



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** January 22, 2019

**Common Council Meeting Date:** February 6, 2019

**Item:** Spartan Drive at Meade Street Annexation

**Case Manager:** David Kress

### GENERAL INFORMATION

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**Owner/Applicant:** City of Appleton

**Address/Parcel:** Part of Tax Id #101006800 and part of Tax Id #101006802 in the Town of Grand Chute. The subject property is located west of North Meade Street, between East Edgewood Drive and East Broadway Drive.

**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:** Future construction of a street officially mapped as Spartan Drive and an associated stormwater pond is anticipated.

**Population of Such Territory:** 0

**Annexation Area:** 2.0388 acres m/l

### 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.

On March 5, 2008, Common Council adopted Ordinance 51-08, which amended the City's Official Map to officially map the location of an east-west roadway to be known as Spartan Drive. The public right-of-way dedication for part of Spartan Drive, located immediately south of the subject area, was approved by Common Council on September 21, 2016 and formalized with the recording of Certified Survey Map 7356.

On June 20, 2018, Common Council approved a Relocation Order for the subject area, with the purpose to construct officially mapped Spartan Drive and an associated stormwater pond. The property needed for the project was acquired in subsequent months and is included in this annexation request.

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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 January 7, 2019, so this requirement will be satisfied prior to Common Council taking action at their February 6, 2019 meeting.

**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. The subject property connects to the City of Appleton at the southern portion of Spartan Drive right-of-way.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City water infrastructure is already installed along North Meade Street. It is anticipated that sewer and water infrastructure will be included with the future construction of Spartan Drive.
- 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 P-I Public Institutional 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 uses to the north are currently single-family residential.

South: R-3 Multi-Family District. The adjacent land uses to the south are currently a mix of multi-family residential uses, including a community-based residential facility.

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

West: Town of Grand Chute. The adjacent land uses to the west are currently agricultural.

**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*.

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*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 4 – Transportation*

*Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.*

*OBJECTIVE 6.1 Transportation:*

*Plan for the safe and efficient movement of vehicles on local and regional roads.*

*OBJECTIVE 6.8 Transportation:*

*Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.*

*OBJECTIVE 7.5 Utilities and Community Facilities:*

*Implement effective stormwater management practices.*

**Technical Review Group (TRG) Report:** This item was discussed at the December 18, 2018 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 P-I Public Institutional 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.

It is anticipated that a Certified Survey Map (CSM) will be prepared to reconfigure lot lines and dedicate public right-of-way. The dedication of land for public right-of-way for Spartan Drive requires action by Plan Commission and Common Council. CSMs are administratively reviewed and approved by City staff.

