



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** March 21, 2016

**Common Council Meeting Date – PC Report:** April 6, 2016

**Common Council Meeting Date – Resolution:** April 20, 2016

**Common Council Meeting Date – Ordinance:** May 4, 2016

**Item:** Plach Annexation

**Case Manager:** David Kress

### GENERAL INFORMATION

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**Owner/Applicant:** The Lawrence R. Plach Living Trust – Betty Plach

**Address/Parcel:** 5630 North Ballard Road (Tax Id #101157400)

**Petitioner's Request:** Owner/applicant 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.

**Population of Such Territory:** 0

**Annexation Area:** 2.35 acres m/l

### BACKGROUND

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The subject property, currently in the Town of Grand Chute, connects to the City of Appleton at North Ballard Road. It is located east of North Ballard Road, between East Edgewood Drive and East Apple Creek Road.

### STAFF ANALYSIS

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

- The area proposed for annexation is contiguous to the existing City boundary.
- Annexation of the site in question is consistent with the boundary agreement with the Town of Grand Chute.
- Sanitary sewer and water infrastructure exists on North Ballard Road. Annexation to the City of Appleton would be required before the subject property could connect to the City sewer and water

systems. The petitioner's interest in annexing is to obtain City sewer and water.

- Currently, there is an existing detached accessory building on the subject property. The purpose of the annexation is to allow for connection to the City sewer and water systems. Future construction of one single-family dwelling is anticipated.
- Per Section 23-65(e) of the Municipal Code, all territory that is annexed to the City shall be assigned zoning classifications as recommended by the Plan Commission during review of the annexation petition. 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.

With this in mind, staff recommends the annexation area be assigned the zoning classification of R-1B Single-Family District. The proposed R-1B Single-Family District zoning classification is consistent with the *Comprehensive Plan 2010-2030* Future Land Use Map, which identifies this area for future one and two-family residential uses.

#### **Surrounding Zoning Classification and Land Uses:**

North: Town of Grand Chute. The adjacent land uses to the north are currently single-family residential.

South: Town of Grand Chute. The adjacent land uses to the south are currently single-family residential.

East: Town of Grand Chute. The adjacent land uses to the east are currently a mix of single-family residential and agricultural uses.

West: AG Agricultural District. The adjacent land uses to the west are 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. Listed below are related excerpts from the City's *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.*

#### **OBJECTIVE 5.3 Housing and Neighborhoods:**

*Provide a range of housing styles that meet the needs and appeal to all segments of the community.*

*OBJECTIVE 7.1 Utilities and Community Facilities:*

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

*Policy 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.*

*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 March 1, 2016 Technical Review Group meeting. No negative comments were received from participating departments.

