



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final City Plan Commission

*Any questions about items on this meeting are to be directed to
the Community and Economic Development Department,
920-832-6468.*

Tuesday, February 13, 2018

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[18-0153](#) City Plan Minutes from 1-23-18

Attachments: [City Plan Minutes 1-23-18.pdf](#)

4. Public Hearings/Appealances

5. Action Items

[18-0154](#) Request to approve the Applewood Properties, LLC/Ronald Viaene Annexation, located at 1712 E. Edgewood Drive currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_Viaene_Annexation_For02-13-18.pdf](#)

[18-0155](#) Request to approve the North Edgewood Estates Annexation, located east of N. French Road between E. Edgewood Drive and E. Broadway Drive currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_NorthEdgewoodEstates_Annexation_For02-13-18.pdf](#)

[18-0156](#) Request to approve the Leona Pond Annexation, a portion of 2136 E. Wisconsin Avenue currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulations in the attached staff report

Attachments: [StaffReport_Leona Pond_Annexation_For02-13-18.pdf](#)

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
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Meeting Minutes - Final City Plan Commission

*Any questions about items on this meeting are to be directed
to the Community and Economic Development Department,
920-832-6468.*

Tuesday, January 23, 2018

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:00 p.m.

2. Roll call of membership

Present: 4 - Mayor Hanna, Buetow, Rabec and Palm

Excused: 2 - Usabar and Martin

3. Approval of minutes from previous meeting

[18-0087](#)

City Plan Minutes from 12-12-17

Attachments: [City Plan Minutes 12-12-17.pdf](#)

Buetow moved, seconded by Palm, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 3 - Mayor Hanna, Buetow and Palm

Excused: 2 - Usabar and Martin

Abstained: 1 - Rabec

4. Public Hearings/Apearances

5. Action Items

[18-0088](#)

Request to approve the Creekside Estates Final Plat as shown on the attached maps and subject to the attached conditions

Attachments: [Staff Report Creekside Estates Final Plat 1-23-18.pdf](#)

Buetow moved, seconded by Palm, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Rabec and Palm

Excused: 2 - Usabar and Martin

6. Information Items

7. Adjournment

Buetow moved, seconded by Rabec, that the meeting be adjourned at 4:03 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Rabec and Palm

Excused: 2 - Usabar and Martin



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: February 13, 2018

Common Council Meeting Date – PC Report: February 21, 2018

Finance Committee Meeting Date – Resolution: February 26, 2018

Common Council Meeting Date – Resolution: March 7, 2018

Common Council Meeting Date – Ordinance: March 21, 2018

Item: 1712 E. Edgewood Drive Annexation

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Applewood Properties, LLC / Ronald Viaene

Address/Parcel: 1712 E. Edgewood Drive (Town of Grand Chute Tax Id. 101006406)

Petitioner's Request: Owner/Electors are 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 the existing single-family residence to be connected to the City water system.

Population of Such Territory: 2

Annexation Area: 0.83 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.

STAFF ANALYSIS

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

STAFF ANALYSIS (continued)

- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City water infrastructure to serve the subject property is already installed along East Edgewood Drive. Annexation to the City of Appleton would be required before the subject property could connect to the City water.
- Sanitary sewer service is provided to the subject property by the Town of Grand Chute.
- Currently, there is an existing single-family residence located on the subject property.
- The owner/electors are requesting 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 Current Land Uses (Town of Grand Chute):

North: Zoning: RSF, Single-Family Residential District
Current Land Use – Outdoor Storage

South: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

East: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

West: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies this parcel for future Single-Family/Two-Family residential land uses. The proposed R-1B Single-Family District zoning classification is consistent with the *Comprehensive Plan 2010-2030* Future Land Use Map.

Appleton Comprehensive Plan 2010-2030 (continued): Overall Community Goals:

Goal 1 – Community Growth (Chapter 10)

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 (Chapter 5)

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.

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.

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 January 23, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

FUTURE ACTIONS

All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. Plan Commission considers criteria per Section 23-65(d), Zoning Map Amendments: 1. Existing land uses within the territory, 2. Land uses that exist on adjacent properties and 3. The Comprehensive Plan.

The owner/electors are requesting the 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.

