



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Informal Public Hearing Date:** September 12, 2016

**Common Council Public Hearing Meeting Date:** October 5, 2016

**Item:** Rezoning #5-16 – Spartan Drive Lift Station

**Case Manager:** Don Harp

### GENERAL INFORMATION

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**Owner/Applicant:** City of Appleton / Tom Kromm, Department of Public Works

**Address/Parcel #:** Spartan Drive / Part of 31-6-6000-00

**Owner/Applicant's Request:** The owner/applicant is requesting a zoning change for the subject property from AG Agricultural District to P-I Public Institutional District.

### BACKGROUND

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The subject property was annexed to the City of Appleton through the Spartan Drive/Lift Station Annexation, which was approved by the Common Council on November 4, 2015 and officially came into the City with AG Agricultural zoning on December 8, 2015.

### STAFF ANALYSIS

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**Proposed Zoning Classification:** The purpose of the rezoning is to facilitate the construction of a City owned and operated lift station designed to provide sanitary sewer services on a regional level within the City's northwest growth area.

The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

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

North: ADG, General Agricultural District – Town of Grand Chute

South: ADG, General Agricultural District – Town of Grand Chute

East: ADG, General Agricultural District – Town of Grand Chute

West: ADG, General Agricultural District – Town of Grand Chute

**Rezoning #5-16 - Spartan Drive Lift Station**  
**September 12, 2016**  
**Page 2**

**Appleton Comprehensive Plan 2010-2030:** The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area for business/industrial. It is important to note, the *Comprehensive Plan 2010-2030* does not identify specific locations for future public/institutional uses. The following goals set forth in the comprehensive plan are relevant to this rezoning.

