



CITY OF APPLETON

MEMORANDUM

Date: August 12, 2026
To: City Plan Commission
From: Lindsey Smith, Principal Planner
Subject: Extraterritorial Preliminary Plat – Clarity Ridge – Town of Grand Chute

GENERAL INFORMATION

Owner: Town of Grand Chute and Evergreen Clarity Properties LLC

Applicant: Davel Engineering, Scott Anderson

Parcel Number(s): 102527502 and 102527503

Petitioner's Request: The owner/applicant is proposing to subdivide 15.31 acres into 19 lots in the Town of Grand Chute. The parcel is within the City's extraterritorial plat approval jurisdiction.

Plan Commission Meeting Date: August 12, 2026

Common Council Meeting Date: August 19, 2026

BACKGROUND

The subject area is within the City's extraterritorial plat approval jurisdiction, which includes the unincorporated area within three miles of the City, as described in the Subdivision Ordinance. The preliminary plat must also be reviewed and approved by the Town of Grand Chute and Outagamie County. The preliminary plat was approved by the Town Board on November 18, 2025.

STAFF ANALYSIS

Existing Conditions: Both parcels are currently vacant. The northern portion of these parcels were recently rezoned to Single Family Residential (proposed lots 2-18), and the remainder of the parcels to the south will remain Planned Commercial District (proposed lots 1 and 19).

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the Town of Grand Chute, and the nearby uses are generally residential and commercial in nature. The surrounding zoning is the Town's Single-Family Residential District, Single-Family Attached Residence District, Planned Development District, Local Commercial District, and Planned Commercial District.

Plan Appleton: Community Development staff has reviewed *Plan Appleton* and determined this proposed subdivision is outside the City's future growth area.

Review Criteria: Community Development staff has reviewed the Extraterritorial Preliminary Plat in accordance with the City of Appleton Subdivision Ordinance, as well as Zoning Ordinance requirements for residential and commercial developments. The average size of the proposed

single family lots is approximately 16,235 square feet. The lot widths for the proposed lots in this Town of Grand Chute subdivision are similar to Single-Family District minimum lot widths required by City of Appleton Zoning Ordinance, although, the lot sizes for the proposed lots are larger than Single-Family District minimums required by City of Appleton Zoning Ordinance.

Development Review Team (DRT) Report: This item appeared on the August 4, 2026 Development Review Team agenda. Comments were received from participating departments and sent by separate email by staff on August 5, 2026.

RECOMMENDATION

Based on the above, staff recommends that the Extraterritorial Preliminary Plat – Clarity Ridge located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

Extraterritorial Preliminary Plat
Clarity Ridge - Town of Grand Chute

Subject
Area

Subject Area

R-1B

6-5508-01
R-2

47

47

4082

6-5598

6-5601

A B C D E

PD/C-2 #11-19

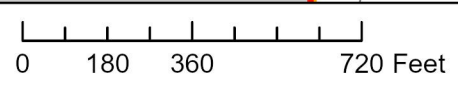
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C-2

41

HWY 41

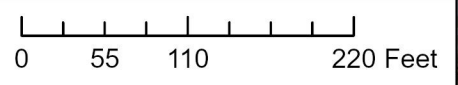
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Extraterritorial Preliminary Plat
Clarity Ridge - Town of Grand Chute

Subject Area

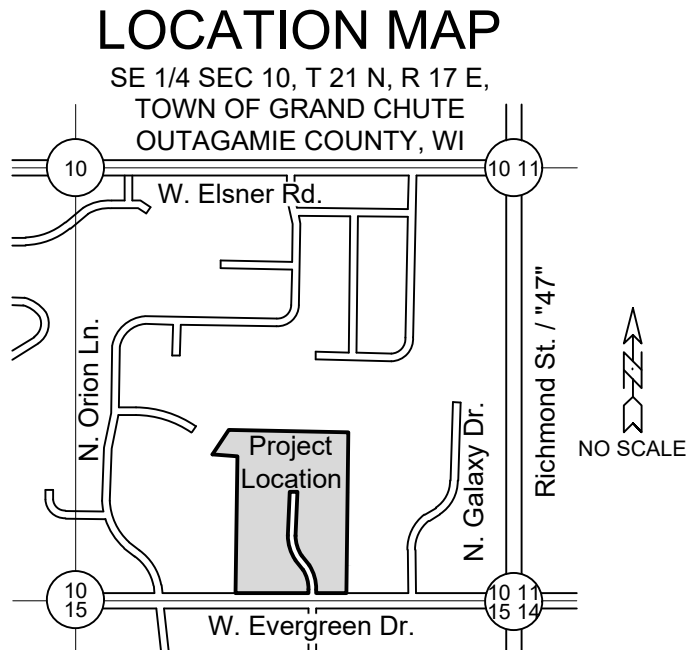
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Preliminary Plat of