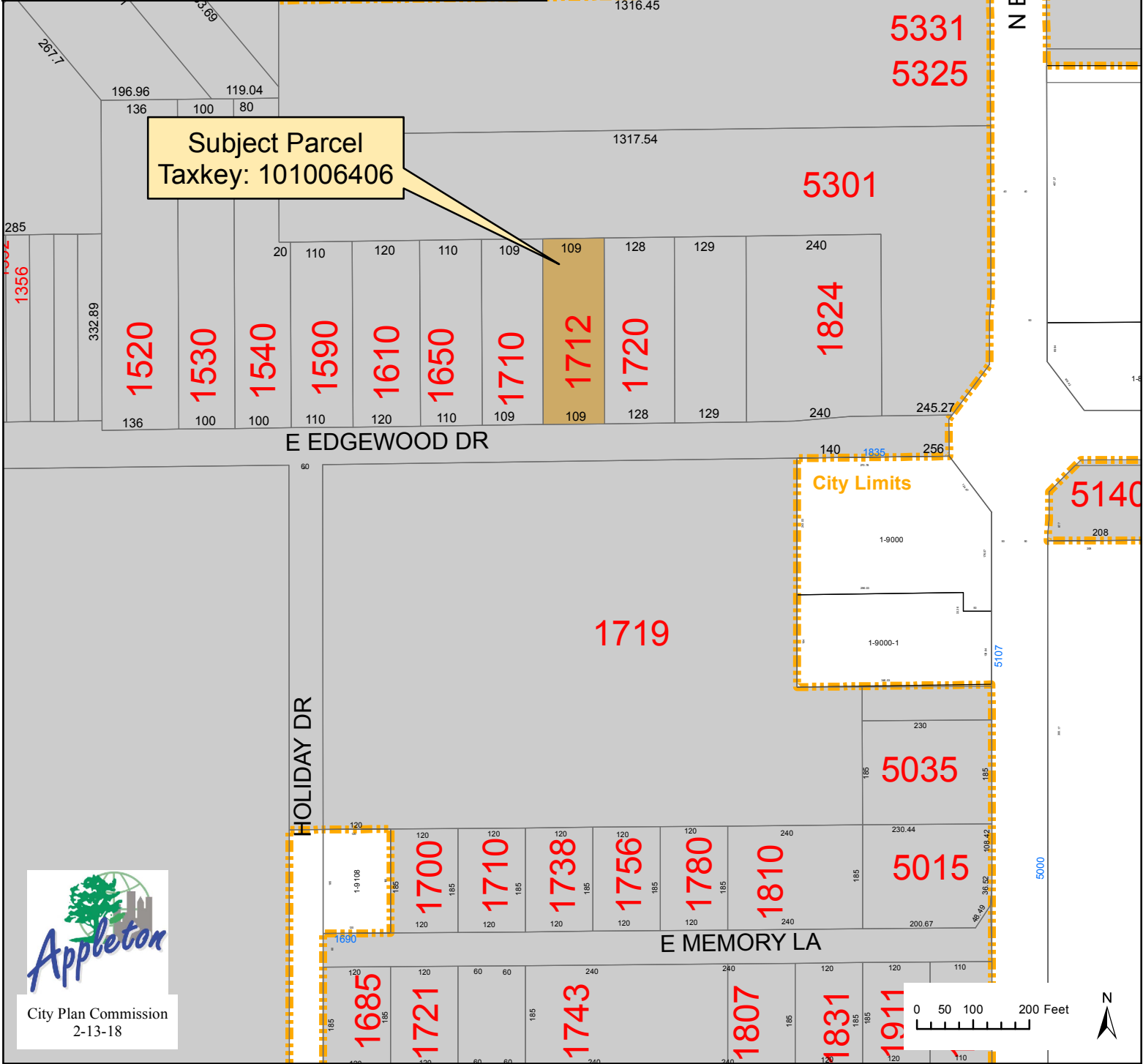
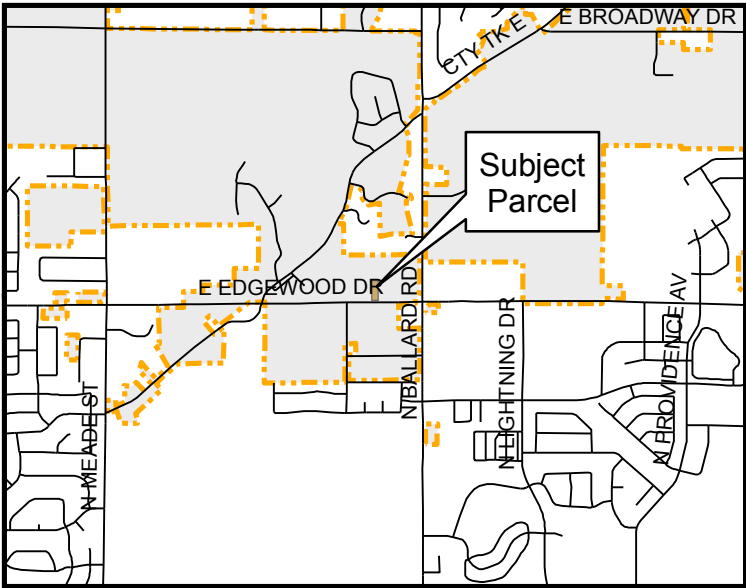
With this in mind, permanent R-1B Single-Family zoning classification will be initiated by the Plan Commission and will be reviewed and approved by the Common Council.

RECOMMENDATION

Staff recommends that the 1712 E. Edgewood Drive Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiating 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 Zoning Ordinance.

1712 E. Edgewood Dr.
Annexation



1712 E. Edgewood Dr.
Annexation

City Limits

Subject Parcel
Taxkey: 101006406

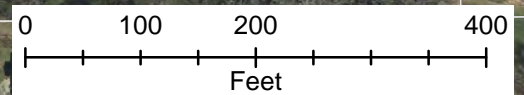
E EDGEWOOD DR

HOLIDAY DR

City Limits



City Plan Commission
2-13-18





**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES**

I/We, the undersigned, constituting all of the sole owner of the real property and all of the electors that reside in the following territory of the Town of Grand Chute, Outagamie County, Wisconsin, 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.

The East 109 feet of the West 578 feet of the South 11 acres of the Southeast ¼ of the Southeast ¼ of Section 1, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, less and excepting premises conveyed and/or used for highway purposes.

Intending to annex to the City of Appleton all those lands of the owner contained within Warranty Deed Document Number 2076853.


