



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: February 13, 2018

Common Council Meeting Date – PC Report: February 21, 2018

Finance Committee Meeting Date – Resolution: February 26, 2018

Common Council Meeting Date – Resolution: March 7, 2018

Common Council Meeting Date – Ordinance: March 21, 2018

Item: 1712 E. Edgewood Drive Annexation

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Applewood Properties, LLC / Ronald Viaene

Address/Parcel: 1712 E. Edgewood Drive (Town of Grand Chute Tax Id. 101006406)

Petitioner's Request: Owner/Electors are requesting direct annexation by unanimous approval pursuant to Section 66.0217(2), Wisconsin State Statutes of land currently located in the Town of Grand Chute, Outagamie County.

Purpose for Annexation: To allow the existing single-family residence to be connected to the City water system.

Population of Such Territory: 2

Annexation Area: 0.83 acres m/l

BACKGROUND

On March 16, 1992, the City of Appleton and the Town of Grand Chute agreed to and entered into an Intermunicipal Boundary Agreement pursuant to Section 66.027 and 66.30 of the Wisconsin State Statutes for the purpose of defining and expanding the provision of governmental services including water and sewer services by establishing the City's growth area and establishing provisions for annexation of land within the Town of Grand Chute to the City of Appleton.

STAFF ANALYSIS

The Community and Economic Development Department staff has reviewed the annexation petition and identifies the following:

STAFF ANALYSIS (continued)

- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City water infrastructure to serve the subject property is already installed along East Edgewood Drive. Annexation to the City of Appleton would be required before the subject property could connect to the City water.
- Sanitary sewer service is provided to the subject property by the Town of Grand Chute.
- Currently, there is an existing single-family residence located on the subject property.
- The owner/electors are requesting the City Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District.
- The temporary zoning classification must be made permanent in accordance with Section 23-65(d), Zoning Map Amendments, within 90 days, or the zoning will revert to AG Agricultural District.

Surrounding Zoning Classification and Current Land Uses (Town of Grand Chute):

North: Zoning: RSF, Single-Family Residential District
Current Land Use – Outdoor Storage

South: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

East: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

West: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies this parcel for future Single-Family/Two-Family residential land uses. The proposed R-1B Single-Family District zoning classification is consistent with the *Comprehensive Plan 2010-2030* Future Land Use Map.

Appleton Comprehensive Plan 2010-2030 (continued): Overall Community Goals:

Goal 1 – Community Growth (Chapter 10)

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.

Goal 3 – Housing Quality, Variety, and Affordability (Chapter 5)

Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

5.1 OBJECTIVE: Continue efforts to ensure an adequate supply of housing affordable to all income levels in the community.

5.3 OBJECTIVE: Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

OBJECTIVE 10.1 Land Use:

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

Technical Review Group (TRG) Report: This item was discussed at the January 23, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

FUTURE ACTIONS

All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. Plan Commission considers criteria per Section 23-65(d), Zoning Map Amendments: 1. Existing land uses within the territory, 2. Land uses that exist on adjacent properties and 3. The Comprehensive Plan.

The owner/electors are requesting the Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District.

