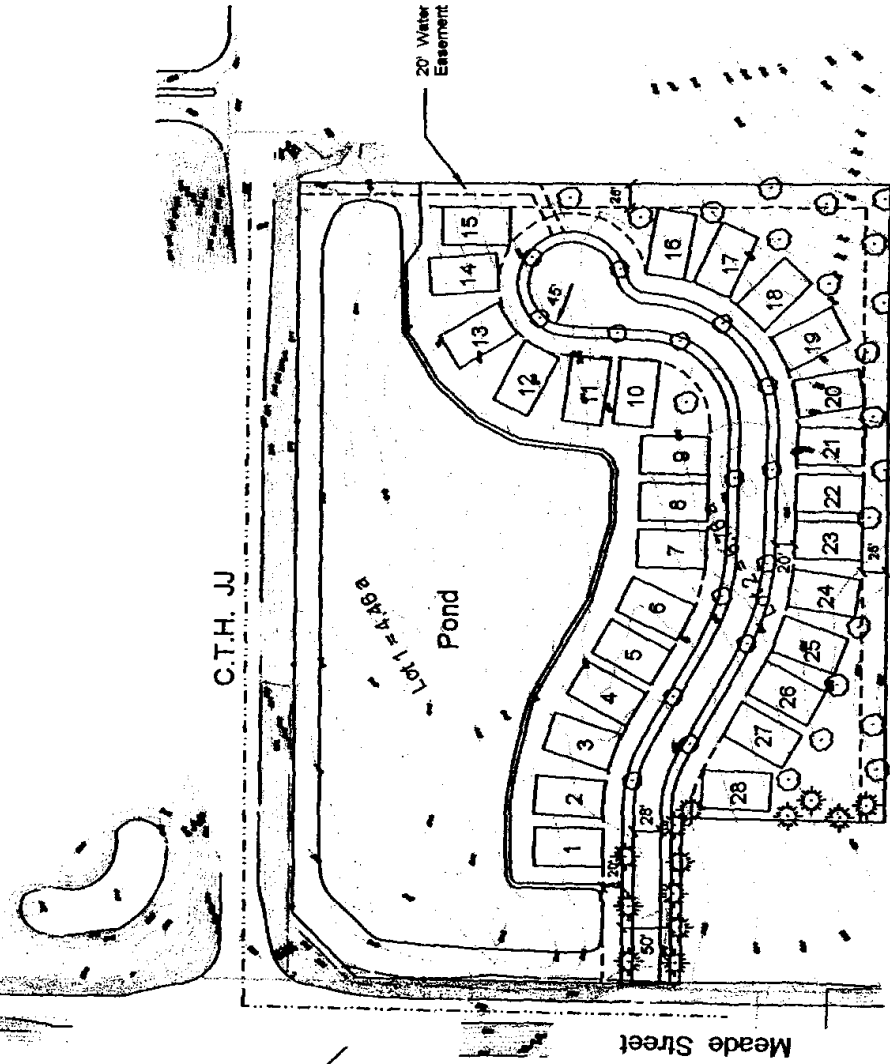
Personally came before me this 9<sup>th</sup> day of July, 2001, the above named Timothy M. Hanna, Mayor of City of Appleton, and ~~Cynthia Hesse, City Clerk~~ of City of Appleton, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended. Mary Wendell, Deputy City Clerk

[Signature]  
Notary Public, State of Wisconsin  
My Commission expires 10/19/03



# Exhibit A

## Villas at Meade Pond Site Plan



**Notes:**

1. All single family detached Condominium units will be protected with an automatic fire sprinkler system according to National Fire Protection Association Standards and installation of sprinkler systems will be done according to the adopted City of Appleton Municipal Code
2. A 20 foot Water Line Easement along the east edge of the property will allow the water main in the public street to connect to water main in Edgewood Drive (CTH JJ).
3. Rear Yard Setbacks are 25' and Front Yard Setbacks are 20'.
4. Parking limited to one side only and no parking will be allowed on the cul-de-sac.
5. Four-foot sidewalks will be installed on both sides of the public street.
6. Building Envelopes are 40x70.
7. Snow storage to be located between #15 and #16.
8. An exception of 15' to the 25' rear yard

**Property Land Use:**

Building space	1.80 acres
Road Pavement	0.58 acres
Sidewalk	0.17 acres
Pond Area	3.59 acres
Green Space (in dev. area)	5.08 acres
<b>Total</b>	<b>11.22 acres</b>

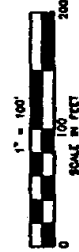
Date: 1/19/2001

Scale: 1" = 100'

Prepared by:

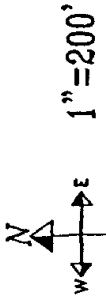
Warren Utecht

Project No. 610-000ct



Planned Development Rezoning  
 Southeast Corner JJ & Meade Street  
 R-1A to PD/R-1B  
 Site Plan

