



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting Date: October 24, 2017

Common Council Public Hearing Meeting Date: November 15, 2017
(Public Hearing on Official Map Amendment)

Item: Official Map Amendment to remove lands previously identified for future stormwater pond

Case Manager: David Kress

GENERAL INFORMATION

Owner: Menard, Inc.

Applicant: City of Appleton Department of Public Works

Address/Parcel: East Express Court (part of Tax Id #31-4-5568-00)

Petitioner's Request: The applicant is requesting to amend the City of Appleton Official Map to remove lands previously identified for a future stormwater pond.

BACKGROUND

On July 20, 2011, Common Council adopted Ordinance 153-11, which amended the City's Official Map to officially map land area for a future stormwater pond generally located at the northeast corner of Kensington Drive and Express Court. This action by Common Council was based on a July 10, 2009 report by AECOM of the Kensington North Drainage Area and was meant to preserve land in case a stormwater pond was determined to be needed. Since that time, discussions with the impacted property owner indicates they are not experiencing flooding issues to the degree shown through the modeling process. Therefore, based on staff field observations to date and the support of potentially impacted properties, the Department of Public Works has initiated this current Official Map amendment.

STAFF ANALYSIS

Existing Site Conditions: The subject area is approximately 87,745 square feet (2.01 acres) in size and is located at the northeast corner of Kensington Drive and Express Court. Kensington Drive is classified as a collector street on the City's Arterial/Collector Plan. Currently, the entire subject parcel is undeveloped.

Changes to Official Map: Per Section 16-37 of the Municipal Code, the Common Council may, whenever necessary and as provided in Wisconsin Statutes §62.23(6), change the Official Map so as to widen, narrow, extend, or close existing streets, highways, and parkways. Any changes to the Official Map shall be filed with the County Register of Deeds. Removing the subject area from the Official Map would allow this property to be developed with fewer limitations in the future.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally commercial and industrial in nature.

Official Map Amendment
October 24, 2017
Page 2

North: M-2 General Industrial District. The adjacent land uses to the north are currently industrial.

South: C-2 General Commercial District. The adjacent land uses to the south are currently a mix of commercial uses, including a gasoline sales station.

East: C-2 General Commercial District. The adjacent land uses to the east are currently commercial, including a retail business.

West: M-1 Industrial Park District and C-2 General Commercial District. The adjacent land uses to the west are currently a mix of industrial and commercial uses, including a restaurant.

Appleton Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future commercial uses. The proposed Official Map amendment is supported by the City's *Comprehensive Plan 2010-2030*, including the related excerpts listed below.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

