



REPORT TO CITY PLAN COMMISSION

Common Council Meeting Date: May 20, 2020

Item: Extraterritorial Preliminary Plat – Investors Park – Town of Grand Chute

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner: ABS 1, LLC

Applicant: Bryan Pfeffer – Robert E. Lee & Associates

Address/Parcel #: Generally located north of Interstate Highway 41, east of North Gillett Street and south of planned extension of Evergreen Drive in the Town of Grand Chute – Tax Id #10-1-0625-02

Petitioner's Request: The applicant is proposing to subdivide property under Town's CP and AGD zoning districts for commercial development. The area is 17.683 acres, which will be divided into five lots (3 lots and 2 outlots).

BACKGROUND

This item would typically go to Plan Commission for review and a recommendation. However, to help prevent the spread of COVID-19, standing committees will not meet and Common Council will conduct business as Committee of the Whole.

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 appeared before the Town Board on May 5, 2020 and the May 12, 2020 Outagamie County Agriculture, Extension Education, Zoning and Land Conservation Committee meeting.

STAFF ANALYSIS

Existing Conditions: This is undeveloped land located in the Town of Grand Chute, generally located north of Interstate Highway 41, east of North Gillett Street and south of planned extension of Evergreen Drive. Floodplain and delineated wetlands exist on the property. Access to the development will be obtained from extended Evergreen Drive and planned Investors Court. Access to Interstate Highway 41 is restricted pursuant to the access restriction clause identified on the plat

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the Town of Grand Chute. The nearby uses are generally residential and commercial in nature. The surrounding zoning is the County's AGD General Agricultural District and CP Planned Commercial District.

Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed the City's *Comprehensive Plan 2010-2030* and determined this proposed subdivision is outside the City of Appleton's growth area.

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Review Criteria: Community & Economic Development staff has reviewed the Extraterritorial Preliminary Plat in accordance with the City of Appleton Zoning Ordinance requirements for commercial developments. The lot sizes and lot widths for the lots in this Town of Grand Chute subdivision exceed minimum City of Appleton Zoning Ordinance requirements for commercial developments.




Technical Review Group (TRG) Report: This item was included on the April 21, 2020 Technical Review Group agenda. No negative comments were received from participating departments.

RECOMMENDATION

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




Extraterritorial Preliminary Plat Investors Park Town of Grand Chute

Legend

-  Subject Plat Area
-  City of Appleton 3 mile buffer
-  City of Appleton

Ortho2018Full

Image

-  Red: Red Red: Red
-  Green: Green Green: Green
-  Blue: Blue Blue: Blue



N GILLETT ST

HWY 41



5/20/2020

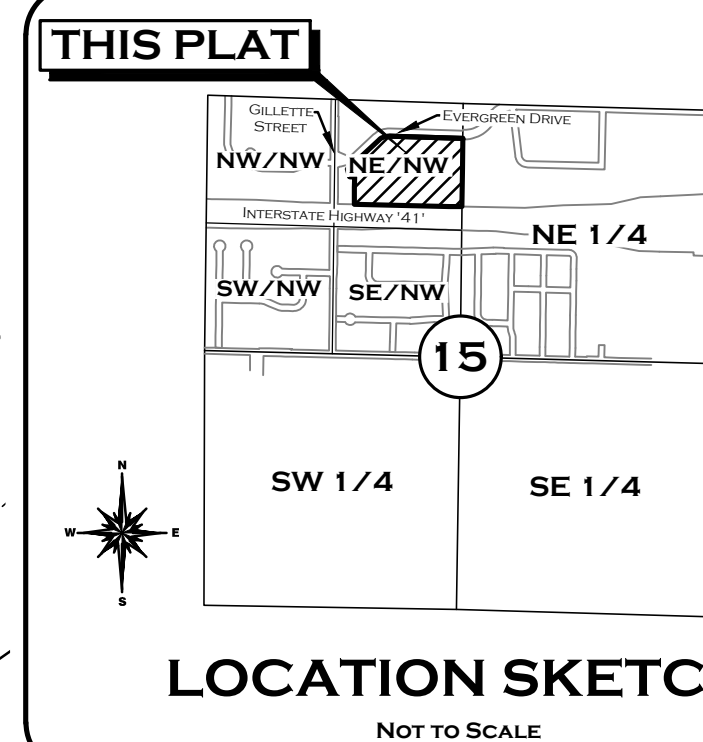


NORTHWEST CORNER SECTION 15, T21N R17E BERTSEN MONUMENT FOUND

NORTH 1/4 CORNER SECTION 15, T21N R17E BERTSEN MONUMENT FOUND

PRELIMINARY PLAT INVESTORS PARK

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 5333 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



OWNER:
ABS 1, LLC
PO BOX 700
MANITOWOC, WI 54421

PARCEL ID:
101062502

NUMBER OF LOTS:
3 LOTS, 2 OUTLOTS

PLATTED AREA DEDICATED TO THE PUBLIC:
30,378 SQUARE FEET
0.697 ACRES

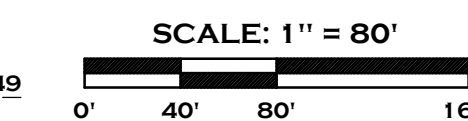
MINIMUM LOT AREA AS PLATTED:
59,244 Sq.Ft.

