



REPORT TO COMMON COUNCIL

Common Council Meeting Date: May 20, 2020

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

Case Manager: David Kress, Principal Planner

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 overall area is 18.787 acres, which will be divided into two lots and dedicated as public right-of-way.

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 was approved by Common Council on January 22, 2020. The Final Plat must also be reviewed and approved by the Town of Center and Outagamie County. The Final Plat was approved by the Town of Center on April 20, 2020 and Outagamie County Zoning Committee on April 28, 2020.

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.

Comparison between Final Plat and Preliminary Plat: The Final Plat is similar to the Preliminary Plat in terms of its general configuration. However, additional detail has been included and one noteworthy modification has been made. The Dax Daniel Lane right-of-way is now included, so the total area of the subdivision has increased from 16.470 acres to 18.787 acres.

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

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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 8.283 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.

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

- It appears the 27.50' interval dimension should be north of the meander line, or the label placement should be clarified with a leader arrow.
- There are several references to "this certified survey map" and "Town of Ellington" that appear to be incorrect.
- It appears the words "quiet" and "lots" are misspelled in the notes on the right-hand side.
- Under the Surveyor's Certificate, there appears to be an error in "1318.18 feet along the west line of said lane." It is along the east line.
- 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 appeared on the April 21, 2020 Technical Review Group agenda. No negative comments were received from participating departments.