City Plan Commission  
 Appleton, Wisconsin  
 02-12-01

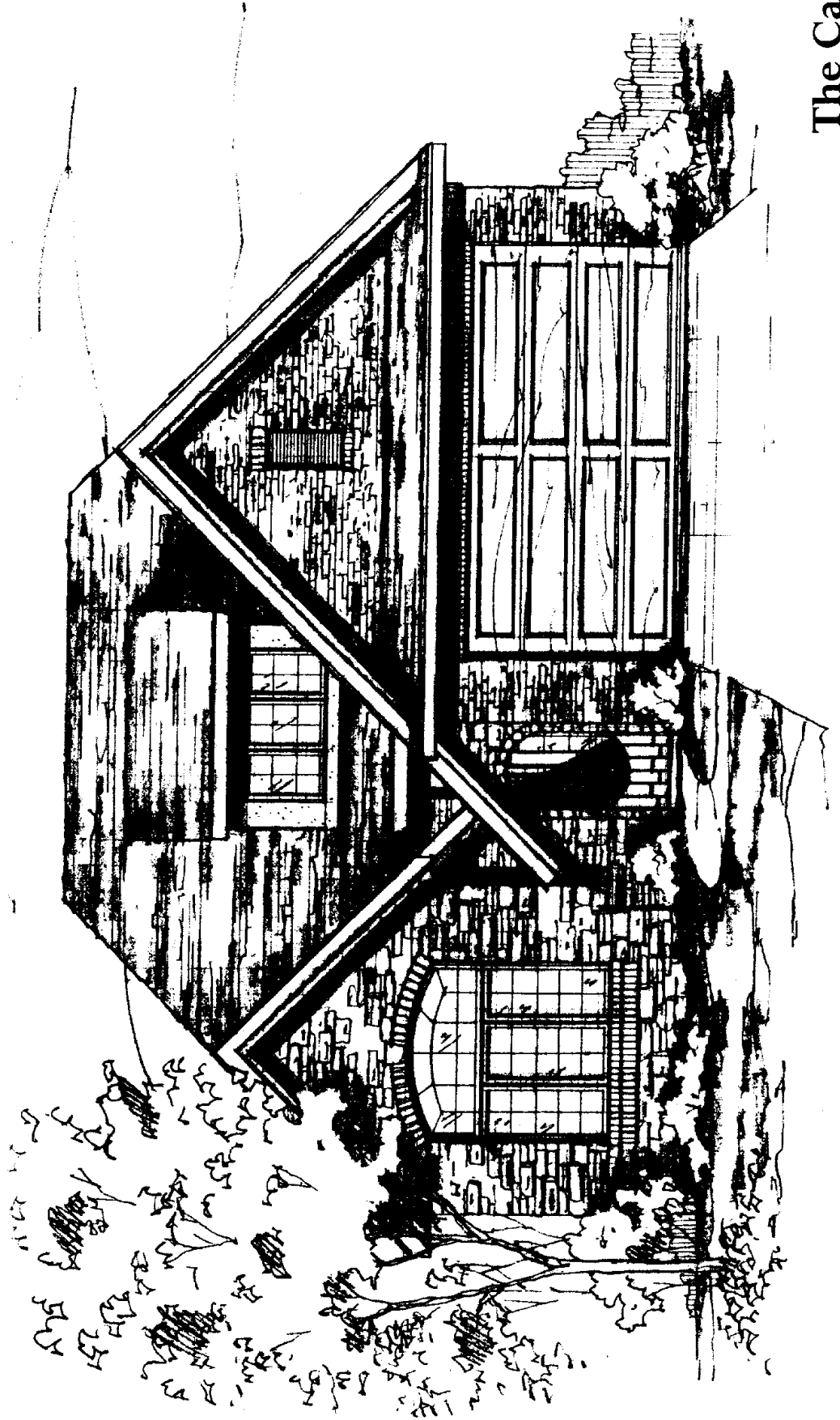


prepared by: m&e

Exhibit B

The Calais

THE VILLAS AT  
MEADE POND



THE VILLAS AT  
MEADE POND

Exhibit C

The Marseille

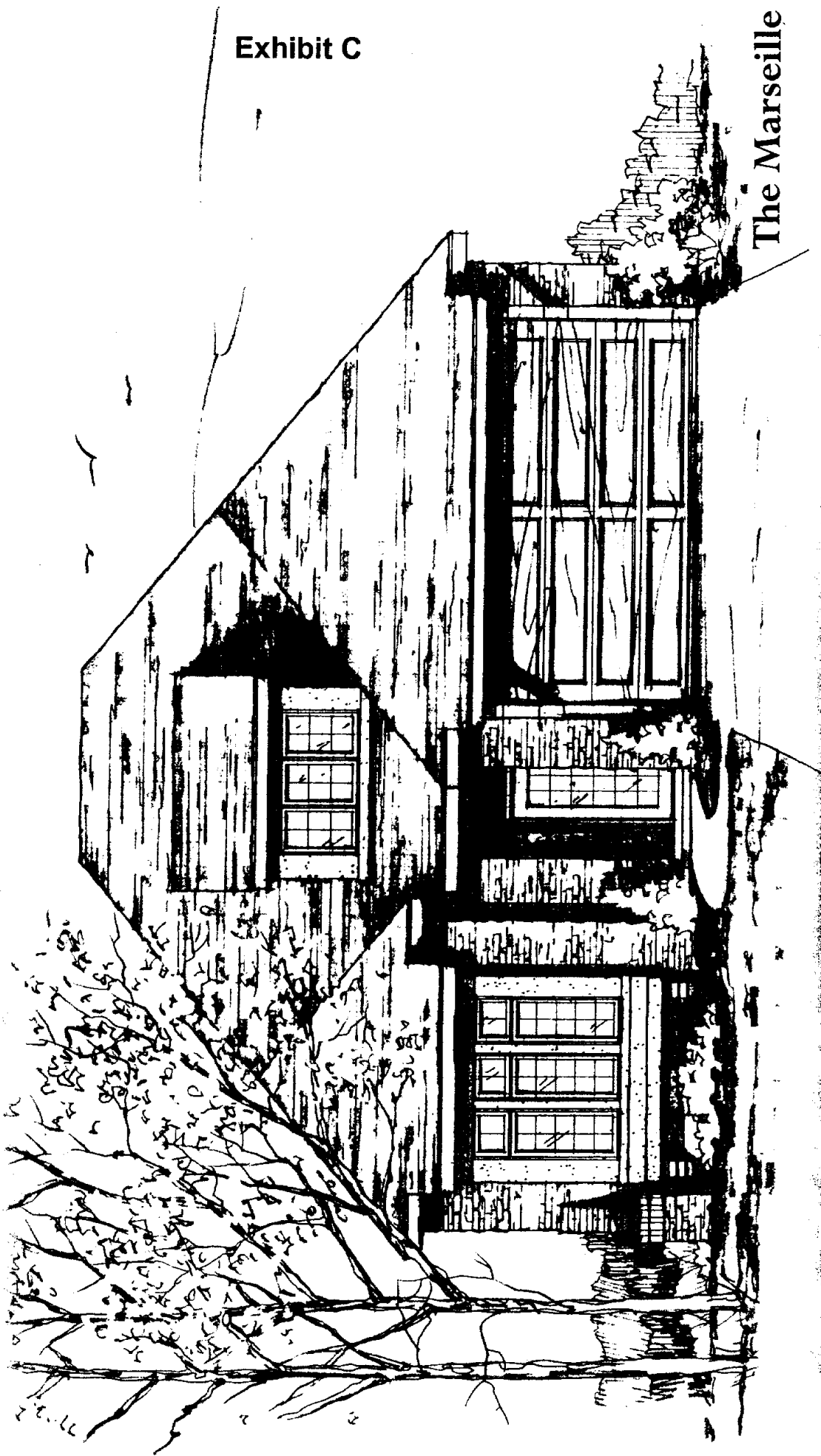


Exhibit D

The Strasbourg

THE VILLAS AT  
MEADE POND



THE VILLAS AT  
MEADE POND

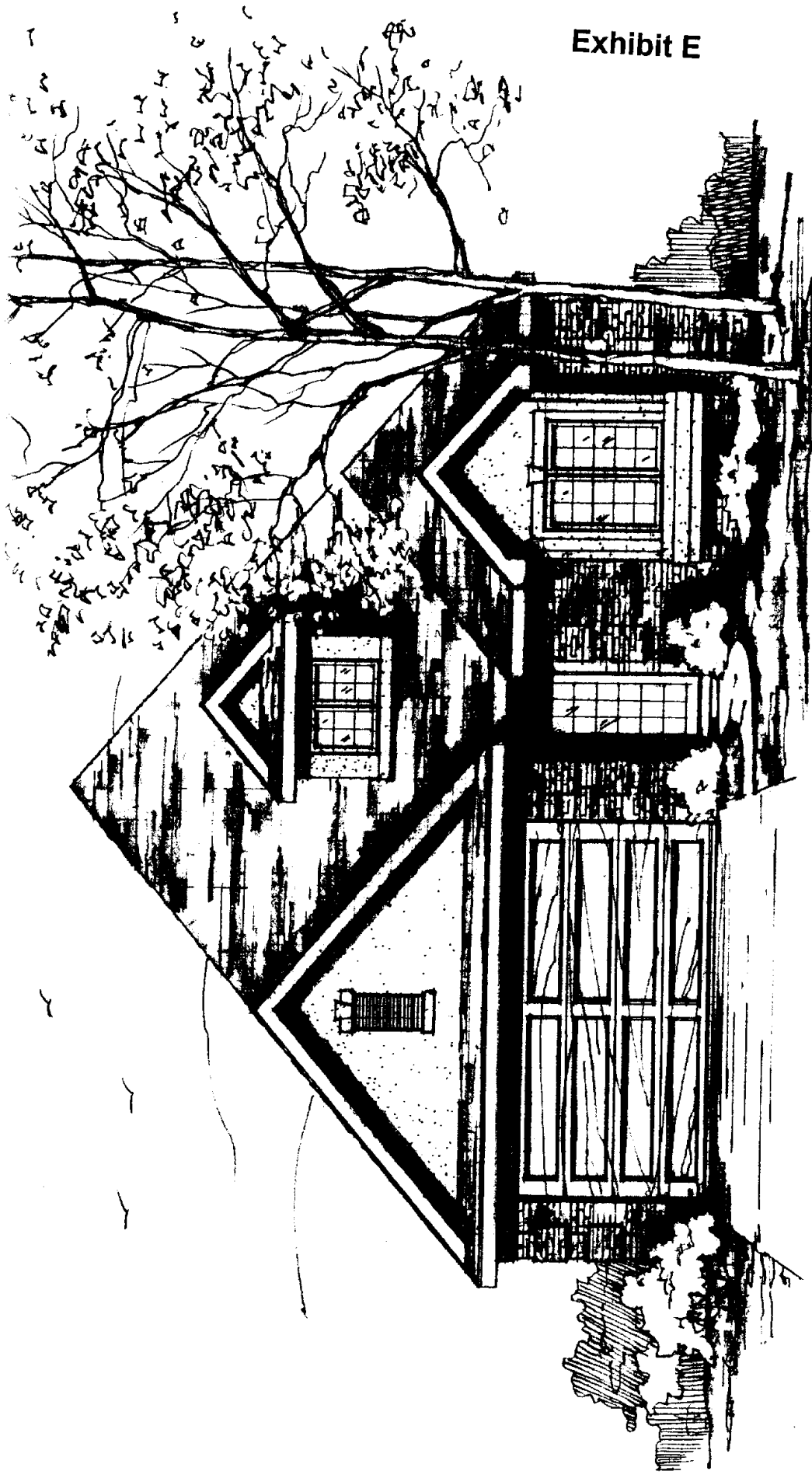


