



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** November 10, 2021

**Common Council Meeting Date:** November 17, 2021

**Item:** Extraterritorial Preliminary Plat – Center Valley at 3800 – Town of Grand Chute

**Case Manager:** Don Harp

### GENERAL INFORMATION

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**Owner:** Greene Development Appleton, Jim Greene

**Applicant:** Robert E. Lee & Associates, Troy Hewitt

**Address/Parcel #:** Generally located at the northeast corner of the intersection of Interstate Highway 41 and Wisconsin Avenue (S.T.H. 96) in the Town of Grand Chute – Tax Id #s 101091300 and 101091303.

**Petitioner's Request:** The applicant is proposing to subdivide property under Town's CR – Regional Commercial District zoning district for commercial development. The platted area is 19.379 acres, which will be divided into six (6) lots.

### BACKGROUND

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The subject area is within the City's extraterritorial plat approval jurisdiction, which includes the unincorporated area within three miles of the City or where extraterritorial jurisdictions overlap; the overlapping area is divided by a line whose points are equidistant from the boundaries of each municipality. This plat is located with the three-mile extraterritorial plat approval jurisdiction limit.

### STAFF ANALYSIS

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**Purpose of Extraterritorial Plat Approval:** The purpose of extraterritorial plat approval jurisdiction is to help the City influence the development pattern of areas outside the City boundaries that may be annexed to the City in the future. The current Intermunicipal Boundary Agreement with the Town of Grand Chute indicates the subject site is located outside of the City's annexation area.

**Existing Conditions:** The subject site is developed with WG&R Furniture (Lot 5) and REI Co-op (Lot 1). No buildings exist on proposed Lots 2, 3, 4 and 6. Access to the development will be obtained from Westhill Boulevard.

**Surrounding Land Uses:** The surrounding area is under the jurisdiction of the Town of Grand Chute. The nearby uses are generally commercial in nature.

