



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: January 21, 2020

Common Council Meeting Date: January 22, 2020

Item: Extraterritorial Preliminary Plat – Jenkel Fields – Town of Center

Case Manager: David Kress

GENERAL INFORMATION

Owner/Applicant: Steve Jenkel

Address/Parcel #: Generally located north of Wege Road and west of County Road A in the Town of Center – Tax Id #040052415

Petitioner's Request: The applicant is proposing to subdivide property under Outagamie County's AGD General Agricultural zoning district for residential and agricultural uses. The area is 16.313 acres, which will be divided into two lots.

BACKGROUND

The subject area is within the City's extraterritorial plat approval jurisdiction, which includes the unincorporated area within three miles of the City, as described in the Subdivision Ordinance. The Preliminary Plat must also be reviewed and approved by the Town of Center and Outagamie County. This item has not yet appeared before the Town Board and County Zoning Committee.

STAFF ANALYSIS

Existing Conditions: This is undeveloped land located in the Town of Center, north of Wege Road. Floodplain, delineated wetlands, and a stormwater pond exist on the property. Access to the development will be obtained from Wege Road and Dax Daniel Lane.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the Town of Center and Outagamie County. The nearby uses are generally residential and agricultural in nature. The surrounding zoning is the County's AGD General Agricultural District.

Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed the City of Appleton's *Comprehensive Plan 2010-2030* and determined this proposed subdivision is within the City's future growth area. The *Comprehensive Plan 2010-2030* Future Land Use Map identifies this area with the One and Two-Family Residential and Agricultural and Private Open Space designations.

Review Criteria: Community and Economic Development staff has reviewed the Extraterritorial Preliminary Plat in accordance with the City of Appleton Zoning Ordinance requirements for single-family residential developments. Proposed Lot 1 is 8.187 acres and Lot 2 is 8.126 acres in size. The lot sizes and lot widths for the proposed lots in this Town of Center subdivision exceed minimum City of Appleton Zoning Ordinance requirements.

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Additional Comments: Several issues do not impact the City, but may warrant consideration from the Town of Center and/or Outagamie County:

- Per Section 17-7(b)(4) of the Appleton Municipal Code, the Preliminary Plat shall show the location of abutting lot lines and names of any adjacent subdivisions. Adjacent lots within CSM 7041 and CSM 7377 are not identified.
- It appears parts of Dax Daniel Lane and Wege Road were already dedicated to the public with previously-recorded CSM 7378.