Exhibit E

The Cherbourg

County Home Builders Association



THE VILLAS AT  
MEADE POND

Exhibit F

The Bordeaux

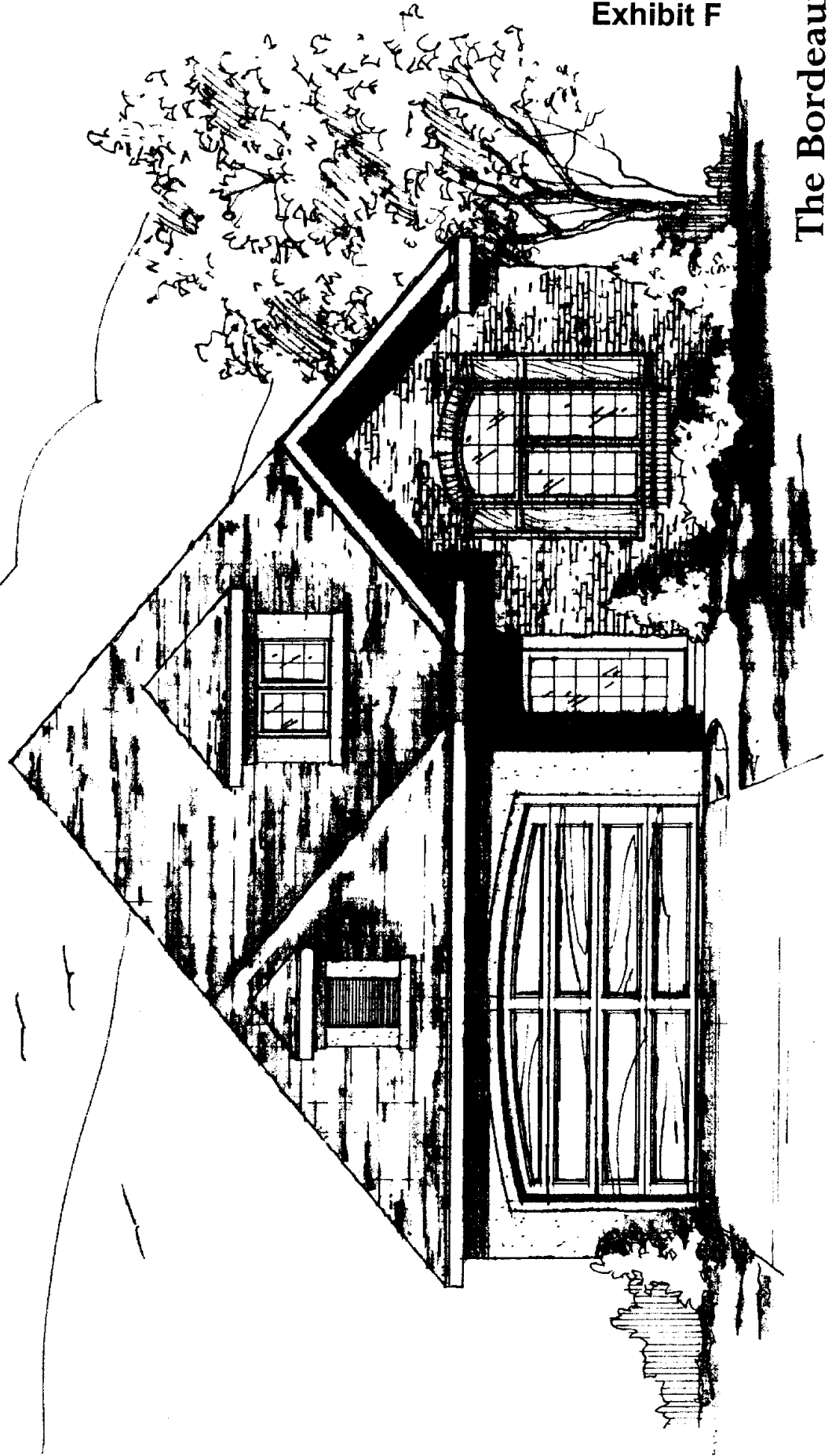
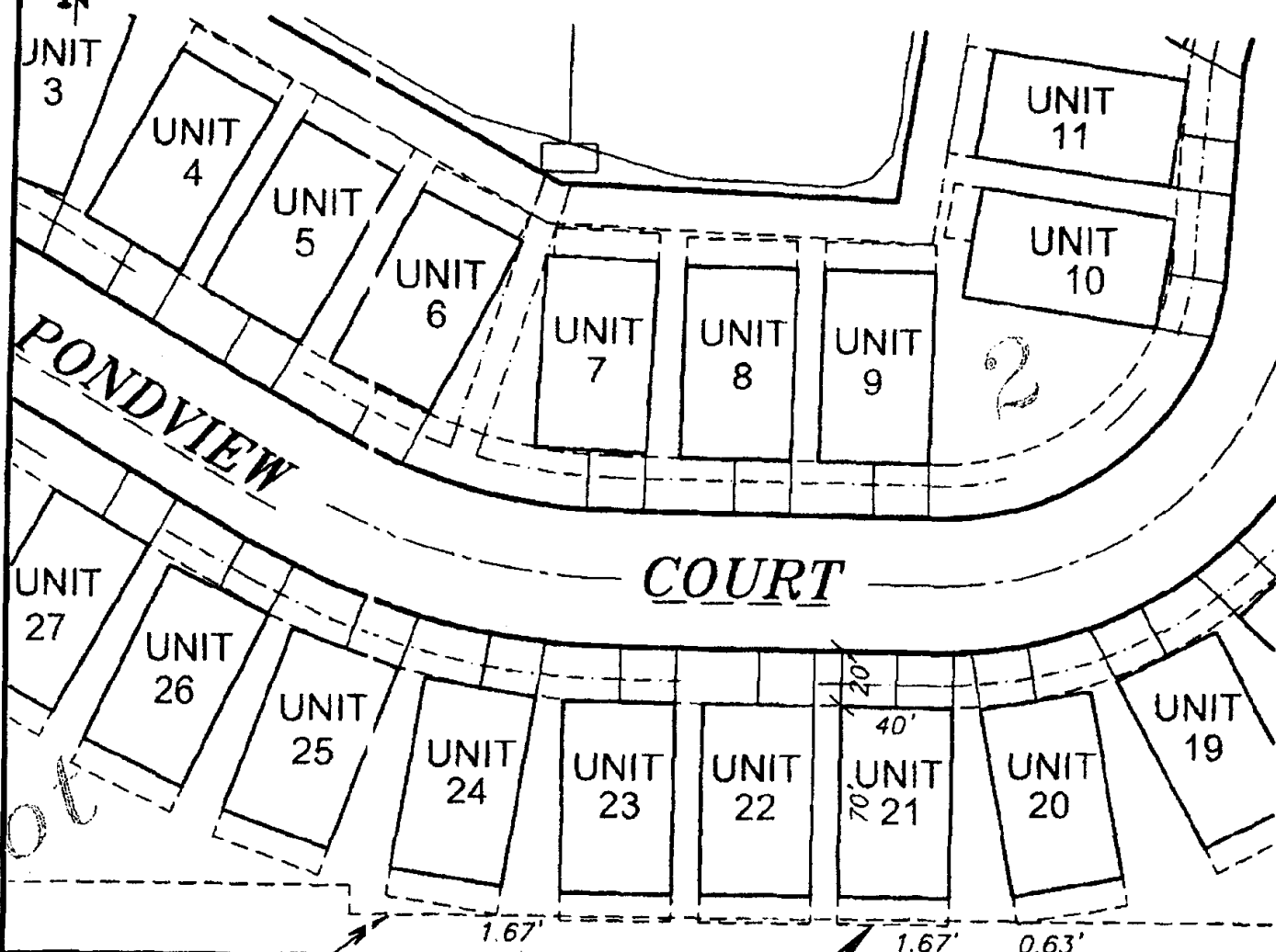


Exhibit G

# The Villas at Meade Pond

## Meade Pond Condominium

Scale 1" = 60'



15' Building Setback Line

10' Maximum depth deck area  
(typical 10' x 12')

