



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: August 8, 2017

Common Council Meeting Date: August 16, 2017

Item: Extraterritorial Preliminary Plat – Integrity Way –
Town of Grand Chute

Case Manager: Don Harp

GENERAL INFORMATION

Owner: MCMI, LLC c/o Jim Esler

Applicant: Martenson & Eisele, Inc. c/o Gary Zahringer

Address/Parcel #: West Integrity Way in the Town of Grand Chute – 10-1-1250-02

Petitioner's Request: The applicant is proposing to subdivide property under the Town's CL zoning district for commercial development. The area is 9.187 acres, which will be divided into 2 lots.

BACKGROUND

The subject site is Lot 1 of Certified Survey Map #7003 which was approved by the Town of Grand Chute on May 12, 2015 and Outagamie County Planning Department on June 2, 2015.

STAFF ANALYSIS

Existing Conditions: This is undeveloped land located in the Town of Grand Chute, on West Integrity Way. Access to the development will be obtained from West Integrity Way. Access to Wisconsin Avenue (S.T.H. 96) 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, and the uses are generally commercial in nature. The adjoining zoning is CL Local 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.

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. Proposed Lot 1 is 2.289 acres and Lot 2 is 6.898 acres in size. 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.

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Policy: On November 22, 2004, the Plan Commission approved Resolution #64-R-04/Ramos – “Resolved, that the City of Appleton adopt a policy requiring final plats to be submitted a minimum of 14 days after preliminary plat approval.” Subsequently, the Common Council approved this resolution on December 1, 2004.

The purpose of the resolution and the 14-day waiting period before the final plat can be submitted was to allow staff time to review recommended changes or conditions of the preliminary plat prior to the final plat submittal so the final plat can be processed without numerous contingencies attached to the final plat approval.

The property owner and applicant are requesting the preliminary plat and final plat be approved simultaneously. The final plat will also be placed on the August 8, 2017 Plan Commission agenda.

Technical Review Group (TRG) Report: This item was discussed at the July 18, 2017 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

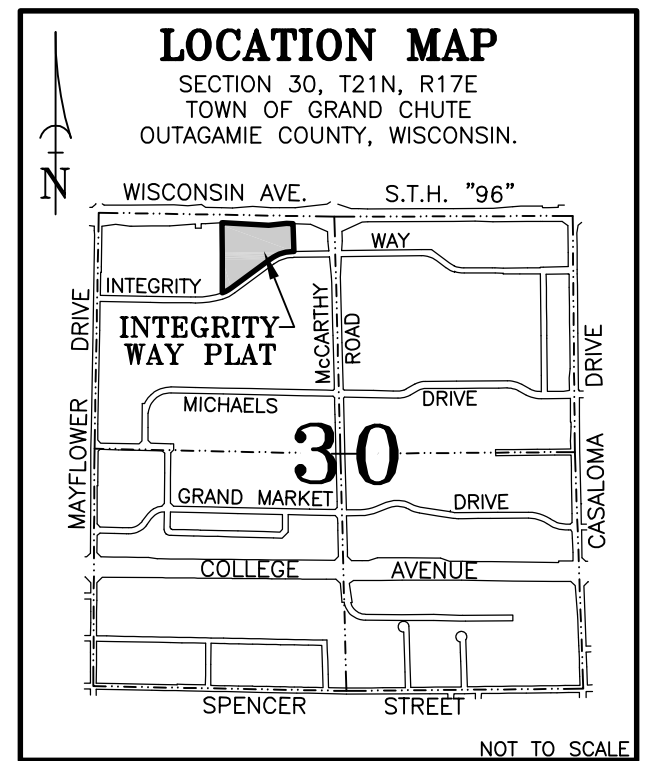
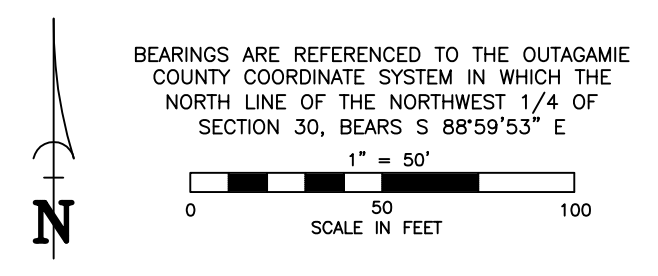
Staff is not recommending any conditions or changes to the Preliminary Plat that would affect the Final Plat layout; therefore, staff recommends that the Extraterritorial Preliminary Plat – West Integrity Way Plat located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED** subject to waiving the policy which requires a minimum of a 14-day waiting period before the Final Plat can be submitted for action pursuant to Resolution #64-R-04.