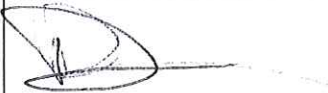
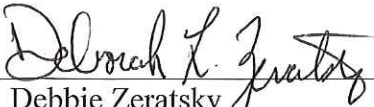
The current population of such territory is 2. The number of electors that reside on the lands to be annexed is 2.

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.

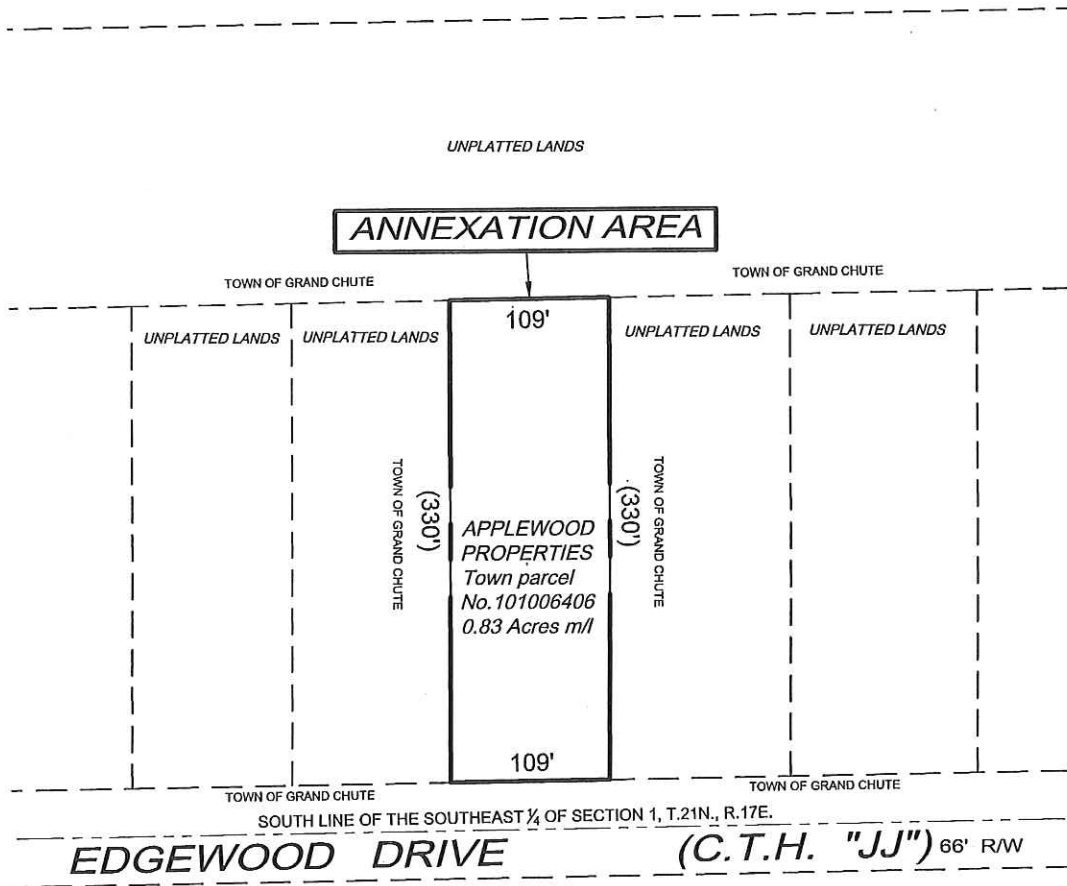
Area of lands to be annexed contains 0.83 acres m/l.

Tax Parcel number of lands to be annexed: 101006406

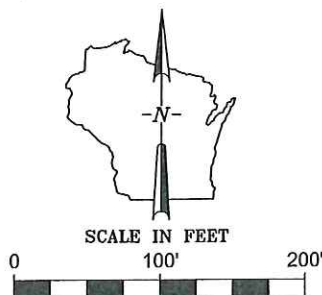
Signature of Petitioner	Owner/Elector	Date of Signing	Address of Petitioner (Include Zip Code)
	Owner, Applewood Properties, LLC	1-11-18	N1254 River Drive Greenville, WI 54942
Ronald Viaene			
	Elector	1-11-18	1712 E. Edgewood Drive Appleton, WI 54913
Dan Zeratsky			
	Elector	1-11-18	1712 E. Edgewood Drive Appleton, WI 54913
Debbie Zeratsky			

ANNEXATION EXHIBIT

The East 109 feet of the West 578 feet of the South 11 Acres of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, less and excepting premises conveyed and/or used for highway purposes.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, SOUTH LINE OF SE $\frac{1}{4}$ SECTION 1, T.21N., R.17E.; recorded to bear N89°14'49"E
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CITY OF APPLETON

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



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: February 13, 2018

Common Council Meeting Date – PC Report: February 21, 2018

Finance Committee Meeting Date – Resolution: February 26, 2018

Common Council Meeting Date – Resolution: March 7, 2018

Common Council Meeting Date – Ordinance: March 21, 2018

Item: North Edgewood Estates Annexation

Case Manager: David Kress

GENERAL INFORMATION

Owner: Wisconsin Electric Power Company c/o James Raabe

Applicant: North Edgewood Estates Development, LLC c/o Kurt Coenen

Address/Parcel: Part of Town of Grand Chute Tax Id #101153600. The subject property is located east of North French Road, 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: To allow for the future development of a subdivision, with approximately 129 single-family lots anticipated.

