



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** December 8, 2020

**Common Council Meeting Date:** December 16, 2020

**Item:** Extraterritorial Preliminary Plat – Marsden Park – Town of Grand Chute

**Case Manager:** David Kress, Principal Planner

### GENERAL INFORMATION

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**Owner:** Michael and Karen Marsden

**Applicant:** Rubble Development, LLC c/o Glen Scherwinski

**Address/Parcel #:** Generally located west of Gillett Street and south of Starview Drive in the Town of Grand Chute – Tax Id #101036111

**Petitioner's Request:** The applicant is proposing to subdivide property under the Town's RSF Single-Family Residential District. The area is 5.12 acres in size and would be divided into two 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, as described in the Subdivision Ordinance. The Preliminary Plat must also be reviewed and approved by the Town of Grand Chute and Outagamie County. This item is on track to go to the Town Board on December 15, 2020, and it has not yet appeared before the County Zoning Committee.

### STAFF ANALYSIS

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**Existing Conditions:** This is undeveloped land located in the Town of Grand Chute, west of Gillett Street. Delineated wetlands and a stormwater pond exist on the property. Access to the development would be obtained from Starview Drive.

**Surrounding Zoning and Land Uses:** The surrounding area is under the jurisdiction of the Town of Grand Chute, and the nearby uses are generally residential in nature. The surrounding zoning is the Town's RSF Single-Family Residential District and 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 outside the City's future growth area.

**Review Criteria:** Community and Economic Development staff has reviewed the Extraterritorial Preliminary Plat in accordance with the City of Appleton Subdivision Ordinance, as well as Zoning Ordinance requirements for single-family residential developments. Proposed Lot 1 is 3.25 acres and proposed Lot 2 is 1.87 acres in size. The lot sizes and lot widths for the proposed lots in this Town of Grand Chute subdivision exceed minimum City of Appleton Zoning Ordinance requirements.

**Extraterritorial Preliminary Plat – Marsden Park – Town of Grand Chute**

**December 8, 2020**

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

- The recorded as dimension shown along the western plat boundary (509.45') does not match recorded CSM 6026.
- The adjacent lot to the south is incorrectly labeled as Lot 2 CSM 6026. It is Lot 1 CSM 6026.
- In the legend, the wetland symbol appears to be labeled as gravel.

**Technical Review Group (TRG) Report:** This item appeared on the November 17, 2020 TRG agenda. No negative comments were received from participating departments.

