



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** October 13, 2021

**Common Council Meeting Date:** October 20, 2021

**Item:** Extraterritorial Preliminary Plat – Auburn Estates – Town of Grand Chute

**Case Manager:** David Kress, Principal Planner

### GENERAL INFORMATION

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**Owner:** M & E Investments Fox Valley, LLC and Geraldine A. Schroeder Irrevocable Trust

**Applicant:** Cypress Homes, Inc. c/o Mike Blank

**Address/Parcel #:** Generally located east of McCarthy Road and north of Capitol Drive in the Town of Grand Chute – Tax Id # 101026000, #101026001, #101026100, and #101026101

**Petitioner's Request:** The applicant is proposing to subdivide property under the Town's RSF Single-Family Residential District. The area is 38.09 acres in size and would be divided into 29 lots and one outlot.

### BACKGROUND

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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 Grand Chute and Outagamie County. This item is on track to go to the Town Board on October 19, 2021, and it has not yet appeared before the County Zoning Committee.

### STAFF ANALYSIS

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**Existing Conditions:** Parcels #101026000, #101026100, and #101026101 are currently developed with houses, barns, and other accessory buildings. However, the majority of the property consists of undeveloped land located in the Town of Grand Chute, east of McCarthy Road. According to the preliminary plat map, delineated wetlands exist on the south end of the site. Access to the development would be obtained from McCarthy Road and extensions of Rose Meadow Lane and Cobble Creek Drive.

**Surrounding Zoning and Land Uses:** The surrounding area is under the jurisdiction of the Town of Grand Chute, and the nearby uses are generally residential and agricultural in nature. The surrounding zoning is the Town's RSF Single-Family Residential District and 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 outside the City's future growth area.

**Review Criteria:** Community and Economic Development staff has reviewed the Extraterritorial Preliminary Plat in accordance with the City of Appleton Subdivision Ordinance, as well as Zoning

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Ordinance requirements for single-family residential developments. The proposed lots range in size from 43,560 square feet to 65,995 square feet. Typical lot dimensions are 168 feet by 260 feet. The lot sizes and lot widths for the proposed lots in this Town of Grand Chute subdivision exceed minimum City of Appleton Zoning Ordinance requirements.

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

- It appears that some existing structures would be impacted by the proposed lot configuration. If these structures are to remain, this could create setback issues and/or result in buildings split between two proposed lots.
- It appears that proposed Outlot 1 is intended to be used for stormwater purposes. Consider including a note on the plat to identify ownership, use, and maintenance of the outlot.
- North end of subject area, road called Rose Meadow Ln, this dead-end should contain a turn-around feature for emergency vehicles that is shaped in accordance with State Fire Code, NFPA-1 because the dead-end roadway is greater than 150 feet. Examples are cul-de-sac, T-shape or other similar.
- Rose Meadow Lane and Cobble Creek Drive are extensions of existing roadways. The street name Pebble Creek Court does not meet the City's one-word street name standard and exceeds 10 characters in length.
- There appears to be two errors in the Parcel Description. "... Southeast 1/4 of said Section 12 ..." refers to the wrong section number. "... N. McCarthy Drive ..." includes the wrong street suffix.