Population of Such Territory: 0

Annexation Area: 72.263 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.

On January 17, 2018, Common Council approved the North Edgewood Estates Development Agreement to set forth the City and developer duties and responsibilities with respect to development of the subject

North Edgewood Estates Annexation
February 13, 2018
Page 2

land. The Development Agreement is contingent upon the property being annexed to the City of Appleton.

A Certified Survey Map (CSM) was recently approved by the Town of Grand Chute for the subject area. The CSM, which creates two lots and dedicates public right-of-way within the subject area, is expected to be recorded before the annexation becomes effective. Upon annexation, City data will reflect the applicable information found in the CSM.

STAFF ANALYSIS

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 North French Road and adjacent properties located along East Paris Way.
- 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 along North French Road. The improvements needed to connect to City utilities are identified and described in the recently-approved North Edgewood Estates Development Agreement. 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 uses to the north are currently agricultural.

South: R-3 Multi-Family District, P-I Public Institutional District, and Town of Grand Chute. The adjacent land uses to the south are currently a mix of multi-family residential and agricultural uses.

East: Town of Vandenbroek. The adjacent land uses to the east are currently agricultural.

North Edgewood Estates Annexation
February 13, 2018
Page 3

West: R-1B Single-Family District, P-I Public Institutional District, and Town of Grand Chute. The adjacent land uses to the west are currently a mix of single-family residential and institutional uses, including an existing utility substation.

Appleton Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future One and Two-Family Residential and Public/Institutional uses. The proposed R-1B Single-Family District zoning classification is consistent with the *Comprehensive Plan 2010-2030* Future Land Use Map. 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.

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.

OBJECTIVE 5.3 Housing and Neighborhoods:

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.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 10.1 Land Use:

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

OBJECTIVE 10.4 Land Use:

Plan for compact, efficient, and fiscally responsible growth of residential, commercial, and industrial development in new neighborhoods in order to implement the principles of smart growth.

Policy 10.4.1 Continue to guide residential growth to locations either contiguous to or within presently urbanized areas. As peripheral development occurs, it should be at a compact, urban density to ensure new neighborhoods can be efficiently served by public infrastructure.

Technical Review Group (TRG) Report: This item was discussed at the January 23, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

FUTURE ACTIONS

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

North Edgewood Estates Annexation
February 13, 2018
Page 4

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.

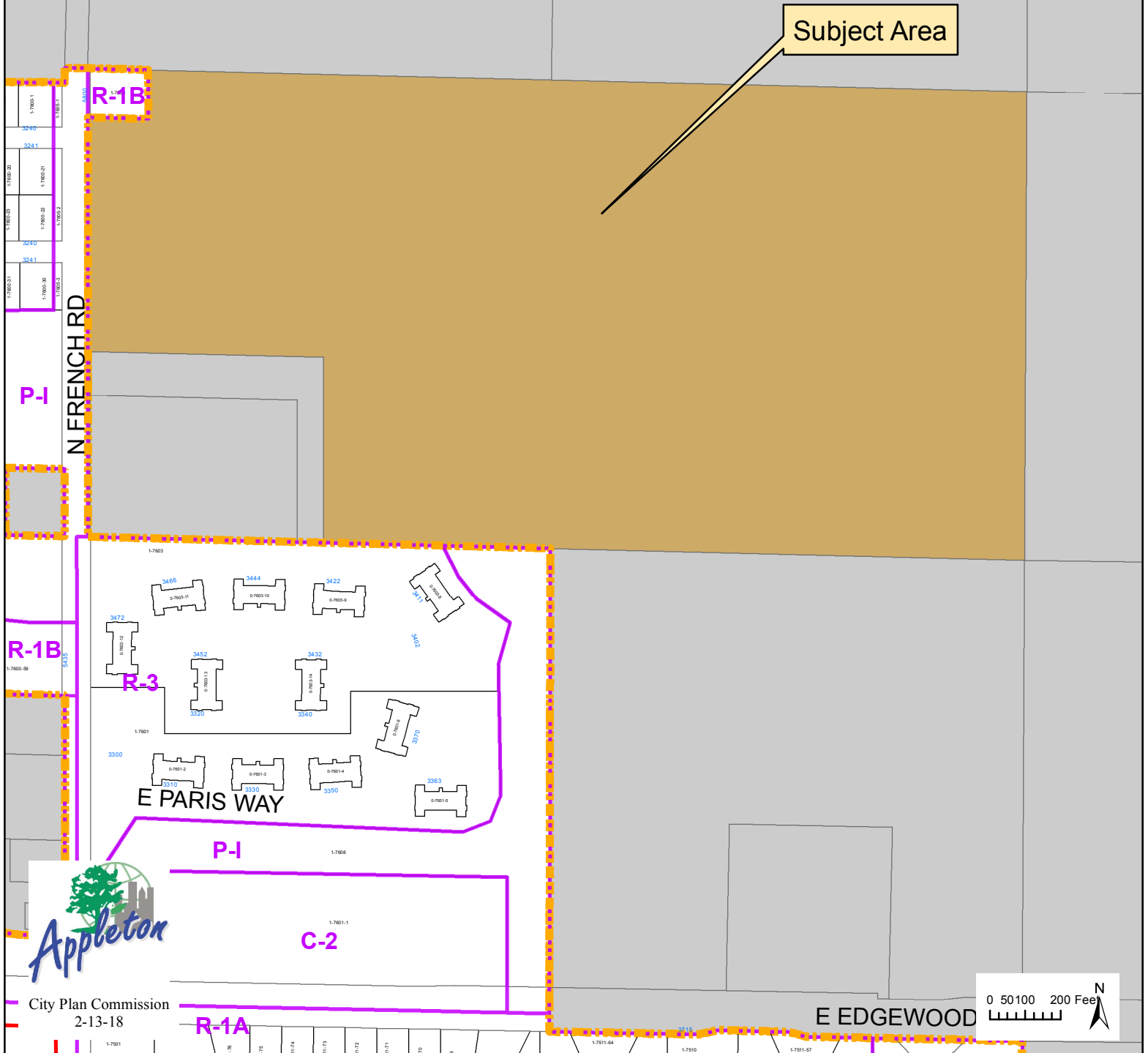
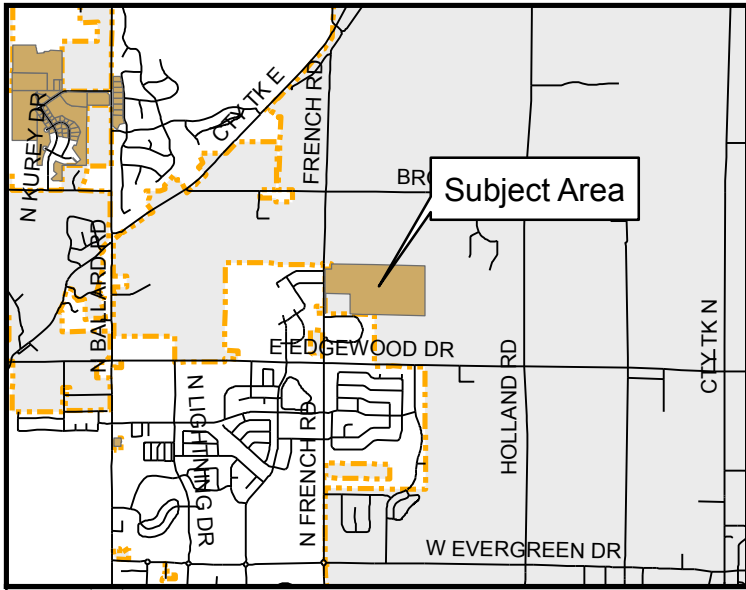
Review and approval of a Preliminary Plat and Final Plat will be needed to subdivide the property, as proposed in the North Edgewood Estates Development Agreement. Each of these items requires action by Plan Commission and Common Council.