**RECOMMENDATION**

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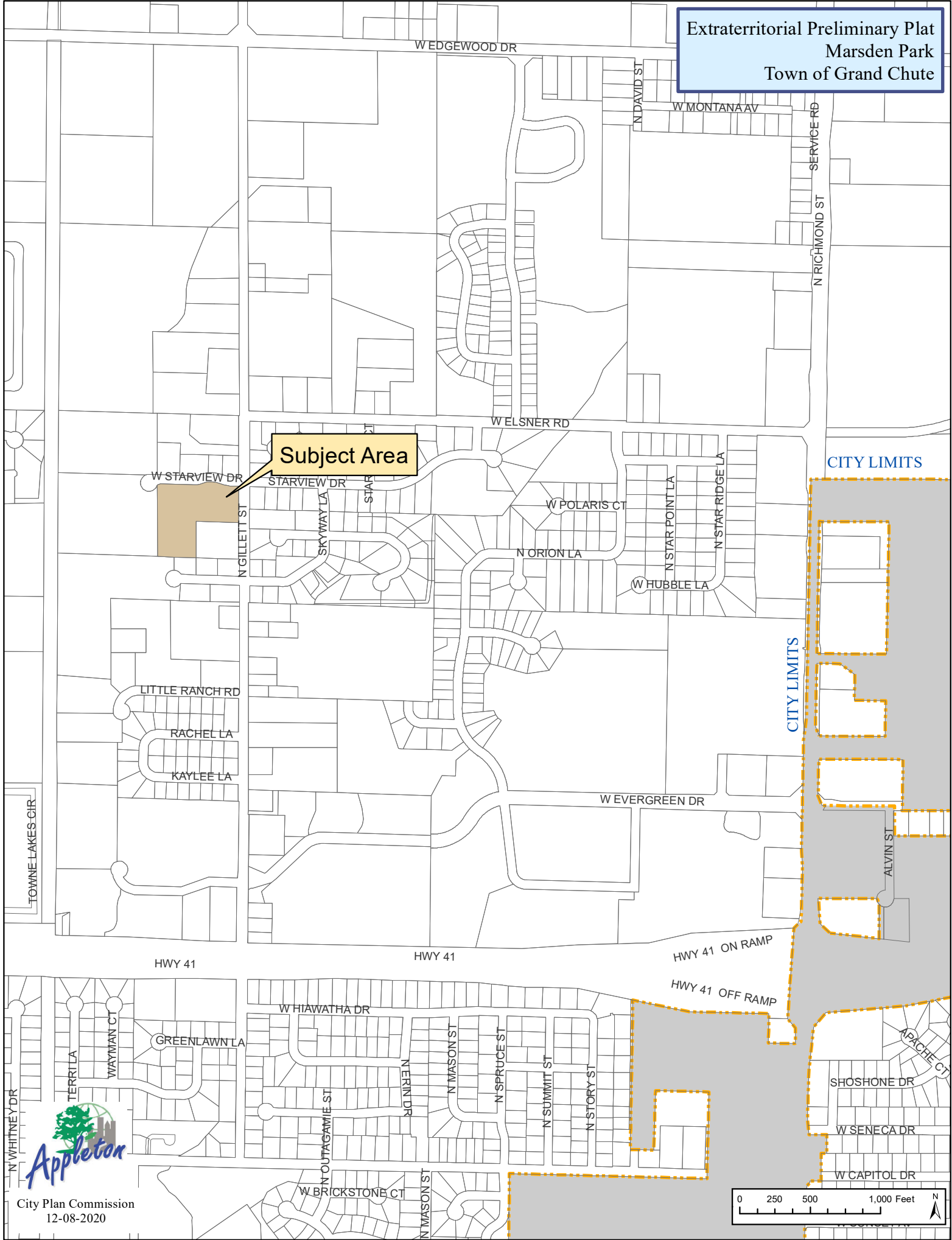
Based on the above, staff recommends that the Extraterritorial Preliminary Plat – Marsden Park located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

Extraterritorial Preliminary Plat  
Marsden Park  
Town of Grand Chute

Subject Area

CITY LIMITS

CITY LIMITS



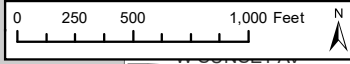
TOWNE LAKES CIR

HWY 41

HWY 41

HWY 41 ON RAMP

HWY 41 OFF RAMP



Extraterritorial Preliminary Plat  
Marsden Park  
Town of Grand Chute  
Aerial Map

Subject Area

W STARVIEW DR

STARVIEW DR

CASUAL CT

WHISPERING PINE CT

SKYWAY LA

N GILLET ST

SKY CT

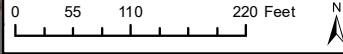
SKYWAY CT

CITY LIMITS

CITY LIMITS



City Plan Commission  
12-08-2020

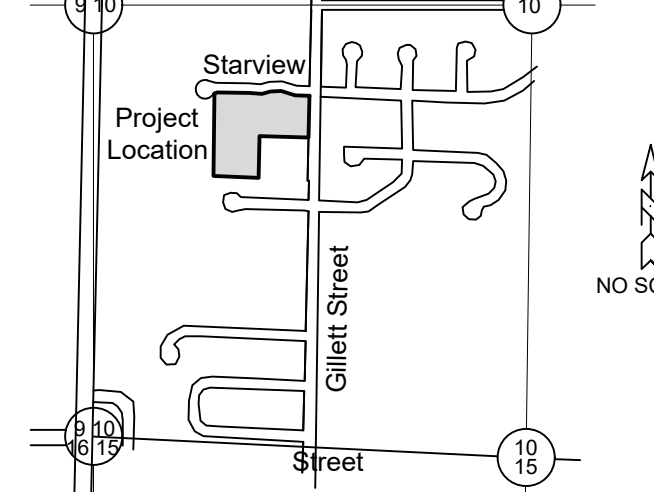


# Preliminary Plat of Marsden Park

All of Lot 2, Certified Survey Map 6026, being part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

## LOCATION MAP

SW 1/4 SEC 10, T 21 N, R 17 E,  
TOWN GRAND CHUTE  
OUTAGAMIE COUNTY, WI



Bearings are referenced to the West line of the Southwest 1/4, Section 10, T21N, R17E, assumed to bear N00°50'37"W, base on the Outagamie County Coordinate System.

