



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** October 26, 2015

**Item:** Spartan Drive/Lift Station Annexation

**Common Council Meeting Date:** November 4, 2015

**Case Manager:** Don Harp

### **GENERAL INFORMATION**

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**Owner/Applicant:** ARBB Farm, LLC – Pat Hietpas

**Parcel #:** Part of 101008900

**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:** 10.252 Acres M/L

### **STAFF ANALYSIS**

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

The purpose of the annexation is to allow the City to construct a new lift station known as the Spartan Drive Lift Station and future planned street known as Spartan Drive. The Spartan Drive Lift Station will be located approximately 1800 feet north of Edgewood Drive and 1200 feet west of Haymeadow Avenue. The new lift station will provide sanitary sewer services on a regional level within the City's northwest growth area as depicted on the attached map, Exhibit B. Design and engineering of the new lift station will take place in 2015, followed by construction in 2016. The lift station will be accessed off of the future Spartan Drive.

Annexation of the site in question is consistent with the boundary agreement with the Town of Grand Chute.

There are no existing buildings within the portion of the annexation area. Currently, there are no other specific land uses designated for the annexation area other than the new lift station, future Spartan Drive, and growing of crops.

According to 23-65(e) of the zoning amendment section of the City of Appleton Zoning Ordinance, annexation property shall be temporarily zoned AG Agricultural. Temporary zoning classification carries no development rights because there is no ability to obtain permits until a permanent zoning classification is assigned. However, the Plan Commission can recommend a zoning classification other than temporary AG Agricultural. With this in mind, staff recommends the annexation area be assigned the following zoning classification:

- Due to the inability to obtain permits under a temporary zoning classification, staff recommends AG Agricultural District be assigned to the land at this time. This zoning district will allow the City to obtain the necessary site plan approvals and permits to construct the new lift station. Governmental facilities (lift stations) are permitted uses in the AG Agricultural District. In addition, the AG Agricultural District will allow the owner to continue agricultural practices on the land not used for the new lift station as a conforming permitted use.

**Appleton Comprehensive Plan 2010-2030:** The City of Appleton 2010-2030 Comprehensive Plan Map identifies the annexation area as future industrial land uses. The following goals set forth in the comprehensive plan are relevant to this annexation.

**Chapter 6 Transportation:**

6.1 OBJECTIVE: Plan for the safe and efficient movement of vehicles on local and regional roads.

- 6.1.1 Collaborate with state and county transportation officials and neighboring municipalities to plan and coordinate improvements to the regional transportation network.

*Findings: The future construction of Spartan Drive will ensure good traffic flow and access into and out of future and existing developed areas.*

**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.

*Findings: The construction of the Spartan Drive Lift Station will help open up development opportunities in the lift station service area and will expand the public infrastructure and development opportunities for the City and the private property owners in that area.*

Chapter 9 Economic Development:

9.4 OBJECTIVE: Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

*Findings: The future development opportunities (residential, commercial, industrial etc.) should be created by the construction of a new lift station, and future Spartan Drive should increase the tax base.*

Chapter 10 Land Use:

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

*Findings: The construction of the Spartan Lift Station will provide an adequate supply of suitable land for a variety of residential, commercial and industrial future development opportunities in lift station service area.*

**Surrounding Zoning and Land Uses:**

North: ADG, General Agricultural District (Town of Grand Chute) – Agricultural  
South: IND, Industrial District (Town of Grand Chute) – Industrial/Commercial  
East: PD/R-3, Planned Development Multifamily District (City) – Agricultural  
West: ADG, General Agricultural District (Town of Grand Chute) – Agricultural

**Technical Review Group Report (TRG):** This item was discussed at the October 6, 2015 Technical Review Group Report meeting. No negative comments were received from participating departments.

