



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: October 20, 2014

Common Council Meeting Date: November 5, 2014

Item: Extraterritorial Final Plat/ Edgewood Acres- 1st
Addition - Town of Grand Chute

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: GCW Investments, LLC- owner; Randall Oettinger, Mach IV Engineering- applicant

Address/Parcel #: Edgewood Acres, Town of Grand Chute/ 102534700

Petitioner's Request: The applicant is proposing to subdivide property under the Town's RSF zoning district for residential development. The area is 7.73 acres which will be divided into 22 lots and 1 outlot.

BACKGROUND

The Preliminary Plat of Edgewood Acres was approved by the City of Appleton Plan Commission on February 21, 2011 and the Common Council on March 2, 2011.

The Final Plat of the first phase of Edgewood Acres was approved by the City of Appleton Plan Commission on January 7, 2013 and the Common Council on January 16, 2013.

STAFF ANALYSIS

Existing Conditions: This is vacant land located in the Town of Grand Chute, between Elsner Road and Evergreen Drive and west of North Richmond Street (S.T.H. 47). Access to the development will be obtained from Evergreen Drive and Indigo Lane. The land is currently zoned RSF Residential Single Family. The first phase of this subdivision was reviewed and approved in 2011 and 2013.

Surrounding zoning and land uses: The subdivision is located in an area of residential and agricultural uses in the Town of Grand Chute. The surrounding zoning is agricultural and residential.

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

Review Criteria: The Community Development staff has reviewed the Extraterritorial Final Plat in accordance with the City of Appleton Zoning Ordinance requirements for single-family residential 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.

Additional Comments: The plat must also be reviewed and approved by Outagamie County and the Town of Grand Chute.

Technical Review Group Report (TRG): This item was placed on the October 7, 2014 Technical Review Group agenda. No negative comments were received from participating departments.

RECOMMENDATION

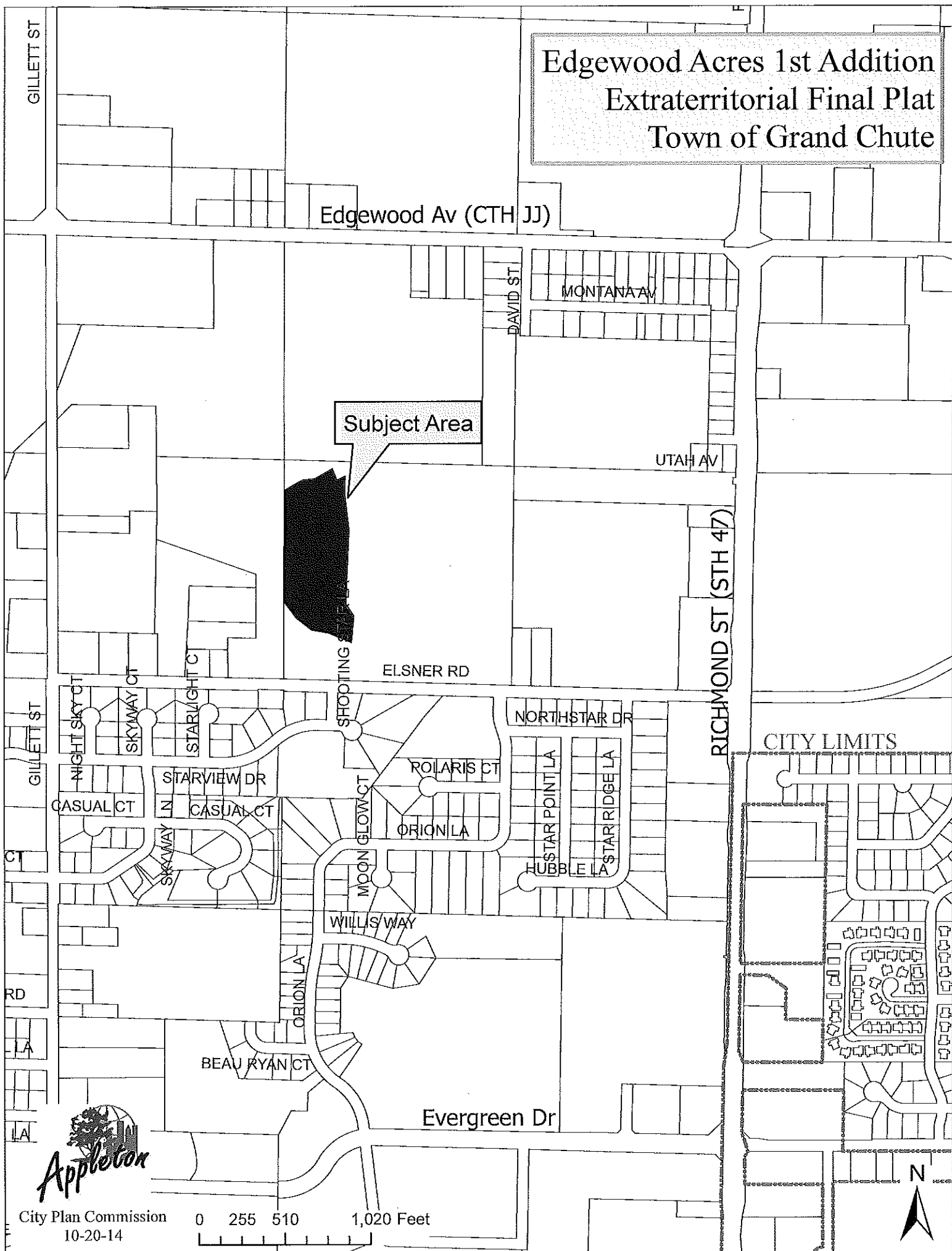
Based on the above, the Extraterritorial Final Plat –Edgewood Acres- 1st Addition located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**, subject to the following stipulation:

