



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: December 10, 2019

Common Council Public Hearing Meeting Date: January 22, 2020

Item: Rezoning #10-19 – Sommers and Spartan Drive City Stormwater Facilities

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: City of Appleton / Tom Kromm, Department of Public Works

Address/Parcel #: 31-6-6001-04 and 31-6-6001-06

Owner/Applicant's Request: The owner/applicant is requesting a zoning change for the subject property from AG Agricultural District to P-I Public Institutional District.

BACKGROUND

Acquisition agreements between the City and Clearwater Development, LLC and ARBB Farm, LLC for the subject area were executed on June 7, 2019 and June 24, 2019.

The subject site was annexed to the City of Appleton through the Spartan Drive-Sommers Drive-Edgewood Drive Annexation and officially came into the City on September 10, 2019 with AG Agricultural zoning classification.

The owner/applicant has submitted two (2) Certified Survey Maps (CSM's) to create the Outlots for future stormwater management facilities in this area of the City such as a stormwater pond, box culvert, retaining walls, flood storage and a yard drain. The CSM, currently under review, is subject to approval of Rezoning #10-19 for Rezoning Areas: A and B and the acceptance of the public right-of-way dedication portion of Sommers Drive by Plan Commission and Common Council.

STAFF ANALYSIS

Proposed Zoning Classification: The purpose of the rezoning is to facilitate the construction of a City owned/maintained regional stormwater pond to serve future public and private improvements in this area of the City.

The P-I District is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

Rezoning # 10-19 - Sommers and Spartan Drive City Stormwater Facilities
December 10, 2019
Page 2

Surrounding Zoning and Land Uses:

North: Town of Grand Chute Zoning and P-I Public Institutional District. The adjacent land uses to the north are currently agricultural and City lift station.

South: Town of Grand Chute Zoning and AG Agricultural District. The adjacent land use to the south are currently agricultural.

East: Town of Grand Chute Zoning and AG Agricultural District. The adjacent land use to the east is currently agricultural.

West: Town of Grand Chute Zoning and AG Agricultural District. The adjacent land use to the west is currently agricultural.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area for future roads and business/industrial. It is important to note, the Comprehensive Plan 2010-2030 does not identify specific locations for future public/institutional uses. The location and construction of future stormwater management facilities in this area of the City such as a stormwater pond, box culvert, retaining walls, flood storage and a yard drain has been designed by the Engineering Division. The following goals set forth in the comprehensive plan are relevant to this rezoning.

Chapter 7 Utilities and Community Facilities:

7.1 *OBJECTIVE: Provide a pattern of development that minimizes impacts to municipal services and utilities.*

7.1.1 *Prioritize development and redevelopment that minimizes the need for additional public and private infrastructure such as water storage facilities and sewage lift stations.*

Chapter 9 Economic Development:

9.5 *OBJECTIVE: Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.*

Chapter 10 Land Use:

10.1 *OBJECTIVE: Provide an adequate supply of suitable land meeting the demand for development of various land uses.*