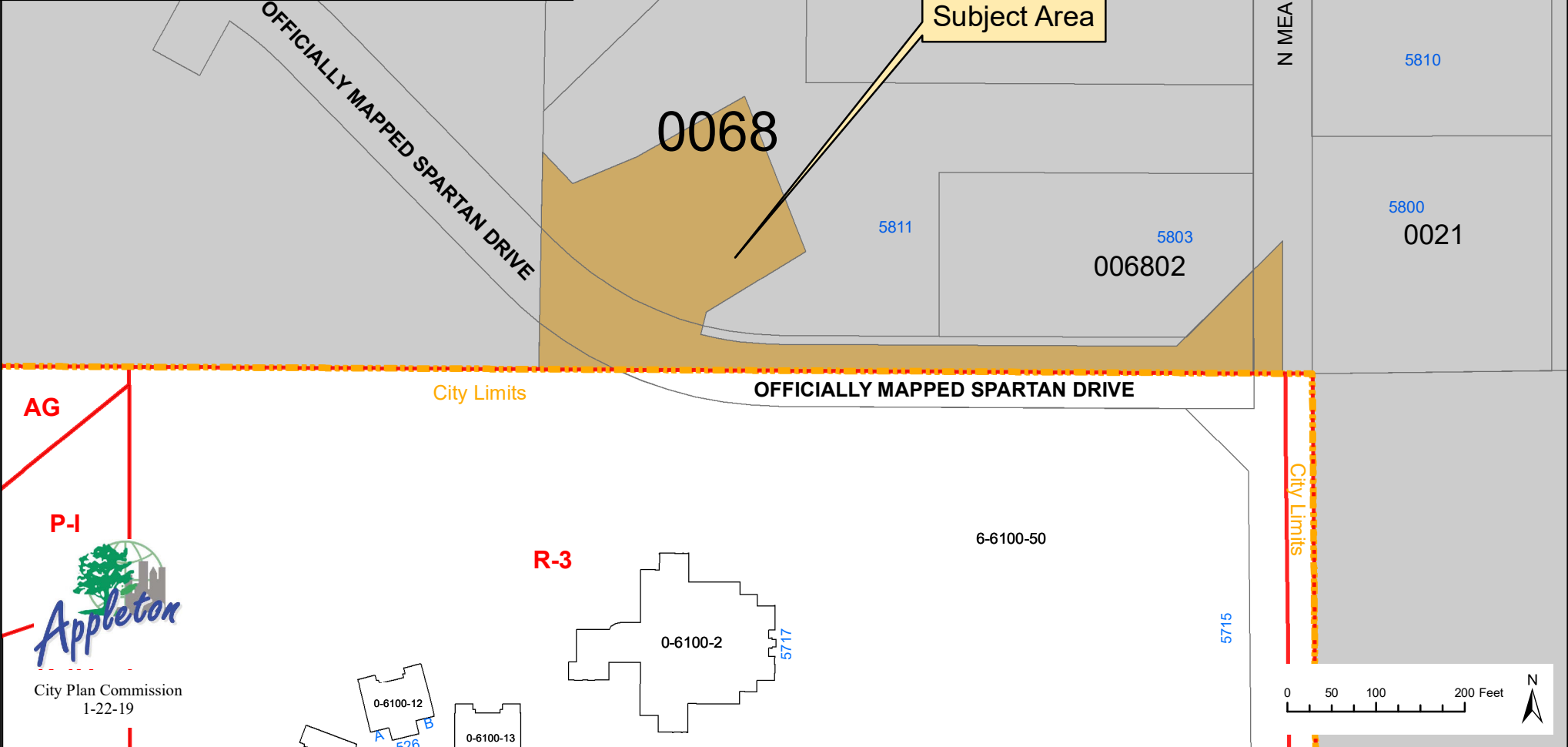
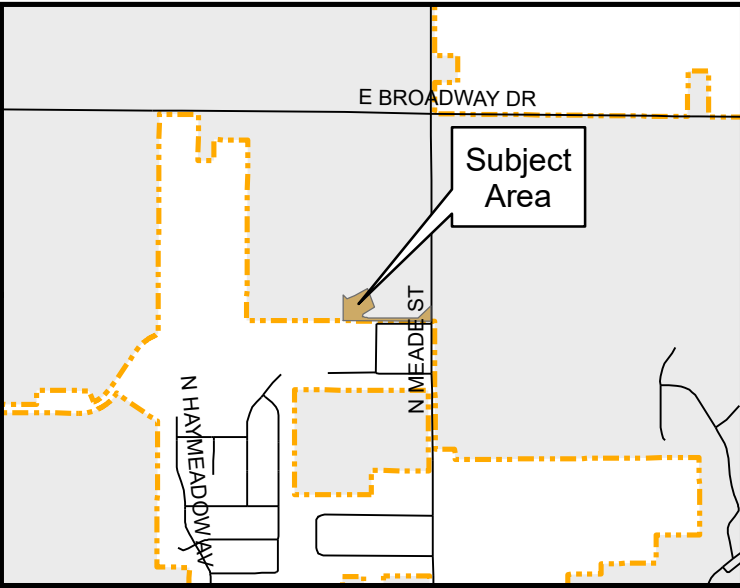
**RECOMMENDATION**

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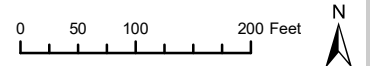
Staff recommends that the Spartan Drive at Meade Street Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiate the rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of P-I Public Institutional District, pursuant to Section 23-65(d)(1) of the Municipal Code.