**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.

**Extraterritorial Preliminary Plat – Center Valley at 3800 – Town of Grand Chute**  
**November 10, 2021**  
**Page 2**

**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.

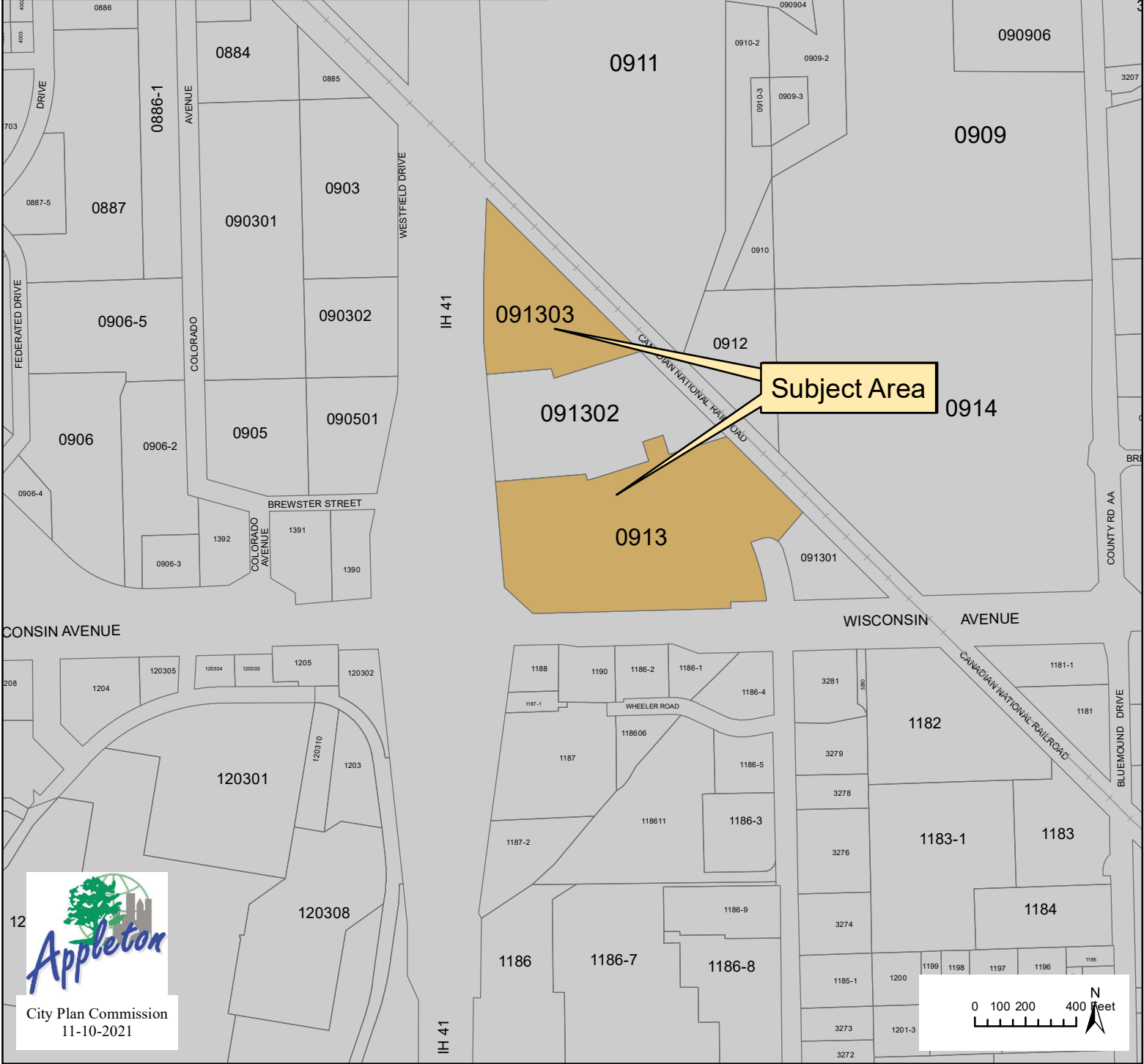
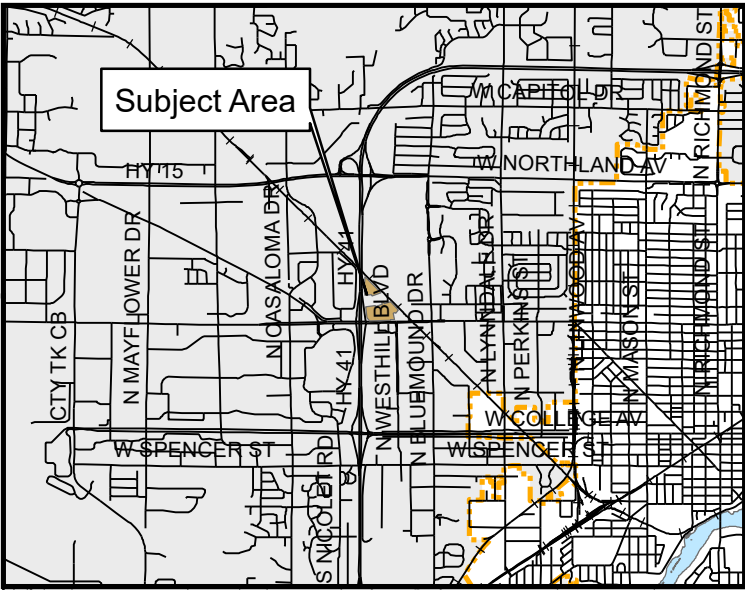
**Technical Review Group (TRG) Report:** This item was included on the October 19, 2021 Technical Review Group agenda. No negative comments were received from participating departments.

**RECOMMENDATION**

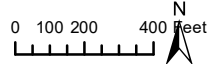
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Based on the above, staff recommends that the Center Valley at 3800 Extraterritorial Preliminary Plat, located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

Extraterritorial Preliminary Plat  
Center Valley At 3800  
Town of Grand Chute  
Vicinity Map



City Plan Commission  
11-10-2021





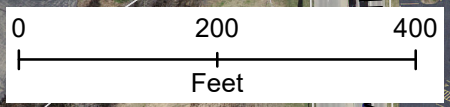
Extraterritorial Preliminary Plat  
Center Valley At 3800  
Town of Grand Chute  
Aerial Map



Subject Area



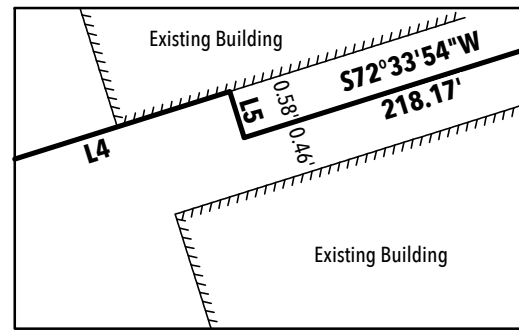
City Plan Commission  
11-10-2021





# CENTER VALLEY AT 3800

ALL OF LOT 1 AND ALL OF LOT 3 OF VOLUME 47 OF CERTIFIED SURVEY MAPS, PAGE 7676, MAP NUMBER 7676, DOCUMENT NUMBER 2152310, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL LOCATED IN SECTION 20, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



