



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: June 8, 2015

Common Council Meeting Date: June 17, 2015

Item: Extraterritorial Final 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, and 102455900

Petitioner's Request: The applicant is proposing to subdivide property under the Town's RSF zoning district for residential development. The area is 59.993 acres, which will be divided into 96 lots and 20 outlots.

BACKGROUND

The Preliminary Plat was approved by Common Council on December 17, 2014.

The Final Plat was conditionally approved by the Grand Chute Town Board on May 5, 2015. The Final Plat must also 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.

Comparison between Final Plat and Preliminary Plat: The Final Plat is similar to the Preliminary Plat in terms of its general configuration. However, several modifications have been made. Parcel #102418800 is not included in the Final Plat, so the total area of the subdivision has decreased from 62.077 acres to 59.993 acres. As a result, Crane Drive no longer connects to West Honeysuckle Lane, and the number of proposed lots has decreased from 100 to 96. Also, numerous outlots were added to the Final Plat to create a wetland protective area. Several street names have changed as well.

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.

Extraterritorial Final Plat – Forest View Estates – Town of Grand Chute

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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 Final Plat in accordance with the City of Appleton Subdivision Ordinance, as well as Zoning Ordinance requirements for single-family residential developments. The proposed lots range in size from 8,148 square feet to 48,837 square feet. Typical lot dimensions are 95 feet by 120 feet. The lot sizes and lot widths for the proposed lots in 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:

- Sheets 1 and 2 of the Final Plat show a drainage easement on Lots #43 and #44, but it is not shown on the drainage easement detail on sheet 3. Therefore, the exact length and bearing for this drainage easement is not specified. Per Section 17-12(b)(5) of the Appleton Municipal Code, the Final Plat shall show the exact length, width, bearing, and purpose of utility and/or drainage easements.
- 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. Lots #13, #14, #15, #16, #17, and #18, which back up to North Lynndale Drive, a minor arterial, do not meet this standard.
- The street names Fallen Oak Drive, Hidden Pine Drive, Deer Valley Court, and Old Oak Drive do not meet the one word street name standard.
- The certificate of the Wisconsin Department of Administration is shown on sheets 1, 2, and 3, but it does not appear on sheet 4.

Technical Review Group (TRG) Report: This item was discussed at the May 19, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

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

Forest View Estates
Extraterritorial Final Plat
Town of Grand Chute

Subject Area



C.T.H. JJ

C.T.H. A (Lynndale Dr)

USH 41

RICHMOND ST (STH 47)

NORTHLAND AV

USH 41

CITY LIMITS

Wisconsin Av



FOREST VIEW ESTATES

PART OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 9, ALL OF LOTS 1 & 3 OF C.S.M. 8844, AND ALL OF LOT 1 OF C.S.M. 8845, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

WEST CORNER TWIN RITE COUNTY MONUMENT

NATURE

UNPLATTED LANDS

LOT-12

LOT-11

LOT-10

LOT-9

LOT-8

LOT-7

LOT-6

LOT-5

LOT-4

LOT-3

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SEVERAL ARE REMOVED TO THE OUTGAMIE COUNTY COURSE SOUTH IN WHICH THE SOUTH LINE OF THE SOUTHWEST 1/4, SECTION 9, RANGE 17, EAST 1/4

UTILITY EASEMENTS - NO POLES OR CROSSINGS TO BE INSTALLED WITHIN THE RIGHT-OF-WAY OF ANY STREET OR HIGHWAY UNLESS THE INSTALLATION WOULD BE NECESSARY FOR THE PROPER OPERATION OF THE STREET OR HIGHWAY. ANY SUCH INSTALLATION SHALL BE AT THE INSTALLER'S EXPENSE AND SHALL BE SUBJECT TO THE REQUIREMENTS OF ANY APPLICABLE ORDINANCES.

ALL OTHER LOT CORNERS TO BE LOCATED BY THE INSTALLER BY THE LINE ON STREET LINE. THE LINE BY ANYONE IS A VIOLATION OF SECTION 10.01 OF THE ZONING ORDINANCE. THE INSTALLER SHALL BE RESPONSIBLE FOR THE USE OF PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

1" O.D. ROUND IRON PIPE SET, 8" LONG, PER LINEAL FOOT AT ALL OTHER LOT CORNERS
1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
1-1/4" O.D. REBAR FOUND
3/4" O.D. REBAR FOUND
1" O.D. ROUND IRON PIPE FOUND
ALUMINUM MONUMENT FOUND
TOTAL LOT AREA IN SQUARE FEET
GOVERNMENT CORNER
RECORDED AS
WETLAND