RECOMMENDATION

Staff recommends that the North Edgewood Estates 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 R-1B Single-Family District, pursuant to Section 23-65(d)(1) of the Municipal Code.

Annexation
North Edgewood Estates
Town of Grand Chute
Zoning Map



Annexation
North Edgewood Estates
Town of Grand Chute
Aerial Map

Subject Area

City Limits

N FRENCH RD

E PARIS WAY

City Limits

E EDGEWOOD DR



City Plan Commission
2-13-18

0 100 200
Feet





**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.

Part of Lot One (1) and part of Lot Two (2) of CERTIFIED SURVEY MAP NUMBER 4228 filed in Volume 23 of Certified Survey Maps on Page 4228 as Document Number 1448301 in the Outagamie County Register of Deeds Office, located in the North One-Half (N ½) of the Southwest Quarter (SW ¼) of Section 5, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 72.263 Acres of land m/l and being described by:

Commencing at the Southwest corner of said Section 5;

Thence North 00° 02' 25" West 1325.97 feet along the West line of the SW ¼ of said Section 5 to the South line of Certified Survey Map No. 4228;

Thence South 88° 34' 21" East 33.01 feet coincident to the South line of said Certified Survey Map No. 4228 to the Point of Beginning;

Thence North 00° 02' 25" West 1185.99 feet to a North line of said Certified Survey Map No. 4228;

Thence South 88° 35' 21" East 171.05 feet coincident to a North line of said Certified Survey Map No. 4228;

Thence North 00° 02' 25" West 140.00 feet coincident to a West line of said Certified Survey Map No. 4228;

Thence South 88° 35' 21" East 2486.15 feet coincident to the North line of said Certified Survey Map No. 4228 to the East line of said Certified Survey Map No. 4228;

Thence South 00° 16' 55" West 1326.58 feet coincident to the East line of said Certified Survey Map No. 4228 to the South line of said Certified Survey Map No. 4228;

Thence North 88° 34' 21" West 1982.54 feet coincident to the South line of said Certified Survey Map No. 4228;

Thence North 00° 02' 25" West 525.18 feet;

Thence North 88° 34' 11" West 660.22 feet to a point 40.00 feet East of, as measured at a right angle to, the West line of the Southwest ¼ of said Section 5;

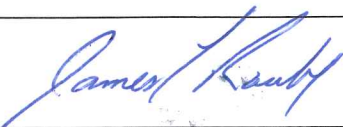
Thence South 00° 02' 25" East 525.21 feet to the South line of said Certified Survey Map No. 4228;

Thence North 88° 34' 21" West 7.00 feet coincident to the South line of said Certified Survey Map No. 4228 to the point of beginning.

The current population of such territory is 0.

