



## REPORT TO CITY PLAN COMMISSION

**Public Meeting Date:** July 21, 2014

**Common Council Meeting Date:** August 6, 2014

**Item:** Extraterritorial Final Plat/ White Hawk Meadows  
North- 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 13.5233 acres which will be divided into 33 lots and 1 outlot.

### 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the subdivision ordinance, if a Final Plat is not approved within 36 months of the Preliminary Plat, the approval is no longer valid and the process must be repeated.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 time frame and subsequently resubmitted the plat. The resubmitted preliminary plat was reviewed and approved by the Plan Commission on June 9, 2014 and the Common Council on June 18, 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- Town of Grand Chute**

**July 21, 2014**

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**Technical Review Group Report (TRG):** This item was discussed at the July 8, 2014 Technical Review Group meeting. No negative comments were received from participating departments.

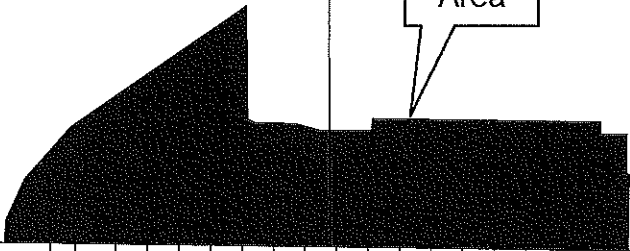
**RECOMMENDATION**

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Based on the above, staff recommends that the Extraterritorial Final Plat –White Hawk Meadows North 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  
7-21-14

0 125 250 500 Feet