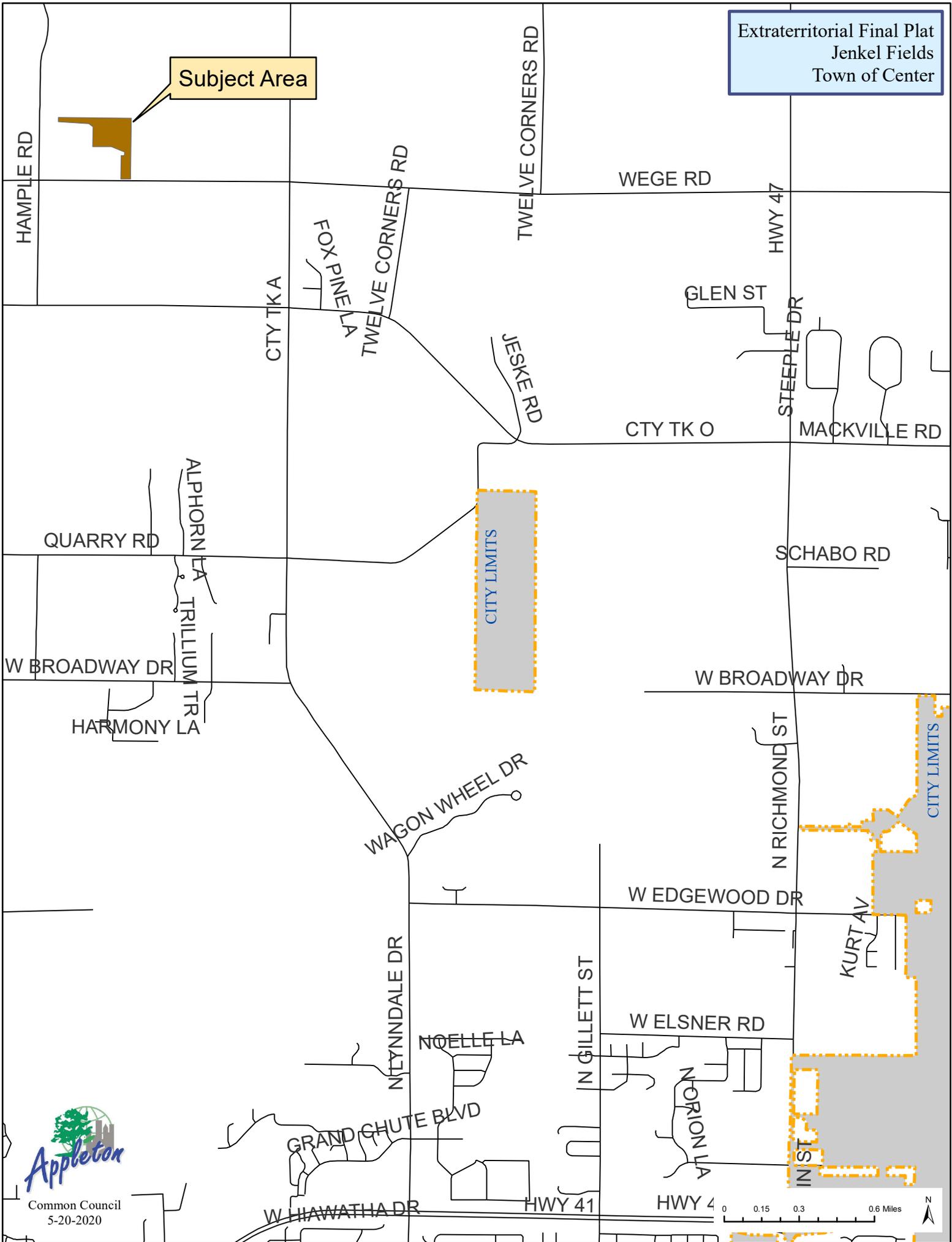
RECOMMENDATION

Based on the above, staff recommends that the Extraterritorial Final Plat – Jenkel Fields located in the Town of Center, as shown on the attached maps, **BE APPROVED** subject to the following condition:

1. Revise the City of Appleton signature block to refer to Common Council and provide signature lines for the Mayor and City Clerk. Contact City staff for example language.

Extraterritorial Final Plat
Jenkel Fields
Town of Center

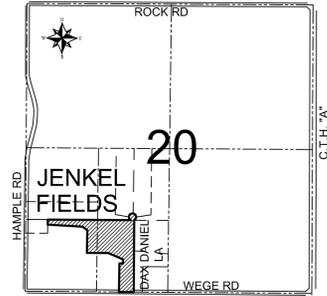
Subject Area



JENKEL FIELDS A COUNTY PLAT

LOT 1 OF CERTIFIED SURVEY MAP NO. 7378 LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7041 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, T.22N., R.17E., TOWN OF CENTER, OUTAGAMIE COUNTY, WISCONSIN.

LOCATION MAP
SECTION 20, T.22N., R.17E., TOWN OF CENTER, OUTAGAMIE COUNTY, WISCONSIN



(NOT TO SCALE)