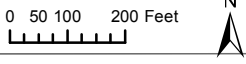
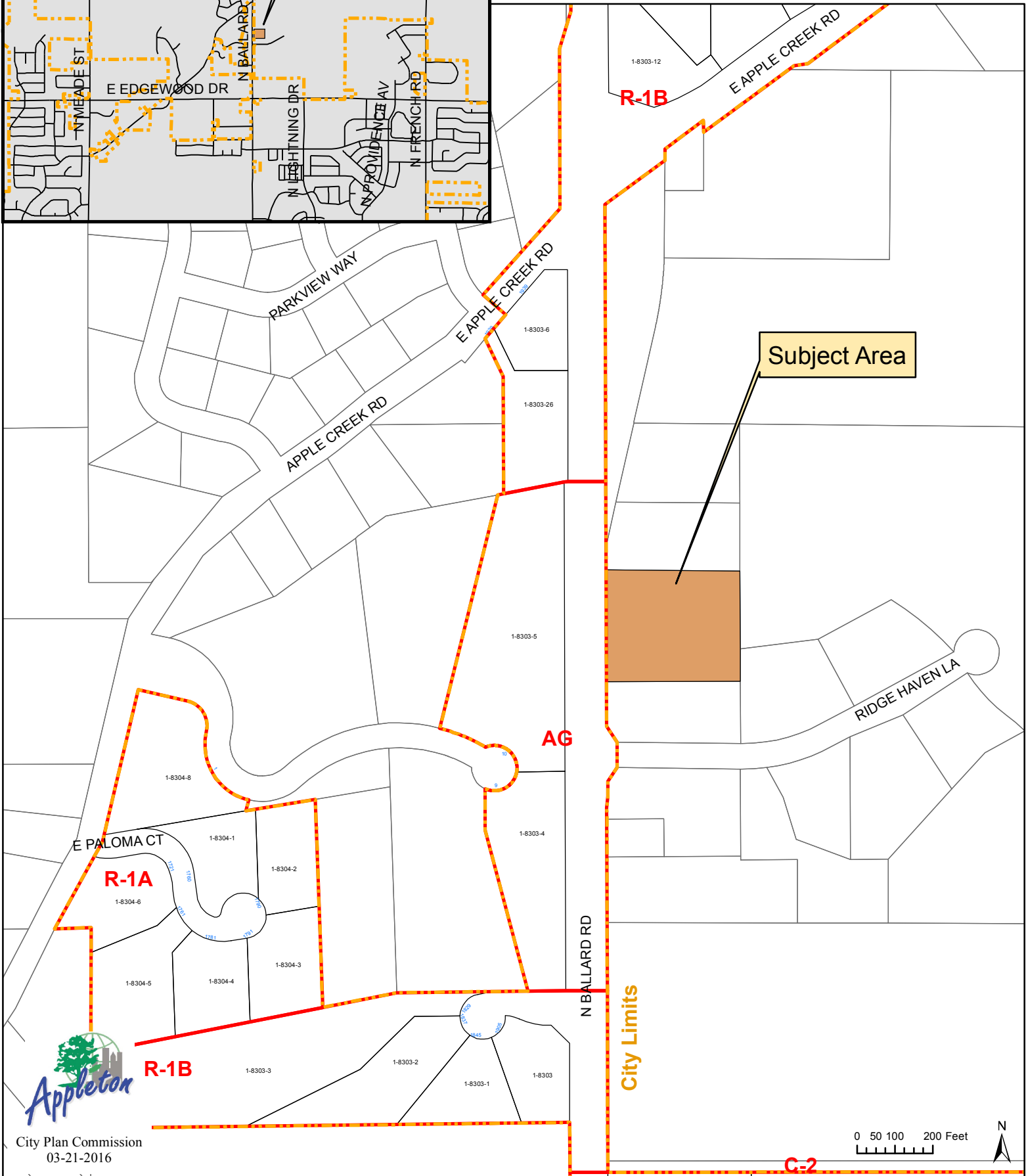
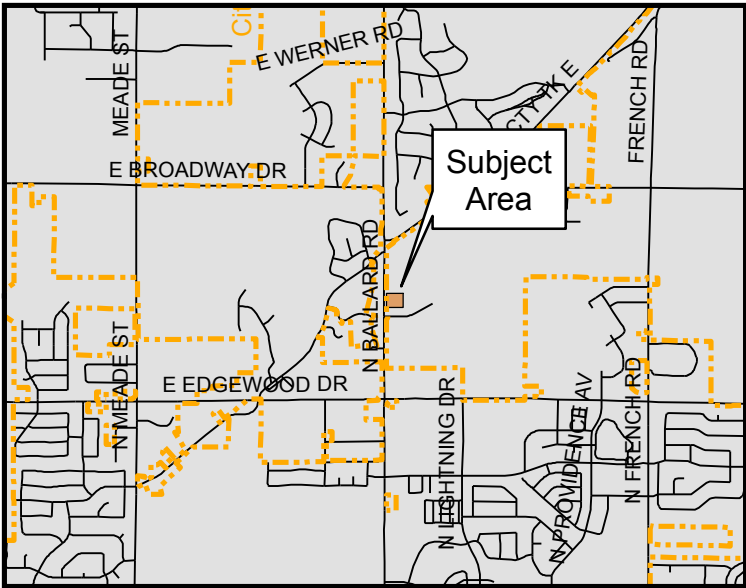
**RECOMMENDATION**

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Staff recommends that the Plach Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The newly annexed area, pursuant to Section 23-65(e) of the Municipal Code, be assigned and included in the annexation ordinance a permanent zoning classification of R-1B Single-Family District.

Annexation  
Plach Property  
Town of Grand Chute  
Zoning Map



C-2

Annexation  
Plach Property  
Town of Grand Chute  
Aerial Map



Subject Area

APPLE CREEK RD

1-8303-6

1-8303-26

1-8303-5

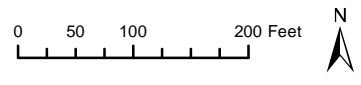
1-8303-4

RIDGE HAVEN LA

N BALLARD RD



City Plan Commission  
03-21-2016





**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL  
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES  
WHERE NO ELECTORS RESIDE IN TERRITORY**

We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the town(s) of Grand Chute, Outagamie County, Wisconsin, lying contiguous to the City of Appleton 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.

A part of the Northwest ¼ of the Southwest ¼ of Section 6, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 2.35 Acres of land m/l and described as follows:

Commencing at the West ¼ corner of said Section 6;  
 Thence South 00°09'04" East 389.00 feet along the West line of the Southwest ¼ of said Section 6;  
 Thence South 89°27'15" East 50.00 feet to the point of beginning;  
 Thence continue South 89°27'15" East 352.99 feet;  
 Thence South 00°09'04" East 290.65 feet;  
 Thence North 89°21'45" West 353.00 feet;  
 Thence North 00°09'04" West 290.085 feet to the Point of Beginning.  
 Intending to annex to the City of Appleton all those lands of the owner contained within Trustee Deed Document Number 1932549.

