



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Informal Public Hearing Date:** September 24, 2019

**Common Council Public Hearing Meeting Date:** October 16, 2019

**Item:** Rezoning #8-19 – Outlot 1 Haymeadow Avenue Stormwater Pond

**Case Manager:** Don Harp

### GENERAL INFORMATION

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

**Address/Parcel #:** Haymeadow Avenue/Part of 31-6-6201-00

**Owner/Applicant's Request:** The owner/applicant is requesting a zoning change for the subject property from PD/R-2 Planned Development Two-family District and AG Agricultural District to P-I Public Institutional District.

### BACKGROUND

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The subject site was annexed to the City of Appleton through the Paltzer/Jacobs Annexation on May 10, 2004 and officially came into the City with PD/R-2 Planned Development Two-family District zoning classification.

The owner/applicant has submitted a Certified Survey Map (CSM) to create Outlot 1 for a future stormwater pond and dedicate a portion of Spartan Drive for public roadway purposes. The CSM, currently under review, is subject to approval of Rezoning #8-19 for Outlot 1 and the acceptance of the public right-of-way dedication by Plan Commission and Common Council.

### STAFF ANALYSIS

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**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 (roads) and private (anticipated housing) 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.

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**Surrounding Zoning and Land Uses:**

North: PD/R-2 Planned Development Two-family District and AG Agricultural District. The adjacent land uses to the north are currently agricultural.

South: P-I Public Institutional District. The adjacent land use to the south is a stormwater pond.

East: AG Agricultural District and P-I Public Institutional District. The adjacent land use to the east are currently agricultural and stormwater detention pond.

West: PD/R-2 Planned Development Two-family 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, one and two family residential. It important to note, the Comprehensive Plan 2010-2030 does not identify specific locations for future public/institutional uses. The location and construction of this regional stormwater pond will collect rainwater from future public (roads) and private (anticipated housing) improvements in this area of the City. 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.

