



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: March 15, 2024
Re: Extraterritorial Review: Preliminary Plat – Country Trails, Town of Vandebroek

Davel Engineering, agent for owner Tom Vandeyacht, has submitted a Preliminary Plat for Extraterritorial Review. Country Trails is a rural, single-family residential development in the Town of Vandebroek, north of the City, off of Dale Court (via Maloney Road).

The plat shows 18 lots ranging from 1 acre to 2.7 acres. There are 3 outlots within this development for storm water purposes, and for existing septic mounds. Farm Trails Road connects Dale Court to Country Trails Road. Country Trails Road is a cul-de-sac over 400 feet long violating City of Kaukauna Municipal Code [18.37\(2\) Street And Pedestrianway Design Standards – Cul-de-sac streets](#) and over 600 feet long violating Outagamie County Code of Ordinances [Section 52-12\(c\) – Street design standards](#). There is only one entrance/exit to service this development, via Dale Court, which is a large concern for EMS.

Each lot is proposed to have private well and septic. According to [Section 52-103\(a\) of the Outagamie County Subdivision Ordinance](#)

In areas that have a sanitary sewer system on or near the proposed land division, the subdivider and the municipalities involved shall make every effort to connect the proposed development with the sanitary sewer system.

City of Kaukauna has a sanitary sewer system near the proposed plat, therefore it would be obligatory to have the development connect to City services. Further, the subject property is located within the 2030 Heart of the Valley Planned Sewer Service Area.

This preliminary plat has received approval from the Town of Vandebroek Town Board, but requires plat review from Outagamie County Development and Land Service and extraterritorial review from City of Kaukauna Plan Commission.

Staff Recommendation:

Denial of Country Trails Preliminary Plat with the following findings:

- **Inadequate service entrances/exits for EMS**
- **Non-conforming cul-de-sac length**