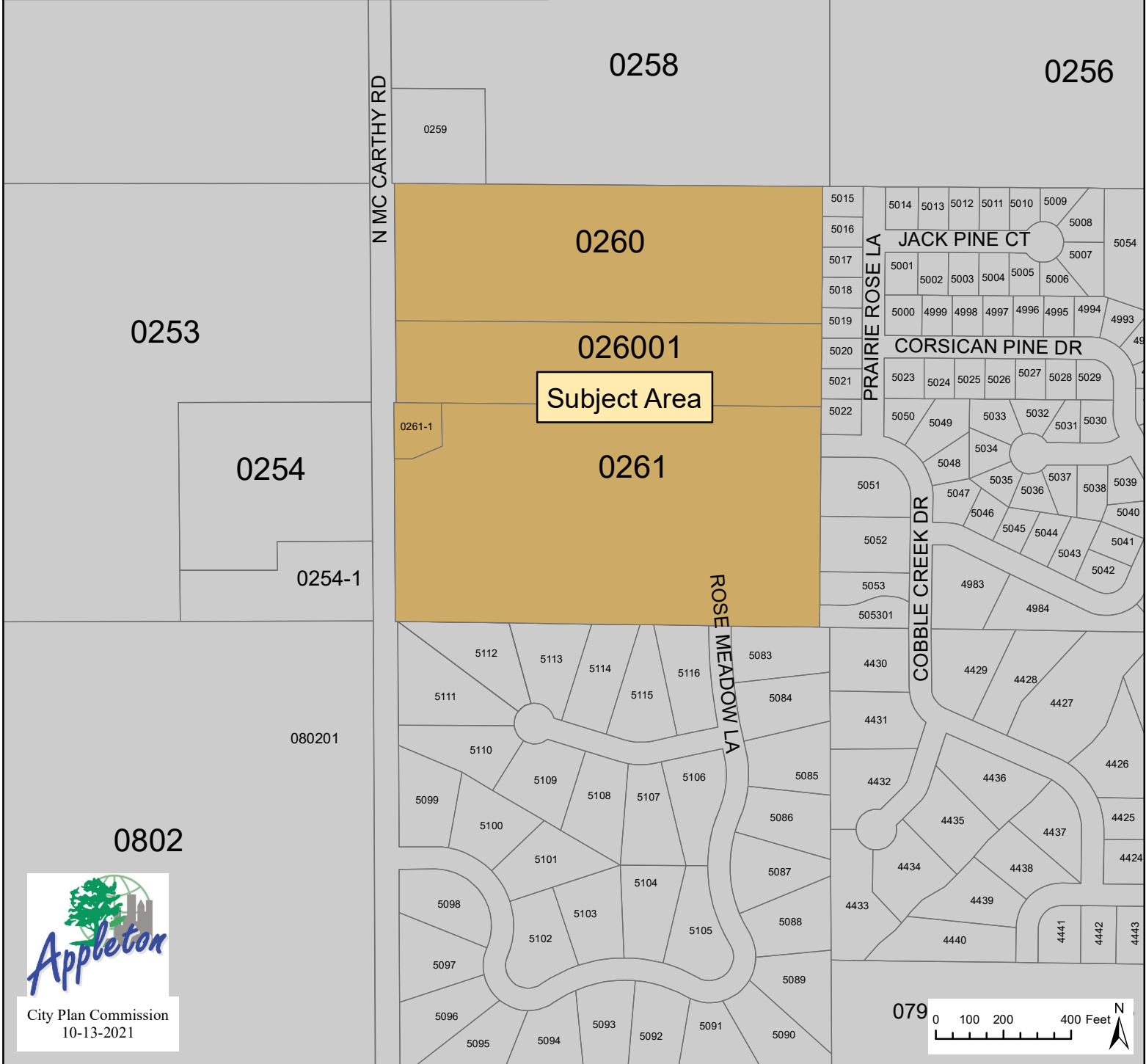
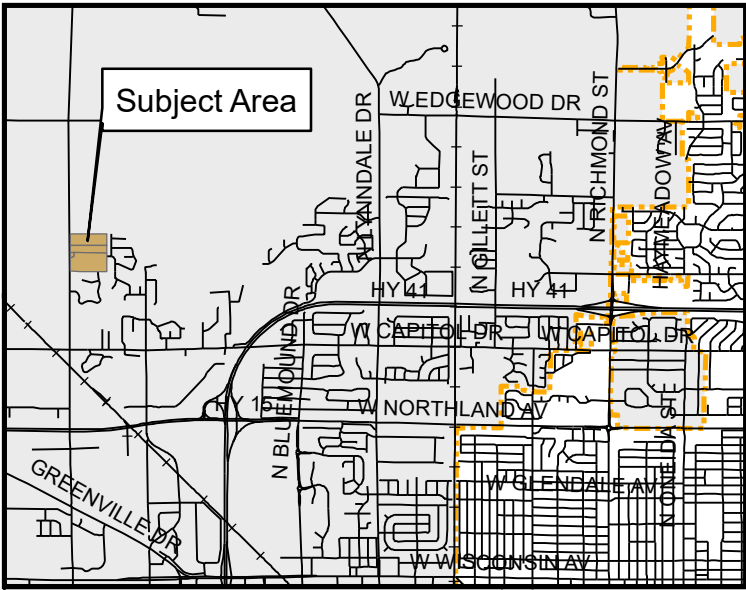
**Technical Review Group (TRG) Report:** This item appeared on the August 31, 2021 TRG agenda. Comments were received from participating departments and captured in the Additional Comments section found above.