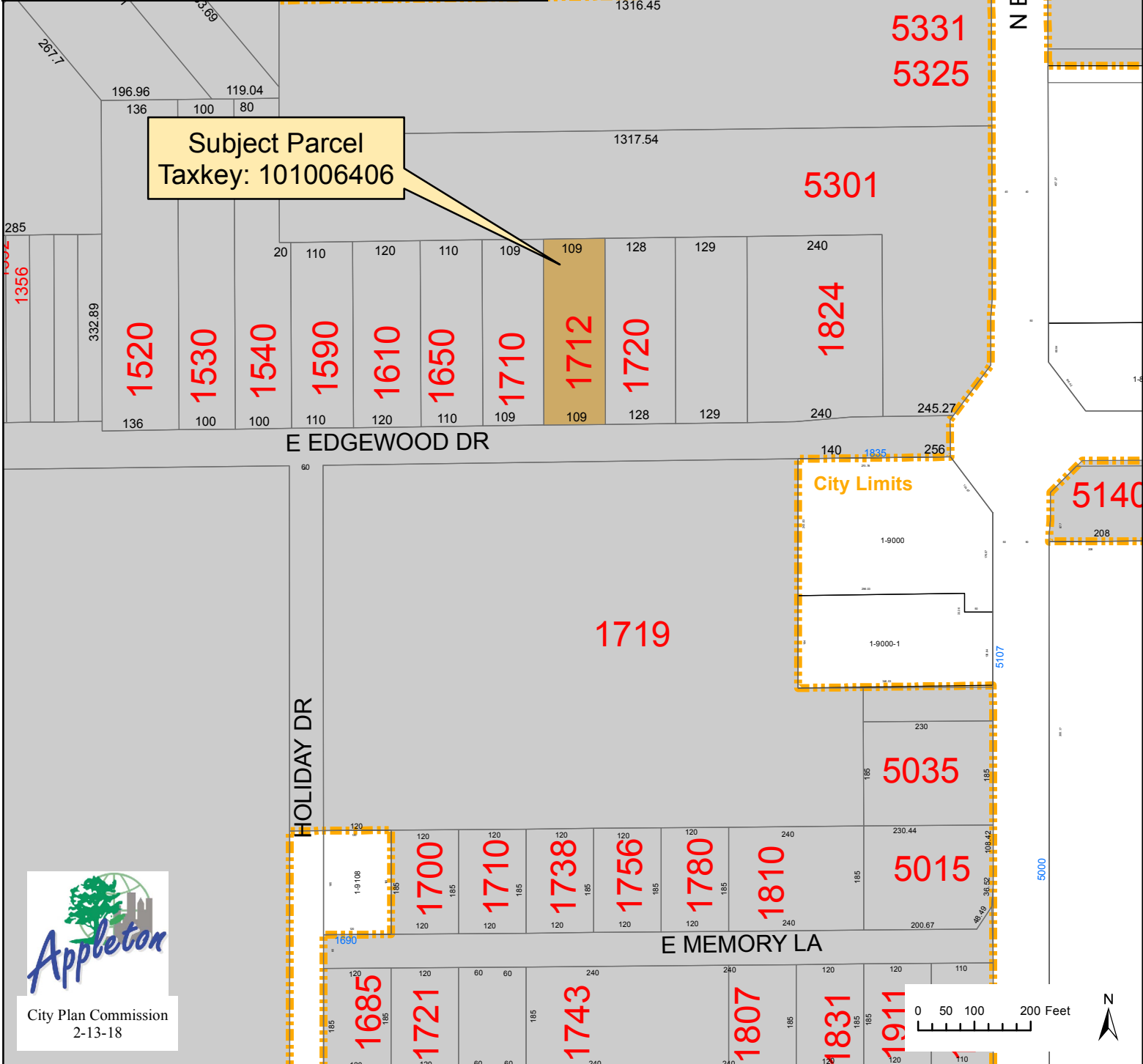
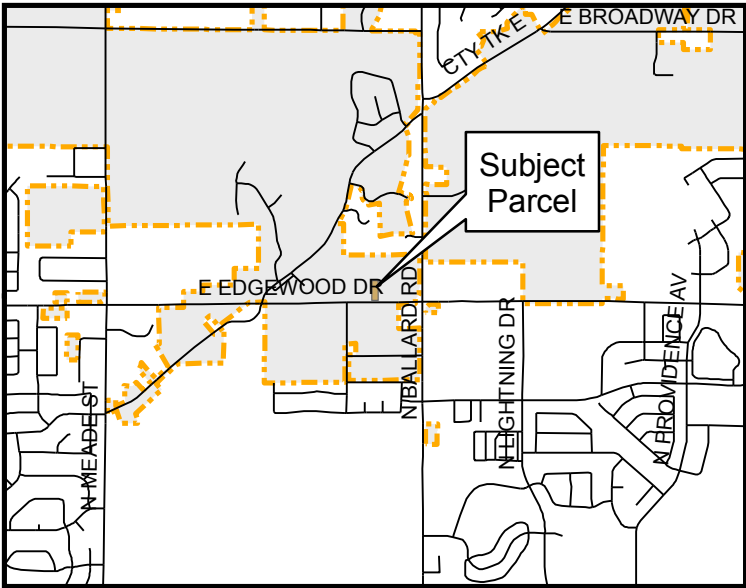
With this in mind, permanent R-1B Single-Family zoning classification will be initiated by the Plan Commission and will be reviewed and approved by the Common Council.

RECOMMENDATION

Staff recommends that the 1712 E. Edgewood Drive Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiating the rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District pursuant to Section 23-65(d)(1) of the Zoning Ordinance.

1712 E. Edgewood Dr.
Annexation



1712 E. Edgewood Dr.
Annexation

City Limits

Subject Parcel
Taxkey: 101006406

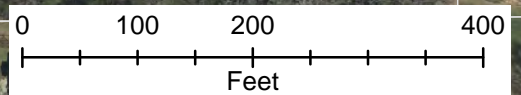
E EDGEWOOD DR

HOLIDAY DR

City Limits



City Plan Commission
2-13-18





**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES**

I/We, the undersigned, constituting all of the sole owner of the real property and all of the electors that reside in the following territory of the Town of Grand Chute, Outagamie County, Wisconsin, petition the Common Council of the City of Appleton to annex the territory described below and shown on the attached scale map to the City of Appleton, Outagamie County, Wisconsin.