1. Change name of the City of Appleton City Clerk to Dawn Collins in the City of Appleton Approval certificate. Remove Mary Wendell as the acting Clerk in the certificate as well.
2. Under “Outlot Covenants”, revise Note 3 for number consistency. The plat states: “Twenty-one (22) Lots”.

Edgewood Acres 1st Addition
Extraterritorial Final Plat
Town of Grand Chute

Edgewood Av (CTH JJ)

Subject Area



CITY LIMITS



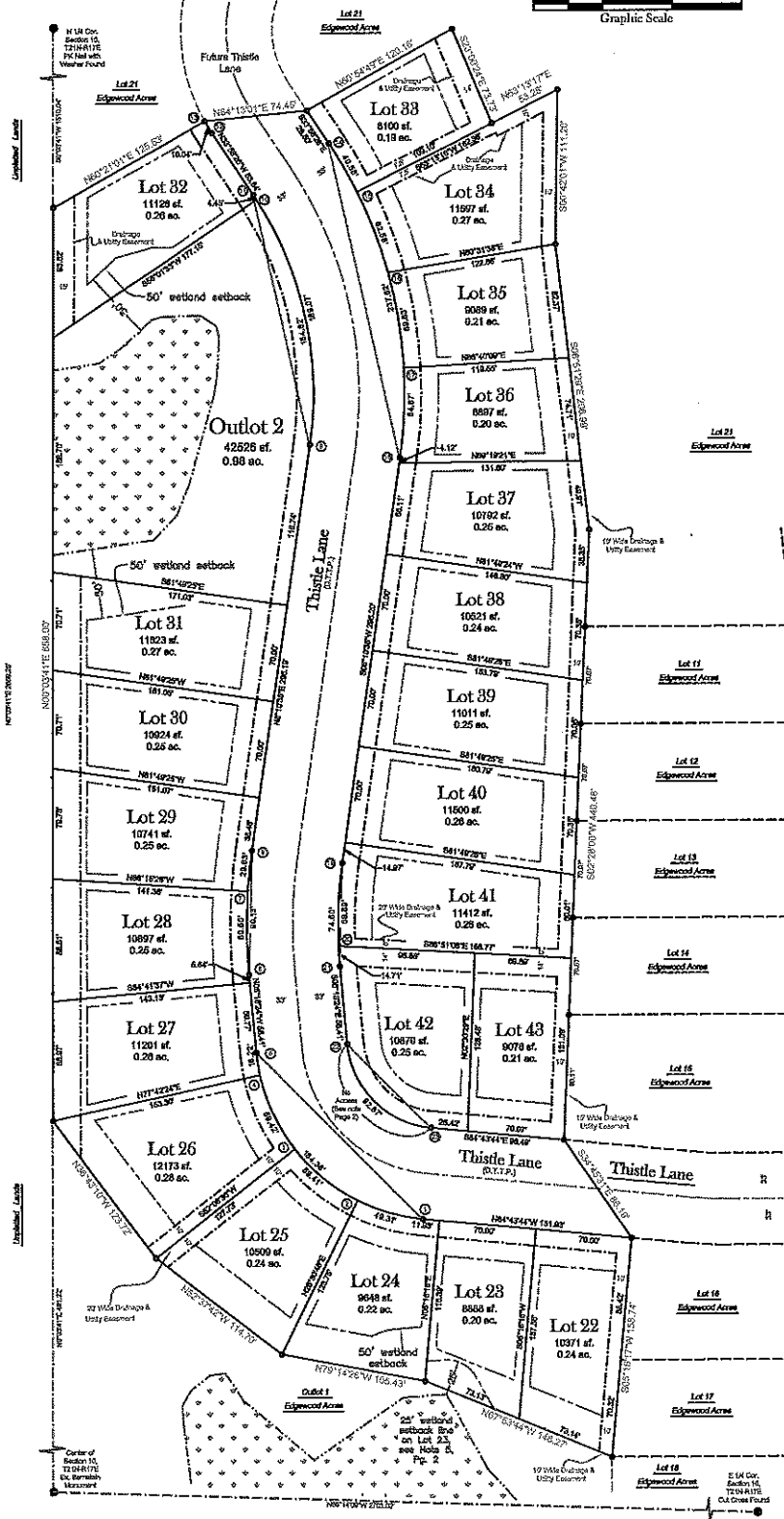
City Plan Commission
10-20-14

0 255 510 1,020 Feet



Edgewood Acres, First Addition

Part of Lot 21 of the recorded plat of Edgewood Acres, recorded in Cabinet L, Pages 55-59 (Doc #1998650), Outagamie County Records, said plat located in part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 10, T21N-R17E, Town of Grand Chute, Outagamie County, Wisconsin.

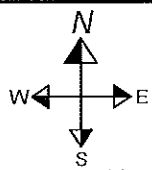


Curve Data

Curve No.	AVG	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-5	184.30	133.00	189.95	N45°01'04"W	78°22'07"	78°22'07"
1-2	49.21	133.00	49.21	N74°30'29"W	21°14'31"	21°14'31"
2-3	59.41	133.00	53.92	N72°11'15"W	25°30'45"	25°30'45"
3-4	69.42	133.00	53.92	N72°06'31"W	25°35'45"	25°35'45"
4-5	18.22	133.00	16.21	N69°48'07"W	05°32'13"	05°32'13"
6-8	80.13	383.00	89.92	N61°26'32"E	13°28'29"	13°28'29"
8-7	82.50	383.00	89.43	N59°45'54"W	05°52'25"	05°52'25"
7-8	23.63	383.00	23.63	N55°57'33"E	04°28'07"	04°28'07"
8-11	189.07	267.00	184.83	N12°53'25"S	43°09'11"	43°09'11"