LEGEND

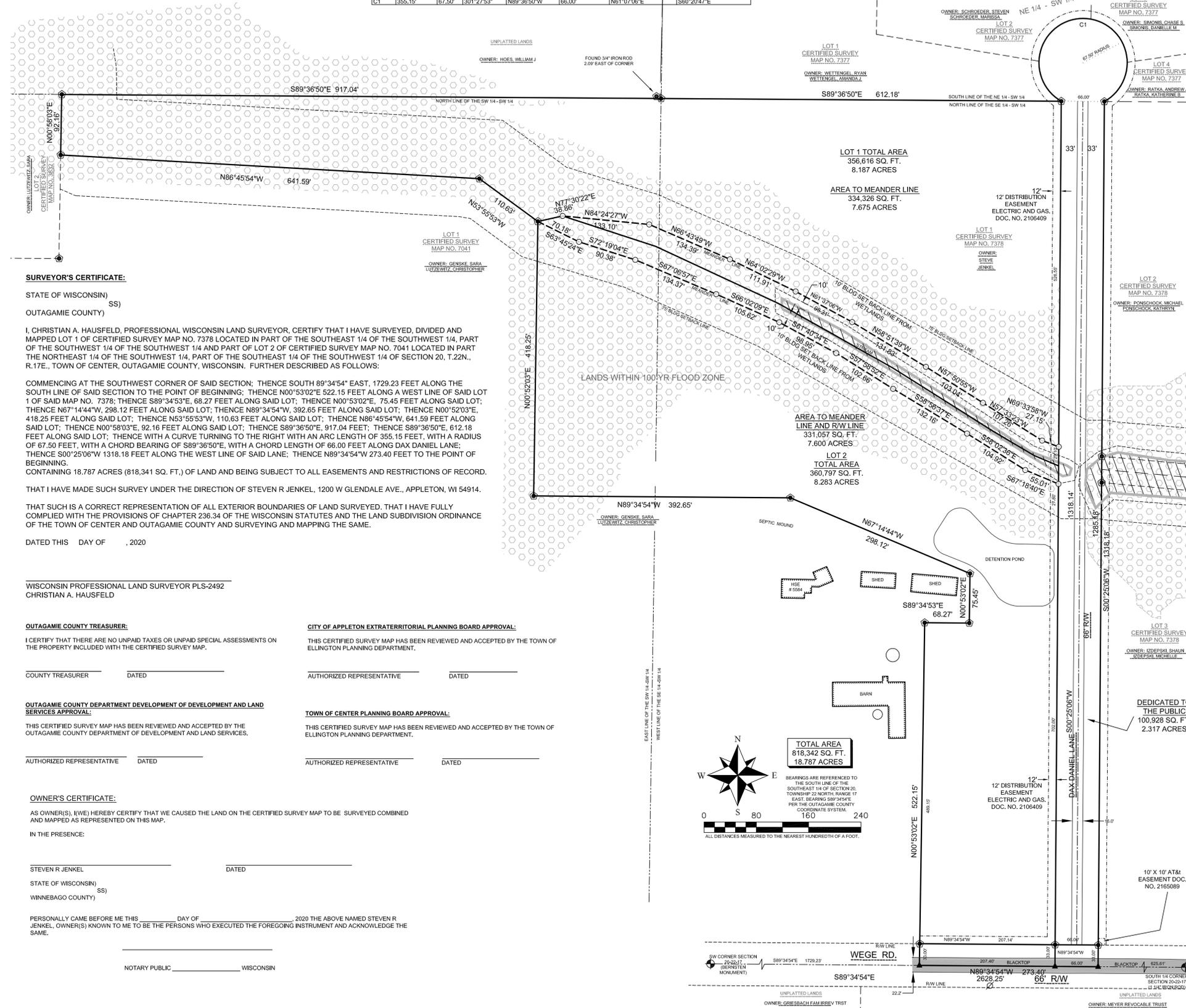
- 3/4" X 18" IRON ROD SET, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FT.
- ⊕ MAG NAIL SET
- ⊕ SECTION CORNER
- ⊕ 3/4" IRON ROD FOUND
- () PREVIOUSLY RECORDED DIMENSION
- [Pattern] 100 YR FLOOD PER WI FEMA MAPPING
- [Pattern] WETLANDS PER CSM

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

THE LOTS CREATED IN THIS COUNTY PLAT MAP 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 ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON ADJACENT PROPERTY.

FUTURE DEVELOPMENT/USE OF LOT B1 & 2 SHALL NOT INCLUDE, AS A PRINCIPLE USE, SINGLE-FAMILY DETACHED DWELLINGS AND/OR MOBILE HOME UNRELATED TO ANY FARM OPERATION, UNTIL SUCH TIME AS LOTS 1 & 2 ARE REZONE TO A RESIDENTIAL DISTRICT OR AS OTHERWISE APPROVED BY OUTAGAMIE COUNTY DEPARTMENT OF DEVELOPMENT AND LAND SERVICES.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARINGS-IN	TANGENT BEARING-OUT
C1	1555.15	87.50	1301.2753°	N89°36'50"W	166.00	N61°07'00"E	S60°20'47"E



SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN))
SS)
OUTAGAMIE COUNTY)