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

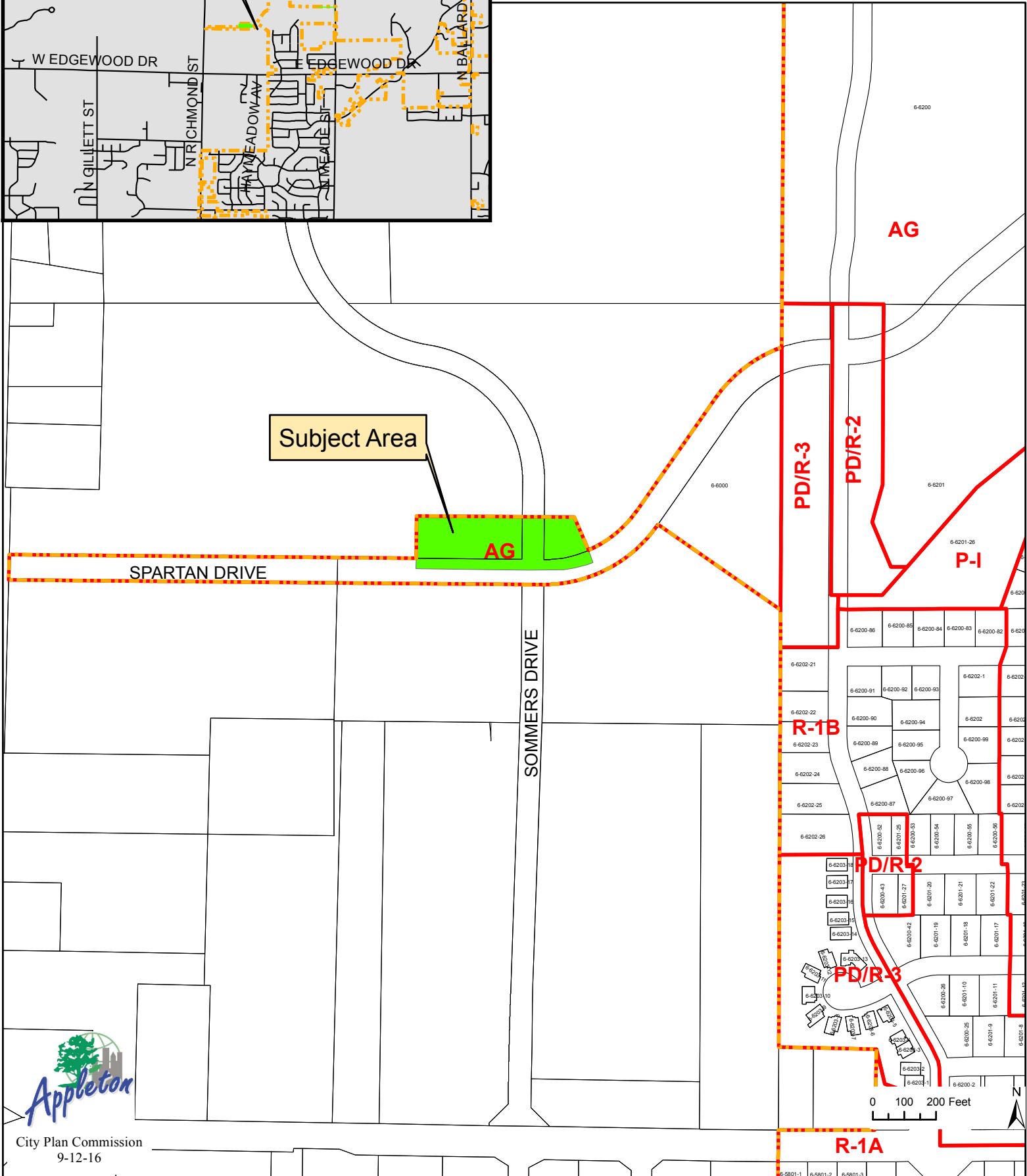
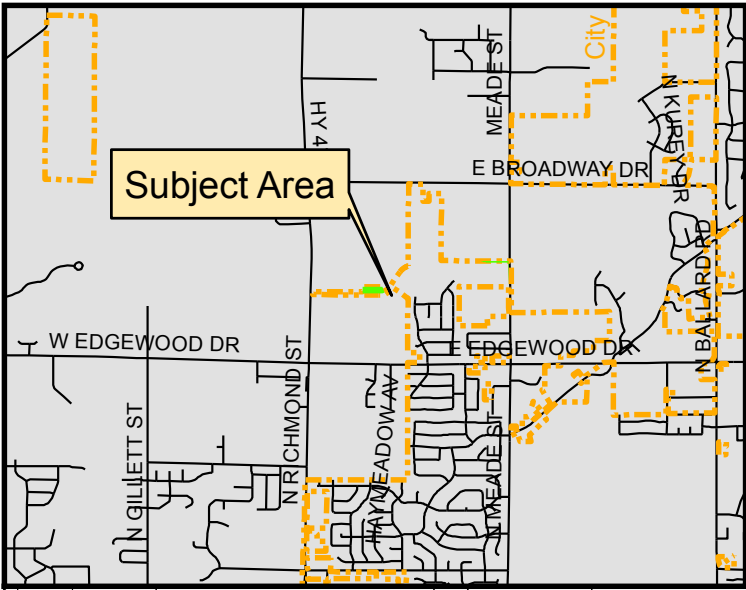
**Technical Review Group Report (TRG):** This item was discussed at the August 23, 2016 Technical Review Group meeting. No negative comments were received from participating departments.

**RECOMMENDATION**

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Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #5-16 to rezone the subject site from AG Agricultural District to P-I Public Institutional District, including to the centerline of the adjacent right-of-way, as shown on the attached maps, **BE APPROVED**.