### Martenson & Eisele, Inc.

Engineering - Surveying - Planning - Architecture

1919 American Court

Neenah, WI 54956

(920) 731-0381

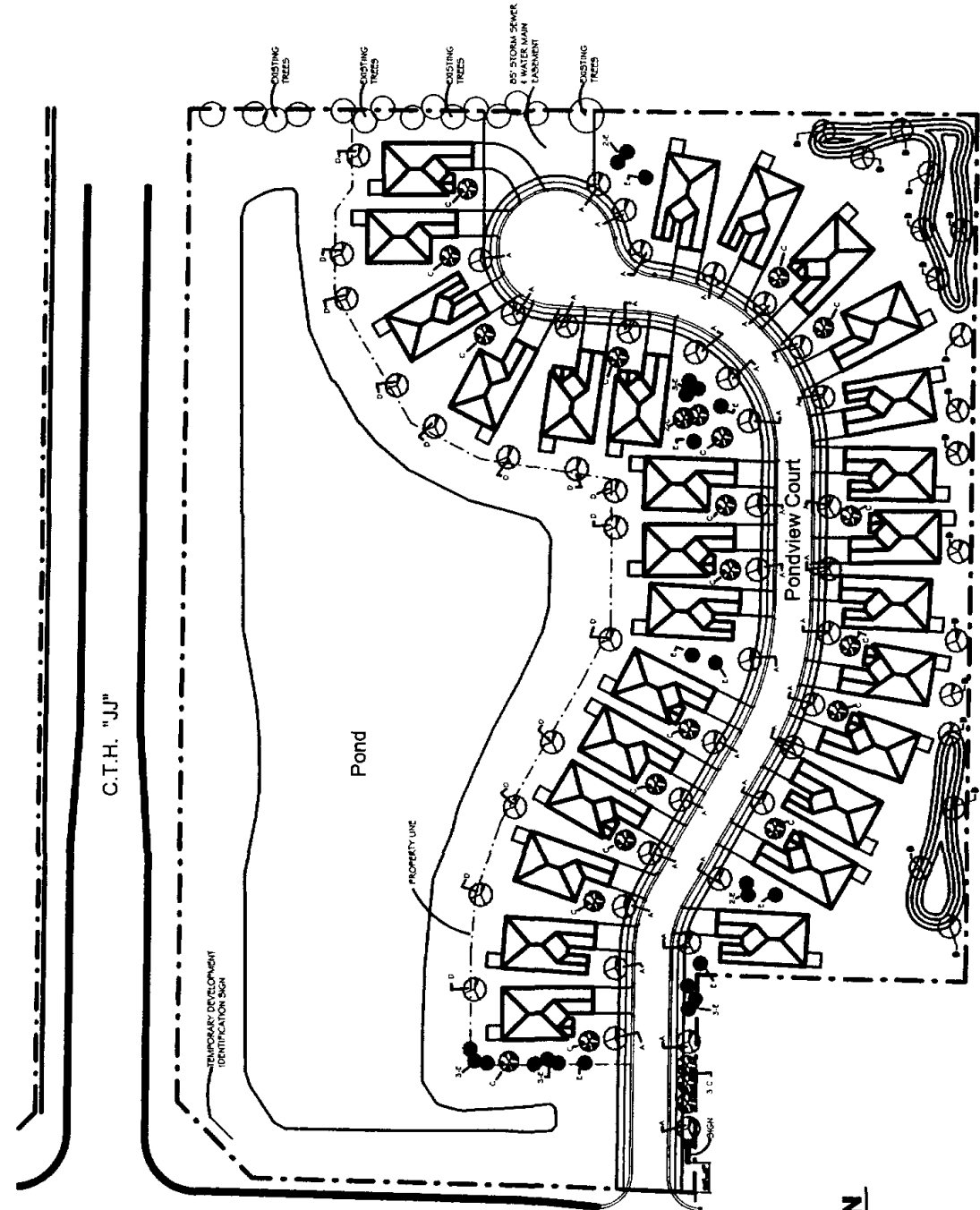
FAX (920) 731-8578

E-MAIL mail@martenson-eisele.com



FIELD BK	PAGE	DRAWN BY	CHECKED	APPROVED	DRAWING NO.
SCALE	DATE	NO	DATE	REVISION	
COMPUTER FILE					

# Exhibit H



C.T.H. "JJ"

Meade Street

Pond

Pondview Court

TEMPORARY DEVELOPMENT IDENTIFICATION SIGN

PROPERTY USE

NO STORAGE SINKER,  
1 WATER MAIN,  
1 FURNISHMENT

**PLANT LIST (Cont'd. S. 100)**

NO.	PLANT	QUANTITY	SIZE	REMARKS
1.	LAUREL	20	2 1/2" DIA	AS SHOWN
2.	LAUREL	20	1 1/2" DIA	AS SHOWN
3.	LAUREL	20	1 1/2" DIA	AS SHOWN
4.	LAUREL	20	1 1/2" DIA	AS SHOWN
5.	LAUREL	20	1 1/2" DIA	AS SHOWN
6.	LAUREL	20	1 1/2" DIA	AS SHOWN
7.	LAUREL	20	1 1/2" DIA	AS SHOWN
8.	LAUREL	20	1 1/2" DIA	AS SHOWN
9.	LAUREL	20	1 1/2" DIA	AS SHOWN
10.	LAUREL	20	1 1/2" DIA	AS SHOWN
11.	LAUREL	20	1 1/2" DIA	AS SHOWN
12.	LAUREL	20	1 1/2" DIA	AS SHOWN
13.	LAUREL	20	1 1/2" DIA	AS SHOWN
14.	LAUREL	20	1 1/2" DIA	AS SHOWN
15.	LAUREL	20	1 1/2" DIA	AS SHOWN
16.	LAUREL	20	1 1/2" DIA	AS SHOWN
17.	LAUREL	20	1 1/2" DIA	AS SHOWN
18.	LAUREL	20	1 1/2" DIA	AS SHOWN
19.	LAUREL	20	1 1/2" DIA	AS SHOWN
20.	LAUREL	20	1 1/2" DIA	AS SHOWN

- NOTES:**
1. ALL INSTALLED LAWN AREAS TO BE TENDED OR SOONER.
  2. ALL TREES TO BE STAKED AND GUYED.
  3. RECORD RESPONSIBLE FOR TREE IDENTIFICATION.
  4. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED FOUNDATION.
  5. TREES SHALL BE PLANTED A MINIMUM OF 8 FEET FROM SIDEWALK.