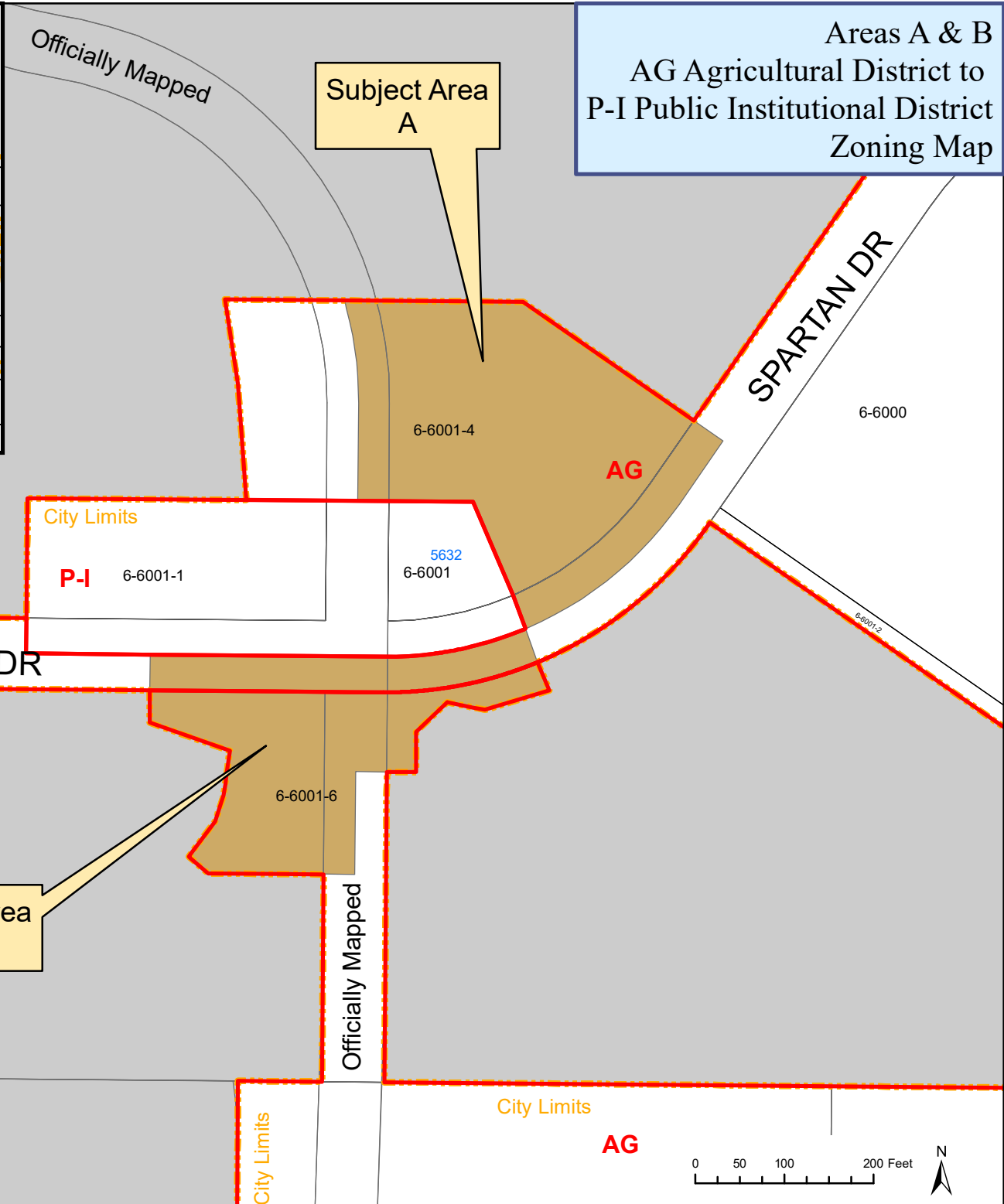
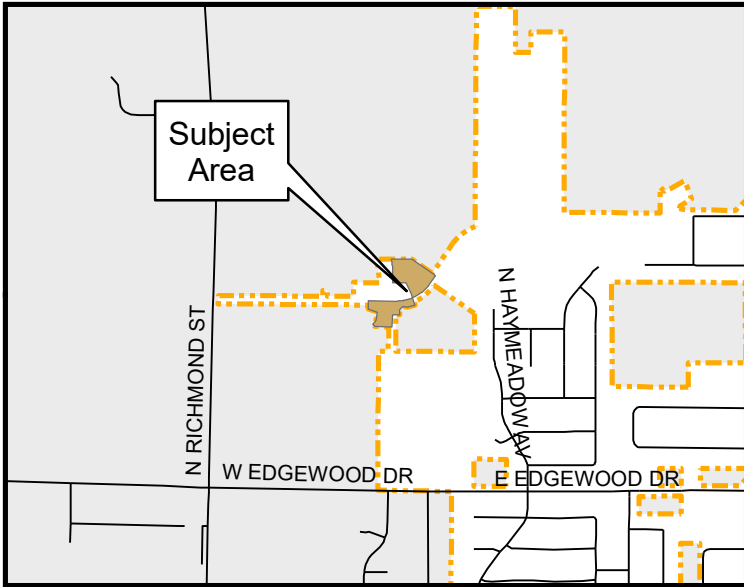
Rezoning #10-19 - Sommers and Spartan Drive City Stormwater Facilities
December 10, 2019
Page 3

Technical Review Group Report (TRG): This item was discussed at the November 19, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

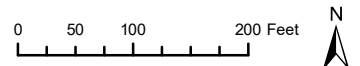
RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #10-19 to rezone the subject site from AG Agricultural District to P-I Public Institutional District, including to the centerline of the adjacent right-of-way, as shown on the attached maps, **BE APPROVED**.