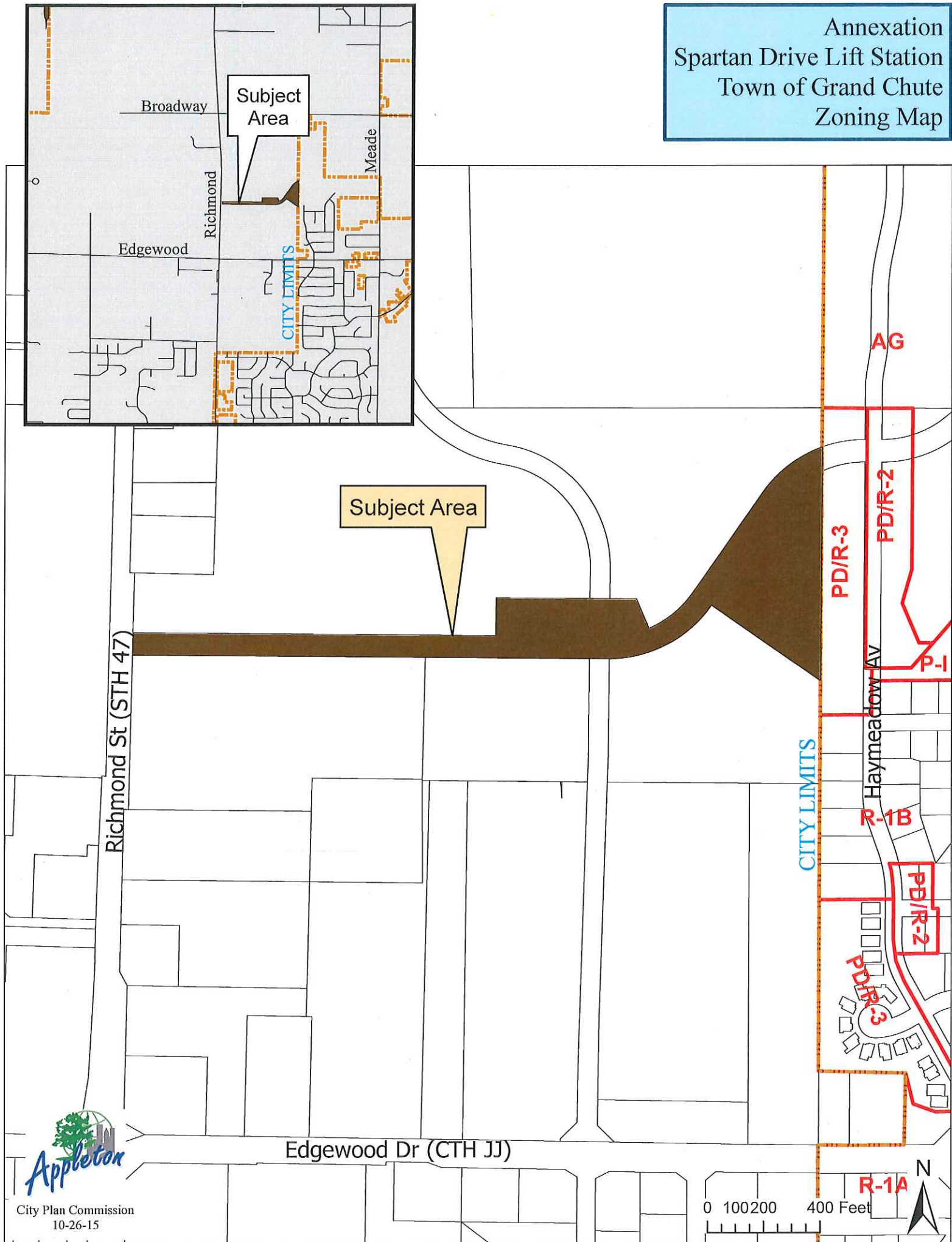
**RECOMMENDATION**

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Staff recommends that the Spartan Drive/Lift Station Annexation as shown on the attached map Exhibit A, **BE APPROVED** with the following stipulation:

1. The newly annexed area, pursuant to Sec. 23-65(e), be assigned and included in the annexation ordinance permanent zoning classification of AG Agricultural District.

Annexation  
Spartan Drive Lift Station  
Town of Grand Chute  
Zoning Map





**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 Lot 1 of Certified Survey Map No. 4225, located in and being a part of the North ½ of the Southwest ¼ of Section 2, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 10.252 Acres of land m/l and described as follows:

Commencing at the most North and East line of Haymeadow Avenue as dedicated by the FIRST ADDITION TO CLEARWATER CREEK PLAT;

Thence South 89°43'49" West 60.00 feet along a North line of said Plat to the West line of Haymeadow Avenue;

Thence South 00°15'15" West 44.75 feet along the West line of said Haymeadow Avenue;

Thence North 89°44'45" West 151.99 feet to the East line of the Southwest ¼ of said Section 2 and being the point of beginning;

Thence continue North 89°44'45" West 3.32 feet;

Thence North 55°08'53" West 468.88 feet;

Thence South 34°51'07" West 2.41 feet;

Thence Southwesterly 427.41 feet along the arc of a curve to the right having a radius of 440.00 feet and the chord of which bears South 62°40'48" West 410.80 feet;

Thence North 89°29'31" West 1691.44 feet to the East line of S.T.H. "47";

Thence North 01°23'58" East 80.01 feet along the East line of said S.T.H. "47";

Thence South 89°29'31" East 1288.97 feet;

Thence North 00°30'29" East 134.31 feet;

Thence South 89°33'07" East 500.00 feet;

Thence South 23°16'01" East 114.12 feet;

Thence Northeasterly 200.70 feet along the arc of a curve to the left having a radius of 360.00 feet and the chord of which bears North 50°49'24" East 198.11 feet;

Thence North 34°51'07" East 433.79 feet;

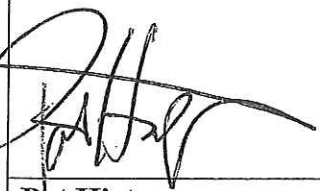
Thence Northeasterly 270.26 feet along the arc of a curve to the right having a radius of 440.00

feet and the chord of which bears North 52°26'55" East 266.03 feet to the East line of the Southwest ¼ of said Section 2; Thence South 00°15'15" West 829.83 feet to the Point of Beginning.

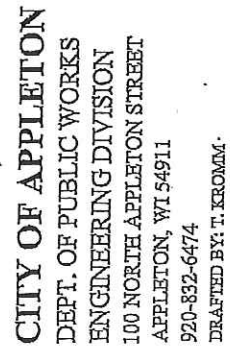
The current population of such territory is 0.

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 Ag Agricultural District.

Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
	ARBB Farm LLC	9-24-15	425 Better Way Appleton, WI 54915-6192
Pat Hietpas			

Part of Lot 1 of Certified Survey Map No. 4225, located in the North 1/2 of the Southwest 1/4, Section 2, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



Lift Station Service Area

EXHIBIT B

Broadw  
Dr

