



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** July 23, 2019

**Common Council Meeting Date:** August 7, 2019

**Item:** Perez Annexation (219 W. Edgewood Drive)

**Case Manager:** Jessica Titel

### GENERAL INFORMATION

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**Owner/Applicant:** Alejandro & Imelda Perez

**Address/Parcel:** 219 W. Edgewood Drive (Town of Grand Chute Tax Id. 101039314)

**Petitioner's Request:** Owner is 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 sanitary sewer system.

**Population of Such Territory:** 3

**Annexation Area:** 1.30 acres m/l (which includes adjacent Edgewood Drive right-of-way)

### BACKGROUND

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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.

Before Common Council approves the annexation ordinance, the City must allow a 20-day statutory review period, which starts when the Wisconsin Department of Administration (DOA) receives the annexation application materials and fee. The DOA received the annexation application materials and fee on July 8, 2019, so this requirement will be satisfied prior to Common Council taking action at their August 7, 2019 meeting.

### STAFF ANALYSIS

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

## **Perez Annexation**

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- The area proposed for annexation is contiguous to the existing City boundary to the south and east.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City sanitary sewer infrastructure is already installed within West Edgewood Drive. The property may have the potential to connect to City water infrastructure when the property to the south develops. The feasibility will be reviewed at the time of development review. Annexation to the City of Appleton is required before the subject property could connect to the City sewer and/or water.
- Currently, the subject property consists of one single-family home.
- The owner is requesting 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. 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 Land Uses:**

North: Town of Grand Chute. The adjacent land use to the north is currently residential.

South: R-1B Single Family Residential. The adjacent land use to the south is currently undeveloped.

East: R-1A Single Family Residential. The adjacent land use to the east is currently single-family residential.

West: Town of Grand Chute. The adjacent land use to the west is currently single-family residential.

**Appleton Comprehensive Plan 2010-2030:** The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future One and Two-Family Residential uses. The proposed annexation is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

#### *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.*

#### *Goal 3 – Housing Quality, Variety, and Affordability*

*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.*

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*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.*

**Technical Review Group (TRG) Report:** This item was discussed at the July 2, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

### **FUTURE ACTIONS**

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- Per Section 23-65(e) of the Municipal Code, a temporary zoning classification is assigned to newly annexed territory, with permanent zoning taking place following the annexation process. All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. The Plan Commission shall consider the following criteria in selection of an appropriate zoning district for the annexed land:
  - The existing land uses within the territory to be annexed;
  - The surrounding land uses that exist on adjacent properties regardless of municipal boundary lines;
  - The comprehensive plan of the City.
  
- The owner is requesting that 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. A rezoning initiated directly by Plan Commission will be processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council.

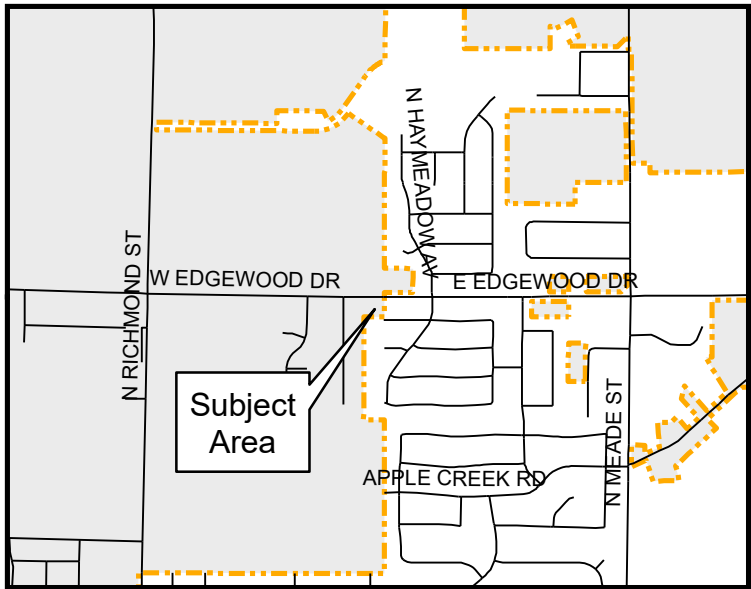
### **RECOMMENDATION**

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Staff recommends that the Perez Annexation (219 W. Edgewood Drive), as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiate 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 Municipal Code.

