



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** May 11, 2015

**Common Council Meeting Date:** May 20, 2015

**Item:** Extraterritorial Final Plat / White Hawk Meadows  
North 2 - Town of Grand Chute

**Case Manager:** Jeff Towne

### GENERAL INFORMATION

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**Owner/Applicant:** Glen Scherwinski, Rubble Development, LLC - applicant/owner

**Address/Parcel #:** East of North Lynndale Drive (C.T.H. "A") Town of Grand Chute; 101030600

**Petitioner's Request:** The applicant is proposing to subdivide property under the Town's RSF zoning district for residential development. The area of this final plat is 14.1181 acres which will be divided into 35 lots.

### BACKGROUND

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The Final Plat must also be reviewed and approved by the Town of Grand Chute and Outagamie County.

The Preliminary Plat was originally approved by the Plan Commission and the Common Council in 2007. Per the Subdivision Ordinance, if a Final Plat is not approved within 36 months of the Preliminary Plat, the approval is no longer valid, and the process must be repeated. The owner did not complete the process within this timeframe and, subsequently, resubmitted the plat. The resubmitted Preliminary Plat was approved by the Common Council on June 18, 2014. The Common Council approved the Final Plat for the first phase on August 6, 2014.

### STAFF ANALYSIS

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**Existing Conditions:** This is undeveloped land located in the Town of Grand Chute, east of North Lynndale Drive (C.T.H. "A").

**Surrounding Zoning and Land Uses:** The surrounding area is under the jurisdiction of the Town of Grand Chute. The uses are generally of a residential nature.

**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.

**Extraterritorial Final Plat / White Hawk Meadows North 2 - Town of Grand Chute**

**May 11, 2015**

**Page 2**

**Technical Review Group Report (TRG):** This item was reviewed by members of the Technical Review Group. No negative comments were received from participating departments.

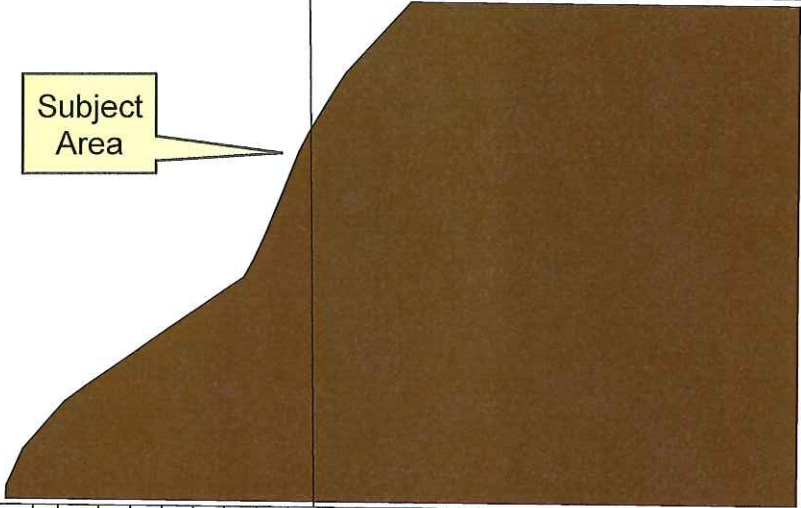
**RECOMMENDATION**

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Based on the above, staff recommends that the Extraterritorial Final Plat – White Hawk Meadows North 2 located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

White Hawk Meadows North  
Extraterritorial Final Plat  
Town of Grand Chute  
Location Map