PRELIMINARY PLAT INTEGRITY WAY PLAT

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7003, FILED IN VOLUME 42 OF CERTIFIED SURVEY MAPS ON PAGE 7003, AS DOCUMENT NO. 2044942; LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

TOPOGRAPHIC LEGEND

○	3/4" REBAR FOUND
□	1" IRON PIPE FOUND
△	1-1/4" REBAR FOUND
▲	GOVERNMENT CORNER
○	CONTOUR W/ ELEVATION
○	SOIL BORING
○	INFILTRATION SOIL BORING
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	EXIST. WOODS LINE
○	MAPPED WETLANDS
○	OVERHEAD POWER LINES
○	UNDERGROUND ELECTRIC
○	UNDERGROUND TELEPHONE
○	UNDERGROUND GAS
○	UNDERGROUND CABLE TV
○	EXIST. FENCE LINE
○	SIGN
○	EXIST. HYDRANT
○	POWER POLE
○	GUY
○	LIGHT POLE
○	TELEPHONE PEDESTAL
○	ELECTRIC PEDESTAL
○	CABLE PEDESTAL
○	WATER VALVE
○	GAS VALVE
○	WATER STOP BOX
○	EXIST. STORM MANHOLE
○	STORM INLET
○	YARD DRAIN
○	EXIST. SANITARY MANHOLE
○	EXIST. SAN. SEWER
○	EXIST. STO. SEWER
○	EXIST. WATER MAIN
○	ACCESS RESTRICTED PER R/W PROJECT 4075-11-21



NOTES

CONTOURS ARE 1 FOOT INTERVALS AND BASED ON THE NAVD8 DATUM.

UTILITY EASEMENTS, LOCATIONS AND WIDTHS WILL BE SHOWN ON FINAL PLAT.

FRONT YARD SETBACKS = 35 FEET.

DRAINAGE EASEMENTS ARE TO THE TOWN OF GRAND CHUTE.

SUPPLEMENTARY DATA

GROSS AND NET SUBDIVISION AREA 400,170 SQ.FT.
9.187 ACRES

NUMBER OF LOTS 2

AVERAGE LOT SIZE 200,085 SQ.FT.

TYPICAL LOT SIZE 400' x 500'

PRESENT ZONING CL LOCAL COMMERCIAL DISTRICT

APPROVING OR OBJECTING AUTHORITIES

DEPARTMENT OF ADMINISTRATION
OUTAGAMIE COUNTY
TOWN OF GRAND CHUTE
CITY OF APPLETON

DEVELOPER

KELLER, INC.
C/O JOHN ELLRICK
P.O. BOX 620
KAUKAUNA, WI 54130

OUTAGAMIE COUNTY

1. PROHIBITED USES AND STRUCTURES
THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING EXCAVATING, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE WAYS OR DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OF ASHES, WASTE, COMPOST OR ANY OTHER GARDEN, LAWN OR DOMESTIC WASTE; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; CONSTRUCTION, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

2. MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS
MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION PLAT. OUTAGAMIE COUNTY AND THE TOWN OF GRAND CHUTE RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT, WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.

3. MAINTENANCE EASEMENT
OUTAGAMIE COUNTY AND THE TOWN OF GRAND CHUTE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED IMPROVEMENTS.