I, CHRISTIAN A. HAUSFELD, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOT 1 OF CERTIFIED SURVEY MAP NO. 7378 LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7041 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, T.22N., R.17E., TOWN OF CENTER, OUTAGAMIE COUNTY, WISCONSIN. FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE SOUTH 89°34'54" EAST, 1729.23 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE N00°53'02"E 522.15 FEET ALONG A WEST LINE OF SAID LOT 1 OF SAID MAP NO. 7378; THENCE S89°34'53"E, 68.27 FEET ALONG SAID LOT; THENCE N00°53'02"E, 75.45 FEET ALONG SAID LOT; THENCE N67°14'44"W, 298.12 FEET ALONG SAID LOT; THENCE N89°34'54"W, 392.65 FEET ALONG SAID LOT; THENCE N00°52'03"E, 418.25 FEET ALONG SAID LOT; THENCE N53°55'53"W, 110.63 FEET ALONG SAID LOT; THENCE N86°45'54"W, 641.59 FEET ALONG SAID LOT; THENCE N00°58'03"E, 92.16 FEET ALONG SAID LOT; THENCE S89°36'50"E, 917.04 FEET; THENCE S89°36'50"E, 612.18 FEET ALONG SAID LOT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 355.15 FEET, WITH A RADIUS OF 67.50 FEET, WITH A CHORD BEARING OF S89°36'50"E, WITH A CHORD LENGTH OF 66.00 FEET ALONG DAX DANIEL LANE. THENCE S00°25'06"W 1318.18 FEET ALONG THE WEST LINE OF SAID LANE; THENCE N89°34'54"W 273.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.787 ACRES (818,341 SQ. FT.) OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF STEVEN R JENKEL, 1200 W GLENDALE AVE., APPLETON, WI 54914.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF THE TOWN OF CENTER AND OUTAGAMIE COUNTY AND SURVEYING AND MAPPING THE SAME.

DATED THIS DAY OF 2020

WISCONSIN PROFESSIONAL LAND SURVEYOR PLS-2492
CHRISTIAN A. HAUSFELD

OUTAGAMIE COUNTY TREASURER:

I CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY INCLUDED WITH THE CERTIFIED SURVEY MAP.

COUNTY TREASURER DATED

CITY OF APPLETON EXTRATERRITORIAL PLANNING BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE TOWN OF ELLINGTON PLANNING DEPARTMENT.

AUTHORIZED REPRESENTATIVE DATED

OUTAGAMIE COUNTY DEPARTMENT DEVELOPMENT OF DEVELOPMENT AND LAND SERVICES APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE OUTAGAMIE COUNTY DEPARTMENT OF DEVELOPMENT AND LAND SERVICES.

AUTHORIZED REPRESENTATIVE DATED

TOWN OF CENTER PLANNING BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE TOWN OF ELLINGTON PLANNING DEPARTMENT.

AUTHORIZED REPRESENTATIVE DATED

OWNER'S CERTIFICATE:

AS OWNER(S), I(WE) HEREBY CERTIFY THAT WE CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED COMBINED AND MAPPED AS REPRESENTED ON THIS MAP.

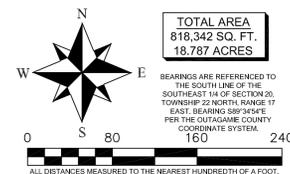
IN THE PRESENCE:

STEVEN R JENKEL DATED

STATE OF WISCONSIN))
SS)
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS DAY OF 2020 THE ABOVE NAMED STEVEN R JENKEL, OWNER(S) KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC WISCONSIN



TOTAL AREA
818,342 SQ. FT.
18.787 ACRES

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 NORTH RANGE 17 EAST BEARING S89°34'54"E PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM, 160

THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NUMBER 040052415. THE PROPERTY OWNER(S) OF RECORD IS STEVEN R JENKEL. THE COUNTY PLAT IS CONTAINED WHOLLY WITH THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S) DOC NO. 2107228

PRECISION LAND SURVEYING LLC 1024 W. TAYLOR ST., APPLETON, WI 54914 (920) 205-4895	
DRAWN BY CAH	DATE 4/13/2020
APPROVED CAH	DATE 2/19/2019
SCALE 1" = 80'	SHEET 1 OF 1
SURVEY FOR STEVE JENKEL 1200 W. GLENDALE APPLETON, WI 54914	
PROJECT NO. 8546FP	