



## REPORT TO CITY PLAN COMMISSION

**Public Meeting Date:** June 9, 2014

**Common Council Meeting Date:** June 18, 2014

**Item:** Extraterritorial Preliminary 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 is 49.74 acres which will be divided into 122 lots and 1 outlot.

### BACKGROUND

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

This preliminary plat was approved by the Plan Commission on October 8, 2007 and the Common Council on October 17, 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the subdivision ordinance, if a Final Plat is not approved within 36 months of the Preliminary Plat, the approval is no longer valid and the process must be repeated.

### 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 Preliminary 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 Preliminary Plat White Hawk Meadows North- Town of Grand Chute**

**June 9, 2014**

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**Technical Review Group Report (TRG):** This item was discussed at the May 27, 2014 Technical Review Group meeting. No negative comments were received from participating departments.

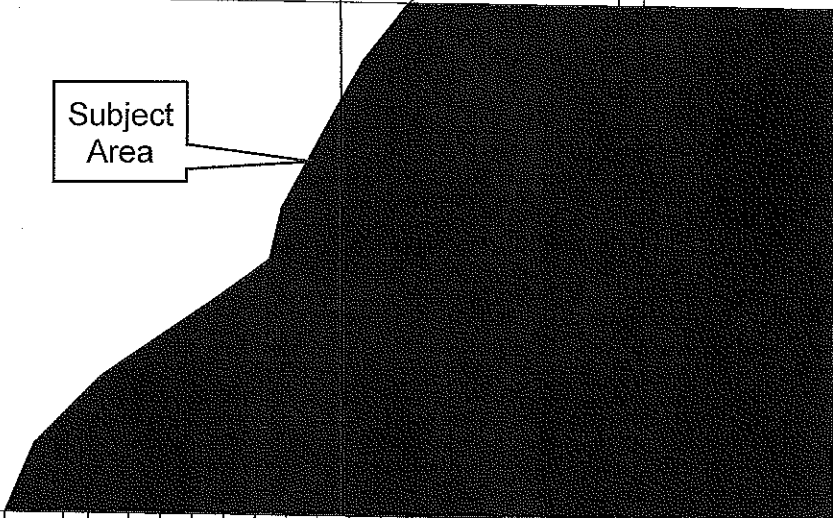
**RECOMMENDATION**

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Based on the above, staff recommends that the Extraterritorial Preliminary 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 Preliminary 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  
6-9-14

0 125 250 500 Feet

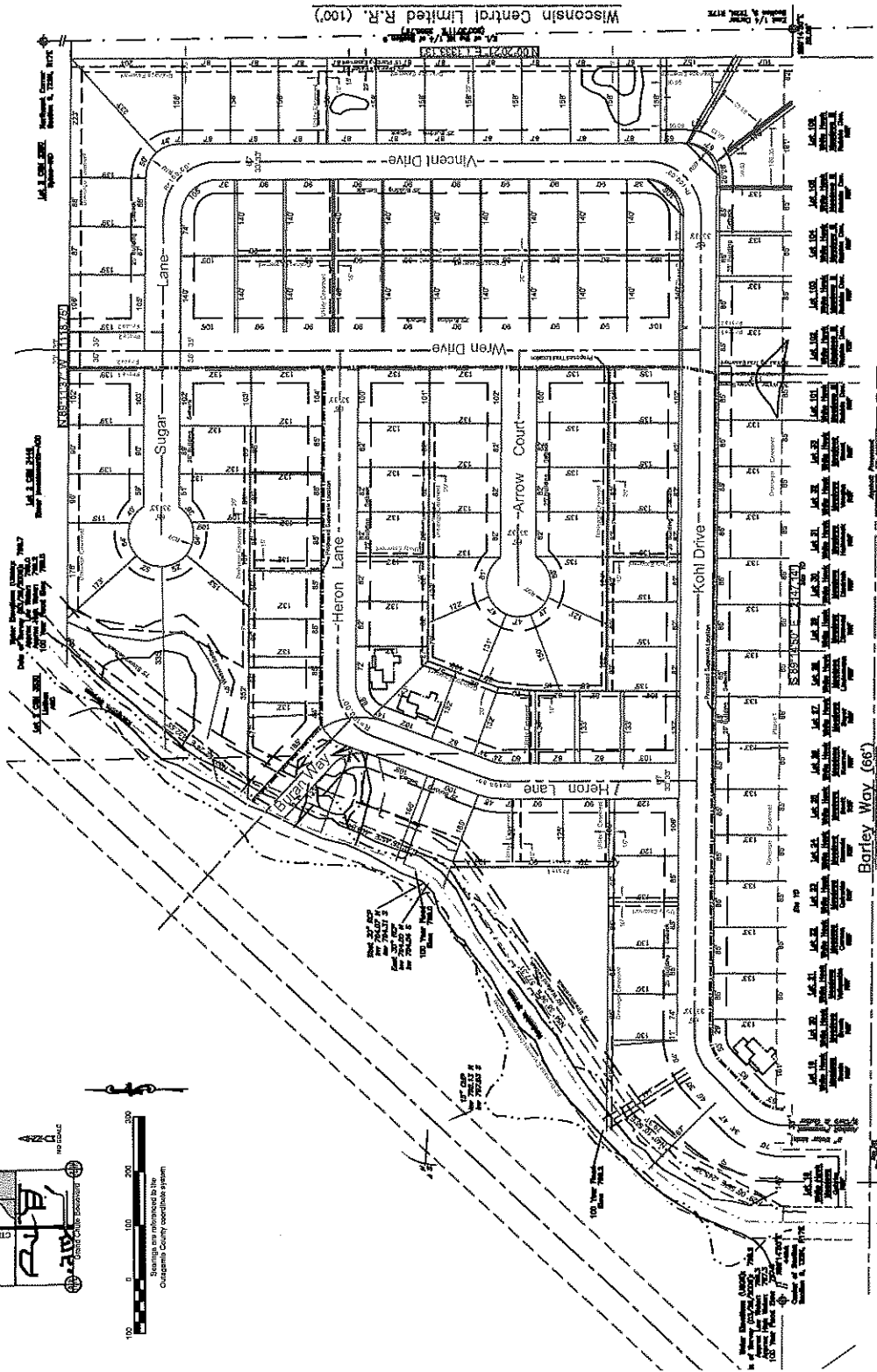
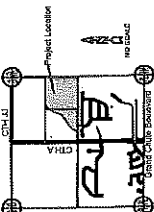