1" O.D. ROUND IRON PIPE SET, 8" LONG, PER LINEAL FOOT AT ALL OTHER LOT CORNERS
1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
1-1/4" O.D. REBAR FOUND
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1-1/4" O.D. REBAR FOUND
3/4" O.D. REBAR FOUND
1" O.D. ROUND IRON PIPE FOUND
ALUMINUM MONUMENT FOUND
TOTAL LOT AREA IN SQUARE FEET
GOVERNMENT CORNER
RECORDED AS
WETLAND

Curve	Radius	Chord	Length	Chord Station	Station
1	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
2	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
3	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
4	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
5	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
6	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
7	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
8	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
9	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
10	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
11	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
12	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
13	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
14	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
15	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
16	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
17	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
18	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
19	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
20	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
21	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
22	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
23	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
24	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
25	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
26	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
27	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
28	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
29	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
30	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
31	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
32	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
33	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
34	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
35	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
36	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
37	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
38	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
39	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
40	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
41	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
42	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
43	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
44	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
45	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
46	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
47	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
48	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
49	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
50	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
51	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
52	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
53	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
54	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
55	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
56	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
57	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
58	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
59	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
60	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
61	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
62	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
63	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
64	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
65	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
66	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
67	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
68	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
69	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
70	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
71	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
72	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
73	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
74	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
75	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
76	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
77	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
78	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
79	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
80	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
81	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
82	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
83	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
84	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
85	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
86	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
87	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
88	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
89	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
90	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14
91	334.00'	131.57'	131.57'	N 89°43'48" E	50+26.14



There are no objections to this plat with respect to Secs. 236.16, 236.18, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration



Martenson & Eisele, Inc.
13777 Money Road
Eau Claire, WI 54601
www.martenson-eisele.com
608.785.1234
P.O. Box 1001
Eau Claire, WI 54601

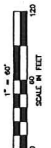
Drawing No. 10404-0011.dwg
Date: 10/12/2010
The Instrument Given by: Chris Clary

FOREST VIEW ESTATES

PART OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 9, ALL OF LOTS 1 & 3 OF C.S.M. 8844, AND ALL OF LOT 1 OF C.S.M. 8945, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

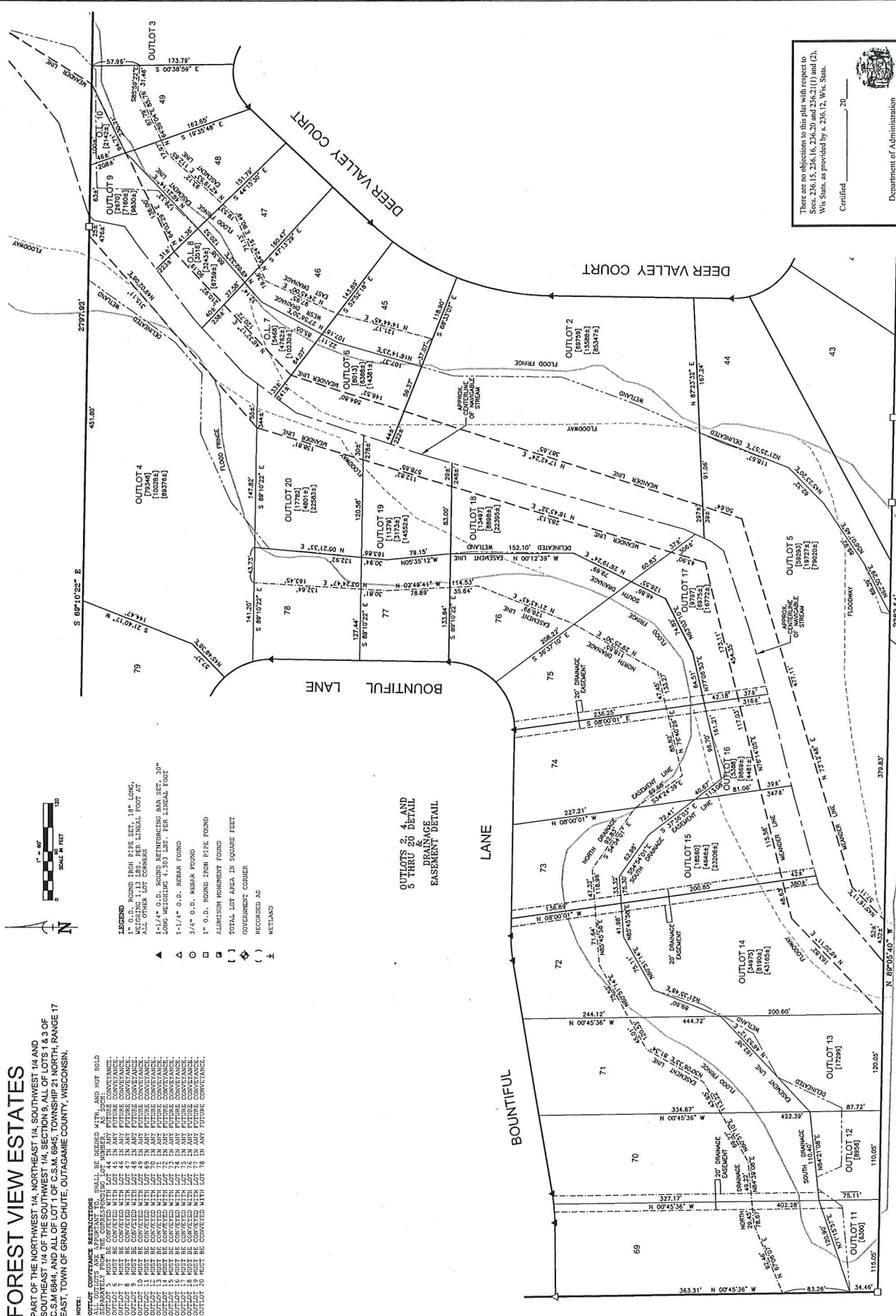
NOTE:

- OUTLOT CONVEYANCE RESTRICTIONS SHALL BE ENTERED WITH AND NOT SOLD SEPARATELY FROM THE CORRESPONDING LOT ADDRESS AS SHOWN.
- OUTLOT 1 MUST BE CONVEYED WITH LOT 45 IN ANY FUTURE CONVEYANCE.
- OUTLOT 2 MUST BE CONVEYED WITH LOT 46 IN ANY FUTURE CONVEYANCE.
- OUTLOT 3 MUST BE CONVEYED WITH LOT 47 IN ANY FUTURE CONVEYANCE.
- OUTLOT 4 MUST BE CONVEYED WITH LOT 48 IN ANY FUTURE CONVEYANCE.
- OUTLOT 5 MUST BE CONVEYED WITH LOT 49 IN ANY FUTURE CONVEYANCE.
- OUTLOT 6 MUST BE CONVEYED WITH LOT 50 IN ANY FUTURE CONVEYANCE.
- OUTLOT 7 MUST BE CONVEYED WITH LOT 51 IN ANY FUTURE CONVEYANCE.
- OUTLOT 8 MUST BE CONVEYED WITH LOT 52 IN ANY FUTURE CONVEYANCE.
- OUTLOT 9 MUST BE CONVEYED WITH LOT 53 IN ANY FUTURE CONVEYANCE.
- OUTLOT 10 MUST BE CONVEYED WITH LOT 54 IN ANY FUTURE CONVEYANCE.
- OUTLOT 11 MUST BE CONVEYED WITH LOT 55 IN ANY FUTURE CONVEYANCE.
- OUTLOT 12 MUST BE CONVEYED WITH LOT 56 IN ANY FUTURE CONVEYANCE.
- OUTLOT 13 MUST BE CONVEYED WITH LOT 57 IN ANY FUTURE CONVEYANCE.
- OUTLOT 14 MUST BE CONVEYED WITH LOT 58 IN ANY FUTURE CONVEYANCE.
- OUTLOT 15 MUST BE CONVEYED WITH LOT 59 IN ANY FUTURE CONVEYANCE.
- OUTLOT 16 MUST BE CONVEYED WITH LOT 60 IN ANY FUTURE CONVEYANCE.
- OUTLOT 17 MUST BE CONVEYED WITH LOT 61 IN ANY FUTURE CONVEYANCE.
- OUTLOT 18 MUST BE CONVEYED WITH LOT 62 IN ANY FUTURE CONVEYANCE.
- OUTLOT 19 MUST BE CONVEYED WITH LOT 63 IN ANY FUTURE CONVEYANCE.
- OUTLOT 20 MUST BE CONVEYED WITH LOT 64 IN ANY FUTURE CONVEYANCE.



- LEGEND**
- POUND IRON PIPE SET, 18" LONG, INCLUDING LINE MANUAL FOOT IT
 - ▲ ALL OTHER LOT CORNERS
 - ▲ 1-1/4" O.D. ROUND REINFORCING BAR SET, 30"
 - ▲ LONG HEIGHTS 4-3/8" LBS. PER LINEAL FOOT
 - ▲ 3/4" O.D. REBAR FOUND
 - ▲ 1" O.D. ROUND IRON PIPE FOUND
 - ▲ ALUMINUM MONUMENT FOUND
 - [] TOTAL LOT AREA IN SQUARE FEET
 - () GOVERNMENT CORNER
 - () RECORDED AS
 - W WETLAND

OUTLOTS 2, 4, AND 5 THRU 20 DETAIL DRAINAGE EASEMENT DETAIL



There are no objections to this plan 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



Martenson & Eisele, Inc.
 Planning
 1277 Meyer Road
 Eau Claire, WI 54601
 www.martensoneisele.com
 The Instrument drawn by: Chris Cleary
 920.271.0381 / 920.271.0301

Drawing No. 10445-0015.dwg
 The Instrument drawn by: Chris Cleary