GRADING AND EROSION CONTROL

ALL CONSTRUCTION AND SITE GRADING ON LOTS IN INTEGRITY WAY PLAT SHALL COMPLY WITH THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL PER "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" ON FILE AT THE DEPARTMENT OF NATURAL RESOURCES, PERTAINING TO CONSTRUCTION SITE EROSION CONTROL. THE BUILDING INSPECTOR OF THE TOWN OF ELLINGTON SHALL APPROVE ALL EROSION CONTROL PLANS PRIOR TO ISSUANCE OF A BUILDING PERMIT AND SHALL REGULATE AND ENFORCE COMPLIANCE WITH THE APPROVED EROSION CONTROL PLAN. ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENTS SHALL CONFORM TO THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY THE TOWN OF GRAND CHUTE.

ACCESS RESTRICTION CLAUSE

AS OWNERS, WE HEREBY RESTRICT LOTS 1 AND 2, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. "96" AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE TOWN OF GRAND CHUTE AND OUTAGAMIE COUNTY.

LEGAL DESCRIPTION

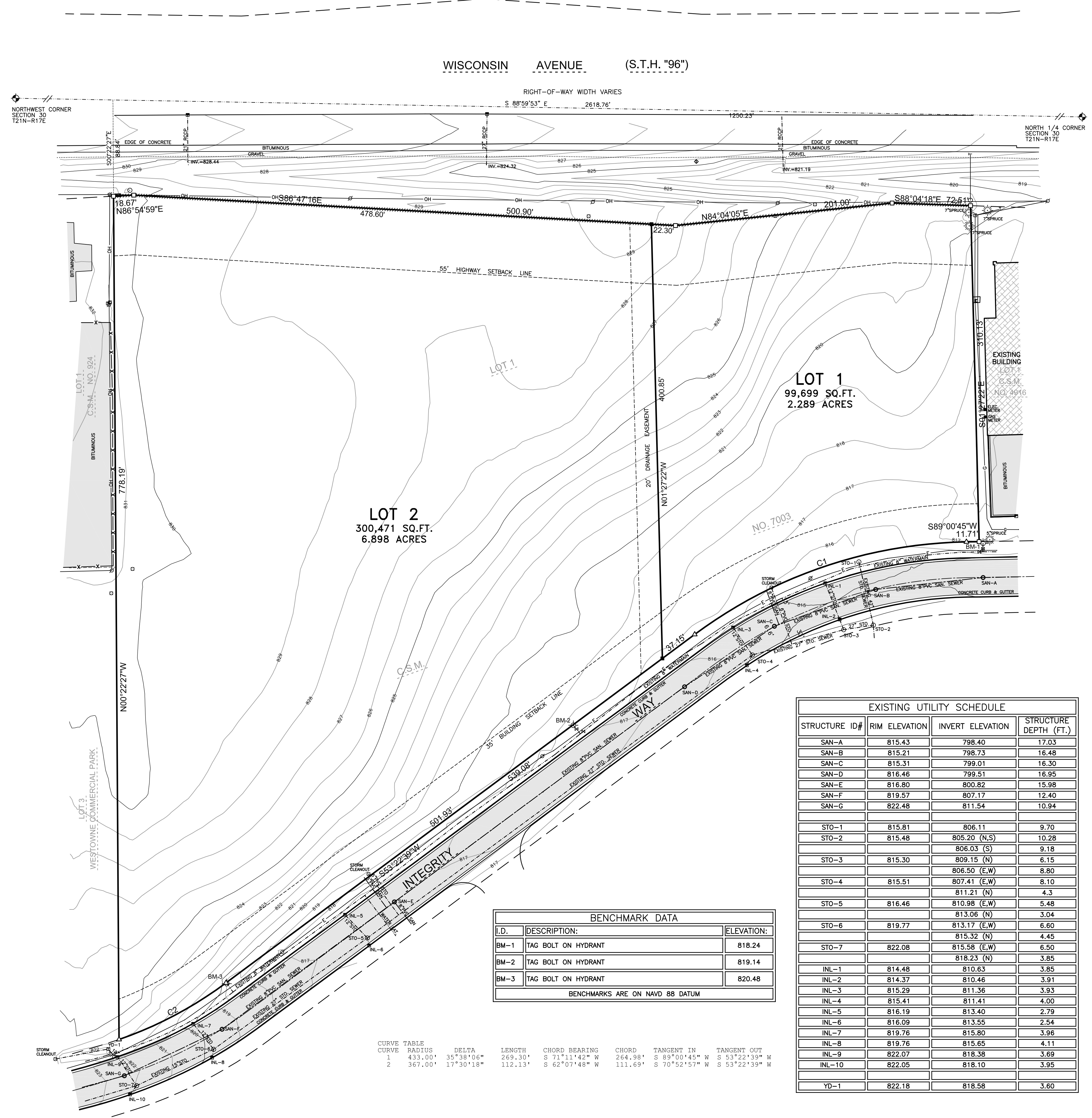
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7003, FILED IN VOLUME 42 OF CERTIFIED SURVEY MAPS ON PAGE 7003, AS DOCUMENT NO. 2044942; LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN. CONTAINING 400,170 SQ.FT. (.9187 ACRES).