Annexation  
Perez - 219 W. Edgewood Drive  
Town of Grand Chute  
Zoning Map



Subject Area

Subject Area

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009802

110

PD/R-3

City Limits

PD/F

R-1B

R-1A

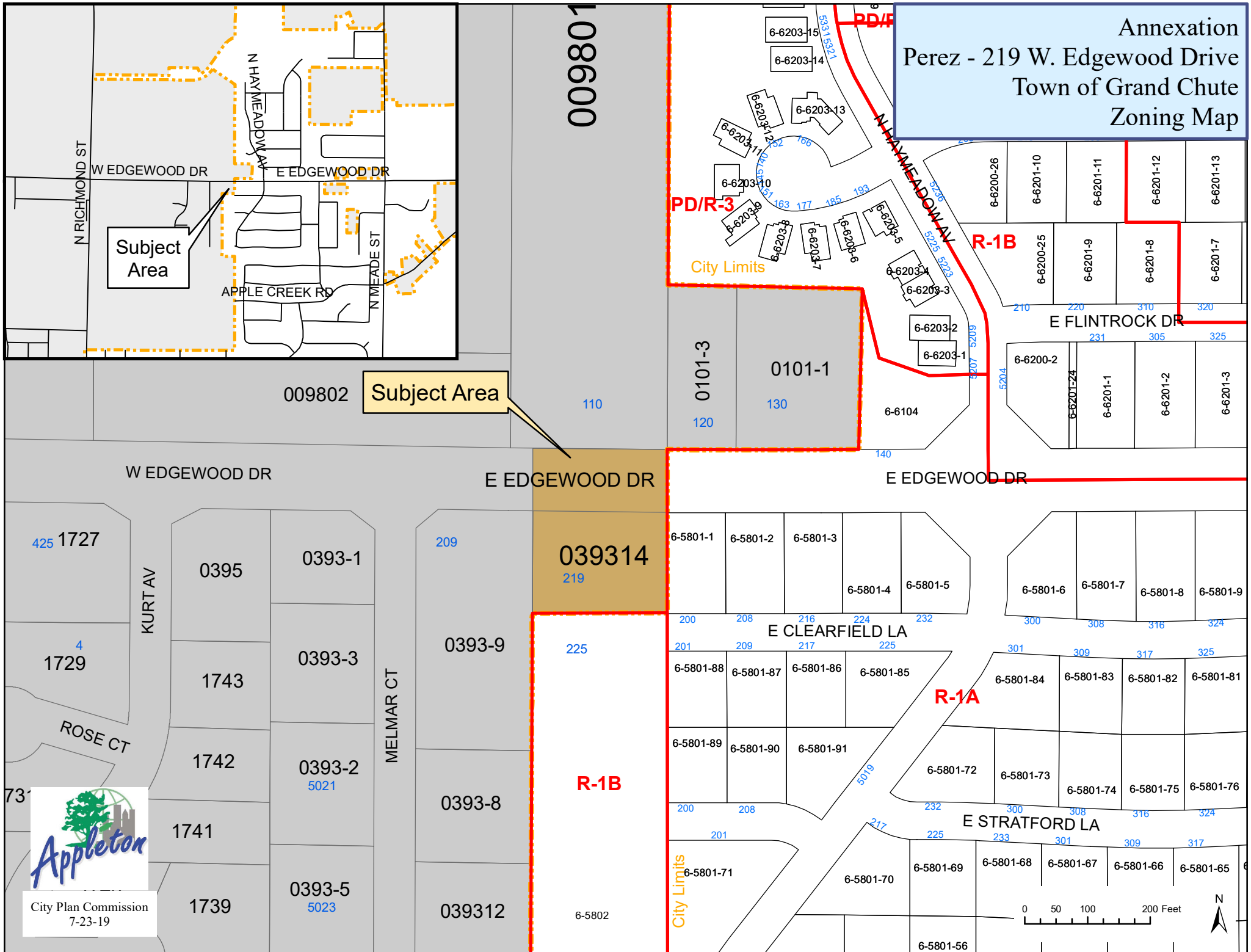
R-1B

City Limits

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City Plan Commission  
7-23-19



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R-1A

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R-1B

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Annexation  
Perez - 219 W. Edgewood Drive  
Town of Grand Chute  
Aerial Map

Subject Area

City Limits

City Limits

W EDGEWOOD DR

E EDGEWOOD DR

E CLEARFIELD LA

MELMAR CT

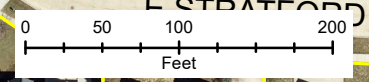
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City Plan Commission  
7-23-19





**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.

Lot 1 of Certified Survey Map No. 7013 filed in Volume 42 of Certified Survey Maps on Page 7013 as Document No.2047169, located in and being a part of the Northeast ¼ of the Northwest ¼ of Section 11, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

And

All that part of Edgewood Drive (C.T.H. "JJ") right of way lying immediately adjacent to the North line of said Lot 1 and East of the following described line:

Commencing at the Northwest corner of said Lot 1; Thence N.00°15'19"E coincident with the Northerly extension of the West line of said Lot 1 to the North line of Edgewood Drive (C.T.H. "JJ") to the terminus of said described line.

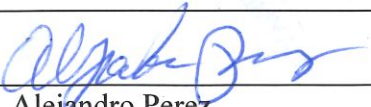
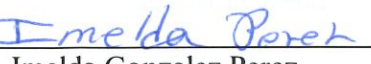

The current population of such territory is 3. The number of electors that reside on the lands to be annexed is 3.

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.

