



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: July 11, 2017

Common Council Meeting Date: July 19, 2017

Item: Extraterritorial Final Plat – White Hawk Meadows North 4 – Town of Grand Chute

Case Manager: Don Harp

GENERAL INFORMATION

Owner: Glen Scherwinski, Rubble Development, LLC

Applicant: Davel Engineering & Environmental Inc.

Address/Parcel #: East of North Lynndale Drive (C.T.H. "A") in the Town of Grand Chute – Parcel #101-0306-00

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 16.8 acres which will be divided into 44 lots.

BACKGROUND

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

The 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, the second phase on May 20, 2015 and the third phase on January 18, 2017.

STAFF ANALYSIS

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 & Economic 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 & Economic 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. The Final Plat layout is consistent with the Preliminary Plat layout.

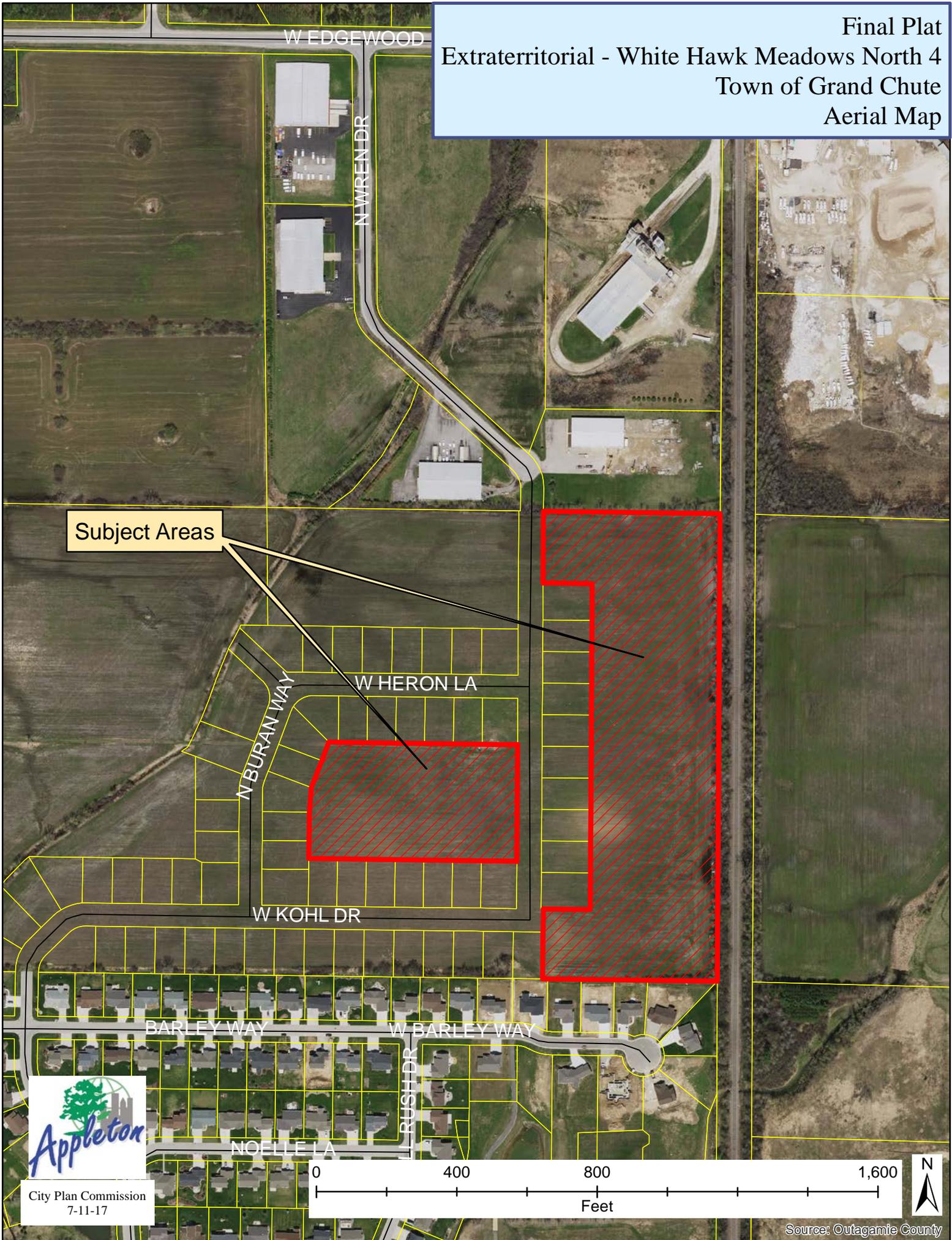
Extraterritorial Final Plat - White Hawk Meadows North 4 - Town of Grand Chute
July 11, 2017
Page 2