SURVEYOR'S CERTIFICATE

I, GARY A. ZHRINGER, 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 OUTAGAMIE COUNTY AND THE TOWN OF GRAND CHUTE SUBDIVISION ORDINANCE.

DATED THIS THE 10TH DAY OF APRIL, 2017

GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR S-2098



BENCHMARK DATA

I.D.	DESCRIPTION:	ELEVATION:
BM-1	TAG BOLT ON HYDRANT	818.24
BM-2	TAG BOLT ON HYDRANT	819.14
BM-3	TAG BOLT ON HYDRANT	820.48

BENCHMARKS ARE ON NAVD 88 DATUM

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	433.00'	35°38'06"	269.30'	S 71°11'42" W	264.98'	S 89°00'45" W	S 53°22'39" W
2	367.00'	17°30'18"	112.13'	S 62°07'48" W	111.69'	S 70°52'57" W	S 53°22'39" W

EXISTING UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
SAN-A	815.43	798.40	17.03
SAN-B	815.21	798.73	16.48
SAN-C	815.31	799.01	16.30
SAN-D	816.46	799.51	16.95
SAN-E	816.80	800.82	15.98
SAN-F	819.57	807.17	12.40
SAN-G	822.48	811.54	10.94
STO-1	815.81	806.11	9.70
STO-2	815.48	805.20 (N.S)	10.28
		806.03 (S)	9.18
STO-3	815.30	809.15 (N)	6.15
		806.50 (E.W)	8.80
STO-4	815.51	807.41 (E.W)	8.10
		811.21 (N)	4.3
STO-5	816.46	810.98 (E.W)	5.48
		813.06 (N)	3.04
STO-6	819.77	813.17 (E.W)	6.60
		815.32 (N)	4.45
STO-7	822.08	815.58 (E.W)	6.50
		818.23 (N)	3.85
INL-1	814.48	810.63	3.85
INL-2	814.37	810.46	3.91
INL-3	815.29	811.36	3.93
INL-4	815.41	811.41	4.00
INL-5	816.19	813.40	2.79
INL-6	816.09	813.55	2.54
INL-7	819.76	815.80	3.96
INL-8	819.76	815.65	4.11
INL-9	822.07	818.38	3.69
INL-10	822.05	818.10	3.95
YD-1	822.18	818.58	3.60

Martenson & Eisele, Inc.
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Menasha, WI 54952
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info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

FIELDWORK APPROVED

NO.	DATE	BY	REVISION
1		A. Sedlar	REVISION

DRAWN BY A. Sedlar
DATE 4/10/17
NO. 1

INTEGRITY WAY PLAT

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SCALE 1"=50'
DATE APRIL 2017

COMPUTER FILE
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DRAWING NO.
1-0349-014