



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** June 11, 2019

**Common Council Meeting Date:** June 19, 2019

**Item:** Cypress Homes Annexation (N. Haymeadow Avenue)

**Case Manager:** Jessica Titel

### GENERAL INFORMATION

**Owner/Applicant:** Cypress Homes, Inc. c/o Mike Blank

**Address/Parcel:** Tax Id #101039315 in the Town of Grand Chute. The subject property is located south of West Edgewood Drive and west of North Haymeadow Avenue.

**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 for future single-family residential development.

**Population of Such Territory:** 0

**Annexation Area:** 5.5180 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.

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 May 20, 2019, so this requirement will be satisfied prior to Common Council taking action at their June 19, 2019 meeting.

### STAFF ANALYSIS

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

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- The area proposed for annexation is contiguous to the existing City boundary. The subject property connects to the City of Appleton at Clearfield Lane, Stratford Lane and Wentworth Lane right-of-way. The subject property also connects via officially mapped extension of North Haymeadow Avenue.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City sanitary sewer and water infrastructure is already installed within adjacent right-of-ways. The improvements needed to connect to City utilities will be reviewed at the time of a development proposal being submitted. Annexation to the City of Appleton is required before the subject property could connect to the City sewer and water.
- Currently, the subject property consists of vacant, undeveloped land.
- 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: Town of Grand Chute. The adjacent land use to the south is currently agriculture.

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 May 21, 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.

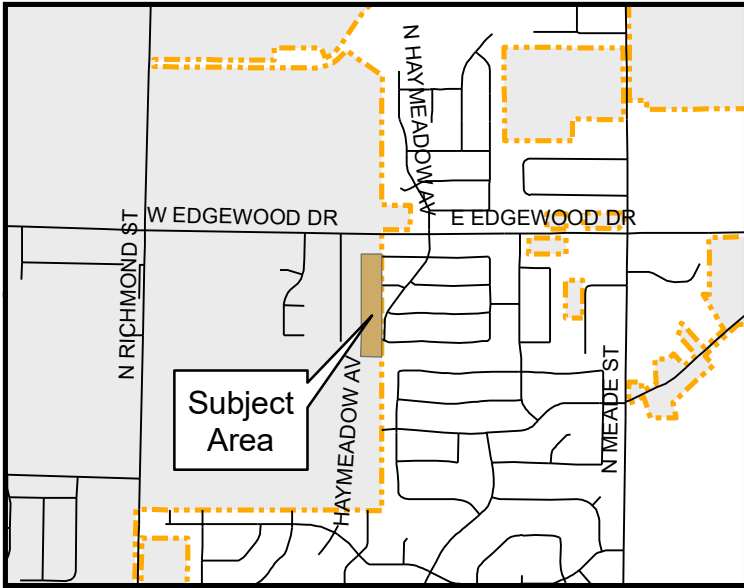
### RECOMMENDATION

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Staff recommends that the Cypress Homes Annexation (N. Haymeadow Avenue), 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 Cypress Homes - Haymeadow Avenue Town of Grand Chute Zoning Map



Subject Area

Subject Area

E EDGEWOOD DR

039314

219

0393-9

225

City Limits

6-5801-1	6-5801-2	6-5801-3	6-5801-4	6-5801-5	6-5801-6	6-5801-7	6-5801-8	6-5801-9
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200	208	216	224	232	300	308	316	324
E CLEARFIELD LA								
201	209	217	225		301	309	317	325

6-5801-88	6-5801-87	6-5801-86	6-5801-85	6-5801-84	6-5801-83	6-5801-82	6-5801-81
6-5801-89	6-5801-90	6-5801-91		6-5801-72	6-5801-73	6-5801-74	6-5801-75
6-5801-76	6-5801-77	6-5801-78	6-5801-79	6-5801-70	6-5801-69	6-5801-68	6-5801-67

200	208	216	224	232	300	308	316	324
E STRATFORD LA								
201	209	217	225		301	309	317	325

6-5801-71	6-5801-70	6-5801-69	6-5801-68	6-5801-67	6-5801-66	6-5801-65	6-5801-64
6-5801-54	6-5801-55	6-5801-56	6-5801-57	6-5801-58	6-5801-59	6-5801-60	6-5801-61
6-5801-53	6-5801-52	6-5801-51	6-5801-50	6-5801-49	6-5801-48	6-5801-47	6-5801-46

R-1A

200	208	216	224	232	300	308	316	324
E BENTON DR								
201	209	217	225	233	301	309	317	325

6-5801-53	6-5801-52	6-5801-51	6-5801-50	6-5801-49	6-5801-48	6-5801-47	6-5801-46
6-5801-34	6-5801-35	6-5801-36	6-5801-37	6-5801-38	6-5801-39	6-5801-40	6-5801-41
6-5801-33	6-5801-32	6-5801-31	6-5801-30	6-5801-29	6-5801-28	6-5801-27	6-5801-26