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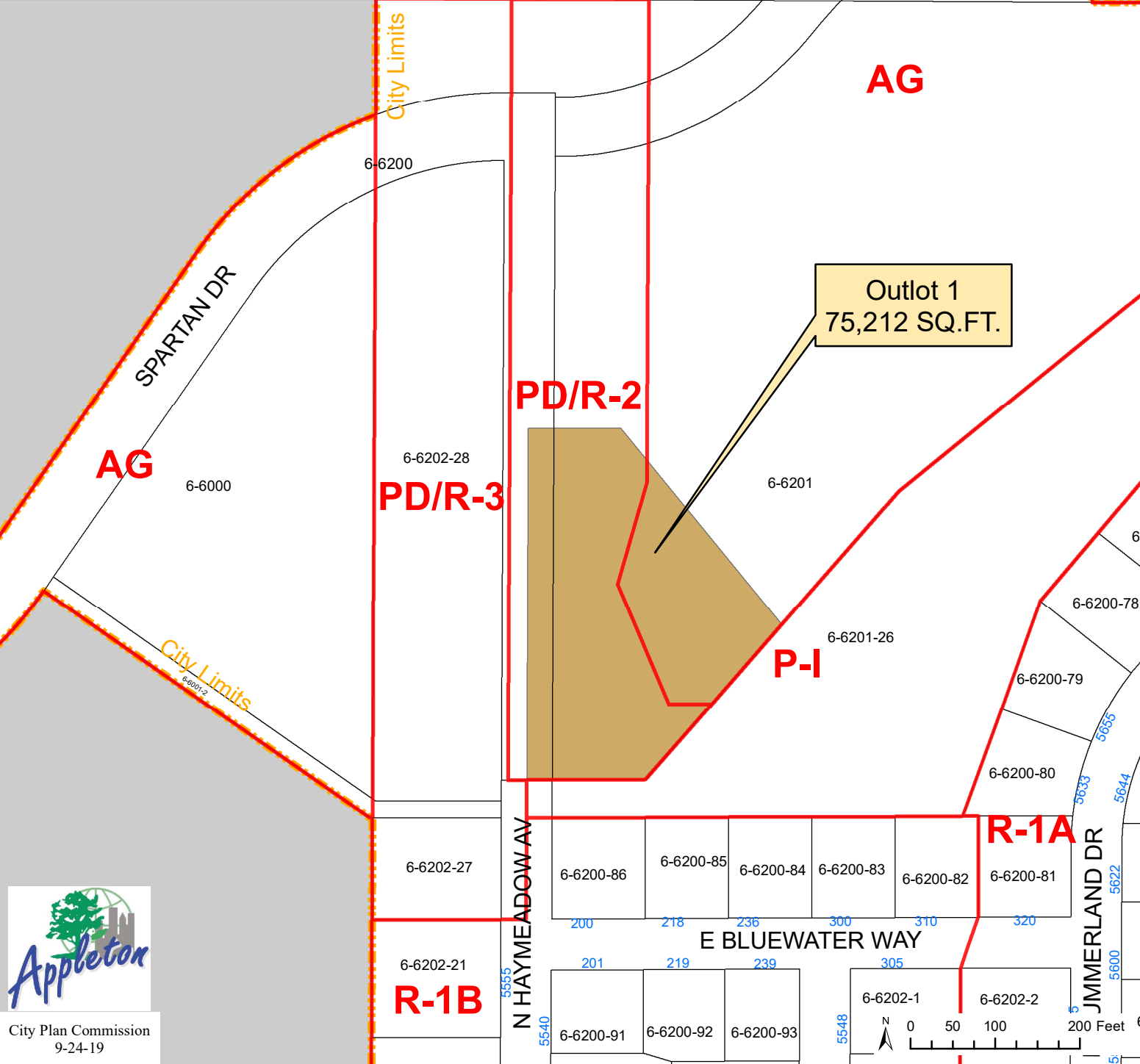
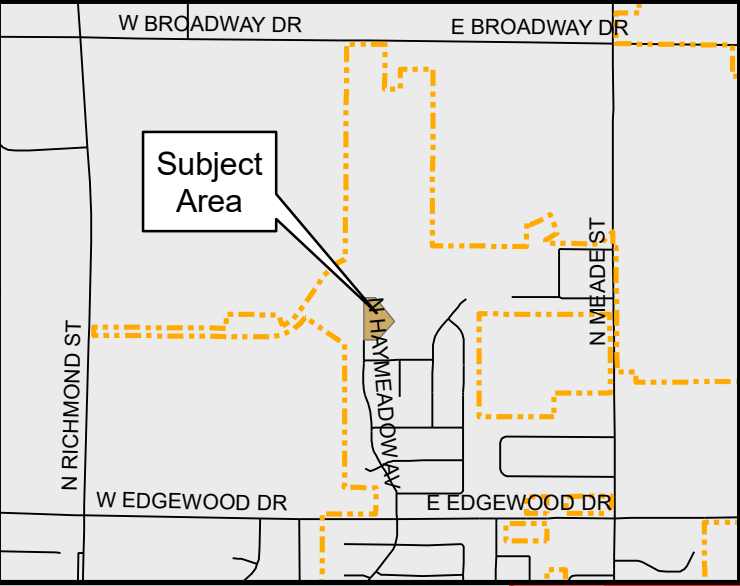
**Technical Review Group Report (TRG):** This item was discussed at the September 3, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

**RECOMMENDATION**

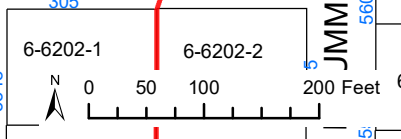
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Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #8-19 to rezone the subject site from PD/R-2 Planned Development Two-family District and AG Agricultural 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**.