Subject  
Area



Barley Way

Noelle La

Sophia La

Bull Rush Dr

White Hawk Dr

C.T.H. A

Canadian Nat'l RR

Grand Chute Blvd

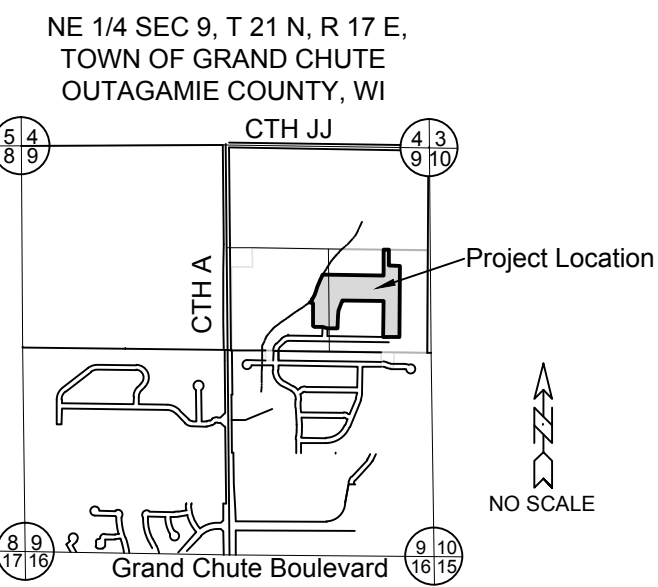


City Plan Commission  
5-11-15

0 125 250 500 Feet



**LOCATION MAP**



# White Hawk Meadows North 2

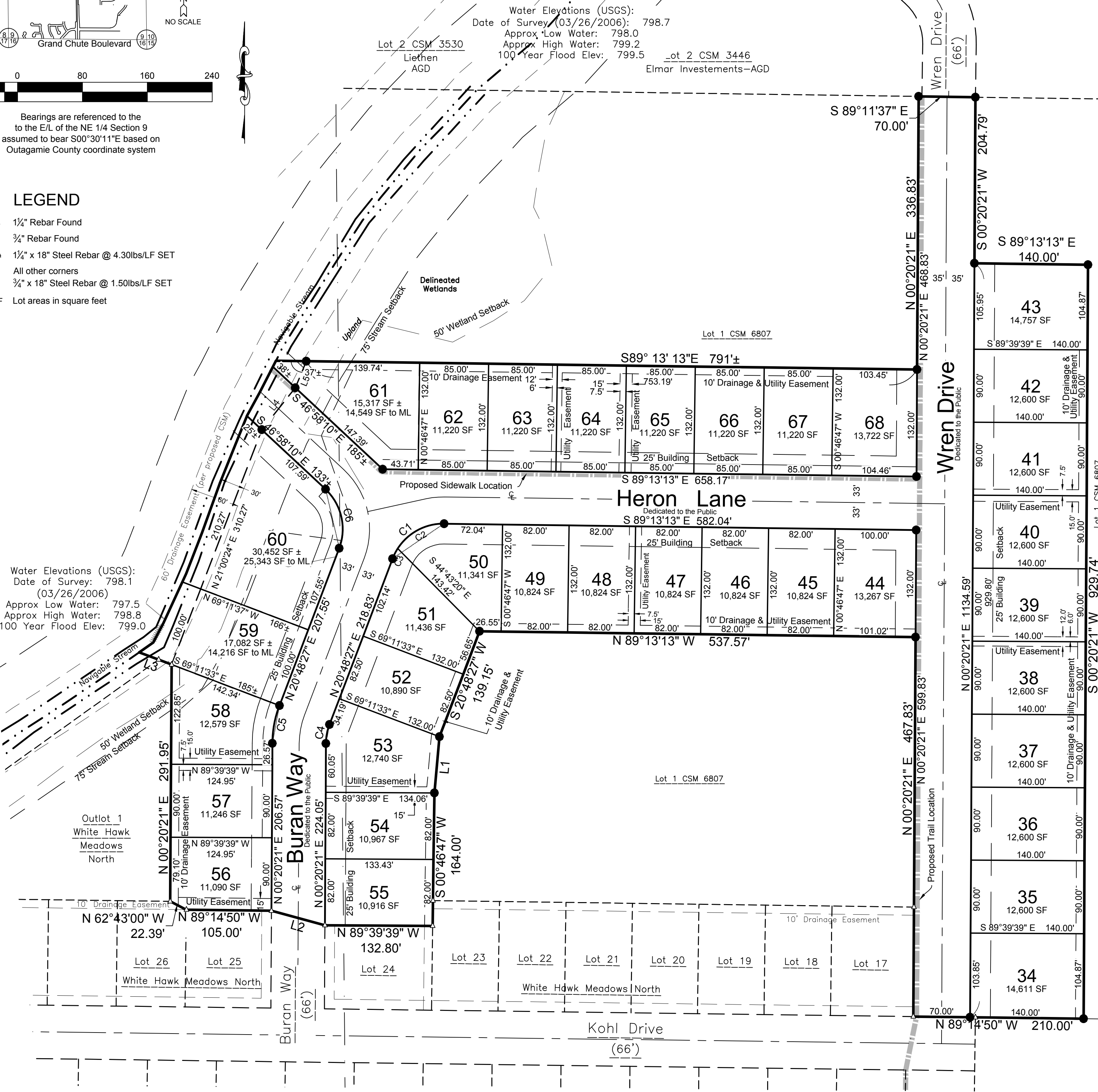
Part of Lot 1, CSM 6807, being part of Part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