### BENCHMARKS (NAVD 88)

- BM 0 NGS Monument(6095)  
N R/W of E Edgewood Dr.  
Elev 835.70'
- BM 1 Fire Hydrant, Tag Bolt  
N R/W W Starview Dr.  
Elev 803.55'
- BM 2 Fire Hydrant, Tag Bolt  
±300' SE of BM 1, S R/W W Starview Dr.  
Elev 802.23'
- BM 3 Fire Hydrant, Tag Bolt  
SE cor. W Starview Dr. and N Gillet St.  
Elev 800.74'

### LINE TABLE

Line	Bearing	Length
L1	N 72°28'13" E (N72°28'48"E)	30.52'

### CURVE TABLE

Curve	Radius	Chord Direction	Recorded As	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	25.00'	N 66°31'44" E	(N66°31'57"E)	21.14'	21.83'	50°01'33"	N 41°30'58" E	S 88°27'29" E
C2	136.00'	N 82°00'22" E	(N88°00'57"E)	45.06'	45.27'	19°04'18"	S 88°27'29" E	N 72°28'13" E
C3	136.00'	N 87°51'05" E		17.51'	17.52'	7°22'51"	S 88°27'29" E	N 84°09'39" E
C4	136.00'	N 78°18'56" E		27.70'	27.75'	11°41'27"	N 84°09'39" E	N 72°28'13" E
C5	150.00'	N 89°10'27" E	(N89°11'02"E)	86.23'	87.46'	33°24'28"	N 72°28'13" E	S 74°07'19" E
C6	136.00'	S 81°17'24" E	(S81°16'49"E)	33.94'	34.03'	14°20'10"	S 74°07'19" E	S 88°27'29" E

### Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
INL A	A	801.09	796.42	12"	HDPE	E
			796.63	8"	PVC	NW
			796.54	12"	PVC	S
INL B	B	801.04	796.71	12"	PVC	N
			795.45	12"	RCP	N
MH C	C	799.26	795.05	18"	RCP	SE
			795.31	18"	RCP	W
			795.45	12"	RCP	N
INL D	D	797.80	795.12	12"	RCP	S
			795.80	4"	PVC	NW
INL E	E	797.76	795.01	12"	RCP	N
			795.07	15"	RCP	SW
CB F	F	797.46	795.25	12"	HDPE	E
			795.02	12"	PVC	W
CB G	G	798.22	793.97	12"	PVC	E
			795.02	12"	PVC	W
INL H	H	797.19	793.78	12"	PVC	W

### Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH 1	1	801.91	791.88	8"	PVC	E
			790.29	8"	PVC	W
MH 2	2	799.94	790.29	8"	PVC	E
			790.29	8"	PVC	W
MH 3	3	798.24	789.55	8"	PVC	E
			789.55	8"	PVC	W

### SUPPLEMENTARY DATA

Total Area = 223,117 SF 5.1221 acres  
 Number of Lots = 2  
 Lineal feet of street = No new Street  
 Existing zoning = RSF  
 Proposed zoning = RSF  
 Approving Authorities  
 Town of Grand Chute  
 City of Appleton (extraterritorial)  
 Objecting Authorities  
 Department of Administration  
 NOTES