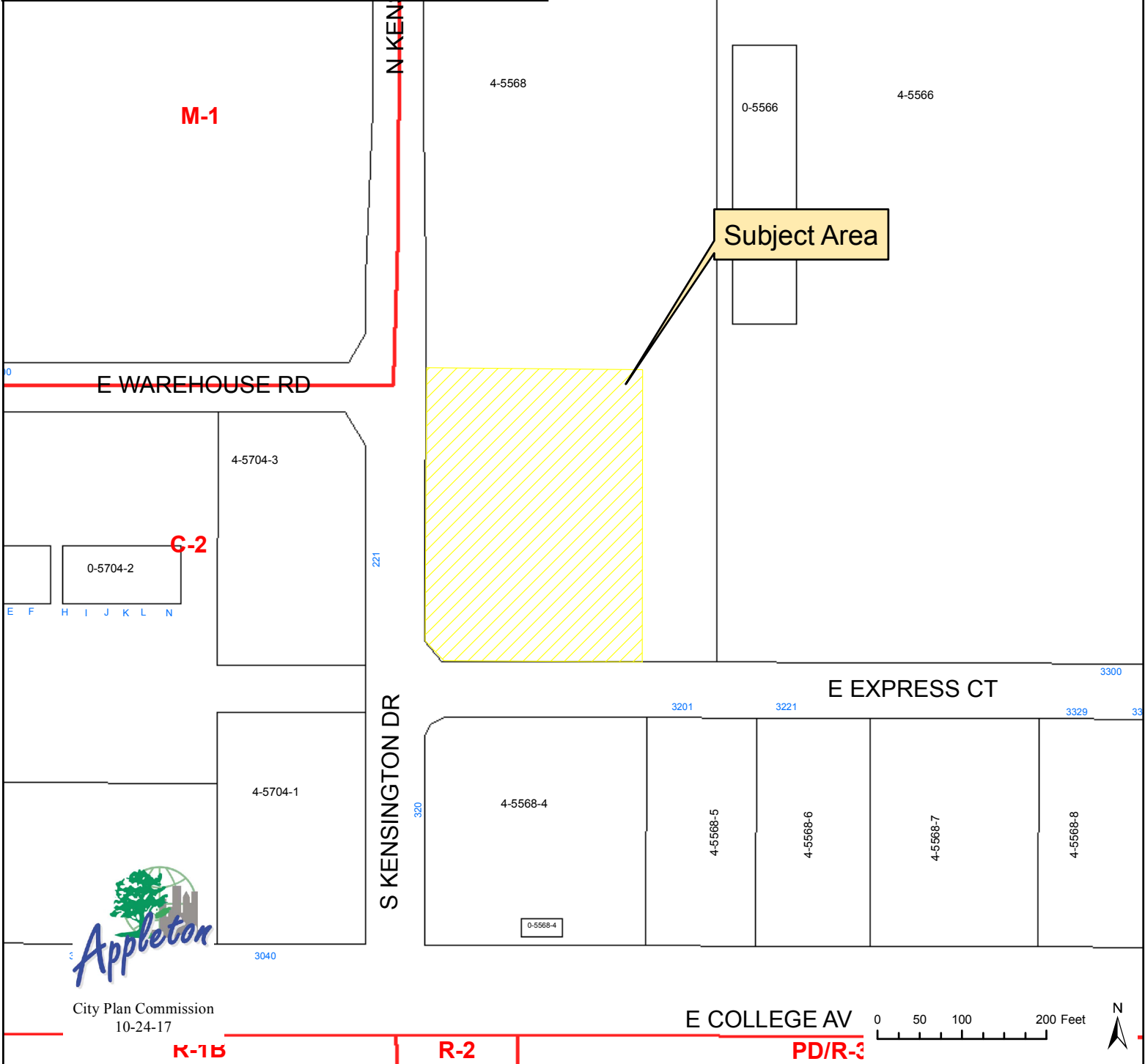
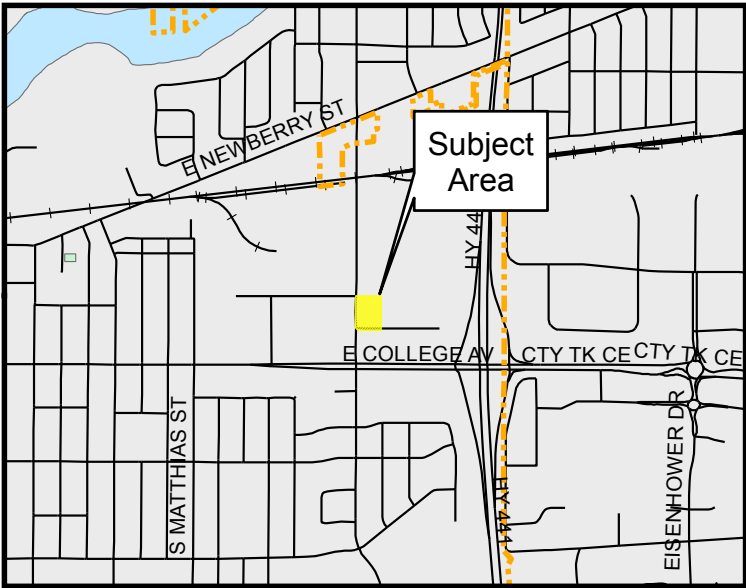
Policy 10.1.2 Adopt, and as necessary, amend an Official Map that designates street right-of-way requirements, existing and future city parks, school sites, and utility locations, along with other features permitted by state statute.

Technical Review Group (TRG) Report: This item was discussed at the September 19, 2017 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based on the above, that the amendment to the City of Appleton Official Map, to remove lands previously identified for a future stormwater pond generally located at the northeast corner of Kensington Drive and Express Court (part of Tax Id #31-4-5568-00), as shown on the attached maps, **BE APPROVED.**

Kensington Drive and Express Court
Official Map Amendment
Delete Stormwater Pond
Zoning Map



City Plan Commission
10-24-17

K-1B

R-2

PD/R-3

Kensington Drive and Express Court
Official Map Amendment
Delete Stormwater Pond
Aerial Map