Annexation  
Spartan Drive at Meade Street  
Town of Grand Chute  
Zoning Map



City Plan Commission  
1-22-19



Annexation  
Spartan Drive at Meade Street  
Town of Grand Chute  
Aerial Map

Subject Area



City Limits

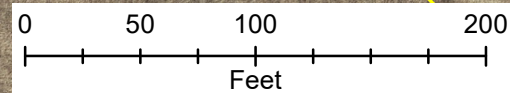
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City Plan Commission  
1-22-19





**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 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 One (1) and part of Lot Two (2) of CERTIFIED SURVEY MAP NO. 4431, located in and being a part of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Fractional Northeast Quarter (NE  $\frac{1}{4}$ ) of Section 2, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 88,809 Square Feet (2.0388 Acres) of land and described as follows:

Commencing at the East  $\frac{1}{4}$  corner of said Section 2 and being the point of beginning;

Thence North  $89^{\circ}40'21''$  West 839.03 feet along the South line of the Fractional NE  $\frac{1}{4}$  of said Section 2 and being coincident with the South line of Lot 1 and 2 of said Certified Survey Map No. 4431;

Thence North  $01^{\circ}03'01''$  East 245.13 feet being coincident with the West line of said Lot 1;

Thence South  $43^{\circ}27'00''$  East 48.98 feet;

Thence North  $67^{\circ}23'29''$  East 78.51 feet;

Thence North  $60^{\circ}46'47''$  East 139.15 feet;

Thence South  $21^{\circ}27'49''$  East 187.73 feet;

Thence South  $58^{\circ}24'35''$  West 131.24 feet;

Thence South  $14^{\circ}06'00''$  West 25.35 feet;

Thence Southeasterly 88.94 feet along the arc of a curve to the left having a radius of 370.00 feet and the chord of which bears South  $82^{\circ}47'12''$  East 88.73 feet;

Thence South  $89^{\circ}40'21''$  East 448.18 feet;

Thence North  $45^{\circ}09'52''$  East 169.22 feet to the East line of the Fractional NE  $\frac{1}{4}$  of said Section 2;

Thence South  $00^{\circ}00'05''$  West 150.00 feet coincident to the East line of the Fractional NE  $\frac{1}{4}$  of said Section 2 to the Point of Beginning. Said lands subject to all easements and restrictions of record.


Area of lands to be annexed contains 2.0388 acres m/l.

Tax Parcel numbers of lands to be annexed: part of 101006800 and part of 101006802.

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.