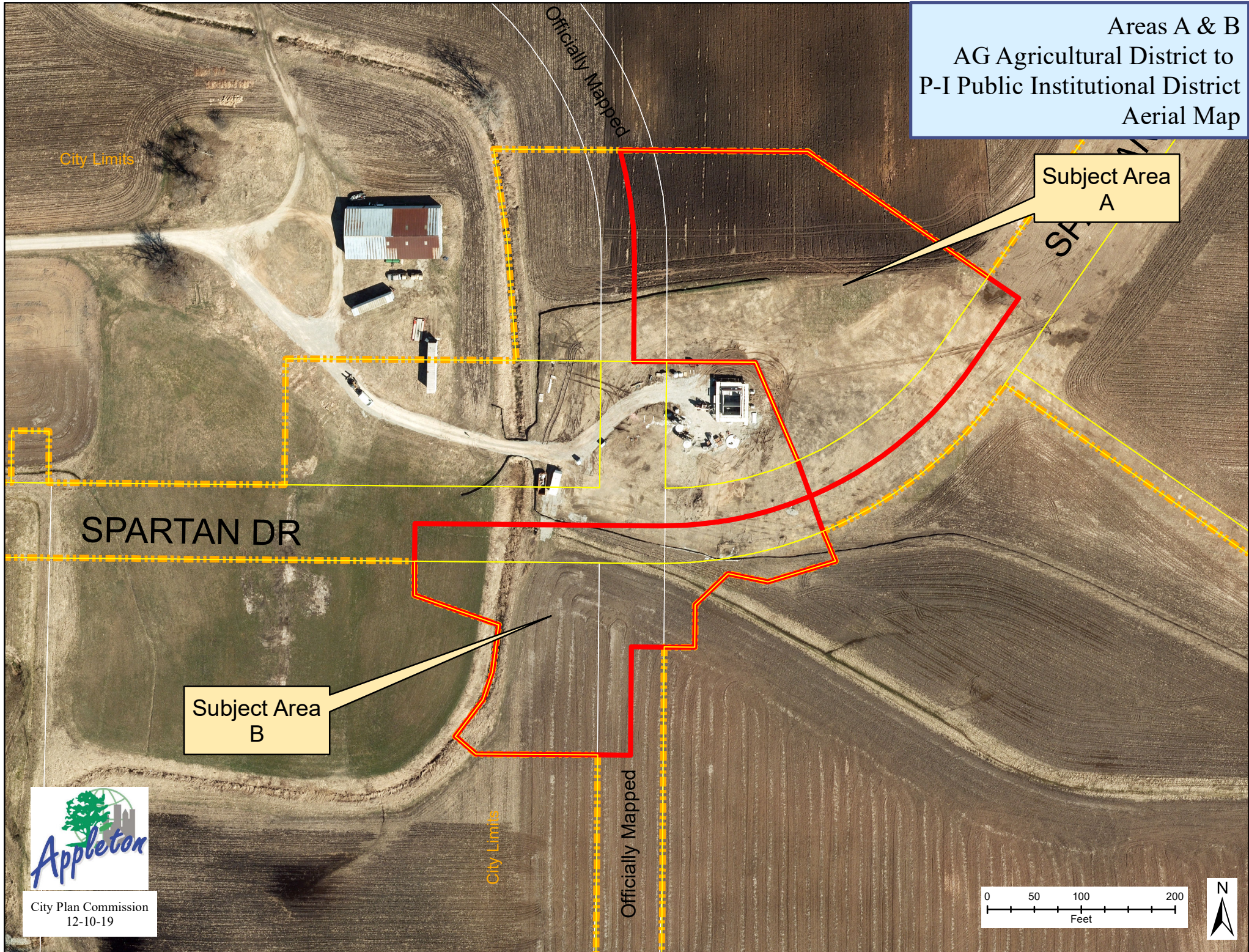
Areas A & B
AG Agricultural District to
P-I Public Institutional District
Zoning Map



City Plan Commission
12-10-19



Areas A & B
AG Agricultural District to
P-I Public Institutional District
Aerial Map



City Limits

Officially Mapped

Subject Area
A

SPARTAN DR

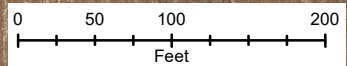
Subject Area
B

City Limits

Officially Mapped



City Plan Commission
12-10-19



REZONING

Owner: City of Appleton

Description for rezoning a part of tax parcel 31-6-6001-04 to P-I:

Part of Lot 1 of Certified Survey Map No. 4225, located in and being a part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 92,232 sq. ft. of land and being described by:

Outlot 3 of a Certified Survey Map currently under the process and the adjoining $\frac{1}{2}$ right of way of Sommers Drive and Spartan Drive lying adjacent thereto.

Description for rezoning a part of tax parcel 31-6-6001-06 to P-I:

Part of Lot 1 of Certified Survey Map No. 4225, located in and being a part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 63,565 sq. ft. of land and being described by:

Outlot 1 and Outlot 2 of a Certified Survey Map currently under the process and the adjoining $\frac{1}{2}$ right of way of Sommers Drive and Spartan Drive lying adjacent thereto.