



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 8, 2014

Common Council Meeting Date: December 17, 2014

Item: Extraterritorial Preliminary Plat – Forest View Estates
– Town of Grand Chute

Case Manager: David Kress

GENERAL INFORMATION

Owner: ART Acquisitions, LLC c/o Trevor Thompson

Applicant: Martenson & Eisele, Inc. c/o Chris Cleary

Address/Parcel #: West of North Lynndale Drive (C.T.H. "A") in the Town of Grand Chute – 101032200, 101032300, 101032000, 101032500, 101032501, 102455900, and 102418800

Petitioner's Request: The applicant is proposing to subdivide property under the Town's RSF zoning district for residential development. The area is 62.077 acres, which will be divided into 100 lots and 4 outlots.

BACKGROUND

The Preliminary Plat has been reviewed and conditionally approved by the Town of Grand Chute and must be reviewed and approved by Outagamie County.

STAFF ANALYSIS

Existing Conditions: This is undeveloped land located in the Town of Grand Chute, west of North Lynndale Drive (C.T.H. "A"). A navigable stream and delineated wetlands exist on the property. Access to the development will be obtained from West Grand Chute Boulevard and West Honeysuckle Lane. Rezoning the land from the Town's AGD General Agricultural District and C-1 Neighborhood Commercial District to RSF Single-Family Residential District was approved by the Grand Chute Town Board on October 21, 2014.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the Town of Grand Chute, and the uses are generally residential and agricultural in nature. The surrounding zoning is RSF Single-Family Residential District and AGD General Agricultural District.

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.

Review Criteria: Community & Economic Development staff has reviewed the Extraterritorial Preliminary Plat in accordance with the City of Appleton Zoning Ordinance requirements for single-family residential developments. The proposed lots range in size from 8,148 square feet to 88,608 square feet. Typical lot dimensions are 95 feet by 120 feet. The lot sizes and lot widths for the proposed lots in

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this Town of Grand Chute 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 Grand Chute and/or Outagamie County:

- Per Section 17-26(e) of the Appleton Municipal Code, residential lots backing on Highway 41, Highway 441, and other arterial streets as determined by the City shall be platted with extra depth to permit generous distance between buildings and such traffic ways, such lot depth being a minimum of one hundred fifty (150) feet. Proposed Lots #15, #16, #17, #18, #19, and #20, which back up to North Lynndale Drive, a minor arterial, do not meet this standard.
- Per Section 17-26(i)(1) of the Appleton Municipal Code, subdivided lots shall have at least fifty percent (50%) of the minimum required lot area, based upon the respective zoning district, at least two (2) feet above the elevation of the one hundred (100) year reoccurrence interval flood. Proposed Lots #76, #77, #78, #79, #80, #81, #82 do not appear to meet this standard.
- The street names Forest View Drive and Fox Run Drive do not meet the one word street name standard.

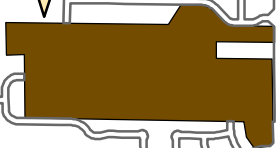
Technical Review Group (TRG) Report: This item was circulated via email, as the November 25, 2014 Technical Review Group meeting was cancelled. No negative comments were received from participating departments.

RECOMMENDATION

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

Forest View Estates
Extraterritorial Preliminary Plat
Town of Grand Chute

Subject Area



C.T.H. JJ

RICHMOND ST (STH 47)

USH 41

C.T.H. A (Lynndale Dr)

NORTHLAND AV

USH 41

CITY LIMITS

Wisconsin Av



