



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: January 9, 2017

Common Council Meeting Date: January 18, 2017

Item: Extraterritorial Final Plat – White Hawk Meadows
North 3 – Town of Grand Chute

Case Manager: Don Harp

GENERAL INFORMATION

Owner: Glen Scherwinski, Rubble Development, LLC - applicant/owner

Applicant: Davel Engineering & Environmental Inc.

Address/Parcel #: East of North Lynndale Drive (C.T.H. "A") in the Town of Grand Chute – Parcel #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 5.2 acres which will be divided into 10 lots.

BACKGROUND

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

The Preliminary Plat was approved by the Common Council on June 18, 2014. The Common Council approved the Final Plat for the first phase on August 6, 2014 and the second phase on May 20, 2015.

STAFF ANALYSIS

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 & 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 & 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 Final Plat layout is consistent with the Preliminary Plat layout.

Technical Review Group Report (TRG): This item was reviewed by members of the Technical Review Group. No negative comments were received from participating departments.

RECOMMENDATION

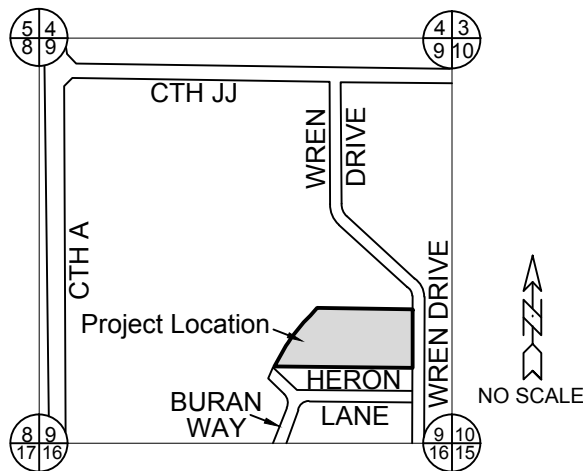
Based on the above, staff recommends that the Extraterritorial Final Plat – White Hawk Meadows North 3 located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

Subject Area



LOCATION MAP

NE 1/4 SEC 9, T 21 N, R 17 E,
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI



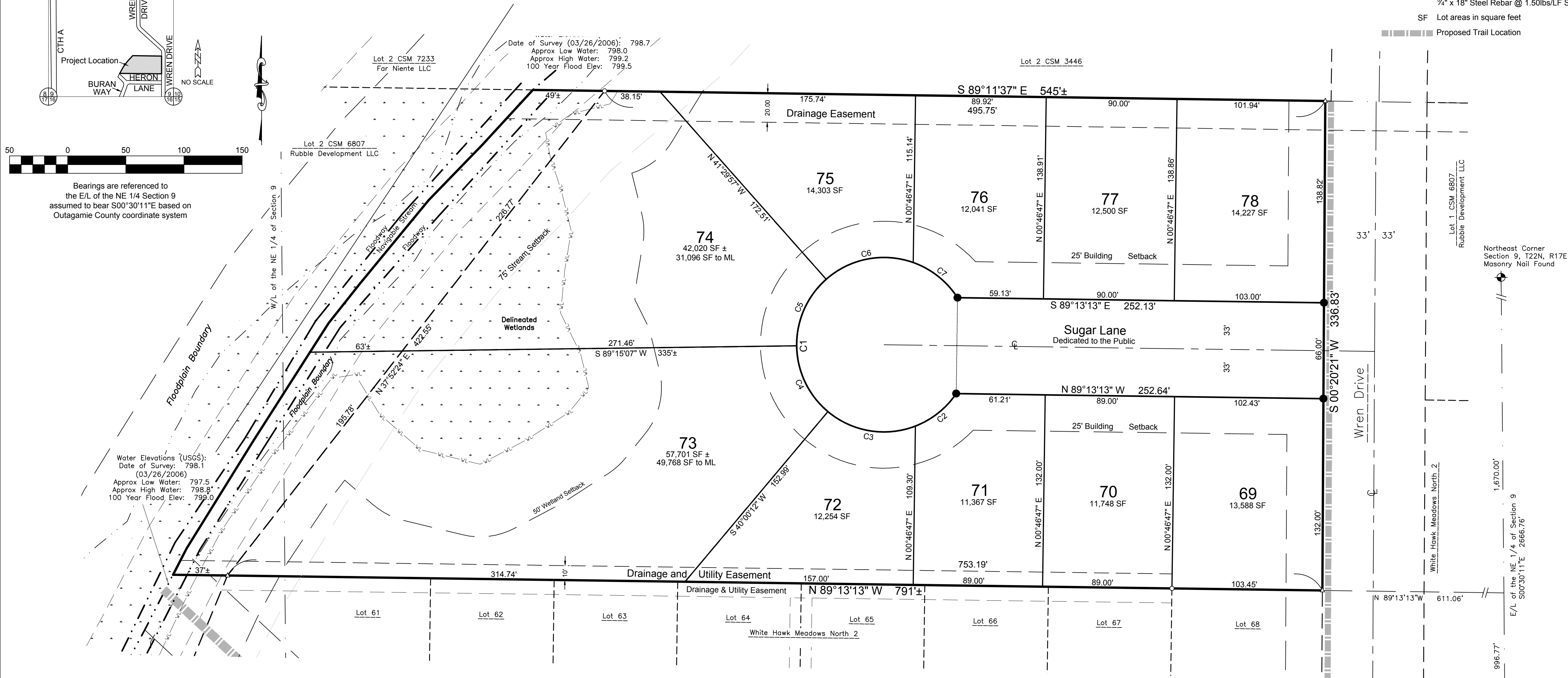
White Hawk Meadows North 3

Part of Lot 1, CSM 6807, being located in part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4,
Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

LEGEND

- △ 1½" Rebar Found
- ¾" Rebar Found
- 1½" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet

Proposed Trail Location



Special Town of Grand Chute Restriction

This subdivision Final Plat is subject to all of the requirements of Section 6.16 (E) Municipal Code of the Town of Grand Chute. The subdivider, for himself / itself, and his / its assigns, shall be responsible for all municipal improvements, including graveled and blacktopped streets, graveled road shoulders, sewer and water, curb and gutter if determined necessary by the Town of Grand Chute Board of Supervisors, sewer lift stations when determined necessary by the Town of Grand Chute Board of Supervisors, storm sewers when determined necessary by the Town of Grand Chute Board of Supervisors, dedicated and open clear water drainage easements, landscaping and street lighting. Pursuant to Section 6.16 (E) Municipal Code of the Town of Grand Chute, the Town of Grand Chute reserves the right to withhold building permits for this subdivision if the above stated municipal improvements have not been completed in a timely and orderly fashion by the subdivider / owner, according to the terms and conditions of 6.16 (E). That, in addition, all subdividers and property owners are put on notice that a three hundred dollar (\$350.00) hookup contribution charge for sewer services may be payable by each lot within the platted subdivision to the Town of Grand Chute Sanitary District for sewer services. Furthermore, where decorative street lighting is requested by the owner / subdivider, the difference in cost between regular street lighting and decorative street lighting will be assessed annually to property owners within the subdivided areas, on an annual cost basis as incurred by the Town of Grand Chute, plus the Town of Grand Chute's annual interest charge; the Town of Grand Chute shall be responsible only for base and regular street lighting costs at intersections and cul-de-sacs, with any excess lighting costs as requested by the subdivider or property owners being assessed directly to the abutting property owners.

Impact Fee Note

There is an impact fee due on each lot in accordance with Chapter 330 Impact Fees of the Town Code of Ordinances and as listed on the most current Town of Grand Chute Impact Fee Schedule.

Wetlands Notes

Wetland shown on map are from the Wetlands Determination & Delineation Report, performed by Brian Bates, dated August 29, 2003.

Disturbing or filling of wetland will not be allowed with out state and local permits.

Stormwater Facility Maintenance Note

Maintenance of all drainage ways, including easements as indicated on the plat and along side and rear lot lines which convey storm water runoff as indicated on the Drainage Plan, and associated structures within the subdivision or serving the subdivision is the sole responsibility of the property owners of the subdivision unless noted on the plan.

Upon failure of the property owners to perform Maintenance of the drainage ways and associated structures, the township retains the right to perform maintenance and/or repairs and shall be equally assessed to each property of the subdivision.