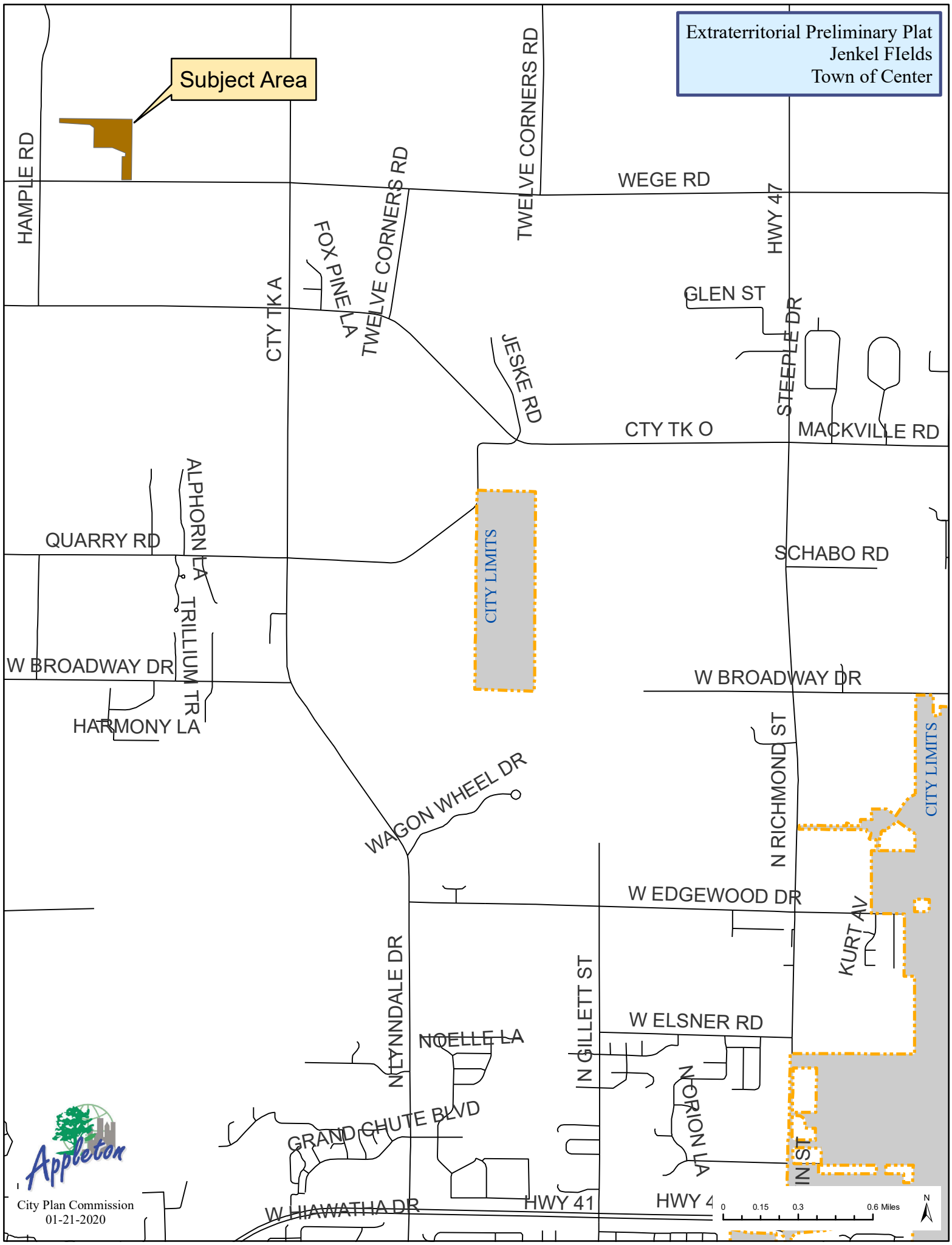
Technical Review Group (TRG) Report: This item was discussed at the December 17, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Based on the above, staff recommends that the Extraterritorial Preliminary Plat – Jenkel Fields located in the Town of Center, as shown on the attached maps, **BE APPROVED**.

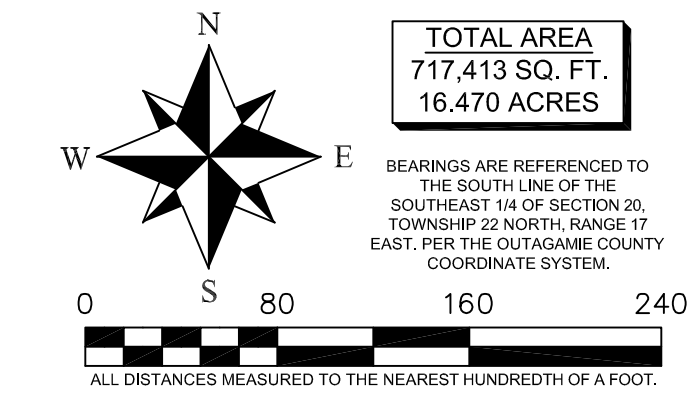
Extraterritorial Preliminary Plat
Jenkel Fields
Town of Center

Subject Area



JENKEL FIELDS PRELIMINARY PLAT

LOT 1 OF CERTIFIED SURVEY MAP NO. 7378 LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF CERTIFIED SURVEY MAP NO. 7041 LOCATED IN ALL OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, T.22N., R.17E., TOWN OF CENTER, OUTAGAMIE COUNTY, WISCONSIN.



TOTAL AREA
717,413 SQ. FT.
16.470 ACRES

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 NORTH RANGE 17 EAST, PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM.