**LANDSCAPE PLAN**  
SHEET 2 OF 2  
1" = 40'-0"

NOTE: SEE SHEET 2 FOR TYPICAL FOUNDATION PLANTINGS AND GROUND SIGN DETAILS



**Total Project Management™**  
*It's The Process*

May 1, 2001

## Villas At Meade Pond

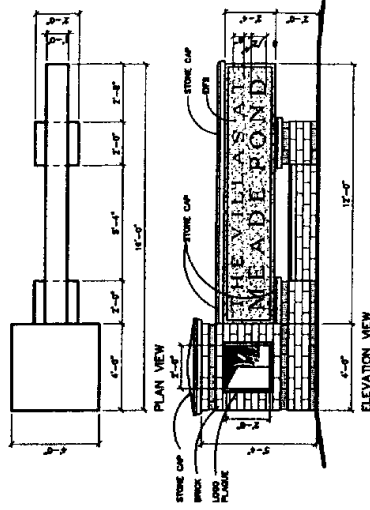
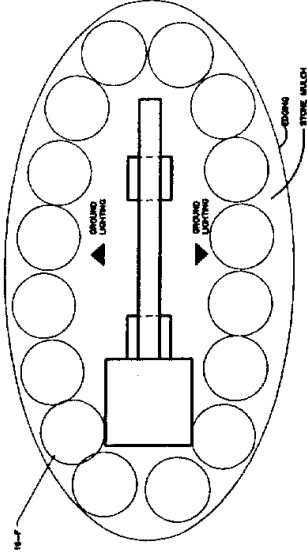
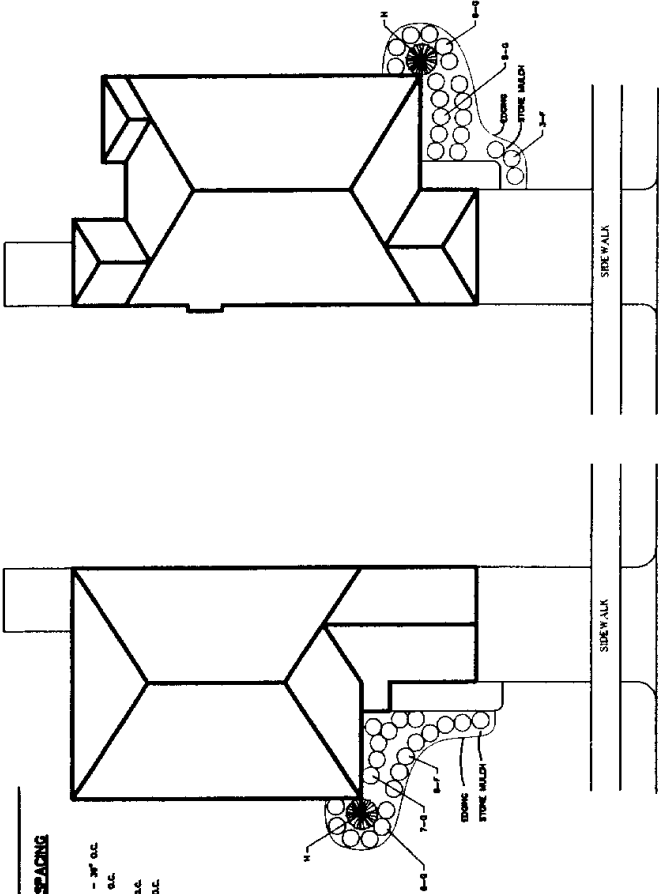
© 2001 HOFFMAN CORPORATION

PLANT LIST (sheet 2 only)

KEY	PLANT	QUANTITY	SIZE	SPACING
F	LAUREL / YEW	SEE PLAN	15" - 18"	30" - 36" O.C.
G	WIRE CACTUS / WIRE BURNINGBUSH	SEE PLAN	15" - 18"	36" O.C.
H	YEW / ARBOREVITAE	SEE PLAN	3" - 6"	4' O.C.
J	GLORIE MOERWITTE	SEE PLAN	15" - 18"	3' O.C.

NOTES

1. ALL DISTURBED LAWN AREAS TO BE SEEDED OR SOOLED.
2. SEE GRADING PLAN FOR DISTURBED AREAS.
3. ALL TREES TO BE STAKED AND MULCHED.
4. NEED BARRIERS FOR MOVING QUANTITIES.
5. NO PLANTS SHALL BE PLANTED UNDER ROOF OVERHANG.
6. NO GRASS SHALL BE PLANTED MORE THAN ONE FOOT UNDER ROOF OR BUILDING OVERHANG.



Typical Foundation Planting

Ground Sign-Phase One

LANDSCAPE PLAN  
1" = 10'-0" SHEET 2 OF 2



Total Project Management™  
It's The Process

Villas At Meade Pond

May 1, 2001

**AMENDMENT to Implementation Plan Document No. 1417611  
for Meade Pond, L.L.C. (PD #1-01)**

WHEREAS, the Meade Pond, L.L.C. Planned Development Designation for PD Rezoning #1-01 (PD #1-01) went into effect on the date when the Implementation Plan for Meade Pond, L.L.C. (PD #1-01) was recorded in the Outagamie County Register of Deeds Office, Wisconsin, on July 19, 2001, as Document No. 1417611.

WHEREAS, Section 23-151(p)(1)e. of the Appleton Zoning Ordinance allows amendments to the standards of a recorded Implementation Plan Document. The property owners now desire to formally amend Section A. Land Uses, Section B. Development Standards, Section C. Required Improvements, Section D. Implementation, and Section E. General Provisions of the Implementation Plan Document No. 1417611 for Meade Pond, L.L.C. (PD #1-01).

NOW, THEREFORE, the property owners amend the provisions of Implementation Plan Document No. 1417611 for Meade Pond, L.L.C. (PD #1-01) as follows:

The language in Section A.1. and 2. is deleted and replaced in its entirety by the following language: In addition, Section A.3. is created by the following language:

**Section A. Land Uses**

1. **Principal Uses** shall be single-family detached dwellings (Lots 1-28).
2. **Accessory Uses, buildings, and structures** are permitted in connection with the principal use as specified in the underlying R-1B Single-family District pursuant to the Chapter 23, Appleton Zoning Code as now in effect or hereafter amended (Lots 1-28).
3. **Neighborhood Identification Sign** shall be allowed on Outlot 1, **Detention Pond** shall be allowed on Outlot 2, and Outlot 3 shall remain in open/green space. All Outlots may be landscaped.

**Record and return copy to:**

City of Appleton  
Community & Economic Development Department  
100 N. Appleton Street  
Appleton, WI 54911

The language in Section B.2.a., b. and c., Section B.4. and Section B.6. is deleted and replaced in its entirety by the following language: In addition, Section B.2.d. and e. are created by the following language:

## **Section B. Development Standards**

2. **Setbacks** shall be as follows:

- a. Principal Building Front Yard: 20 feet minimum (Lots 1-28 & Outlot 3)
- b. Principal Building, including decks Rear Yard: 11 feet minimum (Lots 1-15 & Outlot 3)  
6 feet minimum (Lot 16)  
15 feet minimum (Lots 17-19)  
13 feet minimum (Lots 20-24)  
25 feet minimum (Lots 25-28)
- c. Principal Building, including decks Side Yards: 4.5 feet minimum (Lots 1-5, 7-28 & Outlot 3). Principal Building Side Yards: 4.5 feet minimum and deck Side Yard: 2.85 feet minimum (Lot 6).
- d. Setbacks for accessory uses, buildings and structures (patios) shall comply with Chapter 23, Appleton Municipal Code as now in effect or hereafter amended unless specifically identified in the document.
- e. Front, Side and Rear Yard Setbacks. None for Outlots 1 and 2, unless identified for the land use as specified for Outlots 1 and 2 in this document and/or drainage plan on file in the Appleton Department of Public Works, Engineering Division.

4. **Lot Coverage** maximum shall be 65%.

6. **Lot Standards** for Lots 1-28 shall be as follows:

- a. Lot width: 38 feet minimum. (\*measured along the front lot line for Lots 1- 28)
- b. Lot size: 5,500 square feet minimum.

Section B.7.a. is created by the following language:

7. **Outlot Standards** (1, 2 and 3) shall be as follows:

- a. Lot width and size: None, but shall abut on a public road.

The language in Section C.4. is deleted and replaced in its entirety by the following language:

## **Section C. Required Improvements**

### **4. Fire Protection**

The subject property is located in the Appleton Fire Department's service area. All single-family detached dwellings will be protected with an automatic fire sprinkler system installed according to National Fire Protection Association standards (NFPA). Installation of sprinkler systems in single-family detached dwellings will be done according to the adopted City of Appleton Municipal Code, if applicable.

The language in Section D.3.a), Section D.3.f) and Section D.3.g) is deleted and replaced in its entirety by the following language: In addition, Section D.3.h) and i) is created by the following language:

## **Section D. Implementation**

### **3. Ordinance Exception from Zoning:**

- a) Front and Rear yard setback reduction. (R-1B Zoning District requires a minimum 20 front yard setback and 25 foot rear yard setback). (See Section B.2.b. and e. of this document.)
- f) Side yard setback reduction. (R-1B Zoning District requires a minimum 6 foot side yard setback, including attached decks). (See Section B.2.c. and e. of this document.)
- g) Lot and Outlot width and size reductions. (R-1B Zoning District requires a minimum lot width of 50 feet and a minimum lot area of 6,000 square feet). (See Section B.6. a. and b. and Section B7.a. of this document.) (R-1B Zoning District requires 50% maximum lot coverage). (See Section B.4. of this document.)
- h) The Neighborhood Identification Sign located on Outlot 1 identifies and is connected to the Meade Pond, LLC Planned Development; therefore, this sign is defined as an on-site sign or on-premises sign.
- i) Side yard setback reduction to 0 feet for concrete patio located on Lot 10. Accessory structures (i.e. patios) requires a minimum 3 foot side yard setback pursuant Section B.2.d. of this document.