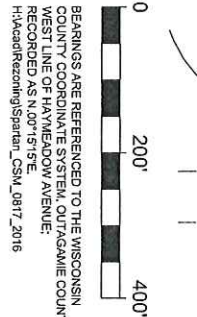
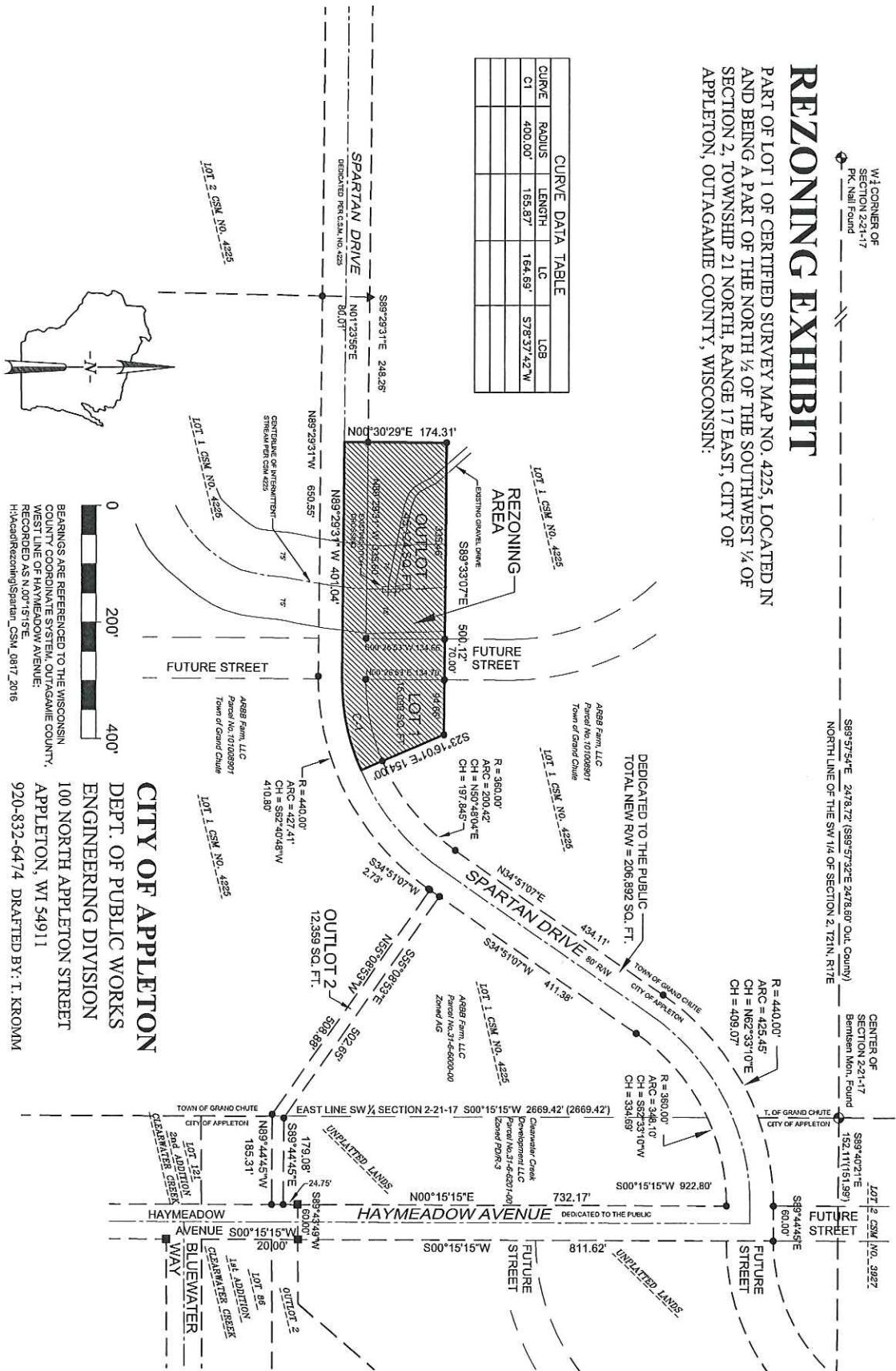
Rezoning Spartan Drive Lift Station  
AG - Agriculture District to  
P-I Public Institution District



# REZONING EXHIBIT

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4225, LOCATED IN AND BEING A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	LCB
C1	400.00'	155.87'	S78°37'42"W



**CITY OF APPLETON**  
 DEPT. OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 100 NORTH APPLETON STREET  
 APPLETON, WI 54911  
 920-832-6474 DRAFTED BY: T. KROMM

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, WEST LINE OF HAYMEADOW AVENUE, RECORDED AS N.00715175E. H:\Acad\Re zoning\Spartan\_CS#\_0817\_2016