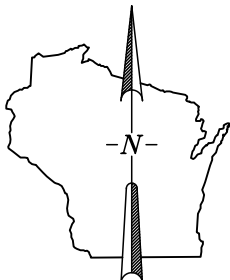
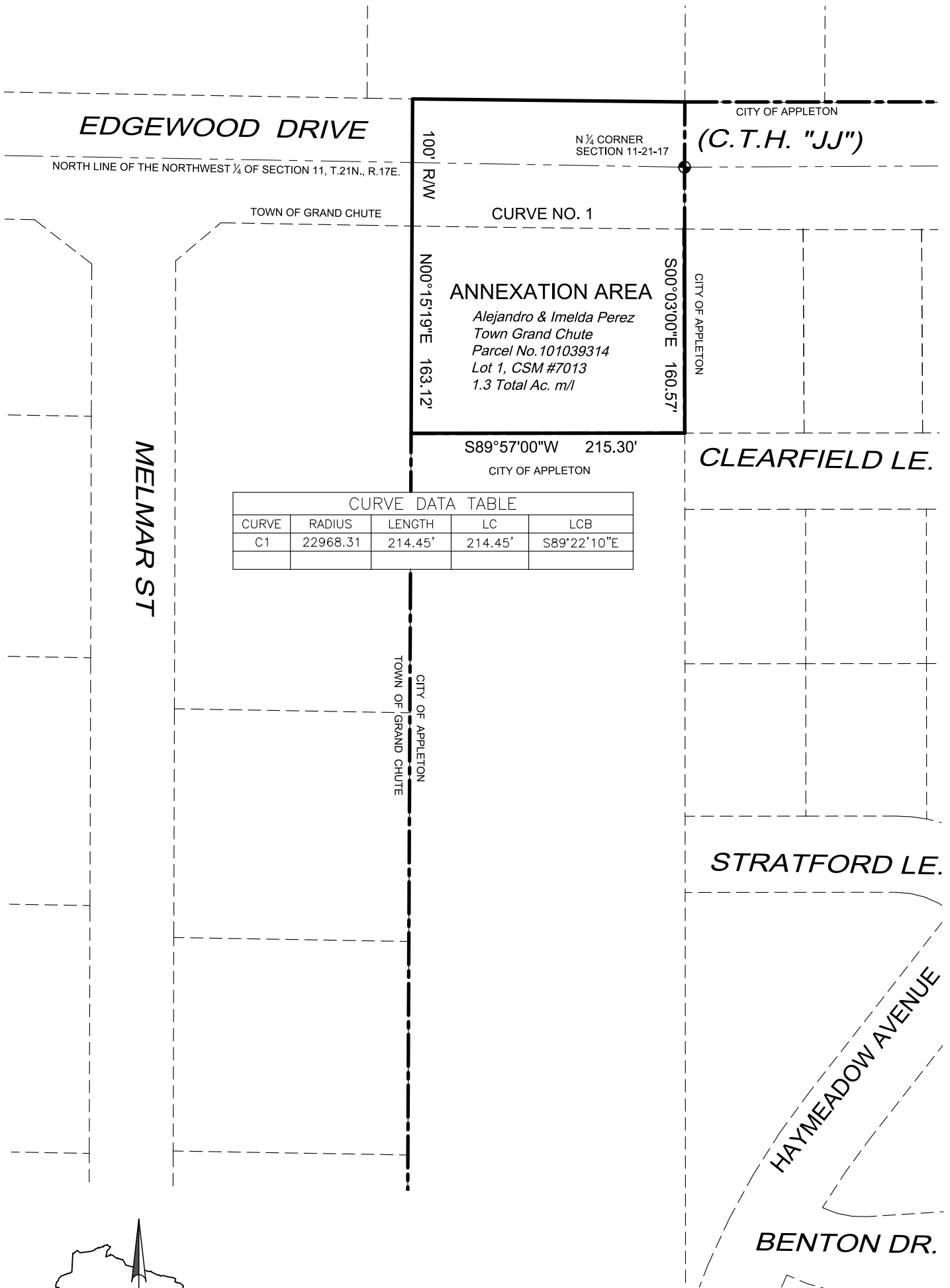
Area of lands to be annexed contains 1.30 acres m/l.

Tax Parcel number of lands to be annexed: 101039314

Signature of Petitioner	Owner/Elector	Date of Signing	Address of Petitioner (Include Zip Code)
 Alejandro Perez	Owner/Elector	6-21-19	219 W. Edgewood Drive Appleton, WI 54913
 Imelda Gonzalez Perez	Owner/Elector	6-21-19	219 W. Edgewood Drive Appleton, WI 54913
 Alex Perez	Elector	6-21-19	219 W. Edgewood Drive Appleton, WI 54913

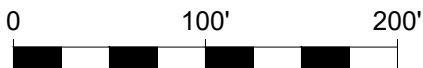
# ANNEXATION EXHIBIT

Lot 1 of Certified Survey Map No.7013, being located in the Northeast ¼ of the Northwest ¼ of Section 11, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, NORTH LINE OF NW 1/4 SECTION 11, T.21N., R.17E.; WHICH BEARS N89°01'08"W  
H:\Acad\Annex\2019\Edgewood\_Drive\_0617\_2019

SCALE IN FEET



**CITY OF APPLETON**

DEPT. OF PUBLIC WORKS  
ENGINEERING DIVISION

100 NORTH APPLETON STREET  
APPLETON, WI 54911

920-832-6474

DRAFTED BY: T. KROMM