### **RECOMMENDATION**

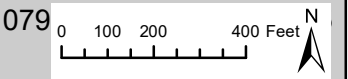
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Based on the above, staff recommends that the Extraterritorial Preliminary Plat – Auburn Estates located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

Extraterritorial Preliminary Plat  
 Auburn Estates  
 Town of Grand Chute  
 Zoning Map

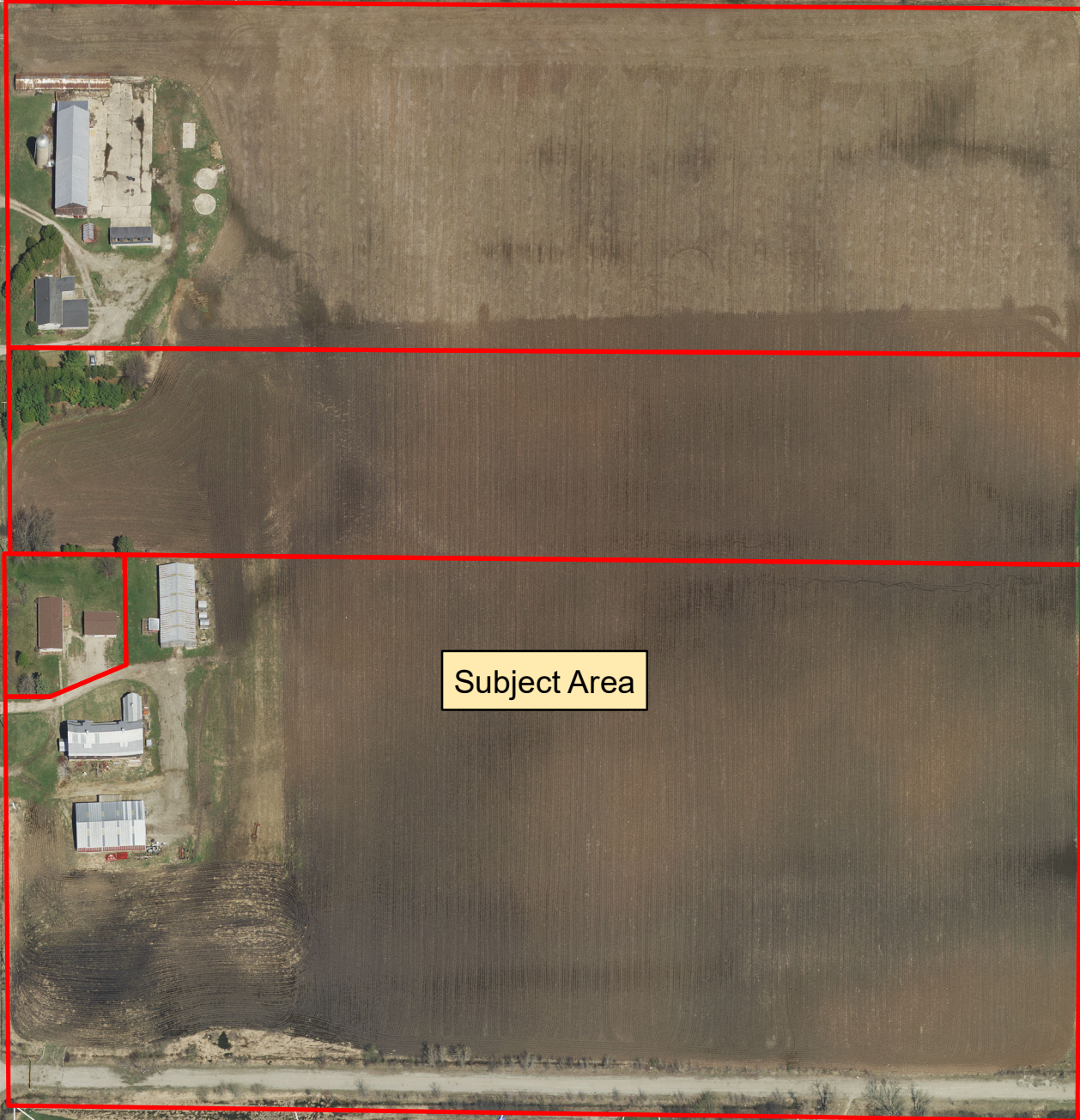


City Plan Commission  
 10-13-2021





Extraterritorial Preliminary Plat  
Auburn Estates  
Town of Grand Chute  
Aerial Map



Subject Area

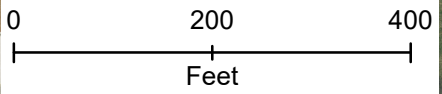
N MC CARTHY RD

ROSE MEADOW