Section D.4. is created by the following language:

- 4. Words and Terms Defined** – All words and terms wherever they occur in this Implementation Plan Document for PD #1-01, shall be defined and interpreted in accordance with Chapter 23, Appleton Zoning Code as now in effect or hereafter amended. Words not defined in Chapter 23, Appleton Zoning Code shall be interpreted in accordance with Wisconsin State Statutes or Wisconsin State Administrative Code as now in effect or hereafter amended.

**Exhibit "A"**. Exhibit "A" attached to Implementation Plan for PD #1-01, Document No. 1417611 is deleted in its entirety and replaced and superseded by the Amended Exhibit "A" attached hereto. **Exhibits "G" and "H"** attached to Implementation Plan for PD#1-01, Document No. 1417611 are both deleted in their entirety.

**Scope of Amendments:** All other standards and provisions of Implementation Plan Document No. 1417611 for Meade Pond, L.L.C. (PD #1-01) shall be unaffected by these amendments and shall remain in full force and effect.

1. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Joda Wunderlich

Owner Name: JODA WUNDERLICH  
Property Address: 806 E PONDVIEW CT  
City Parcels: 1-8200-1 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires



2. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Russell Jacobus

By: \_\_\_\_\_  
Jerrie Jacobus

Owners Name: RUSSELL and JERRIE JACOBUS  
Property Address: 812 E PONDVIEW CT  
City Parcels: 1-8200-2 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN )  
 )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

3. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Larry Cain

By: \_\_\_\_\_  
Cheryl Cain

Owners Name: LARRY and CHERYL CAIN,  
TRUSTEES for LARRY and CHERYL CAIN  
REV TRUST  
Property Address: 818 E PONDVIEW CT  
City Parcels: 1-8200-3 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

4. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Margaret Kostelnik

Owner Name: MARGARET KOSTELNIK  
FOR MARGARET KOSTELNIK REV  
TRUST  
Property Address: 824 E PONDVIEW CT  
City Parcels: 1-8200-4 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

5. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Richard Vandriest

By: \_\_\_\_\_  
Teena Vandriest

Owner Name: RICHARD and TEENA  
VANDRIEST  
Property Address: 830 E PONDVIEW CT  
City Parcels: 1-8200-5 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

6. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Ernestine Rouman

Owner Name: ERNESTINE ROUMAN  
Property Address: 836 E PONDVIEW CT  
City Parcels: 1-8200-6 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

7. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Thomas Schelble

By: \_\_\_\_\_  
Michelle Schelble

Owner Name: THOMAS AND MICHELLE  
SCHELBLE FOR THOMAS SCHELBLE  
AND MICHELLE SCHELBLE JT REV  
TRUST  
Property Address: 842 E PONDVIEW CT  
City Parcels: 1-8200-7 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN )  
 )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

8. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Patrick Hawley

By: \_\_\_\_\_  
Carrie Jo Hawley

Owner Name: PATRICK AND CARRIE JO  
HAWLEY FOR PATRICK AND CARRIE JO  
HAWLEY JT REV TRUST  
Property Address: 900 E PONDVIEW CT  
and E PONDVIEW CT  
City Parcels: 1-8200-8 and 1/28 INT IN  
COMMON AREA and 1-8200-9 and 1/28 INT  
IN COMMON AREA

STATE OF WISCONSIN )  
 )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

9. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
John Sivertsen

Owner Name: JOHN SIVERTSEN, AS  
INITIAL TRUSTEE OF THE JOHN AND  
GLORIA SIVERTSEN JT REV LIV T  
Property Address: 912 E PONDVIEW CT  
City Parcels: 1-8200-10 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires



10. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Patricia Pollen

Owner Name: PATRICIA POLLEN  
Property Address: 918 E PONDVIEW CT  
City Parcels: 1-8200-11 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

11. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Virginia Russler

Owner Name: VIRGINIA RUSSLER for  
VIRGINIA RUSSLER REV TRUST  
Property Address: 924 E PONDVIEW CT  
City Parcels: 1-8200-12 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

12. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Martin Waltho

By: \_\_\_\_\_  
Phyllis Waltho

Owner Name: MARTIN AND PHYLLIS  
WALTHO  
Property Address: 930 E PONDVIEW CT  
City Parcels: 1-8200-13 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

13. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
William Reid, Jr.

By: \_\_\_\_\_  
Carol Reid

Owner Name: WILLIAM JR AND CAROL REID FOR WILLIAM AND CAROL REID, JR. REV LIV TRUST  
Property Address: E PONDVIEW CT  
City Parcels: 1-8200-14 and 1/28 INT IN COMMON AREA

STATE OF WISCONSIN )  
 )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

14. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Michael Speel

By: \_\_\_\_\_  
Lavern Speel

Owner Name: MICHAEL AND LAVERN  
SPEEL FOR MICHAEL AND LAVERN  
SPEEL LIV TRUST  
Property Address: 940 E PONDVIEW CT  
City Parcels: 1-8200-15 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN )  
 )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

15. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Edwin Hammond

By: \_\_\_\_\_  
Jane Hammond

Owner Name: EDWIN AND JANE  
HAMMOND  
Property Address: 937 E PONDVIEW CT  
City Parcels: 1-8200-16 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

16. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Ben Vanden Heuvel

By: \_\_\_\_\_  
Priscilla Vanden Heuvel

Owner Name: BEN AND PRISCILLA  
VANDEN HEUVEL, TRUSTEES FOR  
VANDEN HEUVEL REVOCABLE TRUST  
Property Address: 931 E PONDVIEW CT  
City Parcels: 1-8200-17 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

17. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Gary Gehrke

Owner Name: GARY GEHRKE  
Property Address: 925 E PONDVIEW CT  
City Parcels: 1-8200-18 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires



18. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
James Feeney

By: \_\_\_\_\_  
Sheryl Feeney

Owner Name: JAMES AND SHERYL  
FEENEY, TRUSTEES FOR THE JAMES  
AND SHERYL FEENEY REV TRUST UAD  
Property Address: 919 E PONDVIEW CT  
City Parcels: 1-8200-19 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN )  
 )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

19. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Charles Lukas

By: \_\_\_\_\_  
Cathy Lukas

Owner Name: CHARLES AND CATHY  
LUKAS  
Property Address: 913 E PONDVIEW CT  
City Parcels: 1-8200-20 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

20. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
John Sharp

By: \_\_\_\_\_  
Jacqueline Sharp

Owner Name: JOHN AND  
JACQUELINE SHARP  
Property Address: 907 E PONDVIEW CT  
City Parcels: 1-8200-21 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

21. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Lawrence Silton

By: \_\_\_\_\_  
Susan Silton

Owner Name: LAWRENCE AND SUSAN  
SILTON, TRUSTEES FOR THE SILTON  
JOINT REVOCABLE TRUST  
Property Address: 901 E PONDVIEW CT  
City Parcels: 1-8200-22 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

22. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Daniel Albers

By: \_\_\_\_\_  
Mary Albers

Owner Name: DANIEL AND MARY ALBERS  
Property Address: 843 E PONDVIEW CT  
City Parcels: 1-8200-23 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

23. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Leonard Vanderwyst

By: \_\_\_\_\_  
Alice Vanderwyst

Owner Name: LEONARD AND ALICE  
VANDERWYST  
Property Address: 837 E PONDVIEW CT  
City Parcels: 1-8200-24 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

24. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Linda Kellett

Owner Name: LINDA KELLETT FOR THE  
LINDA KELLETT LIV TRUST  
Property Address: 831 E PONDVIEW CT  
City Parcels: 1-8200-25 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended

25. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
William Griffith

Owner Name: WILLIAM GRIFFITH FOR  
THE WILLIAM GRIFFITH REV TRUST  
Property Address: 825 E PONDVIEW CT  
City Parcels: 1-8200-26 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires



26. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Phyllis Zeiss

Owner Name: PHYLLIS ZEISS FOR THE  
PHYLLIS ZEISS REV TRUST  
Property Address: 819 E PONDVIEW CT  
City Parcels: 1-8200-27 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

27. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Susan Duven

Owner Name: SUSAN DUVEN FOR THE  
SUSAN DUVEN REV TRUST  
Property Address: 813 E PONDVIEW CT  
City Parcels: 1-8200-28 and 1/28 INT IN  
COMMON AREA

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named \_\_\_\_\_, and \_\_\_\_\_,  
to me known to be the persons who executed the foregoing instrument and  
acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires

The above Amendments to the Implementation Plan for PD# 1-01 were drafted by the undersigned at the request of the Property Owner(s).