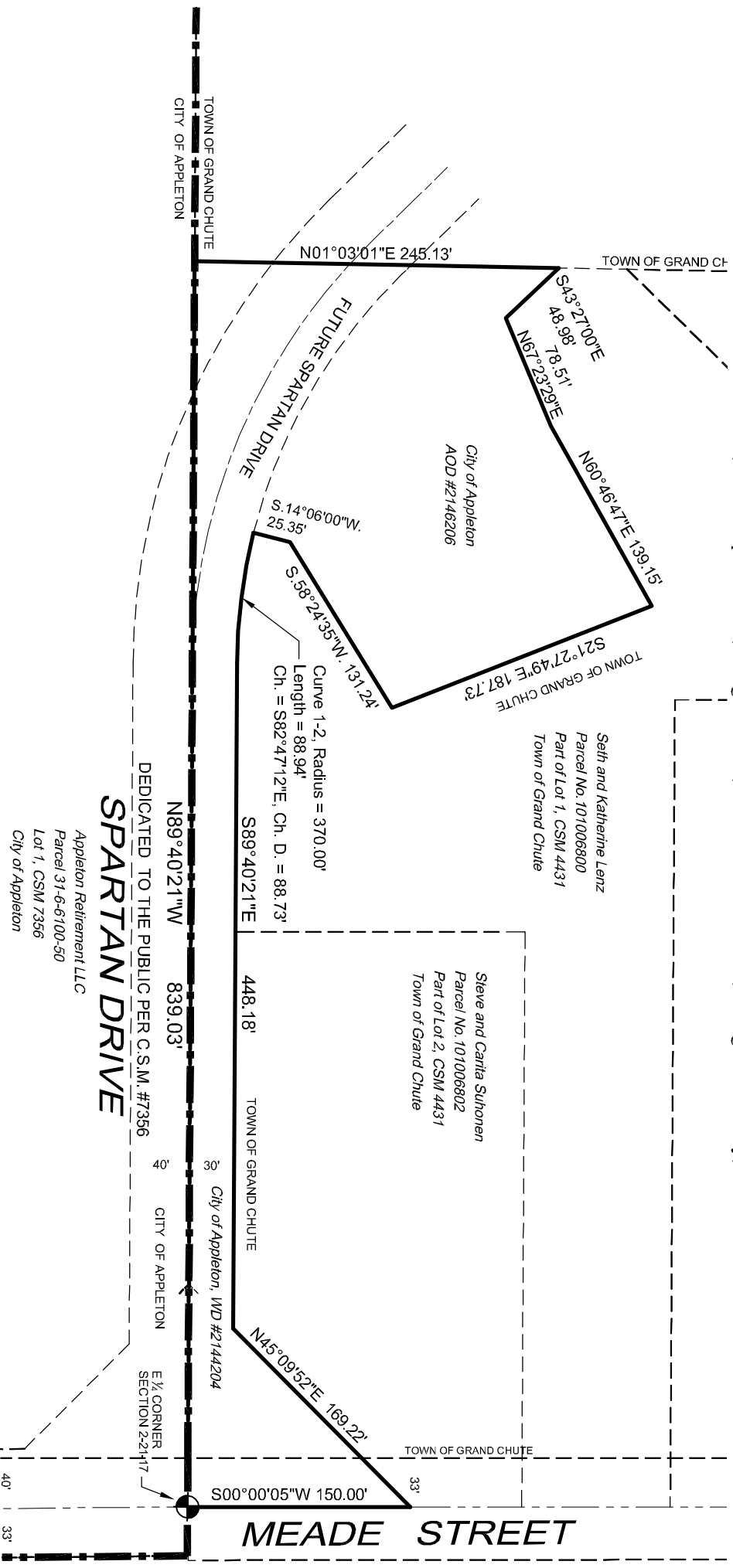
We further respectfully request that the City Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of P-I Public Institutional District.

Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
	City of Appleton	12/28/18	100 N. Appleton Street Appleton, WI 54911
Timothy Hanna, Mayor, City of Appleton			

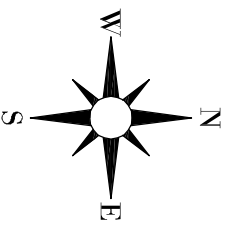


# ANNEXATION EXHIBIT

Part of Lot One (1) and part of Lot Two (2) of CERTIFIED SURVEY MAP NUMBER 4431 filed in Volume 24 of Certified Survey Maps on Page 4431 as Document Number 1498193 in the Outagamie County Register of Deeds Office, located in the Southeast Quarter (SE 1/4) of the Fractional Northeast Quarter (NE 1/4) of Section 2, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



Variable width r/w per CSM 6277



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, EAST LINE OF NE 1/4 OF SECTION 2-21-17 RECORDED AS N00°00'00"E H:\Acad\annex2018\Spartan\_Drive\_0924\_2018

## CITY OF APPLETON

DEPT. OF PUBLIC WORKS  
ENGINEERING DIVISION  
100 NORTH APPLETON STREET  
APPLETON, WI 54911

920-832-6474  
DRAFTED BY: T. KROMM