Utility and Drainage Easements will be shown on Final Plat

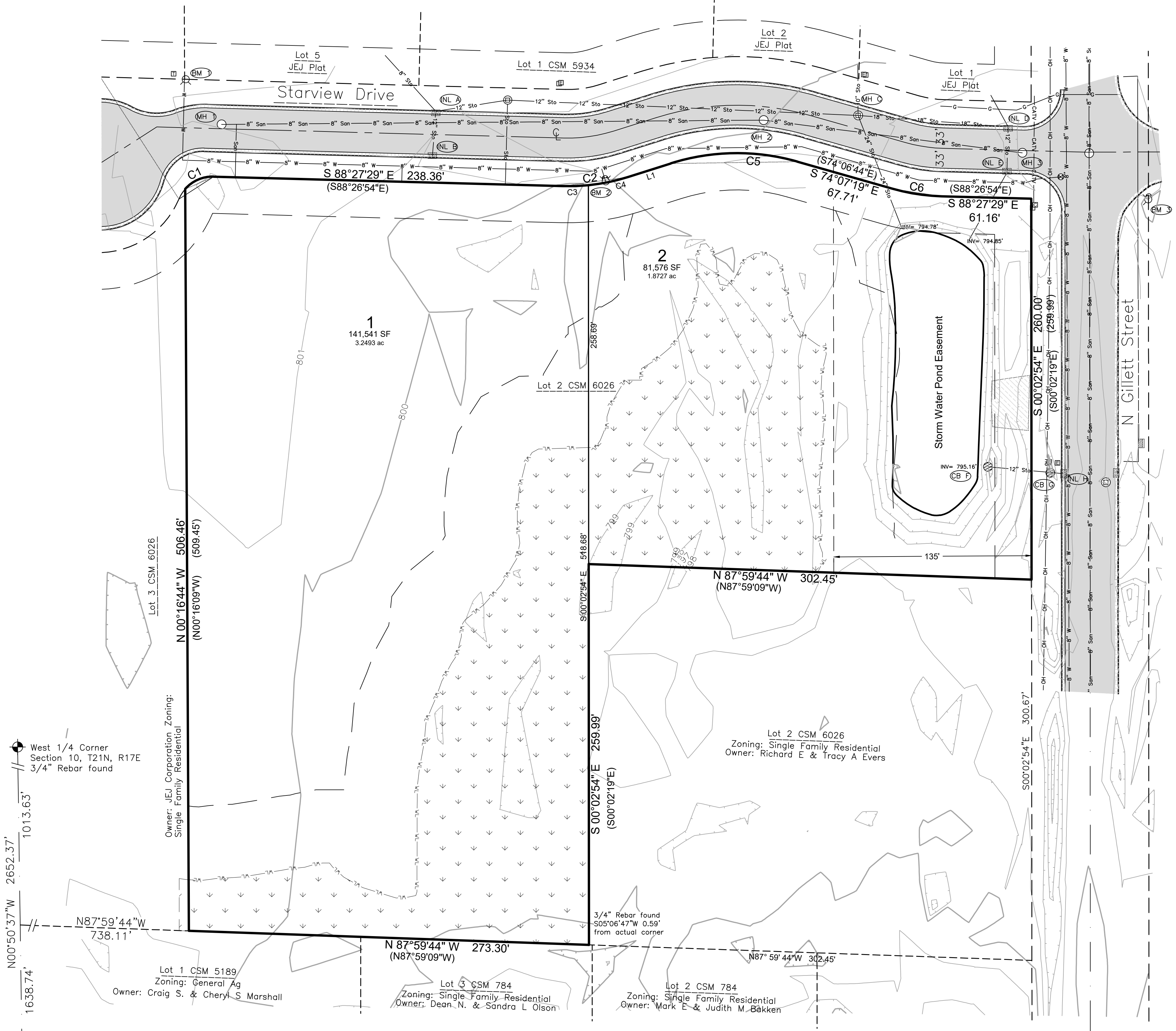
### LEGEND

- CATV— CATV
- FD— FD
- OH— OH
- UH— UH
- San— San
- Sto— Sto
- E— E
- G— G
- T— T
- W— W
- 800— 800
- 799— 799
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Hydrant
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- CATV Pedestal
- Gas Regulator
- 1" Rebar Found
- 1/2" Rebar Found
- Government Corner
- Recorded As
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Gravel

### SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Town Grand Chute and Outagamie County.

James R. Sehloff, P.L.S. No. S-2692 Date



West 1/4 Corner  
Section 10, T21N, R17E  
3/4" Rebar found

N87°59'44"W  
738.11'

Southwest Corner  
Section 10, T21N, R17E  
Bernsen Monument Found

Owner: JEJ Corporation  
Zoning: Single Family Residential

Lot 1 CSM 5189  
Zoning: General Ag  
Owner: Craig S. & Cheryl S. Marshall

Lot 3 CSM 784  
Zoning: Single Family Residential  
Owner: Dean N. & Sandra L. Olson

Lot 2 CSM 784  
Zoning: Single Family Residential  
Owner: Mark E. & Judith M. Bakken

Lot 2 CSM 6026  
Zoning: Single Family Residential  
Owner: Richard E. & Tracy A. Evers

3/4" Rebar found  
S05°06'47"W 0.59'  
from actual corner

File: 6057Plat.dwg  
Date: 11/05/2020  
Drafted By: Jim  
Sheet: 1 of 1

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