The East 109 feet of the West 578 feet of the South 11 acres of the Southeast ¼ of the Southeast ¼ of Section 1, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, less and excepting premises conveyed and/or used for highway purposes.
Intending to annex to the City of Appleton all those lands of the owner contained within Warranty Deed Document Number 2076853.



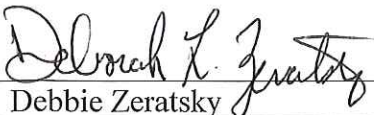
The current population of such territory is 2. The number of electors that reside on the lands to be annexed is 2.

I/We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

I/We further respectfully request that the City Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District.

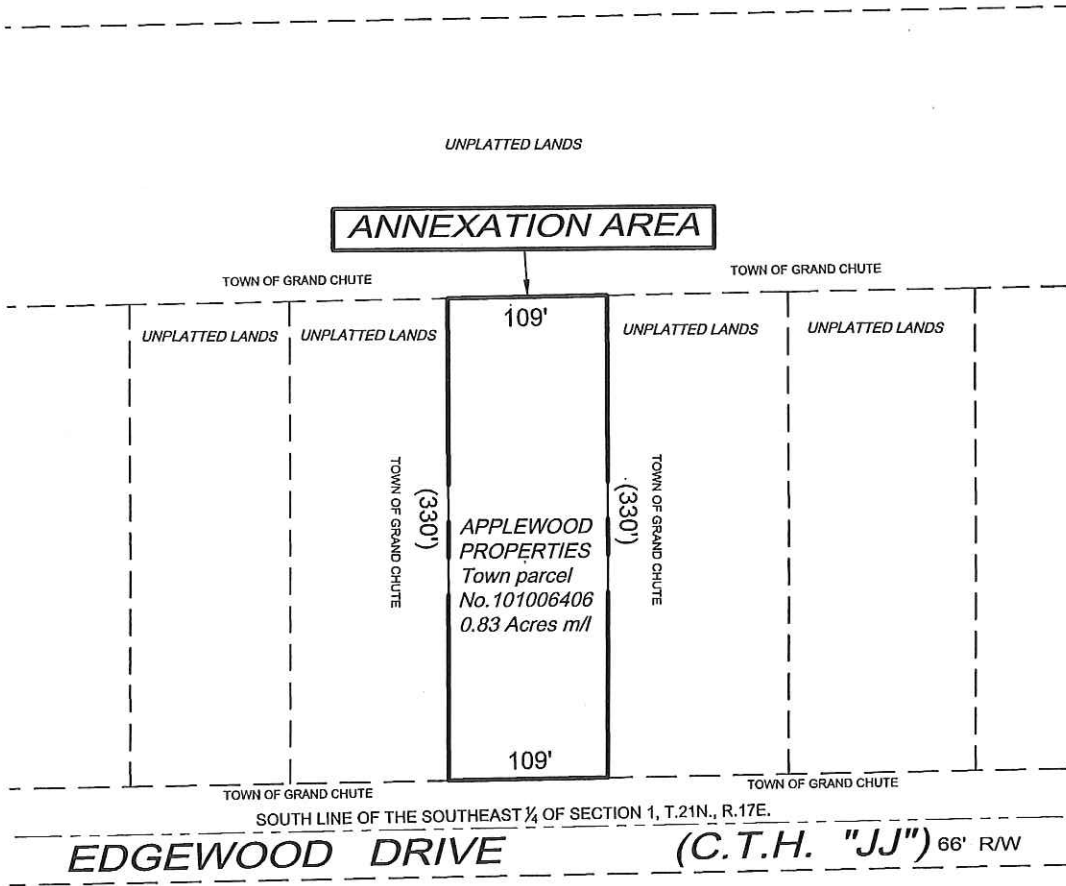
Area of lands to be annexed contains 0.83 acres m/l.

Tax Parcel number of lands to be annexed: 101006406

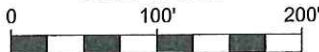
Signature of Petitioner	Owner/Elector	Date of Signing	Address of Petitioner (Include Zip Code)
 Ronald Viaene	Owner, Applewood Properties, LLC	1-11-18	N1254 River Drive Greenville, WI 54942
 Dan Zeratsky	Elector	1-11-18	1712 E. Edgewood Drive Appleton, WI 54913
 Debbie Zeratsky	Elector	1-11-18	1712 E. Edgewood Drive Appleton, WI 54913

ANNEXATION EXHIBIT

The East 109 feet of the West 578 feet of the South 11 Acres of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, less and excepting premises conveyed and/or used for highway purposes.



SCALE IN FEET



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, SOUTH LINE OF SE 1/4 SECTION 1, T.21N., R.17E.; recorded to bear N89°14'49"E
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CITY OF APPLETON
 DEPT. OF PUBLIC WORKS
 ENGINEERING DIVISION
 100 NORTH APPLETON STREET
 APPLETON, WI 54911
 920-832-6474
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