



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: January 9, 2017

Common Council Meeting Date: January 18, 2017

Item: Extraterritorial Final Plat – Edgewood Acres Third Addition – Town of Grand Chute

Case Manager: David Kress

GENERAL INFORMATION

Owner: GCW Investments, LLC c/o Pat Kaster

Applicant: Mach IV Engineering & Surveying c/o Randy Oettinger

Address/Parcel #: West of North Richmond Street (S.T.H. “47”) and south of West Edgewood Drive (C.T.H. “JJ”) in the Town of Grand Chute – Parcel #102534704

Petitioner’s Request: The applicant is proposing to subdivide property under the Town’s RSF zoning district for residential development. The area is 36.26 acres, which will be divided into 34 lots and 4 outlots.

BACKGROUND

The Preliminary Plat of Edgewood Acres was approved by Common Council on March 2, 2011. The Final Plat for Edgewood Acres was approved by Common Council on January 16, 2013. The Final Plat for Edgewood Acres First Addition was approved by Common Council on November 5, 2014. The Final Plat for Edgewood Acres Second Addition was approved by Common Council on October 21, 2015.

The Final Plat for Edgewood Acres Third Addition must also be reviewed and approved by the Town of Grand Chute and Outagamie County.

STAFF ANALYSIS

Existing Conditions: The subject area consists of undeveloped land located in the Town of Grand Chute, south of West Edgewood Drive. Delineated wetlands exist on the property. Access to the development will be obtained from an extension of Indigo Lane, which will connect to West Edgewood Drive and West Elsner Road.

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. The Final Plat features a horseshoe-style street (Milkweed Trail and Silk Wood Circle) instead of two cul-de-sacs. Also, the Final Plat includes additional lots east of Indigo Lane and north of Milkweed Trail.

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.

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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 10,095 square feet to 264,291 square feet. Typical lot dimensions are 90 feet by 135 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:

- The front yard setback is not shown for Lots #65 and #66, as well as Outlots #6 and #7.
- Aerial photography and the Preliminary Plat identify ponds on the property, but these features are not shown on the Final Plat. Per Section 17-12(b)(10) of the Appleton Municipal Code, the Final Plat shall show normal and high-water elevation of all ponds, streams, lakes, flowages and wetlands within the exterior boundaries of the plat.
- Outlots #3, #4, #6, and #7 are not consecutively numbered.
- The street name Silk Wood Circle does not meet the City's one word street name standard. Also, using two street names, Milkweed Trail and Silk Wood Circle, does not meet the City's street name standard for horseshoe-style streets that have a T intersection.

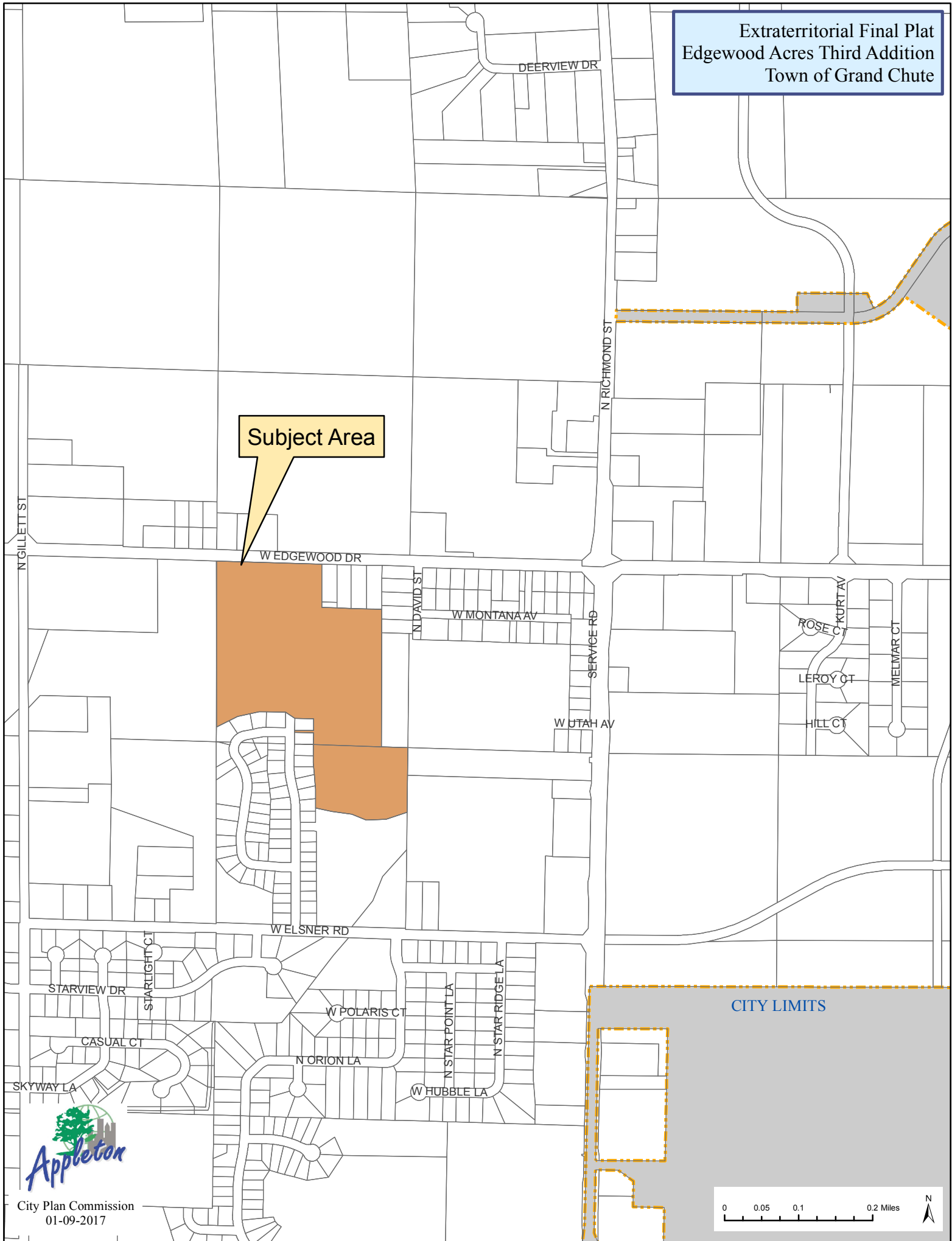
Technical Review Group (TRG) Report: This item was discussed at the December 20, 2016 Technical Review Group meeting. No negative comments were received from participating departments.