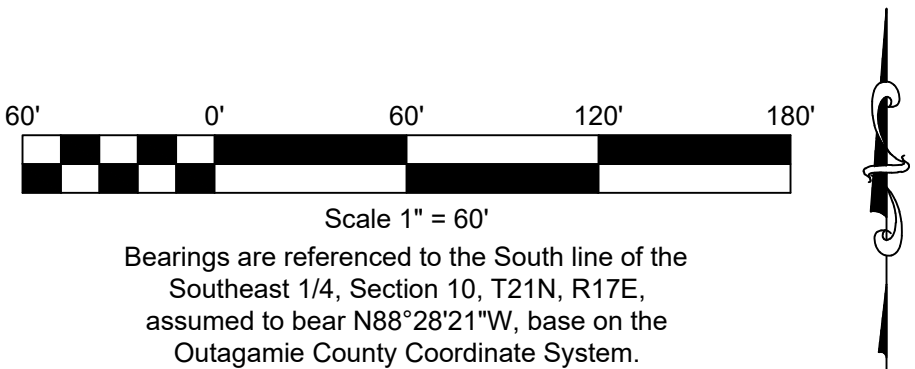
Clarity Ridge

All of Lot 2 and Lot 3 of Certified Survey Map (Doc. 2355374), Located in Part of the Southeast 1/4 of the Southeast 1/4 and Part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



SUPPLEMENTARY DATA
Total Area = 666,745 SF 15.3063 acres
R/W Area = 39,543 SF 0.9078 acres
Net Area = 627,202 SF 14.3986 acres
Number of Lots = 19
Lineal feet of street = 1,123 LF
Existing zoning = CP (Planned Commercial)
Proposed zoning = Lot 2-18 RSF
Approving Authorities
Town of Grand Chute
Objecting Authorities
Department of Administration
NOTES
• Utility and Drainage Easements will be shown on Final Plat

Storm Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	E	815.64	806.73	30"	RCP	W
			809.84	24"	HDPE	E
MH	F	812.17	801.94	30"	RCP	W
			802.00	30"	RCP	E
MH	G	806.12	797.52	36"	RCP	W
			797.57	30"	RCP	E
MH	H	803.16	796.83	36"	RCP	SW
			796.61	36"	HDPE	E
MH	I	824.66	813.09	24"	HDPE	W
			813.09	18"	HDPE	NE
			813.09	18"	HDPE	S
CB	J	824.96	814.97	18"	HDPE	N
			814.99	18"	HDPE	S
			818.31	6"	PVC	E
CB	K	825.01	819.11	6"	PVC	W
CB	L	824.85	815.63	18"	HDPE	N
			815.65	12"	HDPE	S
			818.95	10"	PVC	E
CB	M	824.06	816.86	12"	HDPE	N
			816.86	12"	HDPE	SE
INL	N	824.57	817.42	12"	HDPE	NW
			817.53	10"	PVC	E



SURVEYOR'S CERTIFICATE
I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Town of Grand Chute.

Scott R. Andersen, P.L.S. No. S-3169 Date

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in / Tangent Bearing-out
C1	269.26'	S 20°58'56"E	202.29'	207.38'	44°07'38"	S 43°02'45"E / S 01°04'53" W
C2	203.26'	S 20°58'45"E	152.73'	156.57'	44°08'01"	S 01°05'16" W / S 43°02'45"E
C3	60.00'	S 88°54'44"E	66.00'	69.88'	66°44'02"	N 57°43'15"E / S 55°32'43" E
C4	269.26'	N 20°58'45" W	202.32'	207.41'	44°08'01"	N 43°02'45" W / N 01°05'16" E
C5	203.26'	N 20°58'56" W	152.71'	156.55'	44°07'38"	N 01°04'53" E / N 43°02'45" W

LEGEND			
CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO	Underground Fiber Optic	Clean Out / Pull Box	Gas Regulator
OH	Overhead Utility Lines	Storm Manhole	Railroad Signal
OH	Utility Guy Wire	Inlet	Sign
San	Sanitary Sewer (Pipe Size)	Catch Basin / Yard Drain	Tower / Silo
Sto	Storm Sewer (Pipe Size)	Water MH / Well	Post / Guard Post
E	Underground Electric	Curb Stop	Satellite Dish
G	Underground Gas Line	Hydrant	Large Rock
T	Underground Telephone	Utility Valve	Flag Pole
W	Water Main (Pipe Size)	Utility Meter	Deciduous Tree
W	Fence - Steel	Light Pole / Signal	Coniferous Tree
W	Fence - Wood	Guy Wire	Bush / Hedge
W	Fence - Barbed Wire	Electric Pedestal	Stump
W	Treeline	Air Conditioner	Benchmark
W	Railroad Tracks	Telephone Pedestal	Asphalt Pavement
W	Culvert	Telephone Manhole	Concrete Pavement
W	Index Contour - Existing	Ex Spot Elevation	Gravel
W	Intermediate Contour - Existing		
W	Delineated Wetlands		

Southeast Corner
Section 10, T21N, R17E
Cut "X" Found