Bearings are referenced to the to the E/L of the NE 1/4 Section 9 assumed to bear S00°30'11"E based on Outagamie County coordinate system

**LEGEND**

- △ 1/4" Rebar Found
- 3/8" Rebar Found
- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet



**Special Town of Grand Chute Restriction**

This subdivision Final Plat is subject to all of the requirements of Section 6.16 (E) Municipal Code of the Town of Grand Chute. The subdivider, for himself / itself, and his / its assigns, shall be responsible for all municipal improvements, including gravelled and blacktopped streets, gravelled road shoulders, sewer and water, curb and gutter if determined necessary by the Town of Grand Chute Board of Supervisors, sewer lift stations when determined necessary by the Town of Grand Chute Board of Supervisors, storm sewers when determined necessary by the Town of Grand Chute Board of Supervisors, dedicated and open clear water drainage easements, landscaping and street lighting. Pursuant to Section 6.16 (E) Municipal Code of the Town of Grand Chute, the Town of Grand Chute reserves the right to withhold building permits for this subdivision if the above stated municipal improvements have not been completed in a timely and orderly fashion by the subdivider / owner, according to the terms and conditions of 6.16 (E). That, in addition, all subdividers and property owners are put on notice that a three hundred dollar (\$350.00) hookup contribution charge for sewer services may be payable by each lot within the platted subdivision to the Town of Grand Chute Sanitary District for sewer services. Furthermore, where decorative street lighting is requested by the owner / subdivider, the difference in cost between regular street lighting and decorative street lighting will be assessed annually to property owners within the subdivided areas, on an annual cost basis as incurred by the Town of Grand Chute, plus the Town of Grand Chute's annual interest charge; the Town of Grand Chute shall be responsible only for base and regular street lighting costs at intersections and cul-de-sacs, with any excess lighting costs as requested by the subdivider or property owners being assessed directly to the abutting property owners.

**Impact Fee Note**

There is an impact fee due on each lot in accordance with Chapter 330 Impact Fees of the Town Code of Ordinances and as listed on the most current Town of Grand Chute Impact Fee Schedule.

**Wetlands Notes**

Wetland shown on map are from the Wetlands Determination & Delineation Report, performed by Brian Bates, dated August 29, 2003.

Disturbing or filling of wetland will not be allowed with out state and local permits.

**Conservation Easement**

The grant of a property right or interest from the property owner to a unit of government or nonprofit conservation organization stipulating that the described land shall remain in its natural, scenic, open or wooded state precluding future or additional development.

**Stormwater Facility Maintenance Note**

Maintenance of all drainage ways, including easements as indicated on the plat and along side and rear lot lines which convey storm water runoff as indicated on the Drainage Plan, and associated structures within the subdivision or serving the subdivision is the sole responsibility of the property owners of the subdivision unless noted on the plan.