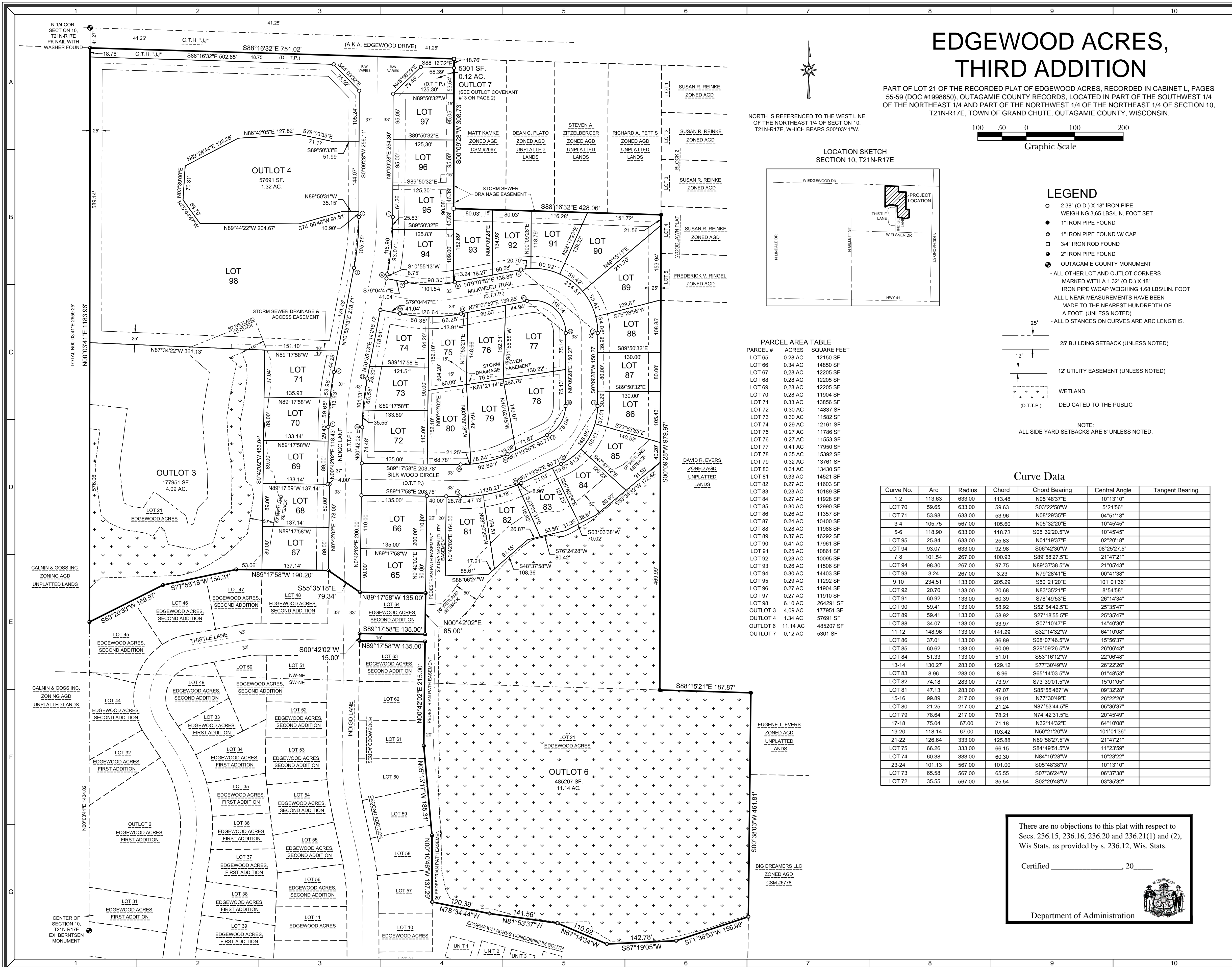
RECOMMENDATION

Based on the above, staff recommends that the Extraterritorial Final Plat – Edgewood Acres Third Addition located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

Extraterritorial Final Plat
Edgewood Acres Third Addition
Town of Grand Chute

Subject Area





Mach IV

Engineering & Surveying LLC

211 N. Broadway, Suite 114, Green Bay, WI 54303
PH: 920-569-5765 Fax: 920-569-5767

PROFESSIONAL SEAL

GCW INVESTMENTS, LLC

EDGWOOD ACRES, THIRD ADDITION

FINAL PLAT

REVISION DESCRIPTION

NO.

DATE: OCTOBER 25, 2016

DRAFTED BY: RJO

CHECKED BY: ASC

PROJECT NO.: 0003-25-16

DRAWING NUMBER 1249

SHEET NUMBER 1 of 2