Unless otherwise noted, a drainage easement exists upon all existing navigable streams between the meander lines as shown.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	60.00'	N 25°22'20" W	50.00'	51.57'	49°14'55"	N 49°59'48" W	N 00°44'53" W
C2	60.00'	N 51°32'43" E	35.88'	36.44'	34°47'51"	N 34°08'48" E	N 68°56'39" E
C3	60.00'	S 80°31'34" E	60.96'	63.94'	61°03'33"	N 68°56'39" E	S 49°59'48" E
C4	60.00'	S 25°22'20" E	50.00'	51.57'	49°14'55"	S 49°59'48" E	S 00°44'53" E
C5	60.00'	S 23°52'35" W	50.00'	51.57'	49°14'55"	S 00°44'53" E	S 48°30'03" W
C6	60.00'	S 79°01'49" W	60.96'	63.94'	61°03'33"	S 48°30'03" W	N 70°26'24" W
C7	60.00'	N 51°30'49" W	38.92'	39.64'	37°51'09"	N 70°26'24" W	N 32°35'15" W

Geotechnical Study Statement

A Report of Geotechnical Exploration, RVT #AG03-205, dated October 27, 2003 is on file. This report makes general recommendations based on site conditions for pavements and foundations.

Access Restriction Note:

Lots 69 and 78 will not be granted access on to Wren Drive.

Notes

- All linear measurements have been made to the nearest one hundredth of a foot.
- All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
- All homes constructed in the Flood Fringe must meet the County flood proofing standards or a LOMA is obtained from FEMA prior to building permit being issued.
- Lots 73-77, are located within 300 feet of a navigable stream and will require Shoreland Zoning Permit from the Outagamie County planning office.

There are no objections to this plat 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



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

James R. Sehloff, PLS 2692

Date

File: 2968Final3.dwg
Date: 11/17/2016
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Nov 17, 2016

White Hawk Meadows North 3

Part of Lot 1, CSM 6807, being located in part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4, Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Grand Chute and Outagamie County, and under the direction of Rubble Development, LLC, owner of said land, I have surveyed divided and mapped White Hawk Meadows North 3; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 1, CSM 6807, being located in the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 229.273 Square Feet (5.2633 Acres) of land, more or less, including the lands between the meander line and the centerline of a navigable stream described as follows:

Commencing at the East 1/4 corner of Section 9; thence, along the East line of the Northeast 1/4 of said Section 9, N00°30'11"E, 996.77 feet; thence N89°13'13"W, 611.06 feet, to a point on the Westerly right of way line of Wren Drive said point also being the point of beginning; thence, along the North line of White Hawk Meadows North 2, N89°13'13"W 753.19' to a meander corner lying, S89°13'13"W, 37 feet more or less from the centerline of a navigable stream; thence, along a meander line, N37°52'24"E, 422.55 feet to a meander corner, on the North line of the Southeast 1/4 of the Northeast 1/4, being N89°11'37"W 49 feet more or less from said centerline of a navigable stream; thence, along said North line, S89°11'37"E 495.75 feet to said Westerly right of way line of Wren Drive; thence along said Westerly right of way line S00°20'21"W 336.83' to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this ____ day of _____, _____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate of Dedication

Rubble Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Rubble Development, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Planning and Zoning Committee
Town of Grand Chute
City of Appleton
Department of Administration

Dated this ____ day of _____, 20____.

In the presence of: Rubble Development, LLC

Glen Scherwinski, Managing Member

State of Wisconsin)
_____) County) ss

Personally came before me this _____ day of _____, 20____, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____) My Commission Expires _____
Notary Public, Wisconsin.

Utility Easement Provisions

An easement for electric and communications service is hereby granted by Rubble Development, LLC, grantors, to:

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee
SBC, Grantee
and
Time Warner Cable, Grantee

Grantees, their respective successors and assigns, to construct, install operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now and may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Rubble Development, LLC

Managing Member Date

Town Board Approval Certificate

Resolved, that the plat of White Hawk Meadows North 3 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by the Town Board of the Town of Grand Chute.

Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Grand Chute.

Clerk Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Grand Chute and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Town Treasurer Date

County Treasurer Date

City of Appleton Approval (Extraterritorial)

Resolved, that the plat of White Hawk Meadows North 3 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by the Common Council of the City of Appleton.

Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of Appleton.

Clerk Date

County Planning Agency Approval Certificate

Resolved, that the plat of White Hawk Meadows North 3 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by Outagamie County.

County Zoning Administrator Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record: Recording Information: Parcel Number(s):
Rubble Development, LLC Doc No. 1999196 Part of 101-0306-00

There are no objections to this plat 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



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Drafted By: Jim
Sheet: 2 of 2
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