The current population of such territory is 0.

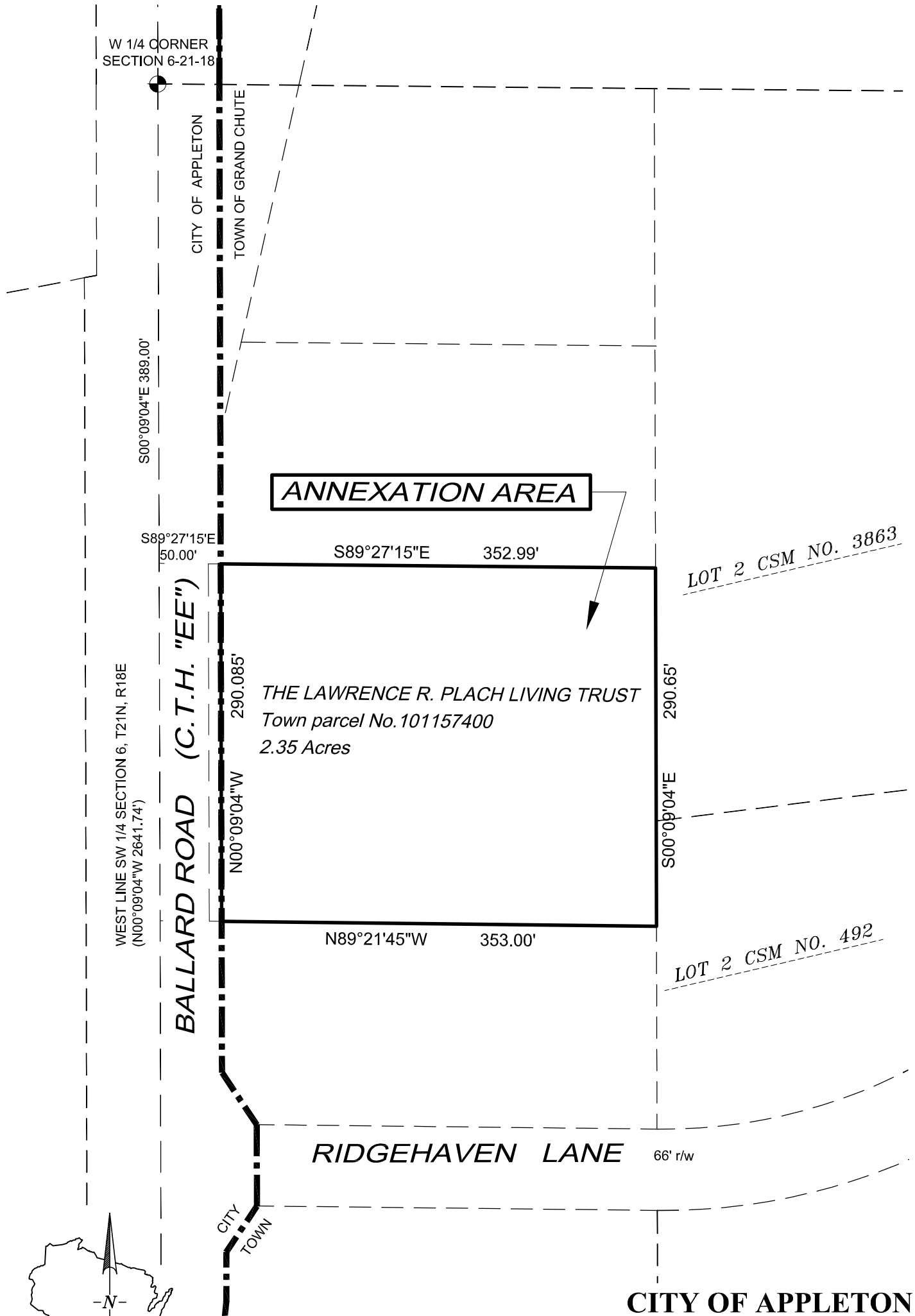
We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

We further respectfully request that the subject property be zoned R-1B Single-Family District.

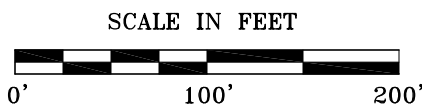
Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
<i>Betty Plach</i>	The Lawrence R. Plach Living Trust	2-25-16	N 4840 MEADE ST. Appleton, WI 54913
Betty Plach			

# ANNEXATION EXHIBIT

Part of the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, WEST LINE OF SW 1/4 SECTION 6, T.21N., R.18E.; RECORDED AS N.00°09'04"W.  
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**CITY OF APPLETON**  
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ENGINEERING DIVISION  
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DRAFTED BY: T. KROMM