Upon failure of the property owners to perform Maintenance of the drainage ways and associated structures, the township retains the right to perform maintenance and/or repairs and shall be equally assessed to each property of the subdivision.

Unless otherwise noted, a drainage easement exists upon all existing navigable streams between the meander lines as shown.

**Outlot 1 Ownership and Maintenance Note**

1. Lots 25-30 have an 1/10 share of Outlot 1, White Hawk Meadows North. 4/10 share of Outlot 1. The remnant 4/10 share of Outlot 1, White Hawk Meadows North, will be divided equally among proposed Lots 56-59 of White Hawk Meadows North 2.
2. Maintenance of Detention Pond on Outlot 1 will be in accordance with the Operation Maintenance Agreement for the Subdivision.

**Geotechnical Study Statement**

A Report of Geotechnical Exploration, RVT #AG03-205, dated October 27, 2003 is on file. This report makes general recommendations based on site conditions for pavements and foundations.

**Access Restriction Note:**

Lots 44 and 68 will not be granted access on to Wren Drive.

**Notes**

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
3. All homes constructed in the Flood Fringe must meet the County flood proofing standards or a LOMA is obtained from FEMA prior to building permit being issued.
4. Lots 50-54, and 56-63 and 27-33, are located within 300 feet of a navigable stream and will require Shoreland Zoning Permit from the Outagamie County planning office.

Northeast Corner  
 Section 9, T21N, R17E  
 Masonry Nail Found

James R. Sehoff, PLS 2692 \_\_\_\_\_ Date \_\_\_\_\_

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

File: 2968Final-Ph2.dwg  
 Date: 04/22/2015  
 Drafted By: Jim  
 Sheet: 1 of 2

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 CIVIL ENGINEERING CONSULTANTS  
 1811 Racine Street Menasha, WI 54952  
 Ph: 920-991-1866 Fax: 920-830-9595  
 www.davel.pro

# White Hawk Meadows North 2

Part of Lot 1, CSM 6807, being part of Part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Sehlhoff, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Grand Chute and Outagamie County, and under the direction of Rubble Development, LLC, owner of said land, I have surveyed divided and mapped White Hawk Meadows North 2; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of Lot 1, CSM 6807, being part of Part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 614,986 Square Feet (14.1181 Acres) of land, more or less, including the lands between the meander line and the centerline of a navigable stream described as follows:

Commencing at the East 1/4 corner of Section 9; thence along the East line of the Northeast 1/4 of said Section 9, N00°30'11"W, 199.05 feet; thence N89°14'50"W, 412.78 feet to the point of beginning; thence, continuing, N89°14'50"W, 210.00 feet, to the Southeast corner of Lot 17 of White Hawk Meadows North; thence, along the East line of said Lot 17 and the extension thereof, N00°20'21"E, 467.83 feet; thence N89°13'13"W, 537.57 feet; thence, S20°48'27"W, 139.15 feet; thence S05°06'32"W, 69.59 feet; thence S00°46'47"W, 164.00 feet to the Northeast corner of Lot 24 of said White Hawk Meadows North; thence, along the North line of said Lot 24, N89°39'39"W, 132.80 feet to the Easterly right of way line of Buran Way; thence N74°49'38"W, 68.28 feet to the Westerly right of way of said Buran Way; thence, along the North line of Lot 25 of said White Hawk Meadows North, N89°14'50"W, 105.00 feet to a point on the Northerly line of Lot 26 of said White Hawk Meadows North; thence along said Northerly line of Lot 26, N62°43'00"W, 22.39 to the Southeast corner of Outlot 1 of said White Hawk Meadows North; thence, along the East line of said Outlot 1, N00°20'21"E, 291.95' to a meander corner being S69°11'33"E, 43 feet more or less from the center line of a navigable stream; thence, along a meander line, N21°00'02"E, 310.27 feet to a meander corner being S46°58'10"E, 25 feet more or less from said centerline; thence, continuing along said meander line N38°38'26"E, 66.19 feet to a meander corner being S46°58'10"E, 38 feet more or less from said centerline; thence, continuing along said meander line N22°26'45"E, 35.40 feet to a meander corner being S89°13'13"E, 37 feet more or less from said centerline; thence, S89°13'13"E, 753.19 feet; thence N00°20'21"E, 336.83 feet to the Southerly right of way line of Wren Drive; thence along the said Southerly right of way line, S89°11'37"E, 70.00 feet; thence S00°20'21"W, 204.79 feet; thence S89°13'13"E, 140.00 feet; thence S00°20'21"W, 929.74 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
James R. Sehlhoff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate of Dedication