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

Based on the above, staff recommends that the Extraterritorial Final Plat – White Hawk Meadows North 4 located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

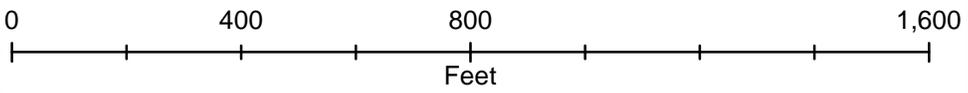
Final Plat
Extraterritorial - White Hawk Meadows North 4
Town of Grand Chute
Aerial Map



Subject Areas

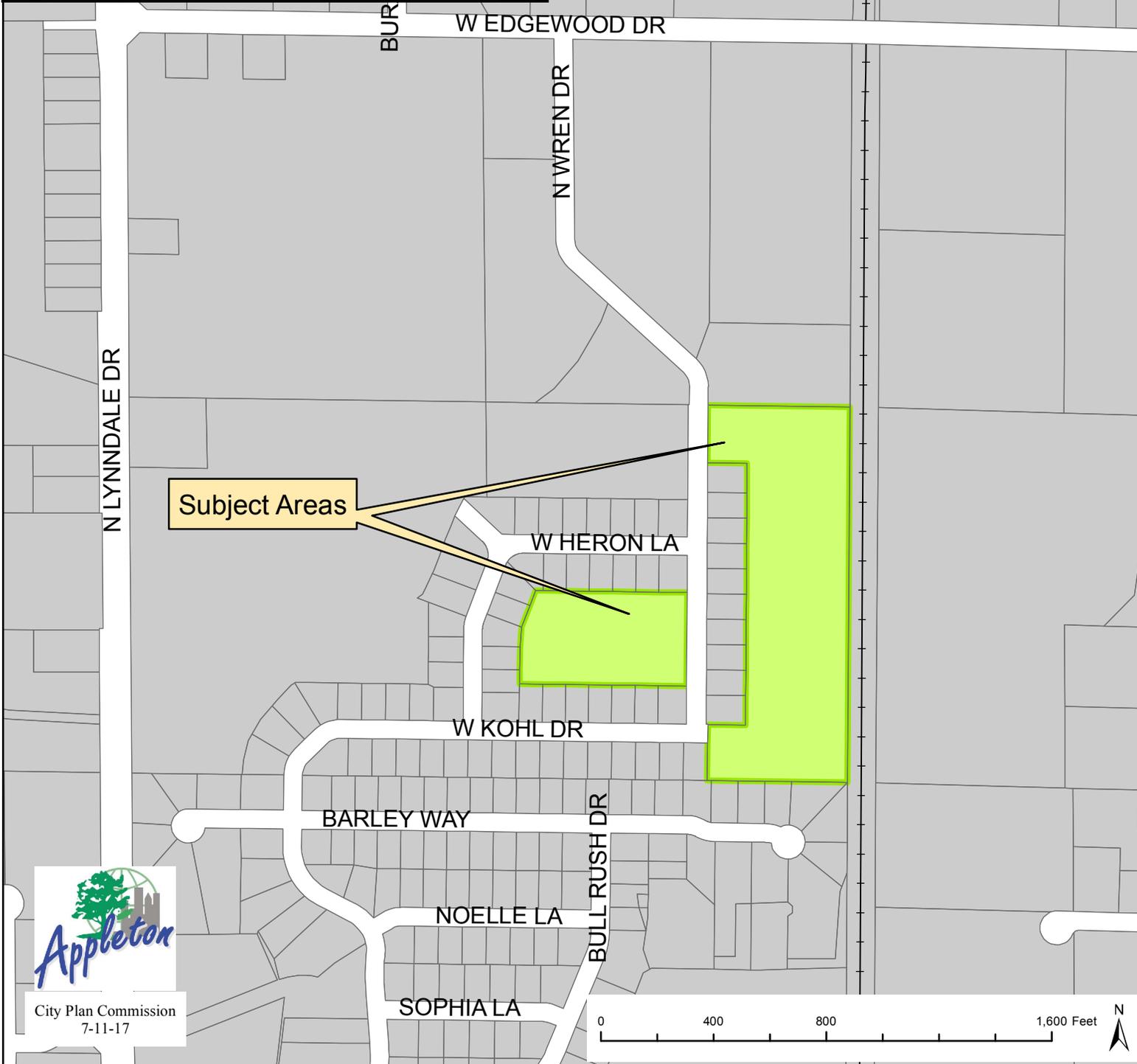
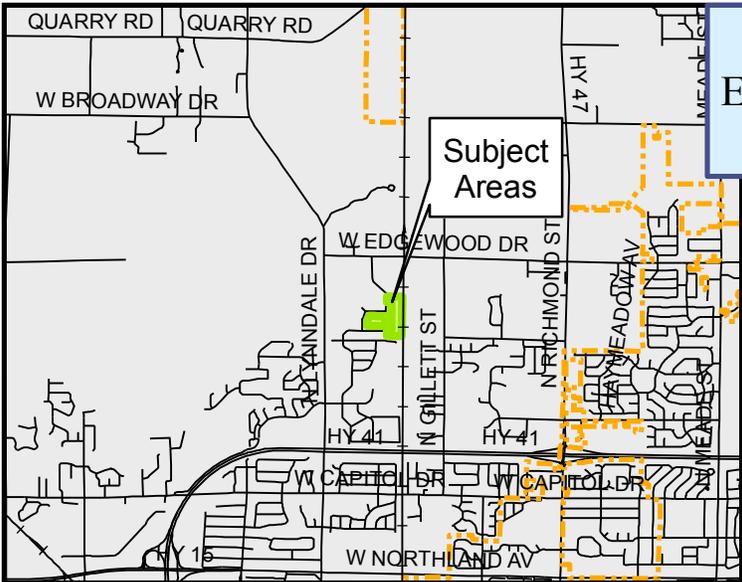