9-10	184.62	267.00	180.88	N12°21'27"W	41°07'34"	41°07'34"
10-11	4.45	267.00	4.45	N13°23'54"W	02°39'27"	02°39'27"
11-13	10.04	133.00	10.04	N11°48'42"W	04°12'28"	04°12'28"
14-18	237.62	321.00	233.30	S12°23'55"E	47°09'11"	47°09'11"
14-15	40.56	321.00	40.54	S30°22'35"E	07°11'43"	07°11'43"
15-16	62.58	321.00	62.28	S21°17'42"E	11°50'49"	11°50'49"
16-17	69.63	321.00	62.49	S29°32'25"E	12°11'15"	12°11'15"
17-18	64.87	321.00	64.78	S22°25'27"W	11°30'26"	11°30'26"
18-21	74.60	317.00	74.43	S11°28'03"S	13°28'56"	13°28'56"
18-20	59.69	317.00	59.90	S29°45'02"W	19°49'29"	19°49'29"
20-21	14.71	317.00	14.71	S39°58'28"E	02°52'47"	02°52'47"
22-25	62.67	87.00	65.61	S45°01'51"E	79°22'27"	79°22'27"

Legend

- 2.00' (6.1m) x 18" iron pipe with 3.05 bar/s foot set
- 1" iron pipe board
- 2" iron pipe board
- Outagamie County Monument
- () Recorded as
- All other lot and outlot corners marked with a 1.20" (3.05) x 10" iron pipe with 3.05 bar/s foot set
- All other corner monuments have been made to the nearest hundredth of a foot, (unless noted)
- All distances on crosses are as lengths.
- 10 Access (Lot 42)
- 25' Backing setback (unless noted)
- 12 Utility easement (unless noted)
- Wetland (D.T.P.)
- Note: All side yard setbacks are 0' unless noted.



Edgewood Acres First Addition Extraterritorial Final Plat

City Plan Commission
Appleton, Wisconsin
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