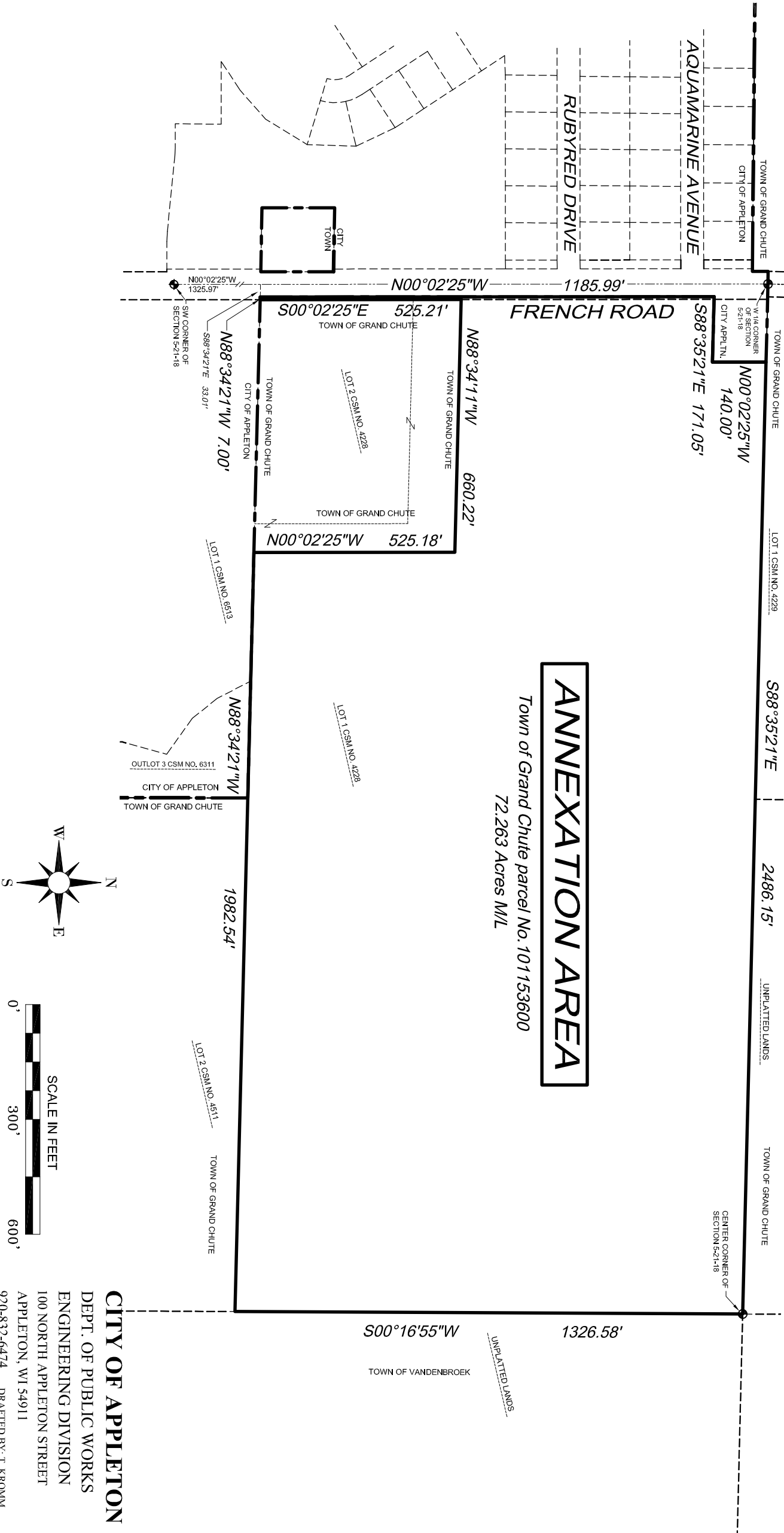
We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

We further respectfully request that the 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.

Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
	Wisconsin Electric Power Company	1/22/18	P.O. Box 2046 Milwaukee, WI 53201
James T. Raabe, Manager of Property Management, Wisconsin Electric Power Company			

ANNEXATION EXHIBIT

Part of Lot One (1) and part of Lot Two (2) of **CERTIFIED SURVEY MAP NUMBER 4228** filed in Volume 23 of Certified Survey Maps on Page 4228 as Document Number 1448301 in the Outagamie County Register of Deeds Office, located in the North One-Half (N ½) of the Southwest Quarter (SW ¼) of Section 5, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin.





REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: February 13, 2018

Common Council Meeting Date – PC Report: February 21, 2018

Finance Committee Meeting Date – Resolution: February 26, 2018

Common Council Meeting Date – Resolution: March 7, 2018

Common Council Meeting Date – Ordinance: March 21, 2018

Item: Leona Pond Annexation

GENERAL INFORMATION

Owner/Applicant: City of Appleton

Address/Parcel: Portion of 2136 E. Wisconsin Avenue (Town of Grand Chute Tax Id #102009900)

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.

Purpose for Annexation: The City has plans to construct a stormwater management facility on this parcel.

Population of Such Territory: 0

Annexation Area: 11.3366 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.

STAFF ANALYSIS

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 in Richard Street and Leona Street. The petitioner's interest in annexing is to construct a stormwater management facility.
- The property is currently undeveloped.
- The owner is requesting 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.
- The *Comprehensive Plan 2010-2030* Future Land Use Map indicates future Business/Industrial for the majority of the land with a small area for One and Two Family Residential uses in this area. The proposed use of this land will be for a future, City owned, stormwater management pond and Staff would recommend the Plan Commission initiate the process to change the future land use designation to Public Institutional for this land. This would make the proposed zoning of P-I Public Institutional consistent with the Comprehensive Plan pursuant to the zoning map amendment standard listed in Section 23-65(d)(3)a.1.