City Plan Commission
7-11-17



Source: Outagamie County

Final Plat
Extraterritorial - White Hawk Meadows North 4
Town of Grand Chute



City Plan Commission
7-11-17

0 400 800 1,600 Feet

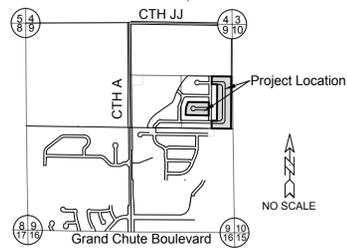


White Hawk Meadows North 4

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

LOCATION MAP

NE 1/4 SEC 9, T 21 N, R 17 E,
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI



Bearings are referenced to the East line of the NE 1/4 Section 9 assumed to bear N00°30'11"W based on Outagamie County coordinate system

LEGEND

- △ 1/4" Rebar Found
- 3/4" 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

Special Town of Grand Chute Restriction

The final plat is subject to all of the requirements of § 475-15E of the Code of the Town of Grand Chute. The subdivider, for himself and his assigns, shall be responsible for all municipal improvements, including asphalt surface streets, graveled road shoulders or curb and gutter, sewer and water, sewer lift stations, storm sewers, dedicated clear water drainage easements, and streetlighting. Pursuant to § 475-15E of the 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 by the subdivider according to the terms and conditions of § 475-15E. Utility Connection Fees (as listed on the Town Fee Schedule) for sewer, water and storm services shall be payable by each lot within the platted subdivision to the Town of Grand Chute Sanitary Districts. A special streetlighting charge, in accordance with the procedures listed under § 57-21, Special charges for current services, shall be assessed annually to property owners of each buildable lot within the subdivision for the energy and facility maintenance costs of streetlighting within the Town. Any costs due to streetlighting in excess of the standards within the Street Lighting Policy, as requested by the subdivider or property owners, shall be 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.