RED BARN CT



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10-13-2021





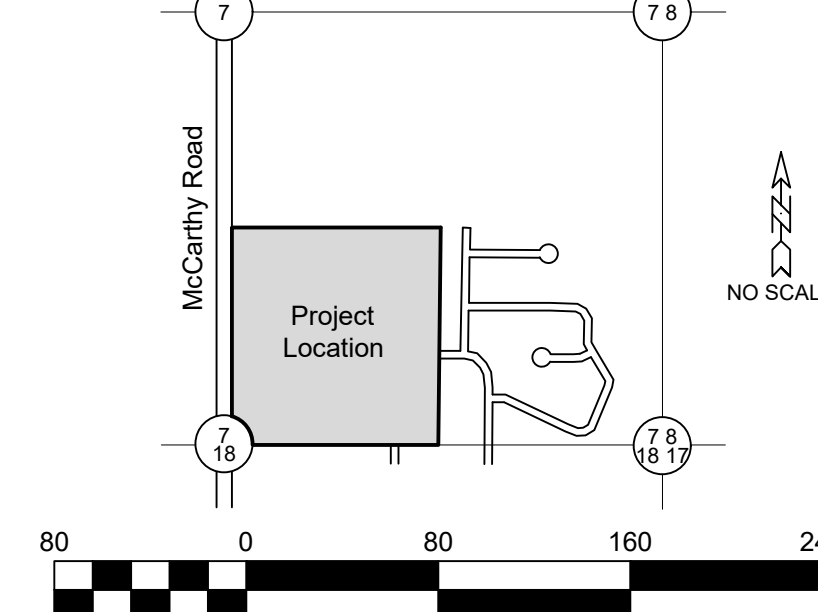
Preliminary Plat of

# Auburn Estates

Lot 1 and Lot 2 of Certified Survey Map 5575 and Unplatted land all being part of the Southeast 1/4 of the Southeast 1/4 of Section 07, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

## LOCATION MAP

SE 1/4 SEC 7, T 21 N, R 17 E,  
TOWN OF GRAND CHUTE,  
OUTAGAMIE COUNTY, WI



Bearings are referenced to the South line of the Southeast 1/4, Section 07, T21N, R17E, assumed to bear N89°10'47"W, base on the Outagamie County Coordinate System.