\_\_\_\_\_  
Drafter's Signature

\_\_\_\_\_  
Date

Approved as to form:

CITY OF APPLETON, a Wisconsin  
Municipal Corporation

\_\_\_\_\_  
Appleton City Attorney  
Christopher Behrens

By: \_\_\_\_\_  
Jacob A. Woodford, Mayor

Attest: \_\_\_\_\_  
Kami Lynch, City Clerk

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF OUTAGAMIE    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named Mayor of City of Appleton, and City Clerk of City of Appleton, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires





## 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.

**Preliminary Plat – The Villas at Meade Pond**

**March 8, 2023**

**Page 2**

**STAFF ANALYSIS**

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**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:

<b>Yard</b>	<b>Lot Numbers</b>	<b>Minimum Building Setback Dimension</b>
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

## **Preliminary Plat – The Villas at Meade Pond**

**March 8, 2023**

**Page 3**

- *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.*

## **Preliminary Plat – The Villas at Meade Pond**

**March 8, 2023**

**Page 4**

### *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**

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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**

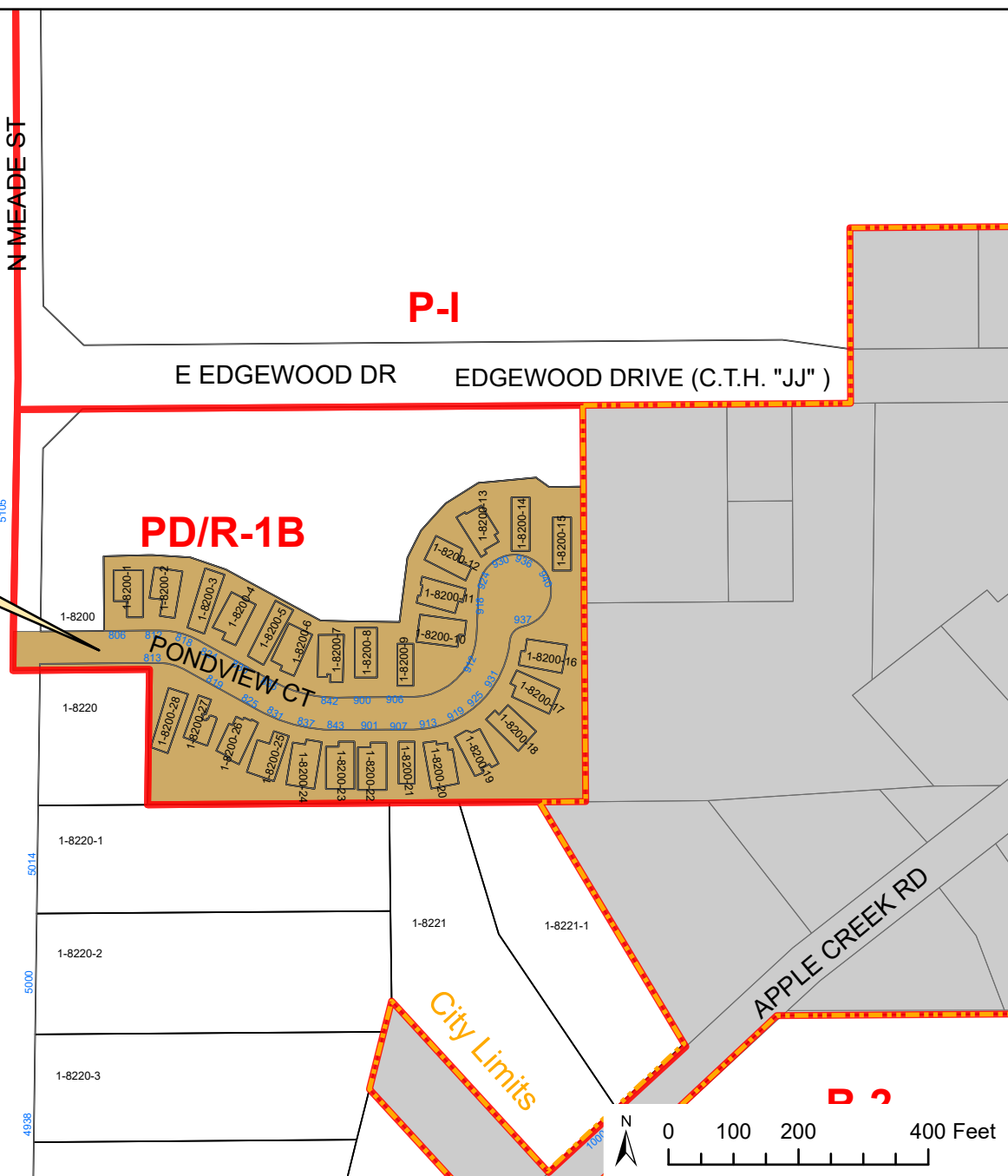
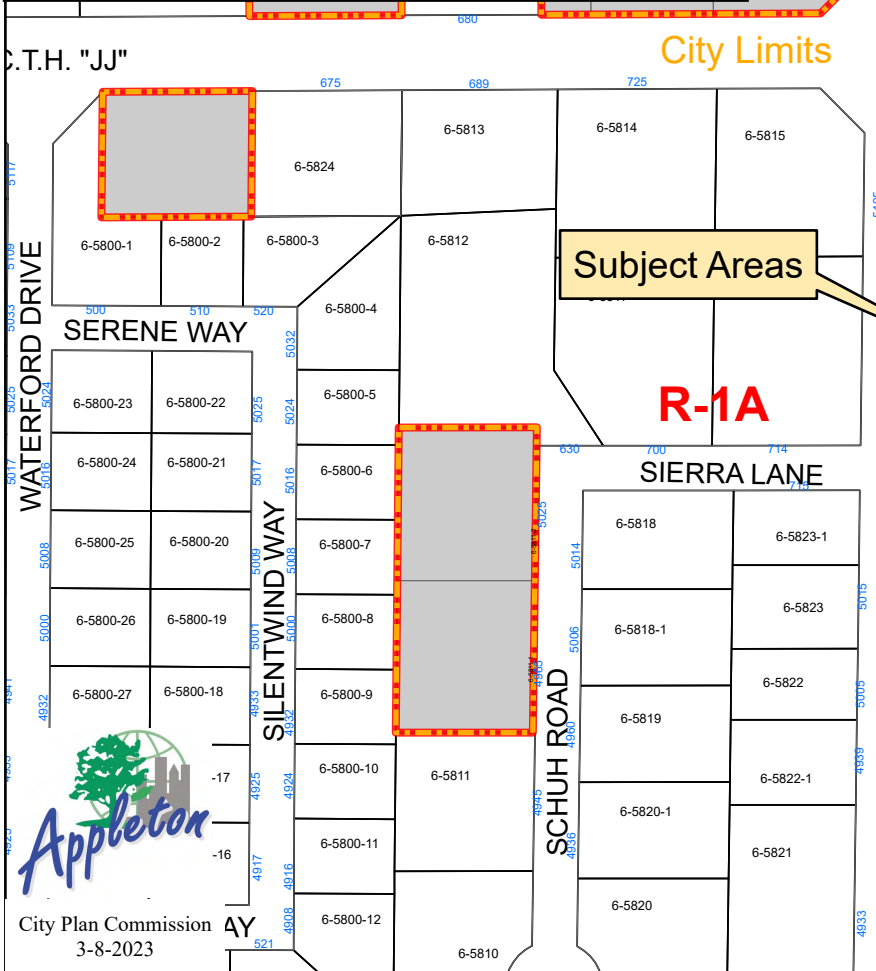
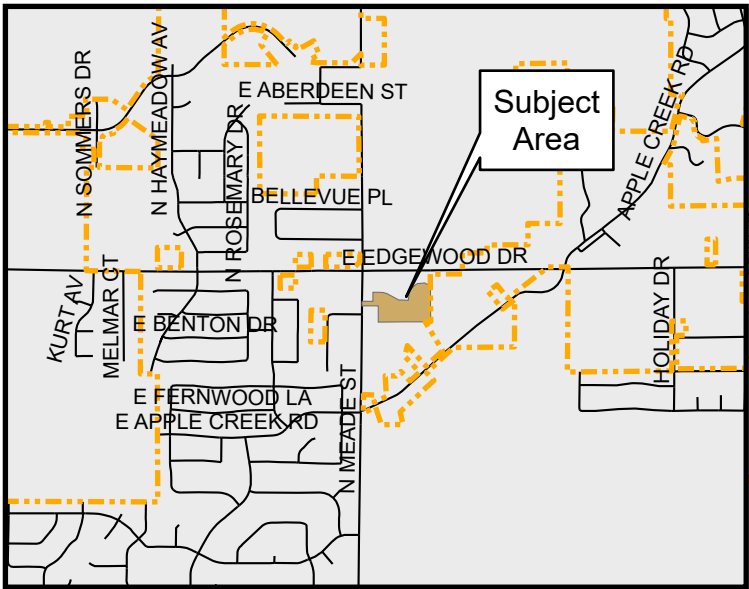
**March 8, 2023**