200	208	216	224	232	300	308	316	324
E WENTWORTH LA								
201	209	217	225	233	301	309	317	325

6-5801-33	6-5801-32	6-5801-31	6-5801-30	6-5801-29	6-5801-28	6-5801-27	6-5801-26
6-5801-25	6-5801-24	6-5801-23	6-5801-22	6-5801-21	6-5801-20	6-5801-19	6-5801-18

6-5701-8	6-5701-9	6-5701-10	6-5701-11	6-5701-12
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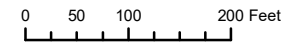
731  
KURT AV  
1741  
1740  
1739  
1738  
1737  
1736  
1735  
HILL CT  
10

5021  
MEL CT  
0393-8  
039312  
0393-7  
0393-6  
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0393-5  
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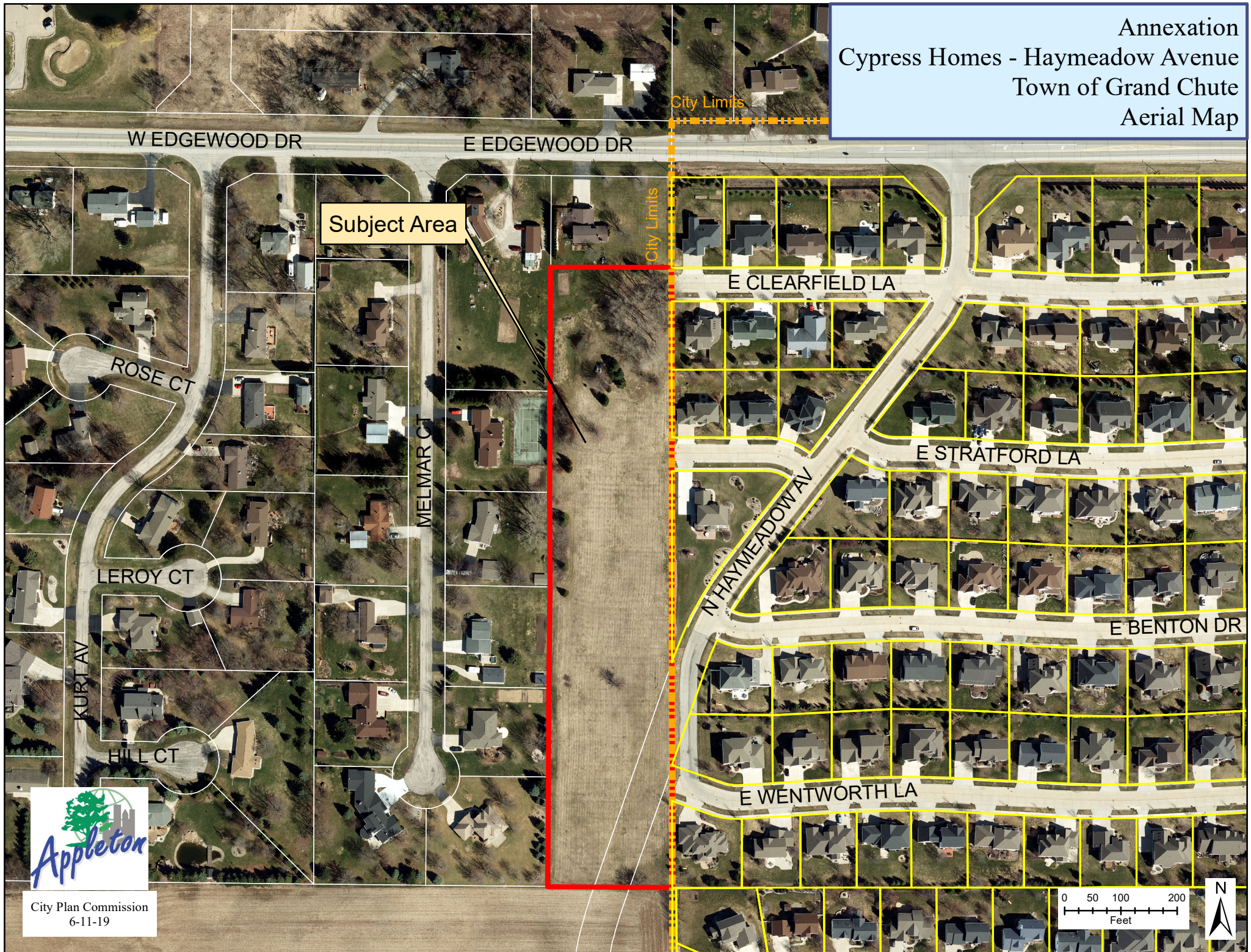
039315



City Plan Commission  
6-11-19



Annexation  
Cypress Homes - Haymeadow Avenue  
Town of Grand Chute  
Aerial Map

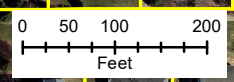


Subject Area

City Limits



City Plan Commission  
6-11-19





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

I/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.