Rezoning Outlot 1 from  
PD/R-2 and Ag  
to P-I Public Institutional District  
Zoning Map

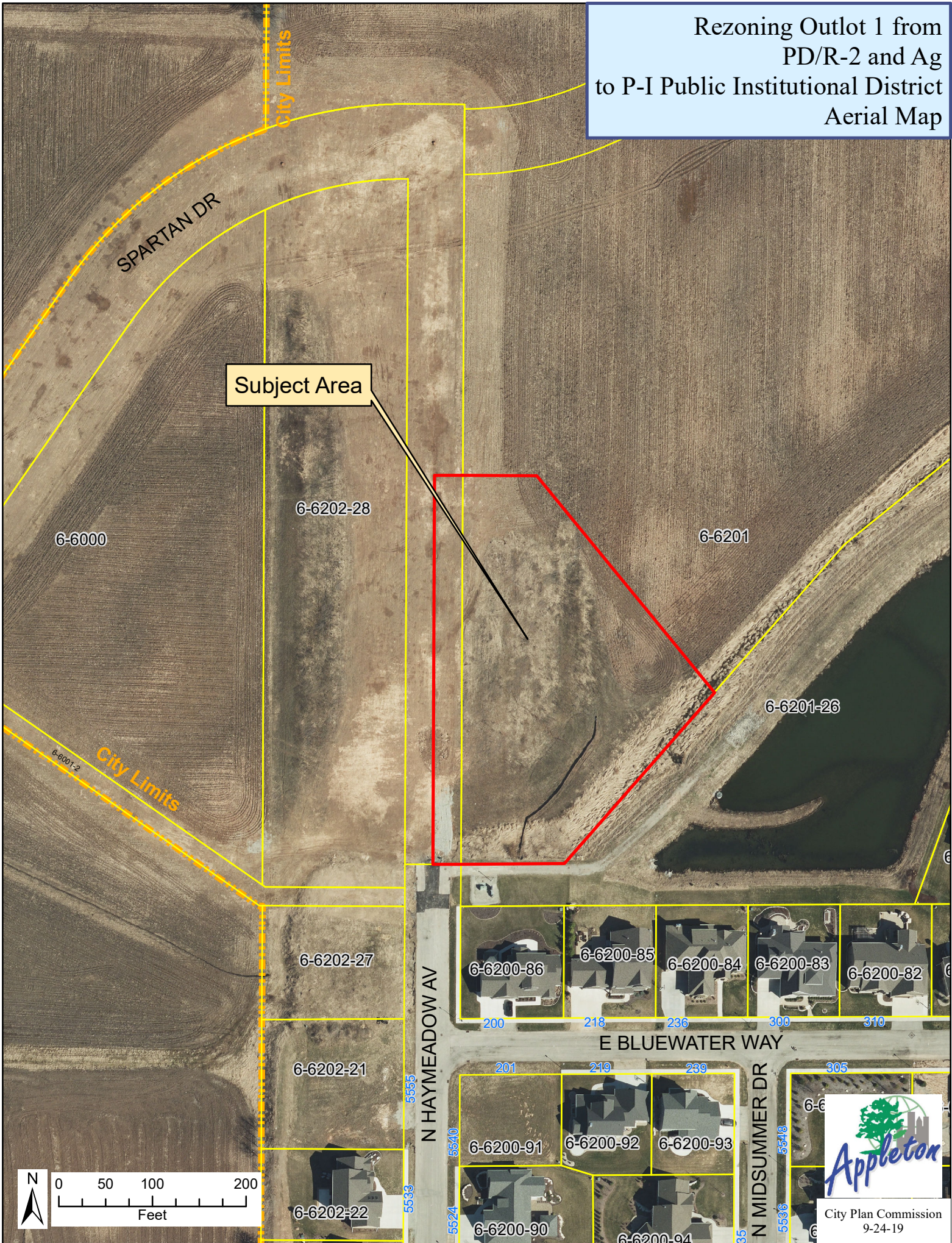


City Plan Commission  
9-24-19



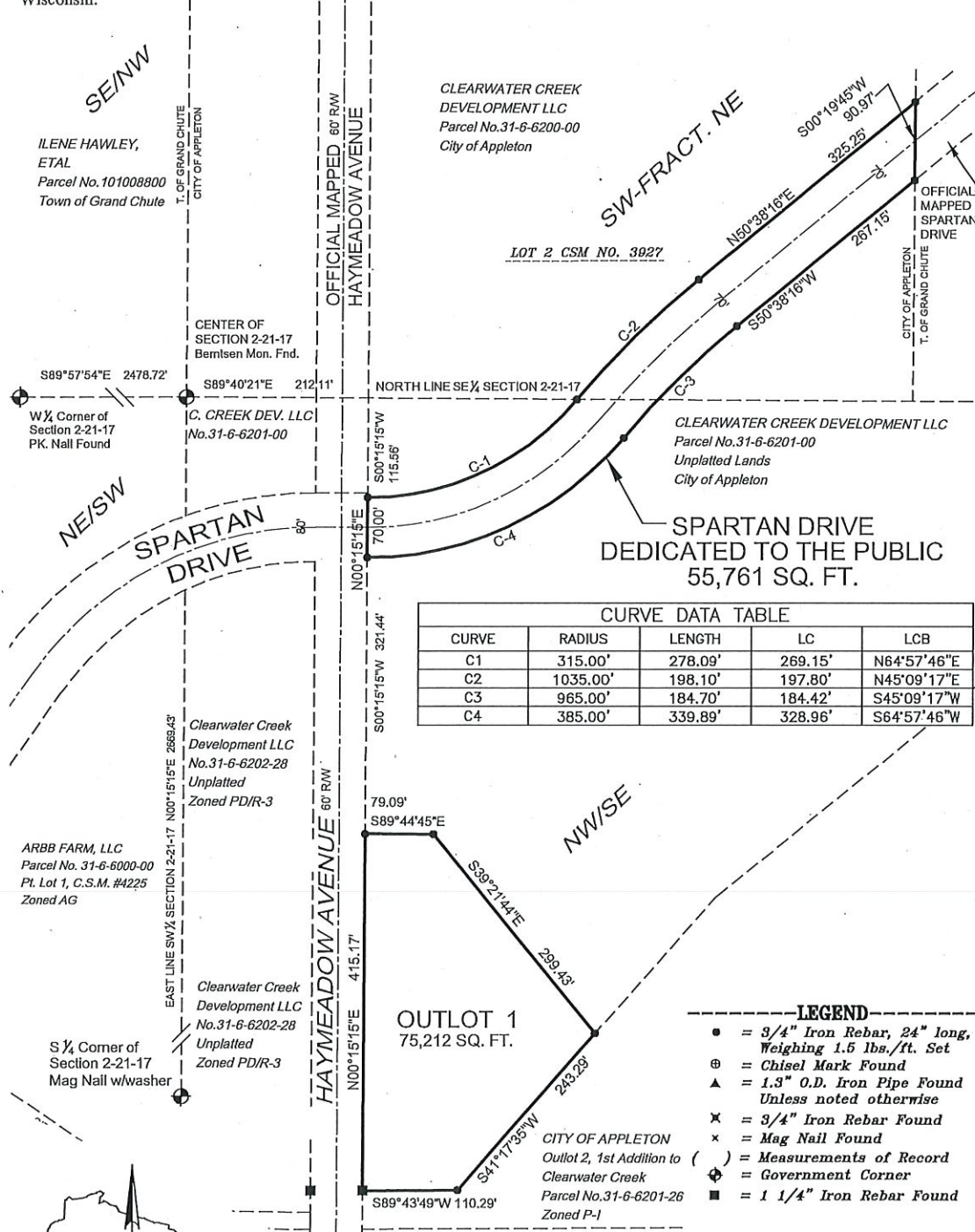
Rezoning Outlot 1 from  
PD/R-2 and Ag  
to P-I Public Institutional District  
Aerial Map

Subject Area



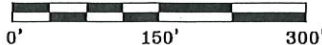
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Lot 2 of Certified Survey Map No. 3927 filed in Volume 21 of Certified Survey Maps on Page 3927 as Document No. 1388606, located in the Southwest 1/4 of the Fractional Northeast 1/4 and also being a part of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, WEST LINE OF HAYMEADOW AVENUE, RECORDED AS N.00°15'15"E. H:\Acad\CSM2019\Spartan EO Haymeadow\_0805 2019

SCALE IN FEET



## CITY OF APPLETON

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DRAFTED BY: T. KROMM