**Page 5**

- 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

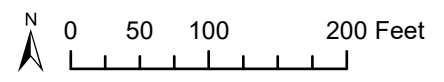
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City Limits

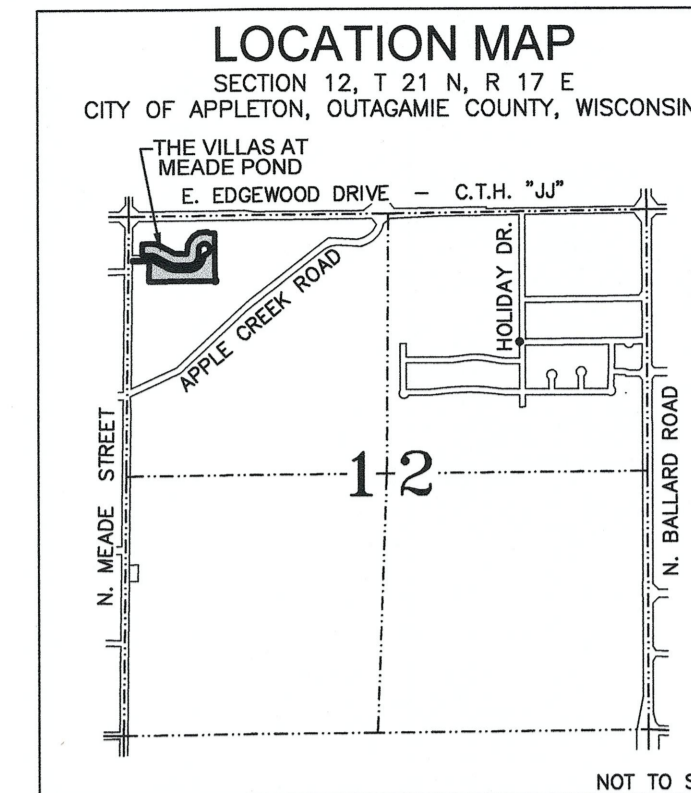
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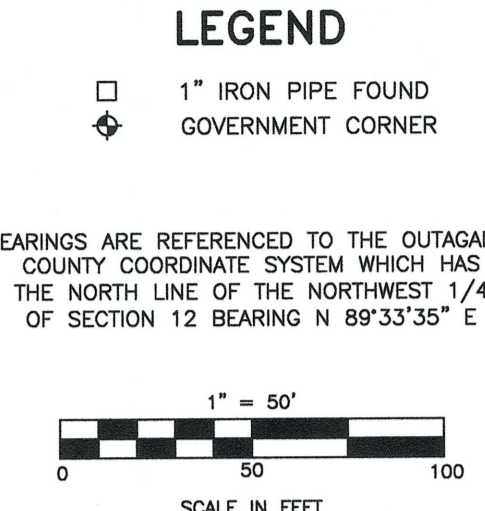
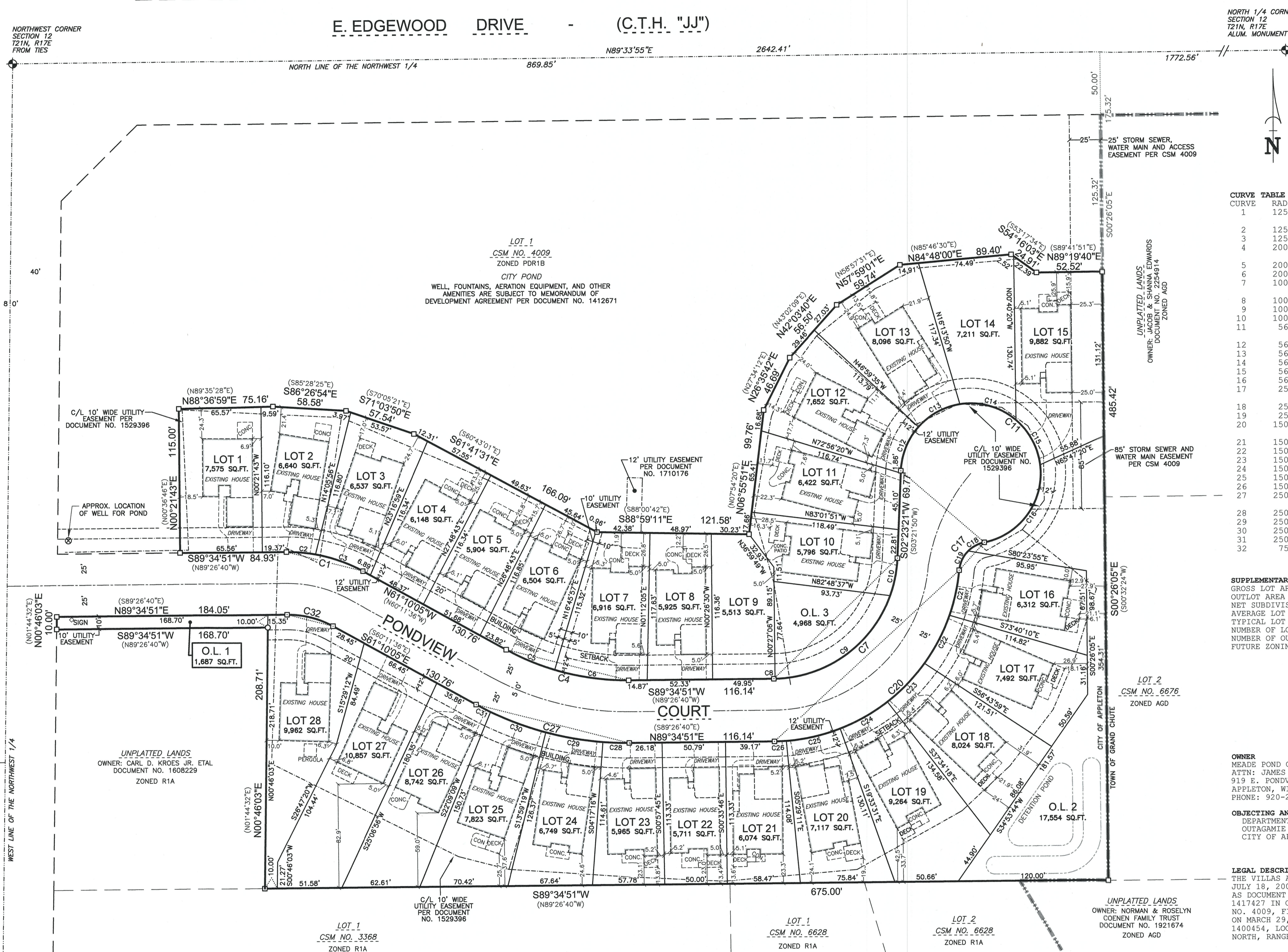
City Plan Commission  
3-8-2023



**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  
 1377 Midway Road  
 Menasha, WI 54952  
 Environmental  
 Surveying  
 info@martenson-eisele.com  
 www.martenson-eisele.com  
 920.731.0381 1.800.236.0381



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\"/>

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	125.00'	029°15'04"	63.82'	S 75°47'37.5\"/>			

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  
 PERSON: 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. 1400454, 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 24<sup>th</sup> 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		

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SCALE	DATE
1" = 50'	01-06-2023
COMPUTER FILE	
1-1745-001pp.dwg	

DRAWING NO.  
1-1745-001