Lot <sup>2</sup> 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.



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 5.5180 acres m/l.

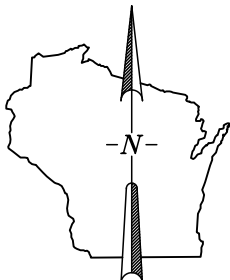
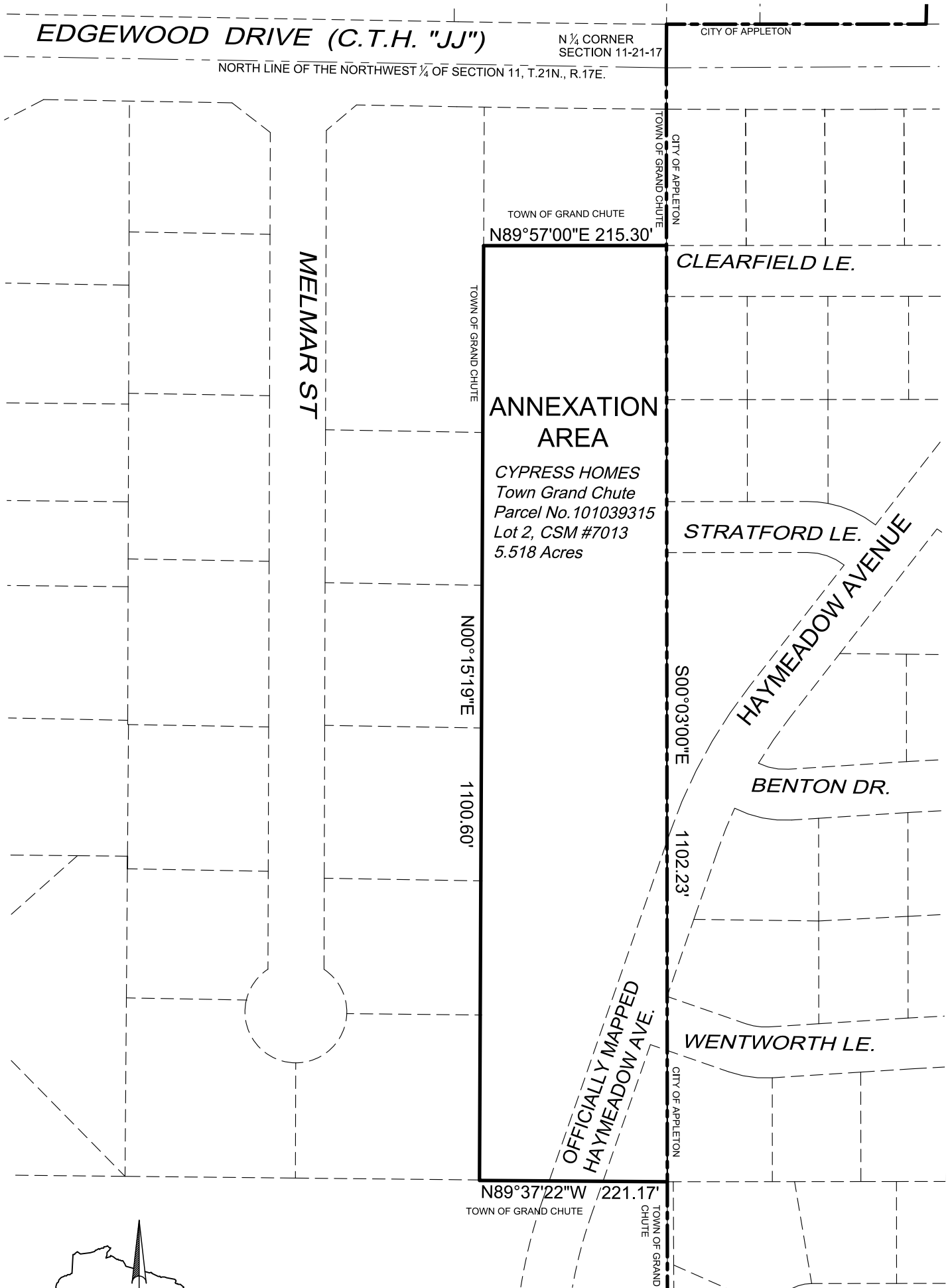
Tax Parcel number of lands to be annexed: 101039315.

The current population of such territory is 0.

Signature of Petitioner	Owner/Elector	Date of Signing	Address of Petitioner (Include Zip Code)
	Cypress Homes, Inc.	5-14-19	1230 W. College Avenue, Suite D Appleton, WI 54914
Mike Blank			
			
Type (name)			

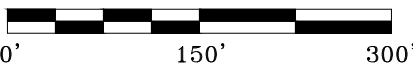
# ANNEXATION EXHIBIT

Lot 2 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  
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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