Surrounding Zoning Classification and Land Uses:

North: M-2 General Industrial District. The adjacent land uses to the north are currently industrial.

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

East: Town of Grand Chute. The adjacent land uses to the east are currently undeveloped.

West: R-1A Single-Family District and R-2 Two-Family District. The adjacent land uses to the west are single-family residential.

Appleton Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies the majority of this area for future Business/Industrial uses with a small area for One and Two Family Residential uses. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 5 – Utilities and Community Services

Appleton will provide excellent public utility and community services at a reasonable cost, and will work with private utility companies to ensure quality service delivery.

OBJECTIVE 7.5: *Implement effective stormwater management practices.*

Policy 7.5.1 *Continue to implement the City's Surface Water Management Plan and its WPDES Municipal Separate Storm Sewer System (MS-4) permit from the Wisconsin Department of Natural Resources.*

Technical Review Group (TRG) Report: This item was discussed at the January 23, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

FUTURE ACTIONS

All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. Plan Commission considers criteria per Section 23-65(d), Zoning Map Amendments: 1. Existing land uses within the territory, 2. Land uses that exist on adjacent properties and 3. The Comprehensive Plan.

The owner is requesting the 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 owner is requesting the Plan Commission initiate a Future Land Use map amendment for the subject property, from Business/Industrial and One and Two Family Residential to Public Institutional.

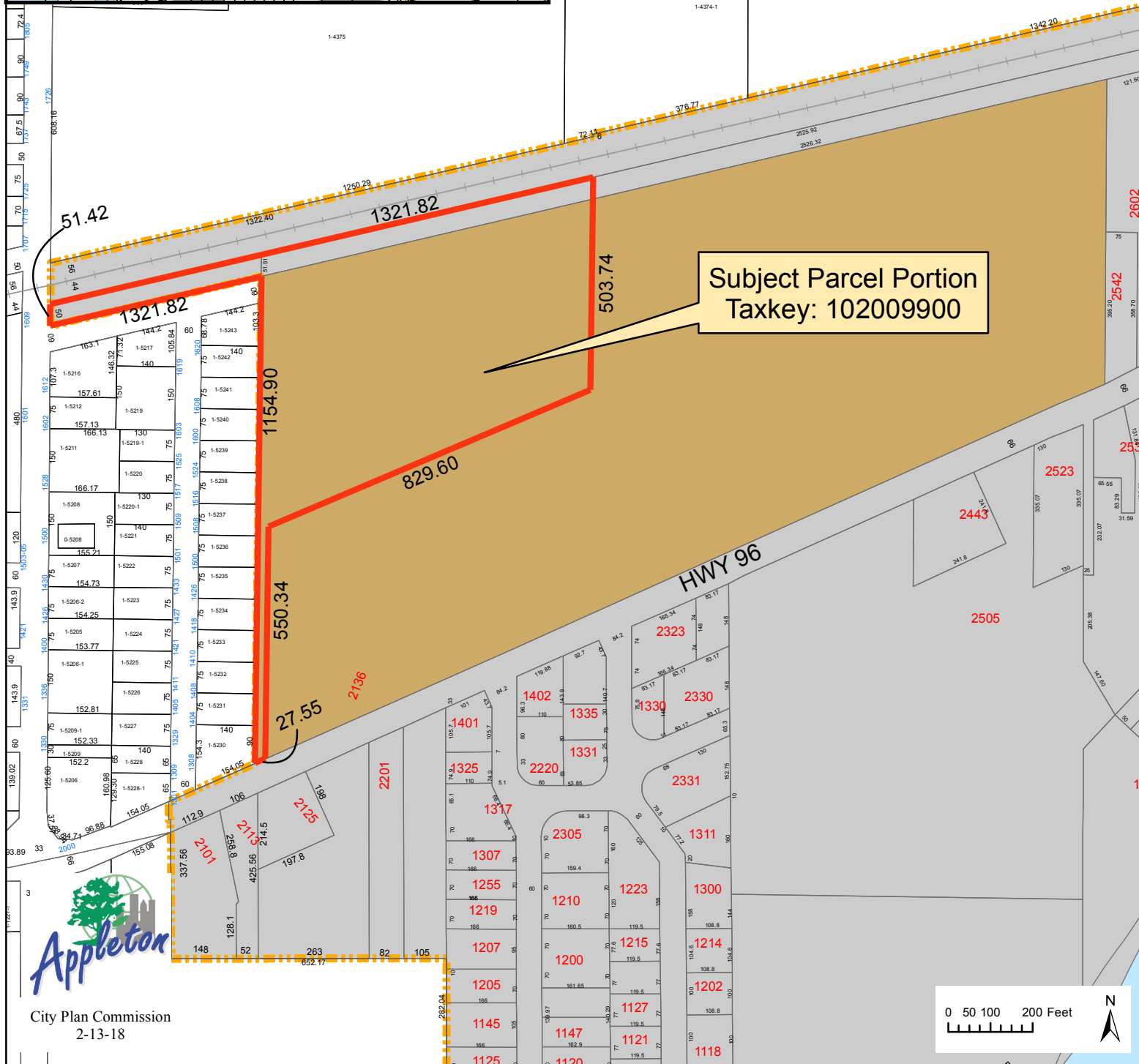
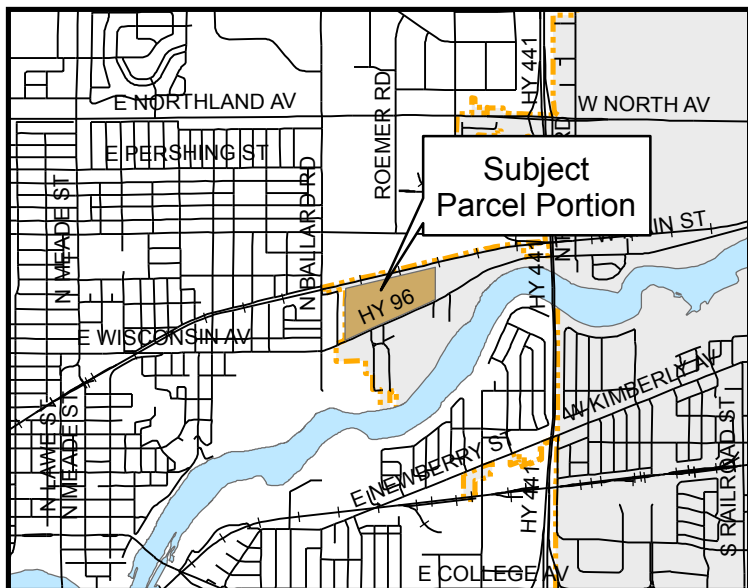
With this in mind, permanent P-I Public Institutional zoning classification and the Future Land Use Map amendment will be initiated by the Plan Commission and will be reviewed and approved by the Common Council.

