



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** October 12, 2015

**Common Council Meeting Date:** October 21, 2015

**Item:** Extraterritorial Final Plat / Edgewood Acres - 2<sup>nd</sup> Addition - Town of Grand Chute

**Case Manager:** Don Harp

### GENERAL INFORMATION

**Owner/Applicant:** GCW Investments, LLC (Pat Kaster) - owner  
Randall Oettinger, Mach IV Engineering - applicant

**Address/Parcel #:** Edgewood Acres, Town of Grand Chute / 102534700

**Petitioner's Request:** The applicant is proposing to subdivide property under the Town's RSF zoning district for residential development. The area is approximately 7.49 acres which will be divided into 21 lots.

### BACKGROUND

The Preliminary Plat of Edgewood Acres was approved by the City of Appleton Plan Commission on February 21, 2011 and the Common Council on March 2, 2011.

The Final Plat for Edgewood Acres was approved by the City of Appleton Plan Commission on January 7, 2013 and the Common Council on January 16, 2013.

The Final Plat for the First Addition Edgewood Acres was approved by the City of Appleton Plan Commission on October 20, 2014 and the Common Council on November 5, 2014.

### STAFF ANALYSIS

**Existing Conditions:** The subject site is located in the Town of Grand Chute, between Elsner Road and Edgewood Drive and west of North Richmond Street (S.T.H. 47). Access to the development will be obtained from Elsner, Thistle Lane and Indigo Lane. The land is currently zoned RSF Residential Single Family.

**Surrounding Zoning and Land Uses:** The subdivision is located in an area of residential and agricultural uses in the Town of Grand Chute. The surrounding zoning is agricultural and residential.

**2010-2030 Comprehensive Plan:** The Community and 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 and 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 Edgewood Acres-2<sup>nd</sup> Addition Final Plat is generally consistent with preliminary plat layout.

**Additional Comments:** The plat must also be reviewed and approved by Outagamie County and the Town of Grand Chute.

**Technical Review Group Report (TRG):** This item was placed on the September 22, 2015 Technical Review Group agenda. No negative comments were received from participating departments.

### **RECOMMENDATION**

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Based on the above, the Extraterritorial Final Plat - Edgewood Acres - 2nd Addition located in the Town of Grand Chute, as shown on the attached map, **BE APPROVED**, subject to the following stipulation:

1. Remove the name “Dawn Collins” in the City of Appleton Approval certificate.