Lot Grading, Staking and Easements

- The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- Each lot owner shall grade the property to conform to the lot line grades established by the drainage plan for White Hawk Meadows North. It is the responsibility of the lot owner to comply with these established elevations.
- No poles, pedestals, transformers or buried cable are to be placed within two (2) feet of any survey stake, or placed so as to obstruct vision along any lot line or street line. Any disturbance of a survey stake by any person is a violation of § 236.32 Wis. Stats.
- Utility easements as herein set forth are for the use of public bodies and private utility providers having the right to serve the area.

Stormwater Facility Maintenance Note

Maintenance of all drainage ways, including easements as indicated on the plat and along side and rear lot lines that convey stormwater runoff in accordance with the approved Drainage Plan, and associated structures within the land division or serving the land division, is the sole responsibility of the property owners of the land division, unless noted on the plan. Upon failure of property owners to perform maintenance of the drainage ways and associated structures within the land division or serving the land division, the Town of Grand Chute and/or Outagamie County retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed in equal amounts to the owners of all property within the land division, or, where the causer can be specifically identified, the payment shall be assessed to a specific property owner.

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

No structures, fences or plantings other than grasses shall be allowed within the drainage easements herein set forth.

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:

Lot 112 will not be granted access on to Wren Drive.

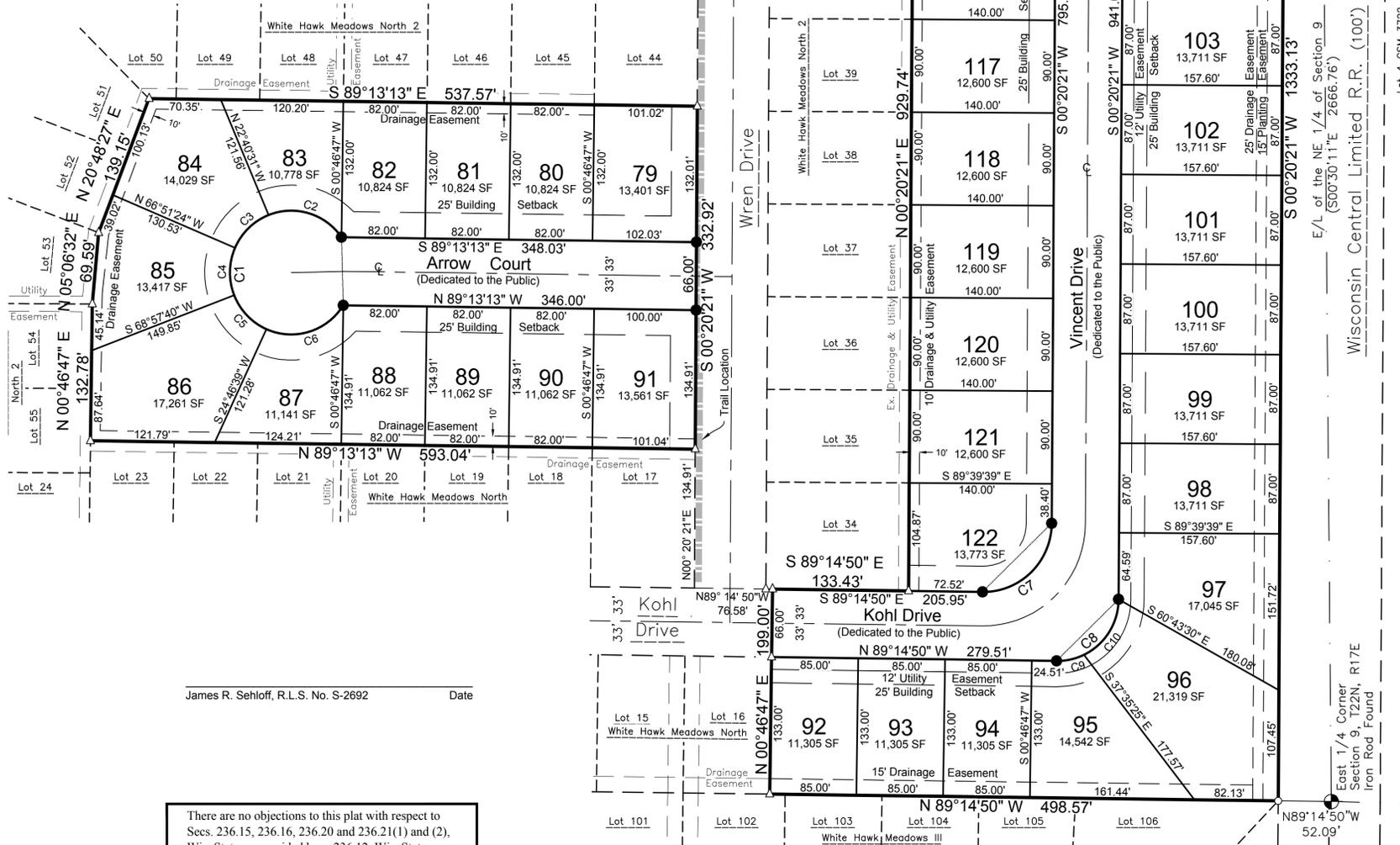
Planting Easement:

Lots 96-109 contain a Planting Easement for the sole purpose of planting trees and shrubs to form a buffer along the rail road right of way. Building of structures in the easement is prohibited.

Notes:

- All linear measurements have been made to the nearest one hundredth of a foot.
- All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	60.00'	N 01°25'17" W	66.05'	307.05'	293°12'37"	S 31°58'25" W	S 34°48'58" E
C2	60.00'	N 73°18'12" W	74.68'	80.61'	76°58'28"	S 68°12'34" W	N 34°48'58" W
C3	60.00'	S 45°51'29" W	45.63'	46.81'	44°42'10"	S 23°30'24" W	S 68°12'34" W
C4	60.00'	S 01°03'09" W	45.83'	47.03'	44°54'29"	S 21°24'06" E	S 23°30'24" W
C5	60.00'	S 43°45'09" E	45.63'	46.81'	44°42'08"	S 66°06'13" E	S 21°24'06" E
C6	60.00'	N 72°56'06" E	78.67'	85.79'	81°55'22"	N 31°58'25" E	S 66°06'13" E
C7	67.00'	S 45°32'45" W	95.09'	105.73'	90°24'47"	S 00°20'21" W	N 89°14'51" W
C8	60.00'	N 45°32'45" E	85.16'	94.68'	90°24'48"	S 89°14'50" E	N 00°20'21" E
C9	60.00'	N 77°32'10" E	27.44'	27.68'	26°25'59"	S 89°14'50" E	N 64°19'11" E
C10	60.00'	N 32°19'46" E	63.57'	67.00'	63°58'50"	N 64°19'11" E	N 00°20'21" E
C11	60.00'	S 44°26'26" E	84.53'	93.79'	89°33'35"	S 89°13'14" E	S 00°20'21" W
C12	60.00'	S 65°34'53" E	48.12'	49.51'	47°16'41"	S 89°13'14" E	S 41°56'33" E
C13	60.00'	S 20°48'05" E	43.28'	44.28'	42°16'54"	S 41°56'32" E	S 00°20'21" W
C14	67.00'	S 44°26'26" E	94.39'	104.73'	89°33'35"	S 89°13'14" E	S 00°20'21" W



James R. Sehloff, R.L.S. No. S-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



Revision Date: Jun 05, 2017

File: 2968Final4.dwg
Date: 06/05/2017
Drafted By: katie
Sheet: 1 of 2

White Hawk Meadows North 4

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

Surveyor's Certificate

I, James R. Sehoff, 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 4; 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 located in part of the Southeast 1/4 of the Northeast 1/4, Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 733,175 Square Feet (16.8314 Acres) of land, more or less, described as follows:

Commencing at the East 1/4 corner of Section 9; thence, along the South line of the Northeast 1/4 of said Section 9, N89°14'50"W 52.09 feet to a point on the Westerly right of way line of Wisconsin Central Limited Rail Road said point also being the point of beginning; thence, continuing along said South line, N89°14'50"W 498.57 to the Southeast Corner of Lot 16 White Hawk Meadows North; thence, along the East line said White Hawk Meadows North, N00°46'47"E 199.00 feet to the Northerly right of way of Kohl Drive; thence, along the said Northerly right of way line and the extension thereof, N89°14'50"W 76.58, to the Westerly right of way line of Wren Drive said point also being the Southeast corner of Lot 17 of said White Hawk Meadows North; thence, along said Westerly right of way, N00°20'21"E 134.91 feet to the North line of said White Hawk Meadows North; thence, along said North line, N89°13'13"W 593.04 feet to the East line lot 55 of White Hawk Meadows North 2; thence, along East line of said Lot 55 and Lot 54 White Hawk Meadows North 2, N00°46'47"E 132.78 to the Southeast corner of Lot 53 of said White Hawk Meadows North 2; thence, along the East line of said Lot 53, N05°06'32"E 69.59 feet to the Southeast corner of Lot 52 of said White Hawk Meadows North 2; thence, along the East line of said Lot 52 and Lot 51 White Hawk Meadows North 2, N20°48'27"E 139.15 feet to the Southwest corner of Lot 50 of said White Hawk Meadows North 2; thence along the South line of Lots 44-50 of said White Hawk Meadows North 2, S89°13'13"E 537.57 feet to a point on said Westerly right of way of Wren Drive; thence, along said Westerly right of way S00°20'21"W 467.83 to said Southeast corner of Lot 17; thence, along the said Northerly right of way of Kohl Drive and the extension thereof, S89°14'50"E 210.01 feet to the East line of said White Hawk Meadows North 2; thence, along said East line, N00°20'21"E 929.74 feet to the Northeast corner of Lot 43 of said White Hawk Meadows North 2; thence along the North line of said Lot 43; N89°13'13"W 140.00 feet to the Easterly right of way line of said Wren Drive; thence along said Easterly right of way line, N00°20'21"E 204.79 to the South line of Lot 2 of Certified Survey Map 2280; thence along said South line S89°11'37"E 503.62 feet to said Westerly right of way line of Wisconsin Central Limited Rail Road; thence, along said Westerly right of way, S00°20'21"W 1333.13 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this ____ day of _____, _____.

James R. Sehoff, 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

Glen Scherwinski, Managing Member

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 and communications service is hereby granted by Rubble Development, LLC, grantors, to:

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee
SBC, Grantee
and
Time Warner Cable, Grantee

Grantees, 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 for such purposes as the same is now and may hereafter be used and for sounds and signals, 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 electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings 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 the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the 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

Managing Member _____ Date _____

Town Board Approval Certificate

Resolved, that the plat of White Hawk Meadows North 4 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 plat was approved by the Town Board of the Town of Grand Chute on

the ____ day of _____, 20____.

Clerk _____ Date _____

County Planning Agency Approval Certificate

Resolved, that the plat of White Hawk Meadows North 4 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by Outagamie County.

County Zoning Administrator _____ 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 _____

Mortgagee's Certificate

Wolf River Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Rubble Development, LLC, owner.

IN WITNESS WHEREOF, the said Wolf River Community Bank, has caused these presents to be signed by

_____, its President, and countersigned by

_____, its Secretary or Cashier, at _____, Wisconsin, and its

corporate seal

to be hereunto affixed this ____ day of _____, 20____.

In the presence of: Wolf River Community Bank

President _____ Date _____

Secretary or Cashier _____ Date _____

State of Wisconsin)

____ County) ss

Personally came before me this ____ day of _____, 20____.

_____, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My Commission Expires _____

Notary Public, Wisconsin

City of Appleton Approval (Extraterritorial)

Resolved, that the plat of White Hawk Meadows North 4 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 _____

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

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: 2968Final4.dwg
Date: 06/05/2017
Drafted By: katie
Sheet: 2 of 2
Revision Date: Jun 05, 2017
**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

Jun 05 2017 4:28pm J:\Projects\2968rub\dwg\Civil_3D\2968Final4.dwg Printed by: katie