ZONING:
CURRENT
GENERAL AGRICULTURAL DISTRICT (AGD)
PLANNED COMMERCIAL DISTRICT (CP)

APPROVING & OBJECTING AUTHORITIES:

TOWN OF GRAND CHUTE
CITY OF APPLETON - EXTRATERRITORIAL
OUTAGAMIE COUNTY AGRICULTURE, EXTENSION EDUCATION,
ZONING AND LAND CONSERVATION COMMITTEE
DEPARTMENT OF ADMINISTRATION

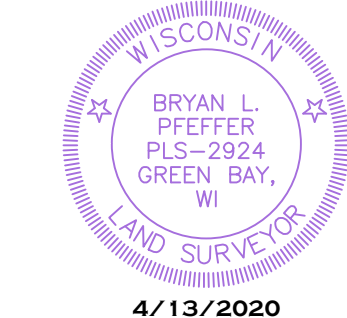
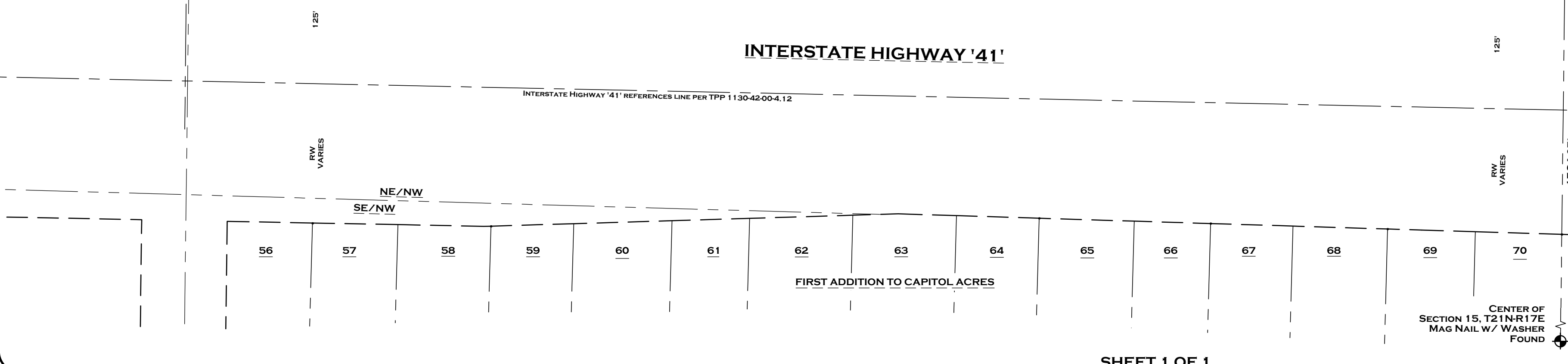
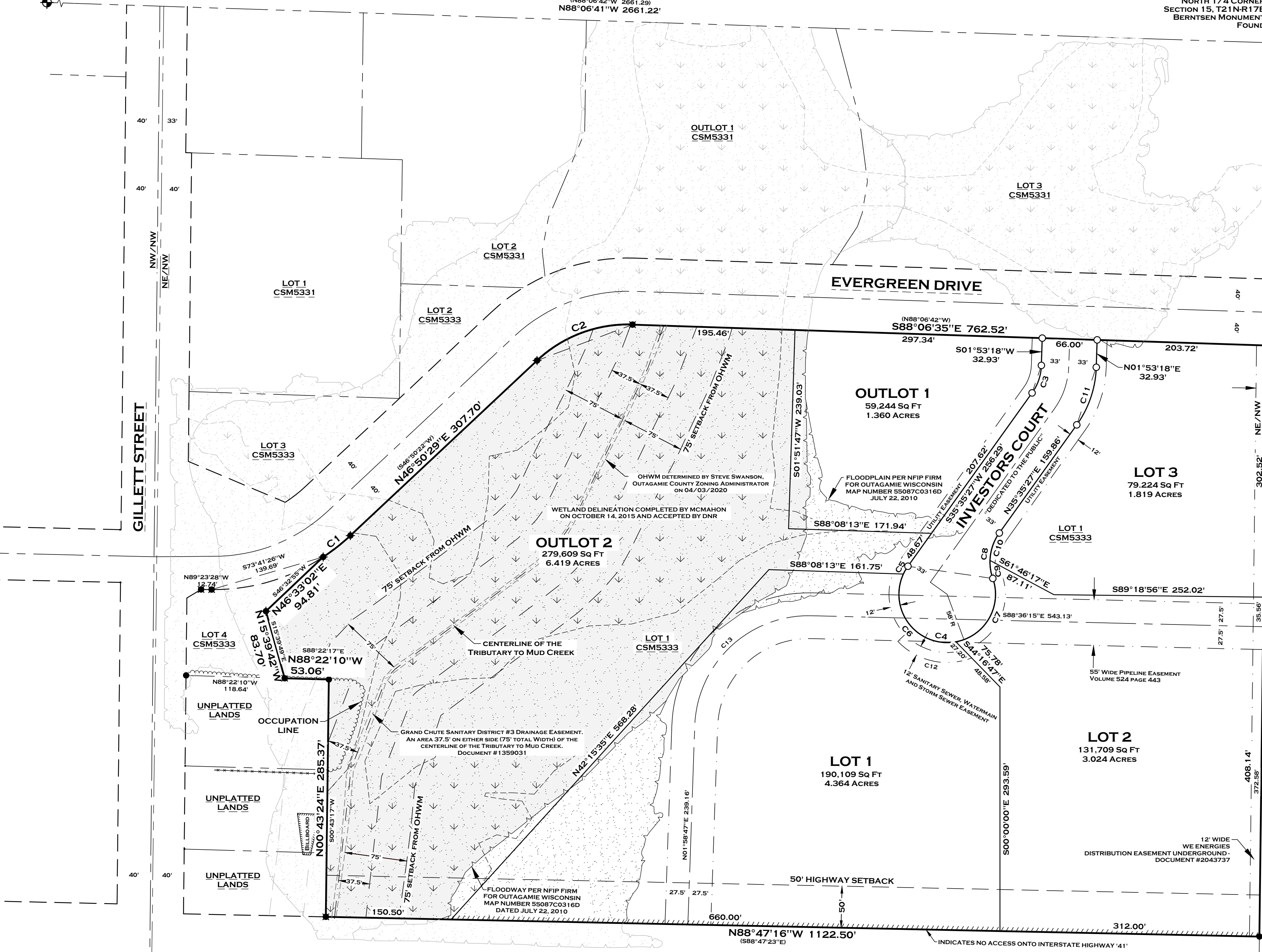
SURVEYOR:
BRYAN PFEFFER
PROFESSIONAL LAND SURVEYOR #2924
ROBERT E. LEE & ASSOCIATES, INC.
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155