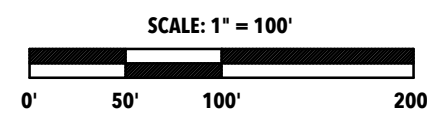
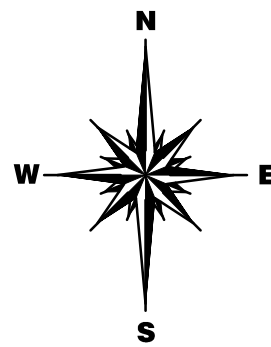
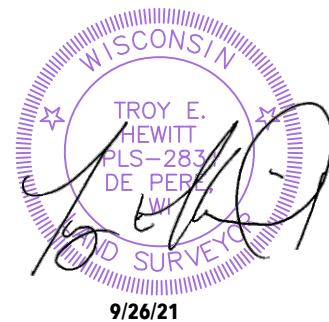
**Detail**  
Not to Scale

**Line Table**

Line #	Length	Direction
L1	53.11'	N72°35'57\"E
L2	25.00'	N01°30'10\"W
L3	24.75'	N17°26'06\"W
L4	35.42'	S72°33'54\"W
L5	0.67'	N17°26'06\"W
L6	38.96'	S17°26'06\"E
L7	25.51'	N33°58'18\"E
L8	21.13'	N03°04'35\"E
L9	44.29'	S75°25'29\"W

**Curve Table**

Curve #	Delta	Radius	Length	Chord	Tangent	Second
					Bearing	Tangent Bearing
C1	58°08'56\"	60.50'	61.40'	N78°19'36\"W	58.80'	N49°15'08\"W
C2	15°11'32\"	910.00'	241.29'	N15°06'51\"W	240.58'	N07°31'05\"W



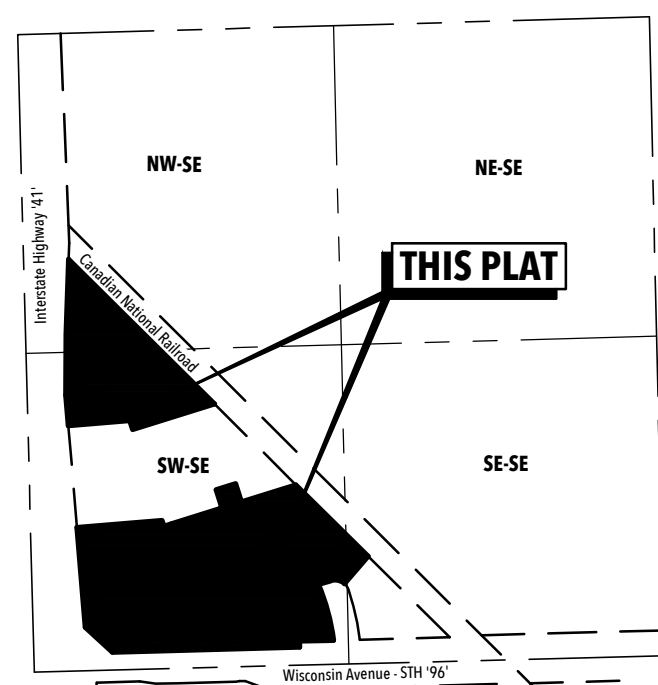
**LEGEND**

- County PLSS Monument
- Existing 1" Iron Pipe
- ✱ Existing 1/2" Iron Rod
- All other lot corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.38 lbs/lin. ft.

Bearings are referenced to the Outagamie County Coordinate System. The south line of the Southeast 1/4 bears N88°29'50\"E.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.



Southeast 1/4 of Section 20  
T21N-R17E  
Outagamie County, Wisconsin  
Not to Scale  
**LOCATION SKETCH**

SHEET 1 OF 1

**OWNER**  
Greene Development Appleton  
900 Challenger Drive  
Green Bay, WI 54311

**SURVEYOR**  
Troy E. Hewitt  
Professional Land Surveyor #2831  
Robert E. Lee & Associates, Inc.  
1250 Centennial Centre Boulevard  
Hobart, WI 54155