**Owner**  
PN 101026000  
M&E Investments Fox Valley, LLC  
107 Jean Street  
Combined Locks, WI 54113

PN 101026001 & PN 101026100  
Geraldine A Schroeder Irrevocable Trust  
4105 N McCarthy Road  
Appleton WI 54913

**Developer**  
Cypress Homes, Inc  
1230 W College Ave., Suite D  
Appleton, WI 54914

### BENCHMARKS (NAVD88)

BM #	Description	Elev
BM 0	NGS PID DF6092 ±900' S of Site, E R/W N. McCarthy Drive	819.20
BM 1	Fire Hydrant, Tag Bolt Southwest Corner of Outlot 1	826.02
BM 2	Fire Hydrant, Tag Bolt ±125' E of Lot 14	820.46
BM 3	Fire Hydrant, Tag Bolt SE Corner Lot 11	828.36

### LINE TABLE

Line	Bearing	Length
L1	S 89°23'45" E	40.01'

## LEGEND

— CATV	Underground Cable TV	○ Sanitary MH / Tank / Base	□ CATV Pedestal
— FO	Underground Fiber Optic	○ Clean Out / Curb Stop / Pull Box	□ Gas Regulator
— OH	Overhead Electric Lines	○ Storm Manhole	○ Flag Pole
— San	Sanitary Sewer	○ Inlet	○ Benchmark
— Sto	Storm Sewer	○ Catch Basin / Yard Drain	○ 1" Rebar Found
— E	Underground Electric	○ Water MH / Well	○ 2" Rebar Found
— G	Underground Gas Line	○ Hydrant	○ Government Corner Recorded As
— T	Underground Telephone	○ Utility Valve	
— W	Water Main	○ Utility Meter	
— 800	Index Contour	○ Utility Pole	
— 799	Intermediate Contour	○ Light Pole / Signal	
—	Delineated Wetlands	○ Guy Wire	
—	Asphalt Pavement	○ Electric Pedestal	
—	Concrete Pavement	○ Electric Transformer	
—	Gravel	○ Telephone Pedestal	
		○ Telephone Manhole	

### SUPPLEMENTARY DATA

Total Area = 1,658,997 SF 38.0853 acres  
 R/W Area = 238,172 SF 5.4676 acres  
 Net Area = 1,420,825 SF 32.6177 acres  
 Number of Lots = 29  
 Average lot size = 43,560 SF  
 Typical lot dimension = 168'x 260'  
 Lineal feet of street = 3,241 LF  
 Existing zoning = AGD - General Ag  
 Proposed zoning = RSF - Residential Single Family  
 Approving Authorities  
 Town of Grand Chute  
 City of Appleton (extraterritorial)  
 Outagamie County Zoning Committee  
 Objecting Authorities  
 Department of Administration

### NOTES

- Utility and Drainage Easements will be shown on Final Plat
- All lots with in the plat fall within Airport Height Restriction Zone. Any buildings or equipment exceeding elevation of 1009 feet will require a permit from the Outagamie County Zoning Department.

### Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	819.30	806.24	8"	PVC	E
MH	2	818.63	811.60	8"	PVC	N
			805.51	8"	PVC	W
			805.31	8"	PVC	SE
MH	3	827.76	818.80	8"	PVC	N
			818.80	8"	PVC	S

### Parcel Description

Lot 1 and Lot 2 of Certified Survey Map 5575 and Unplatted land all being part of the Southeast 1/4 of the Southeast 1/4 of Section 07, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 1,658,997 Square Feet (38.0853 Acres) of land described as follows:

Beginning South 1/4 corner of Section 07; thence along the West line of the Southeast 1/4 of said Section 12, N00°26'49"W, 647.37 feet to the South line of Certified Survey map 5575; thence, along said South line, S89°23'45"E, 40.01 feet to the East right of way line of N. McCarthy Drive; thence, along said East right of way line, N00°26'49"W, 647.52 feet to the North line of the Southeast 1/4 of the Southeast 1/4; thence, along said North line, S89°36'43"E, 1266.52 feet to the West line of 1st Addition to Whispering Groves; thence, along said West line, S00°25'34"W, 1304.31 feet to the North line of Century Farms Estates; thence along said North line, N89°10'47"W, 1286.82 feet to the point of beginning, subject to all easements, and restrictions of record.

### 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 **Town of Grand Chute and Outagamie County.**

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

File: 6691Plat.dwg  
 Date: 08/23/2021  
 Drafted By: Jim  
 Sheet: 1 of 1

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
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