LEGEND

- EXISTING 3/4" IRON ROD
- EXISTING 1" IRON PIPE
- RECORDED COUNTY MONUMENT
- SET 2.375" OUTSIDE DIA. X 30" IRON PIPE MIN. WT. 3.65 LB./LIN. FT.
- ALL OTHER LOT CORNERS MARKED WITH A 1.125" OUTSIDE DIA X 18" IRON PIPE WEIGHING 1.38 LBS./LIN. FT.

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	9°55'58"	240.00'	41.61'	N51°48'28"E	41.55'	N56°46'27"E	N46° 50' 29"E
C2	45°02'56"	160.00'	125.80'	N69°21'57"E	122.58'	S88°06'35"E	N46° 50' 29"E
C3	33°42'09"	60.00'	35.29'	S18°44'22.5"W	34.79'	S01°53'18"W	S35° 35' 27"W
C4	234°48'41"	58.00'	237.70'	S81°48'53.5"E	102.98'	S35°35'27"W	N19° 13' 13"W
C5	10°42'16"	58.00'	10.84'	S30°14'19"W	10.82'	S35°35'27"W	S24° 53' 11"W
C6	135°12'55"	58.00'	136.88'	S42°43'15.5"E	107.25'	S24°53'11"W	N69° 40' 17"E
C7	88°53'30"	58.00'	89.98'	N25°13'32"E	81.23'	N69°40'17"E	N19° 13' 13"W
C8	54°48'41"	60.00'	57.40'	N08°11'06.5"E	55.23'	N19°13'13"W	N35° 35' 27"E
C9	21°07'38"	60.00'	22.12'	N08°39'24"W	22.00'	N01°54'24"E	N19° 13' 13"W
C10	33°41'03"	60.00'	35.27'	N18°44'55.5"E	34.77'	N35°35'27"E	N01° 54' 24"E
C11	33°42'09"	126.00'	74.12'	N18°44'22.5"E	73.05'	N35°35'27"E	N01° 53' 18"E
C12	67°26'31"	82.00'	96.52'	N77°21'32.5"W	91.04'	N43°38'17"W	S68° 55' 12"W
C13	89°24'58"	137.00'	213.80'	N46°41'16"E	192.76'	S88°36'15"E	N01° 58' 47"E



DRAFTED BY: BRYAN L. PFEFFER

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