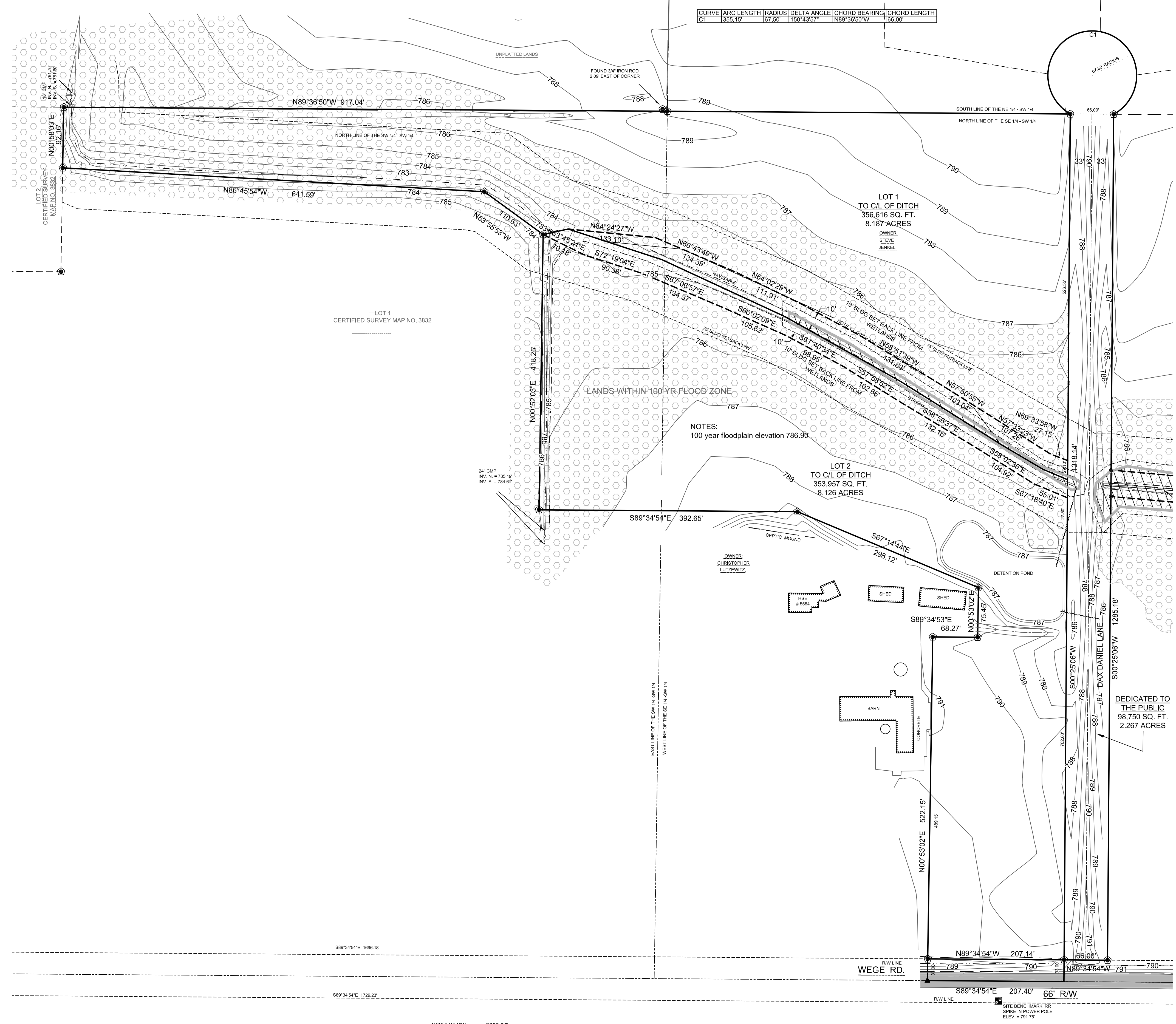
NOTE: FUTURE DEVELOPMENT MAY REQUIRE A WETLAND DELINEATION DUE TO PRESENCE OF HYDRIC SOILS.

THE LOTS CREATED IN THIS COUNTY PLAT ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON ADJACENT PROPERTY.

LEGEND

- 3/4" X 1/8" IRON ROD SET, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FT.
- △ MAG NAIL SET
- ⊕ SECTION CORNER
- ⊙ 3/4" IRON ROD FOUND
- 100 YR FLOOD PER WI FEMA MAPPING
- () PREVIOUSLY RECORDED DIMENSION

NOTES:
100 year floodplain elevation 786.90'



DEDICATED TO THE PUBLIC
98,750 SQ. FT.
2.267 ACRES



PRECISION LAND SURVEYING LLC 1024 W. TAYLOR ST., APPLETON, WI 54914 (920) 205-4895		
DRAWN BY	DATE	SURVEY FOR
CAH	2/18/2019	STEVE JENKEL
APPROVED	DATE	1200 W. GLENDALE
CAH	2/19/2019	APPLETON, WI 54914
SCALE	SHEET	PROJECT NO.
1" = 80'	1 OF 1	8546PP

N89°34'54"W 2628.25'

66' R/W