Rubble Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Rubble Development, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Planning and Zoning Committee  
Town of Grand Chute  
City of Appleton  
Department of Administration

Dated this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

In the presence of: Rubble Development, LLC

By \_\_\_\_\_

print name \_\_\_\_\_

Title \_\_\_\_\_

State of Wisconsin)

\_\_\_\_\_ County) ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
My Commission Expires \_\_\_\_\_

Notary Public, Wisconsin.

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Rubble Development, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, and Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Rubble Development, LLC

\_\_\_\_\_  
Glen Scherwinski, Member Date \_\_\_\_\_

Town Board Approval Certificate

Resolved, that the plat of White Hawk Meadows North 2 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by the Town Board of the Town of Grand Chute.

\_\_\_\_\_  
Chairman Date \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Grand Chute.

\_\_\_\_\_  
Clerk Date \_\_\_\_\_

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Grand Chute and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

\_\_\_\_\_  
Town Treasurer Date \_\_\_\_\_

\_\_\_\_\_  
County Treasurer Date \_\_\_\_\_

City of Appleton Approval (Extraterritorial)

Resolved, that the plat of White Hawk Meadows North 2 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by the Common Council of the City of Appleton.

\_\_\_\_\_  
Mayor Date \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of Appleton.

\_\_\_\_\_  
Clerk Date \_\_\_\_\_

County Planning Agency Approval Certificate

Resolved, that the plat of White Hawk Meadows North 2 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by Outagamie County.

\_\_\_\_\_  
County Zoning Administrator Date \_\_\_\_\_

This Final Plat is contained wholly within the property described in the following recorded instruments:


the property owner of record: Rubble Development, LLC Recording Information: Doc No. 1999196 Parcel Number(s): Part of 101-0306-00

LINE TABLE		
Line	Bearing	Length
L1	S 05°06'32" W	69.59'
L2	N 74°49'38" W	68.28'
L3	S 69°11'33" E	43±
L4	N 38°38'26" E	66.19'
L5	N 22°26'45" E	35.40'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	67.00'	N 55°47'37" E	76.83'	81.82'	69°58'19"	N 20°48'28" E	S 89°13'13" E
C2	67.00'	N 61°47'18" E	64.95'	67.80'	57°58'57"	N 32°47'50" E	S 89°13'13" E
C3	67.00'	N 26°48'09" E	13.99'	14.02'	11°59'22"	N 20°48'28" E	N 32°47'50" E
C4	67.00'	N 10°34'24" E	23.81'	23.94'	20°28'06"	N 00°20'21" E	N 20°48'27" E
C5	133.00'	S 10°34'24" W	47.26'	47.51'	20°28'06"	N 20°48'27" E	N 00°20'21" E
C6	67.00'	S 13°04'52" E	74.72'	79.26'	67°46'37"	S 46°58'10" E	S 20°48'27" W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20 \_\_\_\_

Department of Administration 

File: 2968Final-Ph2.dwg  
Date: 03/26/2015  
Drafted By: Jim  
Sheet: 2 of 2



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1811 Racine Street Menasha, WI 54952  
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