**PARCEL ID**  
101091300  
101091303

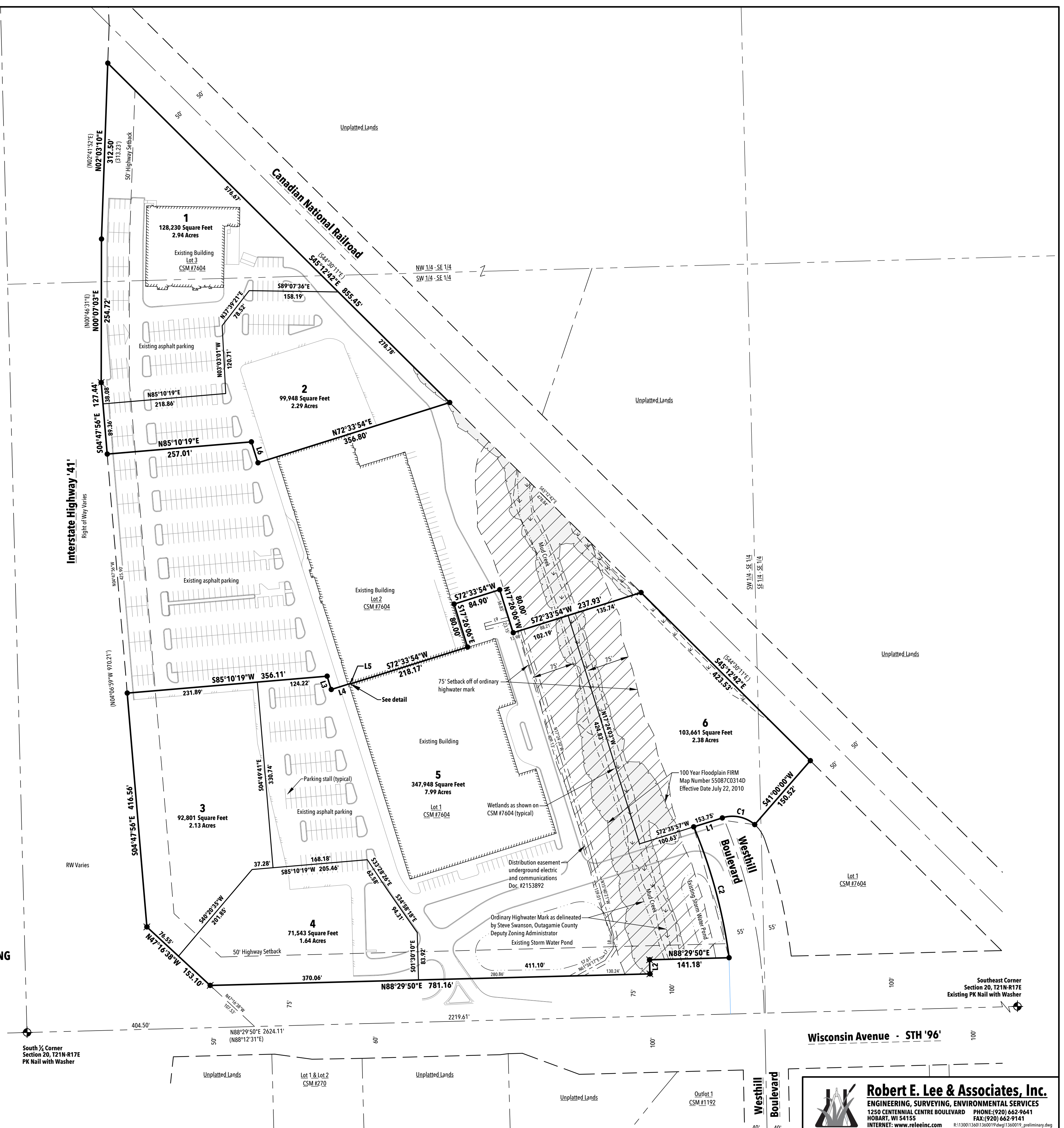
**ZONING**  
CR - Regional Commercial District

**MINIMUM LOT AREA AS PLATTED**  
1.64 Acres

**NUMBER OF LOTS**  
6 Lots

**PLATTED AREA**  
844,131 Square Feet  
19.379 Acres

**APPROVING & OBJECTING AUTHORITIES**  
Town of Grand Chute  
City of Appleton  
Outagamie County  
Department of Administration



Wisconsin Avenue - STH '96

**Robert E. Lee & Associates, Inc.**  
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1250 CENTENNIAL CENTRE BOULEVARD PHONE: (920) 662-9641  
HOBART, WI 54155 FAX: (920) 662-9141  
INTERNET: www.releinc.com R:\112001\3601\3601\19.dwg\1360019\_preliminary.dwg