Preliminary Plat of

# White Hawk Meadows North

All of Lot 1, CSM 6807, being part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4, and part of the Southeast 1/4 of the Southeast 1/4 and all of Lot 18 of White Hawk Meadows, Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.

LOCATION MAP  
NE 1/4 SECTION 9, T21N, R17E  
OUTAGAMIE COUNTY, WI



Wisconsin Central Limited R.R. (100')

OWNER: JAMES R. SCHMIDT, JR.  
2,196,322 SF ± 49,7266 acres  
R/W Area ± 433,302 SF ± 9,922 acres  
Acres to be Platted ± 39,333 acres  
Number of Lots ± 132 ± 1,048 sq ft  
Average lot size ± 13,079 SF  
Largest lot ± 43,571 SF  
Largest lot area ± 43,571 SF  
Easement(s) - Greater Aesthetic (AEG)  
Easement(s) - Greater Aesthetic (AEG)  
Approving Authority  
Town of Grand Chute  
Outagamie County  
City of Appleton  
Department of Administration  
NO IS

Utility and Driveway Easements  
are shown on this plat.  
The following easements are shown on this plat:  
Easement for power, gas, water, sewer, storm, drainage and communication.  
Lot 25-32 & 33-39 will have an easement divided into  
of Chain 1, inheritance of Christian Field  
Operation, Maintenance Agreement for the  
subdivision.

All homes situated in the Rural Fringe shall meet  
minimum standards for building permits being  
issued.  
Lot 73 - 80 location is Planning Element for the site  
and shall be subject to the same. Building of structures in  
the area is prohibited.  
Lots 1, 2, 27-33, 39-44, 55-60, and 177-179 will  
require showing Zoning Permit from the Outagamie  
County Planning Department. The plat shows  
of a minimum stream under some locations in the  
Rural Fringe or rural stream.

No access onto the Wren Drive from Lots 17, 41, 66, 89, 100,  
112, 113 and 125 will be allowed.  
Proposed Plat:  
Phase 1 13 Lots (Lots 1-13)  
Phase 2 19 Lots (Lots 14-32)  
Phase 3 31 Lots (Lots 33-63)  
Phase 4 23 Lots (Lots 64-86)

DEVELOPER:  
DABCO Development, LLC  
425 E. Independence Drive  
Appleton, WI 54911-0410  
APPRAISER:  
DABCO Development, LLC  
425 E. Independence Drive  
Appleton, WI 54911-0410

SUBMITTER CERTIFICATE:  
I, James R. Schmidt, hereby certify that this Preliminary Plat is a correct  
representation of all existing and proposed features, and that these  
improvements are in the Town of Grand Chute and Outagamie County.

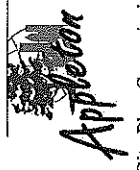
James R. Schmidt, R.L.S. No. 6-2852



1511 Main Street  
Appleton, WI 54911  
P.O. Box 1000  
Appleton, WI 54911

06-09-14 8:16 AM Client: Schmitt, James R. L. Plat: White Hawk Meadows North

White Hawk Meadows North  
Extraterritorial Preliminary Plat



City Plan Commission  
06-09-14