RECOMMENDATION

Staff recommends that the Leona Pond Annexation (portion of 2136 E. Wisconsin Avenue), as shown on the attached maps, **BE APPROVED** with the following stipulations:

1. The Plan Commission initiating 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 Zoning Ordinance.
2. The Plan Commission initiating a Future Land Use Map amendment for the subject property, from Business/Industrial and One and Two Family Residential to Public Institutional pursuant to Chapter 12 of the City's *Comprehensive Plan 2010-2030* and Section 23-65(d)(3)a.1 of the Zoning Ordinance.

Leona Pond Annexation



Leona Pond
Annexation

City Limits

E RICHARD ST

N BALLARD RD

N LEONA ST

ALLEY

Subject Parcel Portion
Taxkey: 102009900

HWY 96

E WISCONSIN AV

City Limits

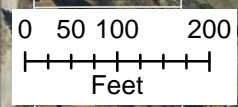
GRAND VIEW RD

WOODLARK RD

N GREEN GROVE RD



City Plan Commission
2-13-18





**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 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.

Part of Lot Nine (9), Lot Ten (10) and Lot Eleven (11) of **ROWE'S SUBDIVISION**, and part of Lot One (1) of **CERTIFIED SURVEY MAP NUMBER 6101** filed in Volume 36 of Certified Survey Maps on Page 6101 as Document Number 1866751 in the Outagamie County Register of Deeds Office, located in the Fractional Southwest Quarter (SW ¼) of Section 19, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 11.3366 Acres of land m/l and being described by:

Commencing at the Southwest corner of said Section 19;

Thence North 00° 22' 42" East 1353.51 feet along the West line of the SW ¼ of said Section 19;

Thence North 76° 51' 35" East 33.94 feet to the Northwest corner of Lot 1 of said Certified Survey Map No.6101 and being coincident with the Southerly line of the Wisconsin Central Ltd. Railroad right of way and being the Point of Beginning;

Thence continue North 76° 51' 35" East 1321.82 feet along the Southerly line of the Wisconsin Central Ltd. Railroad right of way and being coincident with the Northerly line of Lot 1 of said Certified Survey Map No.6101;

Thence South 00° 44' 00" West 503.74 feet;

Thence South 66° 58' 00" West 829.60 feet;

Thence South 00° 47' 05" West 550.34 feet to the Northwesterly line of Wisconsin Avenue (a.k.a. S.T.H. 96);

Thence South 65° 57' 11" West 27.55 feet and being coincident to the Northwesterly line of Wisconsin Avenue to the East line of Bell Air Subdivision;

Thence North 00° 47' 05" East 1154.90 feet and being coincident to the East line of said Bell Air Subdivision to the Northerly line of Richard Street;

Thence South 76° 51' 35" West 514.22 feet and being coincident with the Northerly line of Richard Street to the East line of Ballard Road;

Thence North 00° 22' 42" East 51.42 feet and being coincident with the East line of Ballard Road to the Point of Beginning.


The current population of such territory is 0.

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 P-I Public Institutional District.

Area of lands to be annexed contains 11.3366 acres m/l.

Tax Parcel number of lands to be annexed: 102009900

Signature of Petitioner	Owner/Elector	Date of Signing	Address of Petitioner (Include Zip Code)
	Owner	1-19-18	100 N. Appleton Street Appleton, WI 54911
Mayor Timothy Hanna			

ANNEXATION EXHIBIT

Part of Lot 9, Lot 10 and Lot 11 of Rowe's Subdivision and Part of Lot 1 of Certified Survey Map No.6101, being located in the Southwest 1/4 of Section 19, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin.