Subject Area

E WAREHOUSE RD

N KENSINGTON DR

E EXPRESS CT

S KENSINGTON DR



City Plan Commission
10-24-17

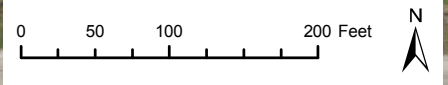
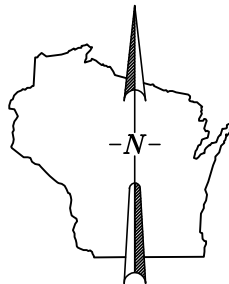
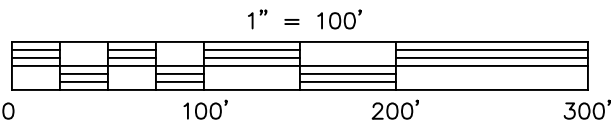
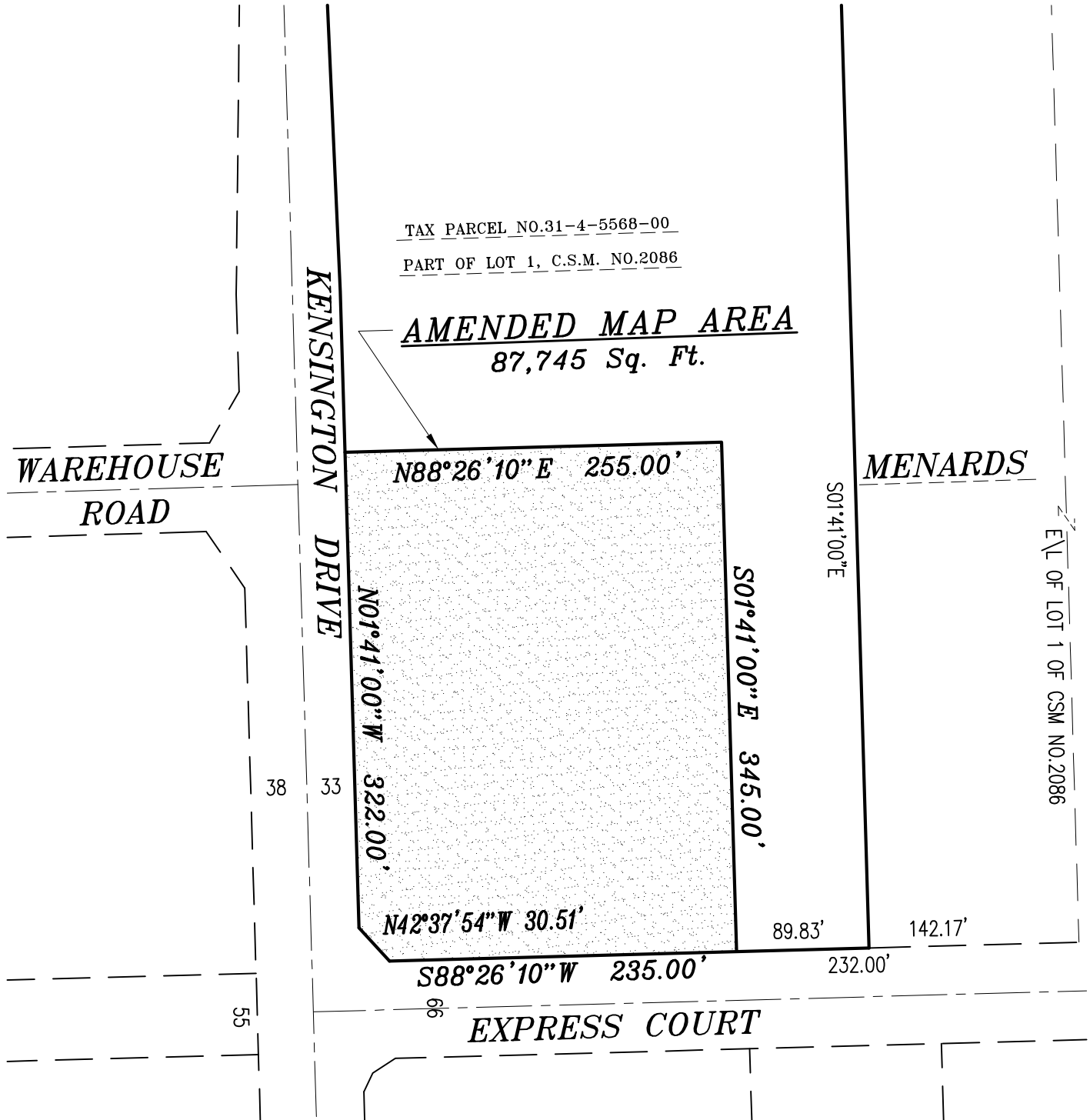


EXHIBIT "A"



CITY OF APPLETON

DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911
920-832-6474

DRAFTED BY: T. KROMM

H:\ACAD\OFFICIAL MAP\EXPRESS POND_Map_Amend_0912_2017

**OFFICIAL MAP
OF
STORMWATER POND**

A part of Lot One (1) of Certified Survey Map No. 2086, recorded in Volume 11 on Page 2086 of Certified Survey Maps as Document No. 1142153 in the Outagamie County Register of Deeds Office, being located in Government Lot 4, Section 29, T.21N., R.18E., City of Appleton, Outagamie County, Wisconsin, containing 87,745 square feet of land m/l and being further described as follows:

Commencing at the Southeast corner of Lot 1 of said Certified Survey Map 2086;
Thence S.88°26'10"W. 232.00 feet, along the South line of said Lot 1 to the point of beginning;
Thence continue S.88°26'10"W. 235.00 feet, to a vision corner;
Thence N.42°37'54"W. 30.51 feet, along said vision corner to the East line of Kensington Drive;
Thence N.01°41'00"W. 322.00 feet, along the East line of said Kensington Drive;
Thence N.88°26'10"E. 255.00 feet;
Thence S.01°41'00"E. 345.00 feet, to the point of beginning.